

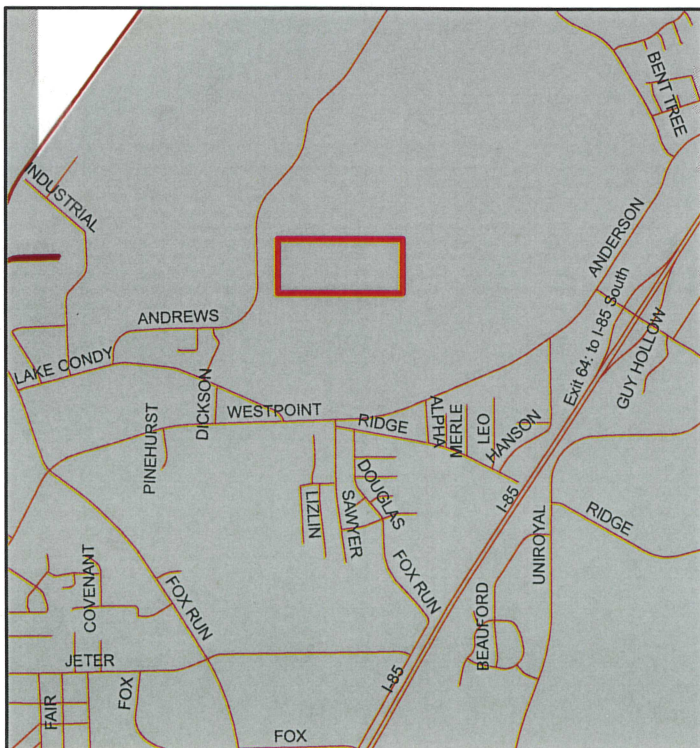
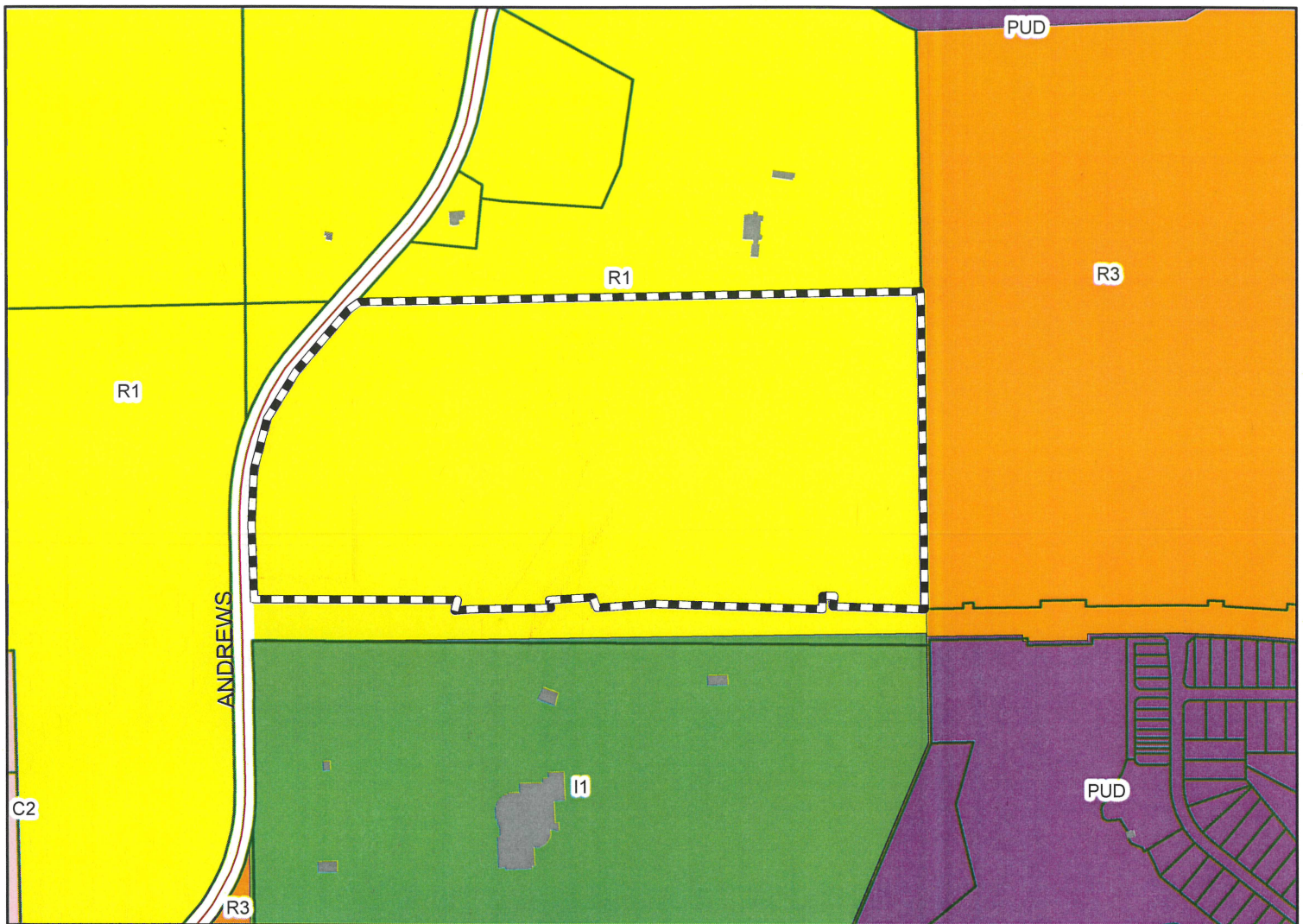


**CITY OF OPELIKA
CITY COUNCIL
WORKSESSION MEETING AGENDA
300 Martin Luther King Blvd.
August 6, 2024
TIME: 5:50 PM**

1. A CALL TO ORDER
 1. George Allen, Erica Norris, Tim Aja, Todd Rauch, Eddie Smith
2. PRESENTATIONS
 1. Annual City Budget for FY 2025 - Joey Motley, City Administrator.
 2. Request to Advertise for PH: Rezoning, Sportsplex Parkway and Andrews Road, 68.9 Acres, from R-1 to PUD.
3. RESOLUTIONS
4. ORDINANCES
5. GENERAL UPDATES
6. REVIEW/DISCUSS CURRENT COUNCIL MEETING AGENDA
 1. Bid - G. W. Carver Hall Roofing Project - INSP.
 2. Bid - New 115kV Transmission Line - OPS.
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)705-5130.”

HIDDEN LAKES NORTH - LOWE PROPERTY REZONING SPORTSPLEX AND ANDREWS ROAD R-1 TO PUD



The applicant is requesting rezoning of 69 acres to subdivide for 132 single family home lots. Lot widths are 50, 60, and 85 feet. Four other lots are open space lots that total 11.3 acres. The development is accessed from Sportplex Parkway and Andrews Road. A new street will connect the Lowe subdivision with the adjacent Hidden Lakes subdivision.



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: 68.4 acres – from R-1 to PUD
“Hidden Lakes North-Lowe Property”

Location of Property: North side of Sportsplex Parkway

Property Owner: Carol Lowe Raymer
Blake Rice, Barrett-Simpson, Inc.

Current Zoning: R-1

Proposed Zoning: PUD (Planned Unit Development)

Existing Land Use: Undeveloped

Surrounding Zoning Districts

And Land Uses:	North	R-1	Undeveloped, Single family home
	South	I-1	Opelika Sportsplex facility
	East	R-3	Undeveloped
	West	R-1	Undeveloped/future Single family homes

Amendment to the Future Land Use Map

The 2030 Future Land Use Map shows the 68.4 subject property in a “low density residential” land use category. The adjacent properties on the north and east sides are also designated as low density residential. On the west side is the Hidden lakes North PUD property (154 acres) that was rezoned in 2022, and therefore, is in a planned unit development/mixed use land use category. The PUD is an addition to the Hidden Lakes PUD. On the south side, the Opelika Sportsplex, a public facility on 75 acres, is an institutional land use category. Currently, the adjacent north and east adjacent properties in low density residential properties are undeveloped except for a single family home on a 42 acre lot. The proposed residential uses for the rezoning property is 132 single family homes. For comparison, based on lot sizes, 110 lots would be in a “medium density land use category” and 22 lots a “high density residential category.” The topography of the rezoning property provides streams and wetland areas that will be preserved. The undeveloped preserved area is about 11 acres of the total 68.4 acre rezoning property.

Staff Recommendation

If the property is rezoned by City Council, Staff recommends approval of an amendment to the Future Land Use map for the 68.4 acres from a “low density residential” land use category to a “planned unit development [mixed use]” land use category.

Rezoning

The 68.4 acre rezoning request is from an R-1 zoning district (rural) to a PUD (planned unit development) zoning district. The rezoning property Hidden Lakes North-Lowe has access to Sportsplex Parkway from two new streets and access to Andrews Road from one street. On the east side, the rezoning property shows two streets that will connect with streets on the adjacent Hidden Lakes North PUD property. The improvements to Sportsplex Parkway and Andrews Road need to be coordinated with the Engineering Department. The entry drives are proposed to have heavy landscaping, turning lanes, and signage. The number of access points to the public right-of-way should be sufficient to handle the proposed number of lots. The plan also shows cross-access to the adjoining Hidden Lakes North which this PUD will function as a part of. There is no cross-access shown to the north, but the applicant states that the points of access would likely occur near the existing home or right at the front of the adjoining property.

The rezoning property consists of 132 single family home lots and about 11 acres of either detention pond or open space areas. The 132 lots are divided into three minimum lot sizes and minimum lot widths:

22 lots - 50'x150 = 7,500 square feet,

34 lots – 60'x150' = 9,000 sf,

76 lots – 85' x 150' = 12,750 sf.

The largest 12,750 (85 foot wide) square foot lots are 57% of the total 132 lots. The 12,750 sf lot size is near our R-2 zoning district requirements of 15,000 sf lot area and 80' lot width. The 7,500 sf and 9,000 sf lots (56 lots total) are similar in lot size & width to the R-3 zone (10,000 sf minimum lot) and the R-4 zone (7,500 sf minimum lot). The 56 lots are 42% of the total 132 lots. The 50-foot lots are rear loaded from a 20 foot wide alley. The topography, streams, and wetland areas limit development. The overall density is 1.91 units per acre.

The minimum setbacks for all lots are:

Front: 20 feet

Rear: 25 feet

Sides: 7 feet

Side on Street: 15 feet

This master plan shows 25 foot wide buffers along Sportsplex Parkway and Andrews Road. A buffer is also along the north property line. Most of the north side is a wider buffer due to detention ponds and open space areas; the north side adjacent property is zoned R-1. A buffer is on a portion of the east property line; the east side adjacent property is part of the Hidden Lakes PUD development named "Hidden Lakes North". The buffers along the residential areas to the north (residential) and along Sportsplex Parkway and Andrews Road should be defined better. In particular the buffer to the single-family residential should help transition between the densities. The buffers along the street should better maintain the current character and hide uses common in the back yard of residences. These buffers should either be undisturbed buffers where plant material creates a near full screen or if the areas are graded or disturbed they should utilize landscaping and berms to create a similar buffer. Any alternative landscape plans must be reviewed by the Planning Department. The buffers should also screen any retention/detention ponds from adjacent properties.

An HOA (Homeowner's Association) will be established to provide property maintenance of all common areas and amenities. Also, covenants and restrictions for the rezoning property will be prepared so the HOA can administer architectural guidelines, building regulations, and use restrictions for the PUD district. The applicant's narrative states that the amenities of this rezoning area as well as amenities of the other Hidden Lake PUD neighborhoods are shared with all Hidden Lakes neighborhood.

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. Provide sidewalks on both sides of the street.
2. All utilities shall be located underground.
3. Provide a minimum of one tree per yard for single-family lots. Trees may be placed in the adjacent right-of-way with approval of city staff.
4. Vinyl or aluminum siding shall not be the primary cladding material for single-family homes.
5. Buffers shall be undisturbed unless an alternate plan is approved. The undisturbed buffers shall be supplemented in any areas where the buffer does not provide a near full screen.
6. Rear setbacks for alley lots shall be deep enough to provide a full car length pad outside of the 20 foot alley travel way.

7. Work with City staff to examine pedestrian access and determine if there is any ability partner with the City in development of a walking trail through the open space on or near the sanitary sewer easement.

At the July 23rd meeting, the Planning Commission voted 5 to 0 to send a positive recommendation to the City Council to rezone the 68.4 acres from R-1 to PUD.

HIDDEN LAKES NORTH LOWE PROPERTY



July 2, 2024

Master Development Plan Narrative

Hidden Lakes North-Lowe Property

MASTER DEVELOPMENT PLAN NARRATIVE



BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors
PHENIX CITY • EUFAULA • OPELIKA



INTRODUCTION

Hidden Lakes North—Lowe Property is envisioned to be a part of the master planned Hidden Lakes Subdivision, consisting of one hundred thirty-two (132) single-family lots, open space areas, amenity areas and on-site detention. The approximately sixty-eight (68) acre development will be professionally planned and developed as a Planned Unit Development (PUD), with careful attention paid to protection of the natural environment. The development will offer varied home sizes and housing types to meet the needs of as many prospective home owners as possible.

Barrett-Simpson, Inc., the Applicant, on behalf of the Owner, Carol Lowe Raymer, respectfully requests that the Opelika Planning Commission rezone the proposed Hidden Lakes North—Lowe Property to a PUD. Currently, the subject property is zoned R-1. The proposed PUD will allow for a mix of low to medium density single-family residential uses.

The following narrative outlines important aspects of the development requesting a PUD.

1

Location

The Property for the proposed Hidden Lakes North—Lowe Property is located within the City of Opelika, along Sportsplex Parkway and Anderson Road, directly across from the Opelika Sportsplex. The Development will be accessed from two entrances, both off Sportsplex Parkway.



2

Concept

Hidden Lakes North—Lowe Property has been master planned to be consistent with the general development of the existing Hidden Lakes Subdivision, located on the southern side of Sportsplex Parkway, and bounded on the south by West Point Parkway. The proposed PUD shows a projected density of less than two (2) units per acre.

While Hidden Lakes North-Lowe Property will have access open spaces within the boundaries of the property, this development will also share amenities and the Homeowners Association (HOA) with Hidden Lakes Subdivision, to offer more options and amenities to the residents of all Hidden Lakes neighborhoods. The existing HOA will be responsible for property maintenance of all common areas and amenities. Architectural guidelines, building regulations and use restrictions will be governed by Covenants, Conditions and Restrictions, as well as the established Home Owners Association.



3

Site Details

The Property encompasses approximately 68.4 acres, and is bordered by Sportsplex Parkway and Andrews Road. Sportsplex Parkway is the southern boundary of the property. Given the size of the development, infrastructure construction may be divided into phases, resulting in an inventory of residential lots becoming available as market conditions allow.

Stormwater detention/retention will be provided onsite, within the development. Open spaces and amenity areas are planned for the development, and will be maintained by the Homeowners Association. The Master Plan for Hidden Lakes North—Lowe Property shows approximately 11.33 acres of gross open space, which accounts for approximately 17% of the total project area.

The development will make use of the natural topography during construction and when possible, natural tree lines will be preserved between phases of development, in open space areas and internally along any existing stream areas. The impacts to the existing streams and wetlands will be minimized, and all streams will be protected by the required stream buffers.



4

Setbacks and Buffers

The layout and design Hidden Lakes North—Lowe Property, as shown on the proposed Master Plan, will comply with all setback regulations in place by the City of Opelika. Residential setbacks shall be a minimum of 20' from the front property line, minimum of 7' from each side property line, and a minimum of 25' from the rear property line. For lots that have access to two streets, a minimum setback of 15' from the side street property line will be required.

5

Utilities

Hidden Lakes North—Lowe Property will be served by the City of Opelika for sanitary sewer service and Opelika Utilities for water service. Power and communication services will be provided to the development by Opelika Power Services.

6

Net Impact of Proposed Development

The proposed rezoning of the property from R-1 designation to PUD is necessary to accommodate the proposed housing densities contemplated for the development of Hidden Lakes North—Lowe Property. The proposed rezoning request does not adversely impact the City of Opelika or its infrastructure in any way. Rather, the rezoning proposed for the development represents a net benefit to the City upon implementation through its completion.

7

Accompanying Exhibits

Attached are several exhibits supporting the application for rezoning to PUD. The supporting exhibits include the following:

- Adjoining Property Owners Listing
- Overall Master Plan of the Proposed Development
- Authorization to Act as Applicant
- Deed to Subject Property
- Application for PUD Zoning

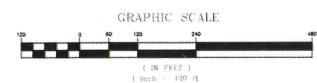
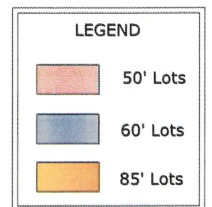
PRELIMINARY LAYOUT OF LOWE PROPERTY

OPELIKA, LEE COUNTY, ALABAMA



- NOTES:**
1. This Conceptual Plan was prepared for the exclusive benefit of BSI client. Boundary information taken from Lee County Tax Maps, not surveyed Topographic Information taken from Lee County GIS Data.
 2. This drawing represents a conceptual plan for the development of the subject property. There may be factors that could affect the development, use and/or yield of the property which would only be disclosed by a thorough site assessment, including survey, topographic survey, environmental assessment, wetlands delineation and utility availability, which may have not been performed for the purpose of this conceptual plan. There is no assurance by Barrett-Simpson, Inc. that the property can be developed according to this plan, or a reasonable cost.
 3. Development Data:

-Total Property Area:	68.95 Acres
-Proposed Use:	Single Family Residential
-Current Zoning:	R1
-Required Zoning:	PLD
-Typical Lot Size:	50' x 100', 60' x 150', 85' x 150'
-Total Area of Open Space & Buffers:	11.33 Acres
-Total Number of Lots Proposed:	22
-Total Number of Lots Proposed, 50':	34
-Total Number of Lots Proposed, 60':	76
-Total Number of Open Space/DeL Lots:	4
-Total Number of Residential Lots:	132
-Total Number of Lots:	136



- NOTES:**
1. North Reference: Assumed
 2. Basis for Exhibit:
- Deed Book 2761, Page 613, Probate Office, Lee County, Alabama
 3. This exhibit was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
 4. This exhibit becomes void if any alterations or changes are made by others.
 5. This exhibit may not be altered or added to without permission from Barrett-Simpson, Inc.

REZONING EXHIBIT FOR **HIDDEN LAKES NORTH-LOWE PROPERTY**

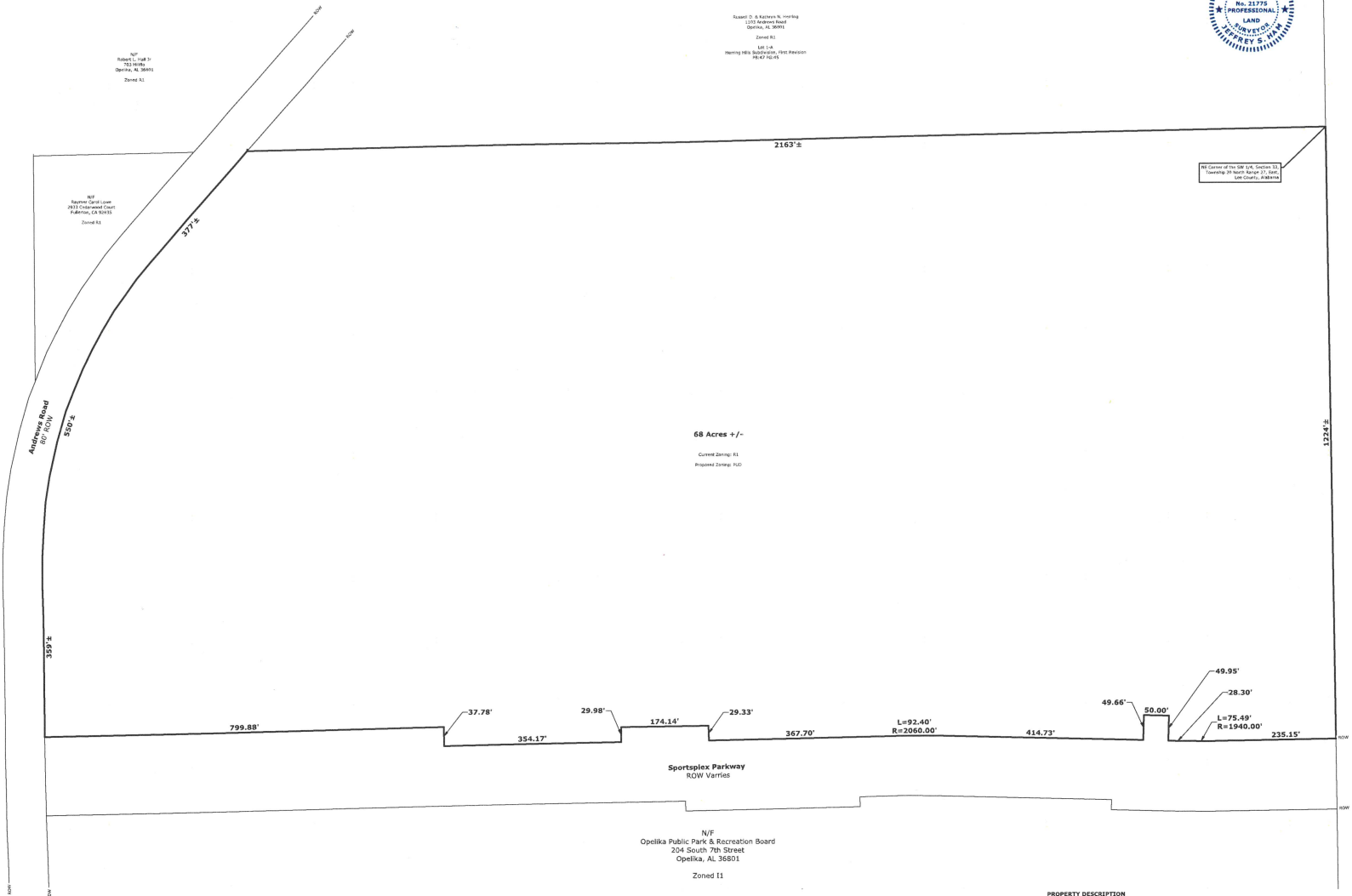
BEING A PART OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 27 EAST,
LEE COUNTY, ALABAMA

I, Jeffrey S. Hays, hereby certify that all parts of this survey and drawing have been compared with the current requirements of the Standards of Practice for Surveyors of the State of Alabama to the best of my knowledge, information, and belief.

Jeffrey S. Hays, FLS
Surveyor License No. 21775
Date: 07/09/2024



THIS IS NOT A PROPERTY BOUNDARY SURVEY. This drawing is for informational purposes only. A boundary survey is required to show the true boundaries of the property. The purpose of this plat is to show 68 acres north of Sportsplex Road and east of Andrews Road to be rezoned.



68 Acres +/-
Current Zoning: R1
Proposed Zoning: R1D

NE Corner of the SW 1/4, Section 33,
Township 20 North Range 27 East,
Lee County, Alabama

SW 1/4 Corner of the
SW 1/4, Section 33,
Township 20 North Range 27 East,
Lee County, Alabama

LEGEND

- ROW Right-of-Way
- N/R Now or Formerly
- DB Deed Book
- PB Plat Book
- PD Page

BARRETT-SIMPSON, INC.
Engineers & Land Surveyors
776 12th Street, Phenix City, AL 36860 (PH) 334-291-2423, FAX 334-291-2495
111 N. Broad Street, Opelika, AL 36801 (PH) 334-281-4221, FAX 334-281-8920
223 South 7th Street, Opelika, AL 36801 (PH) 334-792-7026, FAX 334-792-4387



PROPERTY DESCRIPTION
A tract or parcel of land containing 68 acres more or less being all that part of the N1/2 of the SW1/4 of Section 33, Township 20 North, Range 27 East, Lee County, Alabama lying west of Andrews Road and north of Sportsplex Parkway.

PROJECT NO: 25-0331
FIELD BY: MIA
DRAWN BY: REIP
FIELD DATE: N/A
DRAW DATE: 07/09/2024

RESOLUTION NO. _____

WHEREAS, the Purchasing Department opened sealed bids for a contract for the G. W. Carver Hall Roofing Project for the Building Inspection Department; and

WHEREAS, Whatley Construction submitted the lowest bid meeting specifications; and

WHEREAS, funding for this contract is coming from the Alabama Historical Commission HER PASS Grant Fund, awarded to the City on August 10, 2023, through the Preservation of Significant Sites (PASS) Grant Program;

NOW, THEREFORE, BE IT RESOLVED by the City of Opelika, Alabama as follows:

1. That the contract be awarded to Whatley Construction on their low bid meeting specifications.
2. That the Purchasing-Revenue Manager is hereby authorized to issue a purchase order to Whatley Construction in the total amount of \$204,000.00.
3. That the Controller be authorized to adjust the budget as necessary for this contract.
4. That the Mayor is hereby authorized to sign all documents pertaining to this contract.

APPROVED AND ADOPTED this the _____ day of _____, 2024.

C. E. "Eddie" Smith, Jr.
President of the City Council
City of Opelika, Alabama

ATTEST:

Russell A. Jones, MMC
City Clerk

FACT SHEET

SUBJECT: Sealed Bids – Bid #24024 – We are asking the Council to approve a contract for the G. W. Carver Hall Roofing Project

FACTS:

- Bid opening date – 7/29/24
- User Department – Building Inspection
- The bid was mailed to 28 vendors
- 2 bids were received
- Budgeted contract using funds from the Alabama Historical Commission HER PASS Grant Fund awarded through the Preservation of Significant Sites (PASS) Grant Program
- Bid tabulation sheet attached

RECOMMENDATION:

- **Recommend the contract be awarded to Whatley Construction on their low bid meeting specifications in the total amount of \$204,000.00.**

BID# 24024	DATE: 7/29/24	DEPT: BLDG INSP	28 VENDORS INVITED	
DESCRIPTION: G. W. CARVER HALL ROOFING PROJECT			2 BIDS RECEIVED	
VENDOR	TOTAL	ALT	TERMS	DISC
AAA GENERAL CONTRACTORS INC				
ALEXANDER CONTRACTING CO INC				
BAILEY-HARRIS CONSTRUCTION CO				
CAM BUILDERS				
CARISLE SERVICES, LLC				
CB AND A CONSTRUCTION				
CIRCLE K SERVICES LLC				
D & J ENTERPRISES INC				
DAD'S ENTERPRISES INC				
E MARSHALL LTD				
FIRST TEAM CONSTRUCTION				
FREEMAN & ASSOCIATES INC				
GAMBLE WINTER CONSTRUCTION LLC				
HOLLEY-HENLEY BUILDERS INC				
HOSEY-LANCOUR CONSTRUCTION LLC				
HUDMON CONSTRUCTION CO INC				
J & L CONTRACTORS INC				
J A LETT CONSTRUCTION CO INC				
JBAR CONSTRUCTION				
JLD ENTERPRISES LLC				
MOORE'S CONSTRUCTION LLC				
RACO ALABAMA LLC				
SDAC				
STONE BUILDING				
TOLAND CONSTRUCTION LLC				
W B CONSTRUCTION LLC				
WHATLEY CONSTRUCTION	\$ 204,000.00	--	--	--
WS NEWELL AND SONS INC				
Voak Construction, LLC	\$ 273,000.00	--	--	--

RESOLUTION NO. _____

WHEREAS, the Purchasing Department opened sealed bids for a contract for one (1) New 115kV Transmission Line for Opelika Power Services; and

WHEREAS, Gridco, Inc. submitted the lowest bid meeting specifications; and

WHEREAS, funding for this contract is budgeted;

NOW, THEREFORE, BE IT RESOLVED by the City of Opelika, Alabama as follows:

1. That the contract be awarded to Gridco, Inc. on their low bid meeting specifications.
2. That the Purchasing-Revenue Manager is hereby authorized to issue a purchase order to Gridco, Inc. in the total amount of \$607,532.87.
3. That the Controller be authorized to adjust the budget as necessary for this contract.
4. That the Mayor is hereby authorized to sign all documents pertaining to this contract.

APPROVED AND ADOPTED this the _____ day of _____, 2024.

C. E. "Eddie" Smith, Jr.
President of the City Council
City of Opelika, Alabama

ATTEST:

Russell A. Jones, MMC
City Clerk

FACT SHEET

SUBJECT: Sealed Bid #24028 – We are asking the council to approve a contract for one (1) New 115 kV Transmission Line

FACTS:

- Bid opening date – 7/22/24
- User Department(s) – Power Services
- The bid was mailed to 5 vendors
- 5 bids were received
- Budgeted purchase
- Bid tabulation sheet attached

RECOMMENDATION:

Recommend the contract be awarded to Gridco, Inc. on their low bid meeting specifications in the total amount of \$607,532.87.

