



**CITY OF OPELIKA
CITY COUNCIL
WORKSESSION MEETING AGENDA
300 Martin Luther King Blvd.
January 4, 2022
TIME: 6:45 PM**

1. CALL TO ORDER
 1. George Allen, Erica Norris, Todd Rauch, Eddie Smith
2. PRESENTATIONS
 1. Request for Annexation, 12.6 acres, 2800 - 2900 Sellers Drive.
 2. Request to Advertise for PH, Rezoning, 2800 - 2900 Sellers Drive, 12.6 acres, from R-1 to R/E.
 3. Request to Advertise for PH, Rezoning, Crawford Road and Arlee Drive, 17.9 acres, from R-3 to PUD.
 4. Request to Vacate Right-of-Way, Portion of Geneva Street & 10th Street Right-of-Ways.
3. RESOLUTIONS
4. ORDINANCES
5. GENERAL UPDATES
6. REVIEW/DISCUSS CURRENT COUNCIL MEETING AGENDA
7. GENERAL / DISCUSSION
8. END OF WORK SESSION

“In compliance with the Americans with Disabilities Act, the City of Opelika will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the ADA Coordinator 72 hours prior to the meeting at (334)705-2083.”

CITY OF OPELIKA

Planning Commission Report

Action Requested:	Annexation		
Location of Property:	East side of Sellers Drive (accessed from West Point Parkway)		
Property Owner:	Opelika Investments Properties, LLC.		
Current Zoning:	PJ (Planning Jurisdiction)		
Existing Land Use:	Vacant/Undeveloped		
Adjacent Zoning/ Land Use:	North	R-1	Single-family residential
	South	R-1	Single-family residential
	East	PJ	Single-family residential
	West	R-1 & R/E	Single-family residential and vacant

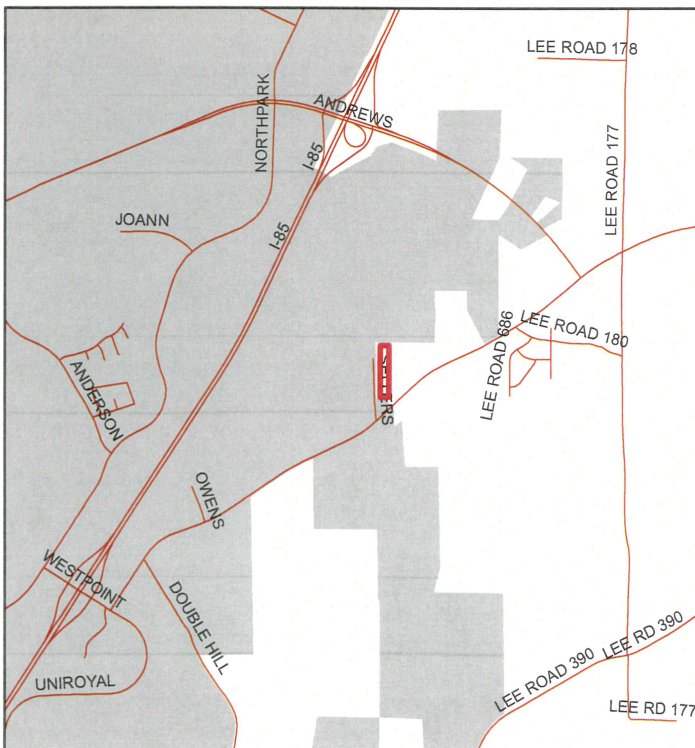
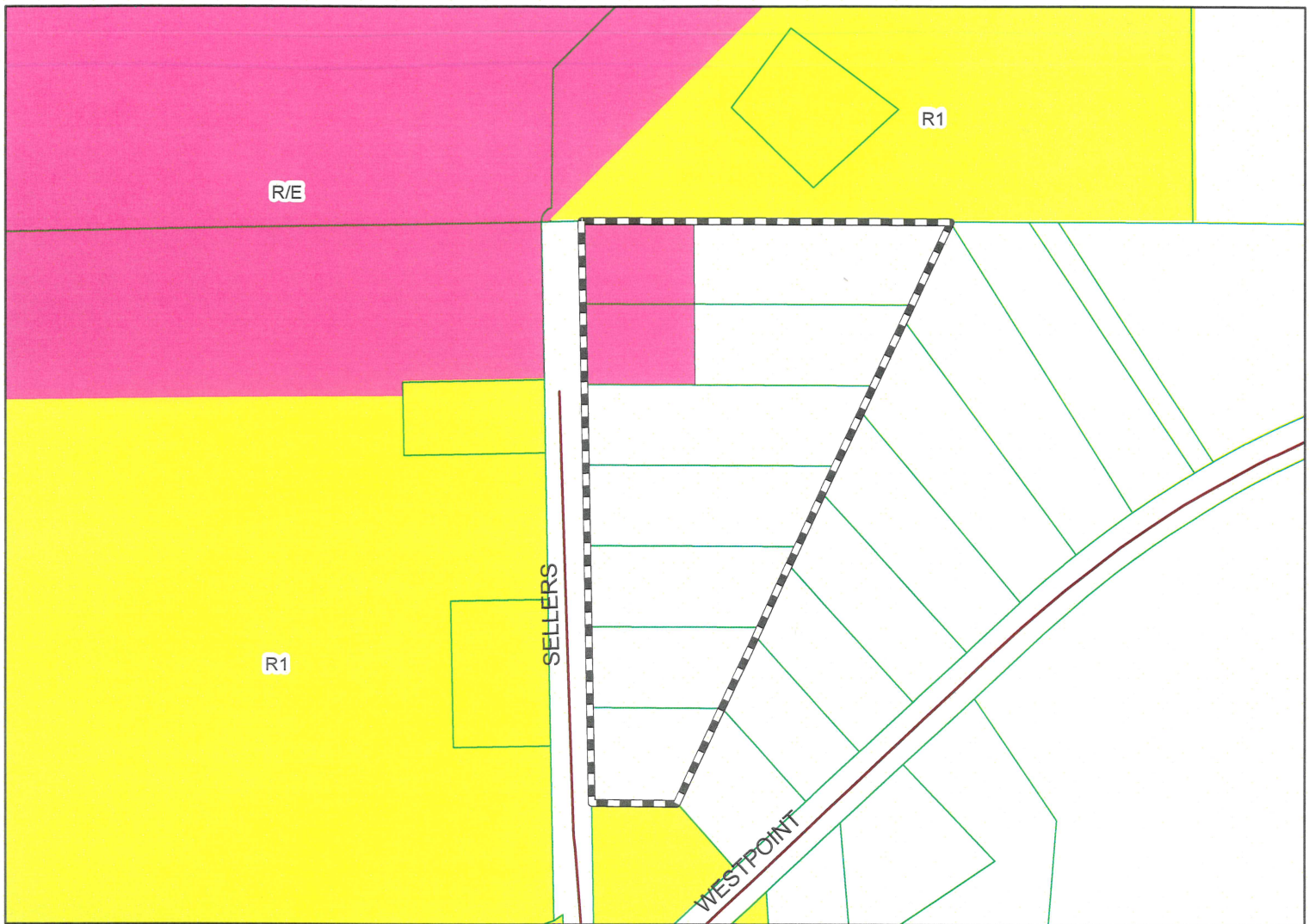
Staff Comments

The applicant is requesting annexation of 12.6 acres into the City of Opelika. The subject property is located on the east side of Sellers Drive just north of West Point Parkway (US Highway 29). The property is described as Lots 10, 11, 12, 13, 14, 15, and 16 of Prescott Subdivision. The property is adjacent to the Opelika city limits along the north, south and west property lines. The property is undeveloped but was shown as part of the original plan for Celebrate Alabama. The Zoning Ordinance provides that annexed properties are automatically zoned R-1, but in this case, the applicant is requesting rezoning from R-1 to R/E. If City Council approves the annexation, then a Council public hearing will be held to rezone the 12.6 acres from R-1 to R/E.

Recommendation

Planning staff recommends a positive recommendation be sent to City Council to annex the 12.6 acres into the City.

SELLERS DRIVE ANNEXATION & REZONING
2800/2900 SELLERS DRIVE
12.6 ACRES FROM R-1 TO R/E



The applicant is requesting annexatoinn of 12.6 acres to add to Celebrate Alabama property. Rezoning is from R-1 to R/E (retail/entertainment) zoning district.



Subject Property

The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without

City of Opelika

Planning Commission Report

Action Requested: Rezoning 12.6 acres from R-1 to R/E, subject to approval of annexation

Location of Property: East side of Sellers Drive

Property Owner(s): Opelika Investment Properties, LLC.
Patrick Davidson, Davidson, Davidson, Umbach, & Forbus,
authorized representative

Current Zoning: R-1 (subject to annexation)

Proposed Zoning: R/E

Existing Land Use: Undeveloped

Surrounding Zoning Districts

And Land Uses:	North R-1	Single-family residential
	South R-1	Single-family residential
	East PJ	Single-family residential
	West R-1 & R/E	Single-family residential and vacant

Staff Comments

The applicant is requesting rezoning 12.6 acres from an R-1 zoning district (rural) to a R/E zoning district (Retail and Entertainment) subject to City Council approval of the annexation property. The rezoning property has access to Sellers Drive located just north of West Point Parkway. Most of the adjacent property is either vacant or single-family residential. This property is connected to the larger area zoned R/E as part of the Celebrate Alabama district. The property was initially included in the rezoning for this R/E area, but was not annexed at that time. This request would match the initial zoning request after the property has been annexed. Attached is a copy of the R/E zoning plan shown during the initial zoning request in 2007.

Staff Recommendation

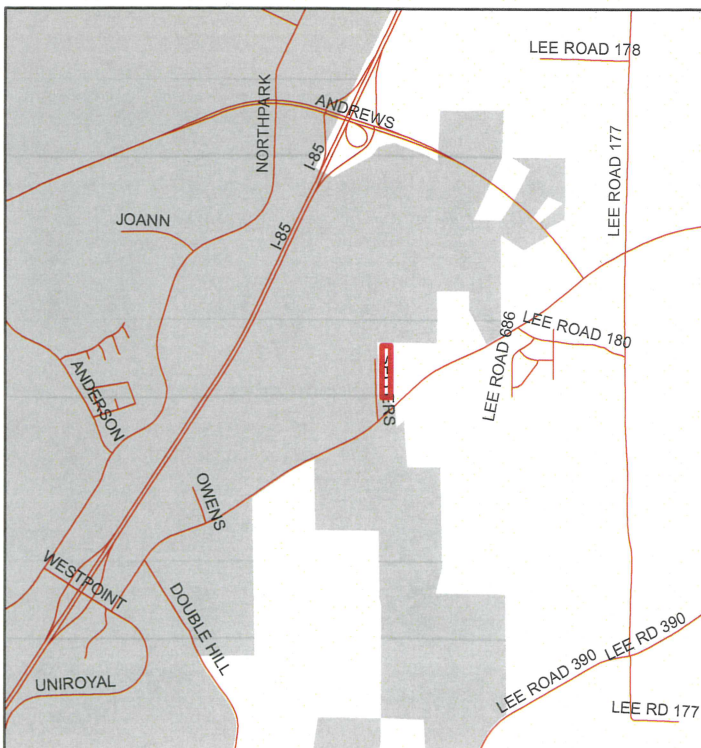
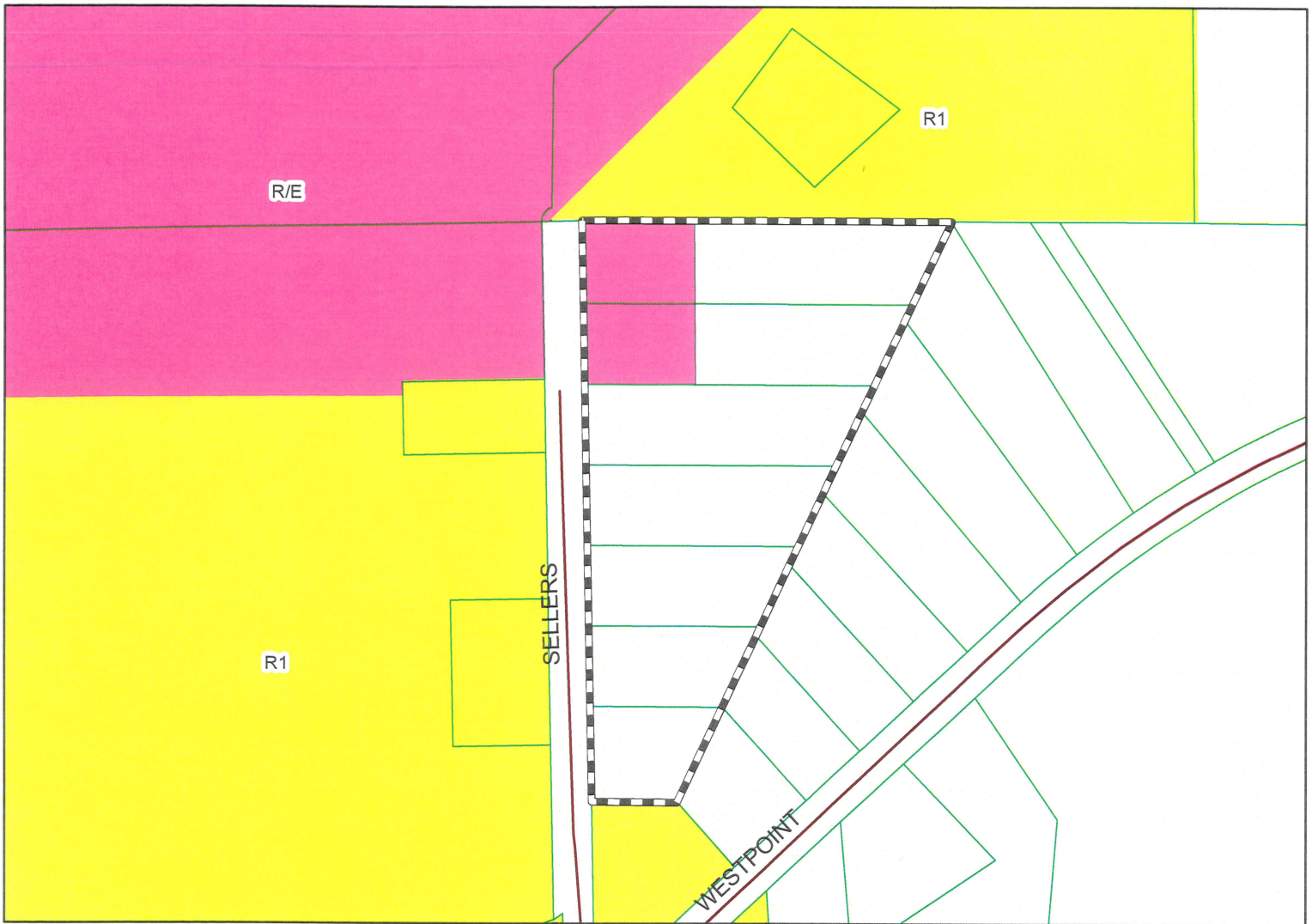
Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the property from R-1 to R/E, subject to approval of the annexation.

At the December 21st meeting, the Planning Commission voted 9 to 0 to send a positive recommendation to the City Council to rezone the property to R/E (Retail-Entertainment) subject to Council approving the annexation.

SELLERS DRIVE ANNEXATION & REZONING

2800/2900 SELLERS DRIVE

12.6 ACRES FROM R-1 TO R/E



The applicant is requesting annexatoinn of 12.6 acres to add to Celebrate Alabama property. Rezoning is from R-1 to R/E (retail/entertainment) zoning district.



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CELEBRATE
ALABAMA

H&W

architecture | interior design | planning | graphic design

SILVER
COMPANIES
Established 1941

City of Opelika

Planning Commission Report

Action Requested: Rezoning – 17.9 acres (accessed from Crawford Road and Arlee Drive)
From R-3 to PUD

Property Owner(s): Brandon Hays, Hartbrook Development, LLC authorized representative
Andy Young, Foresite Group, LLC

Current Zoning: R-3

Proposed Zoning: PUD (Planned Unit Development)

Existing Land Use: Single-Family Residential

Surrounding Zoning Districts

And Land Uses:	North	PUD & M-1	Single-Family Homes and Castone Corporations
	South	R-4M & C-3	Hickory Haven Mobile Home Park and Gas and Convenience Store
	East	R-3	Vacant
	West	PUD	Single-Family Homes

Rezoning:

The applicant is requesting rezoning 17.9 acres from a R-3 (low density residential) zoning district to a PUD (planned unit development) zoning district for a single-family residential community. Crawford Road borders the development along the south property line. The adjacent property on the west is The Village at Waterford Subdivision, Phase 4, and PUD single-family development. The adjacent property on the east is a rural tract. The adjacent property to the south is a mobile home park and convenience store with gas islands. Access to the development is from two new streets with one on the south border connecting to Crawford Road. The second access to this development will be a connection to Arlee Avenue from a planned stub street connector to be built in the Village at Waterford, Phase 4 Subdivision.

The proposed development consists of 47 single family home lots, two (2) parcels designated “detention/open space”. The density for the entire 17.64-acre PUD development is 2.6 dwellings per acre. The typical lot is 9,000 sf (residential lot sizes range from 7,800 sf to 14,492 sf). The proposed setback for the residential lots is a minimum of 20 feet from the front property line, 5 feet from each side property line, 25 feet from the rear property line and 15 feet from a side street. The master plan states these lots are developed for one or two-story single-family homes. An HOA (Homeowner’s Association) will be established for the neighborhood. The HOA’s ‘Covenants, Conditions and Restrictions’ document will include building and use restrictions, HOA fees, and maintenance of “detention/open space” for property owners. The “detention/open space” on the master plan are two (2) lots that total 4.16 acres. The common area is primarily an undisturbed natural wooded area

preserved as open space. The Knollwood Subdivision homeowner's association will own, maintain, and preserve the 4.16-acre detention/open space for property owners.

According to the landscape regulations, a residential buffer strip is required along the perimeter property line of the development where it abuts residential zoning districts. Staff recommends the same buffer between the two PUD zoning districts. The buffer provides visual separation and screening to improve compatibility between the PUD residential lots and the adjacent properties. The buffer should provide a near impervious visual buffer between the PUD lots and the adjoining parcels on all sides. The Landscape Regulations has three options for a residential buffer including preserving a 20-foot-wide natural wooded buffer that provides a nearly impervious visual buffer. If the 20-foot natural buffer does not provide an impervious visual buffer, then a 2nd option is to plant a staggered double row of evergreen trees; the size of evergreens planted should grow at least 6 feet in height and provide an impervious visual barrier in three years. The site plan for each lot that border a perimeter lot line must include the type of landscape buffer that will be installed before a building permit is issued.

Staff recommends an additional 5-foot to the standard 20-foot landscape buffer to equal a 25-foot landscape buffer to be preserved or added along Lots 1-14 and 47-49 residential lots and two detention/open space adjacent to Crawford Road. The new homes constructed on those lots face an internal street, and the rear yard faces Crawford Road. The visual buffer between the residential lots and Crawford Road preserves the character of this area. The buffer also reduces possible interference between the existing commercial, manufacturing, and activities of the proposed residential community. Where a 25-foot natural buffer does not exist, add a 6-foot privacy fence and plantings to meet the equivalent of the 25 foot natural buffer. If a fence is proposed, then fence must be installed between the 25-foot buffer and residential home. The buffer must be shown on the site plan when building permit is requested. If a fence is not installed as a buffer, when the property owners of these lots desire to install a fence, the fence must be installed between the 25-foot buffer and residential home. To be connected to another PUD zoning district is rare, staff feels the addition of landscaping to these lots to be similar to the adjacent Village at Waterford PUD zoning requirements the developer should add street trees. Specifically, one tree per two lots planted on private property.

Staff recommends sidewalks installed on at least one side of all streets and underground utilities provided. Two home structures are existing on the property and will be removed prior to this development proceeding.

Staff Recommendation

Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the property from R-3 to PUD subject to the following:

1. All utilities shall be underground.
2. Sidewalks are required on at least one side of all streets.

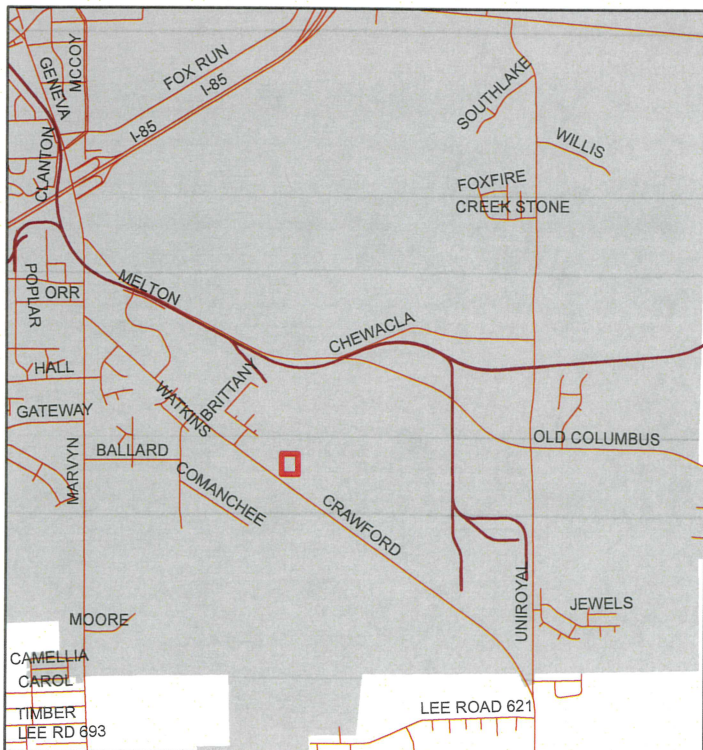
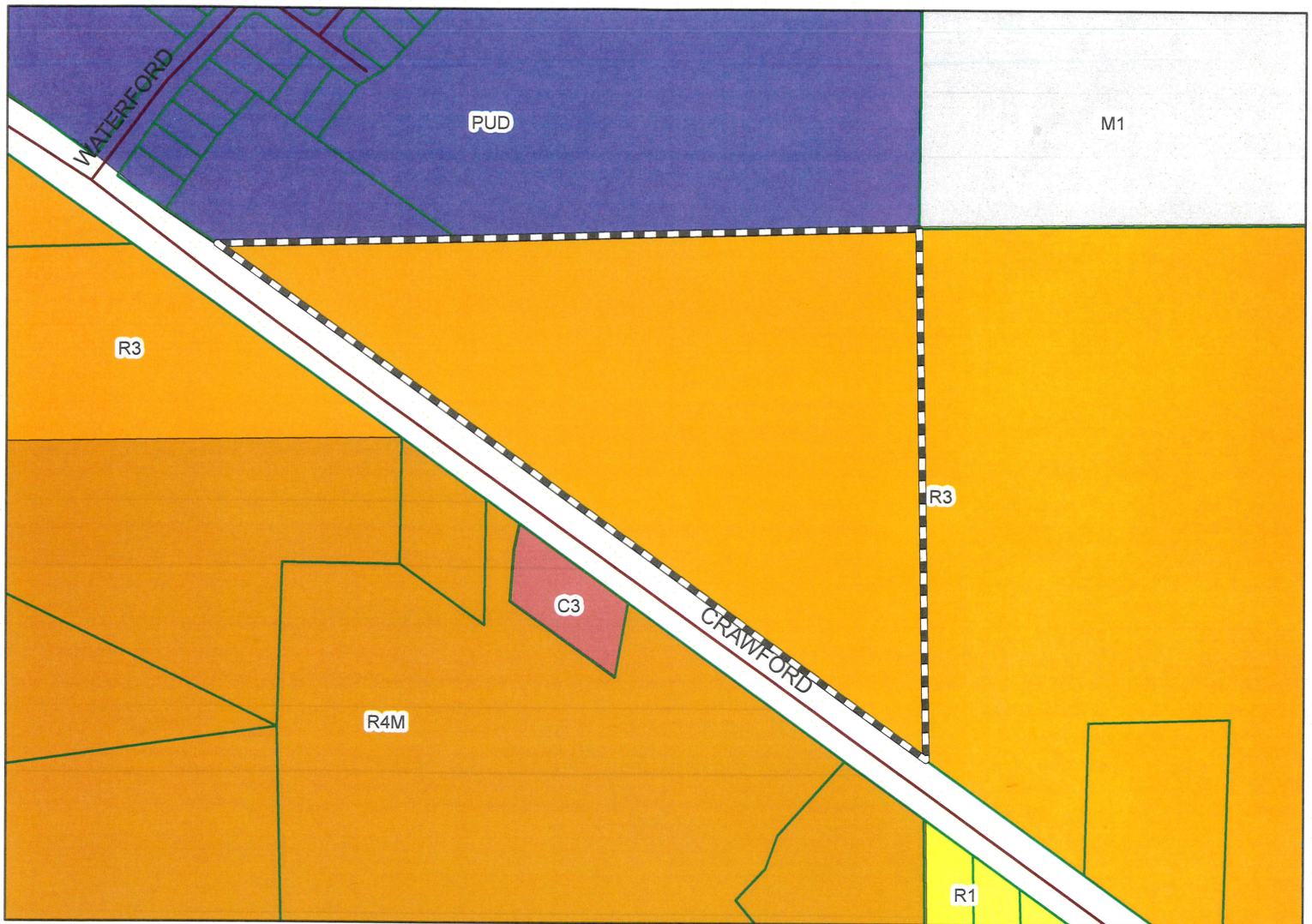
3. Label/show a PUD residential buffer as required from the buffer options provided in Section IX Landscape Regulations including the staff recommended buffer between the PUD zoning districts.
4. Label/show the 25 foot landscape buffer along the rear lot lines of lots adjacent to Crawford Road along Lots 1-14 and 47-49. The buffer planted must be an adequate size to provide a near impervious visual buffer in three years.
5. To be consistent with the adjacent Village at Waterford PUD zoning requirements the developer should add street trees. Specifically, one tree per two lots planted on private property.
6. The minimum lot size or width should be clearly defined. The master plan notes that the typical lot will be 60 feet in width. This should be defined as a minimum unless the lot is located on a cul-de-sac that prevents the minimum width.
7. Revise the master plan exhibit to show the landscape requirements and existing sanitary sewer easement running along the east line of said property.

At the December 21st meeting, the Planning Commission voted 9 to 0 to send a positive recommendation to City Council, to rezone the 17.9 acre property from R-3 to PUD subject to recommendations in this report.

CRAWFORD ROAD & ARLEE DRIVE REZONING

CRAWFORD ROAD

R-3 TO PUD (PLANNED UNIT DEVELOPMENT)

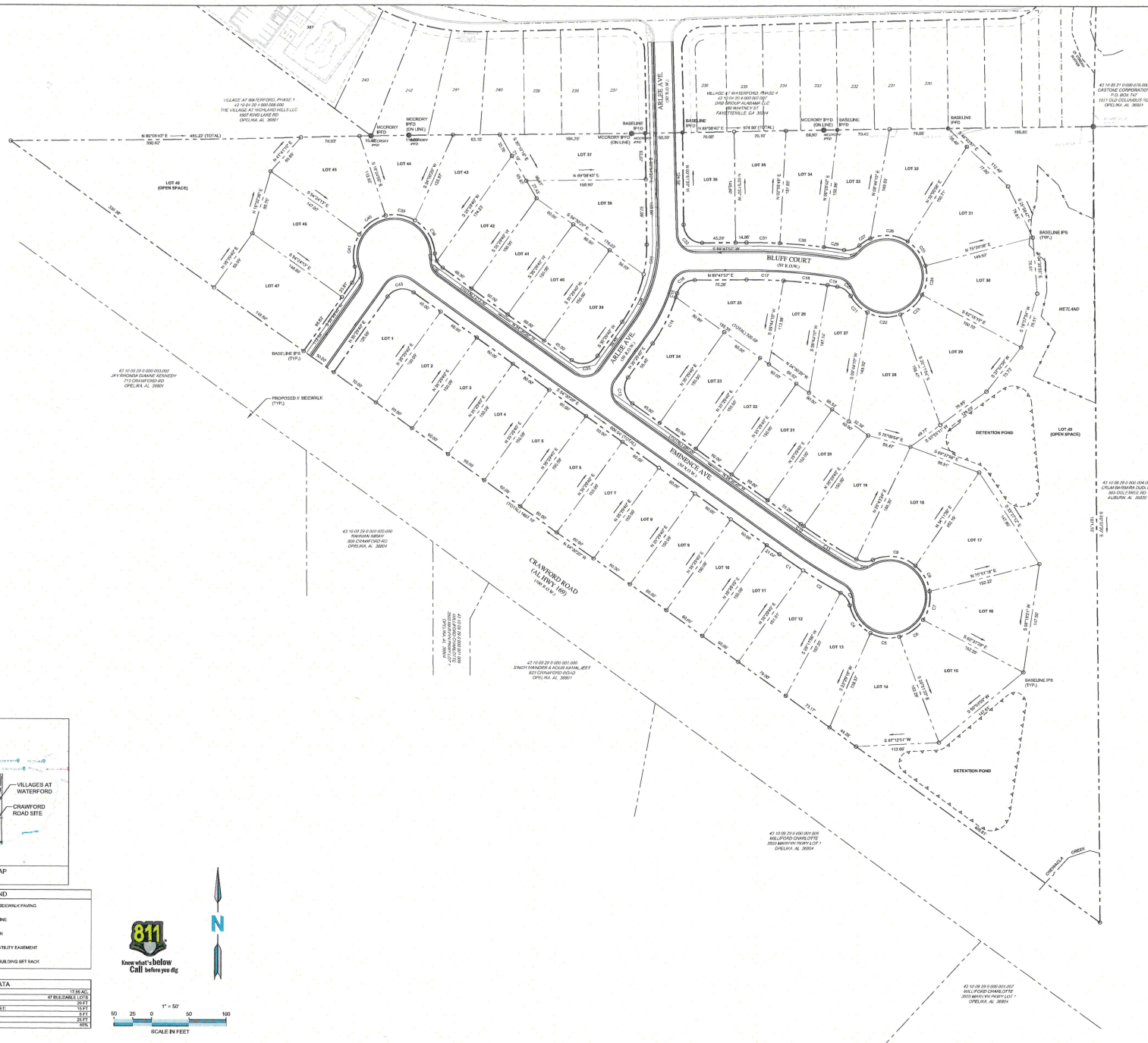


The applicant is requesting rezoning 17.9 acres from R-3 to PUD, Single family homes are proposed. Development includes residential buffers, street trees, 4 acres of open/common space, and Homeowner's Association created to maintain common area. Property is accessed from Crawford Road and Arlee Avenue. The rezoning property is adjacent to the Waterford PUD development.



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FORESITE group

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 f | 334.887.6024
 w | www.foresitegroup.com

HARTBROOK DEVELOPMENT, LLC.
 995 FAIRVIEW DRIVE
 AUBURN, AL 36830

CONTRACT: 1582.007

KNOLLWOOD

CRAWFORD ROAD
 OPELKA, AL 36864
 SECTION 20, TOWNSHIP 18 N, RANGE 27 E

REVISIONS

NO.	DATE	DESCRIPTION

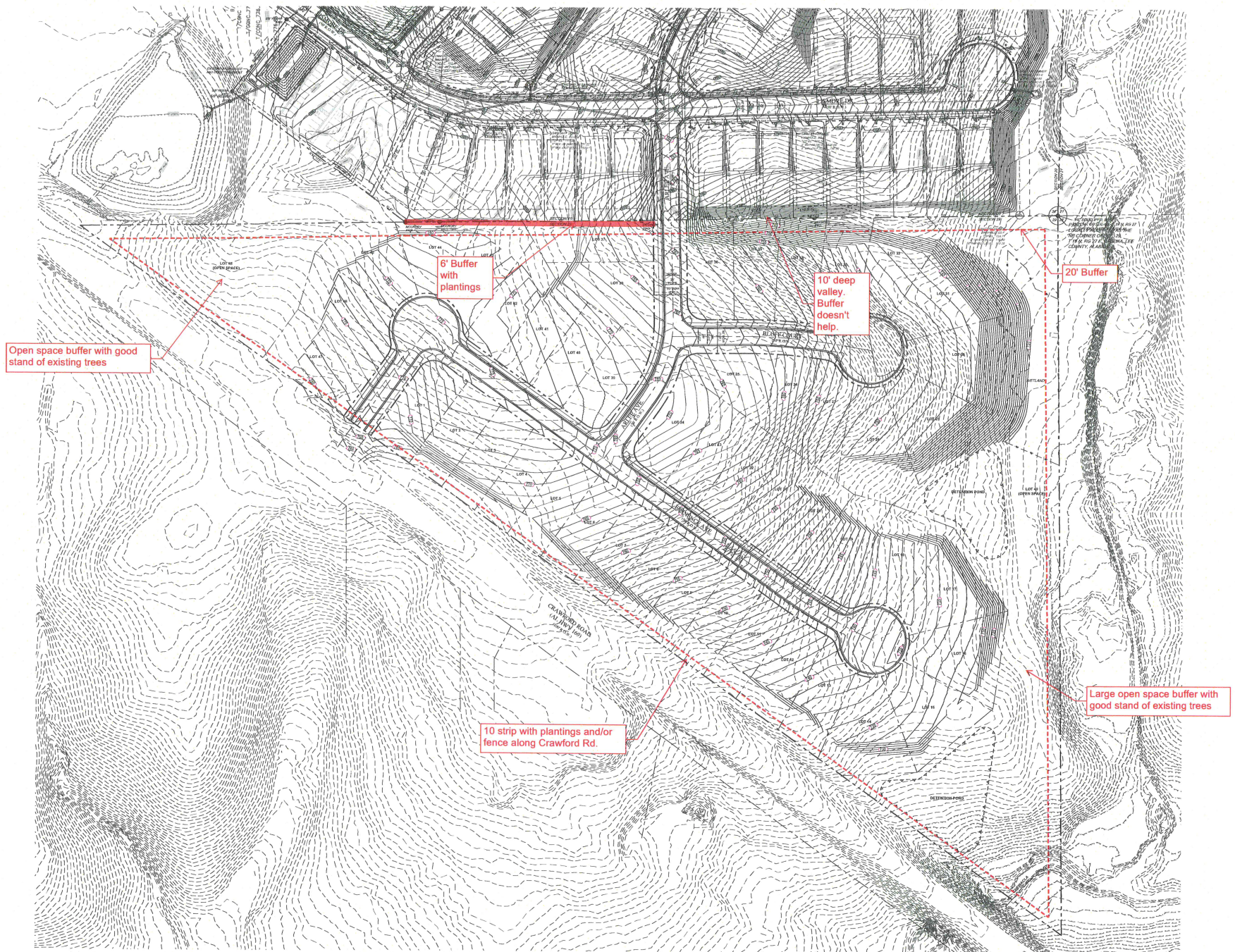
PROJECT MANAGER: JDF
 DRAWING BY: JDF
 JURISDICTION: OPELKA, AL
 DATE: 12/15/2021
 SCALE: 1" = 50'
 TITLE:

MASTER PLAN

SHEET NUMBER: 1 OF 1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOBSITE NUMBER: 1582.007



City of Opelika Planning Commission Report

Action Requested:	Vacation of Right-of-Way; located east of 10 th Street and west of Geneva Street cul-de-sac adjacent to Columbus Parkway (see site plan attached)		
Adjacent Property Owner	HARA, LLC., Manish Desai		
Location of Property:	510 Geneva Street		
Adjacent Land Use:	Environmental Monitoring Well		
Current Zoning:	C-2, GC-S		
Surrounding Zoning Districts And Land Uses:			
	North	C-2, GC-S	Vacant
	South	C-3, GC-S	Opelika Library
	East	C-2, GC-S	Offices
	West	C-2, GC-S	Opelika Police Department

Proposal:

The applicant, HARA, LLC., is petitioning the City to vacate a 5,500 square foot section of right-of-way between 510 Geneva Street, Columbus Parkway, 9th Street and Geneva Street (see site plan attached). The site was a former fueling station that was closed during the realignment of Columbus Parkway. The site now has a monitoring station and various wells on the property. The applicant would like to move the monitoring station to another location to be able to use more of the property. Some of the wells are no longer needed according to the applicant.

The City of Opelika does not necessarily have use for this property. Staff feels there is still a large amount of right-of-way for future improvements. Staff recommends the Planning Commission send a positive recommendation to City Council to approve the vacation of this right-of-way.

At the December 21st meeting, the Planning Commission voted 9 to 0 to send a positive recommendation to City Council to approve the vacation of right-of-way subject to the petitioner accepting the cost of relocating water lines, ADEM test wells, and other requirements applicable to this request.

Engineering Department Report

The Engineering Department has no other comments or concerns with this proposal and recommends ROW vacation.

Opelika Utilities Board Report

Opelika Utilities has in place two water mains in the subject area of this vacation. The property owner, by his or her expense, will be required to relocate the water mains and appurtenances to the new city R.O.W.

Opelika Power Services Report

This is inside the Opelika Power Service territory.

(1391/169: N76°41'E, 183.3 indicates Record Dimensions

● = Found Iron Pin
○ = Set 1/2" Rebar (Capped: 18677)
■ = Found Conc. Monument
△ = Calculated Point
R/W = Right-of-Way

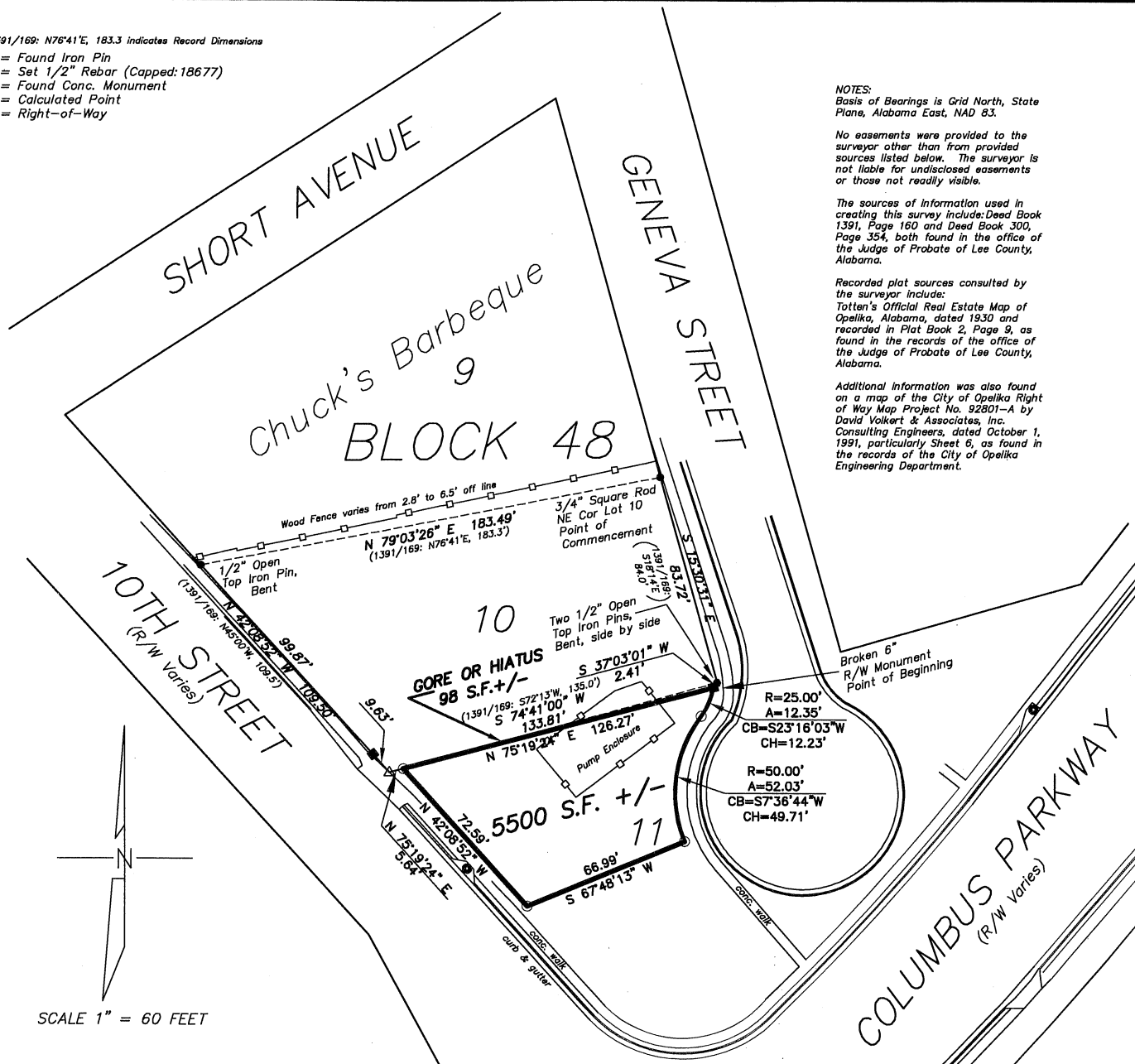
NOTES:
Basis of Bearings is Grid North, State
Plane, Alabama East, NAD 83.

No easements were provided to the
surveyor other than from provided
sources listed below. The surveyor is
not liable for undisclosed easements
or those not readily visible.

The sources of information used in
creating this survey include: Deed Book
1391, Page 160 and Deed Book 300,
Page 354, both found in the office of
the Judge of Probate of Lee County,
Alabama.

Recorded plat sources consulted by
the surveyor include:
Totten's Official Real Estate Map of
Opelika, Alabama, dated 1930 and
recorded in Plat Book 2, Page 9, as
found in the records of the office of
the Judge of Probate of Lee County,
Alabama.

Additional information was also found
on a map of the City of Opelika Right
of Way Map Project No. 92801-A by
David Volkert & Associates, Inc.,
Consulting Engineers, dated October 1,
1991, particularly Sheet 6, as found in
the records of the City of Opelika
Engineering Department.



SCALE 1" = 60 FEET

BOUNDARY SURVEY FOR THE CITY OF OPELIKA

A PORTION OF BLOCK 48, TOTTEN'S MAP

OPELIKA
SEC.18

LEE COUNTY
T-19-N

ALABAMA
R-27-E

I, MARK L. MILLER, A REGISTERED SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS
SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE
STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION
AND BELIEF.

ACCORDING TO MY SURVEY OF OCTOBER 20, 2021.

Cert. No. 18677

CITY OF OPELIKA
ENGINEERING DEPT.
700 FOX TRAIL
OPELIKA, AL 36801
(334) 705-5450
mmiller@opelika-al.gov

10th & Geneva Cul-de-sac Plat100621.dwg