



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
August 27, 2024
TIME: 3:00 PM**

- I. APPROVAL OF MINUTES
- II. UPDATE ON PREVIOUS PC CASES
- III. WELCOME - Some items at this meeting will have a designated public hearing (noted below). Individuals are limited to one 5-minute comment period per public hearing.
- IV. NEW BUSINESS
 - A. **Master Plan Amendment and Plat (Preliminary) - Public Hearing**
 - 1. Blake Rice, Barrett-Simpson, authorized representative of SMB Land, LLC and Opelika Industrial Development Authority, property owners to consider a minor amendment to the Foxrun Extension PUD Master Plan on Foxrun Avenue and Douglas Street.
 - 2. Foxrun Extension SD, 43 lots, accessed from Douglas Street, Blake Rice, Barrett-Simpson, authorized representative for SMB Land LLC, preliminary approval
 - B. **PLAT (Preliminary) - Public Hearing**
 - 3. National Village SD, Phase 1E, 39 lots, accessed at 5198 Grand National Parkway and Robert Trent Jones Pkwy, Steve Timms, authorized representative for Retirement Systems of Alabama (RSA), preliminary approval
 - C. **CONDITIONAL USE - Public Hearing**
 - 4. Blake Rice, Barrett-Simpson, authorized representative for Auburn 57, Inc, accessed at the 2400 block of Interstate Drive, C-2, GC-P, hotel (RAM Opelika Hotel)
 - 5. Lara Potts, Redeeming Grace Ministries, accessed at 3306 Ridge Road, R-1, residential transition program to assist women.
 - 6. Chris Taylor, authorized representative for B. Marrell Hartley, president of Bence-Hartley Inc, accessed at 1418 2nd Avenue, C-3, GC-S, Auto sales lot.
 - 7. Buddy Ingram, authorized representative for South Ninth LLC, accessed at 113 S 9th Street, C-1, wine bar.
 - 8. Bradley Creasy & Lee Tharp, authorized representative for Dyas Properties, LLC, accessed at the 1400 block of South Fox Run Parkway, C-2, GC-P, 147-unit Build-to-Rent attached dwelling unit development
 - 9. Staley Fincher, accessed at the end of Yarbrough Drive, C-3, 56 townhome units
 - D. **REZONING - Public Hearing**

10. (a) Amendment to the Future Land Use Map, accessed at the 3900 block of Waverly Parkway, 5.76 acres, from a manufacturing land use category to a light commercial land use category.

(b) Rezoning Request, David Slocum, authorized representative for Opelika Industrial Development Authority, 5.76 acres, accessed at 3900 block of Waverly Parkway, from M-2 to C-2

E. CONDITIONAL USE EXTENSION - Public Hearing

11. Request by Jack Johnson to extend conditional use approval for 12 months starting at the current expiration date of August 22, 2024. The conditional use approval is for a climate-controlled self-storage building accessed at the 300 block of Samford Avenue originally approved at the August 2019 Planning Commission meeting and extensions approved in subsequent years.

V. OLD BUSINESS

F. FINAL PLAT

12. Asheton Village SD, 45 lots, accessed at 5067 Birmingham Highway, Nick Howell, authorized representative for 2H Properties LLC, final approval *(This item was tabled by the applicant at the July 23rd Planning Commission meeting.)*

G. Conditional Use and Preliminary Plat - Public Hearing

13. Hayes Eiford and Mike Maher, authorized representative for Whiteridge Opelika LLC and R&S Properties, LLC, accessed from Waverly Place, R-3, 78 twinhome lots, three open space lots, and one lot for future development. *(This item was tabled at the July 23rd meeting.)*
14. Waverly Woods SD, 83 lots, accessed from Waverly Place, Hayes Eiford and Mike Maher, authorized representative for Whiteridge Opelika LLC, and R&S Properties LLC, preliminary approval *(This item was tabled at the applicant's request at the July 23rd meeting.)*

H. Master Plan Amendment - Public Hearing

15. Request for a major amendment to the Master Plan for the Ballfields, at the corner of Pepperell Parkway and North 30th Street, Gateway at Opelika, LLC, changing townhome units to apartment units. *(This item was tabled at the applicant's request at the July 23, 2024 Planning Commission meeting.)*

I. CONDITIONAL USE - Public Hearing

16. Arthur R. Nettles, authorized representative for Dave King, King Automobiles, Inc, accessed at Dunlop Drive, C-3, GC-P Automobile sales. *(This item was tabled at the applicant's request at the July 23, 2024 Planning Commission meeting)*
17. Arthur R. Nettles, authorized representative for Dave King, King Automobiles, Inc, accessed at Dunlop Drive, C-3, GC-P, Automobile maintenance and parking. *(This item was tabled at the applicant's request at the July 23, 2024 Planning Commission meeting)*

“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.”



PLANNING COMMISSION MINUTES

300 Martin Luther King Blvd.

July 23, 2024

TIME: 3:00 PM

I. WELCOME - Some items at this meeting will have a designated public hearing (noted below). Individuals are limited to one 5-minute comment period per public hearing.

II. APPROVAL OF MINUTES

The City of Opelika Planning Commission held its regular monthly meeting July 23, 2024 in the Meeting Chambers, located at the Opelika Municipal Court. Certified letters have been mailed to all adjacent property owners for related issues.

MEMBERS PRESENT: Chair Lucinda Cannon, Councilman George Allen, Dr. Arturo Menefee, Mrs. Leigh Whatley, and Mr. Michael Hilyer.

MEMBERS ABSENT: Mayor Gary Fuller, Mr. John Sweatman, Mr. Jay Walters, and Mr. Sheldon Whittelsey.

STAFF PRESENT: Mr. Matt Mosley, Planning Director
Mr. Martin Ogren, Assistant Planning Director
Mrs. Claire Barber, Planning and Zoning Technician
Mr. Scott Parker, City Engineer
Mr. Guy Gunter, City Attorney

CALL TO ORDER: Chair Lucinda Cannon called the meeting to order at 3:00 p.m.

Approval of Planning Commission Minutes

RESULT:	Passed
MOVER:	Mike Hilyer
SECONDER:	Councilman Ward 1 Willie Allen
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated that items 12, 13, and 14 have been withdrawn by the applicant. He stated that items 7, 8, and 15 have been requested to be tabled. He stated that items 16, 17, and 19 are on the table and are requesting to remain on the table. He stated that The Mill rezoning has been through City Council and that the Speedway Drive vacation was approved at City Council and the rezoning for it will go to Council next month.

IV. NEW BUSINESS

A. **PLAT (Preliminary) - Public Hearing**

1. Knollwood SD, 47 lots, accessed from Crawford Road (Highway 169), ASH-Evermore Homes of AL, LLC, authorized representative for SMB Land, LLC, (Frank E. Plan managing member), preliminary approval

Mr. Mosley presented the staff report to the Planning Commission for the Knollwood Subdivision accessed from Crawford Road (Highway 169). He stated that staff recommends preliminary plat approval subject to the following:

1. **Add the name and address of the owner/developer on final plat.**
2. **Show the existing dwellings on the property.**
3. **Add a note stating the existing dwellings will be removed prior to final plat approval.**
4. **Install underground utilities.**
5. **Install sidewalks on at least both sides of all streets.**
6. **Locate the existing sanitary sewer easement along the east line of said property.**
7. **Add the minimum building setbacks on plat: 20 feet front yard, 5 feet side yard, 25 feet rear yard, and 15 feet side on street (corner lots). Add the 60-foot minimum lot width on the final plat.**
8. **Install a residential buffer along the perimeter property line of the PUD property as required from the buffer options as provided in Section IX Landscape Regulations. The buffer option selected must be shown on the site plan when a building permit is requested for approval.**
9. **Preserve the 25 foot natural buffer along the rear (side) lot lines of those lots that border Crawford Road, where a 25 natural buffer does not exist, add a 6 foot privacy fence in the rear yard and then plantings to meet the equivalent of the 25 foot natural buffer. If a fence and planted buffer are used in bear areas, then a fence must be installed between the 25 foot buffer and residential home. Buffer must be shown on the site plan when a building permit is requested.**
10. **Change the street name Arlee Avenue to Jansen Avenue.**
11. **On final plat add a note detailing ownership and maintenance of all detention and open space, the Knollwood Subdivision HOA is owner of Lots 48 and 49 as shown on the Knollwood subdivision plat. Lots 48 and 49 are reserved as stormwater detention for the subdivision and open space for the Knollwood property owners. The Knollwood HOA is responsible for the maintenance of all detention/open space on Lots 48 and 49.**
12. **Change Opelika Utilities Board to Opelika Water.**

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that the applicant will be required to submit a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits.

- Construction of infrastructure and utilities will be monitored and approved prior to final plat acceptance.
- ALDOT will review and approve roadway connections to AL 169 and a connection to Arlee Avenue and to the existing subdivision to the north is required as presented.

- The road names shall be approved by the Engineering Department and are to be placed on the final plat for the public roadways to be accepted.

The Engineering Department has no other comments or concerns with this proposed Preliminary Plat.

He stated that water is available from the south side of Crawford Road (ALDOT Permit Required) and from within the Villages at Waterford Development. Connections might be required at both locations pending engineering review of project.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

RESULT:	Passed
MOVER:	Mike Hilyer
SECONDER:	Arturo Menefee
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

B. Preliminary and Final Plat - Public Hearing

2. Subdivision of Parcel 43 10 02 09 3 000 001.005, 3 lots, accessed at 1400 Columbus Parkway, Mark Strozier, Strozier Services, authorized representative for ANAND Inc, preliminary and final approval

Mr. Mosley presented the staff report to the Planning Commission for the Subdivision of Parcel 43 10 02 09 3 000 001.005 accessed at 1400 Columbus Parkway. He stated that staff recommends preliminary and final approval for the subdivision subject to the following:

1. Add the subdivision name and plat book & page reference for the existing lots on the north line.
2. Add a lot number for the 13.3 acre lot.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that Grandberry Drive is a current City infrastructure project and is proposed to be extended to Lot 201 by the developer. After this project is completed, another final plat will be presented dedicating this lot as Public right-of-way. He stated that this subdivision is located in the Opelika Power Services and Alabama Power service territory.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant preliminary and final plat approval with staff recommendations

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	Mike Hilyer
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen

NAYS: None

ABSTAIN: None

3. Replat for Tracey Rudd Lecroy and Phyllis Jan Randolph and Hugh Lee Richey SD, 5 lots, accessed from 3151 Lee Road 177, Harris Gray, LLC, authorized representative for Phyllis Jan Randolph, Tracey Rudd Lecroy, and Hugh Lee Richey, preliminary and final approval

Mr. Mosley presented the staff report to the Planning Commission for the Replat for Tracey Rudd Lecroy and Phyllis Jan Randolph and Hugh Lee Richey Subdivision accessed from 3151 Lee Road 177. He stated that staff recommends preliminary and final plat approval.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that this is outside of Opelika Water's Service Area. He stated that this subdivision is located outside of the Opelika Power Services territory.

Chair Cannon opened the public hearing.

Mark Richey, asked if the property line will be moved and a new legal description presented by the surveyor which will cause the property to not be landlocked?

Mr. Mosley stated yes, that the line will move over and the lot will continue to the easement. He stated that he would probably need to speak with an attorney or the surveyor to get a new legal description.

Lee Richey asked if the driveway and trees would be part of his property?

Mr. Parker stated that there will be two new right-of-way pins placed and that the right-of-way will be in the same place that it was before, but the property will be connected to it at that same right-of-way location.

Chair Cannon closed the public hearing.

Motion to grant preliminary and final plat approval with staff recommendations

RESULT: Passed

MOVER: Arturo Menefee

SECONDER: Leigh Whatley

AYES: Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen

NAYS: None

ABSTAIN: None

C. CONDITIONAL USE - Public Hearing

4. Troy McVey/Utility Sign Partners, authorized representative for Telepak Networks, Inc d/b/a CSpire Fiber, accessed at 1502 Spring Drive FIBER, R-5M, Fiber cabinet installation facility.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for a fiber cabinet installation facility. He stated that staff recommends conditional use approval as submitted.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that there is no water available at this site.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT: Passed

MOVER: Mike Hilyer

SECONDER: Arturo Menefee

AYES: Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen

NAYS: None

ABSTAIN: None

5. Larry Brookins, Northstar Engineering, authorized representative for Glynn Smith, on Logan Drive accessed from Columbus Parkway, C-3, Distribution warehouse.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for a distribution warehouse accessed from Columbus Parkway. He stated that staff recommends condition use approval subject to the following:

If a dumpster is installed screen dumpster on all sides and screen gate with an opaque material; the enclosure must be at a height so dumpster is not seen outside the enclosure.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that water is available from the east side of Logan Drive.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT: Passed

MOVER: Mike Hilyer

SECONDER: Arturo Menefee

DISCUSSION: Chair Cannon asked if the building fits into the Gateway Corridor Overlay?

Mr. Mosley stated that this is not in the Gateway Corridor Overlay District. He stated that they did increase the amount of landscaping on the frontage to help screen that area.

AYES: Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen

NAYS: None

ABSTAIN: None

6. Arthur R. Nettles, authorized representative for Shey Knight, J&S Properties, LLC, accessed at 1018 Walker Gray Court, C-3, Office warehouse.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for an office warehouse accessed at 1018 Walker Gray Court. He stated that staff recommends conditional use approval subject to the following:

- 1. Outside storage is prohibited in this GC-P zoning district.**
- 2. Any fencing must meet GC-P standards in Section 7.6.**
- 3. Outdoor lighting must not exceed 1 foot candle at the property line.**

- 4. A dumpster is not shown on site plan. If dumpster installed then dumpster must be enclosed with an opaque fence and gate at a height so dumpster is not seen outside the enclosure.**

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that an existing 1" Service line has been installed for this lot. Confirm that driveway does not conflict with service location.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	Mike Hilyer
DISCUSSION:	Chair Cannon asked if the door and the roll-up doors would be on the same side? Mr. Mosley stated that the door and the roll-up doors will face the parking lot. Chair Cannon asked if there was a rule about roll-up doors being rolled down? Mr. Mosley stated that they typically don't have problems with roll-up doors being left open. Chair Cannon asked about lighting? Ledge Nettles, applicant, stated that there are lights that have a limited foot-candle.
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

7. Arthur R. Nettles, authorized representative for Dave King, King Automobiles, Inc, accessed at Dunlop Drive, C-3, GC-P Automobile sales.

Mr. Mosley stated that the applicant has requested this item be tabled to the August 27, 2024 meeting.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to table the item at the applicant's request to the August 27, 2024 meeting

RESULT:	Passed
MOVER:	Councilman Ward 1 Willie Allen
SECONDER:	Arturo Menefee
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen

NAYS: None

ABSTAIN: None

8. Arthur R. Nettles, authorized representative for Dave King, King Automobiles, Inc, accessed at Dunlop Drive, C-3, GC-P, Automobile maintenance and parking.

Mr. Mosley stated that the applicant has requested this item be tabled to the August 27, 2024 meeting.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to table the item at the applicant's request to the August 27, 2024 meeting

RESULT: Passed

MOVER: Arturo Menefee

SECONDER: Mike Hilyer

AYES: Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen

NAYS: None

ABSTAIN: None

D. REZONING - Public Hearing

9. (a) Amendment to the Future Land Use Map, accessed at Sportsplex Parkway and Andrews Road, 68.95 acres, from a low density residential land use category to a planned unit development.

(b) Rezoning Request, Blake Rice, Barrett-Simpson, authorized representative for Carol Lowe Raymer, 68.95 acres, accessed at Sportsplex Parkway and Andrews Road, from R-1 to PUD

Mr. Mosley presented the staff report to the Planning Commission for the rezoning request for 68.95 acres accessed at Sportsplex Parkway and Andrews Road from R-1 to PUD. He stated that staff recommends Planning Commission send a positive recommendation to the City Council to rezone the property from R-1 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.**

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that water service is available on Sportsplex Pkwy at the main entrance to the Sportsplex Property. This connection can support initial development but a full connection

along Sportsplex Pkwy to previously approved Hidden Lakes North development at Lakeview Drive will be required at full buildout. He stated that this subdivision is located outside of the Opelika Power Services territory.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to approve the amendment to the Future Land Use Map

RESULT: Passed
MOVER: Councilman Ward 1 Willie Allen
SECONDER: Mike Hilyer
AYES: Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen
NAYS: None
ABSTAIN: None

Motion to send a positive recommendation for rezoning to City Council with staff recommendations

RESULT: Passed
MOVER: Councilman Ward 1 Willie Allen
SECONDER: Arturo Menefee
AYES: Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen
NAYS: None
ABSTAIN: None

E. Annexation and Plat (Preliminary and Final) - Public Hearing

10. Annexation, Mike Maher, Precision Surveying, authorized representative for David A. Filgo, 128.24 acres, accessed from Lee Road 171, R-1 zoning district requested.

Mr. Mosley presented the staff report to the Planning Commission for an annexation request of 109.9 acres accessed from Lee Road 171. He stated that staff recommends the Planning Commission send a positive recommendation to the City Council to annex the 109.9 acres.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that this is outside of Opelika Water's Service Area. He stated that this property is located outside of the Opelika Power Services territory.

Motion to send a positive recommendation for annexation to City Council with staff recommendations

RESULT: Passed
MOVER: Councilman Ward 1 Willie Allen
SECONDER: Mike Hilyer
AYES: Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen
NAYS: None
ABSTAIN: None

11. Prestige SD, Redivision of Lot 2, 11 lots, accessed at Lee Road 171, Mike Maher, Precision Surveying, authorized representative for David A. Filgo, preliminary and final approval

Mr. Mosley presented the staff report to the Planning Commission for the Prestige Subdivision, Redivision of Lot 2 accessed at Lee Road 171. He stated that while the lots generally meet or exceed the standards of the subdivision, the roadway is of great concern. For these reasons,

Planning will concur with the recommendation of the Engineering Department to recommend Preliminary and Final Plat approval subject to:

1. Change Opelika Utilities Board to Opelika Water.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that It is a requirement that the applicant adjust the frontage property line to represent 30-ft from the centerline of the roadway. This is a typical minimum ROW for this type of roadway. This is illustrated in the submitted plat. Engineering is assisting the Public Works Department with acquiring adequate ROW on Wigdon Road from this subdivision to the intersection of Oak Bowery Road. This will provide adequate width to widen and improve the roadway to minimal, passable standards needed for emergency response and environmental services to service this subdivision. The Engineering Department has no other comments or concerns with this proposed Preliminary and Final Plat. He stated that this is outside of Opelika Water's Service area. He stated that this subdivision is located outside of the Opelika Power Services territory.

Chair Cannon opened the public hearing.

Robin Weyant, 809 Shelby Ave, asked about note #8 on the plat?

Mr. Parker stated that the roads will meet the minimum standard requirements and that it would not be paved, and it might not be gravel.

Robin Weyant expressed concern about the safety of the road and stated that she was concerned that the City would put a waiver of liability on a plat. She asked if the City was going to buy property to widen the road in order to acquire right-of-way.

Mr. Parker stated that the expectation is that the property owners would donate the right-of-way.

Robin Weyant asked what happens if this gets approved and then they aren't able to get the right-of-way?

Guy Gunter stated that either the City would have to go through eminent domain to acquire the right-of-way or do maintenance on the current conditions.

Mr. Mosley stated that there are improvements that can be done to the road without getting additional right-of-way, but that adding right-of-way would improve the road.

Robin Weyant stated that there is a one-way bridge there. She stated that she would like to see the right-of-way acquired and the road improved before the plat is approved because condemning property can take a long time.

Chair Cannon asked Mark Waddell, the representative, if he could answer any of the questions about the road conditions or the right-of-way.

Mark Waddell stated that he could not.

Dr. Menefee asked how many property owners there would be for the right-of-way?

Mr. Mosley stated that there are four. He stated that there are additional property owners to the north, but that road is county maintained.

Dr. Menefee asked if the road wasn't being paved because of the low density?

Mr. Mosley stated that is correct. He noted this would add up to ten homes.

Guy Gunter stated that the City is not going to improve the county portion of the road.

Tom Harris, representing Penn and Cornelia Wallace, 355 Lee Road 171, asked if this was going to affect his property?

Mr. Parker stated that it is not going to affect that road because it is county maintained, and the county will continue to maintain that road.

Chair Cannon closed the public hearing.

Motion to grant preliminary and final plat approval with staff recommendations

RESULT: Passed

MOVER: Mike Hilyer

SECONDER: Arturo Menefee

AYES: Hilyer, Menefee, Councilman Ward 1 Allen

NAYS: Chair Cannon, Whatley

ABSTAIN: None

F. Annexation, Rezoning, and Preliminary Plat - Public Hearing

12. Annexation, Martha and Hunter Saunders, 156 acres, accessed from Lee Road 152 (Betty's Lane). A PUD zoning district is requested.

Mr. Mosley stated that the applicant has withdrawn this item.

13. Rezoning Request, Birmingham D, LLC, authorized representative for Martha and Hunter Saunders, accessed from Lee Road 152 (Betty's Lane), 156 acres, PUD zoning district requested.

Mr. Mosley stated that the applicant has withdrawn this item.

14. Saunders Cove SD, 499 lots, accessed from Lee Road 152 (Betty's Lane), Birmingham LD, LLC, authorized representative for Martha and Hunter Saunders, preliminary approval

Mr. Mosley stated that the applicant has withdrawn this item.

G. Master Plan Amendment - Public Hearing

15. Request for a major amendment to the Master Plan for the Ballfields, at the corner of Pepperell Parkway and North 30th Street, Gateway at Opelika, LLC, changing townhome units to apartment units.

Mr. Mosley presented the staff report to the Planning Commission for the requested major amendment to the Master Plan for the Ballfields at the corner of Pepperell Parkway and North 30th Street. He stated that staff has no concerns with the general use, but the current layout shown does not show how this can be met. Staff recommends this be tabled until a plan showing the following can be provided:

1. **The lot line between this and the rest of The Austin must be removed.**
2. **The building must be setback at least 20 feet from the from Ballfield Loop. This may require the vacation of a small portion of the right-of-way.**

3. **Provide access to this section from Ballfield Loop.**
4. **Landscaping plans meeting the requirements for each use will be required prior to the issuance of a building permit.**
5. **All utilities shall be underground.**
6. **All dumpsters shall be fully screened.**
7. **A buffer along Ballfield Loop will be required.**
8. **All buildings shall comply with City of Opelika Gateway Corridor standards including cladding and screening requirements.**

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that the northern access shown on the revised plan will need to connect to the existing Ballfields Loop. He stated that water is available from within the existing apartment complex (private water) or from Ballfields Loop.

Mr. Mosley stated that the applicant has requested this item be tabled.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to table the item at the applicant's request to the August 27, 2024 meeting.

RESULT:	Passed
MOVER:	Councilman Ward 1 Willie Allen
SECONDER:	Mike Hilyer
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

V. OLD BUSINESS

H. Conditional Use and Preliminary Plat - Public Hearing

16. Hayes Eiford and Mike Maher, authorized representative for Whiteridge Opelika LLC and R&S Properties, LLC, accessed from Waverly Place, R-3, 78 twinhome lots, three open space lots, and one lot for future development. *(This item was tabled at the June 25th meeting.)*

Mr. Mosley stated that the applicant has requested this item remain on the table.

17. Waverly Woods SD, 83 lots, accessed from Waverly Place, Hayes Eiford and Mike Maher, authorized representative for Whiteridge Opelika LLC, and R&S Properties LLC, preliminary approval *(This item was tabled at the applicant's request at the June 25th meeting.)*

Mr. Mosley stated that the applicant has requested this item remain on the table.

I. FINAL PLAT

18. Firefly SD, Phase 1, 95 lots, accessed at 3169 Columbus Parkway, Daniel Holland, authorized representative for Firefly Development Lee, LLC, final approval *(This item was tabled by the applicant at the June 25, 2024 meeting).*

Mr. Mosley presented the staff report to the Planning Commission for the Firefly Subdivision, Phase 1 accessed at 3169 Columbus Parkway. He stated that they have received the final ALDOT approval for access and utility connections. He stated that staff recommends final plat approval subject to the following items:

1. Install underground utilities.
2. Install sidewalks on both sides of all public streets. Extend said sidewalks to open space lots/areas (labeled on plat) that are nearest to street sidewalks providing access from street sidewalks to open space areas.
3. Install a residential landscape buffer along the west and east property lines of the townhome Lots 41 to 59 and Lots 26 to 40 to buffer townhome lots from the adjacent single-family lots.
4. Exterior materials of all dwelling units must meet the exterior “Materials and Cladding Requirements of Section 7.6 Gateway Corridor District.
5. Add approved street names on final plat.
6. Add the right-of-way width on all streets.
7. Complete the missing deed data on Note 1.
8. Change “Opelika Utilities Board” to Opelika Water Board.
9. Add the corner markers on Sheets 2 & 3.
10. Complete the book and page numbers in Note 1.
11. Show Lot 2, Firefly SD, PB 48, Pg 110 as an adjacent property owner
12. Delete the label “60’ Power Easement” near Lots 84 to 91 on page 2
13. Add the owner/developer’s name and address on plat
14. Lot 2, Firefly Subdivision needs to show adjoiner data.
15. The duplicate certification on sheet 2 is not necessary. Remove certification on sheet 2
16. Change label “Tallapoosa River...20’ power easement” (east of Lot 22 and 23) to 60 feet.
17. Add a note providing minimum setbacks for townhouse lots and single-family lots. (townhouse -10’ front, 10’ side yard on street & 10’ side yard on end units, 20’ rear yard) (all single-family homes – 20’ front, 10’ side yard on street, 5’ side yard, 20’ rear)
18. The minimum front setback and lot width must be met at the front property line or the minimum front setback line of all residential lots.
19. Add a darker lot line on Lot 78 and Lot 79 to match line weight of adjacent lots.
20. Add current name of property owner(s) on final plat
21. Delete “Lot 2-A” on note #5 and add “Lot 3-A
22. Add note on plat, as stated on developer’s narrative (“Overall Development Scheme”), that the developer is responsible for managing and maintaining the open space lots, (Lot 94, 95, and 96) until a homeowner’s association is established to continue maintenance of said lots.
23. Add note providing the uses allowed on the open space Lot 94, 95, and 96.
24. Add note that a minimum of one street tree per single family home lot and two street trees per townhome building are required. Street trees must be planted on private property not right of way.
25. Ensure all easements are shown and labeled on the final plat.
26. Provide a temporary turnaround for any street stub exceeding 150 feet.
27. Add ingress/egress easement to rear of townhome lots.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that the Engineering Department has been inspecting the construction and testing of the infrastructure in this subdivision. A Certification of Completion will be completed and signed by the Engineering and Public Works Directors as soon as all the infrastructure completion items below have been met and a positive recommendation for approval will be given:

- All drainage structures, aggregate base and pavement have been placed.
- All stop and roadway signs have been installed.

- Maintenance Bond of 25% of the infrastructure construction cost will need to be submitted.
- Performance Bond of 125% of the estimated cost to place the remaining roadway surface and sidewalks will need to be submitted.
- As-built documents of the roadway, and storm drain in the form of an Autocad and PDF digital file will need to be submitted to the Engineer Department. The required data should include location and elevations of all the inverts of the systems.
- The ROW and lots have been graded, and stabilized with seed and mulch, and other erosion/sediment control items will need to be added to protect against erosion and sediment issues.

If these requirements are met, the Engineering Department recommends Final Plat approval.

He stated that connection to existing main along Columbus Parkway and approval of all installed infrastructure must be completed before Plat can be signed. He stated that this subdivision is located outside the Opelika Power Services territory.

Motion to remove the item from the table

RESULT: Passed
MOVER: Councilman Ward 1 Willie Allen
SECONDER: Mike Hilyer
AYES: Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen
NAYS: None
ABSTAIN: None

Motion to grant final plat approval with staff recommendations

RESULT: Passed
MOVER: Arturo Menefee
SECONDER: Councilman Ward 1 Willie Allen
DISCUSSION: Chair Cannon asked about the easement on the plat?

Mr. Mosley stated that it was an old Tallapoosa River Electric easement that has been moved. He stated that on the revised plat it has been moved outside of the lots.
AYES: Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen
NAYS: None
ABSTAIN: None

19. Asheton Village SD, 45 lots, accessed at 5067 Birmingham Highway, Nick Howell, authorized representative for 2H Properties LLC, final approval (*At the June 25th meeting, the Planning Commission tabled the final plat; the preliminary approval was approved.*)

Mr. Mosley stated that the applicant has requested this item remain on the table.

VI. ADJOURN

Motion to adjourn at 4:14 p.m.

RESULT: Passed
MOVER: Arturo Menefee
SECONDER: Mike Hilyer
AYES: Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen
NAYS: None
ABSTAIN: None

_____ Lucinda Cannon, Chair

_____ Matt Mosley, Secretary

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: August 27, 2024

Agenda Item #: A-1

Action Requested: Fox Run Extension Master Plan Amendment – Minor Amendment – Open space and Lot change

Location of Property: Douglas Street & Fox Run Avenue

Property Owner(s): SMB Land, LLC
Blake Rice, Barrett-Simpson, Inc, authorized representative

Current Land Use: Vacant

Current Zoning: PUD (Planned Unit Development)

**Surrounding Zoning Districts
And Land Uses:**

North	R-3 Single-family homes
South	M-2 (I-85)
East	M-2, I-1 Undeveloped (I-85)
West	R-3, M-2 Undeveloped

Action Requested:

The Fox Run Extension PUD was approved with consists of 51 residential lots on 41.75 acres. This included roughly 21 acres of open space. Most of the lots were located along Douglas Street/Fox Run Avenue and a new street that extended towards West Ridge Park.

The applicant has requested to reduce the overall unit count from 51 lots to 41 lots. Additionally, this would increase the overall amount of open space from 21 acres to 33 acres (80 percent). The developer has removed the new road that was proposed. Now all of the lots would front along Douglas Street/Fox Run Avenue. The applicant is in discussions to convey the open space property back to the City of Opelika for use as future open space/park.

The increase in overall open space has slightly reduced the lot sizes from approximately 10,000 square feet to 8,000 square feet. This change allows more space to be available for the overall open space without changing the general feel of the lots. Additionally, lots adjacent to the creek have been removed to protect that area. The applicant has also provided 30 feet of separation between the nearest lot (Lot 21) and the residential area to the north.

Recommendation

Staff recommends approval of this minor amendment to the Fox Run Extension PUD. The proposed amendment reduces the overall unit count, provides additional buffering to existing residential while slightly reducing the lot area.

Engineering Department Report

The Engineering Department has no comments or concerns with this proposed Master Plan Amendment.

Opelika Water Board Report

There is no water main on Douglas Street between Covington Avenue and the existing Fire Hydrant approximately 580 feet north of Jeter Avenue (at edge of development). The developer will need to install an 8-inch main that connects to existing 8-inch mains in these two locations. The distance of the new main is approximately 2,200 feet.

Opelika Power Services Report

This subdivision is located in the Opelika Power service territory.

Foxrun Extension—Revised



August 6, 2024

Revised Master Development Plan Narrative



BARRETT-SIMPSON, INC.

Civil Engineers & Land Surveyors

PHENIX CITY • EUFAULA • OPELIKA

Foxrun Extension—Revised

REVISED MASTER DEVELOPMENT PLAN NARRATIVE

INTRODUCTION

Barrett-Simpson, Inc., the Applicant on behalf of the property owners, the Opelika Industrial Development Board and SMB Land, LLC, respectfully requests that the Opelika Planning Commission accept a revision to the current PUD zoning for the Foxrun Extension development. The applicant is proposing to create a single-family residential subdivision, governed by a single PUD zoning designation.

1

Location

The Proposed Development is located within the City of Opelika, along the current Foxrun Avenue/Douglas Street, a City-owned and maintained street.

2

Concept

The Applicant is proposing a master planned development, consisting of a revised 41 single-family units (in lieu of the 50 lots previously proposed), as well as 2 Common/Detention Area parcels.

3

Site Details

The Proposed Development consists of a total of +/-41.75 acres. Internal roads will be City of Opelika owned and maintained, upon acceptance of the same.

Access to the proposed development will be taken from Foxrun Avenue/Douglas Street. It is not anticipated that the traffic generated by development of the subject property will unduly burden any public street accessed by the future users or residents.

Storm water detention/retention will be provided on site. Open Spaces and Amenity areas are planned for the development. Architectural guidelines, building regulations and use restrictions will be governed by Covenants, Conditions and Restrictions.

4

Utilities

The Proposed Development will be served by City of Opelika sewer and water services. Power and communications will be provided by Opelika Power Services. Natural gas, if used, will be provided by Spire (formerly Alagasco).

5

Uses

All lots developed are proposed to be single-family residential uses.

6

Lot Information

Setbacks are requested to be 25' at the front of each lot, 6' on either side yard and 20' at the rear.

All Single-Family Residential uses shall conform to the following requirements:

Minimum Lot Size	8,000 sq ft
Minimum Lot Width	58'
Front Yard Setback	25'
Rear Yard Setback	20'
Side Yard Setback	6'
Maximum Impervious Surface Area per Lot	60%

7

Net Impact of Proposed Development

The Proposed Development will offer needed single-family homes adjacent to West Ridge Park and will be compatible with surrounding single-family neighborhoods.

The revised PUD zoning does not adversely impact the City of Opelika nor its infrastructure in any way. Rather, the proposed revision represents a net benefit to the City upon implementation through its completion.

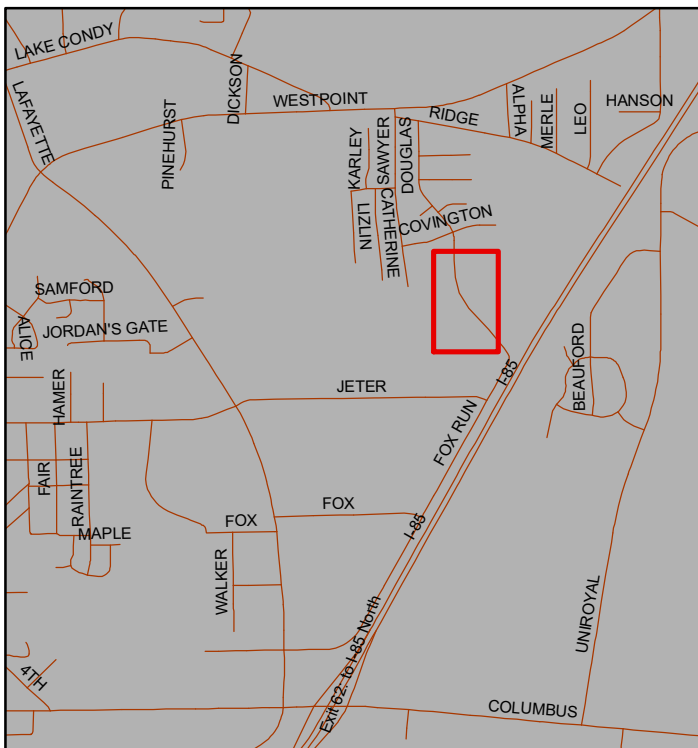
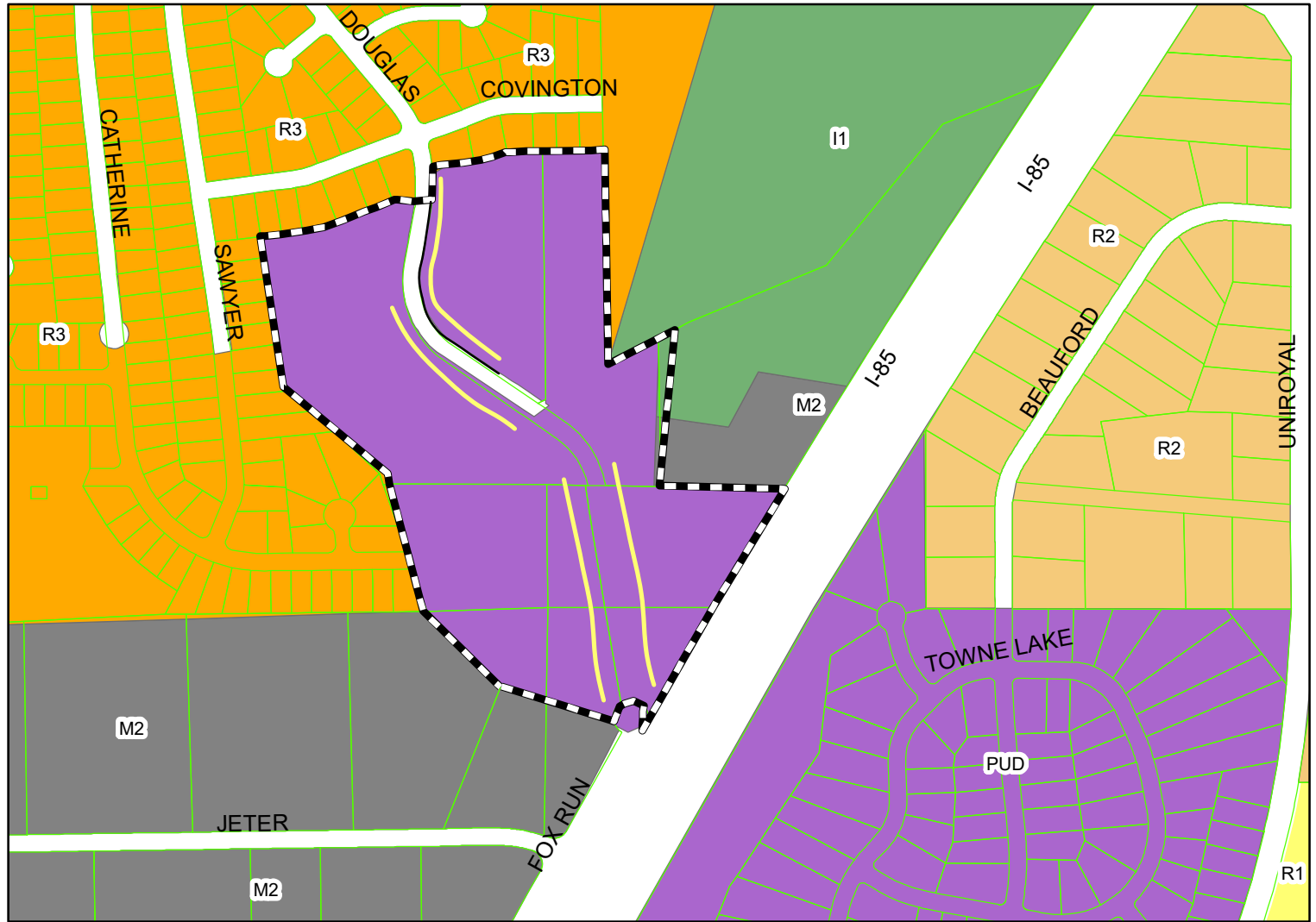
8

Accompanying Exhibits

Attached is the revised Preliminary Plat reflecting the revised number of lots in the earlier approved PUD zoning designation. Additional supporting exhibits include the following:

- Adjoining Property Owners Listing
- Preliminary Plat Application
- Authorization to Act as Applicant
- Deed to Subject Property

**FOX RUN EXTENSION PUD
FOX RUN AVENUE & DOUGLAS STREET
MASTER PLAN AMENDMENT & PRELIMINARY PLAT, A-1 A-2**

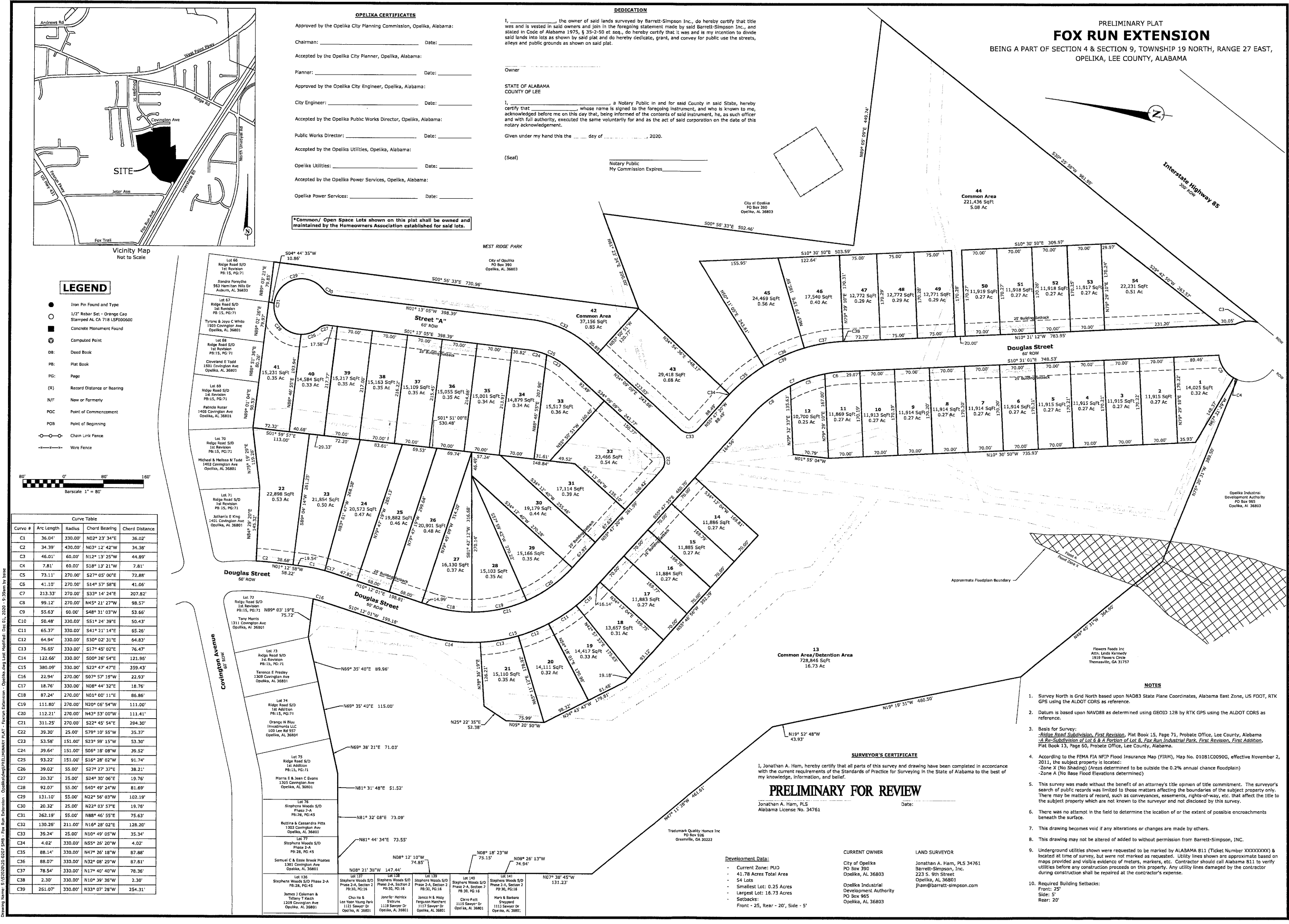


The applicant is requesting a minor amendment to PUD: Decrease single family lots from 50 to 41 lots & increase open/detention space 8.2 acres. Preliminary approval is 41 single family lots and two detention/open space lots. Minimum 8,000 sf home lots. The lots are 1/2 mile from West Ridge Park.



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



BARRETT-SIMPSON, INC.
Engineers & Land Surveyors
706 37th STREET, PRIMO CITY, AL 36068 (PH 334-393-2400) FAX 334-393-2400
221 W. BROAD STREET, GUNALUA, AL 36027 (PH 334-687-4252) FAX 334-687-4829
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-749-7626) FAX 334-749-4367

FOX RUN EXTENSION
SMB LAND, LLC

PRELIMINARY PLAT
C2

30 November 2020
20-0207

OPELIKA CERTIFICATES

Approved by the Opelika City Planning Commission, Opelika, Alabama:

Chairman: _____ Date: _____

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: _____ Date: _____

Accepted by the Opelika Public Works Director, Opelika, Alabama:

Public Works Director: _____ Date: _____

Accepted by the Opelika Utilities, Opelika, Alabama:

Opelika Utilities: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

DEDICATION

I, _____, the owner of said lands surveyed by Barrett-Simpson Inc., do hereby certify that title was and is vested in said owners and join in the foregoing statement made by said Barrett-Simpson Inc., and stated in Code of Alabama 1975, § 35-2-50 et seq., do hereby certify that it was and is my intention to divide said lands into lots as shown by said plat and do hereby dedicate, grant, and convey for public use the streets, alleys and public grounds as shown on said plat.

Owner _____

STATE OF ALABAMA
COUNTY OF LEE

I, _____, a Notary Public in and for said County in said State, hereby certify that _____ whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the date of this notary acknowledgement.

Given under my hand this _____ day of _____, 2020.

(Seal) _____

Notary Public
My Commission Expires _____

PRELIMINARY PLAT
FOX RUN EXTENSION
BEING A PART OF SECTION 4 & SECTION 9, TOWNSHIP 19 NORTH, RANGE 27 EAST,
OPELIKA, LEE COUNTY, ALABAMA

DEVELOPMENT DATA:

- Current Zone: PUD
- 41.78 Acres Total Area
- 54 Lots
- Smallest Lot: 0.25 Acres
- Largest Lot: 16.73 Acres
- Setbacks:
Front - 25', Rear - 20', Side - 5'

CURRENT OWNER

City of Opelika
PO Box 390
Opelika, AL 36803

LAND SURVEYOR

Jonathan A. Ham, PLS 34761
Barrett-Simpson, Inc.
223 S. 9th Street
Opelika, AL 36801
jham@barrett-simpson.com

SURVEYOR'S CERTIFICATE

I, Jonathan A. Ham, 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.

PRELIMINARY FOR REVIEW

Jonathan A. Ham, PLS
Alabama License No. 34761

Date: _____

- NOTES**
- Survey North is Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS using the ALDOT CORS as reference.
 - Datum is based upon NAVD83 as determined using GEOID 12B by RTK GPS using the ALDOT CORS as reference.
 - Basis for Survey:
-Ridge Road Subdivision, First Revision, Plat Book 15, Page 71, Probate Office, Lee County, Alabama
-A Re-Subdivision of Lot 6 & A Portion of Lot 8, Fox Run Industrial Park, First Revision, First Addition, Plat Book 13, Page 60, Probate Office, Lee County, Alabama.
 - According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0090G, effective November 2, 2011, the subject property is located:
-Zone X (No Shading) (Areas determined to be outside the 0.2% annual chance floodplain)
-Zone A (No Base Flood Elevations determined)
 - This survey 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, assessments, 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.
 - There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
 - This drawing becomes void if any alterations or changes are made by others.
 - This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.
 - Underground utilities shown were requested to be marked by ALABAMA 811 (Ticket Number XXXXXXXXX) & located at time of survey, but were not marked as requested. Utility lines shown are approximate based on maps provided and visible evidence of markers, etc. Contractor should call Alabama 811 to verify utilities before any construction proceeds on this property. Any utility lines damaged by the contractor during construction shall be repaired at the contractor's expense.
 - Required Building Setbacks:
Front: 25'
Side: 5'
Rear: 20'

Drawing Name: S:\2020\20-0207 SH-6 - Fox Run Extension - Opelika.dwg (FINAL PLAT) - Fox Run Extension - Opelika.dwg Last Modified: Jun 17, 2024 - 2:47pm by jshiver

NOTES:

- Survey North: Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS used the ALDOT Cors as reference.
- Basis for Survey:
 - Boundary Survey for The City of Opelika Douglas Street Property, provided by client, dated November 20, 2020 by Mark L. Miller, Cert. No. 18677.
 - A Re-Subdivision of Lot 6 & A Portion of Lot 8, Fox Run Industrial Park, First Revision, First Addition, Plat Book 13, Page 60, Probate Office, Lee County, Alabama.
 - Ridge Road Subdivision, First Revision, Plat Book 15, Page 71, Probate Office, Lee County, Alabama.
 - Ridge Road Subdivision, Second Revision, First Addition, Plat Book 15, Page 163, Probate Office, Lee County, Alabama.
- According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0090G, effective November 2, 2011, the subject property is located:
 - Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
 - Zone A - The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. No Base Flood Elevations determined.
- Any common areas shown on this plat shall be maintained by the Homeowners Association adopted and/or established with this plat.
- An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
- There is a ten (10) foot utility and drainage easement along the right-of-way of each lot.
- This survey 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.
- There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
- This drawing becomes void if any alterations or changes are made by others.
- This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.
- Development Data:
 - Total Number of Lots: 43
 - Area of Largest Lot: Lot 42 - 18.42 Acres (802,496 Sq. Ft.)
 - Area of Smallest Lot: Lots 2-7, 10 & 11 - 0.19 Acres (8,064 Sq. Ft.)
 - Total Acreage: 41.75 Acres (1,818,691 Sq. Ft.)

DEDICATION

We, SMB Land, LLC, an Alabama limited liability company, as owners of the real property shown on this plat hereby join in the statement of Jonathan A. Ham and certify that it is our purpose to subdivide lands so platted into lots as shown.

In witness whereof, I have hereunto set my hand on this the ____ day of _____, 2024.

Nick Howard
Chief Financial Officer, SMB Land, LLC

ACKNOWLEDGEMENT

The State of Alabama
Lee County

I, _____, a Notary Public, in and for said County in said State, hereby certify that Nick Howard, whose name as Chief Financial Officer of SMB Land, LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the ____ day of _____, 2024.

Notary Public:
My Commission Expires:

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	24.91'	60.00'	S26° 16' 18"W	24.73'
C2	43.50'	60.00'	S58° 56' 07"W	42.55'
C3(t)	68.41'	60.00'	S47° 02' 25"W	64.76'
C4	131.33'	270.00'	S24° 32' 05"E	130.04'
C5	81.95'	270.00'	S40° 09' 54"E	81.64'
C6(t)	213.29'	270.00'	S33° 13' 48"E	207.78'
C7	38.02'	330.00'	S52° 29' 06"E	38.00'
C8	59.56'	330.00'	S44° 00' 51"E	59.47'
C9	59.60'	330.00'	S33° 40' 11"E	59.52'
C10	66.09'	330.00'	S22° 45' 28"E	65.98'
C11	156.72'	330.00'	S03° 24' 52"E	155.26'
C12(t)	380.00'	330.00'	S22° 47' 51"E	359.35'
C13	23.27'	270.00'	S07° 39' 03"W	23.27'
C14	30.03'	430.00'	N03° 15' 22"W	30.02'
C15	4.42'	430.00'	N00° 57' 39"W	4.42'
C16(t)	34.45'	430.00'	N02° 57' 41"W	34.44'
C17	58.02'	330.00'	N04° 18' 48"E	57.94'
C18	5.95'	330.00'	N09° 51' 58"E	5.95'
C19(t)	63.96'	330.00'	N04° 49' 46"E	63.86'
C20	72.54'	270.00'	N02° 32' 50"E	72.32'
C21	109.67'	270.00'	N16° 47' 10"W	108.92'
C22	111.55'	270.00'	N40° 15' 33"W	110.76'
C23	17.41'	270.00'	N53° 56' 34"W	17.41'
C24(t)	311.18'	270.00'	S22° 46' 23"E	294.24'
C25	131.88'	330.00'	N44° 21' 21"W	131.01'
C26	60.92'	330.00'	N27° 37' 07"W	60.83'
C27	67.03'	330.00'	N16° 30' 41"W	66.91'
C28	1.30'	330.00'	N10° 34' 47"W	1.30'
C29(t)	261.13'	330.00'	N33° 08' 09"W	254.37'
C30	41.14'	60.00'	N09° 24' 46"E	40.34'

DEVELOPER
SMB Land, LLC
13 N 8th Street
Opelika, AL 36801

LAND SURVEYOR
Jonathan A. Ham
Ala. Reg. PLS No. 34761
Barrett-Simpson, Inc.
223 South 9th Street
Opelika, AL 36801

OPELIKA CERTIFICATES

Approved by the Opelika City Planning Commission, Opelika, Alabama:

Chairman: _____ Date: _____

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: _____ Date: _____

Accepted by the Opelika Public Works Director, Opelika, Alabama:

Public Works Director: _____ Date: _____

Accepted by the Opelika Water Board, Opelika, Alabama:

Opelika Water Board: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

PRELIMINARY PLAT OF

FOXRUN EXTENSION

A REDIVISION OF LOTS 13 & 14 OF A RE-SUBDIVISION OF LOT-6 & A PORTION OF LOT-8, FOXRUN INDUSTRIAL PARK, FIRST REVISION, FIRST ADDITION

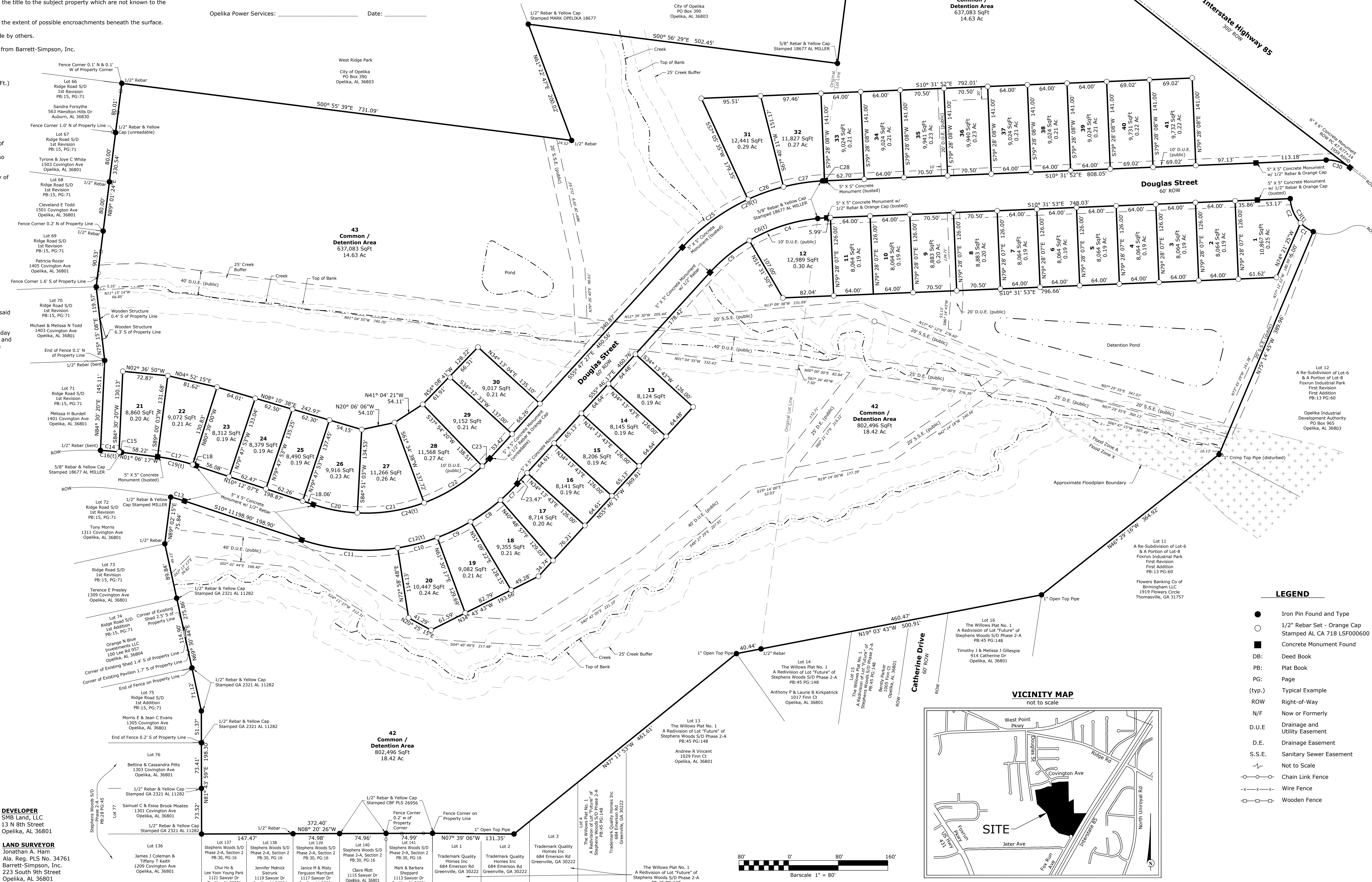
BEING A PART OF SECTIONS 4 & 9, TOWNSHIP 19 NORTH, RANGE 27 EAST, OPELIKA, LEE COUNTY, ALABAMA

SURVEYOR'S CERTIFICATE

I, Jonathan A. Ham, 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.

For Review Only

Jonathan A. Ham, PLS
Alabama License No. 34761 Date: 06/17/2024



THIS IS NOT A PROPERTY BOUNDARY SURVEY.
This drawing is for information purposes only. The purpose of this plat is to show preliminary lot layout for new subdivision construction. Boundary information shown was taken from previous surveys and plats of record. Lots shown are subject to change.

BARRETT-SIMPSON, INC.
Engineers & Land Surveyors



706 12th STREET, PEEK CITY, AL 36868 (PH) 334-297-2423, FAX 334-297-2449
223 SOUTH 9TH STREET, OPELIKA, AL 36801 (PH) 334-745-7026, FAX 334-745-4307

SMB LAND, LLC

FOXRUN EXTENSION

REVISION:

1

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without the expressed written
permission of Barrett-Simpson, Inc.

PRELIMINARY
PLAT

DRAWN BY: BES 06/17/24
FIELD BY: CAJ 05/30/24
REVIEWED BY: JSH 06/17/24
APPROVED BY: JAH 06/17/24

DATE: 17 JUNE, 2024

PROJECT NUMBER: 20-0207

SHEET NUMBER:

C2

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: August 27, 2024

Agenda Item #: A-2

Action Requested: Foxrun Extension SD, Preliminary Plat

Location of Property: Douglas Street & Fox Run Avenue

Property Owner(s): SMB Land, LLC
Blake Rice, Barrett-Simpson, Inc, authorized representative

Current Zoning: PUD (Planned Unit Development)

Existing Land Use: Undeveloped

Surrounding Zoning Districts

And Land Uses:	North	R-3	Single-family homes
	South	M-2	I-85
	East	M-2, I-1	Undeveloped (I-85)
	West	R-3, M-2	Undeveloped

The applicant is requesting preliminary approval for a 43-lot subdivision located south of the terminus of Douglas Street. The subject property is approximately 41.75 acres. The 41 single family home lots range in size from 8,064 square feet (sf) to 12,989 sf, and lot width 60 feet or more at the property line, or 60 feet at the front building setback line. Lot 42 (18.42 acres) is common area, and Lot 43 (14.63 acres) are reserved as common area. The lots are similar in lot area and lot width as the adjacent lots in the West Ridge, Stephens Ridge, and Stephens Woods subdivisions.

As noted on the plat, according to the FEMA Flood Insurance Map the 38.4 acre plat area is located in Zone X; areas outside the 1.2% annual chance floodplain except for a 17,500 sf area is in Zone A; Zone A is an area with 1% chance of flooding; no base flood elevations determined.

Recommendation

Staff recommends preliminary plat approval subject to the following:

1. Approval of the minor amendment by the Planning Commission.
2. A sidewalk is required on at least one side of all streets.
3. All utilities shall be underground.

Engineering Department Report

The Surveyor's comments have been addressed and the Engineering Department has no other comments or concerns with this proposed Preliminary Plat.

Opelika Water Board Report

There is no water main on Douglas Street between Covington Avenue and the existing Fire Hydrant approximately 580 feet north of Jeter Avenue (at edge of development). The developer will need to install an 8-inch main that connects to existing 8-inch mains in these two locations. The distance of the new main is approximately 2,200 feet.

Opelika Power Services Report

This subdivision is located in the Opelika Power service territory.



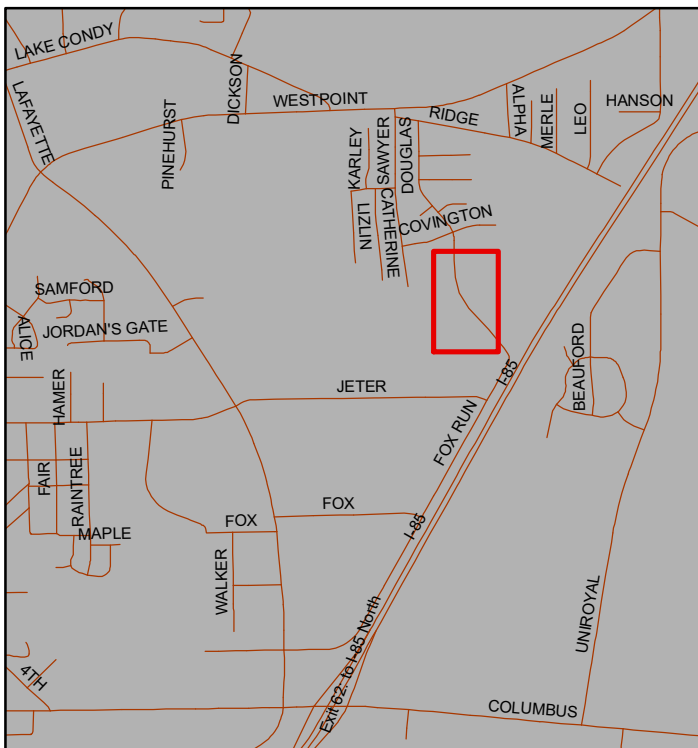
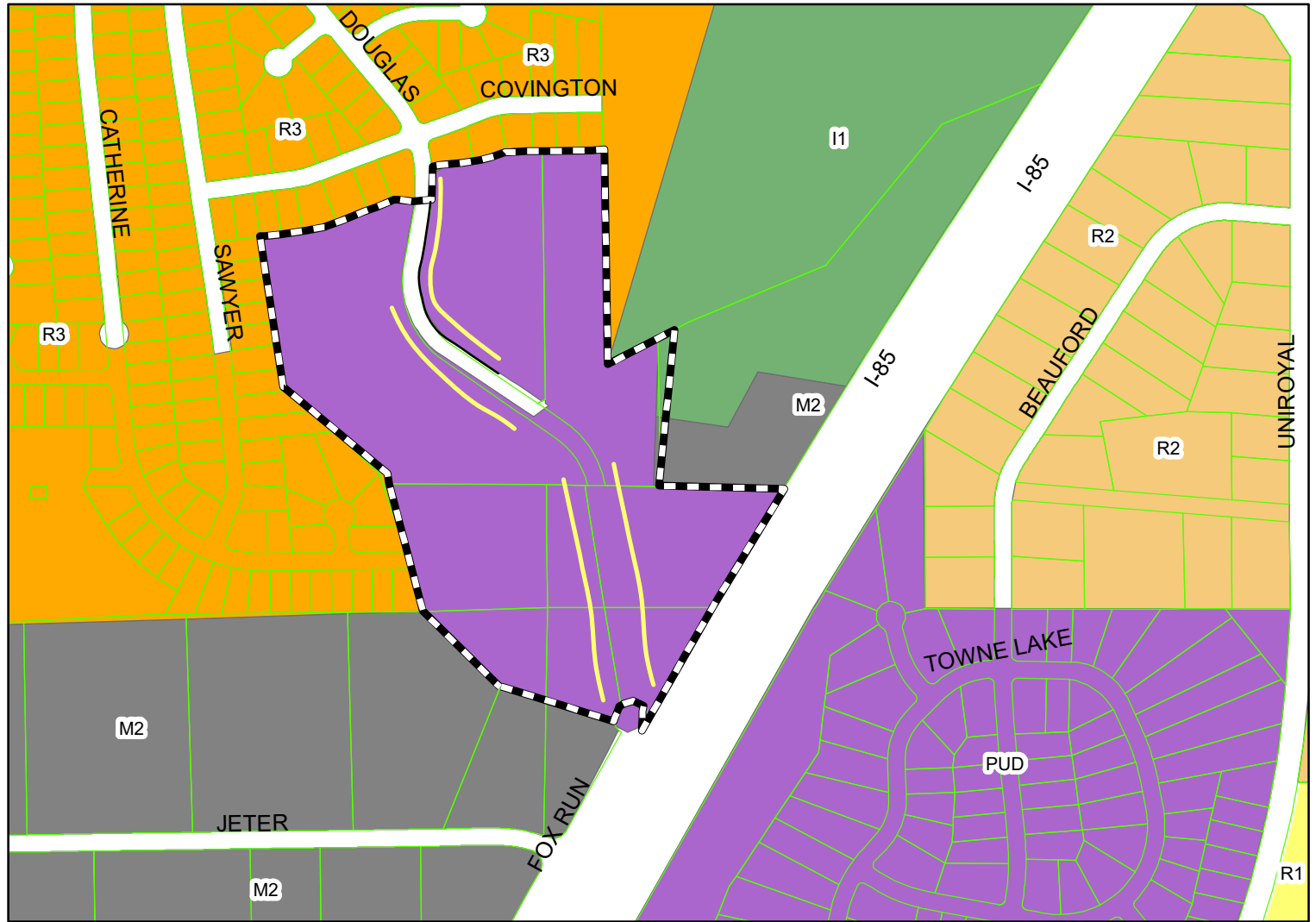
**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



DEADLINE: 8/6/24 MEETING: 8/27/24

SITE ADDRESS: <u>Douglas Street</u>			
PROPERTY OWNER: <u>SMB Land, LLC</u>			
APPLICANT/AUTHORIZED REPRESENTATIVE: <u>Blake Rice, Barrett-Simpson, Inc.</u>			
MAILING ADDRESS: <u>223 S. 9th St. Opelika, AL 36801</u>			
PHONE NUMBER: <u>334-745-7026</u>		FAX NUMBER: <u>334-745-4367</u>	
EMAIL ADDRESS: <u>brice@barrett-simpson.com</u>			
TYPE OF PLAT APPROVAL REQUESTED			
☐ SKETCH PLAN	☐ ADMINISTRATIVE	☒ PRELIMINARY	☐ FINAL
Does the subdivision require any other official action by the City? <u>Yes</u>			
☐ Annexation		☒ Rezoning	☐ Other _____
PARCEL INFORMATION			
Subdivision Name: <u>Foxrun Extension</u>		Number of Lots: <u>43</u> x \$3.00 = \$ <u>129.00</u>	
Current Land Use: <u>Vacant</u>		Number of APO: <u>38</u> x \$7.00 = \$ <u>266.00</u> (Adjacent Property Owners)	
Current Zoning: <u>PUD</u>		Fee: <u>\$75.00</u>	
Proposed use of the Subdivision: <u>Single-family Residential</u>		TOTAL = \$ <u>470.00</u>	
☒ Residential ☐ Manufacturing/Industrial		☐ Commercial ☐ Office/Institutional	
		PAID _____	
I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) <u>Foxrun Extension</u> Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.			
OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: <u><i>Blake Rice</i></u>		8/6/24 DATE	
(PRINT NAME) <u>Blake Rice, Barrett-Simpson, Inc.</u>			

**FOX RUN EXTENSION PUD
FOX RUN AVENUE & DOUGLAS STREET
MASTER PLAN AMENDMENT & PRELIMINARY PLAT, A-1 A-2**



The applicant is requesting a minor amendment to PUD: Decrease single family lots from 50 to 41 lots & increase open/detention space 8.2 acres. Preliminary approval is 41 single family lots and two detention/open space lots. Minimum 8,000 sf home lots. The lots are 1/2 mile from West Ridge Park.



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

Drawing Name: S:\2020\20-0207 SH-6 - Fox Run Extension - Opelika.dwg (FINAL PLAT) - Foxrun Extension - Opelika.dwg Last Modified: Jun 17, 2024 - 2:47pm by jshiver

NOTES:

- Survey North: Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS used the ALDOT Cors as reference.
- Basis for Survey:
 - Boundary Survey for The City of Opelika Douglas Street Property, provided by client, dated November 20, 2020 by Mark L. Miller, Cert. No. 18677.
 - A Re-Subdivision of Lot 6 & A Portion of Lot 8, Fox Run Industrial Park, First Revision, First Addition, Plat Book 13, Page 60, Probate Office, Lee County, Alabama.
 - Ridge Road Subdivision, First Revision, Plat Book 15, Page 71, Probate Office, Lee County, Alabama.
 - Ridge Road Subdivision, Second Revision, First Addition, Plat Book 15, Page 163, Probate Office, Lee County, Alabama.
- According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0090G, effective November 2, 2011, the subject property is located:
 - Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
 - Zone A - The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. No Base Flood Elevations determined.
- Any common areas shown on this plat shall be maintained by the Homeowners Association adopted and/or established with this plat.
- An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
- There is a ten (10) foot utility and drainage easement along the right-of-way of each lot.
- This survey 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.
- There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
- This drawing becomes void if any alterations or changes are made by others.
- This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.
- Development Data:
 - Total Number of Lots: 43
 - Area of Largest Lot: Lot 42 - 18.42 Acres (802,496 Sq. Ft.)
 - Area of Smallest Lot: Lots 2-7, 10 & 11 - 0.19 Acres (8,064 Sq. Ft.)
 - Total Acreage: 41.75 Acres (1,818,691 Sq. Ft.)

DEDICATION

We, SMB Land, LLC, an Alabama limited liability company, as owners of the real property shown on this plat hereby join in the statement of Jonathan A. Ham and certify that it is our purpose to subdivide lands so platted into lots as shown.

In witness whereof, I have hereunto set my hand on this the ____ day of _____, 2024.

Nick Howard
Chief Financial Officer, SMB Land, LLC

ACKNOWLEDGEMENT

The State of Alabama
Lee County

I, _____, a Notary Public, in and for said County in said State, hereby certify that Nick Howard, whose name as Chief Financial Officer of SMB Land, LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the ____ day of _____, 2024.

Notary Public:
My Commission Expires:

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	24.91'	60.00'	S26° 16' 18"W	24.73'
C2	43.50'	60.00'	S58° 56' 07"W	42.55'
C3(t)	68.41'	60.00'	S47° 02' 25"W	64.76'
C4	131.33'	270.00'	S24° 32' 05"E	130.04'
C5	81.95'	270.00'	S40° 09' 54"E	81.64'
C6(t)	213.29'	270.00'	S33° 13' 48"E	207.78'
C7	38.02'	330.00'	S52° 29' 06"E	38.00'
C8	59.56'	330.00'	S44° 00' 51"E	59.47'
C9	59.60'	330.00'	S33° 40' 11"E	59.52'
C10	66.09'	330.00'	S22° 45' 28"E	65.98'
C11	156.72'	330.00'	S03° 24' 52"E	155.26'
C12(t)	380.00'	330.00'	S02° 47' 51"E	359.35'
C13	23.27'	270.00'	S07° 39' 03"W	23.27'
C14	30.03'	430.00'	N03° 15' 22"W	30.02'
C15	4.42'	430.00'	N00° 57' 39"W	4.42'
C16(t)	34.45'	430.00'	N02° 57' 41"W	34.44'
C17	58.02'	330.00'	N04° 18' 48"E	57.94'
C18	5.95'	330.00'	N09° 51' 58"E	5.95'
C19(t)	63.96'	330.00'	N04° 49' 46"E	63.86'
C20	72.54'	270.00'	N02° 32' 50"E	72.32'
C21	109.67'	270.00'	N16° 47' 10"W	108.92'
C22	111.55'	270.00'	N40° 15' 33"W	110.76'
C23	17.41'	270.00'	N53° 56' 34"W	17.41'
C24(t)	311.18'	270.00'	S22° 46' 23"E	294.24'
C25	131.88'	330.00'	N44° 21' 21"W	131.01'
C26	60.92'	330.00'	N27° 37' 07"W	60.83'
C27	67.03'	330.00'	N16° 30' 41"W	66.91'
C28	1.30'	330.00'	N10° 34' 47"W	1.30'
C29(t)	261.13'	330.00'	N33° 08' 09"W	254.37'
C30	41.14'	60.00'	N09° 24' 46"E	40.34'

DEVELOPER
SMB Land, LLC
13 N 8th Street
Opelika, AL 36801

LAND SURVEYOR
Jonathan A. Ham
Ala. Reg. PLS No. 34761
Barrett-Simpson, Inc.
223 South 9th Street
Opelika, AL 36801

OPELIKA CERTIFICATES

Approved by the Opelika City Planning Commission, Opelika, Alabama:

Chairman: _____ Date: _____

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: _____ Date: _____

Accepted by the Opelika Public Works Director, Opelika, Alabama:

Public Works Director: _____ Date: _____

Accepted by the Opelika Water Board, Opelika, Alabama:

Opelika Water Board: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

PRELIMINARY PLAT OF

FOXRUN EXTENSION

A REDIVISION OF LOTS 13 & 14 OF A RE-SUBDIVISION OF LOT-6 & A PORTION OF LOT-8, FOXRUN INDUSTRIAL PARK, FIRST REVISION, FIRST ADDITION

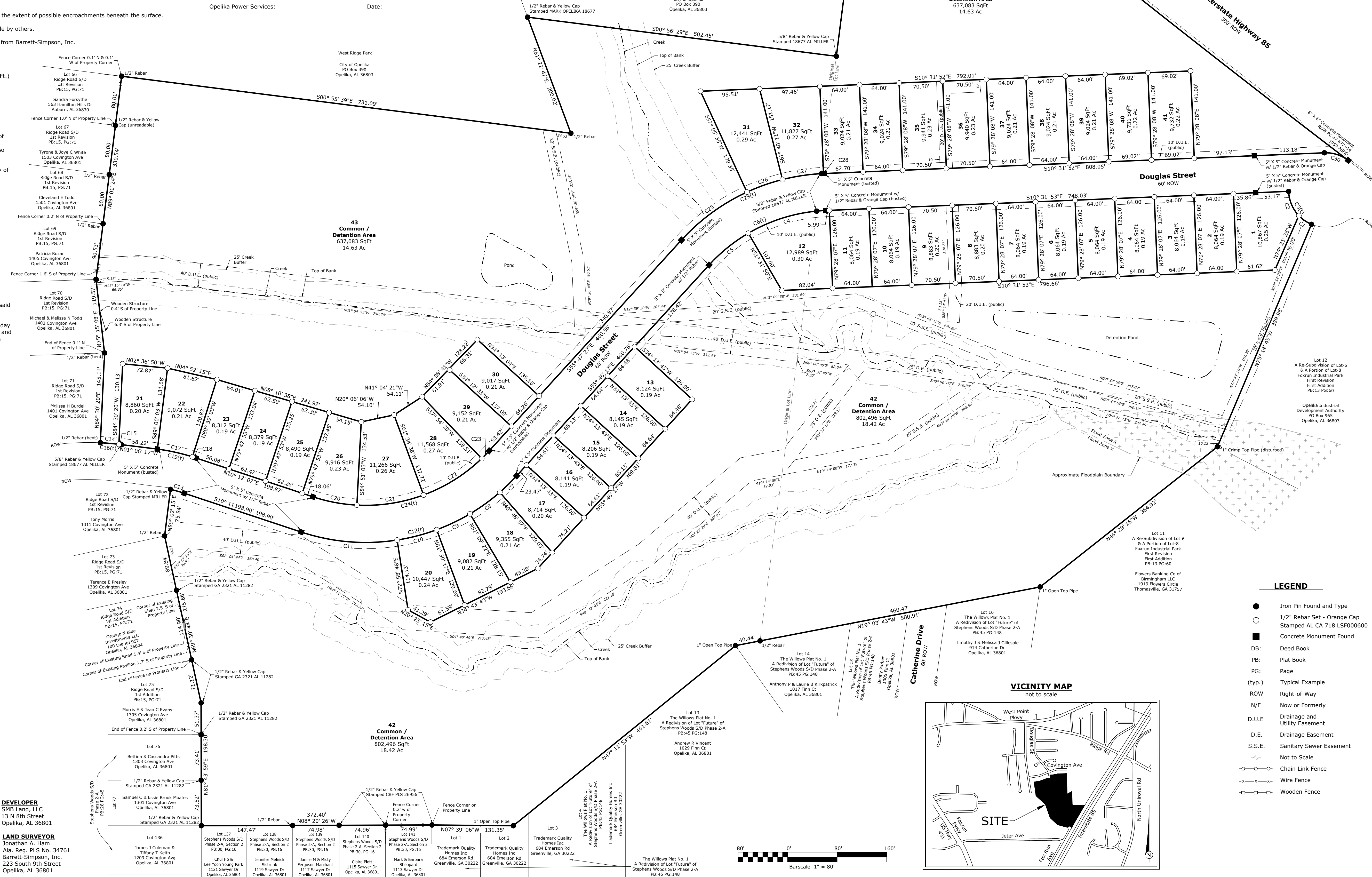
BEING A PART OF SECTIONS 4 & 9, TOWNSHIP 19 NORTH, RANGE 27 EAST, OPELIKA, LEE COUNTY, ALABAMA

SURVEYOR'S CERTIFICATE

I, Jonathan A. Ham, 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.

For Review Only

Jonathan A. Ham, PLS
Alabama License No. 34761 Date: 06/17/2024



THIS IS NOT A PROPERTY BOUNDARY SURVEY.
This drawing is for information purposes only. The purpose of this plat is to show preliminary lot layout for new subdivision construction. Boundary information shown was taken from previous surveys and plats of record. Lots shown are subject to change.

LEGEND

- Iron Pin Found and Type
- 1/2" Rebar Set - Orange Cap
- Stamped AL CA 718 LSF000600
- DB: Deed Book
- PB: Plat Book
- PG: Page
- (typ.) Typical Example
- ROW Right-of-Way
- N/F Now or Formerly
- D.U.E. Drainage and Utility Easement
- D.E. Drainage Easement
- S.S.E. Sanitary Sewer Easement
- ~ Not to Scale
- Chain Link Fence
- x-x-x- Wire Fence
- Wooden Fence

BARRETT-SIMPSON, INC.
Engineers & Land Surveyors
706 12th STREET, PENSACOLA, AL 36686 (PH) 334-972-2423, FAX 334-972-2469
223 SOUTH 9TH STREET, OPELIKA, AL 36801 (PH) 334-745-7026, FAX 334-745-4307



SMB LAND, LLC

FOXRUN EXTENSION

REVISION:

1

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The Copyright Act of 1976 and may
not be reproduced in any form
without the expressed written
permission of Barrett-Simpson, Inc.

**PRELIMINARY
PLAT**

DRAWN BY: BES 06/17/24
FIELD BY: CAJ 05/30/24
REVIEWED BY: JSH 06/17/24
APPROVED BY: JAH 06/17/24

DATE: 17 JUNE, 2024

PROJECT NUMBER: 20-0207

SHEET NUMBER:

C2

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: August 27, 2024

Subdivision: National Village Subdivision, Plat 1E

Agenda Item #: B-3

Action Requested: Preliminary Approval

Location of Property: Robert Trent Jones Trail and Grand National Parkway

Property Owner(s): Retirement Systems of Alabama
Max Vaughn, Goodwyn, Mills, and Cawood, authorized representative

Current Land Use: Undeveloped

Current Zoning: PUD (Grand National Planned Unit Development)

Flood Zone: FIRM Panel #01081C0055G dated 11-01-2011,
all areas in Zone X

Staff Comments:

The applicant is requesting preliminary approval for a 38-lot subdivision. This same subdivision area was presented and approved at the February 2024 Planning Commission meeting. At the February meeting, 31 lots were approved (30 single family home lots and one 16.7 acre open space lot). The 38 lots at the August PC meeting are 36 single family home lots and two open space lots. The 38 lots are access from a new street that connects to Grand National Parkway; the approved plat for 30 lots are also accessed from Grand National. The plat revision extends the street closer to the north property line increasing property area for six additional single family home lots; the lot increase decreases the open space area from 16.7 acres to 13.3 acres. The 100 foot wide open space buffer between the single family home lots and Grand National Parkway as shown on master plan remains in place. (The February plat and today's revised plat are on page 3 and 4 for comparison.)

The lots on today's revised plat are slightly larger and wider than the approved plat: The lots today range from 8,301 sf to 27,510 sf and most lots at least 57 feet wide. The approved preliminary plat range from 6,501 sf to 13,464 sf and most lots are 49 to 50 feet wide. A common open space is along

the rear lot lines of each lot as provided in other phases. The minimum setbacks noted on the plat are 10 foot front yard, 5' side yard and 10' rear setback.

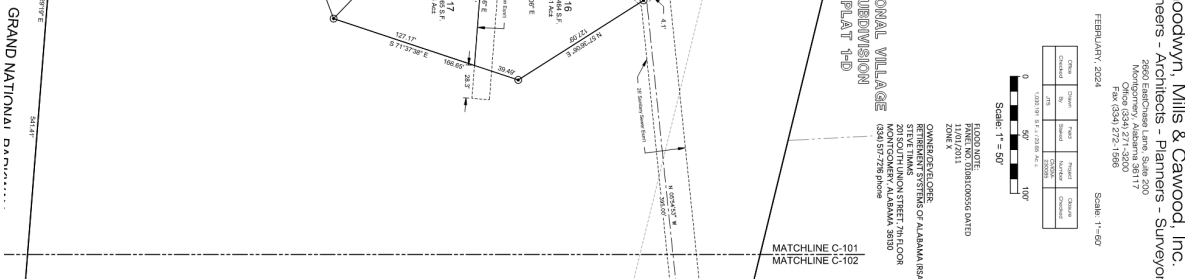
The applicant explained that the extension of Turkey Hill Circle into Phase 1E crosses over a ditch and the crossing would require large amounts of fill. That is, the sewer would be installed deep below the ditch. Then, the grade of the sewer line would rise significantly to tie the sewer line into an existing manhole at Robert Trent Jones Trail. The short connection from Grand National Parkway to Phase 1E eliminates large amounts of fill and a labor intensive task. Also, the length of Turkey Hill Circle is very long if Phase 1D and Phase 1E are connected. Turkey Hill begins at the Phase 1D entrance on Robert Trent Jones Trail providing access to Phase 1D lots and 36 lots in Phase 1E. The distance of Turkey Hill Circle from the entrance point on Robert Trent Jones Trail to the turnaround point back is about ½ mile long (or 1 mile back to entrance point). As an option, the short connection from Grand National Parkway to Phase 1E significantly reduces the length of Turkey Hill Circle and travel time.

Phase 1E without a link to Phase 1D will appear as a separate subdivision not part of National Village PUD. The 100 foot wide power easement between Phase 1D and 1E also provides separation. Staff prefers Phase 1D and 1E connected as other phases are linked together in National Village. If the plat is approved as submitted, staff recommends that walking trails and cart paths added on plat and labeled 'access easements' linking Phase 1E to Phase 1D on a pedestrian level.

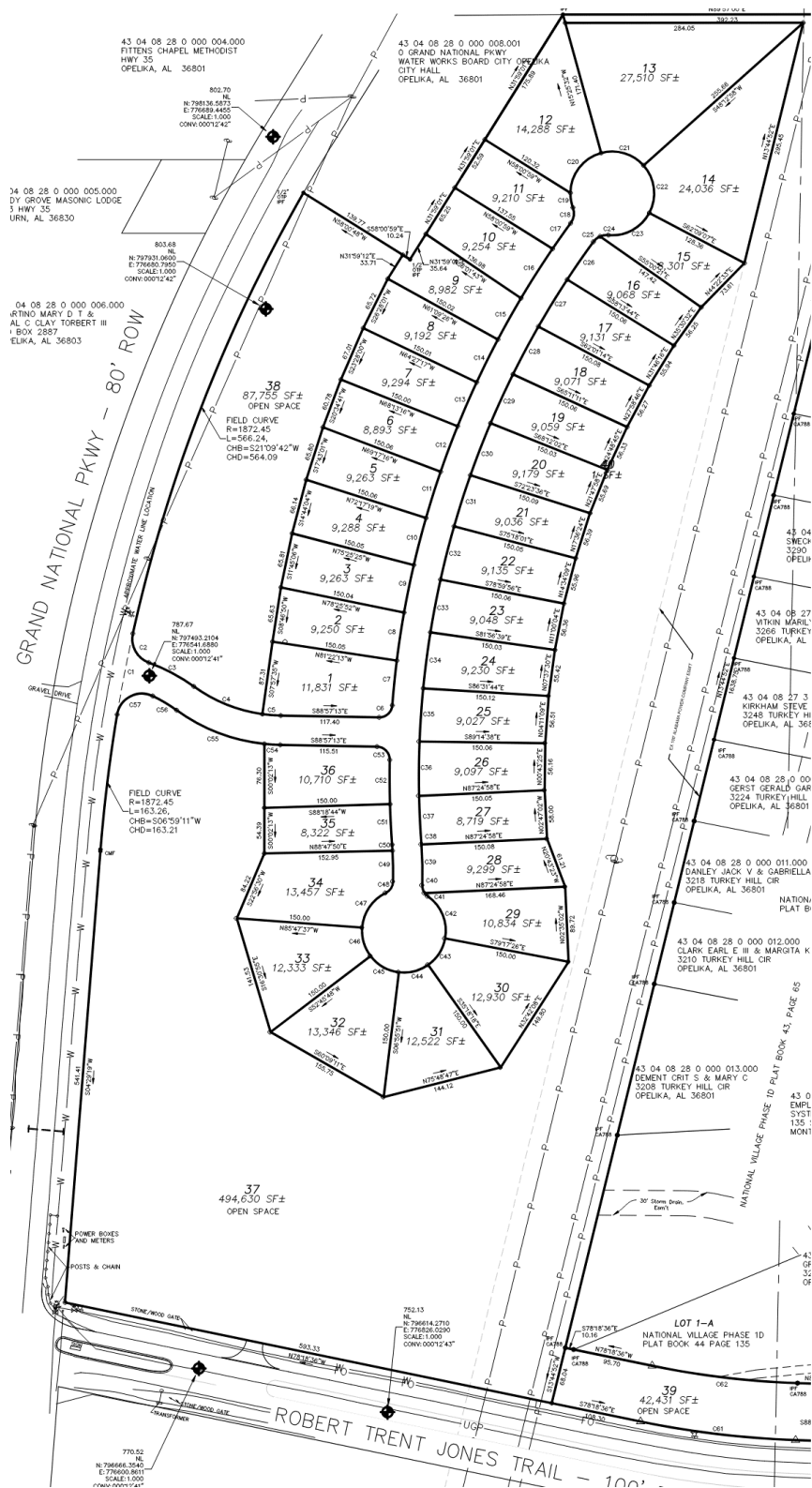
Staff recommends preliminary approval subject to the following:

1. Install sidewalks on at least one side of all streets.
2. Delete "Lot 39" on Note #8.
3. Add walking trails and cart paths and label them pedestrian access easements across the open space lots Lot 37 and 38 to link the adjacent Phase 1D subdivision to Phase 1E.

Page 3 of 5



Revised August 2024 Preliminary Plat (38 lots total)



Engineering Department Report

The applicant will be required to submit a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits.

- Construction of infrastructure and utilities will be monitored and approved prior to final plat acceptance.
- The road names shall approved by the Engineering Department and are to be placed on the final plat for the public roadways to be accepted.

The Engineering Department has no other comments or concerns with this proposed Preliminary Plat.

Opelika Water Board Report

Design has changed from previously approved original. Revised plans must be submitted and approved by Opelika Water. All infrastructure installation shall be reviewed and approved by Opelika Water prior to final acceptance.

Opelika Power Services Report

This subdivision is located outside of Opelika Power service territory.



**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



DEADLINE: _____ MEETING: _____

SITE ADDRESS: 5198 Grand National Parkway and Robert Trent Jones Pkwy
PROPERTY OWNER: RSA
APPLICANT/AUTHORIZED REPRESENTATIVE: Mike Maher
MAILING ADDRESS: 2124 Moores Mill Rd Ste 110
PHONE NUMBER: 334-821-0105 **FAX NUMBER:** 334-821-4044
EMAIL ADDRESS: mike.precisionsurv@gmail.com

TYPE OF PLAT APPROVAL REQUESTED Prelim SD plat

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL ☐

Does the subdivision require any other official action by the City? _____

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: National Village Phase 1E

Current Land Use: Vacant

Current Zoning: PUD

Proposed use of the Subdivision: single family residential

☒ Residential ☐ Commercial
☐ Manufacturing/Industrial ☐ Office/Institutional

Number of Lots: 39 x \$3.00 = \$ 117

Number of APO: 12 x \$7.00 = \$ 84
 (Adjacent Property Owners)

Fee: \$75.00

TOTAL = 276

PAID _____

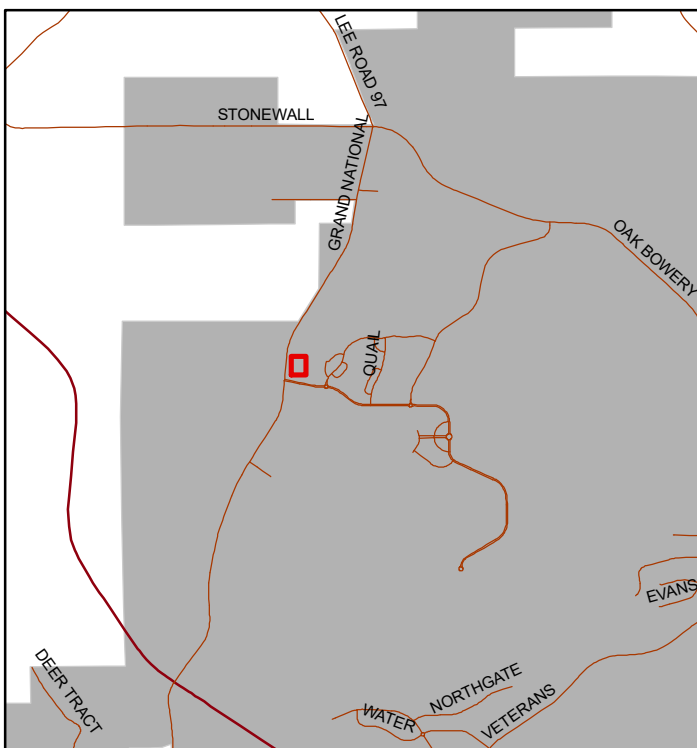
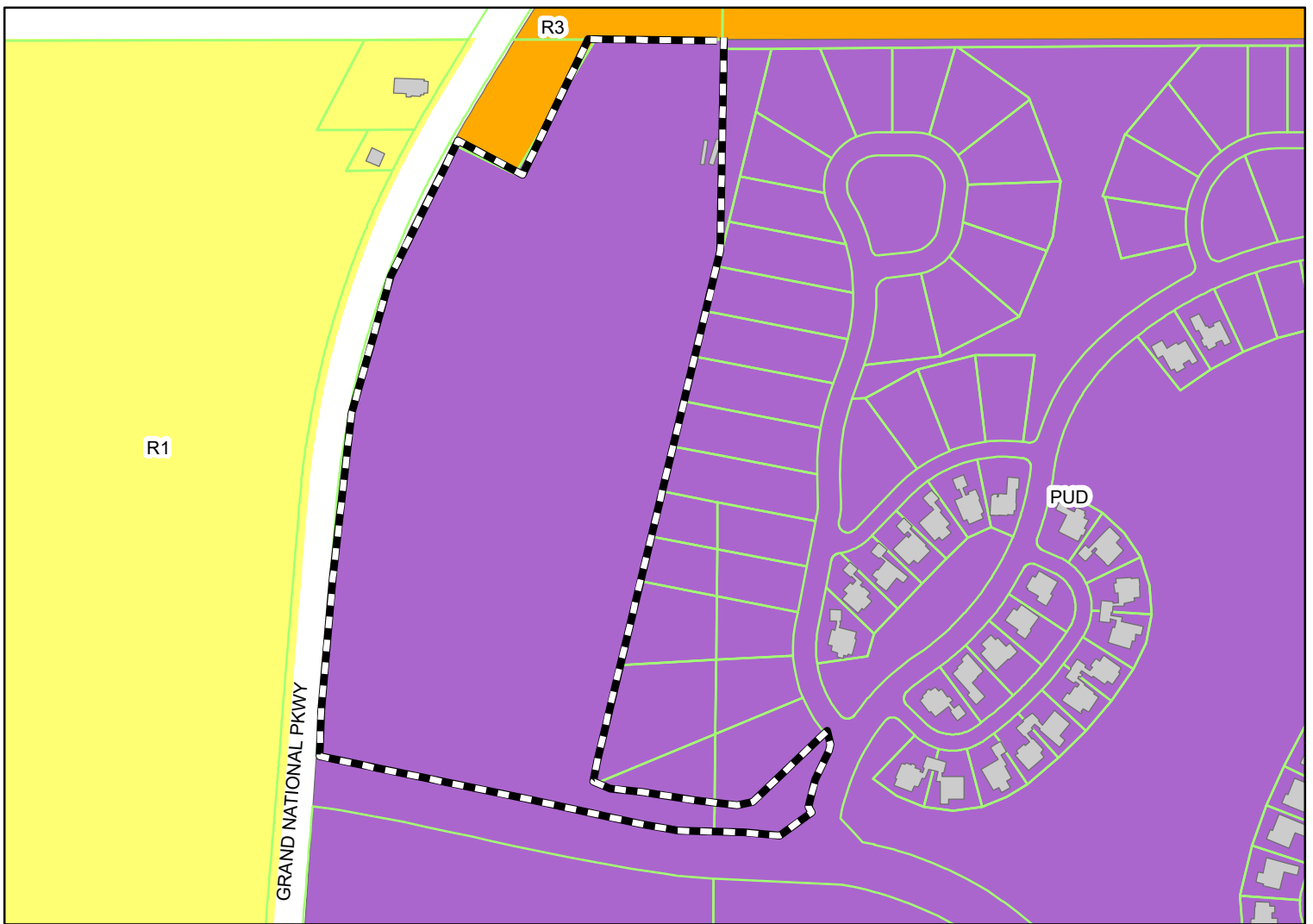
I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Nation al Village Phase 1E Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

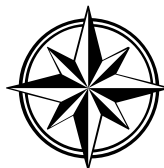
(PRINT NAME) Steve Timms

7-31-2024
DATE

NATIONAL VILLAGE PHASE 1E SUBDIVISION GRAND NATIONAL PARKWAY AND ROBERT TRENT JONES TRAIL PRELIMINARY APPROVAL, B-3



The applicant is requesting preliminary approval for 39 single family home lots. The property is located in the National Village PUD 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 verification by an independent professional qualified to verify such information.

State of Alabama
Lee County

I, Michael T. Maher, a Licensed Land Surveyor 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 the surveying in the State of Alabama to the best of my knowledge, information, and belief.

In witness whereof, I have hereunto set my hand and seal on this the ____ day of _____, 2024.

Michael T. Maher, Alabama License No. 29993
Not a certified survey unless signed and stamped with my seal.

State of Alabama
Lee County

Teachers Retirement System of Alabama and The Employees Retirement Systems of Alabama, collectively known as The Retirement Systems of Alabama, owner of the real property shown on this plat, hereby joins in the statement of Michael T. Maher, and certify that it was and is my purpose to subdivide the lands so plotted as shown.

In witness whereof, I have hereunto set my hand on this the ____ day of _____, 2024.

Steven D. Timms, Assistant Director of RSA Investments
on behalf of The Retirement Systems of Alabama

State of Alabama
Lee County

I, _____, a Notary Public, in and for said County in said State, hereby certify that Steven D. Timms, whose name as Assistant Director of RSA Investments on behalf of The Retirement Systems of Alabama FOR Teachers Retirement System of Alabama and The Employees Retirement Systems of Alabama, collectively known as The Retirement Systems of Alabama is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

In witness whereof, I have hereunto set my hand and seal on this the ____ day of _____, 2024.

Notary Public: _____ My commission expires: _____

Approved by the Opelika City Planning Director, Opelika, Alabama:

Director: _____ Date: _____

Approved by the Opelika City Planning Chairman, Opelika, Alabama:

Chairman: _____ Date: _____

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

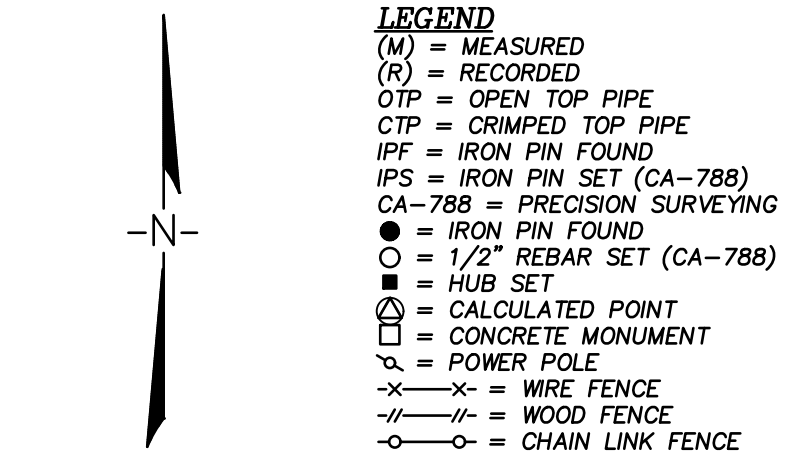
Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

Public Works Director: _____ Date: _____

NATIONAL VILLAGE Phase 1E SECTIONS 247 AND 28 T 15 N R 26 E OPELIKA LEE COUNTY ALABAMA

- NOTES
- SOURCE OF INFORMATION: DEED BOOK 1743, PAGE 346; NATIONAL VILLAGE PHASE 1D PLAT BOOK 43, PAGE 65; NATIONAL VILLAGE PHASE 1D PLAT BOOK 44, PAGE 135.
 - DATE OF FIELD SURVEY: 8-1-2024. DATE OF OFFICE WORK: 8-5-2024.
 - BEARING BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE.
 - 10 FOOT CORNER SET BACK FROM OPEN ALLOT CORNERS AS CONTROL.
 - ELEVATIONS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE. 10 FOOT CORNER SET BACK FROM OPEN ALLOT CORNERS AS CONTROL.
 - AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSES OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CONTAINED ALONG THE FRONT AND REAR LOT LINES.
 - NO PORTION OF THIS SITE LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FEMA FIRM 16080C0000A DATED SEPTEMBER 2, 2011.
 - SETBACKS FOR THESE LOTS: 10' FRONT SETBACK, 5' SIDE SETBACK AND 15' REAR SETBACK.
 - CUT PARCELS LOTS 31, 38 AND 39 ARE OPEN SPACE PARCELS AND SHALL BE MAINTAINED BY THE HOUSING DEVELOPER.
 - THIS SITE IS LOCATED IN THE SAUGHAMATCHEE WATERSHED.

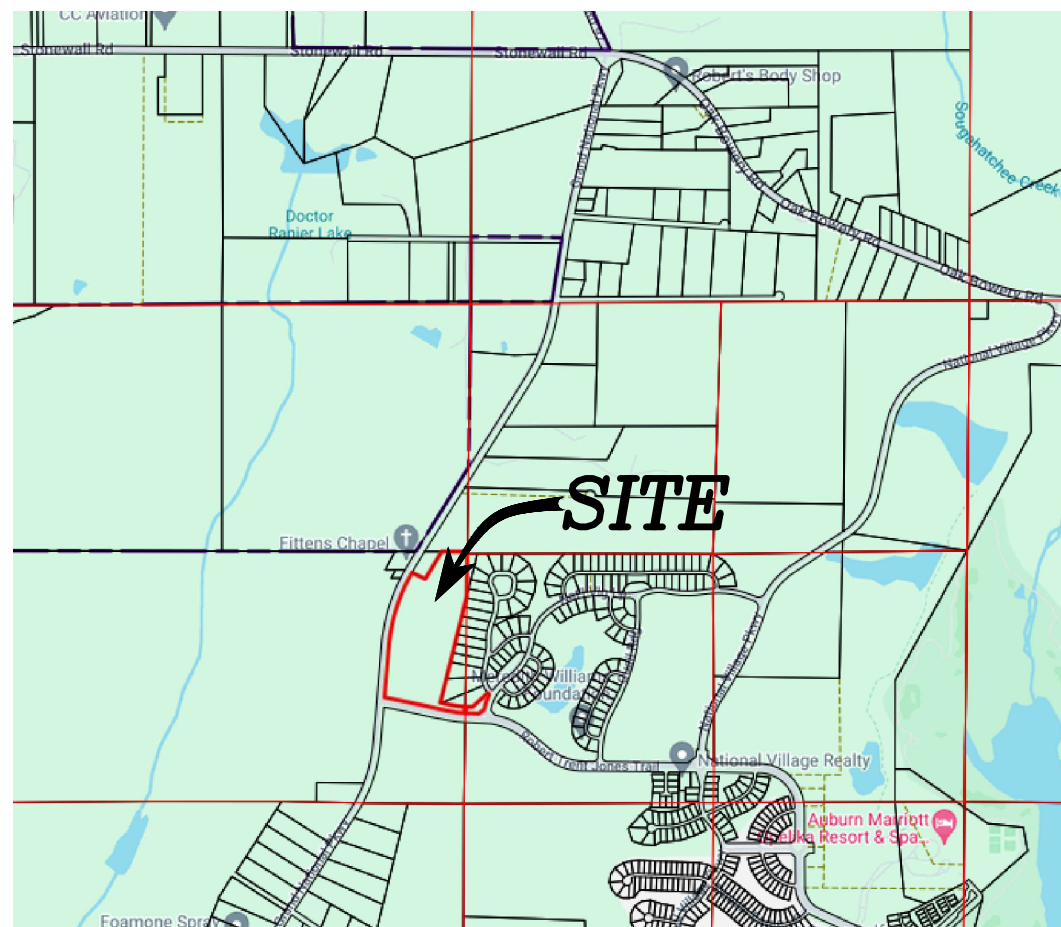


OWNER - DEVELOPER
EMPLOYEES RETIRE SYSTEM AL
135 S UNION ST
MONTGOMERY, AL 36130

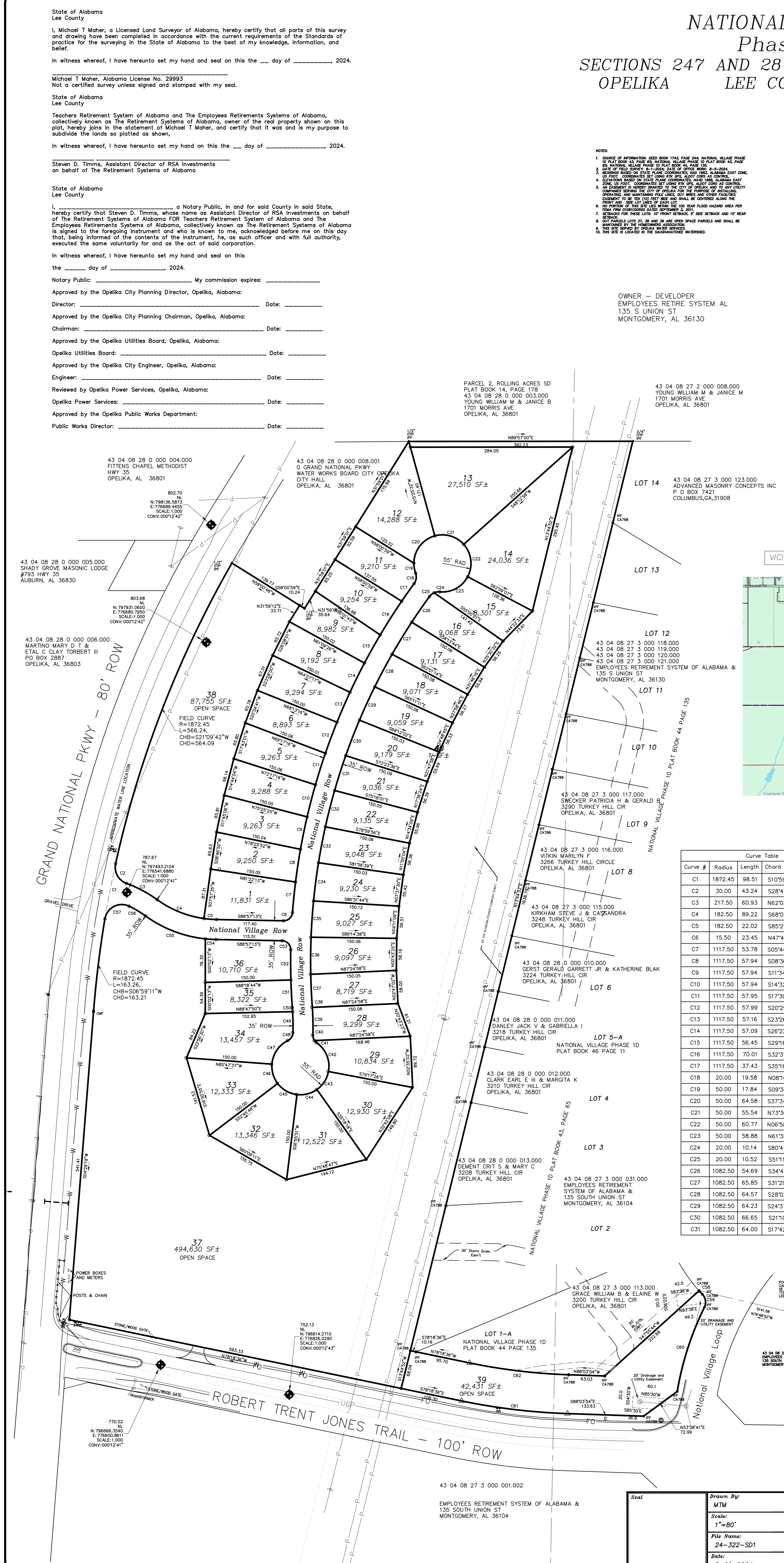
43 04 08 27 2 000 008.000
YOUNG WILLIAM M & JANICE M
1701 MORRIS AVE
OPELIKA, AL 36801

PARCEL 2, ROLLING ACRES SD
PLAT BOOK 14, PAGE 178
43 04 08 28 0 000 003.000
YOUNG WILLIAM M & JANICE B
1701 MORRIS AVE
OPELIKA, AL 36801

VICINITY MAP NOT TO SCALE



Curve Table					Curve Table				
Curve #	Radius	Length	Chord Bearing	Chord Dist	Curve #	Radius	Length	Chord Bearing	Chord Dist
C1	1872.45	98.51	S10°59'29"W	98.50	C32	1082.50	65.65	S14°16'50"W	65.64
C2	30.00	43.24	S28°47'28"E	39.59	C33	1082.50	64.08	S10°50'50"W	64.07
C3	217.50	60.93	N62°03'21"W	60.73	C34	1082.50	67.43	S07°22'01"W	67.42
C4	182.50	89.22	S68°02'08"E	88.33	C35	1082.50	63.63	S03°53'55"W	63.62
C5	182.50	22.02	S85°29'49"E	22.01	C36	1082.50	64.91	S00°29'48"W	64.90
C6	15.50	23.45	N47°42'13"E	21.28	C37	1082.50	55.72	S02°41'45"E	55.72
C7	1117.50	53.78	S05°44'22"W	53.78	C38	517.50	2.28	N04°02'38"W	2.28
C8	1117.50	57.94	S08°36'13"W	57.94	C39	517.50	48.81	N01°12'56"W	48.79
C9	1117.50	57.94	S11°34'28"W	57.93	C40	15.50	9.84	S16°42'30"E	9.68
C10	1117.50	57.94	S14°32'42"W	57.93	C41	15.50	5.48	S45°02'10"E	5.45
C11	1117.50	57.95	S17°30'58"W	57.95	C42	50.00	57.49	N22°13'48"W	54.38
C12	1117.50	57.99	S20°29'18"W	57.99	C43	50.00	38.38	N32°42'08"E	37.45
C13	1117.50	57.16	S23°26'26"W	57.15	C44	50.00	36.86	N75°48'47"E	36.03
C14	1117.50	57.09	S26°22'09"W	57.08	C45	50.00	40.00	S60°09'11"E	38.94
C15	1117.50	56.45	S29°16'48"W	56.45	C46	50.00	36.17	S16°30'55"E	35.38
C16	1117.50	70.01	S32°31'20"W	70.00	C47	50.00	52.37	S34°12'43"W	50.01
C17	1117.50	37.43	S35°16'36"W	37.43	C48	15.50	17.09	N32°38'14"E	16.23
C18	20.00	19.58	N08°10'59"E	18.81	C49	482.50	36.76	N01°07'33"W	36.75
C19	50.00	17.84	S09°38'50"E	17.75	C50	482.50	7.26	N03°44'22"W	7.26
C20	50.00	64.58	S37°34'30"W	60.18	C51	1117.50	48.42	S02°55'45"E	48.42
C21	50.00	55.54	N73°36'17"W	52.73	C52	1117.50	52.84	S00°20'00"E	52.83
C22	50.00	60.77	N06°58'05"W	57.09	C53	15.50	24.34	N43°57'58"W	21.92
C23	50.00	58.88	N61°35'00"E	55.54	C54	217.50	18.92	S86°27'42"E	18.91
C24	20.00	10.14	S80°47'18"W	10.04	C55	217.50	113.65	S69°00'02"E	112.36
C25	20.00	10.52	S51°11'40"W	10.40	C56	182.50	33.09	N59°13'33"W	33.05
C26	1082.50	54.69	S34°41'01"W	54.69	C57	30.00	55.55	S62°31'54"W	47.95
C27	1082.50	65.85	S31°29'37"W	65.84	C58	275.00	8.56	S42°57'47"E	8.56
C28	1082.50	64.57	S28°02'31"W	64.56	C59	20.00	24.46	N08°48'49"W	22.97
C29	1082.50	64.23	S24°37'59"W	64.23	C60	535.00	155.37	S17°54'27"W	154.83
C30	1082.50	66.65	S21°10'10"W	66.64	C61	1095.92	186.59	S83°11'15"E	186.36
C31	1082.50	64.00	S17°42'42"W	64.00	C62	1027.92	175.01	N83°11'15"W	174.80



Seal	Drawn By: MTM
	Scale: 1"=80'
	File Name: 24-322-SD1
	Date: 8-22-2024

PRECISION SURVEYING

2124 Moores Mill Road
Suite 110
Auburn, Alabama 36830
Phone (334) 821-0105
www.precisionsurveying.biz

NATIONAL VILLAGE
PHASE 1E
PRELIMINARY PLAT

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: August 27, 2024

Agenda Item #: C-4

Action Requested: Conditional Use – Hotel

Location of Property: Interstate Drive

Property Owner(s): Curt Cope, Auburn 57, Inc.
Blake Rice, Barrett-Simpson, authorized representative

Current Land Use: Vacant

Current Zoning: C-2, GC-P

**Surrounding Zoning Districts
And Land Uses:**

North: C-2, GC-P Physician Office
South: R-2, GC-P Residential across I -85
East: C-2, GC-P Ashley Furniture
West: C-2, GC-P Vacant

The applicant is requesting conditional use approval to construct a 105-room hotel on the south side of Interstate Drive on 2.65 acres. The proposed hotel is listed as four (4) stories. The hotel brand is a LivSmart Hotel by Hilton. The brand is geared towards corporate users who stay longer than traditional hotel guest but don't meet the extended stay lengths. Typical stays are 1-2 weeks.

The elevations show a primarily EIFS like materials (simulated stucco). The exterior material list must be provided to ensure the exterior materials meet the Gateway Corridor cladding requirements. The proposed building meets the required setbacks and should be below the required maximum height of 75 feet. The impervious surface is shown at 55 percent and below the 70 percent maximum of the total site. The revised site plan shows shared easement on the shared drive on the corner. All signage will be reviewed in a separate application process.

The proposed use is required to have one parking space per room, one space per three employees of the largest shift, one space per three persons to the maximum capacity of any public meeting space, plus 50 percent of the required spaces for other uses such as restaurants or bars. As previously mentioned, there are 105 rooms proposed and no additional uses. The revised site plan shows 108 parking and 108 are required parking spaces.

Landscaping:

In the gateway corridor parking lots fronting on a non gateway public rights-of-way are required to be 10 feet meeting Section 10.6D.2. The current site is required to have 252 base landscape points and 108 parking landscape points. This is a total of 360 points. The landscape plan is not provided at this time and will need to be tabulated to show compliance. Overall, the landscape numbers provided need to be adjusted to include the points based on the entire developed site. A landscape plan will be

required at the time of the site plan review prior to building permits if this were to receive approval. Landscape buffers will need to be installed in the rear area if those trees are cleared. To provide a larger buffer on the Interstate 85 side, the Interstate Drive buffer shall be allowed to average the buffer width. Currently a small section is six feet from the right-of-way, while most of the buffer area exceeds the 10 foot buffer requirement. Plantings will need to be added to the west side to buffer the parking lot area.

Recommendation: Approval subject to the following conditions:

1. Exterior Materials list needs to be provided and meet the gateway corridor requirements including the dumpster screening and mechanical screening requirements.
2. A Landscape Plan will need to be provided and meet the gateway corridor landscape requirements including landscape buffers and plantings required.

Engineering Department Report

The applicant will be required to submit a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits.

The Engineering Department has no comments or concerns regarding this Conditional Use.

Opelika Water Board Report

Water service is available from the north side of Interstate Dr. No other comments.

Opelika Power Services Report

This subdivision is located in the Opelika Power service territory.



APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT

700 FOX TRAIL
OPELIKA, AL 36801



PC DEADLINE: 8/6/24 PC MEETING: 8/27/24

SITE ADDRESS: LOT 2, INTERSTATE PARK, PLAT 28-102

PROPERTY OWNER: AUBURN 57, INC.

APPLICANT/ AUTHORIZED REPRESENTATIVE: BLAKE RICE, BARRETT-SIMPSON, INC.

MAILING ADDRESS: 223 S. 9th STREET, OPELIKA, AL 36801

PHONE NUMBER: (334) 745-7026

FAX NUMBER: N/A

EMAIL ADDRESS: BRICE@BARRETT-SIMPSON.COM

PARCEL INFORMATION

Project name: RAM OPELIKA HOTEL Address/Location: LOT 2, INTERSTATE PARK

Current Land Use: VACANT Current Zoning: C2, GC-P

Adjacent Zoning Districts: North: C2 South: N/A East: C2 West: C2

Description of Proposed Use: HOTEL

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, AUBURN 57, INC - CURT COPE, being owner of the property which is the subject of this conditional use application hereby authorize BARRETT-SIMPSON, BLAKE RICE, to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: *Curt Cope* Date: 7/30/2024

STATE OF ALABAMA,

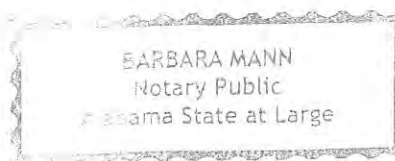
COUNTY OF LEE

I, Barbara A. Mann, a Notary Public in and for said County and State, hereby certify that Curt is Cope, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

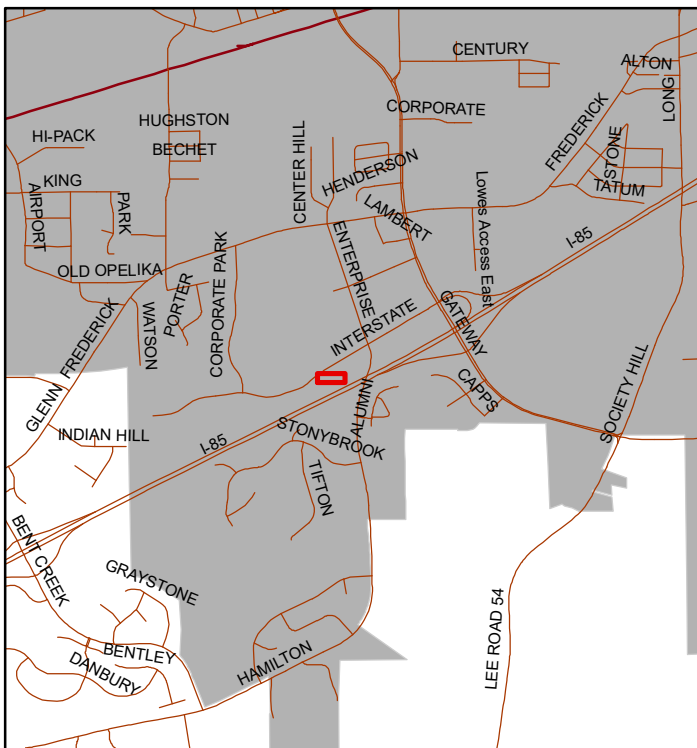
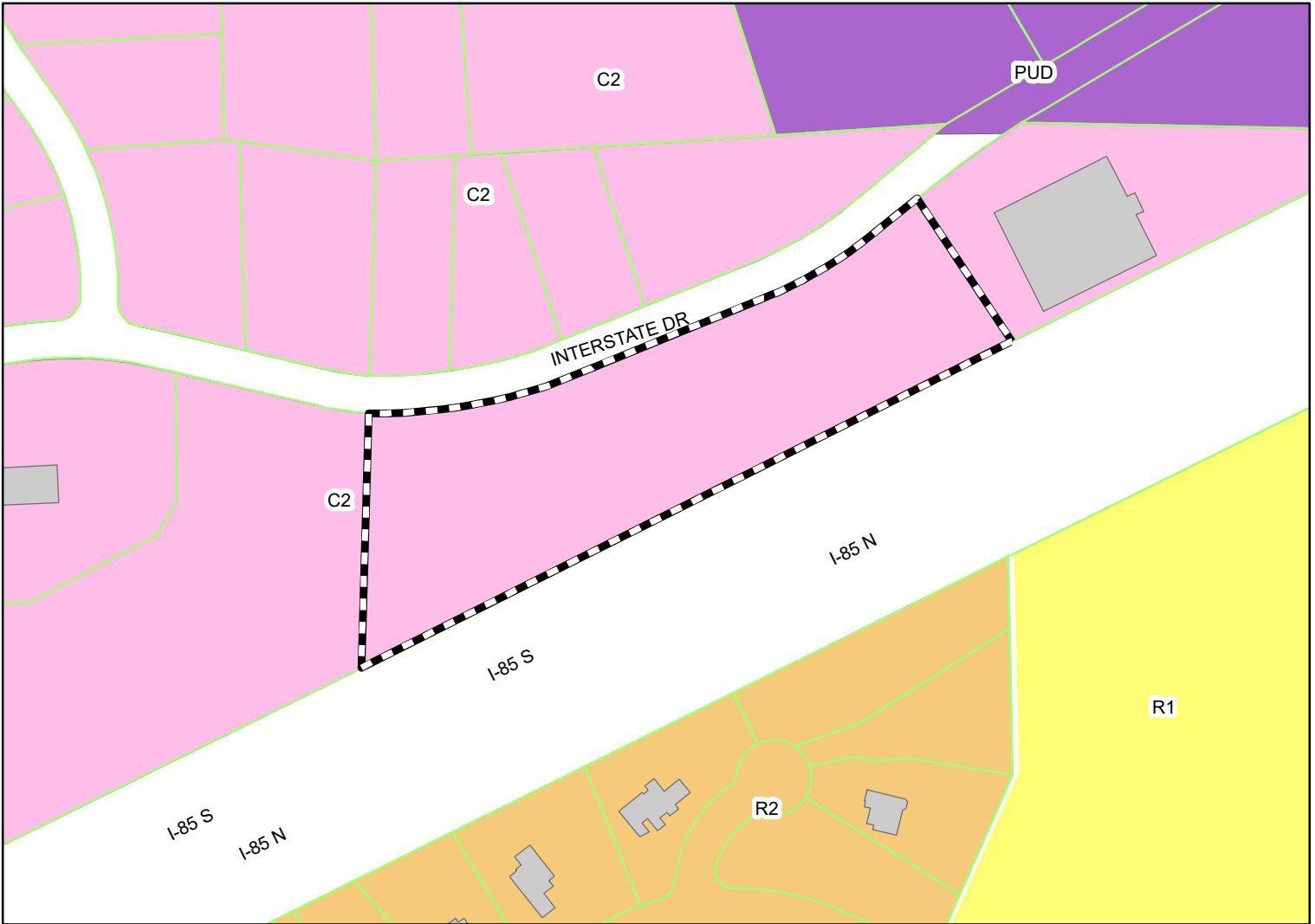
Given my hand and seal of office this 30 day of JULY, 2024,

Barbara A. Mann
Notary Public

My Commission Expires: 06-22-2024



**RAM OPELIKA HOTEL
2500 BLOCK INTERSTATE DRIVE
CONDITIONAL USE APPROVAL, C-4**

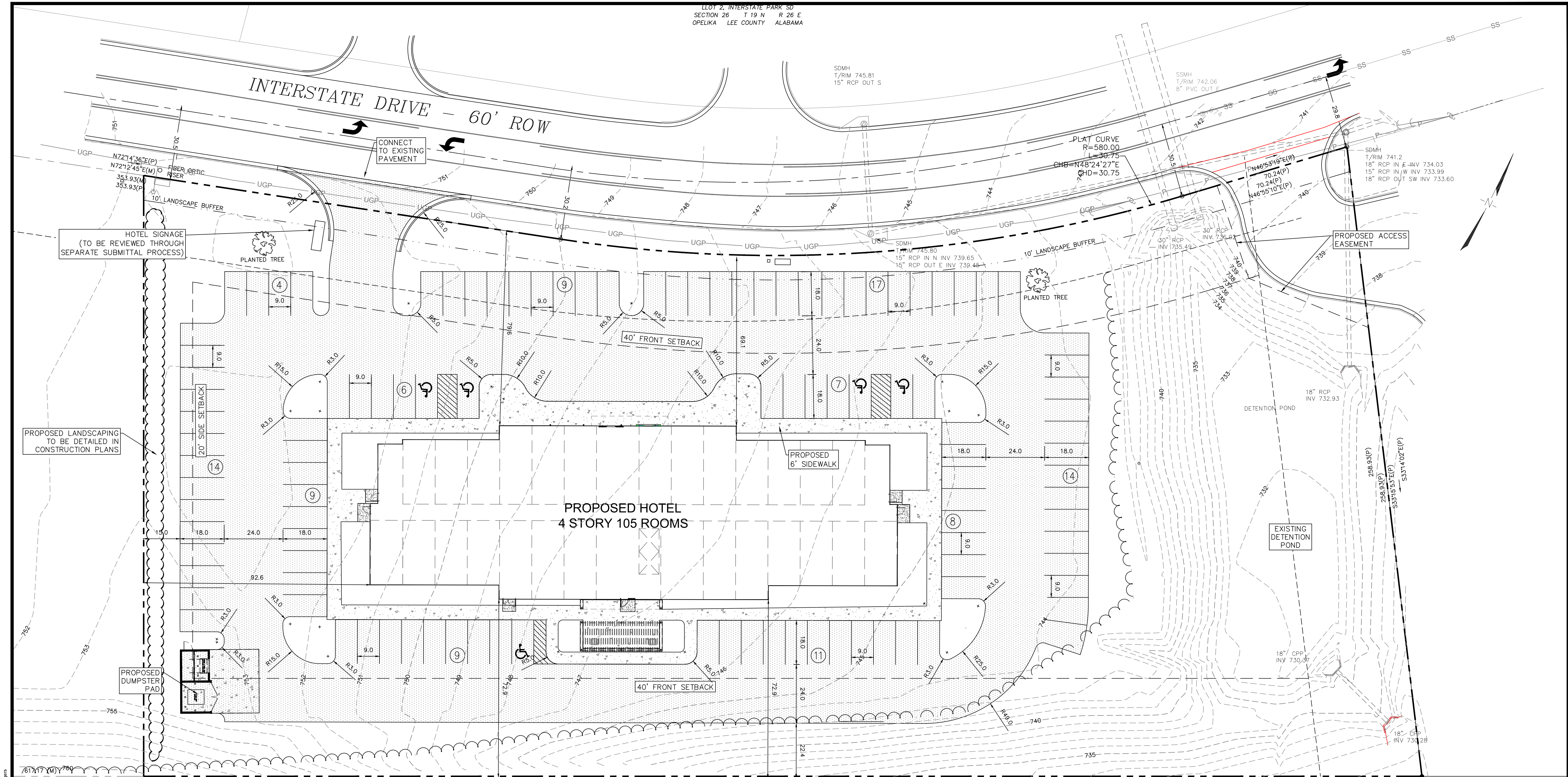


The applicant is requesting approval to construct a 105 room hotel in a C-2, GC-P zoning district.



Subject Property

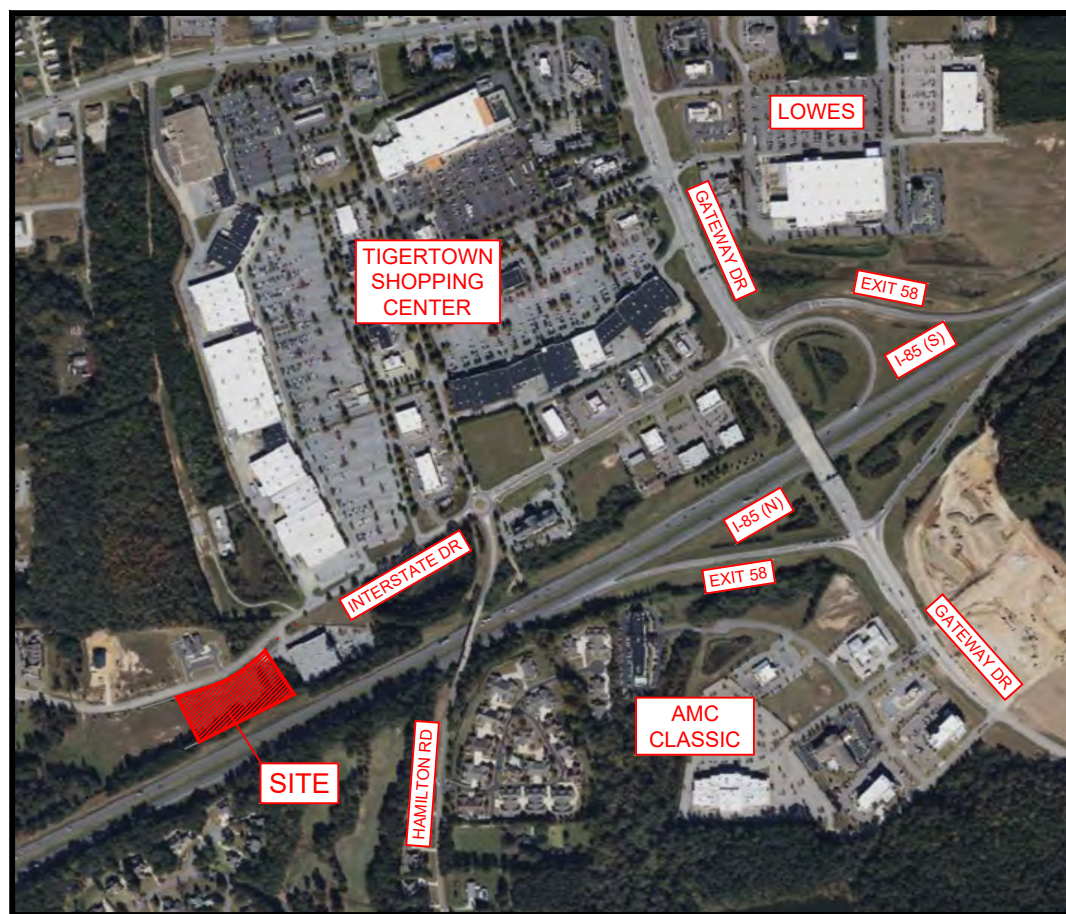
The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not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



Drawing Name: P:\188 Projects\2024\04-042 RAM - Lofman Opelia\Opelia\Conditional Use - 08.07.24.dwg, Last Modified: Aug 19, 2024, 11:21am by crogan

1139.25(P)
1138.98(M)
S63°31'22"W(M)
S63°33'13"W(P)

INTERSTATE 85 - ROW VARIES



VICINITY MAP
(NOT TO SCALE)

REQUIRED LANDSCAPE POINTS:

DEVELOPED AREA	115,615± SQ. FT. (2.65 AC)
BASE POINTS REQ'D (115,615-10,000) / 500 + 40	211
BASE POINTS TO BE PROVIDED	211
PARKING POINTS REQ'D (108 SPACES @ 1 PT / SPACE)	108
PARKING POINTS TO BE PROVIDED	108
TOTAL REQUIRED POINTS	319
TOTAL POINTS TO BE PROVIDED	319

NOTE:
SPECIES FOR PLANTINGS SHALL CONFORM TO THE RECOMMENDED TREE LIST IN SECTION 10.9 OF THE OPELIKA ZONING ORDINANCE (PAGE 200)

SITE INFORMATION:

Zoned:	C-2 / GC-P (Office/Retail District)
Total Parcel Size:	115,615± SF (2.65 AC)
# of Proposed Rooms:	105 Rooms
Req'd Parking Spaces:	
1 Space/Room:	105
1 Space/3 Employees: (9 Employees)	3
1 Space/3 Persons max. cap. Meeting/Banq. Room	0
50% of spaces req'd for Rest./Bar for accessory uses	0
Total Req'd Parking Spaces:	108
Provided Parking Spaces:	108
Total H/C Spaces Provided:	5
Van Accessible H/C Spaces Provided:	2
Project is located within the City Limits of Opelika.	
Building Setbacks:	
Front:	40'
Side:	20'
Rear:	20'
Landscape Buffers:	
Front:	10'
Side:	4'
Back:	4'
Max. ISR:	70%
Proposed ISR:	54.4%

GENERAL NOTES:

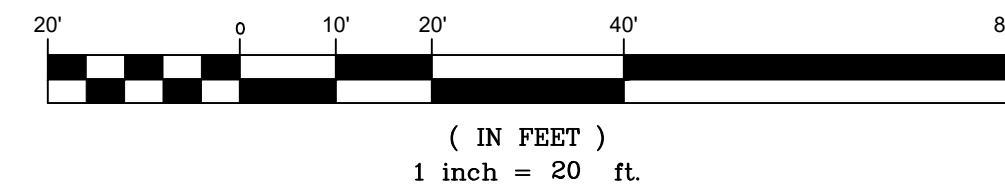
THE CITY OF OPELIKA SHALL BE NOTIFIED 72 HOURS PRIOR TO BEGINNING WORK AND 24 HOURS PRIOR TO RESUMING WORK.

ALL CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF CITY OF OPELIKA. IF NOT OTHERWISE SPECIFIED, ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ALDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (CURRENT EDITION) AND THE ALDOT SPECIAL AND STANDARD HIGHWAY DRAWINGS (CURRENT EDITION).

PRIOR TO BEGINNING CONSTRUCTION, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED. ANY UTILITY LINES DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. (ALABAMA LINE LOCATION CENTER 1-800-292-8525)

ALL NECESSARY TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

GRAPHIC SCALE



BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors
708 12th ST. PHENIX CITY, AL 36868 (PH: 334-297-2423)
223 S. 9th ST. OPELIKA, AL 36801 (PH: 334-745-7080)
121 W. BROAD ST. EUFaula, AL 36072 (PH: 334-487-4257)



RAM OPELIKA
HOSPITALITY, LLC
HOTEL PROJECT

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PROPOSED
CONDITIONAL USE
SITE PLAN

DRAWN BY: L. WOTLEY
DESIGNED BY: C. ROGERS
REVIEWED BY: C. ROGERS
APPROVED BY: C. ROGERS

DATE: 12 JUL 2024

PROJECT NUMBER: 24-0042

SHEET NUMBER: C1



NOTE OF CAUTION: USE OF THESE PLANS AND/OR SPECIFICATIONS SHALL IN NO WAY GIVE RISE TO ANY LIABILITY ON THE PART OF HILTON FOR ANY DEFECT OR DEFICIENCY OF SAID PLANS AND/OR SPECIFICATIONS, ANY PERSON USING THESE PLANS AND/OR SPECIFICATIONS MUST VERIFY THROUGH HIS OWN MEANS, ARCHITECT, ENGINEERS AND OTHER PROFESSIONALS, THEIR COMPLIANCE WITH ANY LAW AND ADEQUACY FOR THE INTENDED PURPOSE, AS HILTON MAKES NO REPRESENTATION WHATSOEVER IN THAT REGARD. THE QUALITY OF WORKMANSHIP, AND THE ADEQUACY AND SUITABILITY OF THE PLANS, SPECIFICATIONS, AND DESIGN DATA FOR A PARTICULAR PROJECT IS THE SOLE RESPONSIBILITY OF THE OWNER.

IT IS THE RESPONSIBILITY OF THE FRANCHISEE AND THEIR CONSULTANTS TO COORDINATE ALL ADDENDA ITEMS ISSUED BY HILTON INTO THEIR RECORD SET OF CONSTRUCTION DOCUMENTS. ADDENDA ARE AVAILABLE JUST BELOW THE PROTOTYPE DRAWINGS ON THE WWW.DESIGNINFORMATION.HILTON.COM WEBSITE

HILTON DOES NOT MAKE ANY REPRESENTATION OR WARRANTY AS TO, NOR SHALL IT BE RESPONSIBLE FOR ANY OMISSIONS ON THE PART OF THE FRANCHISEE OR THEIR CONSULTANTS. OMISSIONS BY THE FRANCHISEE OR THEIR CONSULTANTS DOES NOT CONSTITUTE A WAIVER AND DOES NOT RELEASE THE FRANCHISEE FROM ANY RESPONSIBILITY TO CONFORM TO THE CRITERIA DEFINED IN THE BRAND'S PROTOTYPE REQUIREMENTS, ASSOCIATED ADDENDA AND/OR DESIGN AND CONSTRUCTION STANDARDS.

ISSUED:
MARCH 2024

REVISIONS:

[illegible]

Prototype Package

North America

EXTERIOR ELEVATIONS

A2.01

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1. REFER TO DESIGNINFORMATION.COM FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS OR CONTACT YOUR LIVSMART STUDIOS BRAND REPRESENTATIVE

1	APPROXIMATE LINE OF GRADE
2	ABOVE GRADE EXPOSED FOUNDATION WALL
3	CONCRETE FOOTINGS AND FOUNDATION WALLS AS REQUIRED PER LOCAL PROTECT DEDTHS
4	ALUMINUM PRED WINDOW W/ THERMAL BROKEN FRAME. INSULATED GLAZING WITH INTEGRAL ALUMINUM BREAKER AT PTAC UNITS
5	ALUMINUM PRED WINDOW W/ THERMAL BROKEN FRAME. INSULATED GLAZING
6	ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKEN FRAME AND INSULATED GLAZING
7	KEY CARD READER ENTRANCE HARDWARE MOUNTED SO THAT THE TOP OF THE READER IS A MAXIMUM OF 48" ABOVE GRADE OR FINISH FLOOR
8	ALUMINUM AUTOMATIC SLIDING ENTRY DOOR W/ INSULATED GLAZING
9	OVERFLOW SLOPE
10	SIGNAGE - REFER TO DESIGNINFORMATION.HILLTOP.COM FOR SIGNAGE SPECIFICATIONS OR CONTACT YOUR LVSAMT STUDIOS BRAND REPRESENTATIVE
11	KNYAR FINISH ALUMINUM COILING / GRAVEL STOP SYSTEM - COLOR TO MATCH ALUMINUM MATERIAL
12	REVIEW ALL VIEWS AROUND PROPERTY BEFORE LOCATING ALL PTAC UNITS. RELOCATE UNITS IF NECESSARY. ALL EQUIPMENT TO BE ACCESSIBLY SCREENED
13	EXPANSION JOINT AT FLOOR LINE. VACUUM BOND AND SEALANT
14	ACENT "V" JOINT
15	LED WALL GRATER - OPTICAL BEAM LED TAPLIGHT IN BLACK ALUMINUM EXTRUSION WITH LENS COVER
16	ELECTRICAL CONTROL FOR THE BUILDING SIGNS MUST BE ROUTED FROM THE FRONT OR CONTAINED WITHIN THE EXTERIOR WALL ASSEMBLY. DEDSIGN INFORMATION OR OTHER ELECTRICAL DEVICES WILL BE INSTALLED IN THE FRONT ENTRANCE HALLWAY OR GUESTROOM. REFER TO DESIGNINFORMATION.HILLTOP.COM FOR SIGN REQUIREMENTS. CONTACT YOUR LVSAMT STUDIOS BRAND REPRESENTATIVE
17	ALUMINUM FLOOR - COLOR TO MATCH ALUMINUM WALL MATERIAL

1. ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY - LOCATION SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS
2. MINIMUM 3/4" PLYWOOD BACKER BOARD REQUIRED AT SIGN LOCATIONS - AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FACADA OR SPACE AVAILABLE FOR SIGN
3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR - ELECTRICAL REQUIREMENTS MAY BE PROVIDED BY SIGN COMPANY - TYPICAL 120V REQUIREMENT
4. RACEWAYS/ WIREWAYS ARE NOT ALLOWED
5. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS - WHERE USED MUST BE PROVIDED BY CONTRACTOR'S CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL
6. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL - PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY

ACT	ACOUSTIC CEILING TILE
B	BASE
CP	CARPET
E	EQUIPMENT
EX	EXTERIOR FINISH
L	ARCHITECTURAL LIGHTING
MT	METAL
MR	MIRROR
P	PLUMBING FIXTURE
PT	PAINT
PL	PLASTIC LAMINATE
RF	RESILIENT FLOORING
SF	SPECIALTY FINISH
ST	STONE
TA	TILE ACCESSORIES
WC	WALLCOVERING
WD	WOOD
WP	WALL PROTECTION

EIFS CLADDING SYSTEM - BASIS OF DESIGN - "OUTSULATION PLUS MD EIFS" BY DRYVIT SYSTEMS, INC.

PROVIDE EIFS HIGH IMPACT MESH ASSEMBLY FOR LOWER 8'-0" OF WALL AREAS AT GRADE - BASIS OF DESIGN - DRYVIT "STANDARD" MESH OVER "PANZER 20 OZ." HIGH IMPACT MESH.

COORDINATE FOR MINIMUM EXTERIOR CONTINUOUS INSULATION THICKNESS/R-VALUE REQUIREMENTS IN ACCORDANCE WITH ADOPTED ENERGY CODE REQUIREMENTS FOR ALL CLADDING AREAS.

REFER TO ARCHITECTURAL FINISHES AND
FIXTURE SPECIFICATIONS FOR EX - NUMBER
COLOR CODING INFORMATION.

A diagram of a rectangular building with a central entrance. Above the entrance is a sign with the text "16E".



A
 B
 C
 D
 E
 F
 G
 H
 J
 K
 L
 M
 N
 P



Exterior

Designed With Home In Mind

Guests arriving at Project LivSmart are greeted by rounded, inset curbs designed to make unloading for the long stay a breeze.

A chic, wooden porte cochère covers wide, welcoming sidewalks reminiscent of a private drive, flanked by verdant greenery and guiding guests to the hotel's side-oriented main entrance.





City of Opelika
Planning Commission
Planning Department Report

Meeting Date: August 27, 2024

Agenda Item #: C-5

Action Requested: Transitional Housing

Location of Property: 3306 Ridge Road

Property Owner(s): Redeeming Grace Ministries, LLC.
Lara Potts, applicant

Current Land Use: Vacant

Current Zoning: R-1

**Surrounding Zoning Districts
And Land Uses:**

North	PJ	Agricultural land
South	PJ	Sub-station
East	R-1/PJ	Vacant
West-	R-1/PJ	Vacant

Proposal

The applicant is requesting conditional use approval for transitional housing for women located on the north side of Ridge Road in the R-1 zone. The subject property is 21.34 acres. The property has a home which will be removed. The property is Lot 1 of the Adkins Subdivision and was split from a larger parcel with the remainder to the east of this use. The applicant describes a multi-phase approach to a transitional home for those who are transitioning from a correctional facility or rehabilitation program. The site would have 14 rooms available for up to 12 women plus two full time staff residents in the first building with up to 28 residents in later phases. The site would allow women to continue recovery in a rural and secluded location. There would be an on-site resident manager to oversee the facility.

The concept of transitional housing is not unique, but not clearly defined in the zoning ordinance. By definition this would be a group home. The facility will provide housing and meals. The facility will not provide direct treatment as defined in the group home requirements. A group home and domiciliary are both conditionally allowed in this zone. It should be noted that group homes are limited to up to six (6) residents in the R-1, R-2, and R-3 zones. They are also expected to ensure that they fit in with the character of the surrounding neighborhood. While this is not a group home, it is imperative that the use fits in or does not detract from the general area. This area is not a neighborhood with defined characteristics or similar standards for housing or even uses.

The applicant has still proposed to break up the use into multiple buildings in a campus style environment. The primary residential building is setback over 400 feet from the right-of-way. The welcome building is over 150 feet off the road. Future proposed residential buildings would be much further back on the property. The vision image provided for the buildings has a residential look instead of an institutional style. The structures should be consistent with residential characteristics. This shall include pitched roof, residential glazing patterns, Gateway Corridor appropriate materials to include brick, stone, wood, or cementitious siding.

The applicant 48 parking spaces in the first phases and additional parking in future phases. This would greatly exceed the amount needed for residents. The site does not show how trash/garbage will be handled. This needs to be coordinated with Opelika Environmental Services. Any dumpster must be screened with fencing or landscaping.

No landscape plan has been submitted. The lot is largely wooded and it staff's understanding that the applicant intends to maintain this as much as possible for privacy. The site should include foundation and parking lot landscaping. Additionally, buffers are required to adjacent properties. This can be accommodated through an undisturbed buffer if there existing landscaping that screens the property or through plantings and/or fencing. The area on the east side particularly may require supplemental planting. A landscape plan will be required prior to permitting.

At this time, staff feels there may not be enough information to approve the entire plan. This is largely due to the vagueness of the proposed housing in Phase 2. Staff does believe that there is enough information to recommend approval of Phase 1 to include initial residential building and Welcome/Transformation Building.

Recommendation

Planning staff recommends approval of Phase 1 of the use subject to the following:

- 1. Facility must have an on-site resident manager.**
- 2. The facility shall not increase the number of residents, change the operations or add treatment/medical programs without Planning Commission approval.**
- 3. No overnight guest or visitors shall be allowed other than the primary residents receiving housing or their children.**
- 4. Any dumpster shall be coordinated with Opelika Environmental Services Department and must be screened with fencing and landscaping.**
- 5. A landscape plan shall be required for the developed area to show areas of tree preservation, supplemental plantings, parking lot plantings, and residential buffers.**
- 6. All buildings shall meet the Opelika Building and Fire codes in place at time of permitting.**
- 7. Buildings shall maintain a residential character consistent with the surrounding area to include: pitched roof, residential glazing patterns, Gateway Corridor appropriate materials to include brick, stone, wood, or cementitious siding.**

Engineering Department Report

The applicant will be required to submit a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits.

The Engineering Department has no other comments or concerns with this proposed Conditional Use

Opelika Water Board Report

This property is located outside of Opelika Water's current service area. Developer's should contact Beaulah Utilities District for information regarding water service availability.

Opelika Power Services Report

This subdivision is located outside of Opelika Power service territory.



**APPLICATION FOR
CONDITIONAL USE APPROVAL
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801**

PC DEADLINE: _____ PC MEETING: _____

PROJECT NAME: Redeeming Grace
SITE ADDRESS: 3306 Ridge Road
PROPERTY OWNER: Redeeming Grace Ministries

APPLICANT/ AUTHORIZED REPRESENTATIVE: Redeeming Grace Ministries (Lara Potts)
MAILING ADDRESS: 604 Lockwood St, Auburn, AL 36830
PHONE NUMBER: (334) 247-9888 **FAX NUMBER:** (770)368-1944
EMAIL ADDRESS: lara@redeeminggraceministries.com, ayoun@fg-inc.net

PARCEL INFORMATION

Current Land Use: Vacant Current Zoning: R-1

Description of Proposed Use: Transitional Home

Adjacent Zoning Districts: North: County South: R-3 East: R-1 West: R-1

READ. THE FOLLOWING GENERAL USE STANDARDS, (E) PARAGRAPH (1-5) OF SUBSECTION 8.17 CONDITIONAL USES; E. General Use Standards.

1. No application for a conditional use permit shall be approved unless the Planning Commission shall specifically find the proposed conditional use appropriate in the location for which it is proposed. This finding shall be based on the following criteria.
2. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of the Comprehensive Plan, this ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.
3. There shall be a community need for the proposed use and a need to provide or maintain a proper mix of uses both within Opelika and also within the immediate area of the proposed use: (a) the proposed use shall not result in either a detrimental concentration of a particular use within the City or within the immediate area; and (b) the area for which the use is proposed is not better suited for or likely to be needed for the uses that are permitted as a matter of right within that district, in light of policies or programs of the City of Opelika.
4. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-ways, or other matters affecting the public health, safety, and general welfare, either as they not exist or as they may in the future be developed as a result of the implementation of provisions and polices of the Comprehensive Plan, this ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.
5. The proposed use in the proposed area will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness and binding commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with the Comprehensive Plan, this ordinance, the other plans, programs, maps and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditional upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

Redeeming Grace Ministries

Description

Redeeming Grace Ministries (RGM), established June 15, 2018, is a nonprofit 501c3 organization governed by a Board of Directors. In total, our 9 board members have over 75 years of nonprofit experience.

RGM offers a residential program in East Alabama, for women transitioning from a correctional facility or rehabilitation program who desire to transform their lives and maintain recovery as thriving, contributing citizens. Our mission is to train and equip people to live a life of everlasting recovery through Jesus.

Program admittance for our residents is determined through a thorough application process designed by our Board members and counselors. If approved, applicants will then go through several face-to-face interviews to ensure eligibility, fit and success in the program. Clear drug screen will be required for program admittance as well as screening upon suspicion while a resident of the program. Women will not be admitted to our program if they are registered sex offenders or have been convicted of a violent crime or arson.

RGM employees and volunteers will be thoroughly vetted through our application process, interviews, drug screens, background screens, and regular DMV checks. Our employees and volunteers will be required to complete extensive training including HIPAA compliance, first-aid, harassment, de-escalation, etc.

Ministry Goal

Our goal is to create an environment of excellence in our residential home where residents will be safe and supported as they work through our program in order for them to heal and learn the skills that are vital to their successful, long-term recovery and restoration.

Recovery Program Details

- Weekly and p.r.n. professional counseling with licensed counselors who specialize in addiction recovery and trauma therapy.
- Safe environment where women are valued, loved, and supported.
- Job skills training through a partnership with Christian Women Job Corp and Alabama Ready To Work program.
- Life skills training with volunteers who specialize in these areas. Training will include: budgeting/bill paying, home maintenance, grocery shopping/food prep, etc. Also, residents will be assigned chores and other household tasks in order to foster accountability and responsibility.

- Bible-based courses focused on recovery and spiritual growth. These classes will address the root issues that result in unwanted behaviors that prevent living a life of freedom.
- Healthy support system development. This will be accomplished by having a mentor during the program, attending and serving at a local church, and building other new healthy relationships.
- Self-care and personal growth teaching. We will expose the residents to as many different hobbies as possible so that they can discover their interests. We will provide classes in gardening, art, healthy-living, and others.

How We Evaluate Program Effectiveness and Resident Success

Collecting data on the following measures assists our residence in gauging the effectiveness of services provided and also enables us to utilize data to justify requests for state and federal funding and private grants

- Abstinence from use
- Employment
- Criminal justice involvement
- Social connectedness

Redeeming Grace Ministries Expansion Vision

Location: Auburn/Opelika Area

School System: Auburn, Opelika, or Beauregard

Property Size: 8-12 Acres

First Building: Current RGM Recovery Model

- Living Areas in main part of House, 6 Bedrooms in each wing
- Serve 12 Women
- For women with or without children
- Children not at house full time, visitation on weekends
- Staff:
 - Executive Director- F/T
 - Program manager- F/T
 - Administrator- F/T

Second Building: For women that have custody of their children

- Living Areas in main part of house, 8 Bedrooms in each wing
- Serve 8 Women + their Children
- Additional Staff:
 - Childrens Director/Social Worker- F/T
 - Program Manager- F/T
 - Administrator- F/T
 - Development Director- F/T
 - Community Connections & Volunteers
 - Fundraising
 - Administrator Support Staff P/T
 - Childcare Staff P/T
 - Maintenance person to cover all the properties & vehicles F/T

Third Building:

- Offices
- Chapel
- Childcare
- Group Meeting Space
- Workout Room

Fourth Buildings: Safe and Affordable housing (Tiny homes or apartment building)- for the women that complete the above programs to continue to gain independence under the security of the ministry while still saving money to move out on their own.

- Additional Staff:
 - Transition Manager F/T
 - House Mom F/T

Courtyard: A central area to promote community

- Gardens
- Outdoor seating, dining
- Play ground
- Splash Pad
- Grill

Big \$20 Million per Year Budget

First Step & Current RGM Model:

Recovery Program (current RGM model):

- For women with or without children
- Children not at house
- Staff:
 - Lara
 - Residential manager
 - Administrator

Second Step:

Program Model we have now but for women that have custody of their children or are in process of getting their kids back

- This would need its own building with rooms designed for multiple people
- Additional Staff:
 - Childrens Director/Social Worker
 - Program Manager
 - Administrator support staff?
 - Development Director

Step Three: Safe and Affordable housing (Tiny homes or apartment building)- for the women that complete the above programs to continue to live under the umbrella of the ministry while still saving money to move out on their own.

- Additional Staff:
 - Maintenance person to cover all the properties & vehicles
 - Case manager
 - Dedicated Childrens staff

Possible fourth step-

This is so far down on the list- but it would complete the full cycle of restoration if we had a rehab that fed into recovery into transitional living.

Rehabilitation Program:

- Per number of residents:
 - Full time licensed counselor
 - Full time case manager
 - Full time residential manager

Location: Auburn/Opelika

School System: Auburn, Opelika, or Beauregard

Property Size: 8-12 Acres

Building 1: Current RGM Model- Women Only, Kids visitation

Building 2: All for women with children

Building 3: Offices, chapel, childcare, classes, group meeting space, workout room, guest room

Affordable Housing: Small- 2 bed/1 bath, Container homes, apartment building

Central courtyard: gardens, play ground, splash pad, community area

Executive Staff:

- Counselor director
- Fundraiser chair
- Community connections
- Facilities
- Kids director
- Women's Program director
- Administrator
- Spiritual director

Administrators

- Rehab
- Recovery
- Transitional
- Community
- Volunteers

Children's Director:

- Recovery
- Transitional

Counseling Director:

- Rehabilitation full time
- Recovery full time

Fundraising Director:

- Community connections
 - Church and community groups
- Private donors
- Events
- Social media
 - Fundraising
 - Awareness

Community Outreach & Prevention:

- Director
- Programming
- Education

Redeeming Grace Ministries Dream!

Volunteers:

- Director
- Administration

Facilities & Vehicles:

- Director
- Work day leader
- Community
 - Jobs

Big \$20 Million per Year Budget

Executive Staff:

- Executive Director
- Program Director
- Administrator
- Development Director
- Community Connections & Volunteers Director
- Facilities Director
- Children's Director
- Spiritual Director

Administrators

- Financial
- Development
- Recovery
- Transitional
- Community/Volunteers

- Private donors
- Events
- Social media
 - Fundraising
 - Awareness

Community Outreach & Prevention:

- Director
- Programming
- Education

Volunteers:

- Director
- Administration

Facilities & Vehicles:

- Director
- Work day leader
- Community
 - Jobs
 - Training
- Janitorial

Children's Director:

- Recovery
- Transitional

Counseling Director:

- Recovery full time

Development Director:

- Community connections
 - Church and community groups

Possible -

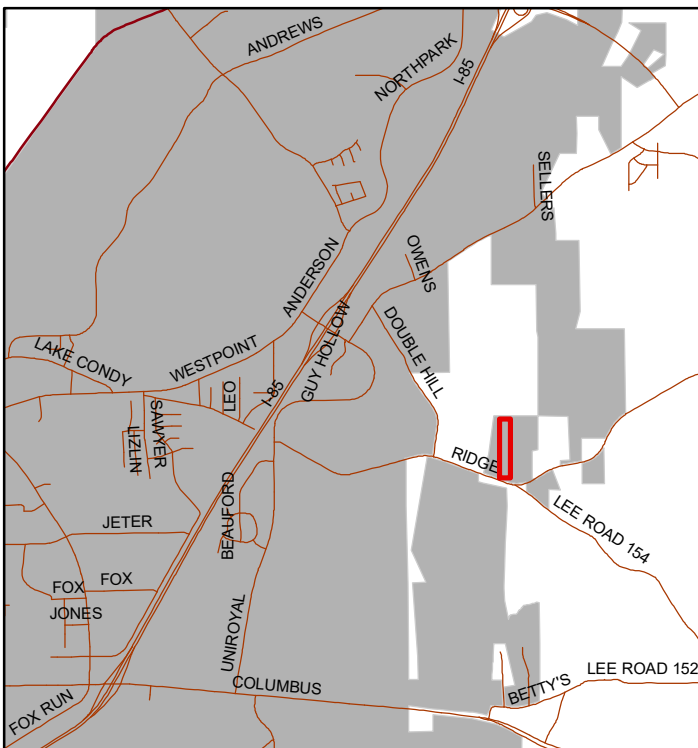
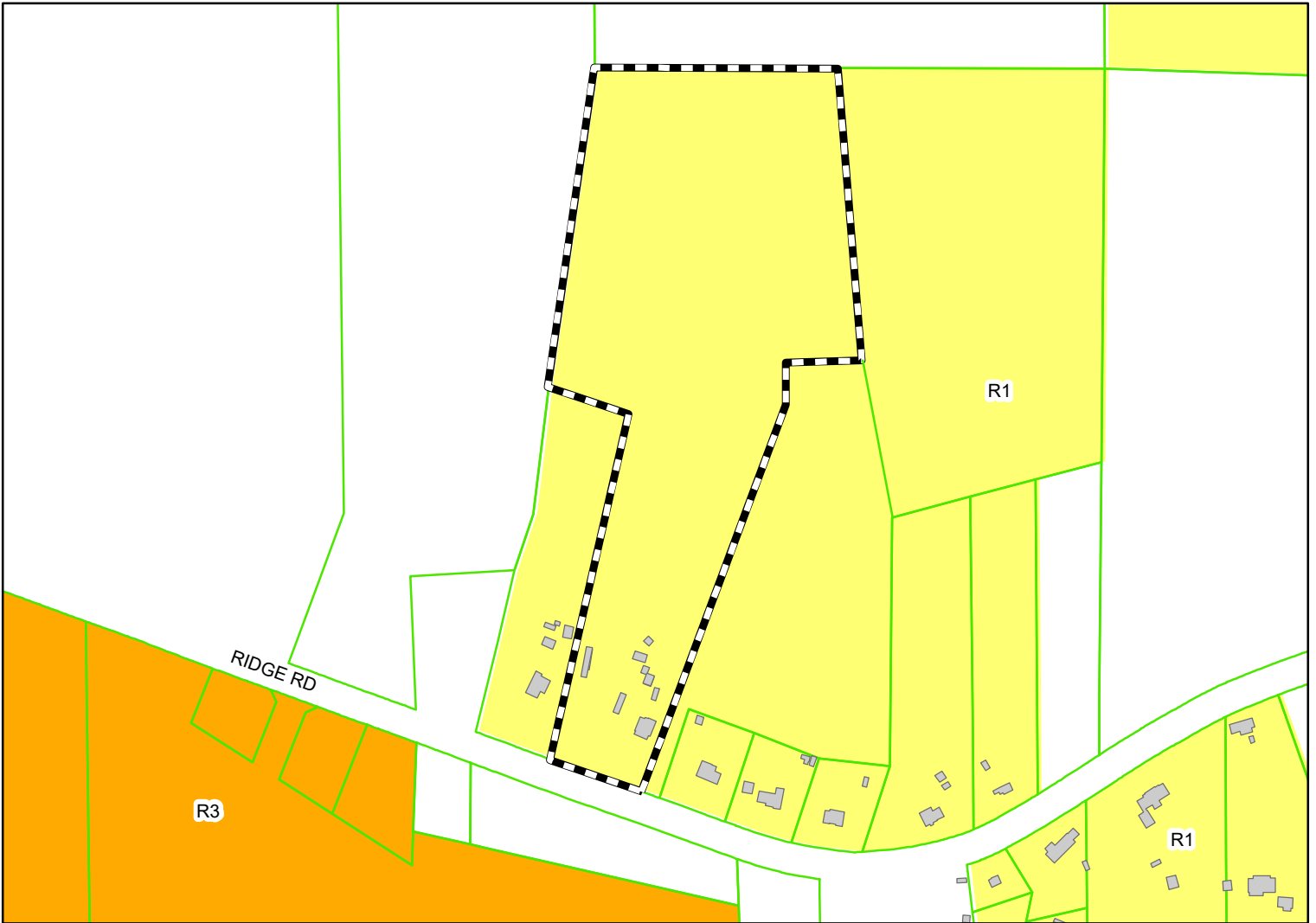
This is so far down on the list- but it would complete the full cycle of restoration if we had a rehab that fed into recovery into transitional living.

Rehabilitation Program:

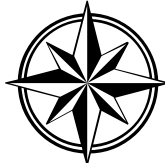
- Per number of residents:
 - Full time licensed counselor
 - Full time case manager
 - Full time residential manager



REDEEMING GRACE TRANSITION HOUSING PROGRAM
3306 RIDGE ROAD
CONDITIONAL USE APPROVAL, C-5

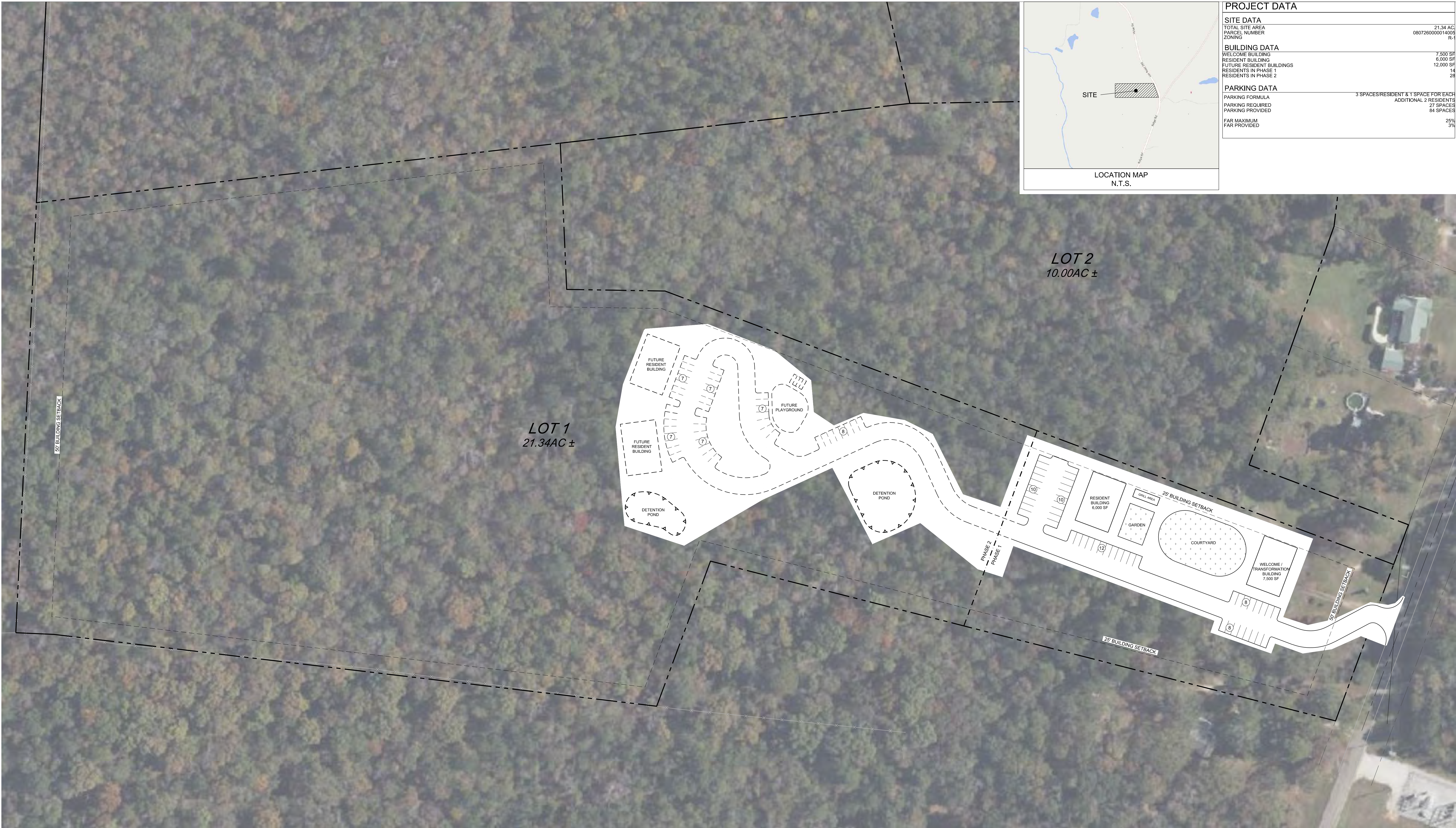


The applicant is requesting approval for a non-profit program for women who desire to complete a rehabilitation program and transition back into the community. The program provides housing for the women. On 21 acres, a 6,000 sf residential building and a welcome building are planned. A future phase has two residential buildings.



Subject Property

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REDEEMING GRACE, OPELIKA, AL

CONDITIONAL USE PLAN

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: August 27, 2024

Agenda Item #: C-6

Action Requested: Conditional Use – Automobile Sales

Location of Property: 1418 2nd Avenue

Property Owner(s): Marrell Hartley
Chris Taylor, authorized representative

Current Land Use: Opelika Town Auto Sales

Current Zoning: C-3, GC-S

**Surrounding Zoning Districts
And Land Uses:**

North	C-3	Railroad right-of-way
South	C-3, GC-S	Commercial
East	C-2, GC-S	Commercial
West	C-3, GC-S	Commercial

Proposal

The applicant is requesting conditional use approval to add an automobile sales lot to his auto maintenance business - CT Automotive. In the C-3, GC-S zoning district, automobile sales is allowed with conditional use approval.

The site plan submitted shows 30 parking spaces to display automobiles for sale near the lot's driveway entrance from 2nd Avenue. (Site plan on page 4.) A 210x210 asphalt area will be asphalt sealed enhancing the display area and providing curb appeal for the two businesses. In the display area, more vehicles will be added to modify inventory appearance (vehicles parked closer together) and as sales increase and inventory changes. The selling price for vehicles will range from \$18,000 to \$36,000.

An additional 14 parking spaces are provided for employees and customers: nine parking spaces are in the rear yard area and four parking spaces including one handicap space are near the main building (office & repair shop). The auto maintenance and auto sales business have 7 full-time employees and one part-time. Two of the 7 employees will manage the auto sales lot. One employee has auto sales

experience and currently owns two other auto sales lots. Office space for the auto sales and auto maintenance business is in the existing 9,200 sf building. The auto maintenance shop with three repair lifts occupies about 3,600 square feet of the building.

Planning discussed with the applicant about the existing vehicle storage on the property and some vehicles appear inoperable. The applicant's plan is to make the property presentable for the auto sales lot. He said about 40 vehicles are on the property: 12 vehicles will be repaired for customers; 10 vehicles are stored for owners and the owners will need to move their vehicles off the lot; 11 vehicles are owned by the applicant, not repairable and will be taken to the salvage yard; 10 vehicles will be repaired, detailed, and displayed For Sale on the sales lot. The removal of the vehicles will improve the appearance of the property for automobile sales.

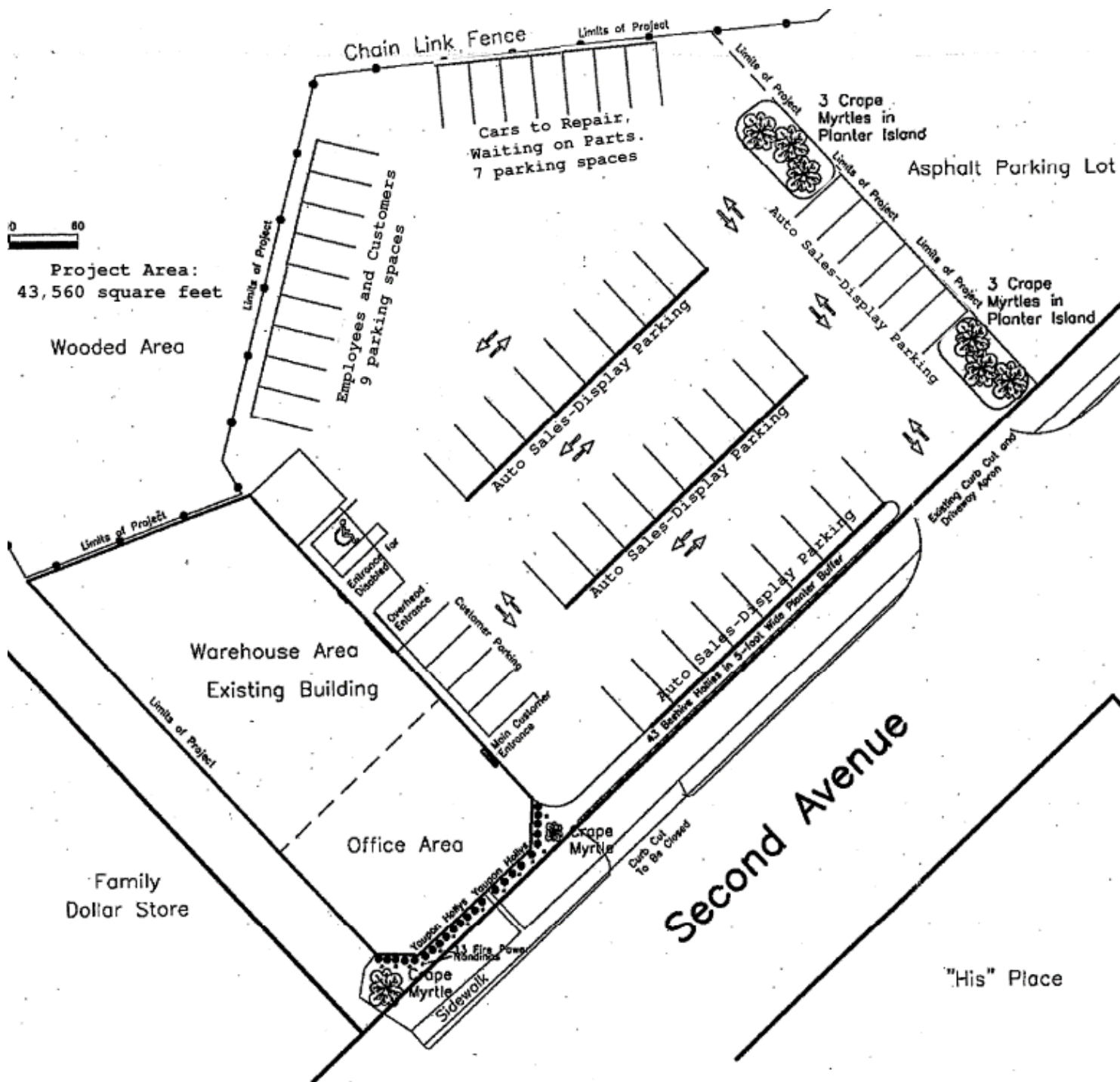
The applicant's business provides typical auto maintenance on vehicles such as tune-ups, brake repair, oil change, and belt replacement. Auto Repairs includes body work, major engine repair, major repair of drive train and related mechanical parts. Auto repair is prohibited in the C-3, GC-S zone. The business does not have a tow truck and not involved with the wrecker rotation that tows wreck automobiles. The storage of inoperable vehicle is prohibited.

Landscaping along 2nd Avenue was required and added by the former auto sales business (Hartley Motors). The landscaping is provided on the landscape plan (page 4) must be preserved or replaced if missing to meet landscape requirements.

Staff recommends approval for the auto sales lot subject to the following:

1. The display of vehicles for sale is limited to the display area shown on site plan.
2. The storage of vehicles on the property that are inoperable or operable must be a customer's vehicle for auto maintenance services or a vehicle is owned by the applicant (Opelika Town Auto) and repairs are necessary before the vehicle is displayed on the lot for sale. The storage or impounding of vehicles for other reasons is prohibited.
3. Auto repairs are limited only for those vehicles owned by Opelika Town Auto so the vehicles can be displayed for sale at Opelika Town Auto. Auto repairs for customers is prohibited in the C-3, GC-S zoning district.

4. The existing landscaping along 2nd Avenue is required and added by the former auto sales business (Hartley Motors). The landscaping must be preserved, replanted if missing, and maintained to meet landscape requirements.
 5. A dumpster is not shown on site plan. If a dumpster is installed the dumpster must be enclosed on all sides with an opaque fence and gate; the enclosure must be at a height so the dumpster is not seen outside the enclosure.
 6. The 40 vehicles must be removed and landscaping missing as shown on landscape plan planted before an auto sales business license is approved.
-



Engineering Department Report

The Engineering Department has no comments or concerns with this proposed Conditional Use.

Opelika Water Board Report

Water service is already provided to current facility. It is assumed no additional service is needed for sales lot.

Opelika Power Services Report

This subdivision is located in the Opelika Power service territory.

000320-2024

AGENDA ITEM # 6



**APPLICATION FOR
CONDITIONAL USE APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



PC DEADLINE: 8-6 PC MEETING: 8-27-24

SITE ADDRESS: 1418 2nd Ave Opelika AL 36801
PROPERTY OWNER: Bence-Hartley Inc B. Marrell Hartley Pres
APPLICANT/ AUTHORIZED REPRESENTATIVE: CHRIS TAYLOR
MAILING ADDRESS: 1418 2ND AVE.
PHONE NUMBER: 334-319-0772 FAX NUMBER: —
EMAIL ADDRESS: CTAUTO MOTIVE AUBURN@GMAIL.COM

PARCEL INFORMATION

Project name: CT Auto SALES LOT Address/Location: 1418 2ND AVENUE
Current Land Use: AUTO MAINTENANCE/REPAIR Current Zoning: C-3 GC-S
Adjacent Zoning Districts: North: R-5M South: C-3 GC-2 East: C-3 West: C-2 GC-S
Description of Proposed Use: AUTO SALES LOT ADDED TO AUTO MAINTENANCE AND REPAIR

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, B Marrell Hartley, being owner of the property which is the subject of this conditional use application hereby authorize Chris Taylor, to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: B Marrell Hartley Date: 8/6/2024
President

**STATE OF ALABAMA,
COUNTY OF LEE**

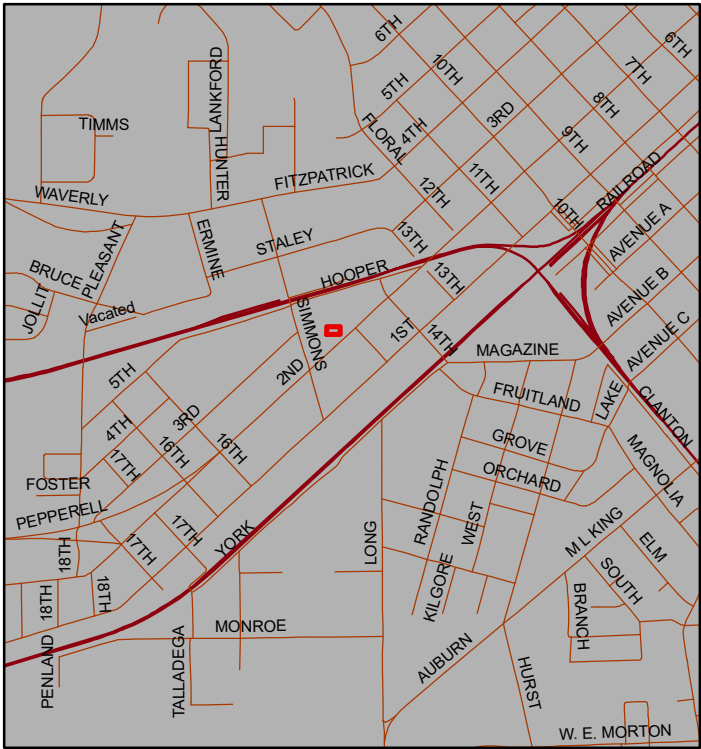
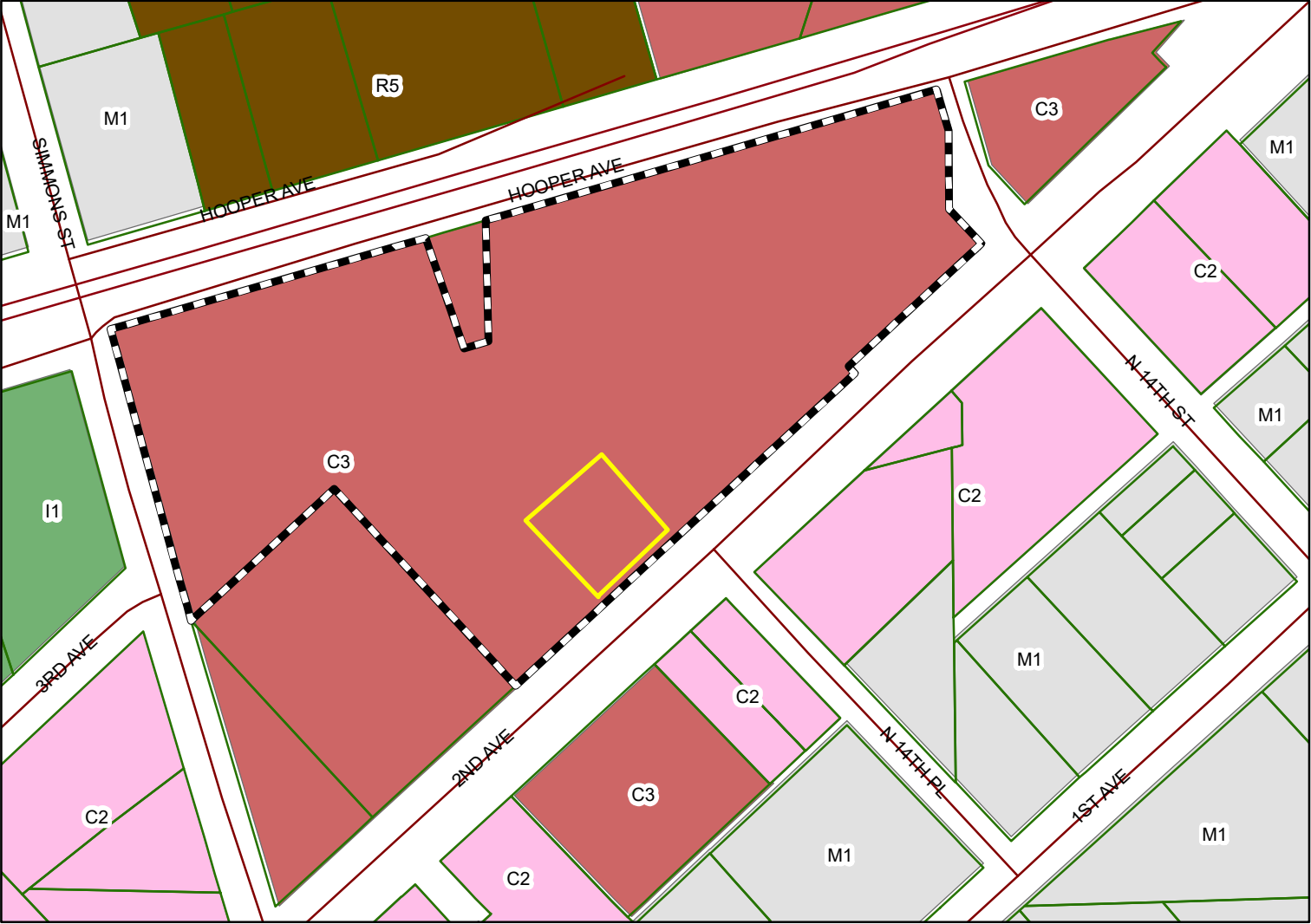
I, _____, a Notary Public in and for said County and State, hereby certify that _____, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this _____ day of _____,

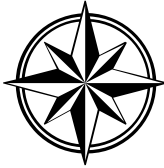
Notary Public

My Commission Expires: _____

**CT AUTO SALES
1418 2ND AVENUE
CONDITIONAL USE, C-6**

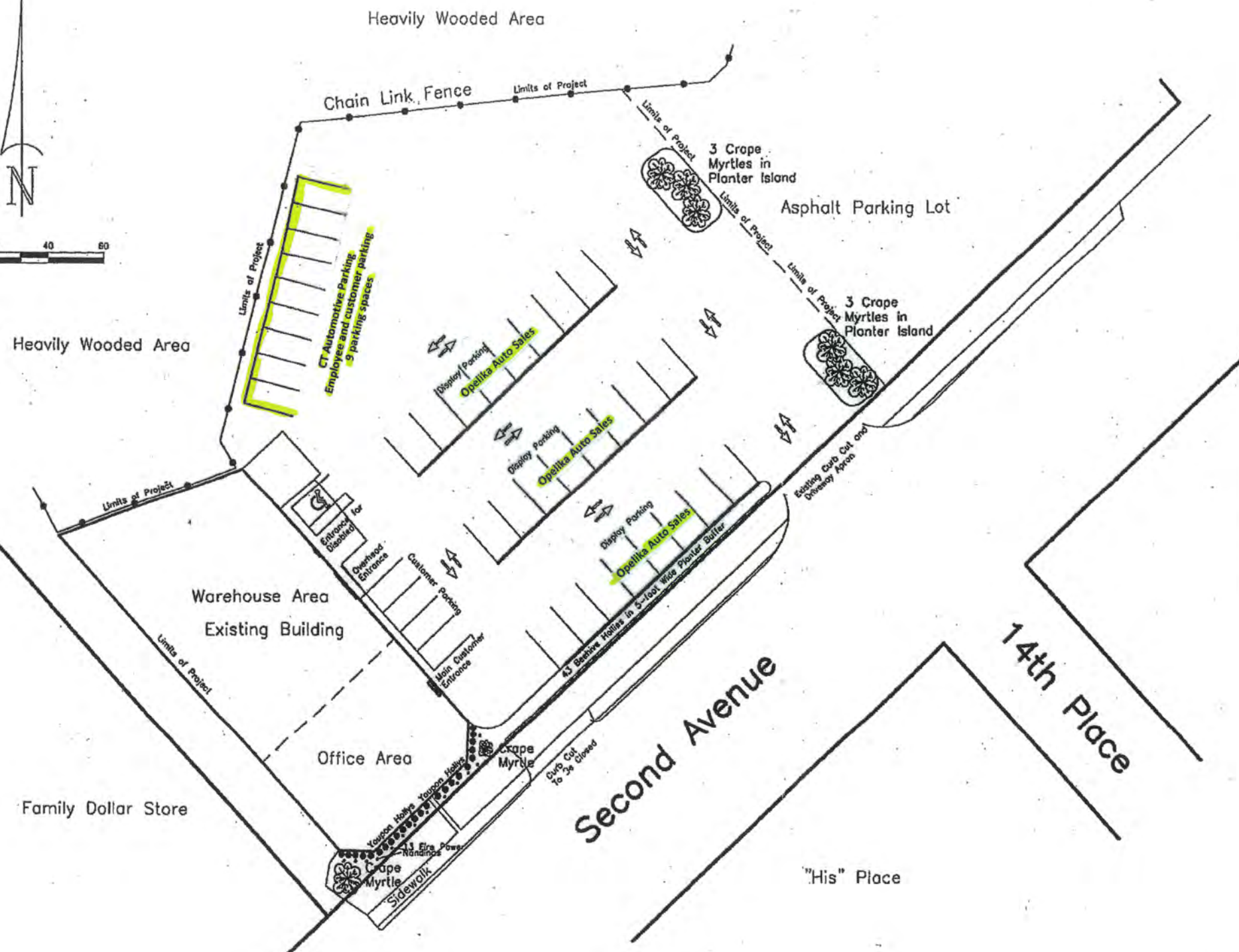
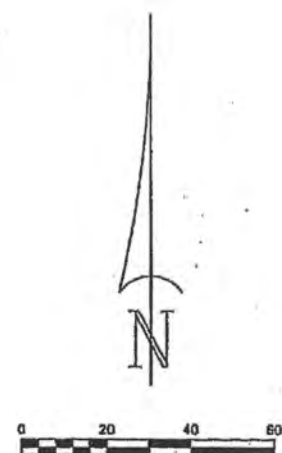


The applicant is requesting approval to add an auto sales lot to his auto maintenance/repair shop. The property is located in a C-3, GC-S zoning district.



Subject Property

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LANDSCAPE LEGEND		
8	Crape Myrtles	40 Points
30	Yaupon Hollies	30 Points
15	Fire Power Nandinas	15 Points
43	Beehive Hollies	43 Points
Total Points:		128 Points

LEGEND	
●	Iron Pin Found
○	Iron Pin Set
□	Construction Set
△	Corner Not Set
CT	Crane Foot
OT	Open Top
SG	Stitch
Cons.	Concrete
R/W	Right-of-Way
P.C.	Point of Curvature
P.T.	Point of Tangency
P.O.T.	Point on Tangent
P.O.C.	Point on Curve
R	Radius
L	Arc Length
M	Measured
DI	Decorative
CL	Centerline
B.L.	Building Line
P	Power Line

**City of Opelika
Planning Commission
Planning Department Report**

Meeting Date: August 27, 2024

Agenda Item #: C-7

Action Requested: Conditional Use – Lounge (Wine Bar)

Location of Property: 113 S. 9th Street

Property Owner(s): South Ninth LLC
Buddy Ingram, authorized representative

Current Land Use: Vacant Building (Former James Brothers Bikes)

Current Zoning: C-1 (and in Downtown Historic District)

**Surrounding Zoning Districts
And Land Uses:**

North	C-1	Commercial (Cigar Bar).
South	C-1	Commercial (Museum of East Alabama)
East	C-1	Commercial (Vacant)
West	C-1	Commercial (Museum of East Alabama)

Proposal:

The applicant requests conditional use approval for a retail area and lounge (Sante) serving beer and wine and selling retail items. This building was most recently used as James Brothers Bikes which sold alcohol as an accessory use. The retail portion of the space will follow a more traditional Monday to Saturday daytime hours of 10a.-5p. The lounge use will primarily open in the evenings Thursday - Saturday and 12:30p. to 6p on Sunday. The use will not include live music or dancing. The kitchen area will have prep area for cheese and charcuterie boards.

The floor plan shows the entire building is 3754 square feet (sq. ft.). The retail area is 855 sq. ft. The applicant expects occupancy for the bar area to be 64 and the tasting area 20-30 patrons. The applicant expects to have about 3-5 employees on the busiest shift. The remaining areas will be basement storage room, bathrooms, ingress and egress, prep area, walk-in cooler, cool room, and an office. This business will have a bar area, tasting area, and retail area. All the life safety and building codes will have to be met.

The property is in the C-1 zoning district. In the C-1 district, there are no minimum parking spaces or landscape requirements. However, this property has access to parking on S. 9th Street,

¹ Lounge. Any place or premise in which liquor or wine is offered for sale or consumption within the building in which the establishment is located and which meets the minimum requirements of the Alabama Alcoholic Beverage and Control Board and Chapter 3, Alcoholic Beverages of the Opelika City Code.

nearby along both railroads, and parking under the bridge. Both the retail sales and bar are consistent with the C-1 use and surrounding properties.

Recommendation: The Planning Department recommends conditional use approval.

Engineering Department Report

The Engineering Department has no other comments or concerns with this proposed Conditional Use.

Opelika Water Board Report

Water service is already provided to this property. It is assumed that no additional service will be required.

Opelika Power Services Report

This subdivision is located in the Opelika Power service territory.

¹ Lounge. Any place or premise in which liquor or wine is offered for sale or consumption within the building in which the establishment is located and which meets the minimum requirements of the Alabama Alcoholic Beverage and Control Board and Chapter 3, Alcoholic Beverages of the Opelika City Code.

000 317-2024

AGENDA ITEM #

7



**APPLICATION FOR
CONDITIONAL USE APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



PC DEADLINE: 8/6/24 PC MEETING: 8/27/24

SITE ADDRESS: 113 S 9th St Opelika AL 36801

PROPERTY OWNER: South North LLC

APPLICANT/ AUTHORIZED REPRESENTATIVE: Buddy Ingram

MAILING ADDRESS: 324 CHEWACIA DR AUBURN 36830

PHONE NUMBER: 334 462-5867

FAX NUMBER: _____

EMAIL ADDRESS: Buddy@Santeopelika.com

PARCEL INFORMATION

Project name: SANTÉ

Address/Location: 113 S. 9th St

Current Land Use: VACANT / Prev: James Ross Byke Current Zoning: C1

Adjacent Zoning Districts: North: C3 South: C2 East: C2 West: C2

Description of Proposed Use: WINE SHOP + WINE BAR, AND ALSO SERVING BEER AND COLD PLATES

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Matthew Poirier MANAGING MEMBER, being owner of the property which is the subject of this conditional use application hereby authorize Buddy INGRAM, to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: Matthew Poirier

Date: 8/1/24

**STATE OF ALABAMA,
COUNTY OF LEE**

I, Brittany Garrison, a Notary Public in and for said County and State, hereby certify that Matthew Poirier, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

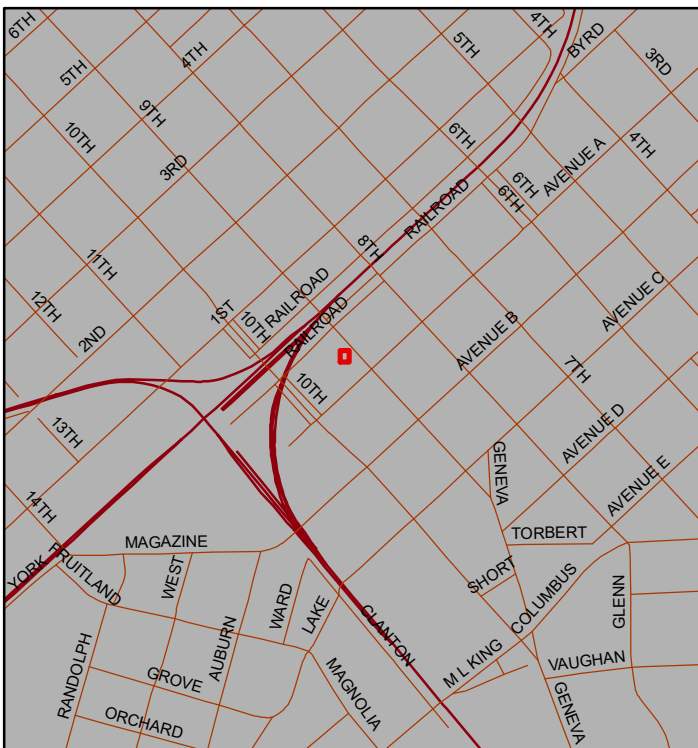
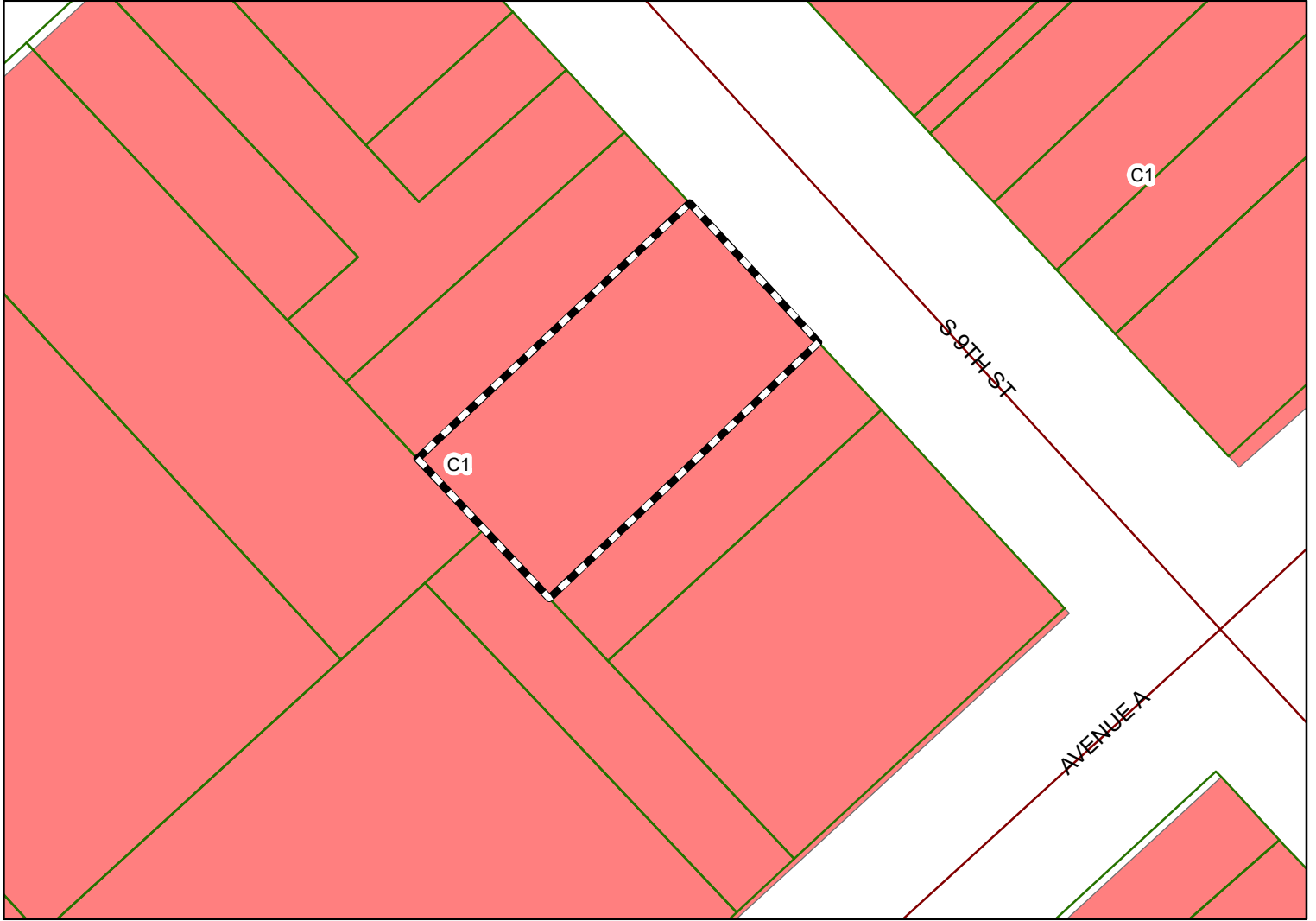
Given my hand and seal of office this 2nd day of August, 2024,

Brittany Garrison
Notary Public

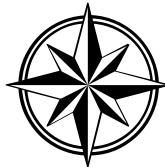
My Commission Expires: July 29, 2025



**WINE BAR & SHOP
113 S 9TH STREET
CONDITIONAL USE, C-7**

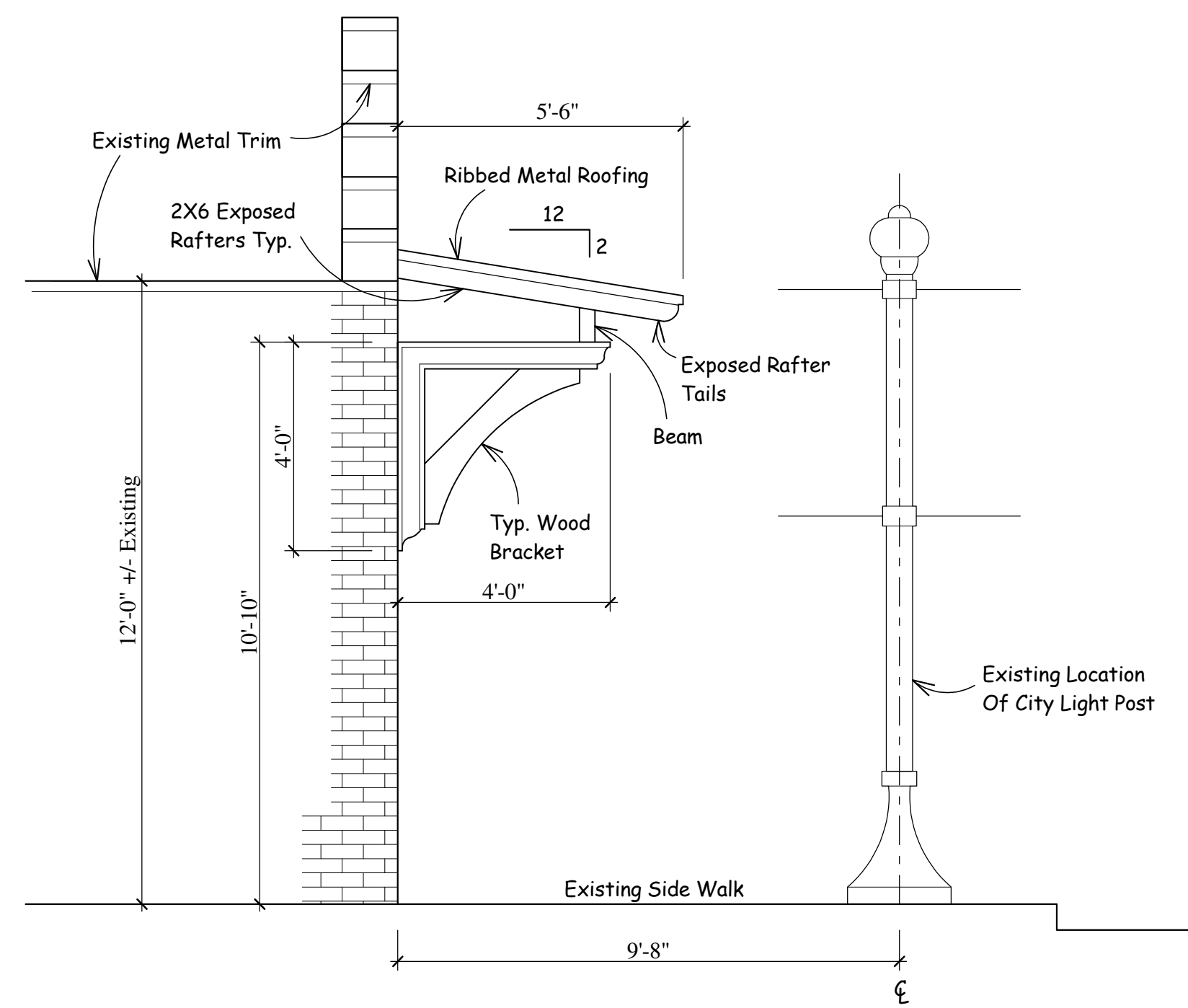


The applicant is requesting approval for a wine shop and wine bar. Beer will also be served. The property is located in a C-1 zoning district.

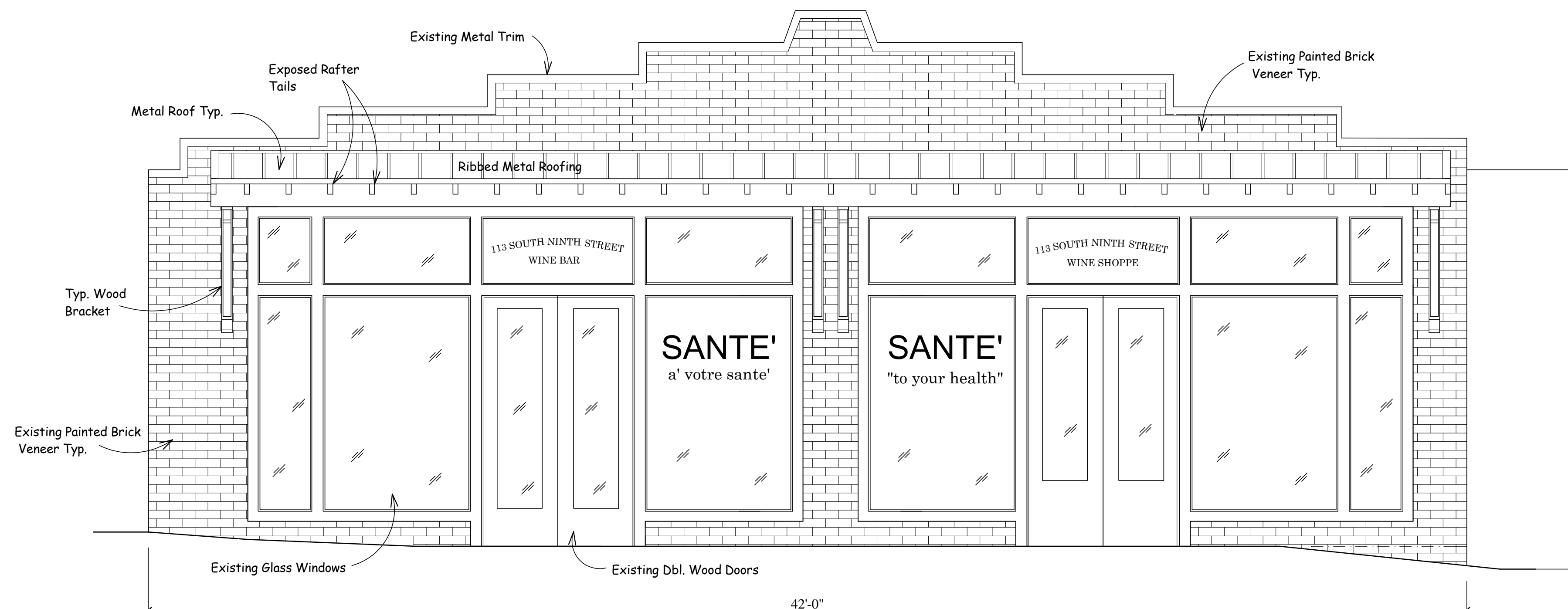


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Side View



Front Elevation

3/8" = 1'-0"



Nettles Architecture

1139 Terrace Acres Drive Auburn Alabama 36830
(334) 703 - 6360 Cell
E-Mail : jwnarchitect@att.net

RENOVATION

113 South Ninth Street , Opelika Alabama
For Sante Opelika LLC

Proj. No. 2212
Date : 5 - 19 - 2024
Rev. Date :

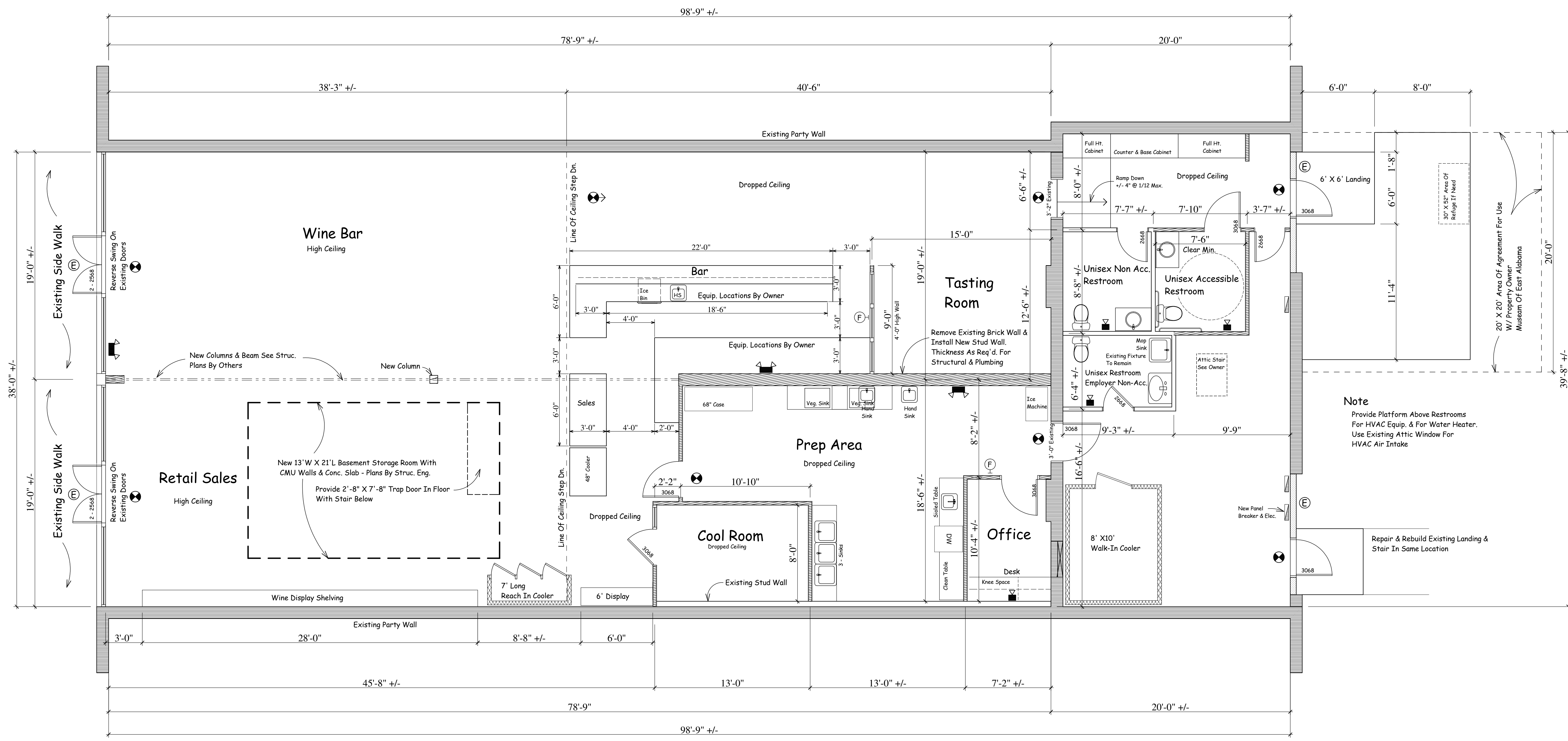
Drawn By :
Chuck Locklin
A4 4 OF 4



Nettles Architecture
1139 Terrace Acres Drive Auburn Alabama 36830
(334) 703 - 6360 Cell
E-Mail : jwnarchitect@att.net

RENOVATION
113 South Ninth Street , Opelika Alabama
For Sante Opelika LLC

Proj. No.	2212
Date :	3 - 18 - 2024
Rev. Date :	5 - 17 - 2024
Drawn By :	Chuck Locklin
A3	3 OF 4



Floor Plan
1/4" = 1'-0"

Note
Provide Platform Above Restrooms
For HVAC Equip. & For Water Heater.
Use Existing Attic Window For
HVAC Air Intake

Repair & Rebuild Existing Landing &
Stair In Same Location

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: August 27, 2024

Agenda Item #: C-8

Action Requested: Conditional Use – 147 multi-family units in different styles

Location of Property: 1400 block of South Fox Run Parkway

Property Owner(s): Dyas Properties, LLC
Bradley Creasy, authorized representative

Current Land Use: Undeveloped

Current Zoning: C-2 with GC-P overlay

Surrounding Zoning Districts

And Land Uses:	North	C-2	Auto sales and repair
	South	C-2	Church and vacant
	East	C-3	Vacant
	West	C-2	Vacant and detention pond

The applicant is requesting conditional use approval for a 147-unit apartment development with a mix of housing types on 20.2 acres. The property is located on the north side of South Fox Run Parkway across from Heritage Baptist Church. The property is largely wooded with a branching creek and some floodplain running through the property. In May 2024, the Planning Commission denied conditional use approval on a similar plan due to safety concerns related to the access and the number of units shown within the flood plain. The applicant has revised the plan to reduce the number of units and remove all of the residential units from the existing floodplain.

The change to the layout required that the internal drives and shifted and the building are concentrated in the higher parts of the property. The development is proposing 50 one-bedroom units, 65 two-bedroom units, and 32 three-bedroom units. The units will be located in a variety of styles of housing. This includes single-story detached units, one- and two-story duplex styles buildings, one and two story townhouse style building, and three-story apartment style buildings. The amenities include an office/clubhouse next to a swimming pool, walking trails, pickleball courts, and a dog park. Sidewalks are shown in front of all apartment buildings.

The proposed development is somewhat different from many plans that have been submitted to the City. Instead of having larger buildings with many units, this development has 11 building types with between 1-12 units per building. This creates much more variety than most apartment or townhouse style developments. This variety adds uniqueness to the development and particular units which usually produces better outcomes. The development now has some units facing the back of other units. Due to this the corridor materials and architecture of the units needs to be consistent on all four sides of the buildings.

In a C-2 zone, 16 dwelling units are allowed. The proposed density is 7.3 dwelling units per acre. This is a slight decrease from 7.6 units per acre in the previous layout. The surrounding properties are zoned C-2 or C-3. The site meets the overall setbacks for the GC-P zone as well.

The development greatly exceeds the parking requirement. The minimum off-street parking standards require 306 parking spaces. They are showing 313 parking spaces. The site does show one dumpster or compactor enclosure. This will need to be coordinated with Opelika Environmental Services. These containers need to be enclosed and screened with corridor approved materials and landscaping.

The applicant has not included a landscape plan, but does note that they plan to leave very large, wooded buffers along all the edges of the property. Staff recommends this include the 40 setback area in the front. The revised layout includes more grading along the edges. Based on the size the development is required to have 1,780 points. The site would also require 341 parking landscape points. If they leave the edges intact as proposed, they will likely exceed the general landscape planting requirements and would then only need to meet the parking area landscaping. This would include adding trees to peninsulas and islands in the parking lot. If they do have to remove landscaping from the exterior buffers, they will need to provide more information and potentially more trees. If the buffers along S. Fox Run Parkway are removed corridor plantings will be required and additional plantings may be required where the rear of building are visible from the street. At the very least a landscape plan will be required showing parking landscaping and the areas where trees will be preserved. The applicant should also provide some general foundation plantings around the building. The size of trees and shrubs on landscape plans must meet the minimum size requirements as provided in the Landscape Regulation. Staff would like to see a healthy buffer left along the South Fox Run Parkway to both provide a better experience for the residents and maintain a similar character to what is currently present. If a natural buffer cannot be maintained, the applicant needs to provide a buffer to include evergreen trees along the frontage so that the rear of side of units is not visible from the right-of-way. Any fencing should be between the buffer and the units.

The main concern with the previous request was the number of units within the floodplain or areas that may be prone to flooding. The current plan only shows part of the club house within the existing flood plain area. The applicant has also proposed to expand the flood plain in other areas to create capacity to reduce flooding in sensitive areas. This should reduce that risk greatly. Any modifications to the flood plain will require local and FEMA approval.

Under the proposed amendment to the building and fire codes, these units will be required to be sprinkled to meet multi-family requirements. This could also require a secondary entrance if they are not. Additionally, some of the buildings are closer than previously shown. While most are at least 10 feet apart, a few appear to be as close as seven (7) feet apart. This may require they meet increased fire code standards. Some of the units are also setback from the internal drives. These areas need to ensure that they are accessible to emergency personnel.

Overall Planning staff believe the location and density proposed are appropriate for this site. Additionally, the unit mix is a unique concept for Opelika. We feel we do need some additional information on landscaping.

Staff recommends conditional use approval subject to the following:

- 1. Provide a landscape plan showing the buffers as stated in the written report and to include parking lot landscaping to meet the regulations and foundation plantings.**
- 2. If the buffer along S. Fox Run Parkway is not a large undisturbed buffer, additional plantings meeting the Gateway Corridor standards will be required. Any fencing should be behind plantings or natural buffer from the street.**
- 3. Note the materials proposed for the units. Due to the configuration and proximity of units, all four sides of the buildings should have consistent architecture meeting the Gateway Corridor cladding requirements.**
- 4. Dumpsters must be enclosed on all sides and gated with an opaque fence at a height so that the dumpster is not seen outside the enclosure. The location and sizing of dumpster or compactors must be coordinated with the Opelika Environmental Service Department.**
- 5. All utilities shall be underground except overhead required transmission lines.**
- 6. All mechanical and hvac units shall be screened from the public right-of-way.**
- 7. Any gates will need to be coordinated and approved by Opelika public safety departments for emergency entry.**

8. **The development will be required to meet City of Opelika's Building and Fire codes in place at time of issuance of a building permit. This shall include access, fire protection, and building spacing.**
9. **Approval of floodplain modification by the City of Opelika and FEMA.**

Engineering Department Report

The applicant will be required to submit a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits.

There is a concern that many of the proposed units are in the current flood plain. This will need to be permitted by the City Flood Plain administrator and FEMA prior to construction.

A traffic study will be required, or an agreement for additional turn lanes on South Fox Run Parkway can be reached by the applicant and Engineering Department.

The Engineering Department has no other comments or concerns with this proposed Conditional Use

Opelika Water Report

Water (6" Main) is available along South Fox Run Parkway but does not have capacity to feed the full development. It is recommended that access to Columbus Parkway (to north) be secured where there is abundant capacity in the existing water main. This would also provide duplicate feeds to the development.

Opelika Power Services Report

This subdivision is located in the Opelika Power service territory.



**APPLICATION FOR
CONDITIONAL USE APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



PC DEADLINE: 08/06/2024 PC MEETING: 08/27/24

SITE ADDRESS: 0 Columbus Parkway, Opelika, AL 36801 Parcel ID: 1004171000002001

PROPERTY OWNER: Dyas Properties, LLC

APPLICANT/ AUTHORIZED REPRESENTATIVE: Bradley Creasy & Lee Tharp

MAILING ADDRESS: 215 Richard Arrington Jr. BLVD N, STE 301, Birmingham, AL 35203

PHONE NUMBER: 205-218-8029

FAX NUMBER: _____

EMAIL ADDRESS: bcreasy@gladstone-ep.com; ltharp@kadre-eng.com

PARCEL INFORMATION

Project name: The Cottages at Fox Run Address/Location: 0 Columbus Parkway, Opelika, AL

Current Land Use: Vacant Current Zoning: C-2, GC-P

Adjacent Zoning Districts: North: C-2 South: N/A East: C-3 West: C-2

Description of Proposed Use: We are seeking a zoning variance to allow for a low-density, class A+ cottage-style townhouse multifamily community as a conditional use under the existing C-2/GC-P zoning district.

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Bradley Creasy & Lee Tharp, being owner of the property which is the subject of this conditional use application hereby authorize Bradley Creasy (Gladstone Equity Partners) & Lee Tharp (Kadre Engineering), to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: Bradley Creasy & Lee Tharp Date: 8/6/24

**STATE OF ALABAMA,
COUNTY OF JEFFERSON**

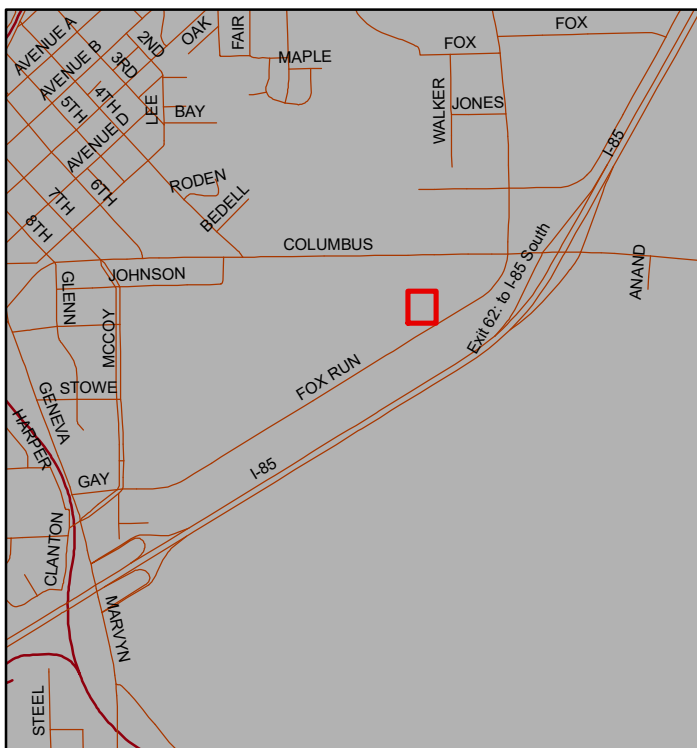
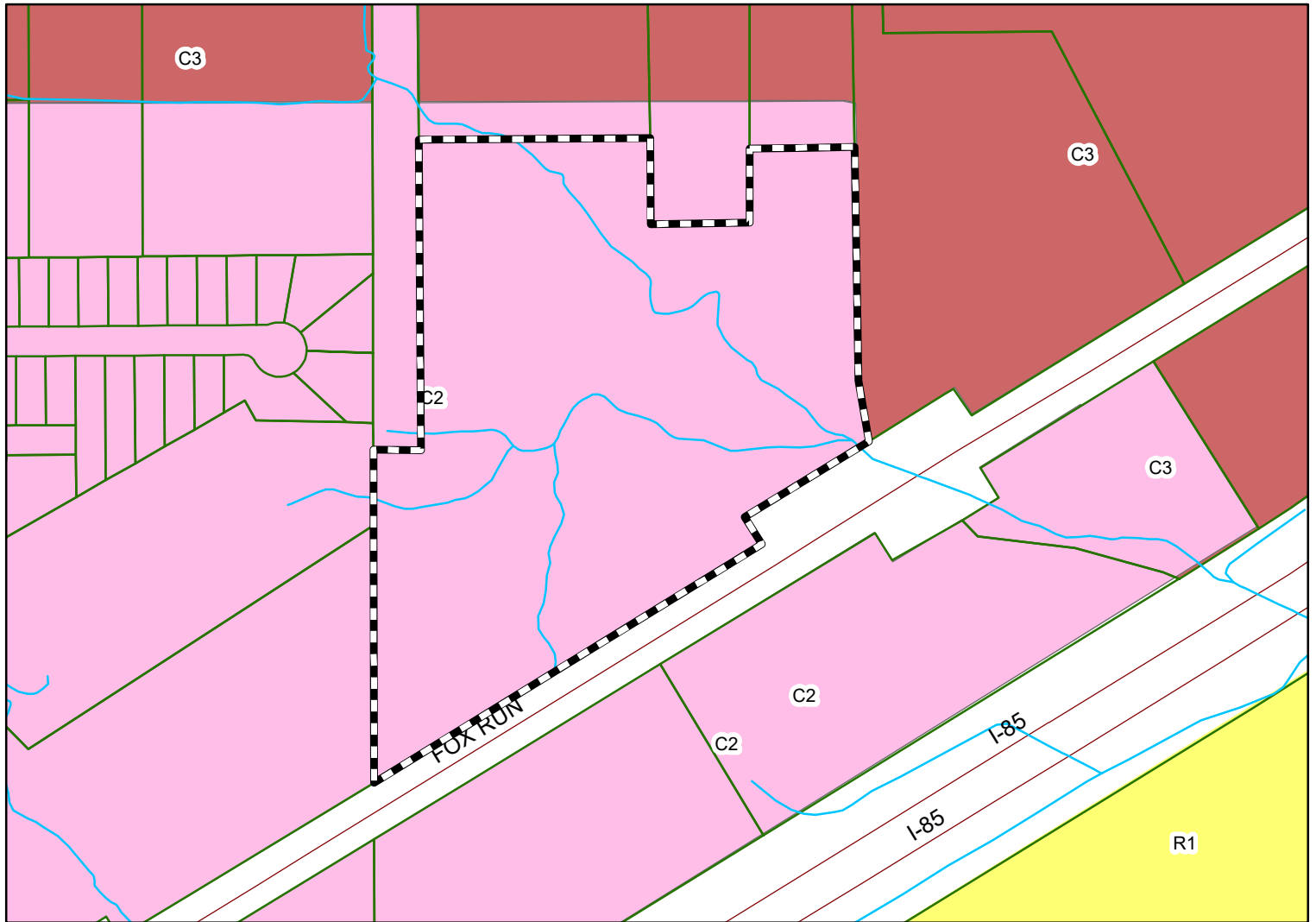
I, Natalie Johnston Friedman, a Notary Public in and for said County and State, hereby certify that John Christopher Hake Selman, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 06th day of August, 2024

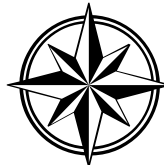
Natalie Johnston Friedman
Notary Public

My Commission Expires: 10/21/2024

**THE COTTAGES AT FOX RUN BUILD-TO-RENT DEVELOPMENT
1400 BLOCK SOUTH FOX RUN PARKWAY
CONDITIONAL USE, C-8**



The applicant is requesting approval for 153 build-to-rent attached dwelling units on 20 acres in a C-2, GC-P zoning district. Density is 7.6 units per acre, 58% of area is open space, walking trails provided along streams.
(This item was Tabled at the May 28th PC meeting).



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

The Cottages at Fox Run

Class-A Build-to-Rent Cottage-Style Community
Opelika, AL

Strictly Private & Confidential



The Cottages at Fox Run BTR project (“Fox Run”), located on Fox Run Parkway and in close proximity to the Highway 280 corridor, is a proposed cottage-style community consisting of 147 units totaling ~161,000 square feet. The Fox Run BTR project will feature a mixture of 1, 2 and 3-bedroom cottage, townhome and duplex units. These spacious units will feature large floor plans, unique “new urbanism” design elements, private outdoor yard + patio and Class-A finishes. The community is designed to create a traditional neighborhood feel and the privacy of a single-family home without the constraints that come with homeownership. High-end amenities, on-site management, and resident events will transform residents into neighbors, encouraging a sense of community in the greater Opelika market, while also filling a gap for additional housing options not currently present.

Prospective Community Amenities:

- Community green, clubhouse with fitness center, resident lounge, pool, outdoor kitchen and fire pits
- Dog park with pet washing station and play area, pickleball courts & pocket parks throughout
- Gated access with sidewalks and walking trails throughout
- Car charging station, package lockers, valet trash service, smart home packages

Gross Square Footage:

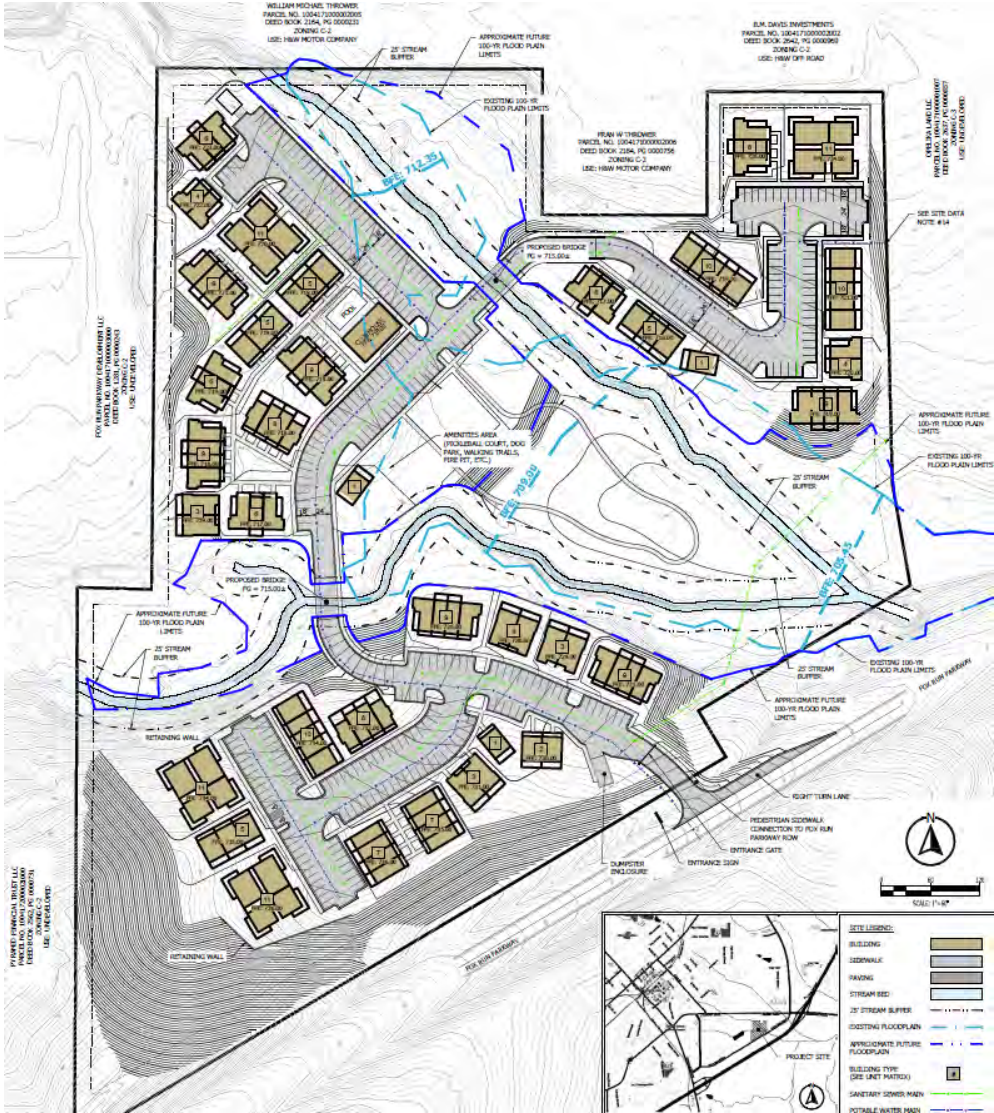
- Residential: 158,501; Clubhouse & Maintenance: ~3,000

Proposed Residential Units: 147 (7.3/units per acre)

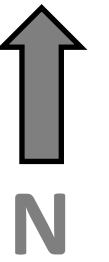
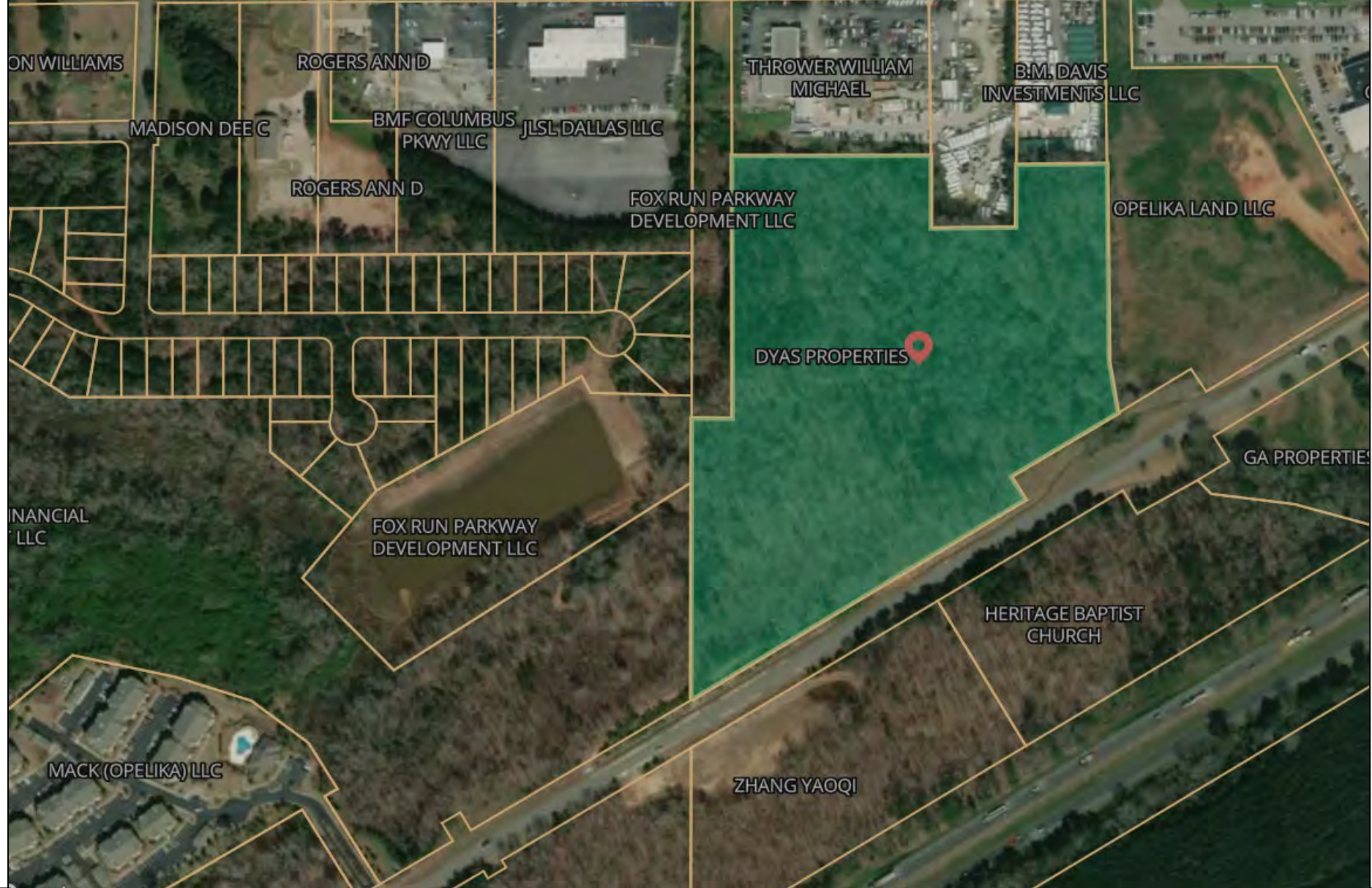
Avg. Unit Size (SF): 1,078 Avg. (716-1,442 SF; 1 to 3 bedroom, respectively)

Location | Parcel | Current (& Proposed) Zoning:

- **Address:** N/A
- **Parcel #(s):** 1004171000002001
- **Site Size:** 20.25
- **Current Use:** Vacant land
- **Current Zoning:** C-2 / GC-P
- **Proposed Use:** Residential (Permitted as Conditional Use)



Project Overview: The Cottages at Fox Run



Regional Location

What is Build-To Rent (BTR)?

- A “Build-To-Rent” community, also known as BTR, is a type of real estate development in which an entire community of high-quality single-family rental properties is purposefully designed, constructed, and operated by a single developer. The primary focus of a build-to-rent community is to provide high-quality, well-designed, and professionally managed rental housing for tenants amidst the U.S. housing crisis resulting from lack of inventory, increased construction costs, high interest rate environment and rising inflation.

Why did we choose Built-To-Rent?

- BTR presents a unique and modern approach to multifamily development by providing a visually appealing community for municipalities, as well as a distinct style of living for all of our tenants. Our BTR projects provide a charming and thoughtful design to our communities boasting fashionable architecture and a wide array of amenities for our residents.

Who manages Build-To-Rent?

- BTR communities are owned and professionally managed by a single entity. The community operators are responsible for all the management including leasing, maintenance, repairs, and landscaping to ensure a hassle-free living experience to all our residents.

Build-to-Rent: Overview

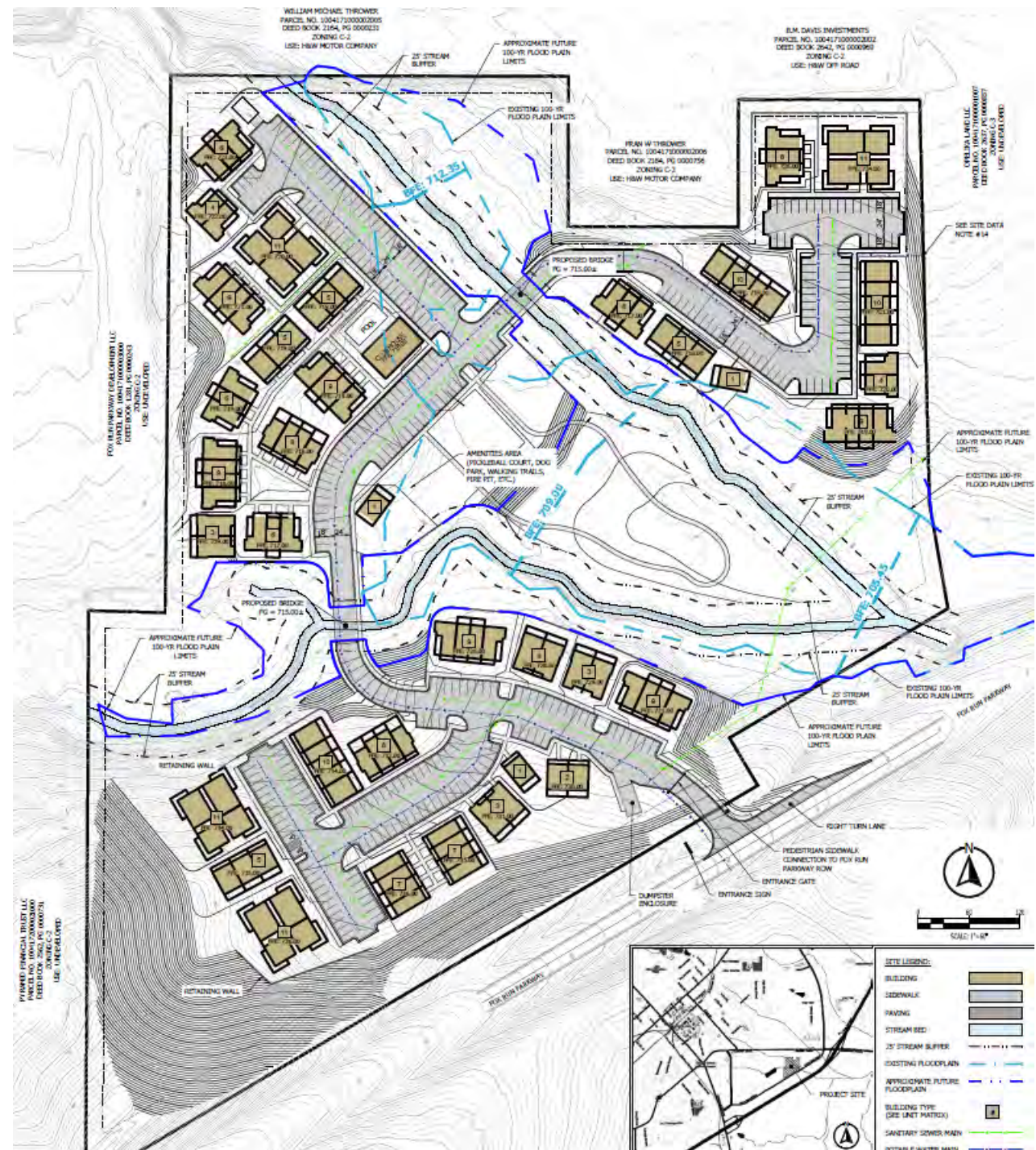
- **Favorable Demographics/Renters by Choice**
- **Rising For-Sale Housing Costs/High Cost of Homeownership/Interest Rates & Down Payments/Insurance/Taxes/Maintenance**
- **Increase Need for Financial Flexibility**
- **Population Migration Patterns/Appeal of Less Dense Multi-family options**
- **Access to Outdoor Space/Amenities**
- **Remote Work – And the Need for More Space Traditional Multifamily Lacks**

Build-to-Rent: Demand Drivers



Site Plan & BTR Concepts

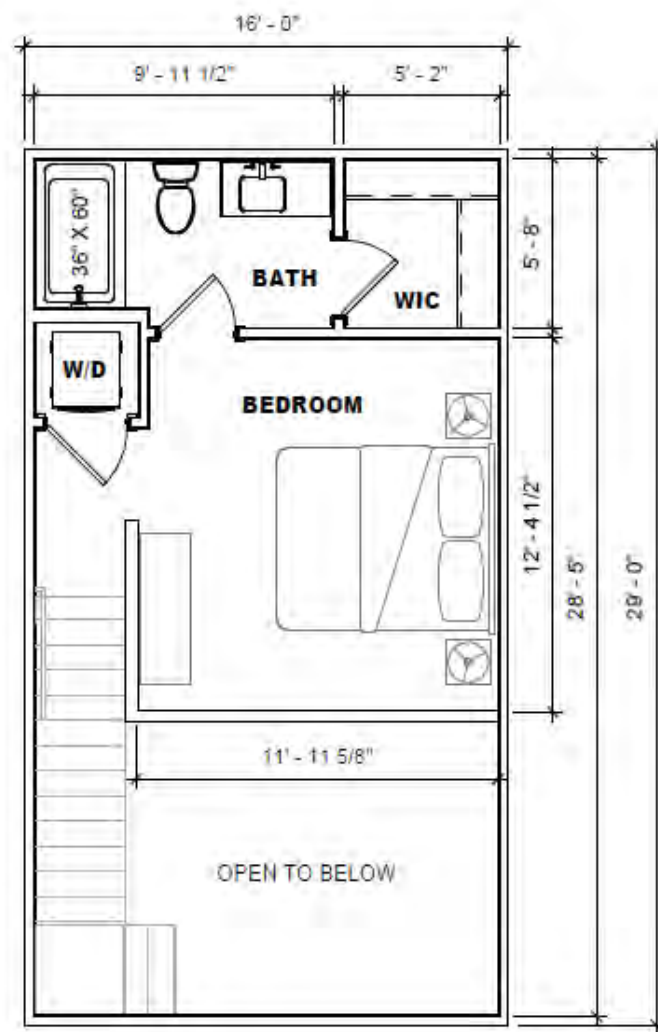
Current
Site Plan:
BTR Multifamily &
Amenities



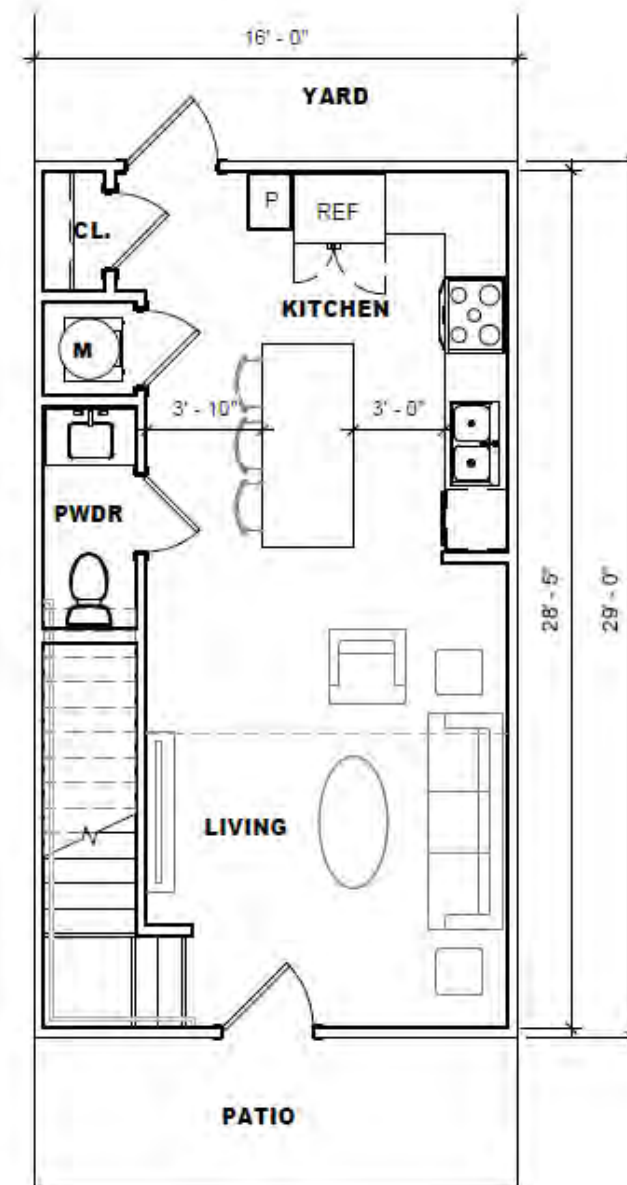
Unit Matrix:

UNIT TYPE	# OF UNITS	% OF TOTAL UNITS	Current % by FLOOR PLAN	Proposed % by FLOOR PLAN	UNIT SF
1 BEDROOMS					
1BR/1BA-1	9	6%	18%	35%	755
1BR/1BA - SMALL	12	8%	24%	35%	728
1BR/1BA - LARGE	12	8%	24%	35%	840
1BR/1BA-2	17	12%	34%	30%	716
1 Bedrooms total:	50	34%	100%	170%	756
2 BEDROOMS					
2BR/2BA-1	29	20%	45%	5%	1,248
2BR/2BA-SMALL	12	8%	18%	5%	1,064
2BR/2BA-LARGE	12	8%	18%	5%	1,176
2BR/2BA-2	4	3%	6%	45%	1,181
2BR/2BA-3	8	5%	12%	35%	1,013
2 Bedrooms total:	65	44%	100%	110%	1,168
3 BEDROOMS					
3BR/2BA-1	26	18%	81%	55%	1,391
3BR/2BA-2	6	4%	19%	5%	1,442
3 Bedrooms total:	32	22%	100%	100%	1,401
Totals	147	100%			158,501
Weighted Averages					1,078

1-Bedroom Floor Plan #1

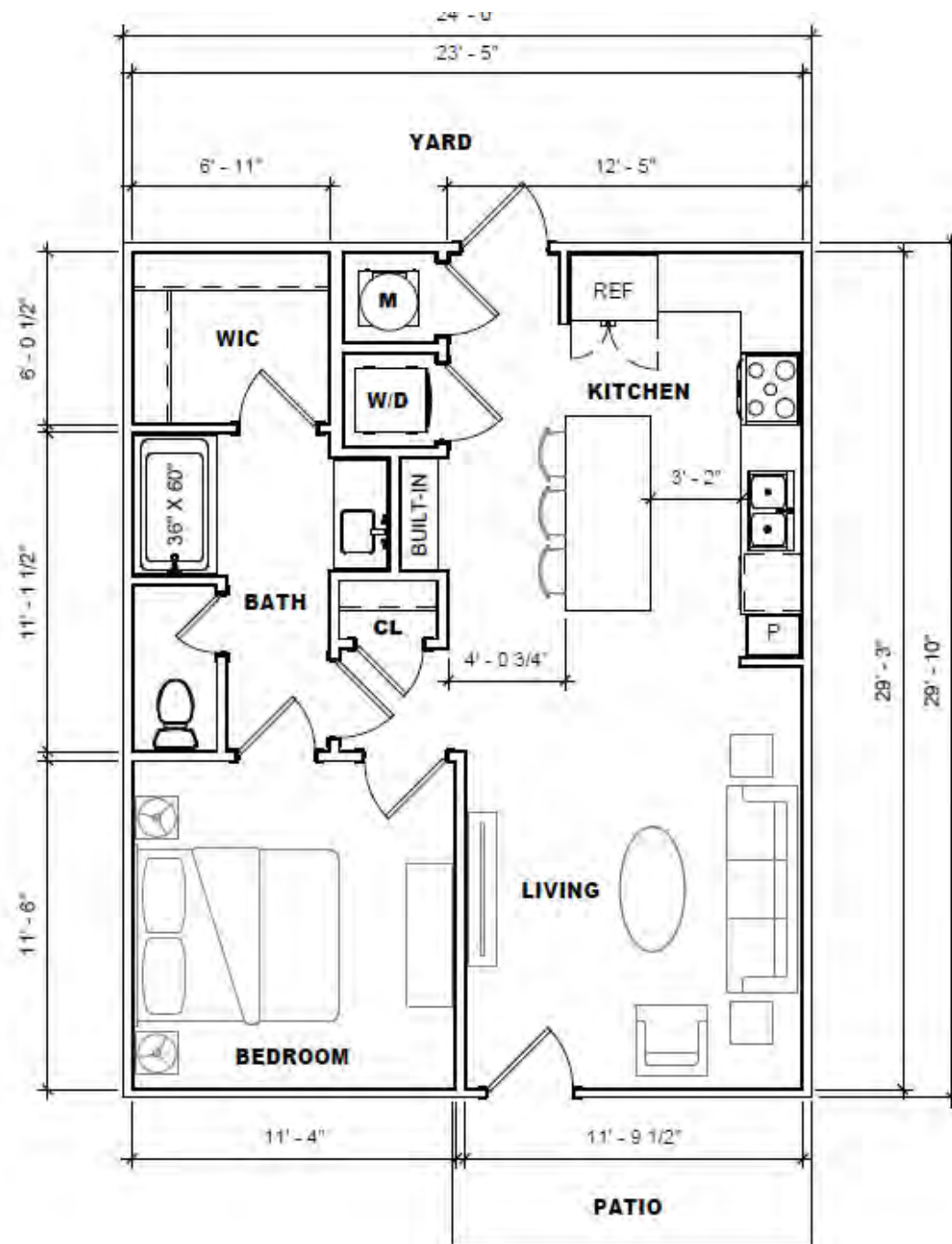


LEVEL 2



LEVEL 1

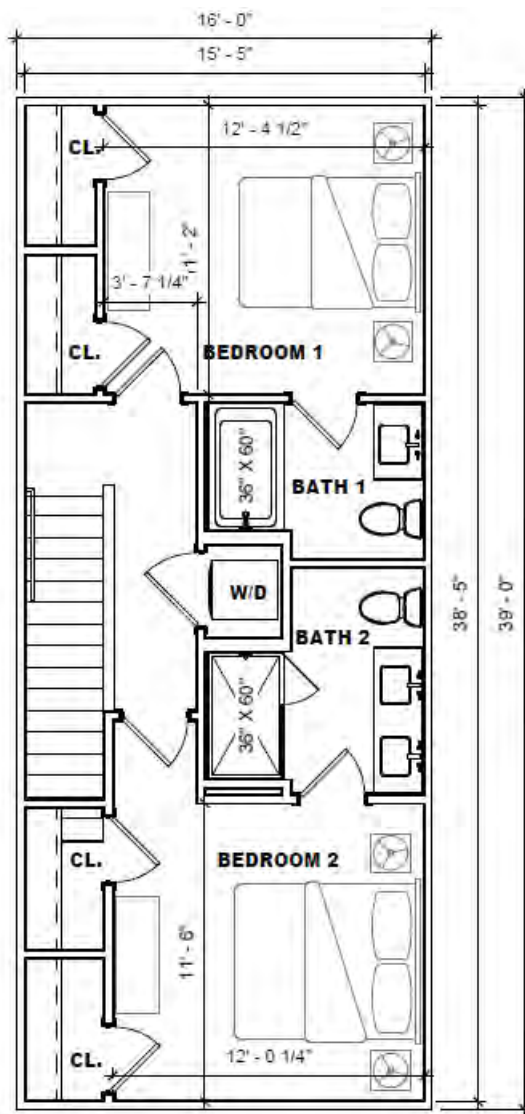
1-Bedroom Floor Plan #2



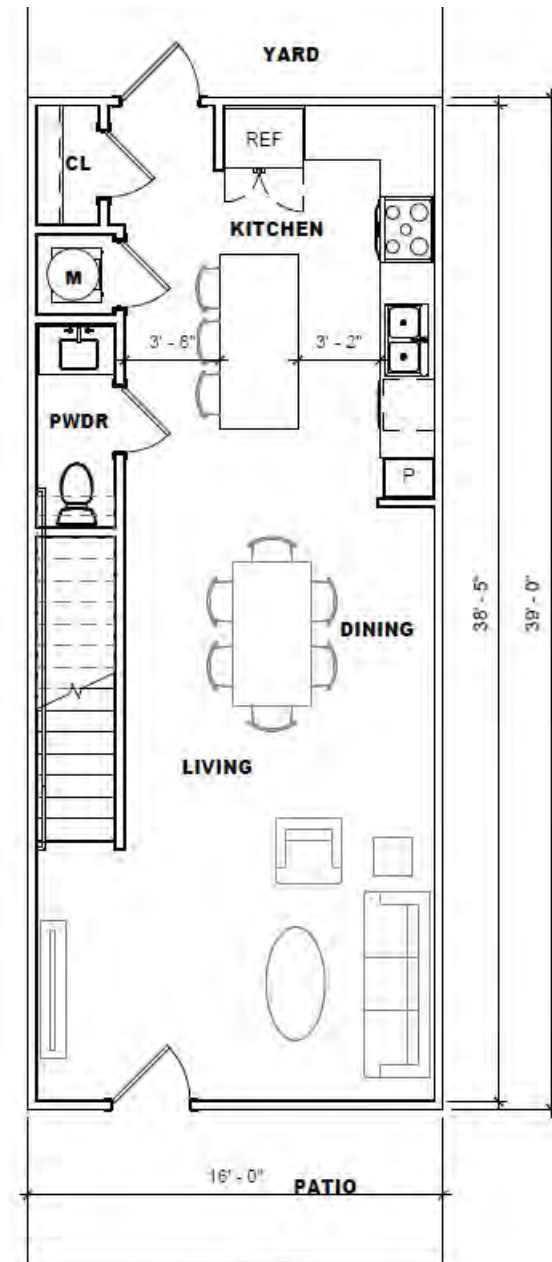
1-Bedroom Floor
Plan #3



2-Bedroom Floor Plan #1

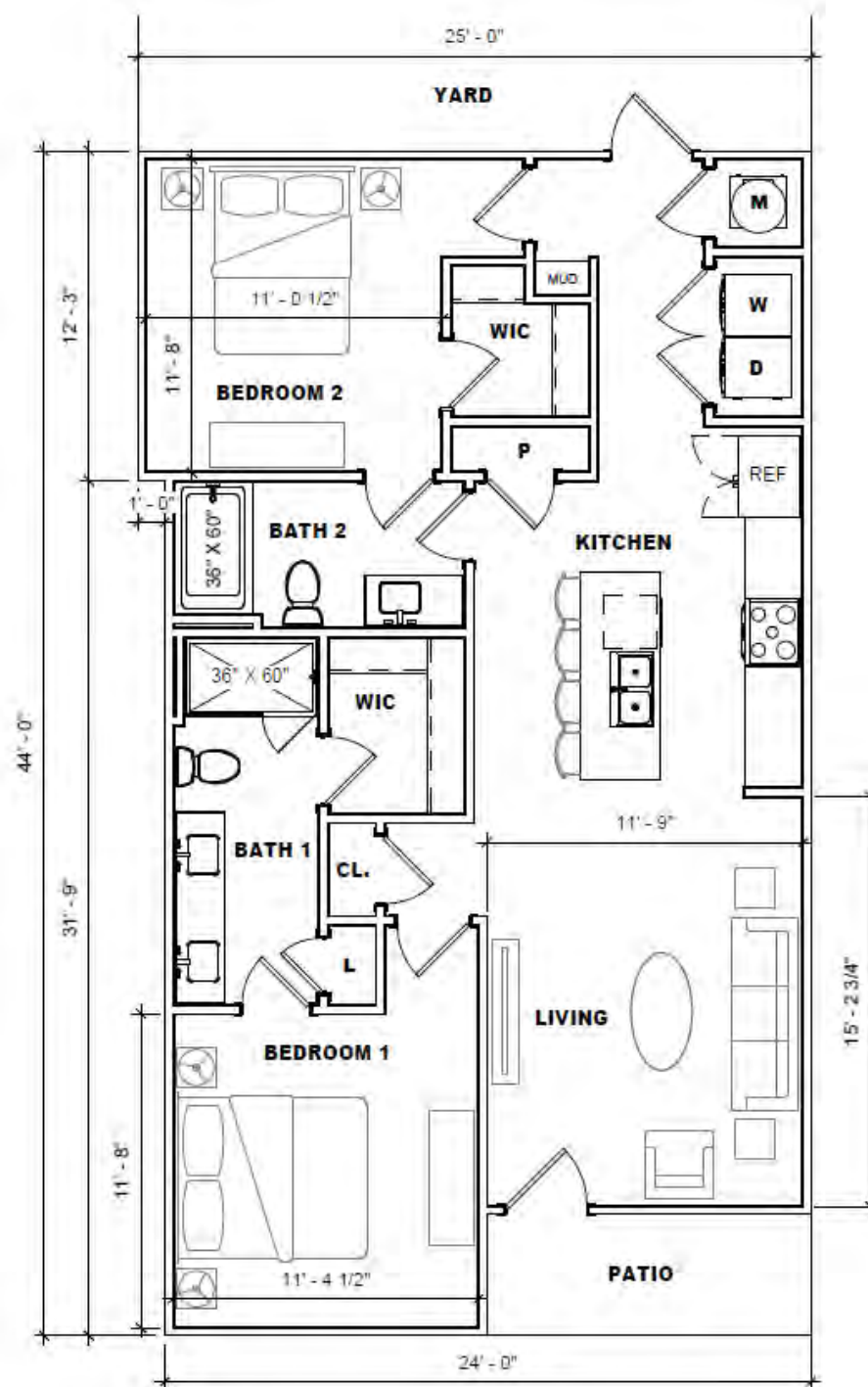


LEVEL 2



LEVEL 1

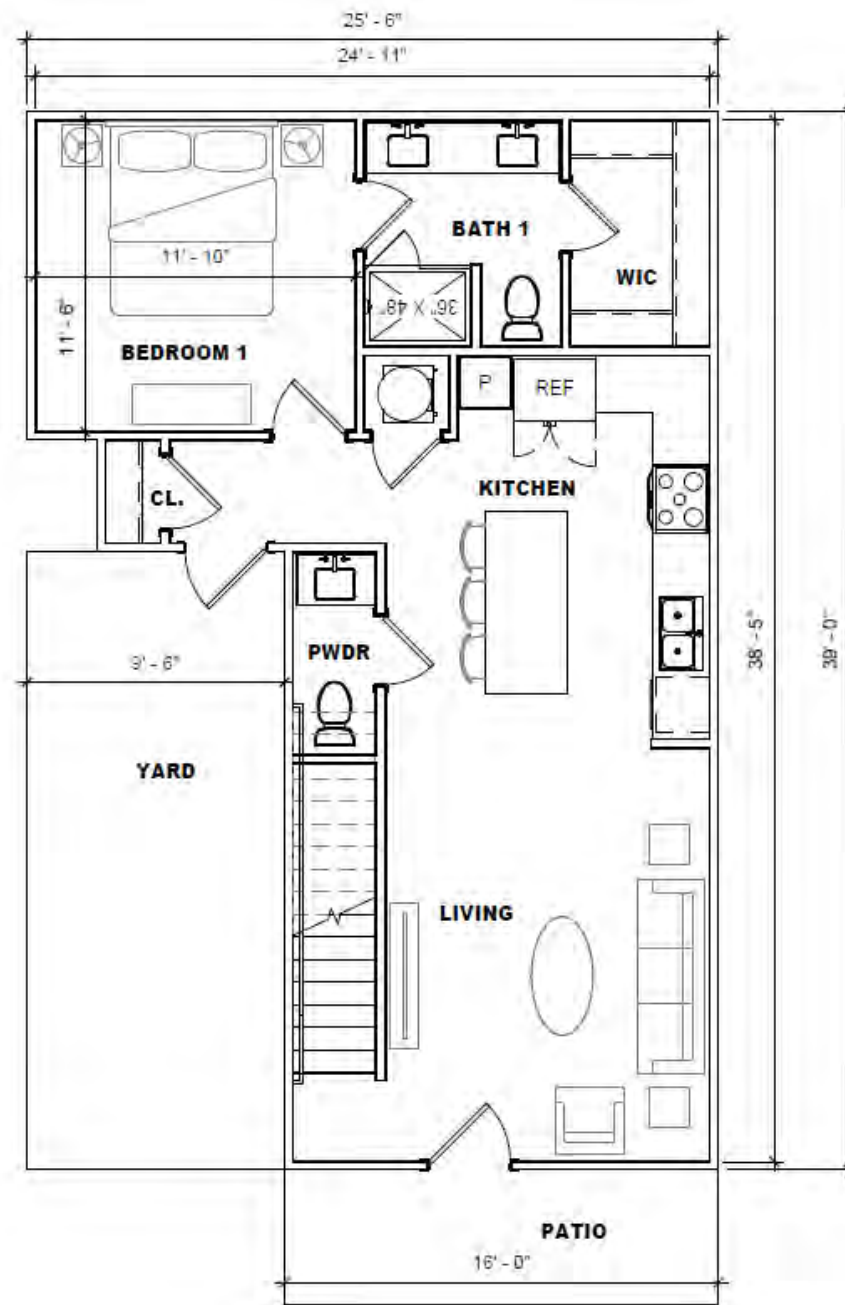
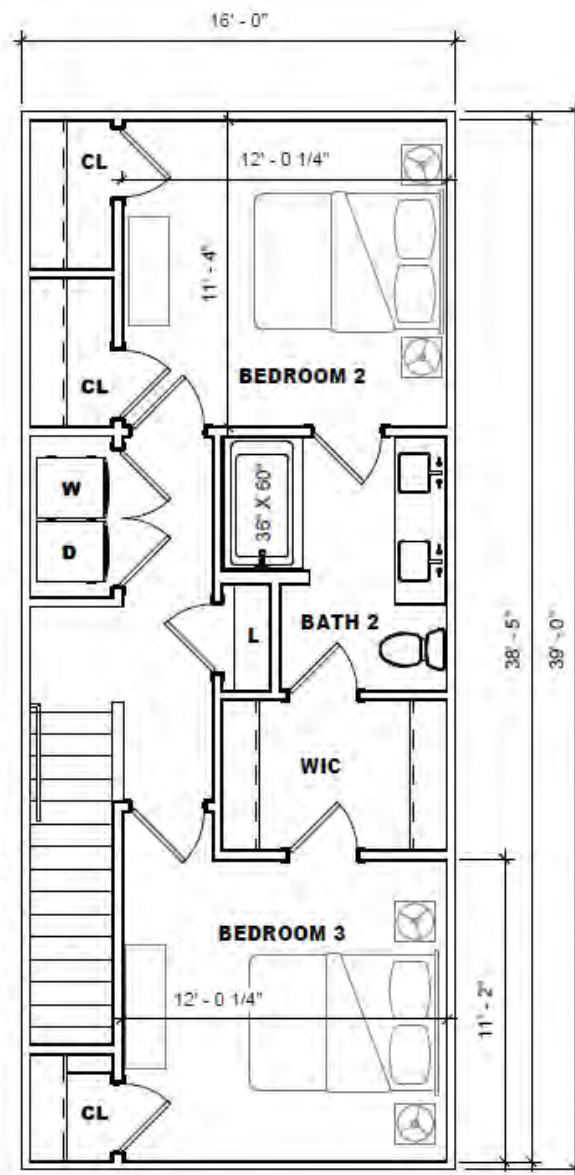
2-Bedroom Floor Plan #3



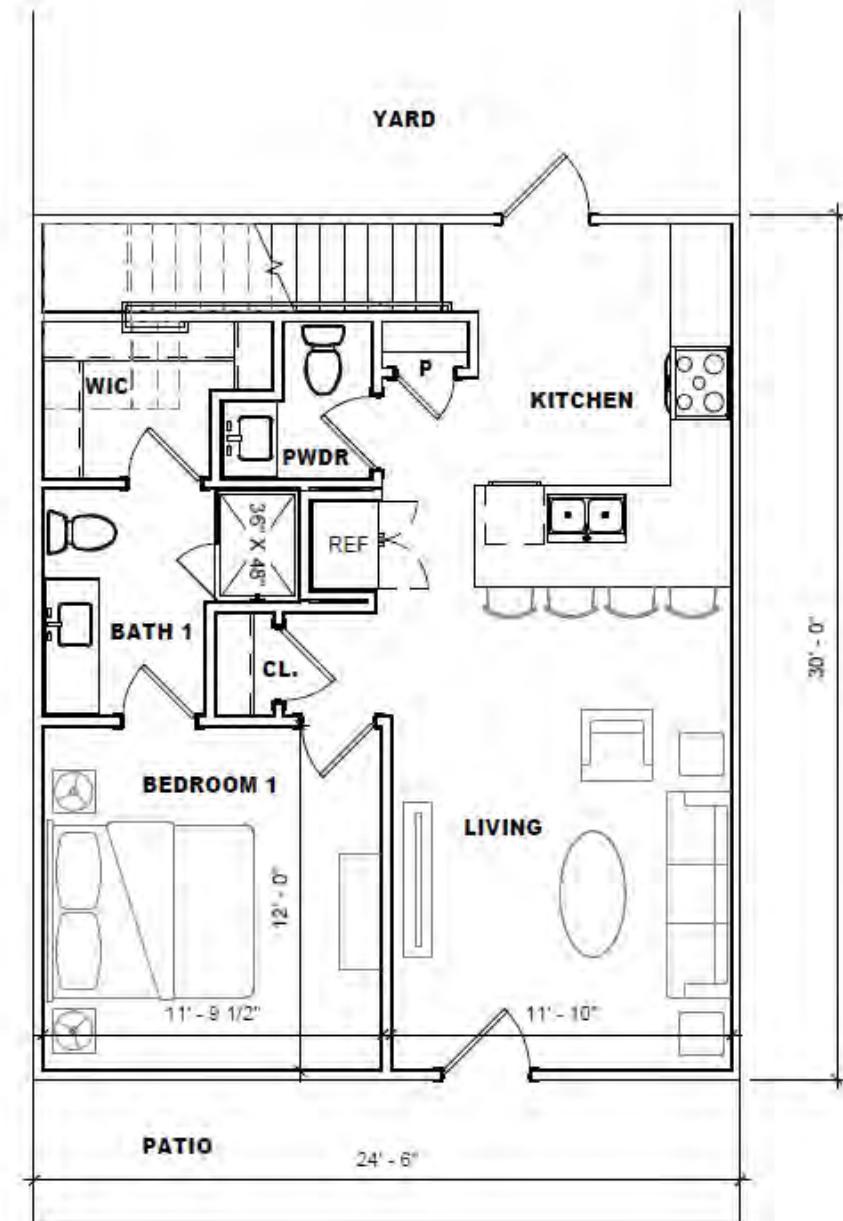
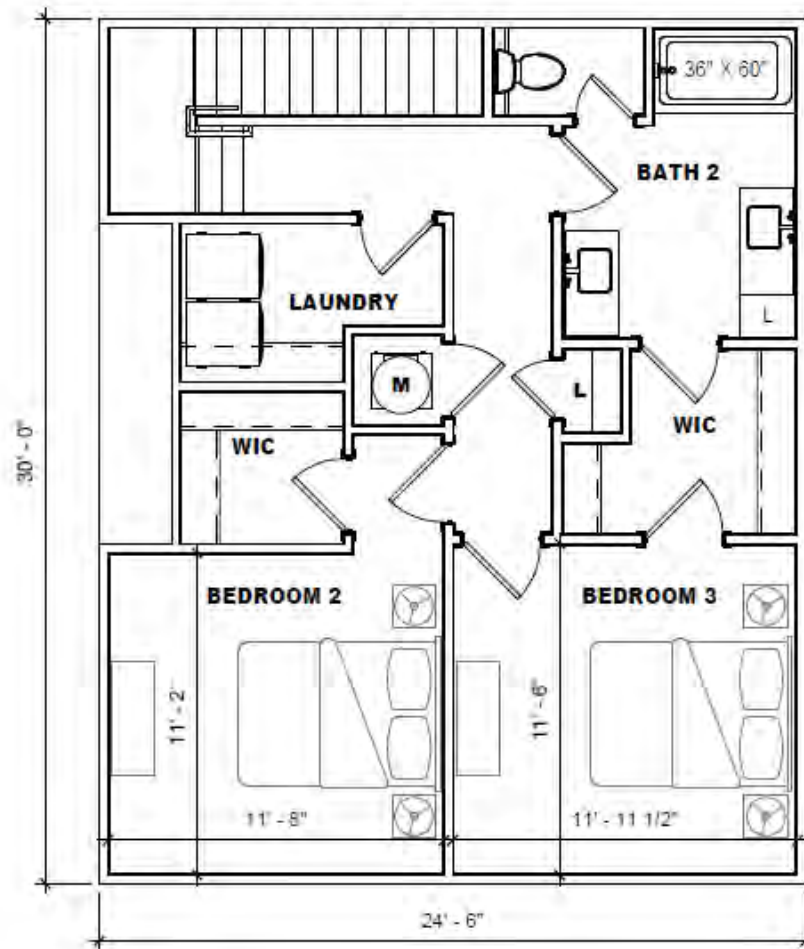
2-Bedroom Floor
Plan #4



3-Bedroom Floor Plan #1



3-Bedroom Floor Plan #2















Amenities:

- Pickleball courts
- Dog park with pet wash stations
- Clubhouse (Community Pool, Entertainment Room, Fitness Center, Lounge, Refreshments)
- Gated access
- Greenspaces / Pocket Parks
- Fire Pits & Grilling Areas
- Streamside trails
- Electric car charging stations
- Package Lockers & Valet Trash



Gladstone Equity Partners (“GEP”), is a private equity real estate investment and development firm focused on acquiring, developing & operating real estate assets throughout the Southeast U.S. GEP seeks to acquire well-located sites and high-quality assets in a variety of formats and settings, including high-growth primary, secondary, and tertiary markets that exhibit supply constraints and strong growth fundamentals within close proximity to retail and workplace hubs. With our experienced team, we are positioned to respond quickly, find innovative solutions and complete complex transactions, with a hands-on approach in each state of the process, ensuring a timely, seamless closing and delivery on budget simultaneously.



Asset Classes of Interest:

- Multi-family / Build-to-Rent
- Retail
- Self-Storage
- Mixed-Use
- Historic & Adaptive Reuse Redevelopment Projects
- Industrial

Investment Strategies:

- Value-Add / Opportunistic
- New Development
- Opportunity Zones
- Distressed Debt
- Tax Credit Projects



Gladstone Equity Partners



Fifth Dimension Architecture embraces the future of architecture and construction through the continuous evolution of design and technology. Focusing on a comprehensive approach to creative design solutions, they are harnessing revolutionary tools and concepts that will provide long-term benefits to the entire project team. Their expertise in creative and collaborative BIM modeling, along with a new dimension of architectural visualization allows our team to enhance the workflow and relationships between architect, client and contractor. At Fifth Dimension they are creating a symbiotic new dimension in the way the design team functions, while paralleling the ongoing transformation of digital society and its relationship to the evolving urban fabric.

Featured Projects:



Marriot Trilogy
Huntsville, AL



Primrose
Miramar Beach, FL



Folksong At Flowery Branch
Flowery Branch, GA



Connection At Southside
Pittsburgh, PA

Architect & Design Team



Originally incorporated by Capstone Development Corporation in 2005 as Cottage Builders, Inc., CBI Construction Services has grown to become one of the nation's premier builders of multifamily, student housing, senior housing and built-for-rent "cottage-style" communities. To date, our team has built, or is in the process of building, 36 projects consisting of 8,000+ units and over \$1.3 billion in construction costs across 15 states.

www.cbiconstructionservices.com

Featured Projects:



The Cottages At Greystone
Huntsville, AL



Cottages At Monrovia
Huntsville, AL



The Cottages At Myrtle Beach
Myrtle Beach, SC

Construction Team



Kadre Engineering with offices in Birmingham, Auburn and Orange Beach is an employee-owned firm providing civil engineering, master planning, feasibility studies, project management, construction administration services and more to design and implement high-quality site development and infrastructure projects that improve communities and enhance the lives of the residents.

www.kadre-eng.com

Services:

- Civil Engineering
- Master Planning
- Land Development
- Water Resources
- Utility Design
- Single Family Residential
- Parks and Recreation

Engineering Team

The Cottages at Fox Run

Project Description:

The Cottages at Fox Run (“Fox Run”), located on Fox Run Parkway and in close proximity to the Highway 280 corridor, is a proposed cottage-style community consisting of 147 units (7.3 units/acre) totaling ~161,000 square feet. The Fox Run BTR (“Build-To-Rent”) project will feature a mixture of 1, 2, and 3-bedroom cottage, townhome and duplex units. These spacious units will feature large floor plans, unique “new urbanism” design elements, private outdoor yard + patio, and Class-A finishes. The community is designed to create a traditional neighborhood feel and the privacy of a single-family home without the constraints that come with homeownership. High-end amenities, on-site management, and resident events will transform residents into neighbors, encouraging a sense of community in the greater Opelika market, while also filling a gap for additional housing options not currently present.

Prospective Community Amenities:

- Community green, clubhouse with fitness center, resident lounge, pool, outdoor kitchen and fire pits
- Dog park with pet washing station and play area, pickleball courts & pocket parks throughout
- Gated access with sidewalks and walking trails throughout
- Car charging station, package lockers, valet trash service, smart home packages

Gross Square Footage: Residential: 158,501; Clubhouse & Maintenance: 3,000

Proposed Residential Units: 147 (7.3/units per acre vs. 16/units per acre permitted under proposed designation)

Avg. Unit Size (SF): 1,078 Avg. (716-1,442 SF; 1 to 3 bedrooms, respectively)

Location | Parcel | Current (& Proposed) Zoning:

- **Address:** N/A
- **Parcel #(s):** 1004171000002001
- **Site Size:** 20.25
- **Current Use:** Vacant land
- **Current Zoning:** C-2 / GC-P
- **Proposed Use:** Residential (Permitted as Conditional Use)

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Build-to-Rent Demand Drivers:

- Favorable Demographics/Renters by Choice
- Rising For-Sale Housing Costs/High Cost of Homeownership/Interest Rates & Down Payments/Insurance/Taxes/Maintenance
- Increased Need for Financial Flexibility
- Population Migration Patterns/Appeal of Less Dense Multi-family options
- Access to Outdoor Space/Amenities
- Remote Work – And the Need for More Space Traditional Multifamily Lacks

Amenities & Advantages:

- Clubhouse
- Fitness Center
- Pool
- Outdoor Kitchen
- Communal Fire Pits
- Community Green
- Walking Trails
- Dog Park
- Pickleball/Basketball Courts
- Gated Access
- Car Charging Station
- Package Lockers
- Valet Trash Service
- Smart Home Packages
- Ample Parking (2.2 Spaces/Unit)
- Private Backyard Space
- Private Patio

Preliminary Construction Schedule:

Milestone	Date	Months from Start
Begin Construction		
	March '25	8
Deliver First Units		
	March '26	12
Complete Construction		
	May '26	14

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Area Coverage Breakdown:

LOT SIZE:

20.2 AC (±880,000 SF)

SETBACKS:

FRONT: 40', SIDE: 20', REAR: 20'

IMPERVIOUS COVERAGE:

PAVING: 2.93 AC (127,669 SF)

SIDEWALK: 0.74 AC (32,113 SF)

TOTAL: 3.67 AC (159,782 SF)

IMPERVIOUS COVERAGE PERCENTAGE = 18.2%

BUILDING COVERAGE: 2.49 AC (108,458 SF)

BUILDING COVERAGE PERCENTAGE = 12.3%

LANDSCAPE/OPEN SPACE COVERAGE

TOTAL AREA (20.2 AC) - IMPERVIOUS AREA(3.67 AC) - BUILDING AREA
(2.49 AC) = 14.04 AC

LANDSCAPE/OPEN SPACE COVERAGE PERCENTAGE = 69.5%

Intended Usage of Water & Sewer:

- We intend to use connections accessible to the site via Columbus Parkway by way of an easement with all sanitary sewer, water and fire distribution to be designed in accordance with City of Opelika standards.

Property Boundary Plan:

- We intend to maintain the natural landscaping buffer around the boundaries of the property, as well as increasing the landscaping buffer using native plants to provide the adjacent property owners and the residents with an aesthetically pleasing boundary. All lighting, landscape plans and landscape buffers will be designed to meet or exceed City of Opelika standards.

Traffic Impact & Access:

- We will have a traffic study be conducted to determine the impact to existing roadway capacity and any turn lane requirements associated with City of Opelika Engineering Department.

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: August 27, 2024

Agenda Item #: C-9

Action Requested: Conditional Use – Townhome Development – 56 units

Location of Property: End of Yarbrough Drive

Property Owner(s): Staley Fincher
Robert Thorington, authorized representative

Current Land Use: Undeveloped

Current Zoning: C-3 (General Commercial)

**Surrounding Zoning Districts
And Land Uses:**

North	C-3	Undeveloped
South	C-3	Undeveloped
East	R-3	Undeveloped
West	R-3	Single family homes

Proposal

The applicant is requesting conditional use approval for a 56 lot townhome development on 11.4 acres. The density is 4.9 dwelling units per acre. All 56 townhome lots have access to a 22' private street. Yarbrough Drive will be extended about 200 feet to the private street. A 4-foot sidewalk is shown on both sides of the private street. The sidewalk will need to meet City and ADA (Americans with Disabilities Act) standards. Two greenspace open lots (11,000 sf) are near the townhome lots. If conditional use approval is granted, a preliminary plat will be submitted at a future PC meeting.

The townhome units are attached in groups of six or eight townhomes. Townhome ownership includes a front and rear yard. Each unit shares a common wall with the adjacent townhome unit(s). A property line is located on the wall and extends to the front and rear property lines. The 56 townhome lots exceed the 1,800-sf minimum lot size and 20-foot lot width required for a townhouse development. Most of the townhome lots are 2,375 square feet and 25 feet wide. The lots on the end of a townhome group are wider (35') and have a larger lot size at 3,325 sf. Either the front yard or

the rear yard area of each townhome unit is greater than 50% of the first floor area as required. Example: 1st floor of townhome unit = 964 square feet; 50% of 1st floor = 482 sf; the rear yard area is 511 sf.

The 56 townhomes meet the minimum setbacks of the C-3 zoning district (30' front yard, 10' side, 20' rear yard) and the 20 foot minimum separation between townhome groups. The townhome groups of six to eight units are at least 22 feet apart.

The exterior material of the townhomes must comply with the Gateway Corridor standards in Section 7.6. (Townhome elevations for all sides in packet). The exterior material is hardie board (fiber cementous siding).

The landscape plan meets the minimum base and parking lot points. Shrubs are shown in the front yard of most townhome lots near the sidewalk and private street. Trees are shown on the two interior greenspace lots located adjacent to the townhomes and the sidewalk. The two common are 11,000 square feet located near the center of the townhome lots. The adjacent properties on the west side are single family homes. A residential buffer is shown along the west side as required. The buffer may be a natural wooded area if buffer provides a near impervious visual buffer, or one of the residential buffer options in Section 10 Landscape Regulations must be planted. If a 6 foot fence and evergreen trees are selected as an option, the fence must be located between the evergreen trees and the townhome unit. The rear yard of six townhome lots are adjacent to Yarbrough Drive. The landscape plan shows a 10 foot wide buffer area with evergreen hollies¹. The evergreens are between the six townhome lots and the Yarbrough Drive extension providing a visual screen between the street and the rear yard of townhomes.

Along the east, west, and south property lines that encircle the 11.4 acre townhome property is 5.5 acres of open or natural space and a residential buffer. A natural buffer and open space are on the east and south side, and a residential buffer is on the west side. On the east and south sides, the natural buffer & open space is 95 feet from the perimeter property line to the nearest townhome lot. On the west side, a residential buffer is required between the adjacent single family homes and the townhome development. The nearest townhome lot is 95 feet from a single family home lot. A homeowner's association will be established to maintain the required residential buffer on west side, natural buffers, open space, and common green space near the townhome lots.

¹ Nellie R Stevens holly shrubs are a broadleaf shrub that at maturity grow 15 to 30 feet in height and 8 to 25 feet in width. The shrubs should be adequate in providing a visual buffer.

Staff recommends conditional use approval subject to the following:

1. Extend the townhome sidewalk to the north to Yarbrough Drive.
2. All utilities shall be underground.
3. Add note on site plan/landscape plan who will maintain the open space.
4. Between the townhome units nearest to Yarbrough Drive extension and the north property line, create a near opaque visual screen with evergreen trees/shrubs, berming, and/or fencing.
Fences must be installed between the landscaping and the townhome units.
5. On or near the west property lines, a residential buffer is required consisting of one of the three options in Section 10 Landscape Regulations. If fencing is an option chosen, install the fence between landscaping (that is nearest to the adjacent single family homes) and the townhome units.
6. Any fences constructed for townhome units must be consistent in maintaining a uniform appearance as specified in HOA guidelines.
7. The exterior materials for townhomes must meet the gateway corridor cladding requirements as provided in Section 7.6 Gateway Corridor in Zoning Ordinance.

Engineering Department Report

The applicant will be required to submit a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits.

The Engineering Department has no other comments or concerns with this proposed Conditional Use.

Opelika Water Board Report

Water is available from Yarbrough Dr. When extended to development, the 8-inch main should be adequate to serve this development. Development must be master metered or dedicated access for maintenance of utilities must be given on private drive.

Opelika Power Services Report

This subdivision is located outside of Opelika Power service territory.

000323-2024

AGENDA ITEM #

9



**APPLICATION FOR
CONDITIONAL USE APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



PC DEADLINE: 8/6/2024 PC MEETING: 8/27/2024

SITE ADDRESS: Dead End of Yarbrough Drive

PROPERTY OWNER: Staley Fincher

APPLICANT/ AUTHORIZED REPRESENTATIVE: Staley Fincher

MAILING ADDRESS: PO Box 485 Arab, AL 35016

PHONE NUMBER: 334-531-4227

FAX NUMBER:

EMAIL ADDRESS: Robert@screalabama.com

PARCEL INFORMATION

Project name: Yarbrough Townhouses

Address/Location: Dead End of Yarbrough Dr.

Current Land Use: None

Current Zoning: C3

Adjacent Zoning Districts: North: C3

South: I1 & R4M

East: C3

West: R3

Description of Proposed Use: Town Houses

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Staley Fincher, being owner of the property which is the subject of this conditional use application hereby authorize Robert Thorington, to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature:

Date:

8/6/2024

STATE OF ALABAMA,

COUNTY OF LEE

I, Hollie Helms, a Notary Public in and for said County and State, hereby certify that Staley Fincher, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

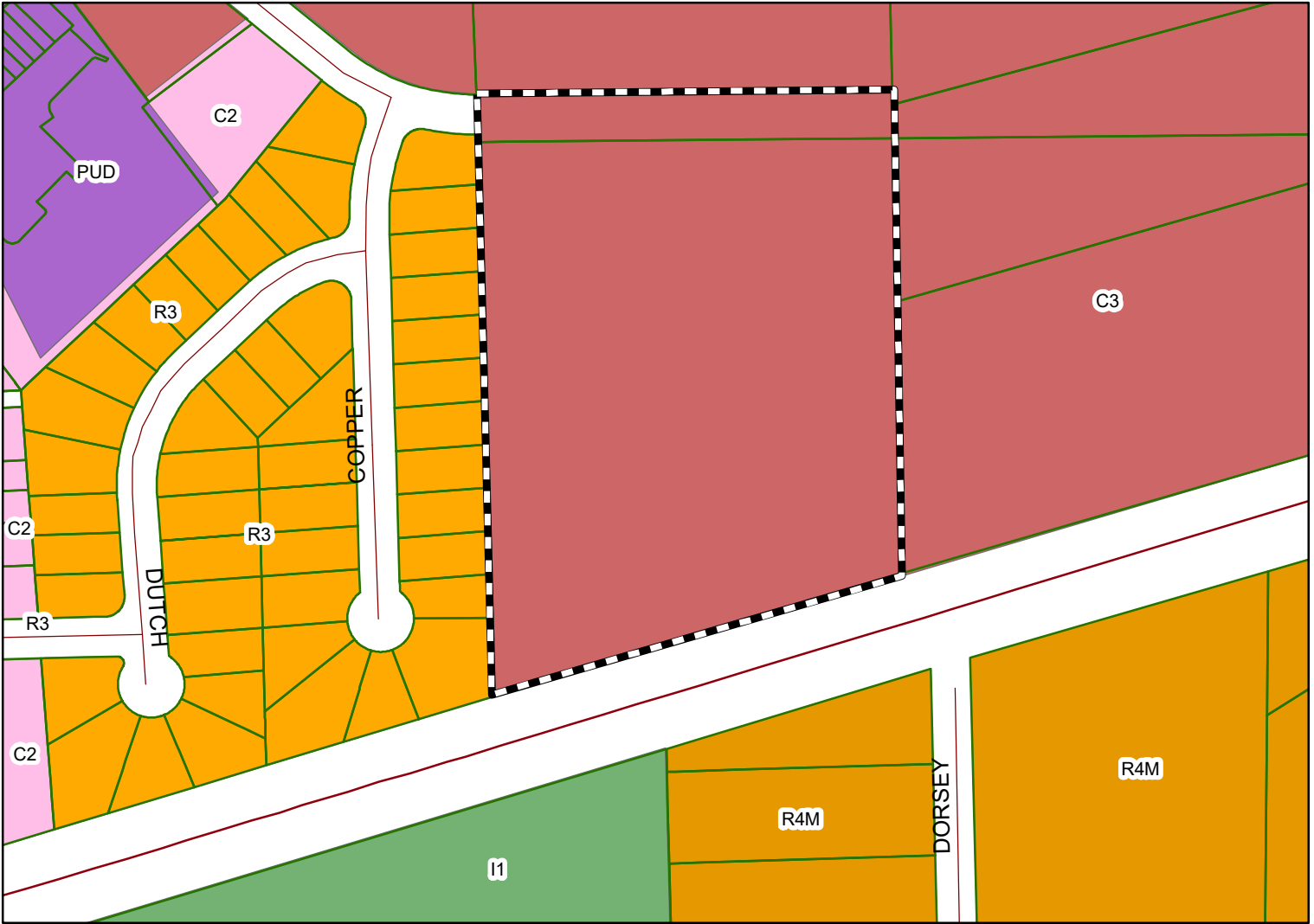
Given my hand and seal of office this 6th day of August, 2024.

Notary Public

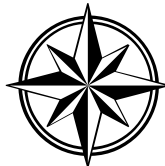
My Commission Expires:

6/24/2028

YARBROUGH TOWNHOMES TERMINUS OF YARBROUGH DRIVE CONDITIONAL USE, C-9

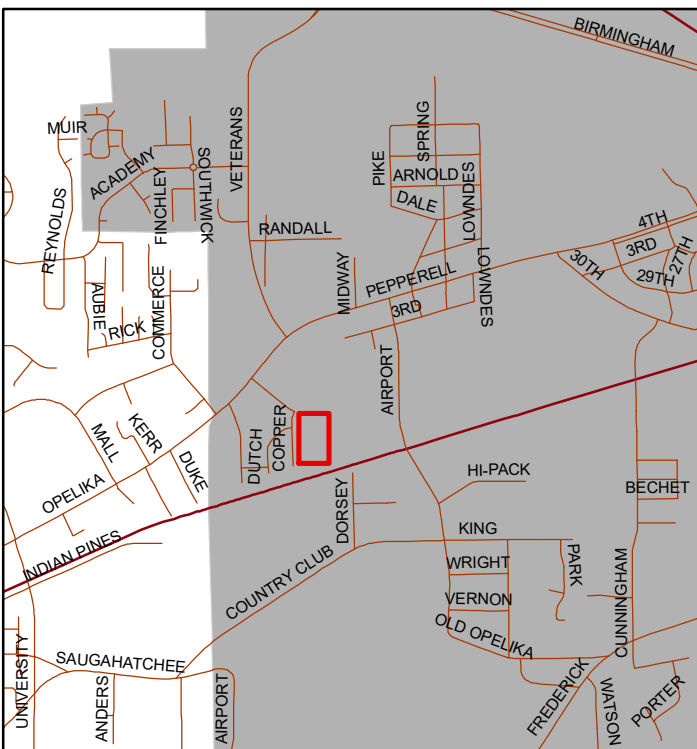


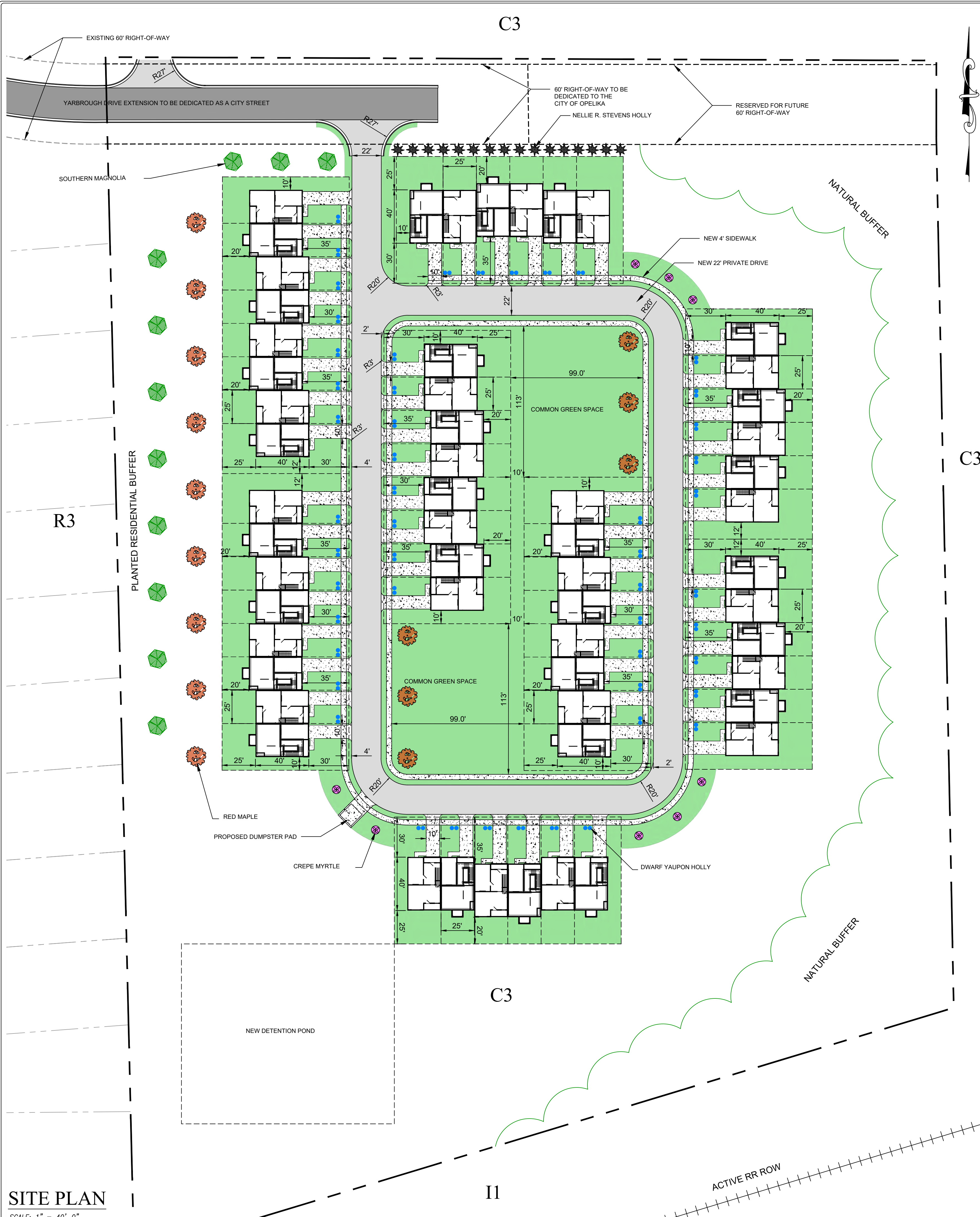
The applicant desires to construct 56 townhome units at the end of Yarbrough Drive. Right of way is shown along the north property line for a future extension of Yarbrough Drive. The townhomes are in a C-3 zoning district.



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





SITE PLAN
SCALE: 1" = 40'-0"

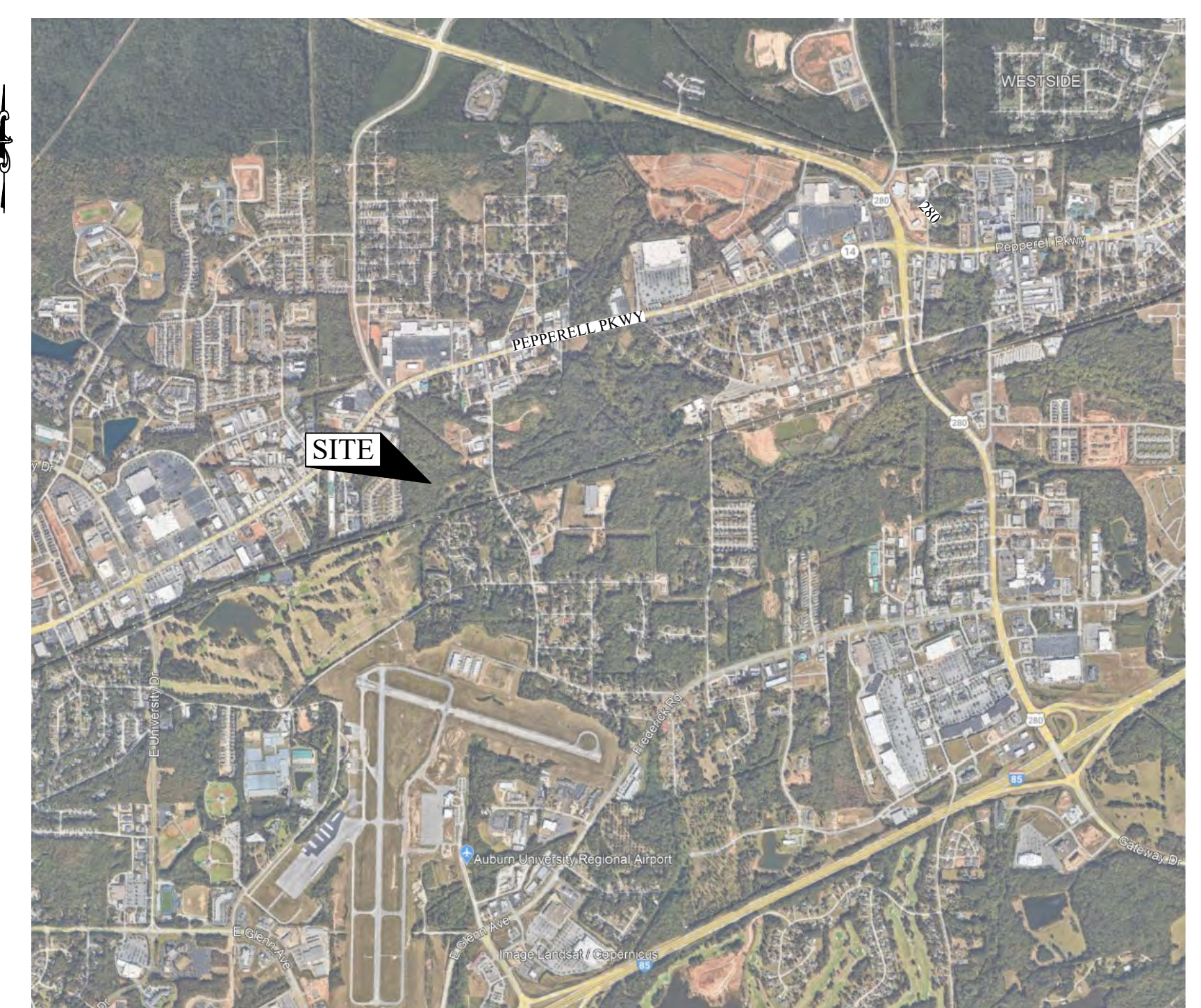
SQUARE FOOTAGE OF DEVELOPED AREA	241,503
BASE POINTS REQUIRED	BASE POINTS OBTAINED
PARKING LOT POINTS REQUIRED	PARKING LOT POINTS OBTAINED
RESIDENTIAL BUFFER REQUIRED	YES
PARKING LOT BUFFER REQUIRED	NO

SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	POINTS	SYMBOL
PARKING LOT POINTS (PP)					
ACER RUBRUM	RED MAPLE		3" CALIPER		
LAGERSTROEMIA INDICA	CREPE MYRTLE		8" HEIGHT		
ILEX VOMITORIA "NANA"	DWARF YAUJON HOLLY		3 GALLON		
ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY		7" HEIGHT		
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA		3" CALIPER		
TOTAL PARKING LOT POINTS =					

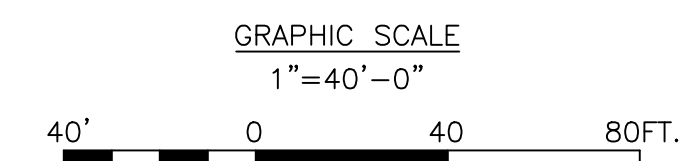
SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	POINTS	SYMBOL
BASE POINTS					
ACER RUBRUM	RED MAPLE		3" CALIPER		
LAGERSTROEMIA INDICA	CREPE MYRTLE		8" HEIGHT		
ILEX VOMITORIA "NANA"	DWARF YAUJON HOLLY		3 GALLON		
ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY		7" HEIGHT		
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA		3" CALIPER		

- LEGEND:**
- PROPERTY LINE
 - LOT PROPERTY LINE
 - NATURAL BUFFER
 - RIGHT OF WAY
 - CONCRETE
 - PRIVATE DRIVE
 - CITY STREET
 - SOD

- PROJECT NOTES:**
- SITE = 11.43 ACRES
 - ZONING DISTRICT: C3
 - ADJACENT ZONING: NORTH-C3, SOUTH-I1 & R4M, EAST-C3, WEST-R3.
 - CURRENT LAND USE: VACANT
 - THIS PARCEL IS NOT IN THE FLOOD PLAIN AS SHOWN ON FIRM COMMUNITY PANEL NUMBER 01081C0068G.
 - BUILDING SETBACKS: 30' FRONT, 20' REAR, AND 10' SIDES.
 - PROPOSED BUILDING AREA= 56,000 SQ. FT.
 - IMPERVIOUS AREA= 112,358 SF
FAR = .11
ISR = .23
 - PARKING SPACES REQUIRED= 112
PROPOSED PARKING = 112



VICINITY MAP



HARMON ENGINEERING & CONTRACTING CO., INC.
ENGINEERING • CONTRACTING • ENVIRONMENTAL MANAGEMENT
13376 C.L. Torbert, Jr. Parkway / Lafayette, Alabama 36862
(334) 864-9135 / FAX (334) 864-8046

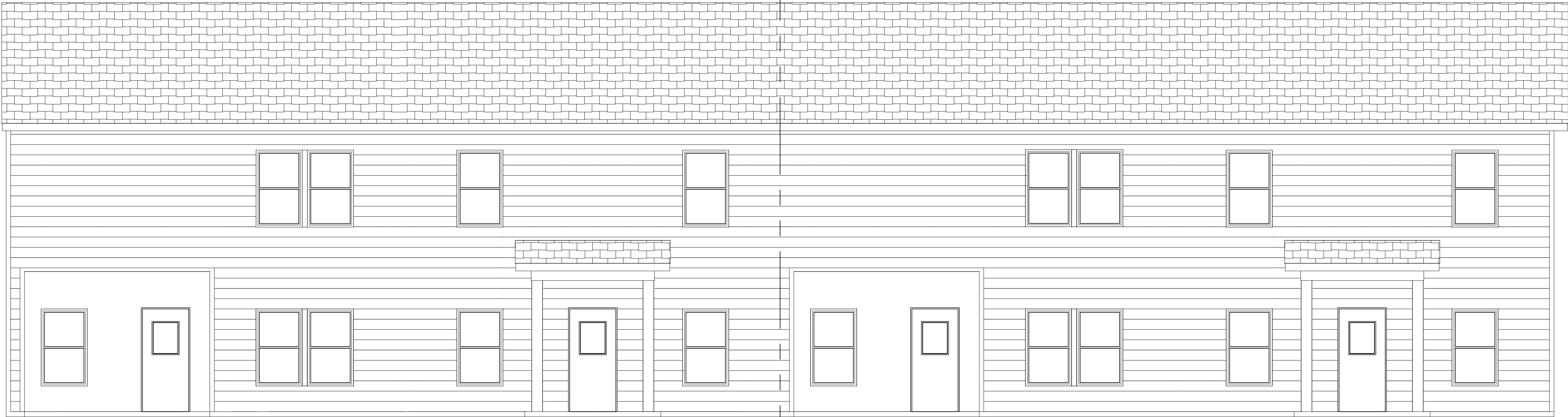
REVISONS:	NO.	DATE:	BY:	DESCRIPTION:
	1			
	2			
	3			
	4			
	5			

SITE PLAN
YARBROUGH HILL TOWNHOUSES
H & H DEVELOPMENT PARTNERS LLC
OPELIKA, AL

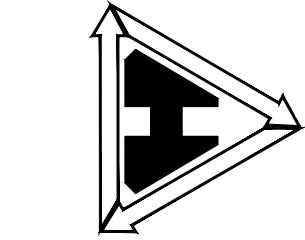
DRAWN	AWH/MRA
CHECKED	MAT
FILENAME	DRIVE:\FOLDER\DRAWINGS
DRAWING NAME	DWG
DATE	06 AUG 2024
PROJECT	976-01-24
SCALE	1" = 40'-0"
FIGURE	C2.0



FRONT BUILDING ELEVATION
NOT TO SCALE



BACK BUILDING ELEVATION
NOT TO SCALE

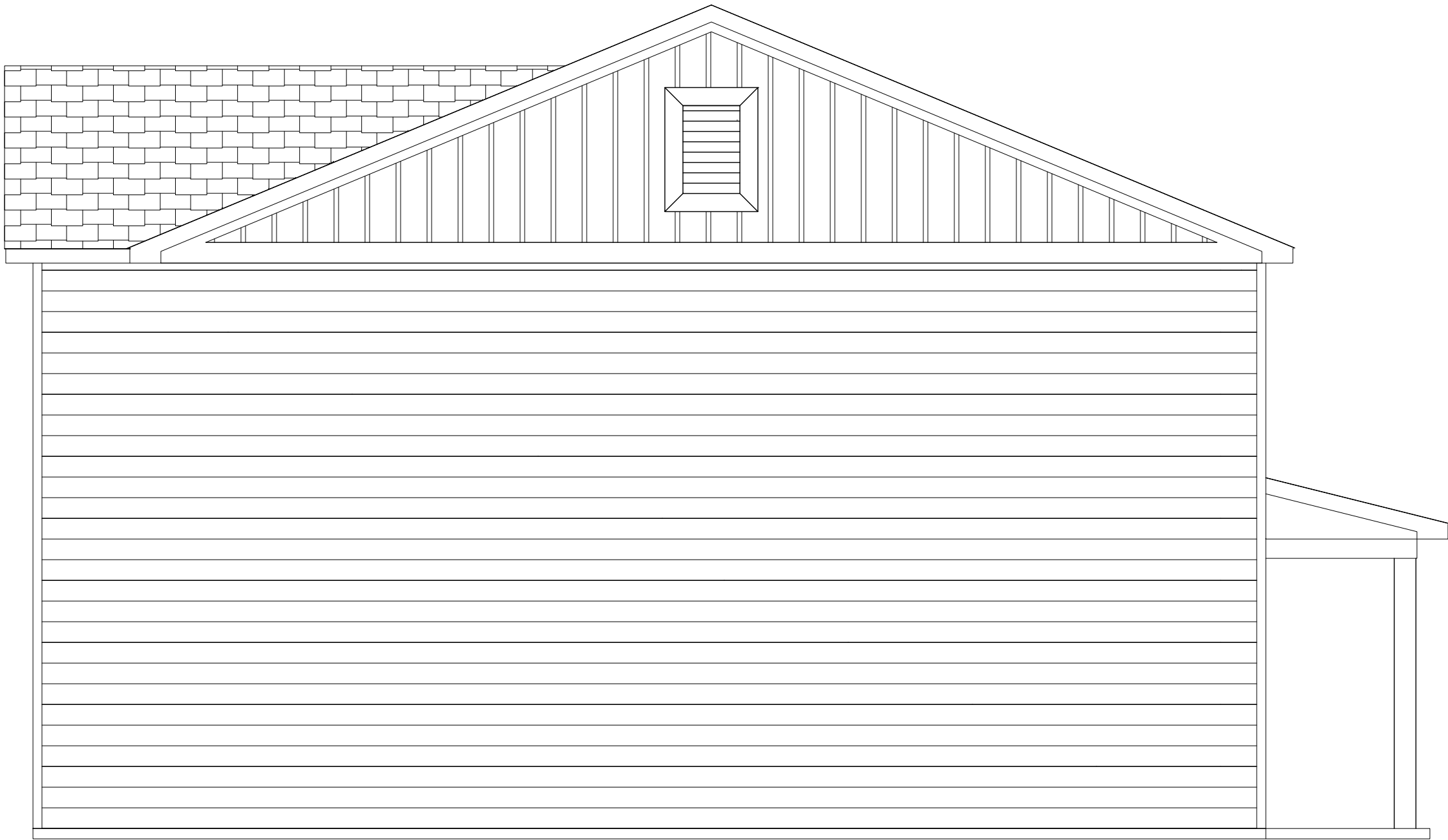


HARMON ENGINEERING & CONTRACTING CO., INC.
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13376 C.L. Torbert, Jr. Parkway / LaFayette, Alabama 36862
(334) 864-9135 / FAX (334) 864-8046

REVISIONS:		DESCRIPTION:	
NO.	DATE	BY	
1			
2			
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4			
5			

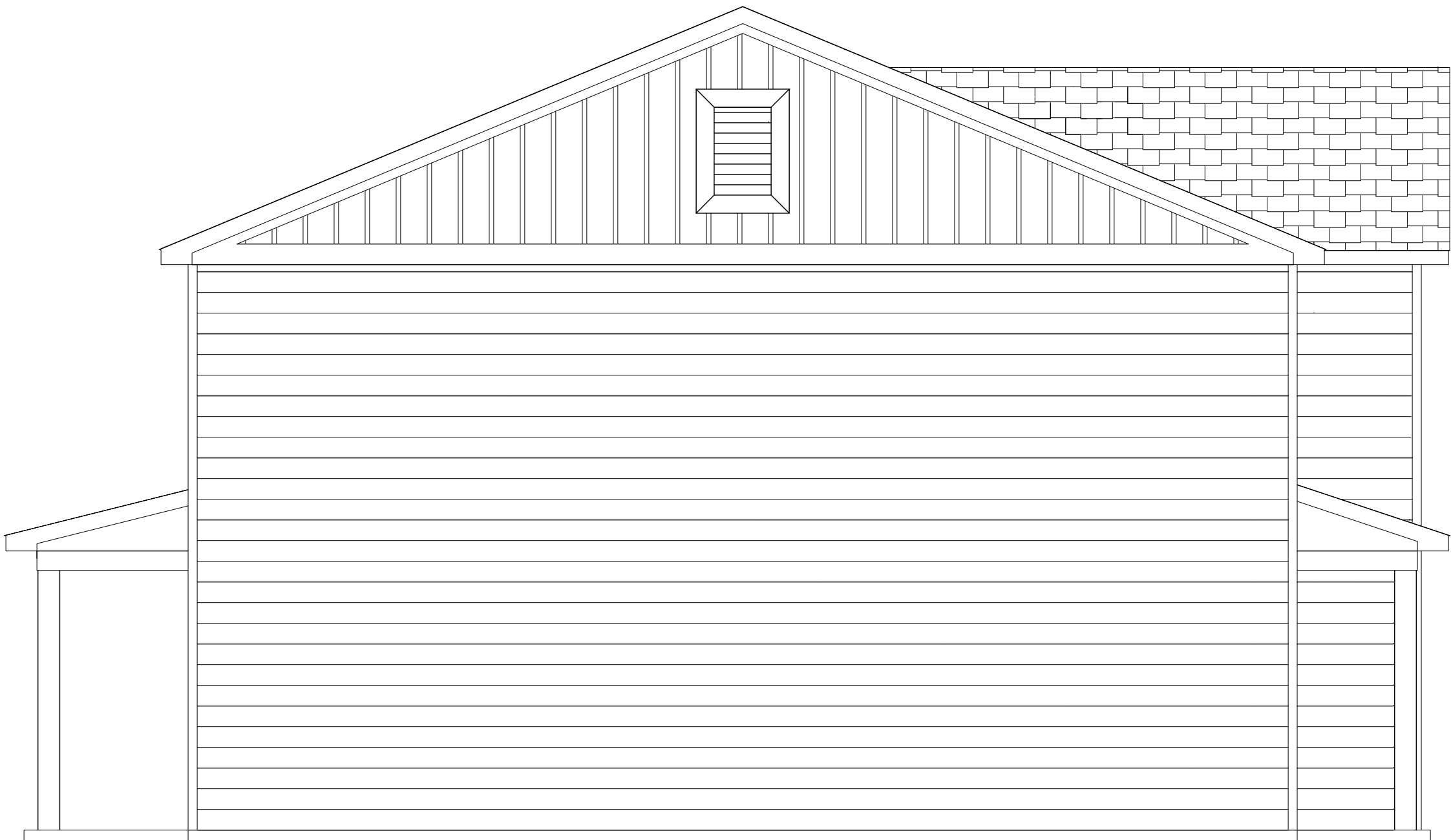
BUILDING ELEVATION
YARBROUGH HILL TOWNHOUSES
H & H DEVELOPMENT PARTNERS LLC
OPELIKA, AL

DRAWN	AWH/MRA
CHECKED	MAT
FILENAME	DRIVE\FOLDER\DRAWINGS
DRAWING NAME.DWG	
DATE	06 AUG 2024
PROJECT	976-01-24
SCALE	1" = 20'-0"
FIGURE	C3.0



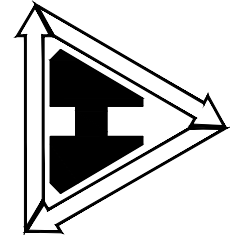
SIDE BUILDING ELEVATION

NOT TO SCALE



SIDE BUILDING ELEVATION

NOT TO SCALE



HARMON ENGINEERING & CONTRACTING CO., INC.

ENGINEERING • CONTRACTING • ENVIRONMENTAL MANAGEMENT

13376 C.L. Torbert, Jr. Parkway / LaFayette, Alabama 36862

(334) 864-9135 / FAX (334) 864-8046

REVISIONS:		DESCRIPTION:
NO.	DATE	
1		
2		
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4		
5		

BUILDING ELEVATIONS

YARBROUGH HILL TOWNHOUSES

H & H DEVELOPMENT PARTNERS LLC

OPELIKA, AL

DRAWN

AWH/MRA

CHECKED

MAT

FILENAME

DRIVE:\FOLDER\DRAWINGS

DRAWING NAME.DWG

DATE

06 AUG 2024

PROJECT

976-01-24

SCALE

NOTED

FIGURE

C3.1

**City of Opelika
Planning Commission
Planning Department Report**

Meeting Date: August 27, 2024

Agenda Item #: D 10a and D10b

Action Requested: Amendment to the Future Land Use Map and Rezoning:
5.76 acres located at 3800 Birmingham Highway:
(a) Amendment to Future Land Use map - from Public
Manufacturing to Light Commercial.
(b) Rezoning - from M-2 to C-2

Property Owner(s): Opelika Industrial Development Authority (property owner)
David Slocum, Authorized Representative

Current Zoning: M-2 (Public Manufacturing)

Proposed Zoning: C-2 (Office Retail)

Existing Land Use: Undeveloped

**Surrounding Zoning Districts
And Land Uses:**

North	M-2	Vacant
South	M-2	Vacant
East	M-2	Vacant
West	R-1	Vacant

Amendment to the Future Land Use Map

The previous Future Land Use Map category was 2030 Future Land Use Map (FLUM) showed this area in a “mixed use commercial and residential” land use category. In October 2019 the Planning Commission voted to amend the FLUM to support the M-2 rezoning request for the OIDA purchase. The original FLUM shows the support of the office retail category, and an office retail category is a lesser use than the “Manufacturing” land use category. The light commercial category would be supported because it is a transitional step to the manufacturing uses. The proposed 5.76 acres rezoning request from M-2 to C-2 requires an amendment to the 2030 FLUM concerning land use category.

The property across Waverly Parkway does have a designation of low density residential. The property to the north of the large M-2 zoned area is zoned C-2. The remaining properties are located either across Birmingham Highway, Waverly Parkway, and Veterans Parkway.

Staff Recommendation

Staff recommends the Future Land Use map be amended for the 5.76-acre rezoning property from a “manufacturing” land use category to a “light commercial” land use category.

Rezoning

Opelika Industrial Development Authority represented by David Slocum is requesting rezoning 5.76 acres from M-2 to C-2. They have not noted what the property will be used for at this time. Staff believes the R-5 zoning area shown is a mapping error and the entire area was rezoned to M-2 in 2019.

The location of this property supports development potential of office/retail and the associated zoning. The property is touching Waverly Parkway. Waverly has significant traffic, and the requested C-2 zoning will be a transition from the residential to the manufacturing zoning.

Staff believes rezoning to C-2 zone is appropriate for this property due to its location on Waverly Parkway just off Birmingham Highway and surrounded by the M-2 zoning uses.

Staff Recommendation

Planning Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the property from M-2 to C-2.

Engineering Department Report

The Engineering Department has no other comments or concerns with this proposed Rezoning request.

Opelika Water Board Report

Water service is available from the north side of Waverly Parkway. No other comments.

Opelika Power Services Report

This subdivision is located in the Opelika Power service territory.

**REZONING APPLICATION**

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801

PC DEADLINE: 8/6/24 PC MEETING: 8/27/24

PROPERTY OWNERS/
 AUTHORIZED REPRESENTATIVE: David Slocum
 MAILING ADDRESS: _____
 PHONE NUMBER: _____ Email: dslocum@pinnacle-inc.net

PARCEL INFORMATIONSite Address: 0 Waverly PkwyDescription of proposed use: OfficeTax Parcel Number: 43 09 02 10 0 000 038.002Adjacent Zoning Districts: North: R1/R3 South: R5 East: C2 West: R4

Current Land Use: _____

Current Zoning: _____

Proposed Zoning: C2Number of APO: _____ x \$7.00 = \$ _____
(Adjacent Property Owners)Fee: \$125.00

TOTAL = **PAID:** _____I hereby request my property located at (street address) 0 Waverly Pkwy,Tax Map parcel number 43 09 02 10 0 000 038.002 be rezoned fromM2/R5 to C2. A copy of the tax area map, a survey of the property, a copy of the deed

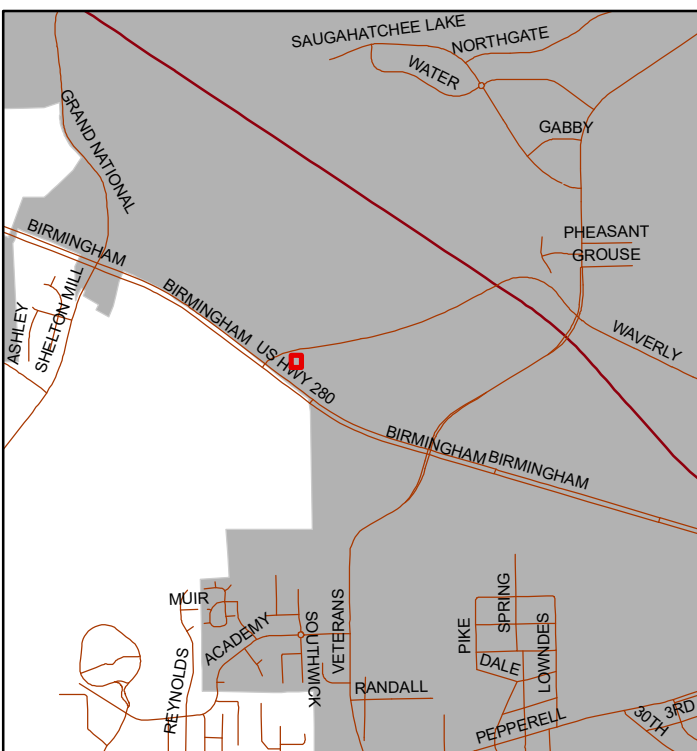
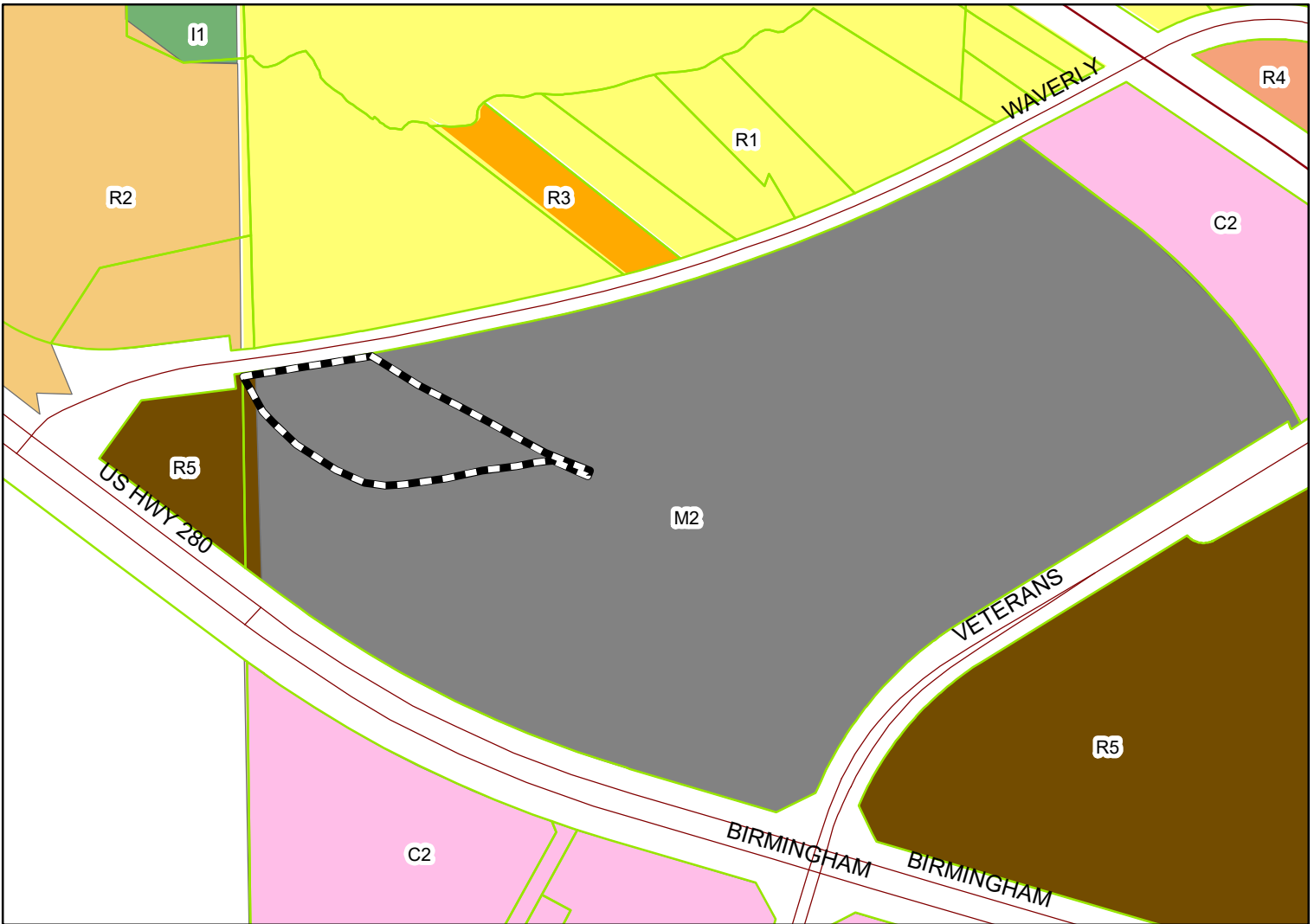
for the property, and the names and addresses of all adjoining property owners are enclosed. I understand that the City may require additional information, or waive certain requirements, at any time during the process.

OWNERS OR AUTHORIZED
REPRESENTATIVE SIGNATURE:

(PRINT NAME)

DATE

WAVERLY PARKWAY REZONING 3900 BLOCK WAVERLY PARKWAY M-2 TO C-2, D-10a,10b

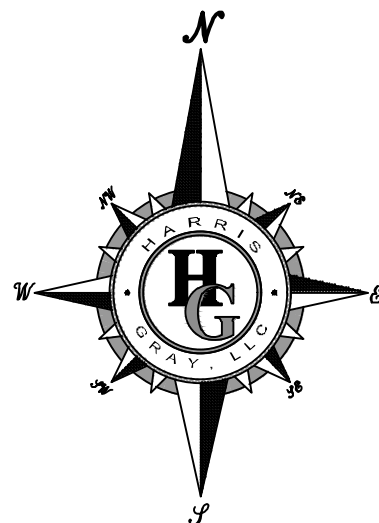


The applicant is requesting to rezone 5.7 acres for office space to rent. The property is adjacent to the OIDA property at the corner of Highway 280 and Veterans Parkway.

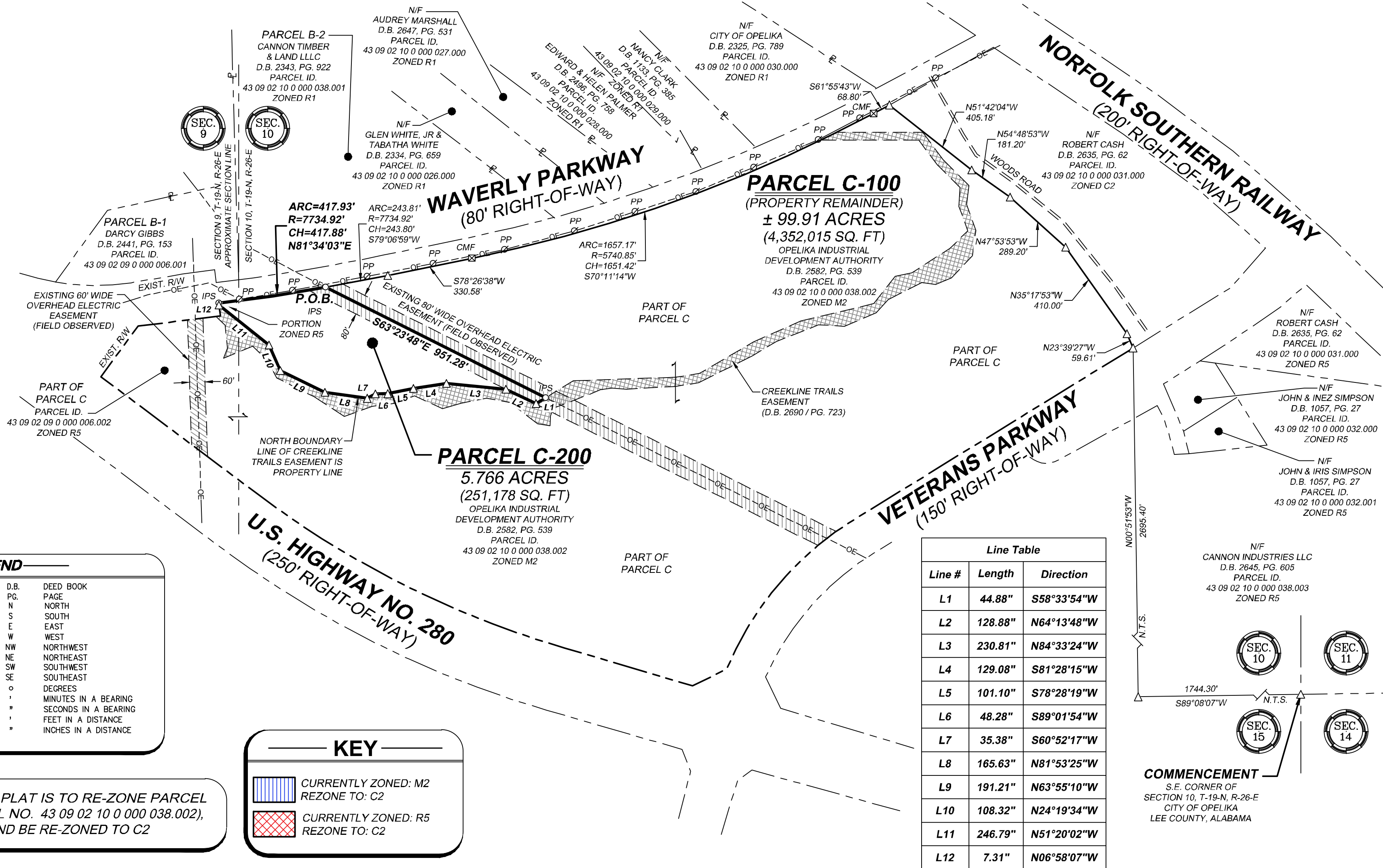


Subject Property

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BASIS OF BEARING
ALABAMA STATE PLANE
COORDINATE SYSTEM
GRID NORTH - AL EAST ZONE



LEGEND

○	IRON PIN SET - 1/2" REBAR	D.B.	DEED BOOK
●	IRON PIN FOUND - AS NOTED	P.G.	PAGE
IPF	IRON PIN SET	N	NORTH
△	IRON PIN FOUND	S	SOUTH
CTP	CRIMP TOP PIPE	E	EAST
OTP	OPEN TOP PIPE	W	WEST
RB	REBAR	NW	NORTHWEST
EXIST	EXISTING	NE	NORTHEAST
P.O.B.	POINT OF BEGINNING	SW	SOUTHWEST
(123.45')	RECORDED DISTANCE	SE	SOUTHEAST
R/W	RIGHT OF WAY	°	DEGREES
PP	PROPERTY LINE	'	MINUTES IN A BEARING
CL	CENTERLINE	"	SECONDS IN A BEARING
---	LINE NOT TO SCALE	'	FEET IN A DISTANCE
		"	INCHES IN A DISTANCE

THE PURPOSE OF THIS PLAT IS TO RE-ZONE PARCEL C-200 (PART OF PARCEL NO. 43 09 02 10 0 000 038.002), CURRENTLY ZONED M2 AND BE RE-ZONED TO C2

KEY

	CURRENTLY ZONED: M2
	REZONE TO: C2
	CURRENTLY ZONED: R5
	REZONE TO: C2

LEGAL DESCRIPTION - PARCEL C-200

ALL THAT TRACT OR PARCEL OF LAND lying and being located in Section 9 and Section 10, Township 19 North, Range 26 East, City of Opelika, Lee County, Alabama. Commencing from a point at the Southeast corner of Section 10, Township 19 North, Range 26 East, City of Opelika, Lee County, Alabama; Thence South 89 degrees 08 minutes 07 seconds West, a distance of 1744.30 feet to a point; Thence North 00 degrees 51 minutes 53 seconds West, a distance of 2695.40 feet to a point on the Northern Right-of-Way of Veterans Parkway (150' Right-of-Way); Thence leaving said Right-of-Way North 23 degrees 39 minutes 27 seconds West, a distance of 59.61 feet to a point; Thence North 35 degrees 17 minutes 53 seconds West, a distance of 410.00 feet to a point; Thence North 47 degrees 53 minutes 53 seconds West, a distance of 289.20 feet to a point; Thence North 54 degrees 48 minutes 53 seconds West, a distance of 181.20 feet to a point; Thence North 51 degrees 42 minutes 04 seconds West, a distance of 405.18 feet to a point on the Southern Right-of-Way of Waverly Parkway (80' Right-of-Way); Thence along said Right-of-Way South 61 degrees 55 minutes 43 seconds West, a distance of 68.80 feet to a concrete monument found; Thence along a curve to the right, an arc length of 1657.17 feet, having a radius of 5740.85 feet, and being subtended by a chord bearing South 70 degrees 11 minutes 14 seconds West, a chord distance of 1651.42 feet to a point; Thence South 78 degrees 26 minutes 38 seconds West, a distance of 330.58 feet to a concrete monument found; Thence along a curve to the right, an arc length of 243.81 feet, having a radius of 7734.92 feet, and being subtended by a chord bearing South 79 degrees 06 minutes 59 seconds West, a chord distance of 243.80 feet to an iron pin set (1/2" rebar w/ cap - GRAY), said pin being the POINT OF BEGINNING. From said POINT OF BEGINNING, leaving said Right-of-Way South 63 degrees 23 minutes 48 seconds East, a distance of 951.28 feet to an iron pin set (1/2" rebar w/ cap - GRAY) on the North Boundary Line of Creekline Trails Easement; Thence along the North Boundary Line of Creekline Trails Easement the following chords and distances: South 58 degrees 33 minutes 54 seconds West, a distance of 44.88 feet to a point; North 64 degrees 13 minutes 48 seconds West, a distance of 128.88 feet to a point; North 84 degrees 33 minutes 24 seconds West, a distance of 230.81 feet to a point; South 81 degrees 28 minutes 15 seconds West, a distance of 129.08 feet to a point; South 78 degrees 28 minutes 19 seconds West, a distance of 101.10 feet to a point; South 89 degrees 01 minutes 54 seconds West, a distance of 48.28 feet to a point; South 60 degrees 52 minutes 17 seconds West, a distance of 35.38 feet to a point; North 81 degrees 53 minutes 25 seconds West, a distance of 165.63 feet to a point; North 63 degrees 55 minutes 10 seconds West, a distance of 191.21 feet to a point; North 24 degrees 19 minutes 34 seconds West, a distance of 108.32 feet to a point; North 51 degrees 20 minutes 02 seconds West, a distance of 246.79 feet to a point; North 06 degrees 58 minutes 07 seconds East, a distance of 7.31 feet to an iron pin set (1/2" rebar w/ cap - GRAY) on the Southern Right-of-Way of Waverly Parkway; Thence along said Right-of-Way, along a curve to the left, an arc length of 417.93 feet, having a radius of 7734.92 feet, and being subtended by a chord bearing North 81 degrees 34 minutes 03 seconds East, a chord distance of 417.88 feet to an iron pin set (1/2" rebar w/ cap - GRAY), said pin being the POINT OF BEGINNING. Said tract containing 5.766 acres or 251,178 square feet.

SURVEY REFERENCES

- UNRECORDED SURVEY OF THE PERRYMAN HILL PLACE BY DAVID H. MILLER, DATED MAY 10, 2004, BEING RECORDED IN DEED BOOK 2582, PAGE 539, IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.

SURVEYOR'S CERTIFICATION

I, B. SHAWN GRAY, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY DECLARE THAT THIS PLAT OR MAP IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY CONDUCTED UNDER MY DIRECTION. I FURTHER DECLARE THAT THERE IS NO VISIBLE EVIDENCE OF ENCROACHMENT BY BUILDINGS OR ADJOINING PROPERTY, THAT THE STRUCTURES NOW ERECTED ON SAID PROPERTY ARE WITHIN THE BOUNDARIES OF SAME, EXCEPT AS SHOWN, THERE ARE NO RIGHTS OF WAY OR EASEMENTS VISIBLE, BUT IS SUBJECT TO ANY SUCH RIGHTS OF WAYS AND EASEMENTS THAT MAY BE RECORDED OR UNRECORDED, OR JOINT DRIVE WAYS ON, OVER, OR ACROSS THIS PROPERTY, VISIBLE ON THE SURFACE EXCEPT AS SHOWN ON THIS PLAT.

I 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.

B SHAWN GRAY, ALABAMA PLS #25217

DATE

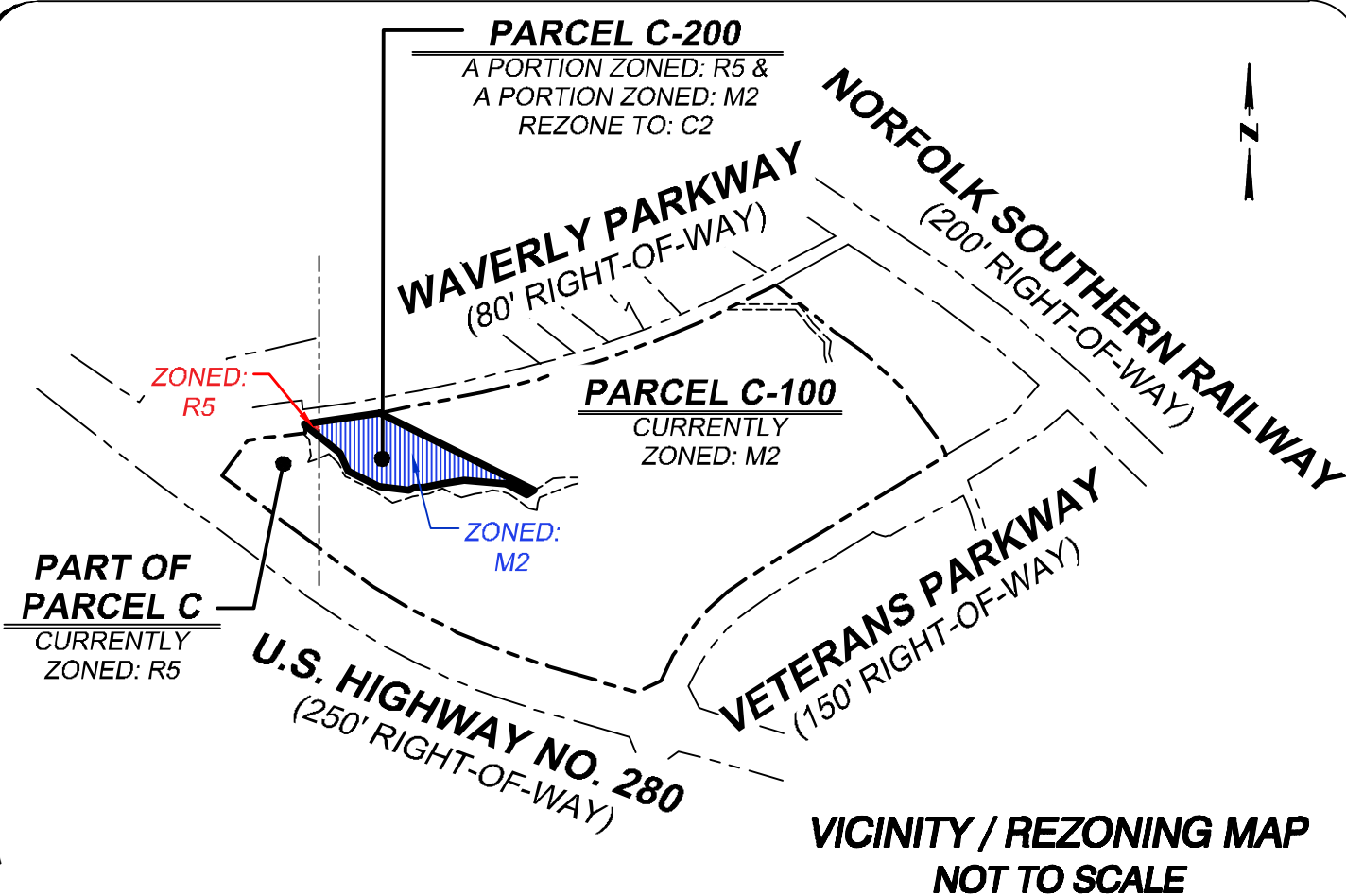
sgray@harris-gray.com

HARRIS GRAY LLC

<https://harris-gray.com/>

824 THIRD AVE, WEST POINT, GEORGIA 31833

CERTIFICATE OF AUTHORIZATION NO. 1052 LS



VICINITY / REZONING MAP
NOT TO SCALE



RE-ZONING EXHIBIT FOR

BC STONE HOMES

SECTION 9 AND 10, T-19-N, R-26-E
CITY OF OPELIKA, LEE COUNTY, ALABAMA

DATE	BY	REVISIONS

DATE 8/1/2024
DRAWN BY RLW
CHKD BY BSG
FIELD CREW MP
FILE NAME REZONING EXHIBIT
JOB NO. AL240185
DWG. SCALE 1" = 300'



THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT'S SEAL.



SHT. 1 OF 1

S:\SURVEY\NEWSURVEY\HG PROJECT\SALABAMA\LEE2024\AL240185 BC STONE, OED OFFICE (WAVERLY PKWY) OPELIKA\WORKING\REZONING EXHIBIT.DWG

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: August 27, 2024

Agenda Item #: E-11

Action Requested: Conditional Use – Extension of CU Approval - Climate-controlled mini warehouse

Location of Property: 300 block of Samford Avenue

Property Owner(s): Opelika East, LLC
Jack Johnson, Storage World, Inc., representative

Current Land Use: Undeveloped

Current Zoning: C-2, GC-S

**Surrounding Zoning Districts
And Land Uses:**

North	R-4/C-2, GC-S	Residential/ Church
South	C-2	Commercial (Charter Cable)
East	C-2, GC-P	Residential/Vacant
West	C-2, GC-P/R-5	Residential

Proposal

This agenda item received conditional use approval at the August 2019 Planning Commission meeting. The approval was for a 98,400 square foot (sf) two-story climate controlled mini-warehouse building on 13.7 acres. A second storage building (one story, 25,875 sf) was also shown on the 2019 site plan as a future phase. This agenda item received a one year extension at the August 2023 Planning Commission meeting.

The applicant was able to reshape the detention pond as shown on site plan so more space is added to the rear yard. The extra yard space allowed for a longer building for more storage units. The two-story climate controlled mini-warehouse building is 67 feet longer than the 2019 storage building. In 2019 the building length was 293 feet long; now the building is 360 feet long. The width of the building, or the front wall width facing Samford Avenue, has not changed. The 2019 building width was 190 feet and the width today is 190 feet. In 2019, the total floor area of the two-story storage building, first and second floors, was 98,400 (sf); the total floor area today is 136,624 sf, an increase of 38,224 sf. The footprint of the two-story building today is 68,400 sf (1.57 acres) on a 13.7 acre parcel.

The future phase one-story storage building is also shown on the site plan. The building is 29,900 sf (130'x 230') with an estimated 190 storage units. The applicant said it will be several years

before the building is constructed. At that time, the site plan will be revised so minimum parking spaces and landscaping are provided to meet requirements.

Minimum off-street parking requirements for a self-storage mini-warehouse is one parking space per 10 storage unit; the site plan shows 100 parking spaces. The applicant said the size of storage units (5x10, 10x10, etc.) are driven by market demand and the applicant may be converting sizes of storage units to meet the customer's demand. The two story building will have 970 storage units; 100 parking spaces are provided on the site plan. Minimum parking spaces are met for the two story building.

The landscape plan meets minimum requirements concerning total points: 501 total points required and 546 points obtained. A 15' parking lot buffer is added along Samford Avenue as required. A residential buffer is required along the Opelika Housing property line that touches this development; the landscaping shown is elm trees only; the buffer must consist of one of three options provided in the Landscape Regulations¹.

As described above, the 293 foot building length proposed in 2019 has changed to a building 360 foot long. The front elevation facing Samford Avenue is the same 190 foot width with the same exterior materials and store front windows as approved at the August 2019 meeting. Staff believes the building increase is minimal since the increase is in the rear yard area.

The front elevation is shown below as presented at the 2019 meeting. The building front wall will be painted brick with glass store front windows. These windows will create the appearance of a storefront but will be completely opaque. The building will also have some breaks in the roof-line which will cause it to appear as multiple buildings. This helps bring this very large building into better scale with the surrounding properties. In the rendering below it shows the storage office on the left side located within the gable front. Now, the office will be relocated to the middle of the building; The gable roof, wall sign, and canopy will be moved to the center of the building; the store front windows will be evenly distributed on each side of the gable roof.

The side wall exterior material will consist of brick and EIFs extending 90 feet along each side wall to meet requirements; the brick and EIFs will start at the front corner of the building on both sides. Then, metal siding will be installed on the remainder (270 feet) of the side walls.

¹ An opaque fence not less than six (6) feet in height, with horizontal or vertical openings not greater than three (3) inches per one (1) linear foot AND a four (4) foot wide strip of Evergreen plantings, which will grow to at least six (6) feet in height within three full growing seasons planted on the inside of the fence or; A staggered double row of Evergreen plantings at least six (6) feet in width, which will grow to at least six (6) feet in height and spaced in a manner which after three (3) years will provide an impervious visual barrier or; Natural, undisturbed forest at least twenty (20) feet in width that provides a nearly impervious visual barrier due to the dense nature of the plants and/or trees. If this option is chosen, the City Horticulturist shall determine whether the barrier is satisfactory through a site inspection prior to plan approval. Barriers shall be erected during construction to ensure the area is protected from damage due to construction.



Recommendation:

Staff recommends approval subject to the following:

1. An easement that intersects one of the buildings needs to be vacated and/or relocated. The applicant is aware of the easement and is preparing to relocate the easement.
2. Approval for the future phase, one-story building requires the site plan revised so the minimum parking spaces and landscaping requirements are met.
3. Revise the residential buffer along the adjacent Opelika Housing Development property to meet one of the residential buffer options as provided in Section IX Landscape Regulations.

Engineering Department Report

The Engineering Department has no comments or concerns with this Conditional Use extension.

Opelika Water Board Report

Water service is available from Samford Avenue but is limited due to elevation and 6-inch main size. Specific development water demands will need to be coordinated during design.

Opelika Power Services Report

This subdivision is located in the Opelika Power service territory.

June 9, 2024

Mr. Matt Mosley
City of Opelika Planning Director
204 South 7th Street
Opelika, AL 36801

RE: CUP Extension Request
Jack Johnson – 300 Block Samford Avenue
Climate Controlled Mini-Warehouse Facility

Dr. Mr. Mosley:

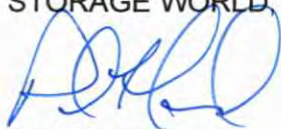
As I have conveyed to you previously, we are now working with a national grocer developer to develop the remaining land at this property. We are under contract with them for this use. We intend to perform all sitework for both sites concurrently, which should begin early 2025. It is still our intent to develop this property as soon as possible. However, we will require an extension of the CUP approved in 2019.

Please let this letter serve as our formal request for extension, for a period of one year, starting from the current expiration date of August 22, 2024.

If you have any questions, or need anything further from us, please do not hesitate to contact us.

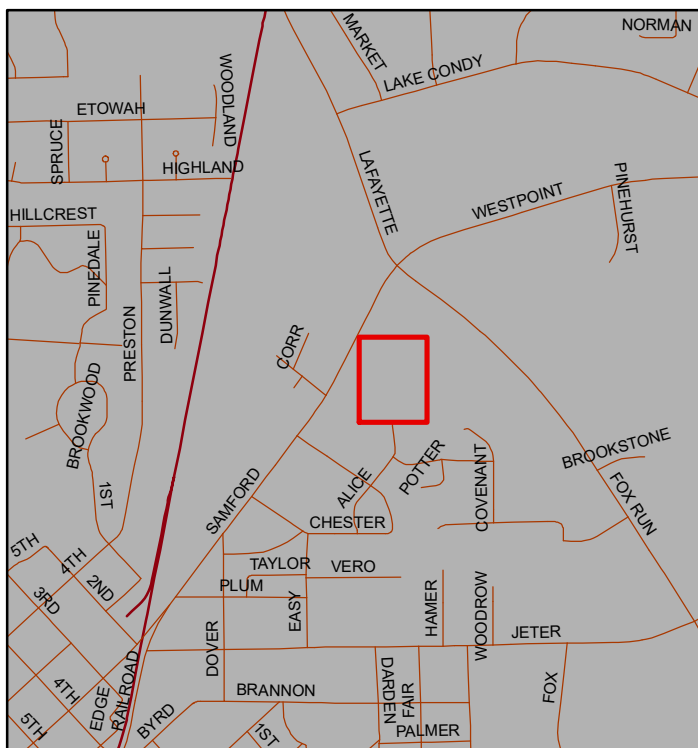
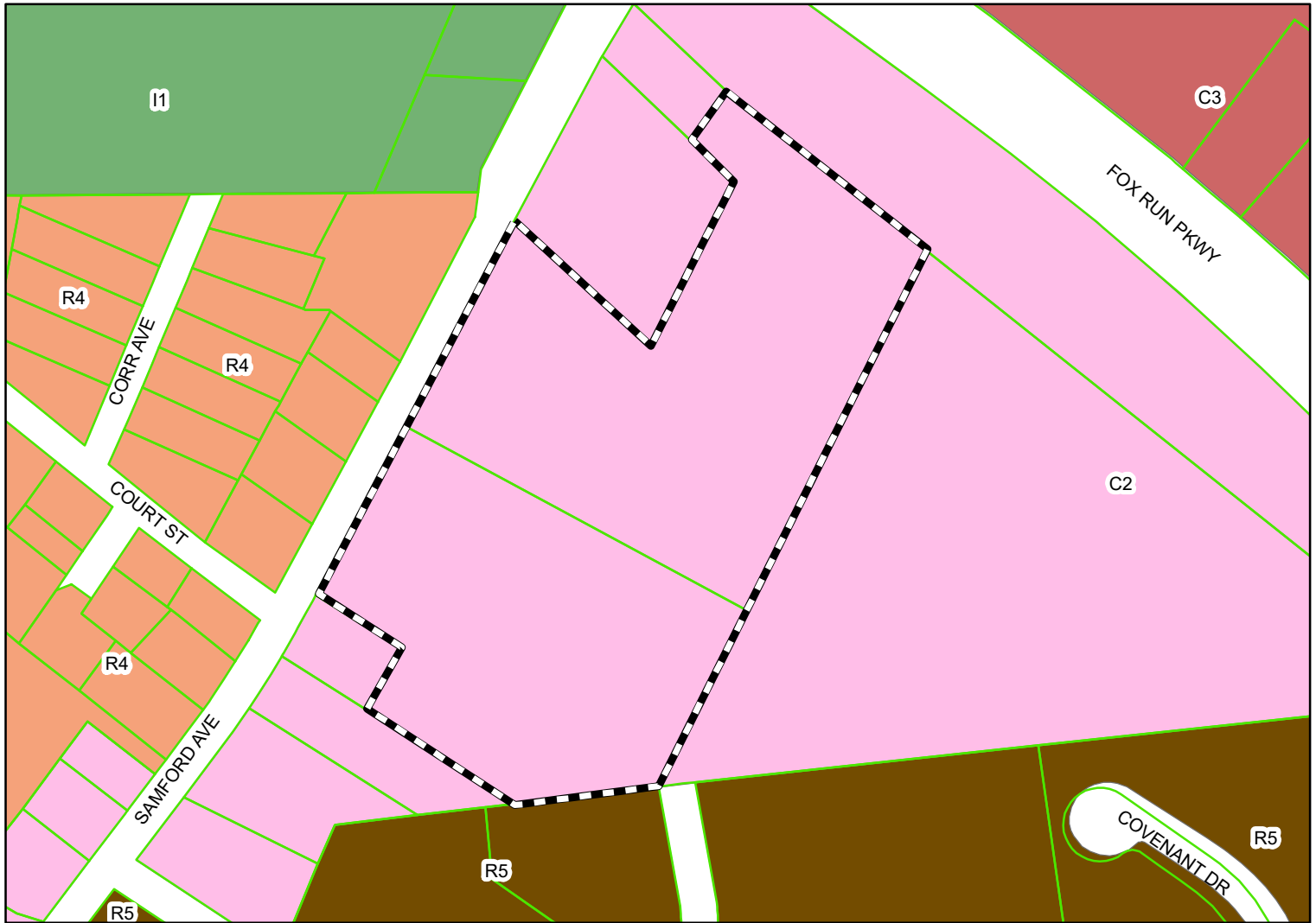
Sincerely,

STORAGE WORLD, INC.



Paul Howard

**CLIMATE CONTROL MINI-WAREHOUSE FACILITY
300 BLOCK SAMFORD AVENUE
CONDITIONAL USE, E-11**



The applicant is requesting a one year extension for a conditional use approval beginning on August 27, 2024. The CU approval is for a 700+ unit self-storage facility. The subject property is in a C-2, GC-S 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
Planning Department Report

Meeting Date: August 27, 2024 (Final Tabled July 23, 2024, June 28, 2024, Preliminary Approval June 28, 2024)

Subdivision: Ashton Village Subdivision (originally called Shelton Village)

Agenda Item #: F-12

Action Requested: Final Approval

Location of Property: 5067 Birmingham Highway

Property Owner(s): 2H Properties, LLC, property owner
Nick Howell, authorized representative
Ledge Nettles, Baseline Surveying and Design, LLC (surveyor)

Current Land Use: Vacant

Current Zoning: R-3, GC-P

Flood Zone: FEMA – November 2, 2011 – MAP#01081C0064G in “Zone X”, zone X is outside the 0.2% annual chance floodplains except as shown on plat in 100-year flood plain.

Staff Comments:

This plat was previously given preliminary approval June 28, 2024, for 45 lots. The applicant requests final plat approval for 45 residential lots and four open spaces or detention lots. This subdivision is in zone R-3 with a minimum lot width of 70’ and minimum lot size of 10,000 square feet (sq. ft.).

The lot sizes, ranging from 10,360 sq. ft. to 20,768 sq. ft., and a lot widths of 70’ to 140’. The setbacks for an R-3 zoned development are 30’ front, 25’ to the rear, 10’ on each side, and 20’ for a side yard on street setback. The four open space lots, spanning from 21,609 sq. ft. to 43,589 sq. ft. The maintenance and ownership of the open space lots should be noted on the final plat. A development of this density requires sewer access. The plat also shows future street connections to the west and south when these properties are developed.

This subdivision takes access off Birmingham Highway (U.S. Hwy 280). Lot 1 and 45 front along Birmingham Highway, an additional buffer from Birmingham Highway is shown as 50-foot undisturbed. It appears portions of this buffer have been removed. In the areas that a 50 foot undisturbed landscape buffer is not present, the applicant should restore the missing buffer. At the very least this should include adding a residential buffer from Section 10.6, D., 1., b.

staggered double row of Evergreen plantings at least six feet in height or a large berm with similar plantings at the base and top of the berm. All the lots will be accessed from Masheton Drive.

Planning recommends final plat approval subject to the following:

- 1. Note the ownership and maintenance responsibilities for the open space lots on final plat.**
- 2. Ensure all watercourses are documented.**
- 3. In the areas where 50-foot undisturbed landscape buffer is not present, restore the missing buffer that was originally required for preliminary approval.**
- 4. Sidewalks will be required on both sides of each street.**
- 5. All utilities shall be underground.**
- 6. Add all the easements to the plat that are shown on the construction plans.**
- 7. Please revise the map title block labels the plat as preliminary.**

Engineering Department Report

The Engineering Department has been inspecting the construction and testing of the infrastructure in this subdivision. A Certification of Completion will be completed and signed by the Engineering and Public Works Directors as soon as all the infrastructure completion items below have been met and a positive recommendation for approval will be given:

- All drainage structures, aggregate base and pavement have been completed.
- All stop and roadway signs have been installed.
- Maintenance Bond of 25% of the infrastructure construction cost have been submitted.
- Performance Bond of 125% of the estimated cost to place the remaining roadway surface and sidewalks have been submitted.
- As-built documents of the roadway, and storm drain in the form of an Autocad and PDF digital file will need to be submitted to the Engineer Department. The required data should include location and elevations of all the inverts of the systems.
- The ROW and lots have been graded, and stabilized with seed and mulch, and other erosion/sediment control items have been added to protect against erosion and sediment issues.

The Engineering Department has no other comments or concerns with this proposed Annexation request.

Opelika Water Board Report

All water infrastructure must be approved by Opelika Water and all fees associated with water and sewer must be paid before final plat can be signed. Plat should also be updated to reflect most current lot layout if applicable.

Opelika Power Services Report

This subdivision is located outside of Opelika Power service territory.

000243-2024

GEND ITEM # _

12



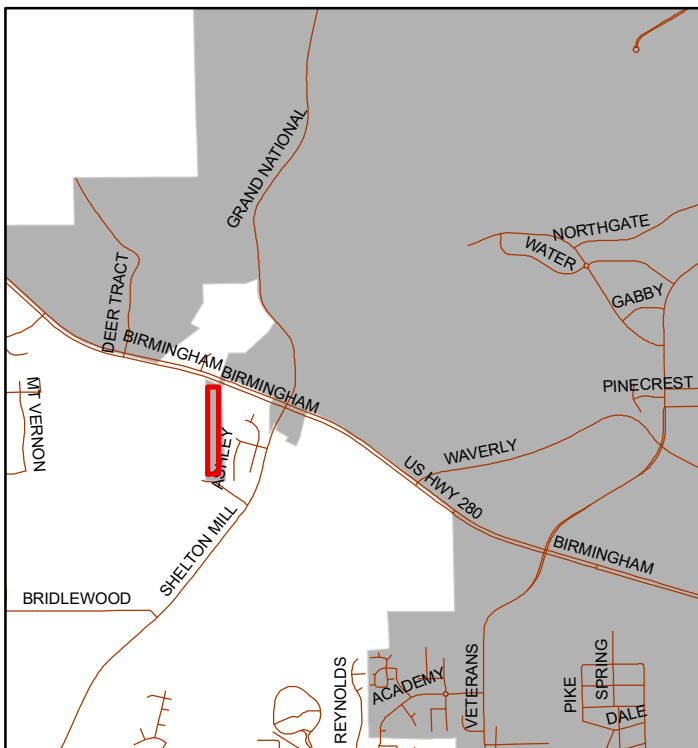
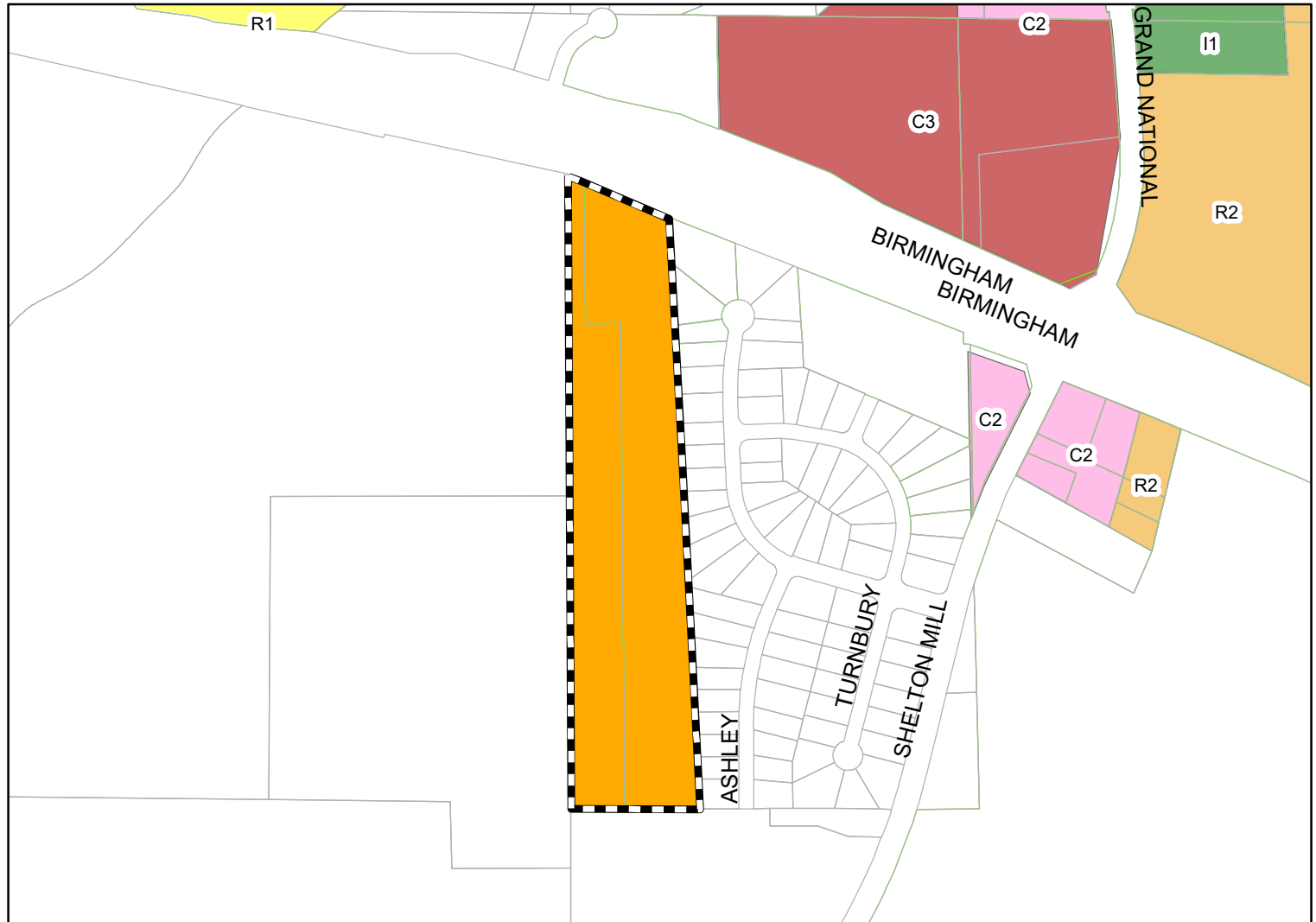
**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



DEADLINE: 6/14/24 MEETING: 6/25/24

SITE ADDRESS: <u>5067 Birmingham Hwy</u>	
PROPERTY OWNER: <u>2H Properties, LLC</u>	
APPLICANT/AUTHORIZED REPRESENTATIVE: <u>Nick Howell</u>	
MAILING ADDRESS: <u>306 Greystone Lane, Auburn, AL 36830</u>	
PHONE NUMBER: <u>334-319-1840</u>	FAX NUMBER: <u>N/A</u>
EMAIL ADDRESS: <u>howie166@gmail.com</u>	
TYPE OF PLAT APPROVAL REQUESTED	
☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ ☐ FINAL ☒	
Does the subdivision require any other official action by the City? _____	
☐ Annexation	☐ Rezoning
☐ Other _____	
PARCEL INFORMATION	
Subdivision Name: <u>Asheton Village Subdivision</u>	Number of Lots: <u>45</u> x \$3.00 = \$ _____
Current Land Use: <u>vacant</u>	Number of APO: <u>25</u> x \$7.00 = \$ _____ (Adjacent Property Owners)
Current Zoning: <u>R1</u>	Fee: <u>\$75.00</u>
Proposed use of the Subdivision: <u>residential</u>	TOTAL = <u>\$75.00</u>
☐ Residential ☐ Commercial ☐ Manufacturing/Industrial ☐ Office/Institutional	PAID _____
I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) <u>Asheton Village</u> Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.	
OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: <u>Nick Howell</u>	
(PRINT NAME) <u>Nick Howell</u>	<u>05/30/2024</u> DATE

**ASHETON VILLAGE SUBDIVISION
5067 BIRMINGHAM HIGHWAY
PRELIMINARY APPROVAL, F-12**



The applicant is requesting approval for 83 single family home lots. The preliminary plat approved at the March 2021 Planning Commission meeting has expired. The subdivision is accessed at Birmingham Highway. The preliminary plat was approved, but the final plat was tabled at the July 23rd PC meeting.



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 verification by an independent professional qualified to verify such information.

STATE OF ALABAMA
LEE COUNTY

I, ARTHUR R. NETTLES, A PROFESSIONAL LAND 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 INFORMATION, KNOWLEDGE, AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND SEAL ON THIS THE ____ DAY OF _____, 2024.

ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
NOT A CERTIFIED SURVEY UNLESS SIGNED AND
STAMPED WITH MY SEAL

STATE OF ALABAMA
LEE COUNTY

I, NICK HOWELL, AS A MANAGING MEMBER OF 2H PROPERTIES, LLC, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND ON THIS THE ____ DAY OF _____, 2024.

NICK HOWELL, MANAGING MEMBER
2H PROPERTIES, LLC

STATE OF ALABAMA
LEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT NICK HOWELL, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF _____, 2024.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:

NOTES:

- THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
- BEARINGS BASED ON GPS RTK OBSERVATION USING AUBURN CORRS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM.
- NORTH IS BASED ON GRID NORTH.
- THE SUBJECT PROPERTY'S ADDRESS IS 5057 U.S. HIGHWAY 280 W, OPELIKA, ALABAMA 36801.
- FIELDWORK COMPLETED OCTOBER 16, 2023. OFFICEWORK COMPLETED MAY 22, 2024.
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA, ALABAMA, A MUNICIPAL CORPORATION, FOR THE PURPOSE OF INSTALLING AND MAINTAINING GUY WIRES AND ANCHORS TO STABILIZE POLE LINES; EASEMENT TO BE TEN (10) FEET WIDE, BEING FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES. OTHER UTILITIES CAN USE THIS AREA BESIDES THE APPLICABLE POWER COMPANY.
- ACCORDING TO FEMA FIRM MAP NUMBER D1081C0064G, PANEL 64 OF 381, FOR LEE COUNTY ALABAMA, EFFECTIVE DATE NOVEMBER 2, 2011, THIS PARCEL LIES IN ZONE X, BEING A ZONE OF MINIMAL FLOODING.
- HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL OPEN SPACE.
- THE NAME OF THE PROPERTY OWNER IS 2H PROPERTIES, LLC, 306 GRAYSTONE LANE, AUBURN, AL 36830.

LOT AREA TABLE

Lot	Sq. Feet	Acres	Lot	Sq. Feet	Acres
1	20,174.4	0.46	27	11,958.8	0.27
2	10,360.9	0.24	28	11,909.4	0.27
3	10,426.8	0.24	29	11,860.0	0.27
4	14,326.3	0.33	30	11,810.7	0.27
5	29,915.2	0.69	31	11,761.3	0.27
6	21,600.4	0.50	32	11,711.9	0.27
7	10,898.9	0.25	33	11,662.5	0.27
8	10,964.8	0.25	34	11,613.2	0.27
9	11,030.6	0.25	35	21,609.1	0.50
10	43,589.3	1.00	36	23,433.7	0.54
11	11,352.7	0.26	37	12,430.1	0.29
12	11,418.5	0.26	38	21,612.3	0.50
13	11,484.3	0.26	39	15,660.6	0.36
14	11,550.1	0.27	40	10,707.2	0.25
15	11,615.9	0.27	41	10,633.1	0.24
16	11,681.7	0.27	42	10,559.0	0.24
17	11,747.6	0.27	43	10,484.9	0.24
18	11,813.4	0.27	44	10,481.9	0.24
19	11,879.2	0.27	45	20,768.6	0.48
20	11,945.0	0.27			
21	19,017.2	0.44			
22	16,415.9	0.38			
23	12,156.3	0.28			
24	12,106.9	0.28			
25	12,057.6	0.28			
26	12,008.2	0.28			

ADJOINING PROPERTY OWNER TABLE

- | | |
|--|---|
| 43 09 02 09 0 000 073 000
COOK SARAH MERIWETHER &
680 SHELTON COVE LANE
AUBURN, AL 36830 | 43 09 02 09 0 000 084 000
HOBBS DONALD & TIA
746 SHELTON COVE LANE
AUBURN, AL 36830 |
| 43 09 02 09 0 000 074 000
FARMER GREGG ALLAN JR
688 SHELTON COVE LN
AUBURN, AL 36830 | 43 09 02 09 0 000 085 000
APLIN CHRISTOPHER & CRYSTAL
752 SHELTON COVE LN
AUBURN, AL 36830 |
| 43 09 02 09 0 000 075 000
LANGHOUT ROBERT & CLAIRE
692 SHELTON COVE LANE
AUBURN, AL 36830 | 43 09 02 09 0 000 057 000
FUREIGH MICHAEL L & SUSAN D
2187 ASHLEY CT
AUBURN, AL 36830 |
| 43 09 02 09 0 000 076 000
FARLEY SHANNON MICHELLE & BRECKENRIDGE
698 SHELTON COVE LN
AUBURN, AL 36830 | 43 09 02 09 0 000 056 000
BRACKNELL RANDALL & JENNIFER PRESTON
2181 ASHLEY CT
AUBURN, AL 36830 |
| 43 09 02 09 0 000 077 000
EASTBROOK HOMES SOUTHERN INC
1188 E PARIS AVE
SUITE 100
GRAND RAPIDS, MI 49546 | 43 09 02 09 0 000 055 000
EDEN ANDREW T & ASHLEY LANE
2175 ASHLEY CT
AUBURN, AL 36830 |
| 43 09 02 09 0 000 078 000
SALOMONE CHRISTOPHER A & FILIPPA
710 SHELTON COVE LANE
AUBURN, AL 36830 | 43 09 02 09 0 000 054 000
HUNT JAMES THOMAS & EMMA JANE
2169 ASHLEY CT
AUBURN, AL 36830 |
| 43 09 02 09 0 000 079 000
HWY 1001 PROPERTY LLC
P O BOX 241085
MONTGOMERY, AL 36124 | 43 09 02 09 0 000 053 000
MODADE ERIC & MELISA S
2163 ASHLEY CT
AUBURN, AL 36830 |
| 43 09 02 09 0 000 080 000
CHILDS ELIZABETH ANNE CATER
722 SHELTON COVE LN
AUBURN, AL 36830 | 43 09 02 09 0 000 052 000
PAK SUNG JIN & KIM HAE JUNG
2157 ASHLEY CT
AUBURN, AL 36830 |
| 43 09 02 09 0 000 081 000
TIDWELL DONALD A & ASHLEY B
728 SHELTON COVE LANE
AUBURN, AL 36830 | 43 09 02 09 0 000 051 000
WALLACE MICHAEL RALPH & STACEY PATTON
2151 ASHLEY CT
AUBURN, AL 36830 |
| 43 09 02 09 0 000 082 000
SMITH LARRY S & JACKIE J
734 SHELTON COVE LANE
AUBURN, AL 36830 | 43 09 02 09 0 000 050 000
BATCHELOR MICHELLE S & SMITH MICHAEL D
2145 ASHLEY CT
AUBURN, AL 36830 |
| 43 09 02 09 0 000 083 000
CHO SUNG YONG & NAM KYOUNG AE
740 SHELTON COVE LANE
AUBURN, AL 36830 | 43 09 02 09 0 000 049 000
WILLIAMSON DAVID M & JULIE S
2139 ASHLEY CT
AUBURN, AL 36830 |

APPROVED BY THE OPELIKA PUBLIC WORKS DEPARTMENT, OPELIKA, ALABAMA:

PUBLIC WORKS DIRECTOR: _____ DATE: _____

APPROVED BY THE OPELIKA CITY PLANNING DIRECTOR, OPELIKA, ALABAMA:

PLANNING DIRECTOR: _____ DATE: _____

APPROVED BY THE OPELIKA CITY PLANNING COMMISSION, OPELIKA, ALABAMA:

CHAIRMAN: _____ DATE: _____

APPROVED BY THE OPELIKA CITY ENGINEER, OPELIKA, ALABAMA:

CITY ENGINEER: _____ DATE: _____

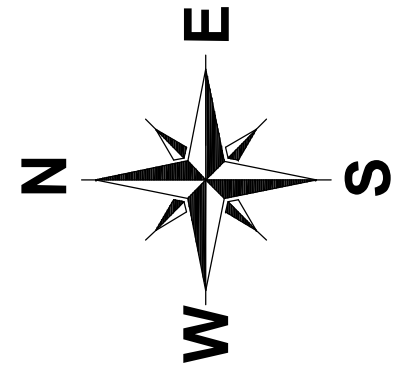
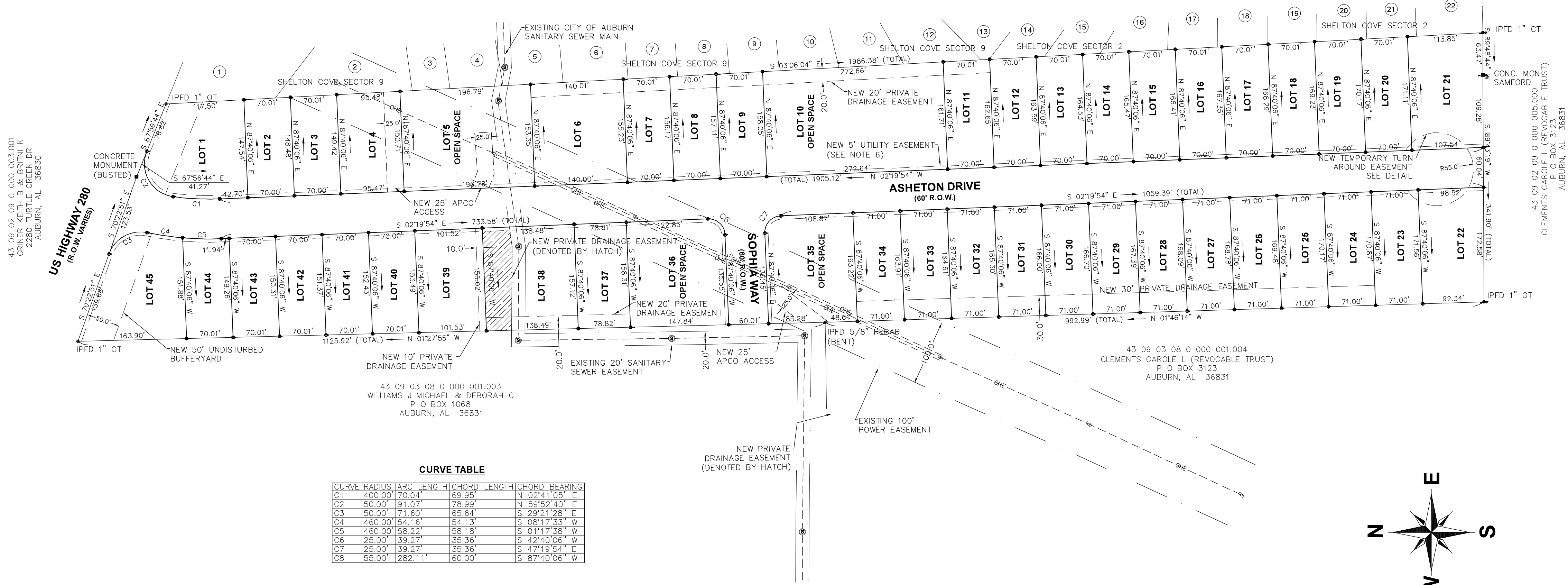
APPROVED BY THE OPELIKA WATER BOARD, OPELIKA, ALABAMA:

OPELIKA WATER BOARD: _____ DATE: _____

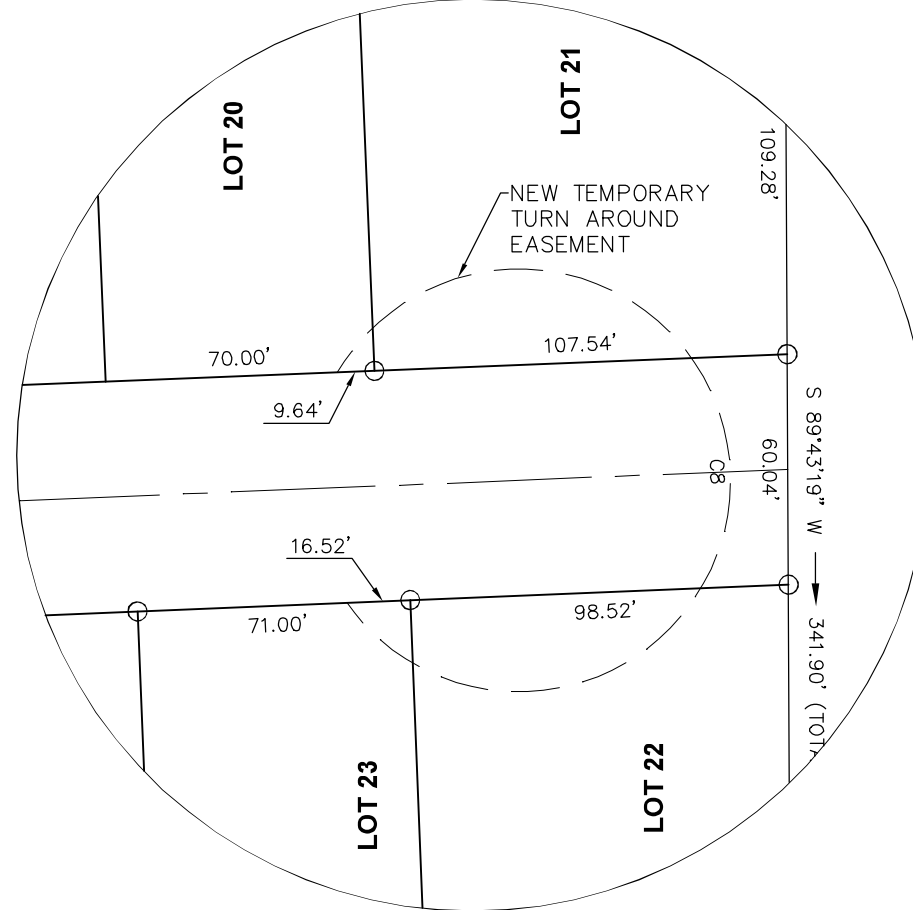
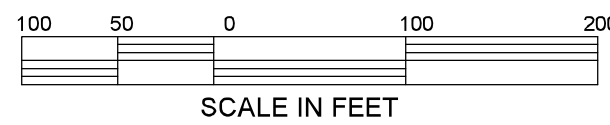
REVIEWED ON BEHALF OF OPELIKA POWER SERVICES, OPELIKA, ALABAMA:

OPELIKA POWER SERVICES: _____ DATE: _____

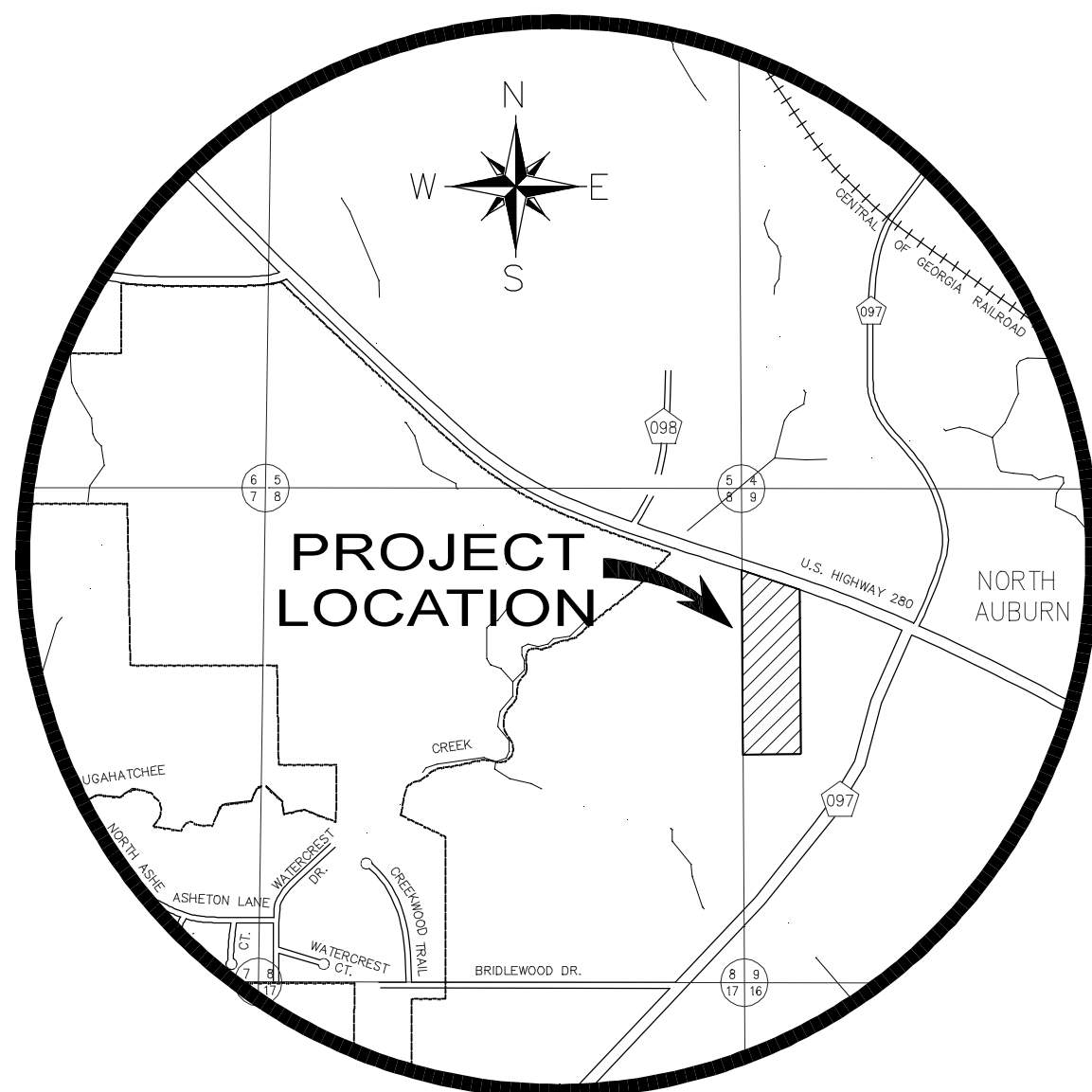
ASHTON VILLAGE SUBDIVISION (FORMERLY SHELTON VILLAGE)



SCALE: 1"= 100'



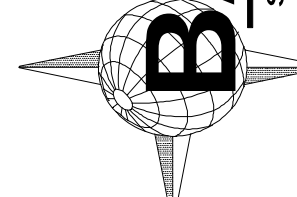
TEMPORARY TURN AROUND EASEMENT DETAIL
SCALE 1"= 50'



PRELIMINARY

THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF BASELINE SURVEYING & DESIGN, LLC IS STRICTLY PROHIBITED. VERBAL FROM BASELINE SURVEYING & DESIGN, LLC.

2004 Yarbrough Drive, Ste A
Opelika, Alabama 36801
Phone: (334) 748-9200
Web: www.baseline-llc.com



ASHTON VILLAGE SUBDIVISION
(FORMERLY SHELTON VILLAGE)
SEC. 9 T19 N Rg 26 E

OPELIKA LEE COUNTY ALABAMA
SCALE: 1"= 100'
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

SHEET
G-2

City of Opelika

Planning Commission

Planning Department Report

Meeting Date:	August 27, 2024		
Agenda Item #:	G-13		
Action Requested:	Conditional Use - Waverly Woods Townhomes (Tabled at June 25, 2024 PC meeting.)		
Location of Property:	Waverly Place		
Property Owner(s):	Whiteridge Opelika LLC & R&S Properties, LLC Eiford Hayes and Mike Maher, authorized representatives		
Current Land Use:	Undeveloped		
Current Zoning:	R-3		
Surrounding Zoning Districts And Land Uses:	North	R-1	Undeveloped
	South	R-3	Single-family (Waverly Place)
	East	R-3	Undeveloped/Single-family
	West	R-1	Vacant/Undeveloped

Proposal

This agenda was tabled at the June 25th PC meeting as well as the next agenda item #13 – preliminary plat request for Waverly Woods subdivision. At the June 25th meeting, Staff recommended conditional use approval subject to conditions. The conditions for approval are included at the end of this report. The Planning Commission voted to table the conditional use and the preliminary plat (agenda #13). The applicant was encouraged to meet with adjacent property owners to the proposed townhome development that had concerns.

The applicant has revised the Waverly Woods site plan and plat. At the June meeting, a lot width of 35 feet and lot size of 5,248 square feet was proposed for 72 of the 78 lots. Six of the 78 lots were larger at 50 feet wide with a lot sizes ranging from 7,396 sf to 10,056 sf. Below is a comparison of lots on the June 2024 site plan and the August 2024 site plan.

<u>Townhomes</u>	<u>June 2024 PC</u>	<u>August 2024 PC</u>
Total Lots	78	73
Lot Width	35'	40'
Lot Size (most lots)	5,248 sf	6,000 sf
Density (39.3 Acres)	1.85 du/ac	1.98 du/ac

For the August 27th PC meeting, the revised site plan shows larger lot sizes and wider lot widths, and a decrease in total townhome units from 78 townhome units to 73. Also, ten of the 73 lots are larger lots. The larger lots front along a cul de sac or a curve in the street; the 10 larger lots lot are at least 53 feet wide (Lots 50 to 56 and Lots 68 to 70) and lot sizes range from 6,436 sf to 9,888 sf.

Staff recommends conditional use approval subject to the following: *(See Waverly Woods SD preliminary plat recommendations next agenda item #14)*

1. Provide a landscape plan for the disturbed area in phase one. In addition, add at least one street tree for each twin home planted on private property.
2. Add sidewalks on both sides of street.
3. All utilities shall be underground.
4. Add a 20' wide buffer area along the east lot lines from Lot 1 to Lot 15 and south property line from Lot 19 to Lot 28 of twin home lots as "20' natural undisturbed buffer yard". If a 20' natural buffer is not provided add evergreen planting or select a residential buffer to install from options in Section 10 Landscape Regulations.

Below is the June 2024 PC staff report for the conditional use request for the 78 townhomes.

The applicant is requesting conditional use approval for 39 twin homes or 78 homes in an R-3 zone. The homes will be accessed from a new cul-de-sac street that intersects with Waverly Place. About 2005 when Waverly Park subdivision was approved, a stub-out 60' right-of-way was added on the plat from Waverly Place to access the north part of the property.

The new street for 78 homes stubs-out into phase 2 (28.5 acres) labeled "Future Development" on the Waverly Woods subdivision plat. The applicant said there are no plans to develop phase 2 unless the adjacent property south of phase 2 can be purchased so the applicant's street can connect to Dunlop Drive. Dunlop Drive has access to Waverly Parkway as well as Waverly Place has access to Waverly Parkway; connecting phase 2 with Dunlop Drive will add another street for the townhomes to access Waverly Parkway. The applicant said that phase 2 development will most likely be single family homes. The total area of the two phases is 70.5 acres. This conditional use review is for phase one only.

Phase one is 39.3 acres. The developed area for the 78 twin homes is 13.5 acres. The remaining 25.8 acres in phase one will remain undeveloped. The 25.8 acres consists of flood plain on the north end and low elevations on the west side that creates development challenges. The flood plain and low elevation prevents a new street and home construction extending to the north and west property lines of phase one. The 25.8 acres will be preserved as a natural wooded area; a note will be added to the final plat (Waverly Woods SD) labeling Lot 82 as "Unbuildable parcel, preserved as Common Area".

Twin homes are two homes attached together by a common or shared wall. A property line runs along the shared wall, so each dwelling unit is on a separate lot; the shared lot line extends to the

front and rear property lines. When someone purchases a twin home, they are also purchasing the front and rear yard areas. The elevations of each twin home are the same.

In the R-3 zone, a maximum density of 3.5 dwelling units per acre is allowed. In phase one, the 78 proposed homes (or 39 twin homes) on 39.3 acres is 1.98 dwelling units per acre. For comparison, the density for our residential zoning districts ranges from one dwelling unit per acre in R-1 to 16 du/ac in the R-5 zone.

A landscape plan is required for phase one that meets the minimum requirements of the Landscape Regulations. Landscaping (base points) is determined from the 13.5 acre disturbed area for the twin home development. Trees and shrubs are encouraged along the new street near and near each twinhome.

The minimum lot size, lot width, and setback requirements for the 78 homes meet development standards. The 78 twin home lots exceed the minimum 20 foot lot width requirement and minimum 1,800 square foot lot size. Most lots are 35 feet wide along the front property line and lot area is 5,250 square feet (sf); Lot sizes range from 5,250 sf to 10,056 sf. Each twin home has at least a 20 foot separation from the adjacent twin home as required. The rear yard of each twin home unit is larger than 50% of the first floor area as required; a twin home's first floor is about 1,220 square feet and the rear yard area is 2,240 sf. Minimum building setbacks in the R-3 zone are 30 feet front yard, 10 feet side, and 25 feet rear yard.

Recommendation

In phase one, development is limited to 13.5 acres of the 39.3 acre property due to floodplain and severe elevations. The remaining 25.8 acres are designated as unbuildable common open area for residents in the twin homes.

The density of 78 dwelling units on 39 acres (phase 1) is 1.98 dwellings per acre which is comparable to the R-1 rural zoning district at 1 dwelling unit per acre. Staff does not anticipate any substantial adverse effect on the adjacent properties or the character of neighborhood from the twin home development.

The new street for the 78 homes (or 39 twinhomes) is accessed from Waverly Place on the the south side. Traffic will increase from the 78 dwelling units for the existing Waverly Place neighborhood; street improvements may be necessary to assist traffic at the intersection of Waverly Place and Waverly Parkway

Staff recommends approval subject to the following conditions:

1. Provide a landscape plan for the disturbed area in phase one. In addition, add at least one street tree for each twin home planted on private property.

The following recommendations for approval to the Planning Commission for the Waverly Woods subdivision preliminary plat were included in the subdivision staff report:

1. Add the street name on plat.
2. Change Opelika Utilities Board signature line to Opelika Water Board
3. Sidewalks required on at least one side of the street.
4. All utilities shall be underground.
5. Add the names and addresses of adjacent property owners on final plat.
6. Add on final plat the property owner name and address.
7. Label Lot 82 as “Unbuildable Parcel, Preserved as Common Area” on final plat.
8. Add a note on final plat who is responsible for the maintenance of the three open space lots (Lots 79, 80 and 81) and Lot 82.
9. On final plat add a note concerning the uses of the open space lots.
10. Add a 20’ wide buffer area along the east lot lines from Lot 1 to Lot 15 and south property line from Lot 19 to Lot 28 of twin home lots as “20’ natural undisturbed buffer yard”. If a 20’ natural buffer is not provided add evergreen planting or select a residential buffer to install from options in Section 10 Landscape Regulations.
11. Buildings shall complement the existing development to include the use of materials such as wood, stone, stucco, or fiber cement board with brick elements.

Engineering Department Report

The applicant will be required to submit a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits.

- Construction of infrastructure and utilities will be monitored and approved prior to final plat acceptance.
- A traffic impact study will be required to determine the impact of this additional development at the intersection of Waverly Place and Waverly Parkway. Turn lanes may be required with this study.
- The road names shall be approved by the Engineering Department and are to be placed on the final plat for the public roadways to be accepted.

The Engineering Department has no other comments or concerns with this proposed Preliminary Plat or Conditional Use application.

Opelika Water Board Report

An 8-inch water main is available at the proposed street connection to Waverly Place. Water services and meters must not be installed under concrete drives or parking pads. No other comments.

Opelika Power Services Report

This subdivision is located in the Opelika Power services and Alabama Power territory.



**APPLICATION FOR
CONDITIONAL USE APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: North of 699 Waverly Court

PROPERTY OWNER: Whiteridge Opelika LLC and R & S Properties LLC

APPLICANT/ AUTHORIZED REPRESENTATIVE: Hayes Eiford and Mike Maher

MAILING ADDRESS: 1230 Ruth Way, Auburn, AL 36830

PHONE NUMBER: 1-229-221-8908 **FAX NUMBER:** 334-821-4044

EMAIL ADDRESS: hayes@samfordgrouppllc.com - mike.precisionsurv@gmail.com

PARCEL INFORMATION

Project name: Waverly Woods Address/Location: North of 699 Waverly Court

Current Land Use: Vacant Current Zoning: R3

Adjacent Zoning Districts: North: R1 South: R3 East: R1 West: R1

Description of Proposed Use: Twin Home (duplex) subdivision - 78 buildable lots

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, BRANDON S. HAYS, being owner of the property which is the subject of this conditional use application hereby authorize HAYES EIFORD/MIKE MAHER to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: [Signature] Date: 6/13/24

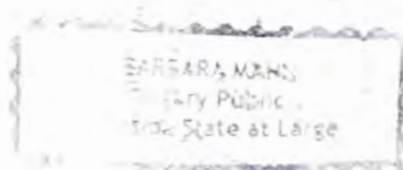
**STATE OF ALABAMA,
COUNTY OF LEE**

I, Barbara Mann, a Notary Public in and for said County and State, hereby certify that Brandon S. Hays, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

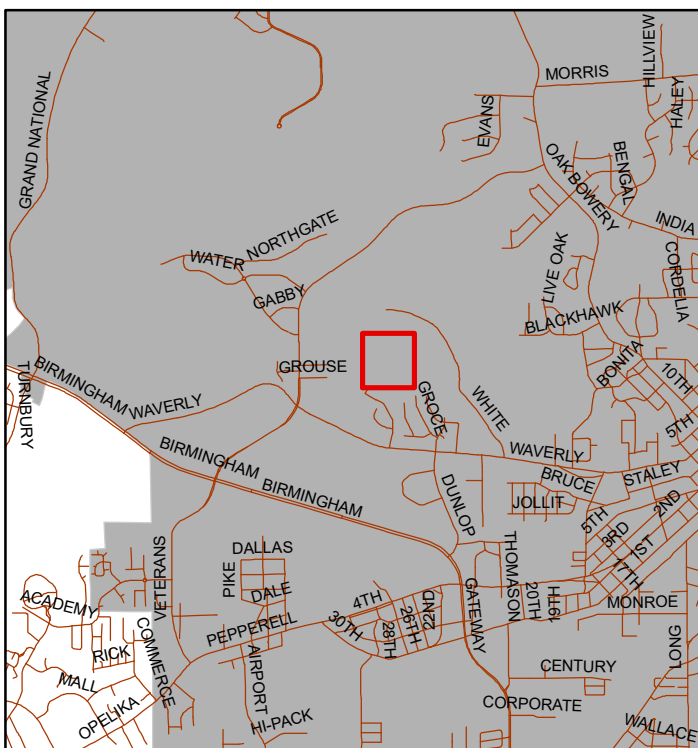
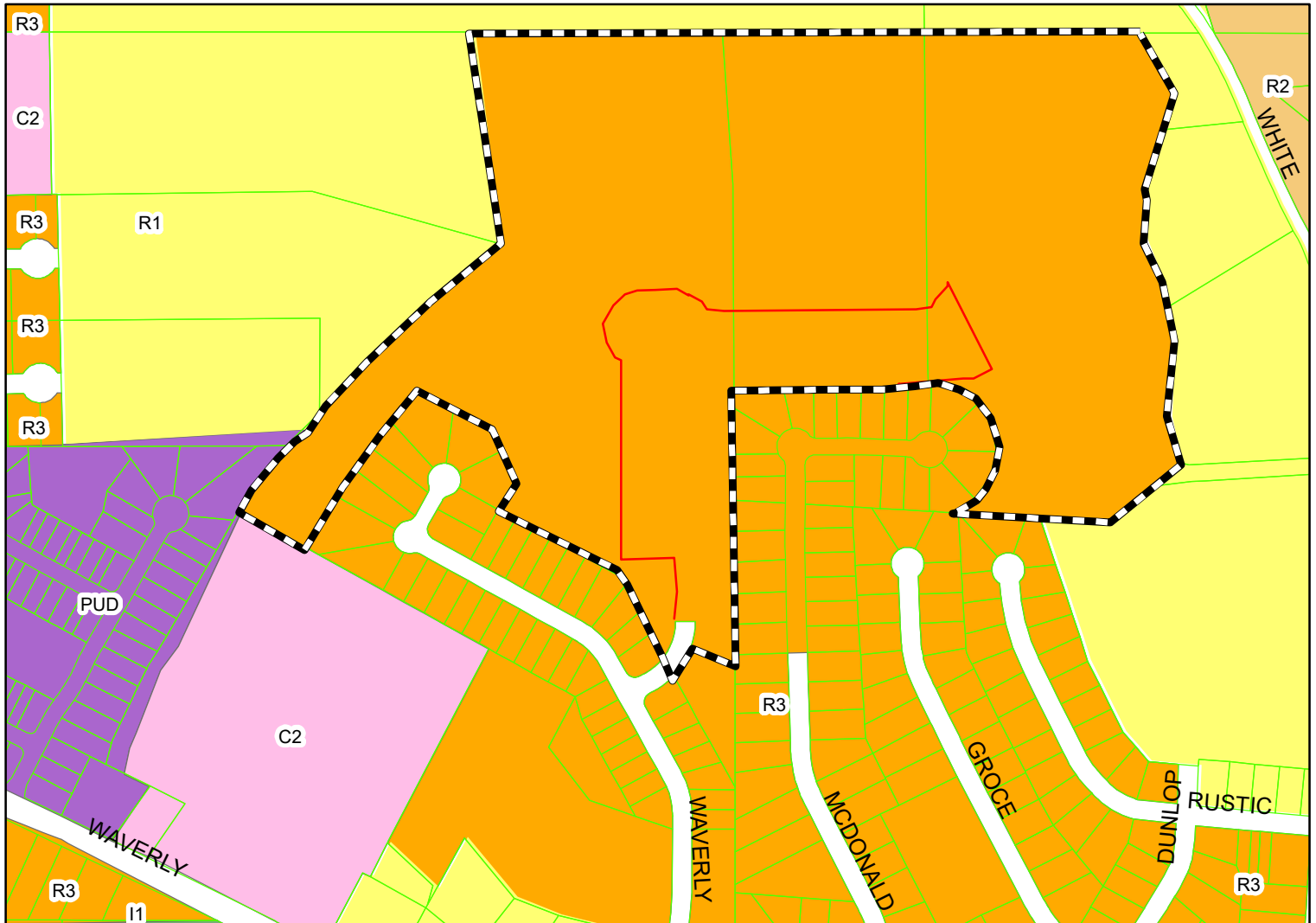
Given my hand and seal of office this 15 day of June, 2024

[Signature]
Notary Public

My Commission Expires: 06-22-2026



WAVERLY WOODS TWINHOMES AND SUBDIVISION WAVERLY PLACE CONDITIONAL USE AND PRELIMINARY APPROVAL, G-13,14



The applicant is requesting approval for 78 twinhome lots, three open space lots, and one parcel for future development. The subdivision is in a R-3 zoning district accessed from Waverly Place. ***The CU and Plat request were tabled at the July 23rd Planning Commission meeting.



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 verification by an independent professional qualified to verify such information.

**PRESERVED OPEN
SPACE**

AMENITY LG



City of Opelika
Planning Commission
Planning Department Report

Meeting Date: August 27, 2024

Subdivision: Waverly Woods SD

Agenda Item #: G-14

Action Requested: Preliminary Approval *(Tabled at June 25, 2024 PC meeting.)*

Location of Property: Waverly Place

Property Owner(s): Whiteridge Opelika LLC & R&S Properties, LLC
Hayes Eiford and Mike Maher, authorized representative

Current Land Use: Undeveloped

Current Zoning: R-3

Proposal

The previous agenda item #13 is the conditional use request for the Waverly Woods subdivision. The 73 townhome lots meet the minimum lot size and lot width of the Townhouse Development. The applicant has decreased the number of lots by five (5). They have also increased the size of the lots in both width and area. The lot widths range from 40 feet to 53 feet and lot size is from 6,436 sf to 9,888 sf. Four additional lots are open space lots. That range from 8,654 sf to 27 acres (Lot 82).

Staff recommends preliminary plat approval subject to the conditional use approved and the following: *(The following are the same recommendations as on the June PC report)*

1. Add the street name on final plat.
2. Change Opelika Utilities Board signature line to Opelika Water Board
3. Add sidewalks on both side of the street.
4. Add the names and addresses of adjacent property owners on final plat.
5. Add on final plat the property owner name and address.
6. Label Lot 82 as “Unbuildable Parcel, Preserved as Common Area” on final plat.
7. Add a note on final plat who is responsible for the maintenance of the three open space lots (Lots 79, 80 and 81) and Lot 82.
8. On final plat add a note concerning the uses allowed on the open space lots.
9. Add a 20’ wide buffer area along the east lot lines from Lot 1 to Lot 15 and south property line from Lot 19 to Lot 28 of twin home lots as “20’ natural undisturbed buffer yard”. If a 20’

natural buffer is not provided add evergreen planting or select a residential buffer to install from options in Section 10 Landscape Regulations.

Below is the staff report for Waverly Woods subdivision that was presented at the June 25, 2024 PC meeting.

The applicant is requesting preliminary plat approval for 83 lots: 78 twin home lots, 3 open space lots, one common area lot (Lot 82), and one future phase lot (Lot 83). The lots will be accessed from a new street; the street is an extension of an existing stub-out street that intersects Waverly Place.

The total developed area is 70.5 acres. The total area of phase one is 39.3 acres. The developed area for twin home lots in phase one is 12.3 acres; the remaining 21.5 acres (Lot 82) in phase one will be preserved as open space and labeled an unbuildable area. A floodplain and severe elevations are on the north and west sides (Lot 82) of phase one. It was unfeasible for a new street to extend to the north and west property lines for home construction. A note will be added to the final plat that the 21.5 acres (Lot 82) will be preserved as unbuildable common area; Phase two (Lot 83) is 28 acres and shown as “Future Development” on plat.

Three smaller open space lots (40,222 sf, 5,150 sf, 25,197 sf – Lot 79, 80, 81) are located near the twin home lots. Agenda item #2 is a conditional use request for the twin home development.

Each twin home unit meets the 1,800 square foot minimum lot area and 20 foot lot width requirements of the townhouse development standards. Most lots are 35 feet wide or wider. The lot sizes range from 5,205 sf to 10,056 sf. Each twin home meets the minimum 30’ front yard, and 25’ rear yard, and 10’ side yard setbacks in the R-3 zone. Each twin home meets the minimum 20 foot separation as required from an adjacent twin home. The rear yard of each twin home unit is larger than 50% of the first floor area as required.

Staff recommends preliminary plat approval subject to the following:

1. Add the street name on final plat.
2. Change Opelika Utilities Board signature line to Opelika Water Board
3. Sidewalks required on both sides of the street.
4. All utilities shall be underground.
5. Add the names and addresses of adjacent property owners on final plat.
6. Add on final plat the property owner name and address.
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8. Add a note on final plat who is responsible for the maintenance of the three open space lots (Lots 79, 80 and 81) and Lot 82.
9. On final plat add a note concerning the uses allowed on the open space lots.
10. Add a 20’ wide buffer area along the east lot lines from Lot 1 to Lot 15 and south property line from Lot 19 to Lot 28 of twin home lots as “20’ natural undisturbed buffer yard”. If a 20’

natural buffer is not provided add evergreen planting or select a residential buffer to install from options in Section 10 Landscape Regulations.

11. Provide access to Lot 81.

Engineering Department Report

The applicant will be required to submit a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits.

- Construction of infrastructure and utilities will be monitored and approved prior to final plat acceptance.
- A traffic impact study will be required to determine the impact of this additional development at the intersection of Waverly Place and Waverly Parkway. Turn lanes may be required with this study.
- The road names shall be approved by the Engineering Department and are to be placed on the final plat for the public roadways to be accepted.

The Engineering Department has no other comments or concerns with this proposed Preliminary Plat or Conditional Use application.

Opelika Water Board Report

An 8-inch water main is available at the proposed street connection to Waverly Place. Water services and meters must not be installed under concrete drives or parking pads. No other comments.

Opelika Power Services Report

This subdivision is located in the Opelika Power services and Alabama Power territory.



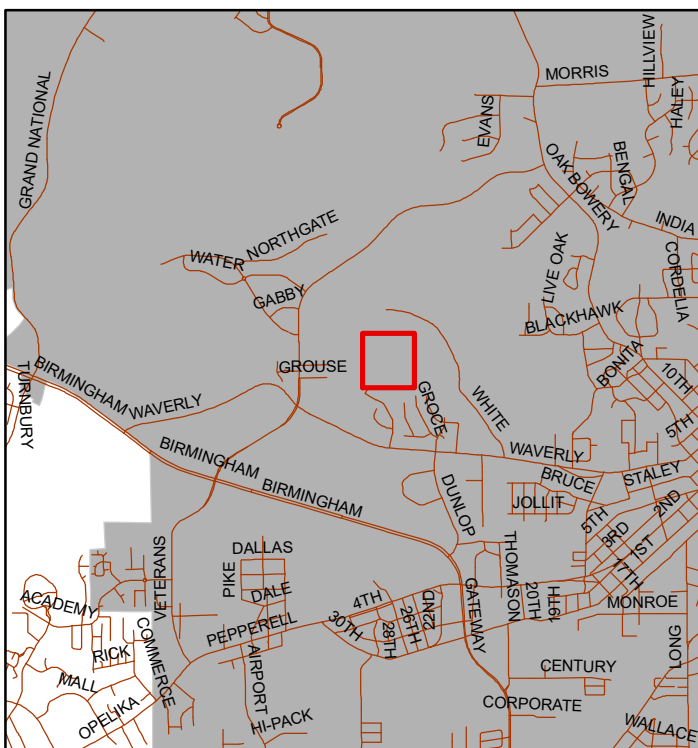
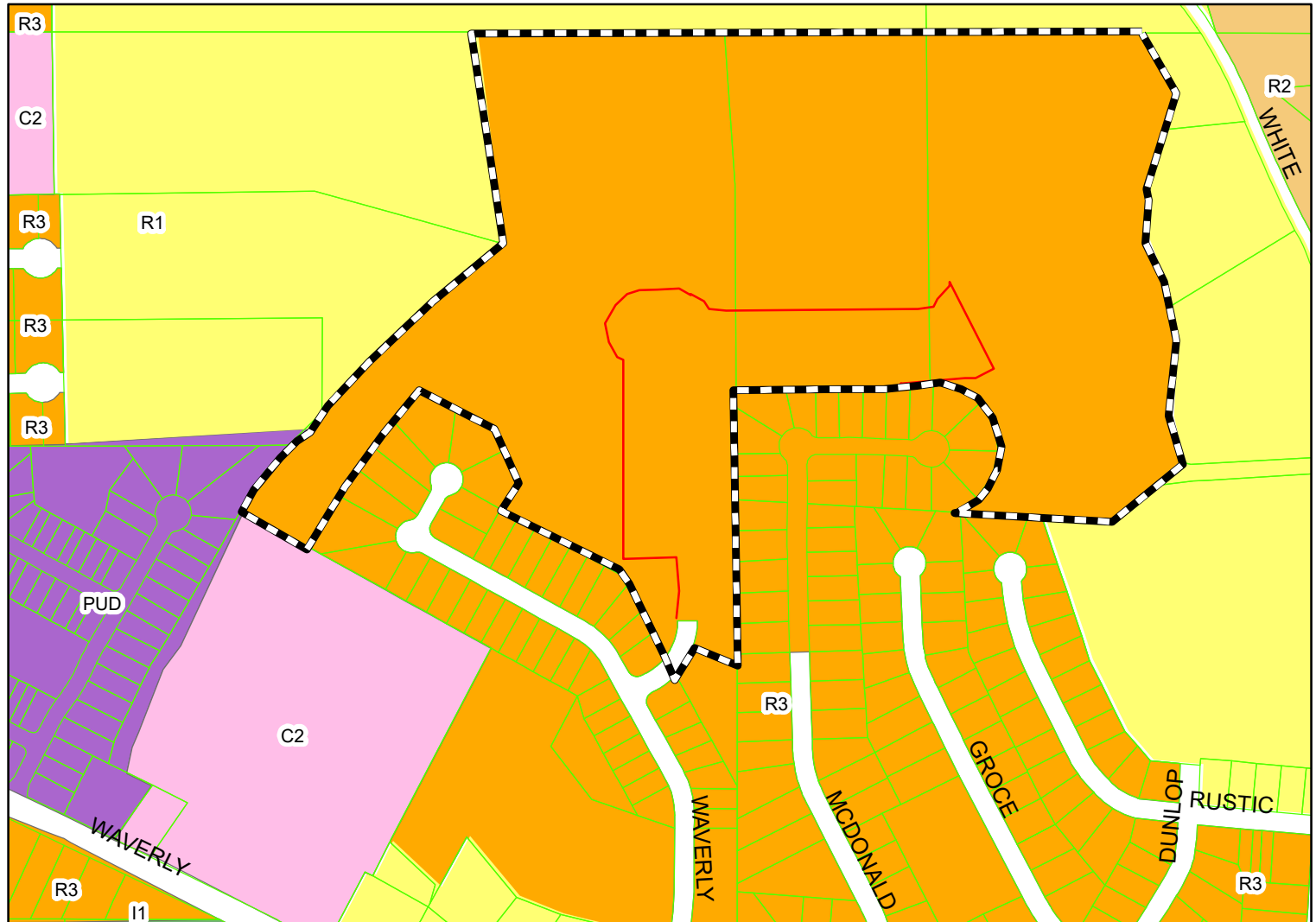
**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



DEADLINE: _____ MEETING: _____

SITE ADDRESS: _____	
PROPERTY OWNER: _____	
APPLICANT/AUTHORIZED REPRESENTATIVE: _____	
MAILING ADDRESS: _____	
PHONE NUMBER: _____ FAX NUMBER: _____	
EMAIL ADDRESS: _____	
TYPE OF PLAT APPROVAL REQUESTED	
☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☐ FINAL	
Does the subdivision require any other official action by the City? _____	
☐ Annexation	☐ Rezoning
☐ Other _____	
<u>PARCEL INFORMATION</u> Subdivision Name: _____ Current Land Use: _____ Current Zoning: _____ Proposed use of the Subdivision: _____ ☐ Residential ☐ Manufacturing/Industrial ☐ Commercial ☐ Office/Institutional	Number of Lots: _____ x \$3.00 = \$ _____ Number of APO: _____ x \$7.00 = \$ _____ (Adjacent Property Owners) Fee: _____ \$75.00 TOTAL = _____ PAID _____
I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) _____ Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.	
OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: _____ (PRINT NAME)	DATE _____

WAVERLY WOODS TWINHOMES AND SUBDIVISION WAVERLY PLACE CONDITIONAL USE AND PRELIMINARY APPROVAL G-13,14

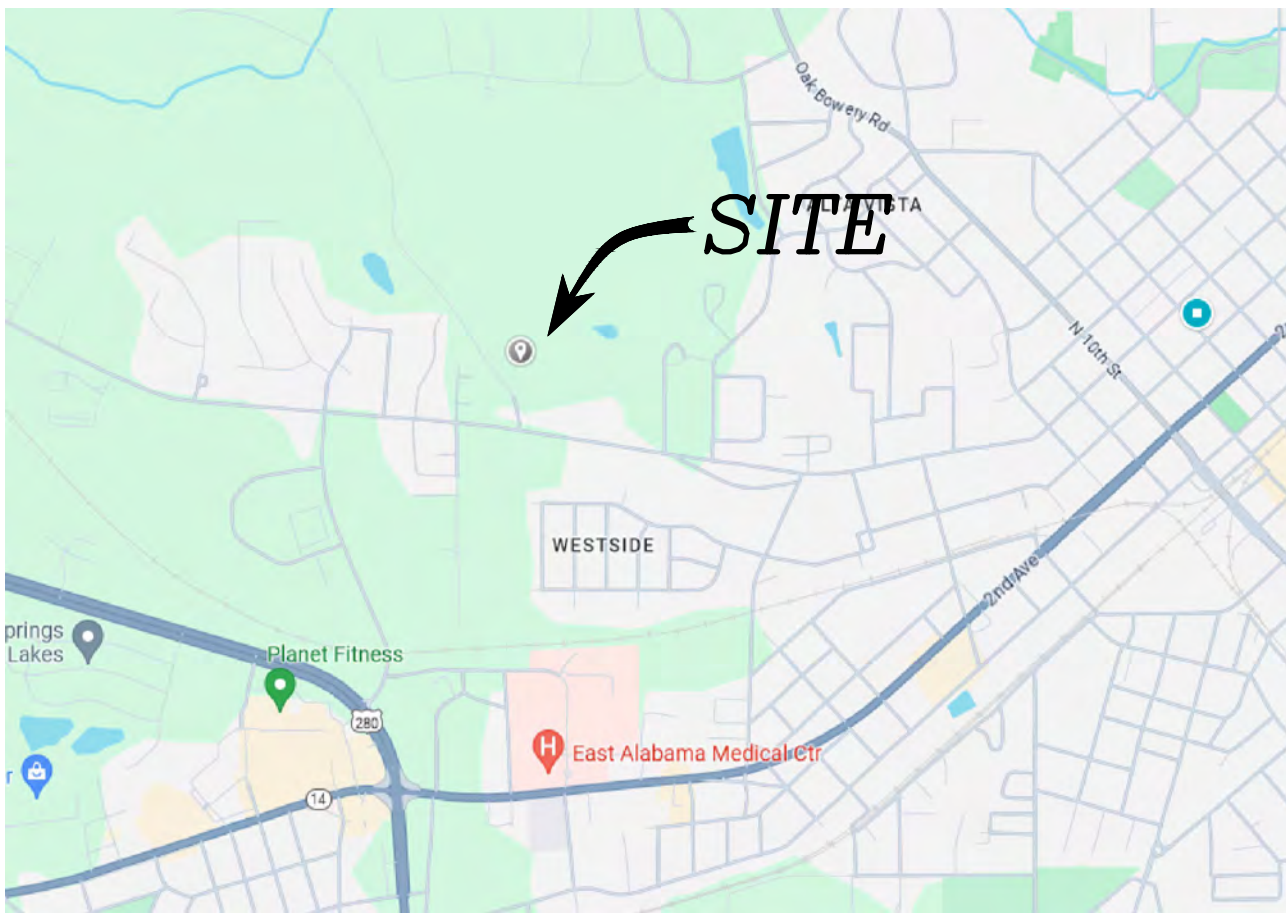


The applicant is requesting approval for 78 twinhome lots, three open space lots, and one parcel for future development. The subdivision is in a R-3 zoning district accessed from Waverly Place. ***The CU and Plat request were tabled at the July 23rd Planning Commission meeting.



Subject Property

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WAVERLY WOODS

OPELIKA LEE COUNTY ALABAMA

SEC 11 T 19 N R 26 E

OWNER/DEVELOPER:

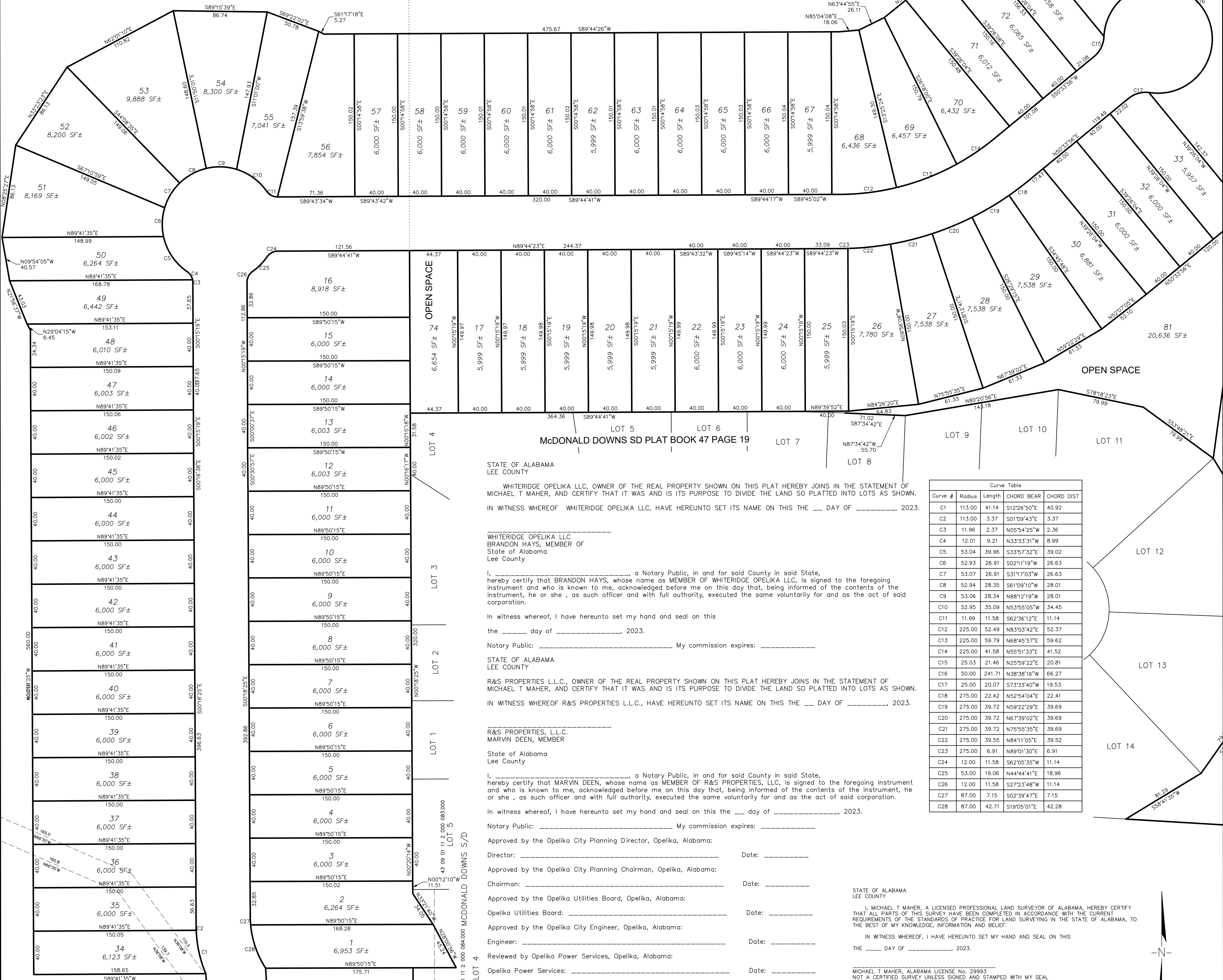
R&S PROPERTIES
1620 YARBROUGH FARMS BLVD
AUBURN, AL 36830

AND

WHITERIDGE OPELIKA LLC
995 FAIRVIEW DRIVE
AUBURN, AL 36830

FUTURE DEVELOPMENT

OPEN SPACE



STATE OF ALABAMA
LEE COUNTY

WHITERIDGE OPELIKA LLC, OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF MICHAEL T MAHER, AND CERTIFY THAT IT WAS AND IS ITS PURPOSE TO DIVIDE THE LAND SO PLATTED INTO LOTS AS SHOWN. IN WITNESS WHEREOF WHITERIDGE OPELIKA LLC, HAVE HEREUNTO SET ITS NAME ON THIS THE ____ DAY OF _____, 2023.

WHITERIDGE OPELIKA LLC
BRANDON HAYS, MEMBER OF
State of Alabama
Lee County

I, _____, a Notary Public, in and for said County in said State, hereby certify that BRANDON HAYS, whose name as MEMBER OF WHITERIDGE OPELIKA LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

In witness whereof, I have hereunto set my hand and seal on this
the ____ day of _____, 2023.

Notary Public: _____ My commission expires: _____

STATE OF ALABAMA
LEE COUNTY

R&S PROPERTIES L.L.C., OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF MICHAEL T MAHER, AND CERTIFY THAT IT WAS AND IS ITS PURPOSE TO DIVIDE THE LAND SO PLATTED INTO LOTS AS SHOWN. IN WITNESS WHEREOF R&S PROPERTIES L.L.C., HAVE HEREUNTO SET ITS NAME ON THIS THE ____ DAY OF _____, 2023.

R&S PROPERTIES, L.L.C.
MARVIN DEEN, MEMBER
State of Alabama
Lee County

I, _____, a Notary Public, in and for said County in said State, hereby certify that MARVIN DEEN, whose name as MEMBER OF R&S PROPERTIES, L.L.C., is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

In witness whereof, I have hereunto set my hand and seal on this the ____ day of _____, 2023.

Notary Public: _____ My commission expires: _____

Approved by the Opelika City Planning Director, Opelika, Alabama:

Director: _____ Date: _____

Approved by the Opelika City Planning Chairman, Opelika, Alabama:

Chairman: _____ Date: _____

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

Public Works Director: _____ Date: _____

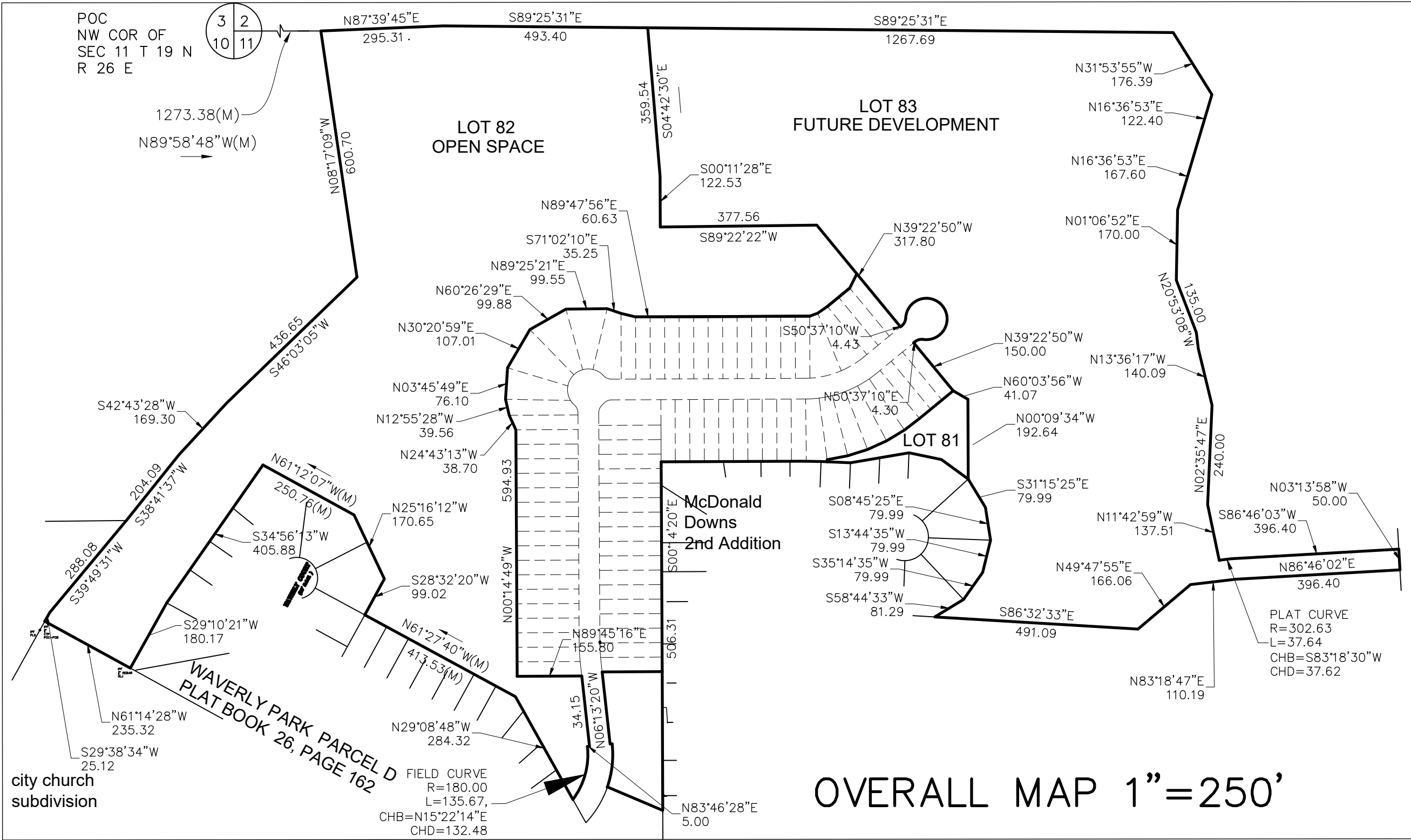
STATE OF ALABAMA
LEE COUNTY

MICHAEL T MAHER, A LICENSED PROFESSIONAL LAND SURVEYOR OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THIS
THE ____ DAY OF _____, 2023.

MICHAEL T MAHER, ALABAMA LICENSE NO. 29993
NOT A CERTIFIED SURVEY UNLESS SIGNED AND STAMPED WITH MY SEAL

Curve Table					
Curve #	Radius	Length	CHORD BEAR	CHORD DIST	
C1	113.00	41.14	S12°26'50"E	40.92	
C2	113.00	3.37	S01°09'43"E	3.37	
C3	11.96	2.37	N05°54'25"W	2.36	
C4	12.01	9.21	N33°33'31"W	8.99	
C5	53.04	39.96	S33°57'32"E	39.02	
C6	52.93	26.91	S02°11'19"W	26.63	
C7	53.07	26.91	S31°17'03"W	26.63	
C8	52.94	28.35	S61°09'10"W	28.01	
C9	53.06	28.34	N88°21'19"W	28.01	
C10	52.95	35.08	N53°55'05"W	34.45	
C11	11.99	11.58	S62°36'12"E	11.14	
C12	225.00	52.49	N83°03'42"E	52.37	
C13	225.00	59.79	N68°45'57"E	59.62	
C14	225.00	41.58	N55°51'33"E	41.52	
C15	25.03	21.46	N25°59'22"E	20.81	
C16	50.00	241.71	N38°38'16"W	66.27	
C17	25.00	20.07	S73°33'40"W	19.53	
C18	275.00	22.42	N52°54'04"E	22.41	
C19	275.00	39.72	N59°22'29"E	39.69	
C20	275.00	39.72	N67°39'02"E	39.69	
C21	275.00	39.72	N75°55'35"E	39.69	
C22	275.00	39.55	N84°11'06"E	39.52	
C23	275.00	6.91	N89°01'30"E	6.91	
C24	12.00	11.58	S62°05'35"W	11.14	
C25	53.00	18.06	N44°44'41"E	18.96	
C26	12.00	11.58	S27°23'48"W	11.14	
C27	87.00	7.15	S02°39'47"E	7.15	
C28	87.00	42.71	S19°05'01"E	42.28	



- NOTES:
1. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY TELEPHONE COMPANIES SERVING THE CITY OF OPELIKA, FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLES, LINES, GUY WIRES, AND OTHER FACILITIES. EASEMENTS TO BE TEN (10) FEET WIDE, BEING FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.
 2. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS OF RECORD.
 3. BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORS AS CONTROL.
 4. THIS PROPERTY IS COVERED BY TWO FIRM PANELS: FEMA FIRM PANEL 01081C0068G DATED 11-2-11 AND FEMA FIRM PANEL 01081C0066G DATED 11-2-11. A PORTION OF THIS PROPERTY IS IN THE 100 YEAR FLOOD PLAIN AS DEPICTED.
 5. THE ZONING ON THIS PROPERTY IS R3 AND HAS A 30' FRONT, 25' REAR AND 10' SIDE SETBACK ON ALL LOTS.
 6. THIS SITE IS SERVED BY OPELIKA WATER AND OPELIKA SEWER SERVICES.
 7. LAST DATE OF FIELD WORK: JULY 10, 2020. OFFICE WORK COMPLETED 6-3-2024.
 8. SOURCES OF INFORMATION: PLAT BOOK 19, PAGE 202; PLAT BOOK 26, PAGE 162; PLAT BOOK 47, PAGE 19; DEED BOOK 2618, PAGE 284; DEED BOOK 2249, PAGE 963..



Seal	Drawn By: MTM
	Scale: 1"=50'
	File Name: 24-0405-LL1
	Date: 6-3-2024

PRECISION SURVEYING	2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.biz		
	Sheet Title: WAVERLY WOODS SESECTION 11 T 19 N R 26 E SHEET 1 OF 2		

City of Opelika

Planning Commission

Planning Department Report

Meeting Date:	August 27, 2024 (tabled in July 2024)		
Agenda Item #:	H-15		
Action Requested:	Ballfields Master Plan Amendment – Amendment to replace 32 townhome units with 64 apartment units		
Location of Property:	Southwest corner of the intersection of Pepperell Parkway and North 30 th Street		
Property Owner:	Gateway at Opelika, LLC.		
Current Zoning:	PUD		
Proposed Zoning:	PUD (Planned Unit Development)		
Existing Land Use:	Undeveloped (former ballfields)		
Surrounding Zoning Districts And Land Uses:	North	PUD	Vacant/Commercial (retail)
	South	C-3	Office
	East	PUD	The Austin apartments
	West	C-3	Vacant

Rezoning:

The subject property is approximately 60.74 acres with a planned unit development (PUD) zoning district that was approved in 2019. The approved development consisted of 232 residential units (200 apartments, 32 townhomes) with commercial uses along the Pepperell Parkway. There is also a large amenity area along Pepperell Creek. In 2022, the developer requested to reduce the overall number of units from 368 to 232 reducing the overall number of units and replacing a section with townhomes. The applicant is now requesting to remove the townhome section and put some apartment units back for a total of 264 apartments and zero (0) townhomes. This is an increase of 32 from the current approval, but 104 units less than the original approval.

The approved plan had a density 4.04 units per acre over the 60.74-acre portion of the property. The revised plan with 264 units would now have a density of 4.34 units per acre.

The commercial property along the frontage is approximately 4.04 acres and shows five proposed buildings. The number of buildings increased, but overall the commercial area is still consistent with the original approval. The narrative provided by the applicant lists the allowed uses in this area as those typically found in the C-3 zone. The applicant has listed some uses that they would restrict through the PUD. These would include adult businesses, outside manufacturing, body art, cemetery, and package stores among others. Other uses that would be conditional in the C-3 zone would require conditional use if desired later. These uses would typically include those with an outside component.

During the initial approval process, there was significant discussion regarding how the multi-family would be buffered from the existing residential in the Mill Village. These units would be located on the far end from the existing Mill Village. The proposed buildings would be similar to the recently constructed three (3) story buildings within the remainder of the development.

The applicant has revised the site plan from last month's submittal. Instead of having large turnaround areas, the newest phase would connect into the existing parking lot of rest of the development. This removes awkward turnarounds and allows more seamless movement throughout the internal parking drives.

The proposed apartments would meet the setbacks except for the setback along Ballfields Loop. This is due to the previous stub to the townhouse section. As this property would not be used for access, it should be reworked and the right-of-way can likely be vacated. This would resolve any setback issue.

Each use will require a full landscape plan prior to the release of a building permit for the particular use. This will ensure that all stages of the development meet city landscaping requirements.

Amenities – The site plan and narrative both show a clubhouse, pavilion, fitness area and dog park. This area is close to Shady Park in the Mill Village and this park would likely be used by residents as well. There is also a large flood plain area shown along Pepperell Creek.

The proposed development will provide good residential opportunities in an area that already has access and available utilities. This housing is located in an area with nearby natural amenities, job centers, retail and access to major transportation areas.

Staff Recommendation:

Staff believes that proposed revisions fix most of the previous issues raised at the last meeting. Staff recommends a positive recommendation to City Council with the following conditions:

- 1. The former stub street to the townhouse section shall be revised in coordination with the City of Opelika Engineering Department to remove the curb cut and rework all utilities no longer needed meeting all city standards**
- 2. Landscaping plans meeting the requirements for each use will be required prior to the issuance of a building permit. A similar buffer to the other frontage along Ballfield Loop shall be provided.**
- 3. All utilities shall be underground.**
- 4. All dumpsters shall be fully screened.**
- 5. All buildings shall comply with City of Opelika Gateway Corridor standards including cladding and screening requirements.**
- 6. Access to Ballfield Loop and Cunningham Drive through the existing drives shall remain. Both entry and egress from both drives shall be available at all times for residents and emergency personnel. Any gates shall be approved by the Opelika Police and Fire Department and meet their access requirements.**

Engineering Department Report

The Engineering Department has no other comments or concerns with this proposed Master Plan Revision.

Opelika Water Board Report

Water is available from within the existing apartment complex (private water) or from Ballfields Loop.

Opelika Power Services Report

This subdivision is located in the Opelika Power service territory.



MASTER PLAN AMENDMENT
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



PC DEADLINE: _____ PC MEETING: _____

PROPERTY OWNERS/
AUTHORIZED REPRESENTATIVE

Matthew Falconer

MAILING ADDRESS: 5728 Major Blvd. Suite 505 Orlando, FL 32819

PHONE NUMBER: 407-492-3936 Email: mjf@falcondevelopment.net

PARCEL INFORMATION

Site Address: Lots 3 A Ballfields PUD

Description of proposed amendment Applicant is applying to amend the Master Development Plan covering the subject parcel, to enable the construction of 64 luxury multifamily housing units.

Tax Parcel Number: Lots 3 A Ballfields PUD

Adjacent Zoning Districts: North: C-3 South: N/A East: R-5 West: N/A

Current Land Use: vacant land

Current Zoning: PUD

Proposed Zoning: R-5/R-5M

I hereby request my property located at (street address) Lots 3 A Ballfields PUD,
Tax Map parcel number Lots 3 A Ballfields PUD for an amendment
of PUD master plan.

A copy of the tax area map, a survey of the property, a copy of the deed for the property, and the names and addresses of all adjoining property owners are enclosed. I understand that the City may require additional information, or waive certain requirements, at any time during the process.

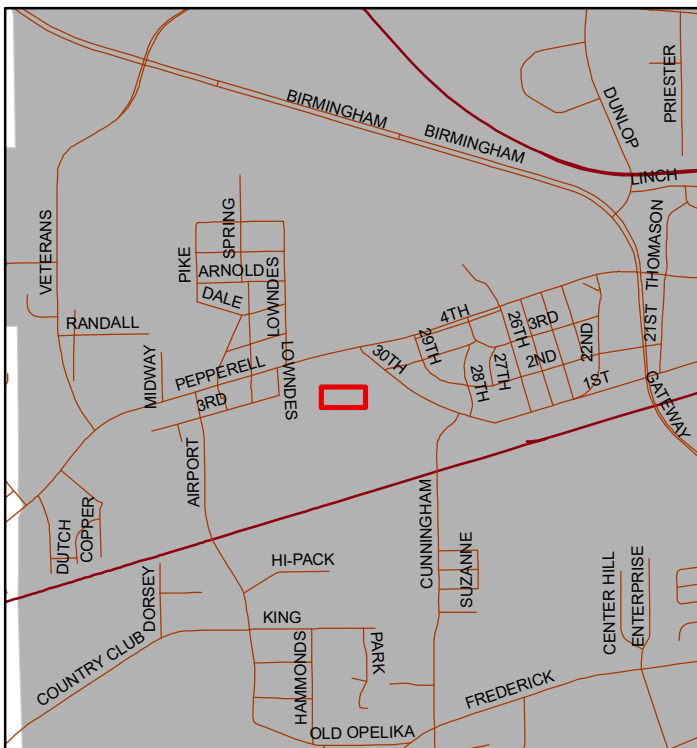
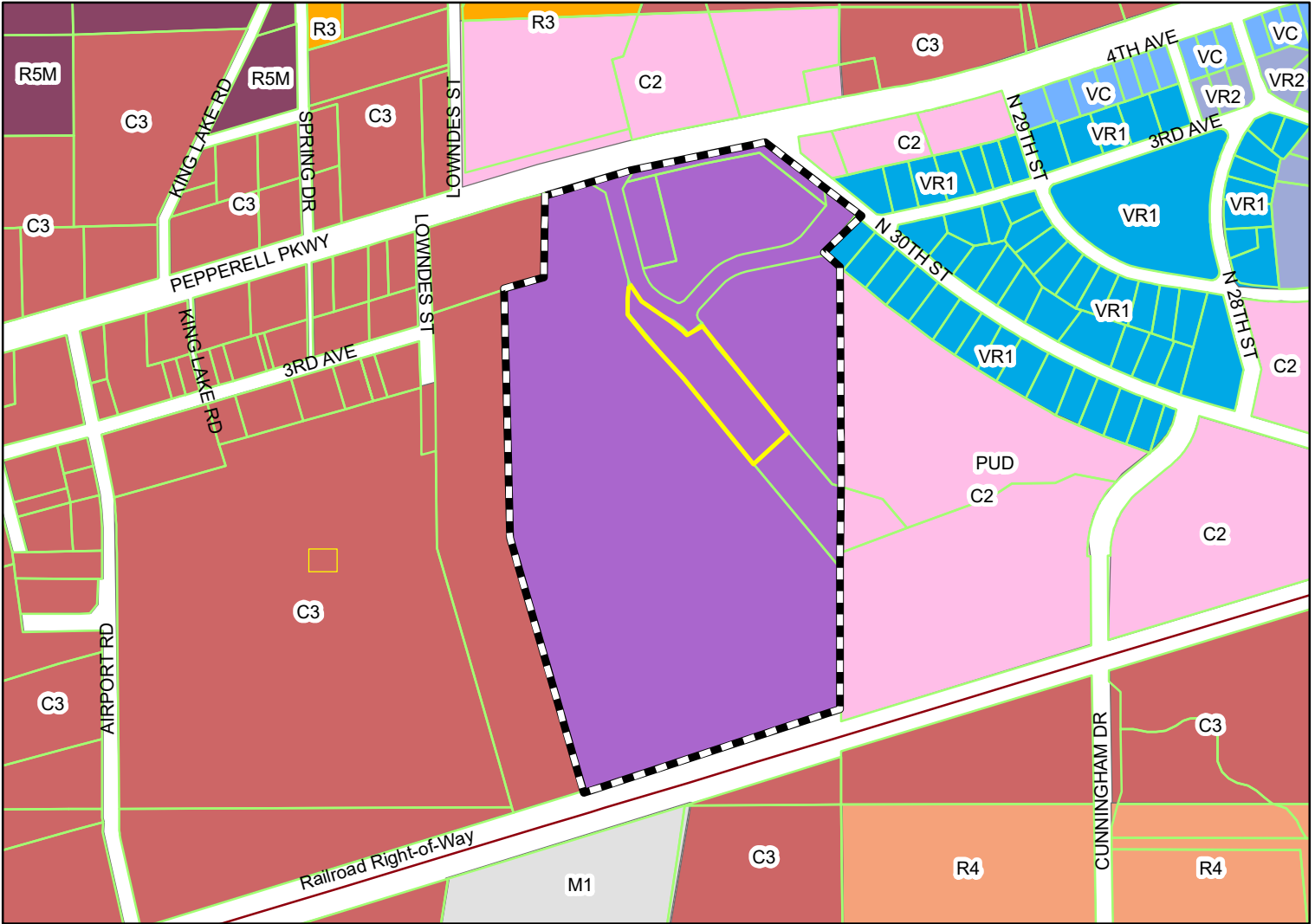
OWNERS OR AUTHORIZED
REPRESENTATIVE SIGNATURE:

(PRINT NAME) Matthew Falconer

DATE

7/2/24

MASTER PLAN REVISIONS - THE BALLFIELDS PUD PEPPERELL PARKWAY & NORTH 30TH STREET MAJOR AMENDMENT FROM TOWNHOMES TO APARTMENTS, H-15



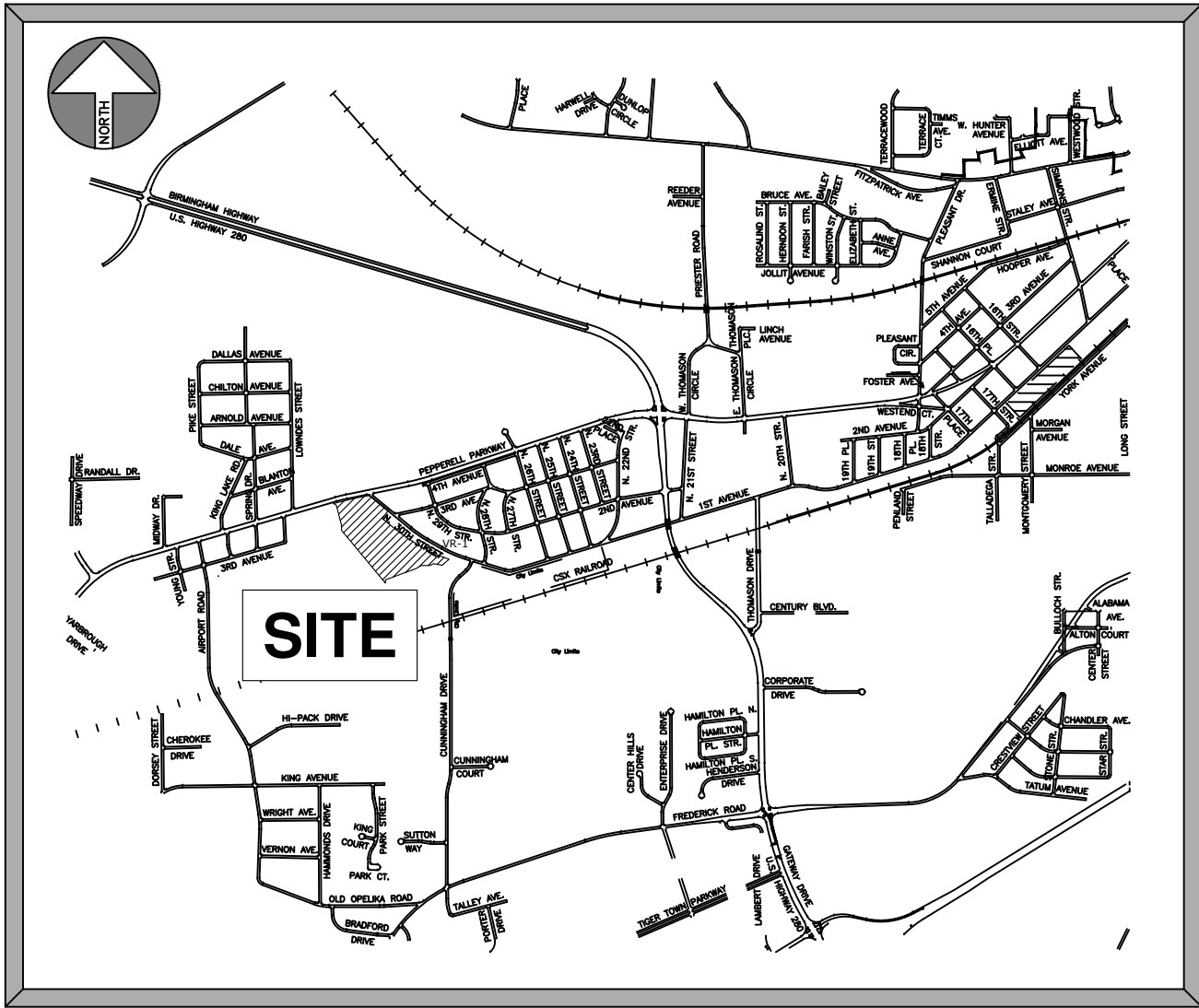
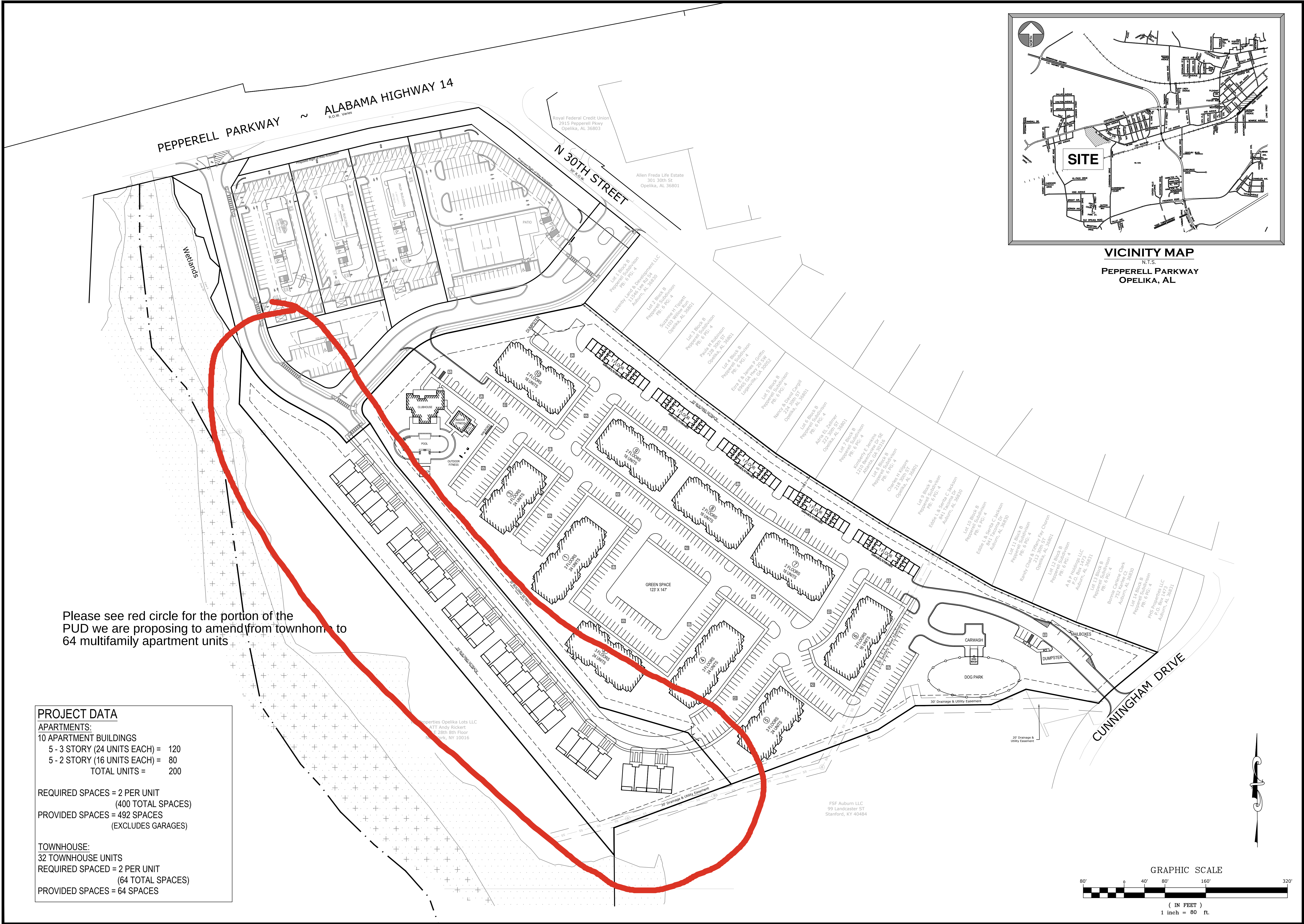
The applicant is requesting a major amendment to the PUD Master Plan to replace approved 32 townhomes with 64 apartment units. A recommendation from the Planning Commission will be sent to City Council to vote on the request. This item was tabled at the July 23rd PC meeting.



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 verification by an independent professional qualified to verify such information.

Drawing Name: M:\2021\21-0108B Gateway - Ballfields Residential - Opelika\Draw\21-0108B - PUD Amendment (06.07.2022).dwg Last Modified: Jun 07, 2022 - 8:25am by engrom



VICINITY MAP
N.T.S.
PEPPERELL PARKWAY
OPELIKA, AL

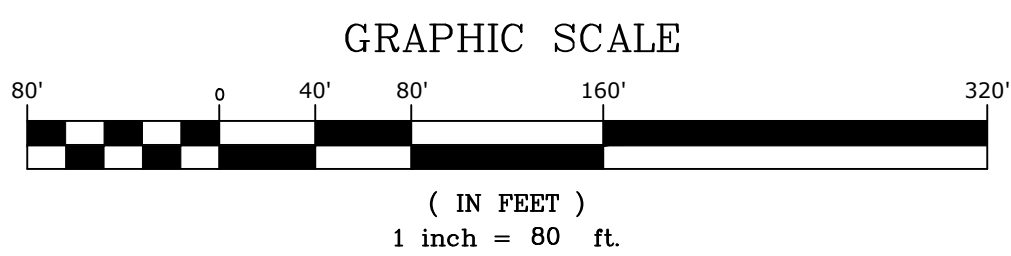
Please see red circle for the portion of the PUD we are proposing to amend from townhome to 64 multifamily apartment units

PROJECT DATA

APARTMENTS:
10 APARTMENT BUILDINGS
5 - 3 STORY (24 UNITS EACH) = 120
5 - 2 STORY (16 UNITS EACH) = 80
TOTAL UNITS = 200

REQUIRED SPACES = 2 PER UNIT
(400 TOTAL SPACES)
PROVIDED SPACES = 492 SPACES
(EXCLUDES GARAGES)

TOWNHOUSE:
32 TOWNHOUSE UNITS
REQUIRED SPACED = 2 PER UNIT
(64 TOTAL SPACES)
PROVIDED SPACES = 64 SPACES



BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors
706 12th St. Phenix City, AL 36868 (PH: 334-297-2423)
223 S. 9th St. Opelika, AL 36801 (PH: 334-745-7080)
121 W. Broad St. Eufaula, AL 36072 (PH: 334-687-4257)

FALCON
DEVELOPMENT

Ballfields Development

01 FEB 2022 - INITIAL ISSUE
07 JUNE 2022

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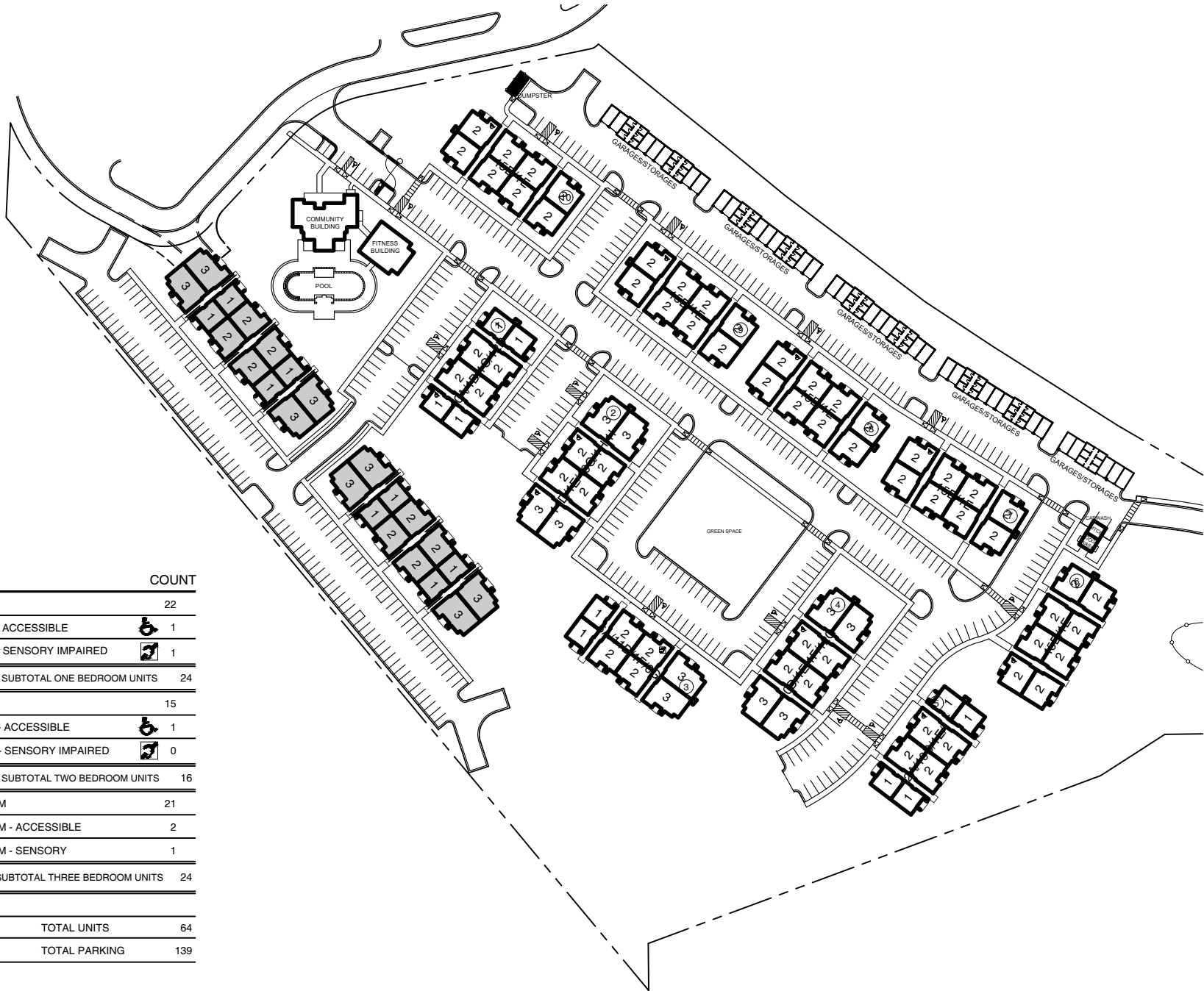
PROPOSED
SITE PLAN

DRAWN BY:
DESIGNED BY:
REVIEWED BY:
APPROVED BY:

DATE: 07 JUNE 2022

PROJECT NUMBER: 21-0108

SHEET NUMBER: C1



LEGEND

UNIT TYPE	COUNT	
UNIT "A" - ONE BEDROOM	22	
UNIT "B" - ONE BEDROOM - ACCESSIBLE	 1	
UNIT "C" - ONE BEDROOM - SENSORY IMPAIRED	 1	
SUBTOTAL ONE BEDROOM UNITS		24
UNIT "A" - TWO BEDROOM	15	
UNIT "B" - TWO BEDROOM - ACCESSIBLE	 1	
UNIT "C" - TWO BEDROOM - SENSORY IMPAIRED	 0	
SUBTOTAL TWO BEDROOM UNITS		16
UNIT "D" - THREE BEDROOM	21	
UNIT "D" - THREE BEDROOM - ACCESSIBLE	2	
UNIT "D" - THREE BEDROOM - SENSORY	1	
SUBTOTAL THREE BEDROOM UNITS		24
TOTAL UNITS		64
TOTAL PARKING		139

OWNER:	
ARCHITECT:	THE ARCHITECTURAL OFFICE OF WILLIAM J. PEEK P.C. 908 SOUTH HULL STREET MONTGOMERY, AL 36104

The Austin, Opelika, Alabama
Proposed Building Locations

PROPOSED
SITE PLAN

07/02/2024

FINAL PLAT
**THE BALLFIELDS
PLAT NO. 3**

Being A Redivision of Lot 3A of The Ballfields Plat No. 2

Being A Part of Sections 14 & 15, Township 19 North, Range 26 East,
Opelika, Lee County, Alabama

47 130
Recorded in the Above
PLAT Book & Page
10-26-2022 01:37:06 PM
Bill English - Probate Judge
Lee County, AL
Book/Pg: 47/130
Term/Cashier: CDP:REC02 / CG
Tran: 27662,41659,548074
Recorded: 10-26-2022 13:57:59
PLA PLAT
Total Fees: \$ 20.00

SURVEYOR'S CERTIFICATE

I, Jonathan A. Ham, 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.

Jonathan A. Ham, PLS
Alabama License No. 34761

DEDICATION

I, Matthew Falconer, as managing member of Opelika Equities LLC, and the owner of said lands surveyed by Barrett-Simpson Inc., do hereby certify that title was and is vested in said owner and join in the foregoing statement made by said Barrett-Simpson Inc., and stated in Code of Alabama 1975, § 35-2-50 et seq., do hereby certify that it was and is my intention to divide said lands into lots as shown by said plat and do hereby dedicate, grant, and convey for public use the streets, alleys and public grounds as shown on said plat.

Signed and sealed in the presence of:

Matthew Falconer
Managing Member

ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Orange

I, Lori Rosario, a Notary Public in and for said County, in said State, hereby certify that Matthew Falconer, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, executed the same voluntarily.

GIVEN under my hand and official seal this 4th day of October, 2022.

Lori Rosario
Notary Public
State of Florida
Comm. #HS45499
Expires 11/7/2024

My Commission Expires: 11-7-2024

OPELIKA CERTIFICATES

Approved by the Opelika City Planning Commission, Opelika, Alabama:

Chairman: [Signature] Date: 10-25-22

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: [Signature] Date: 10/27/22

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: [Signature] Date: 10/15/2022

Accepted by the Opelika Public Works Director, Opelika, Alabama:

Public Works Director: [Signature] Date: 10-19-2022

Accepted by the Opelika Utilities, Opelika, Alabama:

Opelika Utilities: [Signature] Date: 10-24-2022

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: [Signature] Date: 10/19/2022

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	33.00'	25.00'	N80° 44' 37"E	30.66'
C2	36.05'	25.00'	S01° 36' 46"W	33.01'
C3	57.29'	151.00'	N50° 34' 02"W	56.95'
C4	145.35'	211.00'	N41° 42' 01"W	142.50'
C5	27.95'	211.00'	N18° 10' 17"W	27.93'

Line Table		
Line #	Length	Direction
L1	41.09'	S61° 26' 11"E
L2	5.62'	S38° 55' 34"W
L3	15.86'	S39° 41' 53"E
L4	60.00'	S50° 18' 07"W
L5	12.00'	N39° 41' 53"W

PROJECT NO. 21-0108

SCALE: 1" = 80'

FIELD DATE: 08/29/2022
DRAWN BY: BES
DRAWN DATE: 09/15/2022

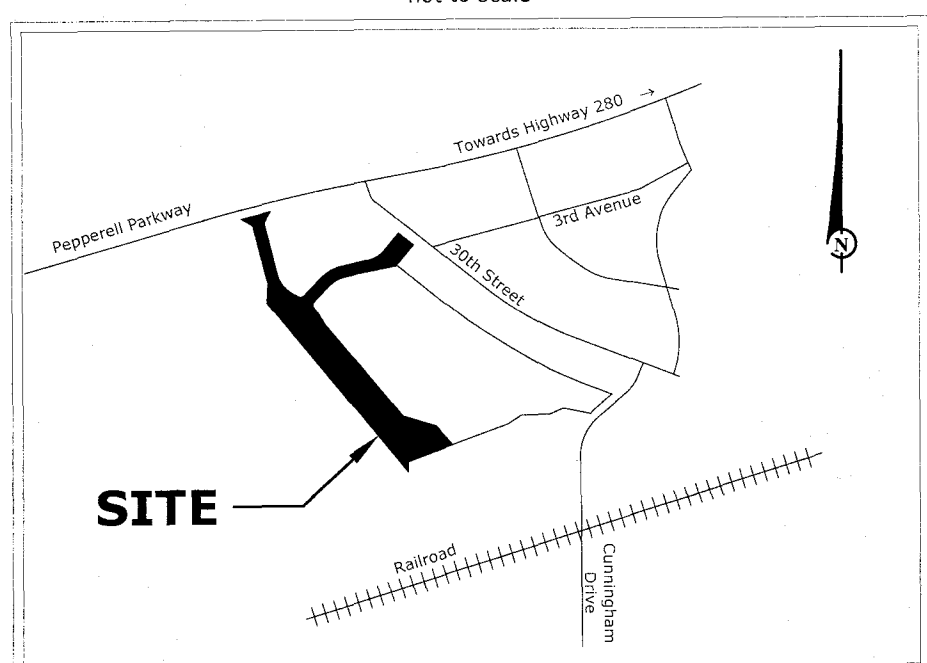
LEGEND

- 1/2" Rebar Found - Orange Cap
Stamped AL CA 718 LSF000600
(unless otherwise noted)
- 1/2" Rebar Set - Orange Cap
Stamped AL CA 718 LSF000600
- Calculated Point
- RLPY Real Property Book
- MB: Map Book
- DB: Deed Book
- PB: Plat Book
- PG: Page
- Record Bearing or Distance
(R)
- (TYP.) Typical Example
- ROW Right-of-Way
- N/F Now or Formerly
- Not to Scale
- OHU Overhead Utility Lines
w/ Power Pole
- SS Sewer Line w/Sanitary
Sewer Manhole
- Chain Link Fence

NOTES

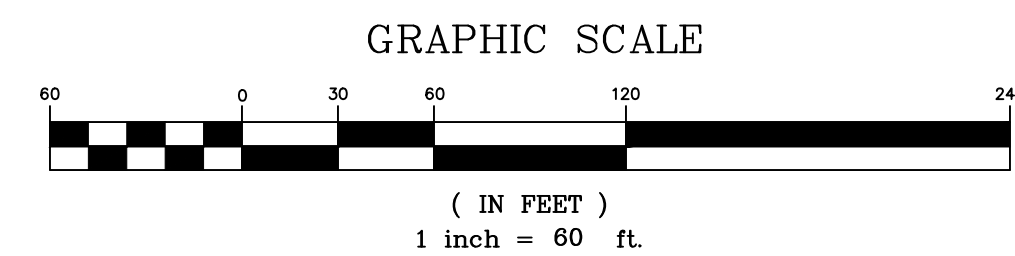
- Survey North is Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS using the ALDOT Cors as reference.
- Basis for Survey:
-The Ballfields Plat No. 2, Plat Book 47, Page 50, Probate Office, Lee County, Alabama.
- According to the FEMA FIA NFIP Flood Insurance Rate Map (FIRM), Map No. 01081C0068, effective November 2, 2011, the subject property is located:
-Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
- This survey 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.
- An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
- There is a ten (10) foot utility and drainage easement along the right-of-way of each lot.
- There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
- This drawing becomes void if any alterations or changes are made by others.
- This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.
- Owners/Developers:
-Opelika Equities, LLC
c/o PBH Management, LLC
P.O. Box 1925
Winter Park, FL 32790
- Development Data:
-6.35 Acres Total (276,618 Sq Ft.)
-1 Lots: Lot 3A-1 - 4.39 Acres (191,396 Sq Ft.)

VICINITY MAP
not to scale



BARRETT-SIMPSON, INC.
Engineers & Land Surveyors

706 12th STREET, PHOENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)
121 W. BROAD STREET, RUFULA, AL 36007 (PH 334-687-4257, FAX 334-687-8229)
233 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7036, FAX 334-745-4367)



TOTAL PROPERTY:	4.45 AC
PROPOSED USE:	APARTMENTS
<u>BUILDINGS:</u>	
2 APARTMENT BUILDINGS	
2 - 3 STORY (32 UNITS EACH) =	64
UNITS PER ACRE = 64 / 4.45 =	14.38
<u>PARKING:</u>	
REQ'D SPACES = 2 SPACES/UNIT =	128 SPACES
PROVIDED SPACES =	107 SPACES (INC. 6 HC)
<u>SPACES SHARED W/ PHASE I =</u>	<u>21 SPACES</u>
TOTAL =	128 SPACES
<u>SETBACKS:</u>	
FRONT:	40'
REAR:	20'
SIDE:	20'
CURRENT ZONING:	PUD

ANY CONSTRUCTION WORK CHANGES TO THESE ENGINEERED PLANS COMPLETED WITHOUT ENGINEER'S PRIOR WRITTEN APPROVAL SHALL BE DONE AT CONTRACTOR'S EXPENSE. THIS LIMITATION INCLUDES CHANGES OR MODIFICATIONS REQUESTED BY LOCAL AUTHORITIES AND OR PERMITTING AGENCIES.

CONTRACTOR SHALL CAREFULLY EXAMINE ALL DOCUMENTS AND THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF EXISTING CONDITIONS. CHANGE ORDERS WILL NOT BE ISSUED NOR WILL EXTRA MONEYS BE PAID FOR CONDITIONS WHICH CAN BE DETERMINED BY SITE EXAMINATION AND OR BY DOCUMENT EXAMINATION PRIOR TO BIDDING THE PROPOSED WORK.



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SHEET NUMBER

1

000275-2024

AGENDA ITEM # 7 16

**APPLICATION FOR
CONDITIONAL USE APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

PC DEADLINE: 7/21/24 PC MEETING: 7/23/24SITE ADDRESS: Dunlop Dr.PROPERTY OWNER: King Automobiles, Inc.APPLICANT/ AUTHORIZED REPRESENTATIVE: Dave KingMAILING ADDRESS: P.O. Box 2397 , Opelika, AL 36831PHONE NUMBER: 334-332-7283 FAX NUMBER: N/AEMAIL ADDRESS: ledge@baseline-llc.com & edavekingiii@yahoo.com**PARCEL INFORMATION**Project name: Siteplan for King Honda , Address/Location: Dunlop Dr. and Hwy 280Current Land Use: Pepperell/Thomason Parcel commercial Current Zoning: C3Adjacent Zoning Districts: North: R5 South: C3 & PUD East: C3 West: R5Description of Proposed Use: commercial retail**AUTHORIZATION TO ACT AS APPLICANT** (if applicable)

I, Dave King, being owner of the property which is the subject of this conditional use application hereby authorize Arthur R. Nettles, to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: *Dave King* Date: 7/02/2024**STATE OF ALABAMA,
COUNTY OF LEE**

I, Leigh Anne Shropshire, a Notary Public in and for said County and State, hereby certify that Dave King, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

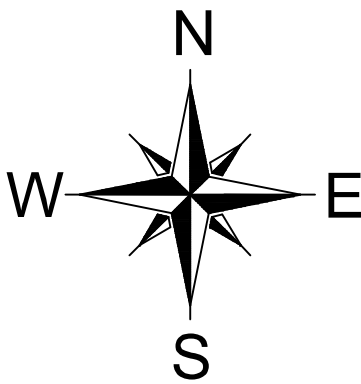
Given my hand and seal of office this 2nd day of July 2024,
L. Shropshire
Notary Public

My Commission Expires: 8-10-2025

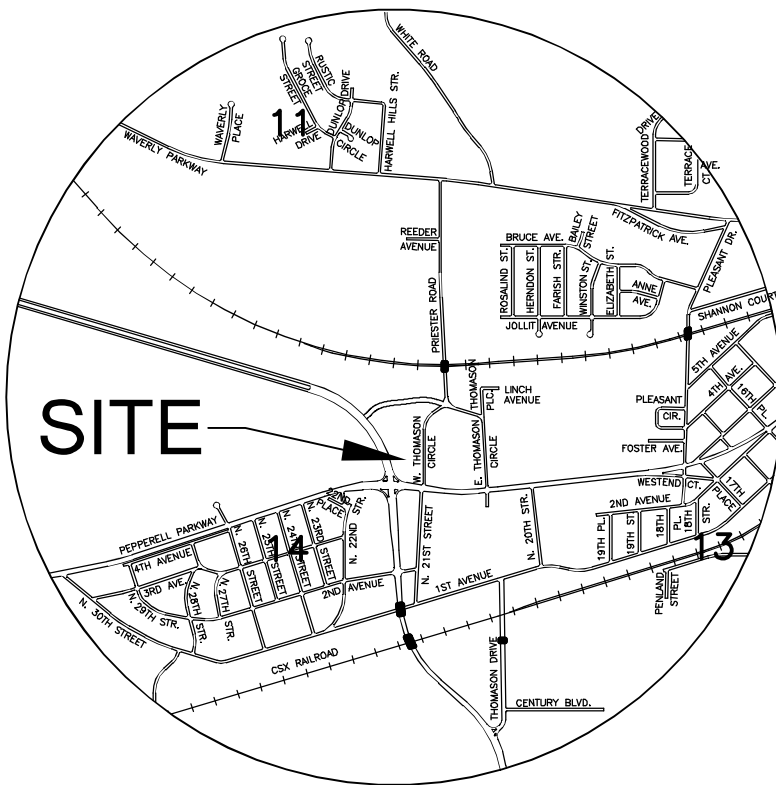


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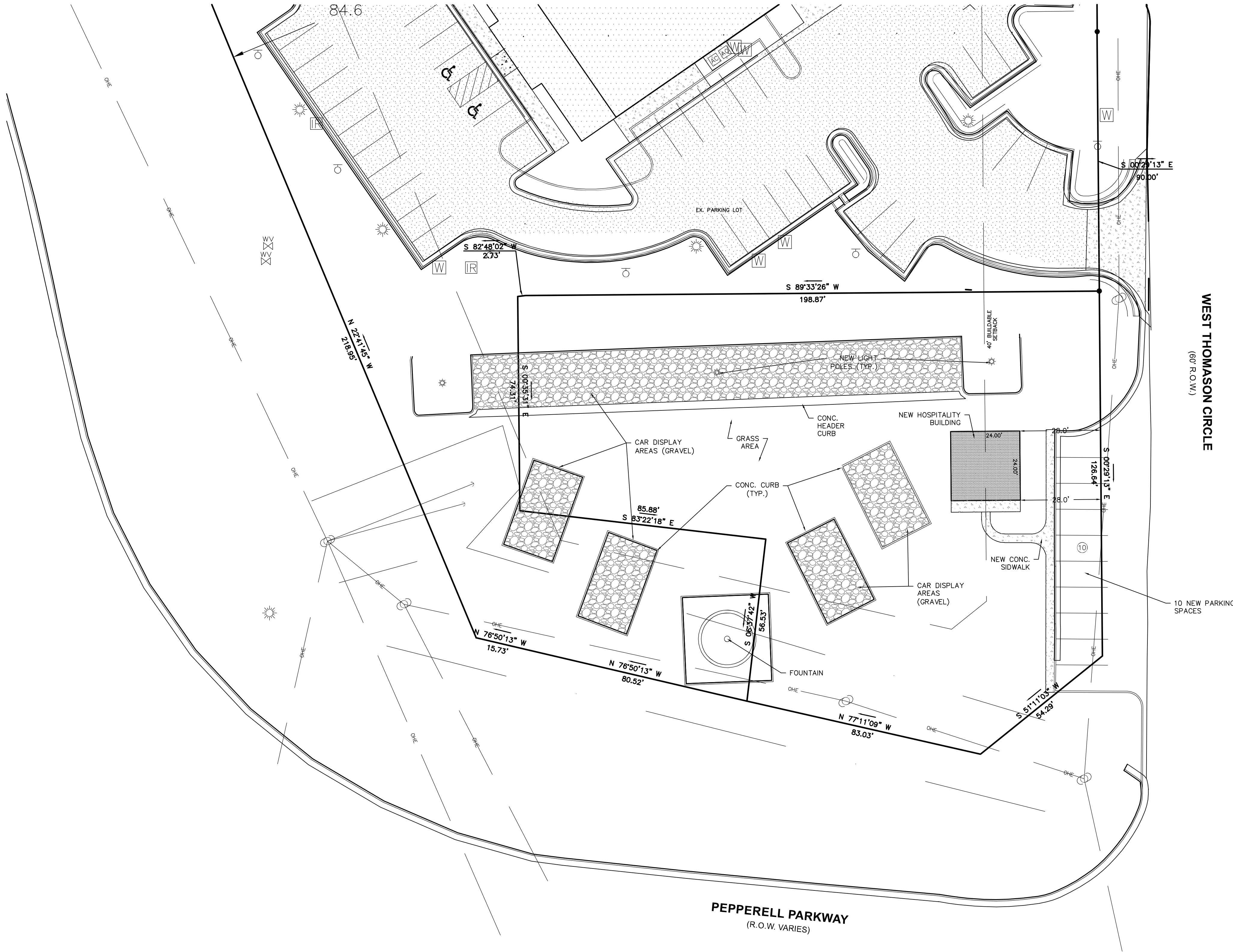
SITEPLAN FOR KING HONDA, PEPPERRELL/THOMASON PARCEL



SCALE: 1"= 20'



VICINITY MAP
NOT TO SCALE



- LEGEND**
- BASELINE PLASTIC CAP ON THE TOP OF 5/8" REBAR
 - BEARING BASELINE SURVEYING & DESIGN, LLC'S ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-0922
 - FULLER PLASTIC CAP IN THE TOP OF 3/4" IRON PIN
 - BEARING T. RICHARD FULLER INC.'S ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-0004
 - GLI PLASTIC CAP ON THE TOP OF 1/2" REBAR
 - BEARING GRADY L. JIMMERSON'S ALABAMA LAND SURVEYING REGISTRY NUMBER 19746
 - CT CRIMPED TOP
 - OT OPEN TOP
 - IPFD IRON PIN FOUND
 - IPS IRON PIN SET
 - CA CALCULATED POINT
 - CM CONCRETE MONUMENT FOUND
 - SN SPIKE NAIL SET
 - R.O.W. RIGHT-OF-WAY
 - (P) FIELD MEASUREMENT
 - (P) PLAT DIMENSION
 - X CHAIN LINK FENCE
 - (S) EXISTING SANITARY SEWER MANHOLE
 - (D) EXISTING STORM DRAIN MANHOLE
 - GAS- EXISTING GAS LINE (SERVICE LINE)
 - UG- EXISTING UNDERGROUND ELECTRIC LINES
 - OHE- EXISTING OVERHEAD ELECTRIC LINES
 - W- EXISTING WATER LINE
 - SS- EXISTING SANITARY SEWER LINES
 - SD- EXISTING STORM DRAIN LINES
 - [E] EXISTING ELECTRICAL TRANSFORMER/ SWITCHBOX
 - SSCO EXISTING SANITARY SEWER CLEANOUT
 - [TV] EXISTING TELEVISION RISER
 - [T] EXISTING TELEPHONE RISER
 - [G] EXISTING GAS METER
 - [V] EXISTING GAS VALVE
 - [F] EXISTING FIRE HYDRANT
 - [W] EXISTING WATER VALVE
 - [WM] EXISTING WATER METER
 - [IB] EXISTING IRRIGATION BOX
 - [L] EXISTING LIGHTPOLE
 - [P] EXISTING POWER POLE AND GUY WIRE
 - [S] EXISTING SIGN

THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC. THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BASELINE SURVEYING & DESIGN, LLC.	CREW CHIEF	DRAWN	JOB NO.
TM	ARN/CSM	B13724.01	

2004 York Road Dr., Suite A
Opelika, Alabama 36801
Phone: (334) 749-9200

BASELINE
SURVEYING & DESIGN, LLC

SITEPLAN FOR KING HONDA, PEPPERRELL/THOMASON PARCEL

SEC. 14 T 19 N R 9 26 E
OPELIKA LEE COUNTY ALABAMA
SCALE: 1"=20'
JULY 2, 2024
ARTHUR R. NETTLES AL. PLS. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

000276-2024

AGENDA ITEM #

17



**APPLICATION FOR
CONDITIONAL USE APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

PC DEADLINE: 7/2/24 PC MEETING: 7/23/24SITE ADDRESS: Dunlop Dr.PROPERTY OWNER: King Automobiles, Inc.APPLICANT/ AUTHORIZED REPRESENTATIVE: Dave KingMAILING ADDRESS: P.O. Box 2397 , Opelika, AL 36831PHONE NUMBER: 334-332-7283FAX NUMBER: N/AEMAIL ADDRESS: ledge@baseline-llc.com & edavekingiii@yahoo.com**PARCEL INFORMATION**Project name: Siteplan for King Honda Automobile, Address/Location: Dunlop Dr. and Hwy 280Current Land Use: North Site commercial Current Zoning: C3Adjacent Zoning Districts: North: R5 South: C3 & PUD East: C3 West: R5Description of Proposed Use: commercial retail**AUTHORIZATION TO ACT AS APPLICANT** (if applicable)

I, Dave King, being owner of the property which is the subject of this conditional use application hereby authorize Arthur R. Nettles, to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

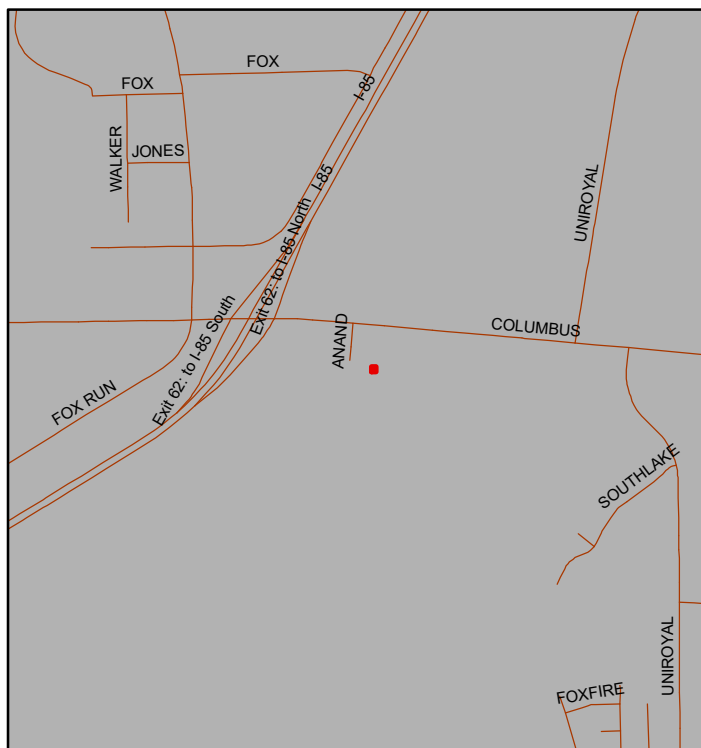
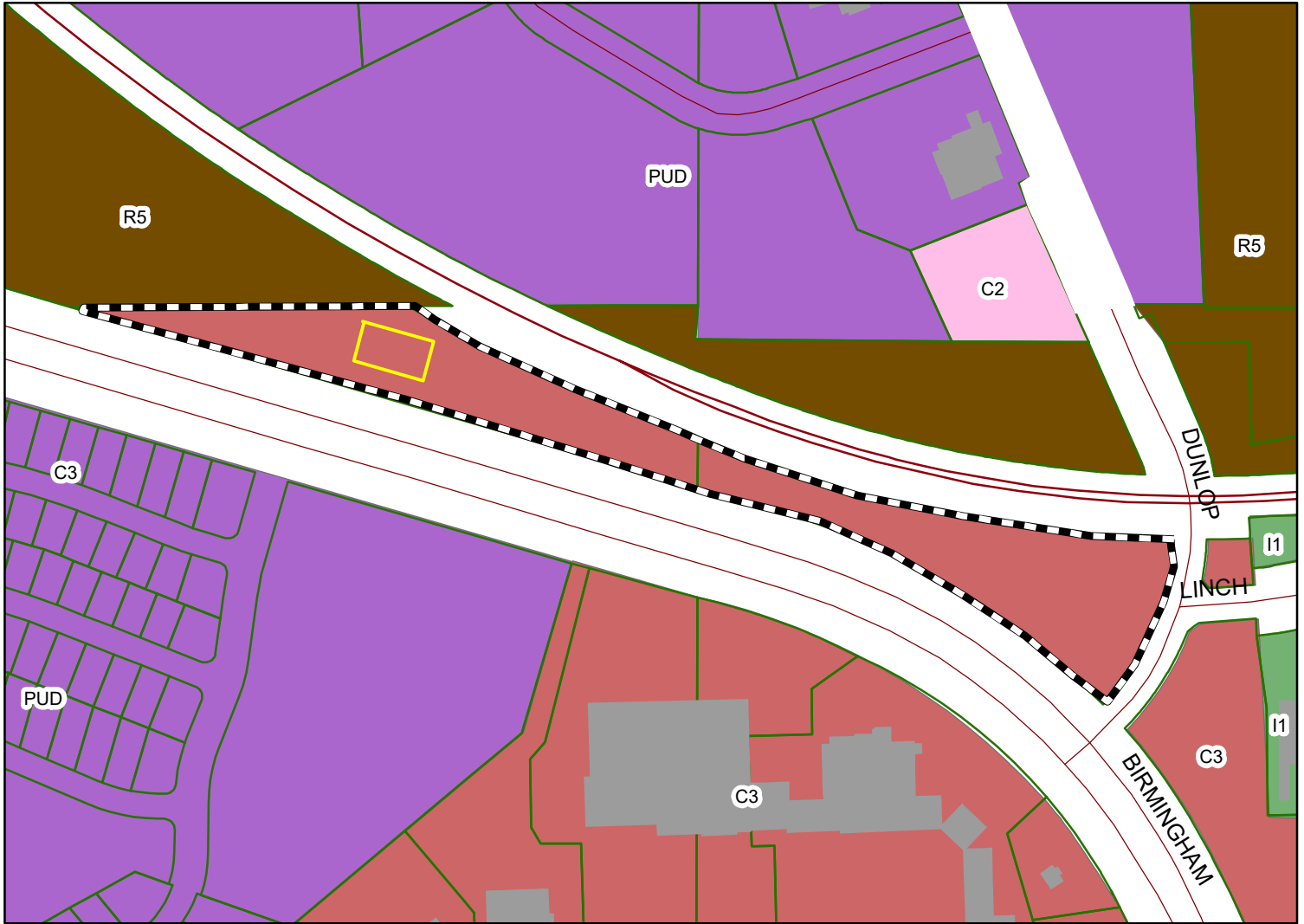
Property Owner's Signature: *Dave King*Date: 7/2/2024**STATE OF ALABAMA,****COUNTY OF LEE**

I, Leigh Anne Shropshire, a Notary Public in and for said County and State, hereby certify that Dave King, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 2nd day of July 2024

Notary Public
My Commission Expires: 8-10-2025

KING HONDA- AUTO PAINT SHOP AND AUTO STORAGE/DISPLAY DUNLOP DRIVE CONDITIONAL USE, I-17



The applicant is requesting approval for a two-story auto paint shop and outside storage/display area for 150 automobiles for sale. The property is accessed from Dunlop Drive. The property fronts along Highway 280; the property accessed from Dunlop Drive. The rear lot line line is adjacent to a railroad right-of-way. This item was tabled at the July 23rd PC meeting.



Subject Property

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