



**CITY OF OPELIKA
CITY COUNCIL
WORKSESSION MEETING AGENDA
300 Martin Luther King Blvd.
December 3, 2024
TIME: 5:40 PM**

1. A CALL TO ORDER
 1. George Allen, Erica Norris, Tim Aja, Todd Rauch, Eddie Smith
2. PRESENTATIONS
 1. Opelika Financial Health Initiative Update - Dr. Nathaniel Dunlap, Jr.
 2. Request to Advertise for PH, Rezoning, 900 Block of Lake Condry Road, 12.2 Acres, from R-3 to PUD.
 3. Request to Advertise Vacation of Right-of-Way, Portion of Spring Drive Right-of-Way, Lee County Youth Development Center.
 4. Request to Advertise Vacation of Undeveloped Right-of-Ways in the Operell Subdivision Plat, 1615 Thomason Drive, Sun Self Storage, Inc.
3. RESOLUTIONS
4. ORDINANCES
5. GENERAL UPDATES
6. REVIEW/DISCUSS CURRENT COUNCIL MEETING AGENDA
7. GENERAL / DISCUSSION
8. END OF WORK SESSION

"In compliance with the Americans with Disabilities Act, the City of Opelika will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the ADA Coordinator 72 hours prior to the meeting at (334)705-5130."

City of Opelika

Planning Commission Report

Action Requested: Rezoning: 12.2 acres – from R-3 to PUD
“Hidden Lakes Addition Subdivision”

Location of Property: Lake Condry Road

Property Owner: Linda Laurene Bence Dixon, Melania Densen Bence
Harrison and Laura Nell Bence Hartley
Blake Rice, Barrett-Simpson, Inc., Authorized Representative

Current Zoning: R-3

Proposed Zoning: PUD (Planned Unit Development)

Existing Land Use: Undeveloped

Surrounding Zoning Districts

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

Rezoning

This PUD rezoning on Lake Condry Road is an addition to the Hidden Lakes PUD. The adjacent properties on the south and west sides to the 12.2 acre rezoning property are single family homes. On the east side is the Hidden Lakes PUD district (154 acres) that was rezoned in 2022. On the north side is the Opelika Sportsplex, a public facility on 75 acres, in an I-1 zone (institutional). The proposed residential use for the rezoning property is 19 single family homes. For comparison, based on the proposed PUD lot sizes, these lots would be in a R-2 or R-3 zoning district (R-2 = min. 15,000 sf, R-3 = min. 10,000 sf). The topography of the rezoning property includes a stream that will be preserved. The undeveloped preserved lot is about 2.96 acres of the total 12.2-acre rezoning property.

The 12.2 acre rezoning is accessed from Lake Condry Road and a future street from Hidden Lakes subdivision. The two street access points should be sufficient to manage the 19 residential home lots.

The 19 home lots are $80' \times 150' = 12,000$ square feet. The 12,000-sf lot size is larger than our R-3 zoning district requirements of 10,000 sf lot area and 70' lot width. The overall density

of the rezoning addition is approximately 0.95 units per acre. The open space lot is 2.96 acres.

The minimum setbacks for all lots are:

Front: 20 feet
Rear: 25 feet
Sides: 7 feet
Side on Street: 15 feet

This master plan does not show any buffers along the outside of the PUD or at the entrance on Lake Condry Road. Add a 25-foot-wide buffer along Lake Condry Road for the side lot lines of Lots 10 and 13. Provide an undisturbed landscape buffer for Lots 10 and 13 with the sides of homes fronting on Lake Condry. Provide an undisturbed buffer surrounding the PUD development on the outside edges of lots 12, rear of Lot 11, 6, 5, 4, 3, and open space lot. The buffers along the street should better maintain the current character and hide uses common in the back yard of residences. These buffers should either be undisturbed buffers where plant material creates a near full screen or if the areas are graded or disturbed, they should utilize landscaping and berms to create a similar buffer. Any alternative landscape plans must be reviewed by the Planning Department.

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

Staff Recommendation

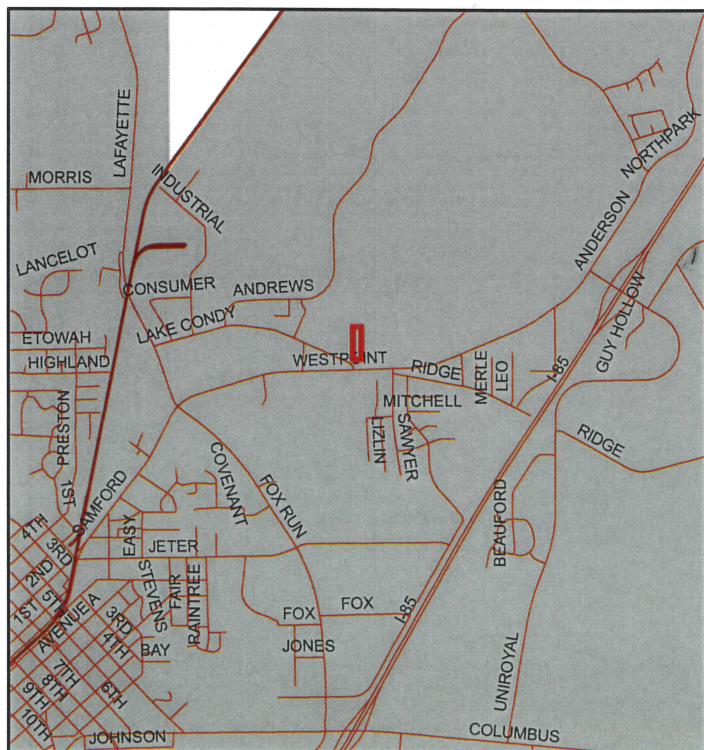
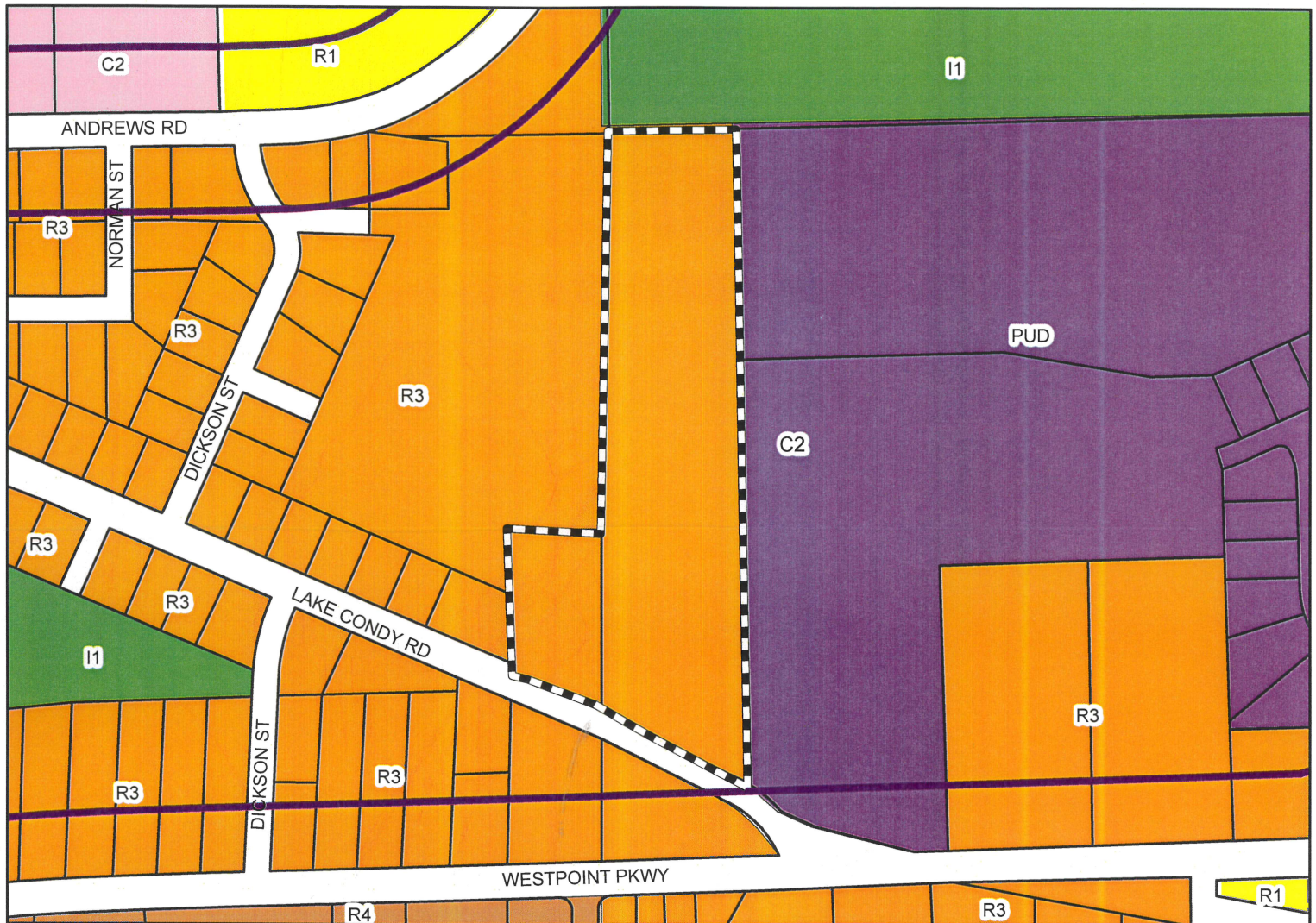
Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the property from R₇3 to PUD subject to the following:

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. 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.

At the November 19th meeting, the Planning Commission voted 6 to 0 to send a positive recommendation to City Council to approve the rezoning request.

REZONING - HIDDEN LAKES PUD ADDITION 900 BLOCK LAKE CONDY ROAD R-3 TO PUD



The rezoning adds 12,2 acres to the Hidden Lakes PUD. The rezoning property is near the West Point Parkway intersection, and accessed from Lake Condry Road. 19 single family homes and a 2.9 acre open/common area are proposed. The 12,000 sf lot sizes and widths are about the same size as other lots in Hidden Lakes PUD.



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.

REZONING EXHIBIT OF LAKE CONDY

BEING A PART OF SECTIONS 04, TOWNSHIP 19 NORTH, RANGE 27 EAST,
OPELIKA, LEE COUNTY, ALABAMA



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

-Total Property Area:	12.61 Acres
-Proposed Use:	Single Family Residential
-Current Zoning:	R1
-Required Zoning:	PUD
-Typical Lot Size:	85' x 180'
-Total Area of Open Space & Buffers:	2.88 Acres
-Total Number of Residential Lots:	19
-Total Number of Open Space Lots:	1
-Total Number of Lots:	20

BSI BARRETT-SIMPSON, INC.
Engineers & Land Surveyors

204 ON KATIEBEE DRIVE CITY, AL 36608 (PH) 334-297-0252 FAX 334-297-0255
121 N. BRIDGES STREET, OPELIKA, AL 36857 (PH) 334-288-4555 FAX 334-288-4575
223 SOUTH 9th STREET, OPELIKA, AL 36850 (PH) 334-740-7026 FAX 334-738-0977



PROJECT NO. 24-0214
FIELD BY: N/A
DRAWN BY: KTW
FIELD DATE: N/A
DRAWN DATE: 11/20/24

REZONING EXHIBIT OF
LAKE CONDY

BEING A PART OF SECTIONS 04, TOWNSHIP 19 NORTH, RANGE 27 EAST,
OPELIKA, LEE COUNTY, ALABAMA

THIS IS NOT A PROPERTY BOUNDARY SURVEY.
This exhibit is for information purposes only. This
purpose of this exhibit is to show areas to be
rezoned from R3 to PUD zoning.

CITY OF OPELIKA
PO BOX 390
OPELIKA, AL 36803

280 LAND COMPANY LLC
1130 OLD COUNTRY RD
AUBURN, AL 36830

OPELIKA PUBLIC PARK &
RECREATION BOARD
204 S 7TH ST
OPELIKA, AL 36801

RAYMER CAROL LOWE
2932 CEDARWOOD CT
FULLERTON, CA 92835

AREA TO BE REZONED
468,894 SQFT
10.76 AC±

10 02 04 2 000 003.000
MORRIS LOUIE
1200 MORRIS AVE
OPELIKA, AL 36801

ZHANG YAOQI
2414 HERITAGE DR
OPELIKA, AL 36804

JRBC HOLDINGS LLC
PO BOX 2857
OPELIKA, AL 36803

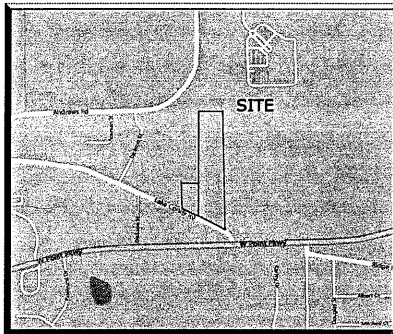
AREA TO BE REZONED
80,429 SQFT
1.85 AC±

10 03 05 1 000 002.000
MORRIS LOUIE
1200 MORRIS AVE
OPELIKA, AL 36801

ZHANG YAOQI
2414 HERITAGE DR
OPELIKA, AL 36804

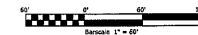
RD ESTATES LLC
2115 ROCKLEDGE CIR
OPELIKA, AL 36801

SLAY EDNA S
905 LAKE CONDY RD
OPELIKA, AL 36801



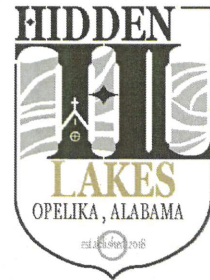
VICINITY MAP
LAKE CONDY ROAD
OPELIKA, AL 36801

BARRETT-SIMPSON, INC.
Engineers & Land Surveyors
201 W. BROAD STREET, SUITE 100, OPELIKA, AL 36801 (205) 341-1111
201 W. BROAD STREET, SUITE 100, OPELIKA, AL 36801 (205) 341-1111
201 W. BROAD STREET, SUITE 100, OPELIKA, AL 36801 (205) 341-1111



PROJECT NO. 22-0316
FIELD DATE: N/A
DRAWN BY: BES
DATE: 12/14/2024

HIDDEN LAKES ADDITION



November 5,
2024

Master Development Plan Narrative



BARRETT-SIMPSON, INC.

Civil Engineers & Land Surveyors

PHENIX CITY • EUFAULA • OPELIKA

Hidden Lakes Addition

MASTER DEVELOPMENT PLAN NARRATIVE



INTRODUCTION

Hidden Lakes Addition Subdivision is envisioned to be part of Hidden Lakes Subdivision, a master planned development. The addition of approximately 12.61 acres will be professionally planned and developed as a Planned Unit Development (PUD), with careful attention paid to protection of the natural environment.

Barrett-Simpson, Inc., the Applicant, on behalf of the Owners, Linda Laurene Bence Dixon, Melania Densen Bence Harrison and Laura Nell Bence Hartley, respectfully requests that the Opelika Planning Commission rezone the proposed Hidden Lakes Addition to a PUD. Currently, the subject property is zoned R-3. The proposed PUD will match the existing PUD zoning, offering medium density single-family residential uses.

The following narrative outlines important aspects of the requested PUD rezoning.

1

Location

The Property for the proposed Hidden Lakes Addition is located within the City of Opelika, along Lake Condry Road and adjoining Hidden Lakes Subdivision. The Development will be accessed from Lake Condry Road and through Hidden Lakes Subdivision.



2

Concept

Hidden Lakes Addition has been master planned to be consistent with the general development of the existing Hidden Lakes Subdivision, located on the southern side of Sportsplex Parkway, and bounded on the south by West Point Parkway. The proposed PUD shows a projected density of less than .95 units per acre.

Hidden Lakes Addition will share amenities and the Homeowners Association (HOA) with Hidden Lakes Subdivision. The existing HOA will be responsible for property maintenance of all common areas and amenities. Architectural guidelines, building regulations and use restrictions will be governed by Covenants, Conditions and Restrictions, as well as the established Home Owners Association.



3

Site Details

The Property encompasses approximately 12.61 acres, and is bordered by Lake Condry Road to the west and Hidden Lakes Subdivision to the east.

Stormwater detention/retention will be provided within the development of Hidden Lakes Subdivision.

The development will make use of the natural topography during construction and when possible, natural tree lines will be preserved between phases of development.



4

Setbacks and Buffers

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

5

Utilities

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

6

Net Impact of Proposed Development

The proposed rezoning of the property from R-3 designation to PUD is necessary to bring the proposed lots into the already established Hidden Lakes Subdivision PUD. The proposed rezoning request does not adversely impact the City of Opelika or its infrastructure in any way. Rather, the rezoning proposed for the development represents a net benefit to the City upon implementation through its completion.

7

Accompanying Exhibits

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

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

City of Opelika Planning Commission Report

Action Requested: Vacate a portion of Spring Drive

Location of Property: 1109 Spring Drive (corner of Spring Drive and Dallas Avenue)

Property Owner(s): Lee County Youth Development Center

Current Land Use: Right-of-way

Current Zoning: I-1 (Institutional)

Flood Zone: None

Staff Comments:

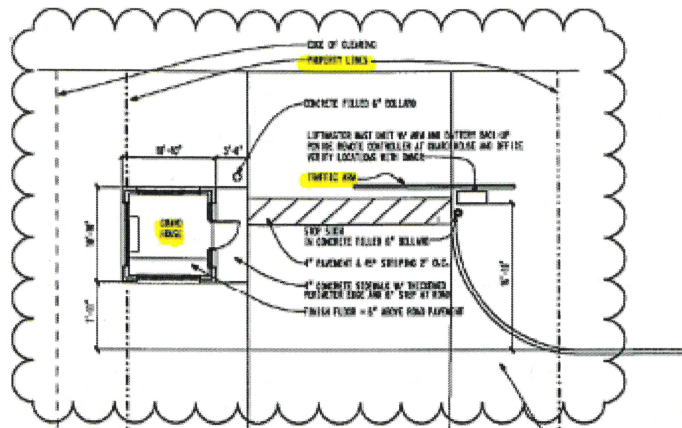
The petitioner is requesting to vacate a portion of Spring Drive right-of-way at the entrance to the Lee County Youth Development Center, 1109 Spring Drive. The Youth Development Center property is about 21 acres. For 40 years, LCYDC has provided services and care for the youth and their families.

The request to vacate right-of-way is to install access control improvements near the entrance to the facility. The proposed security improvement is to construct a 10.8' x 10.8' guard house with a traffic arm (electronic vertical security gate) near an existing fence (See site plan on page 2 or in packet). The guard house and gate will control access at the entrance and increase security. Years ago, a monument sign and about 160 feet of fencing supported by brick columns were installed at the entrance.

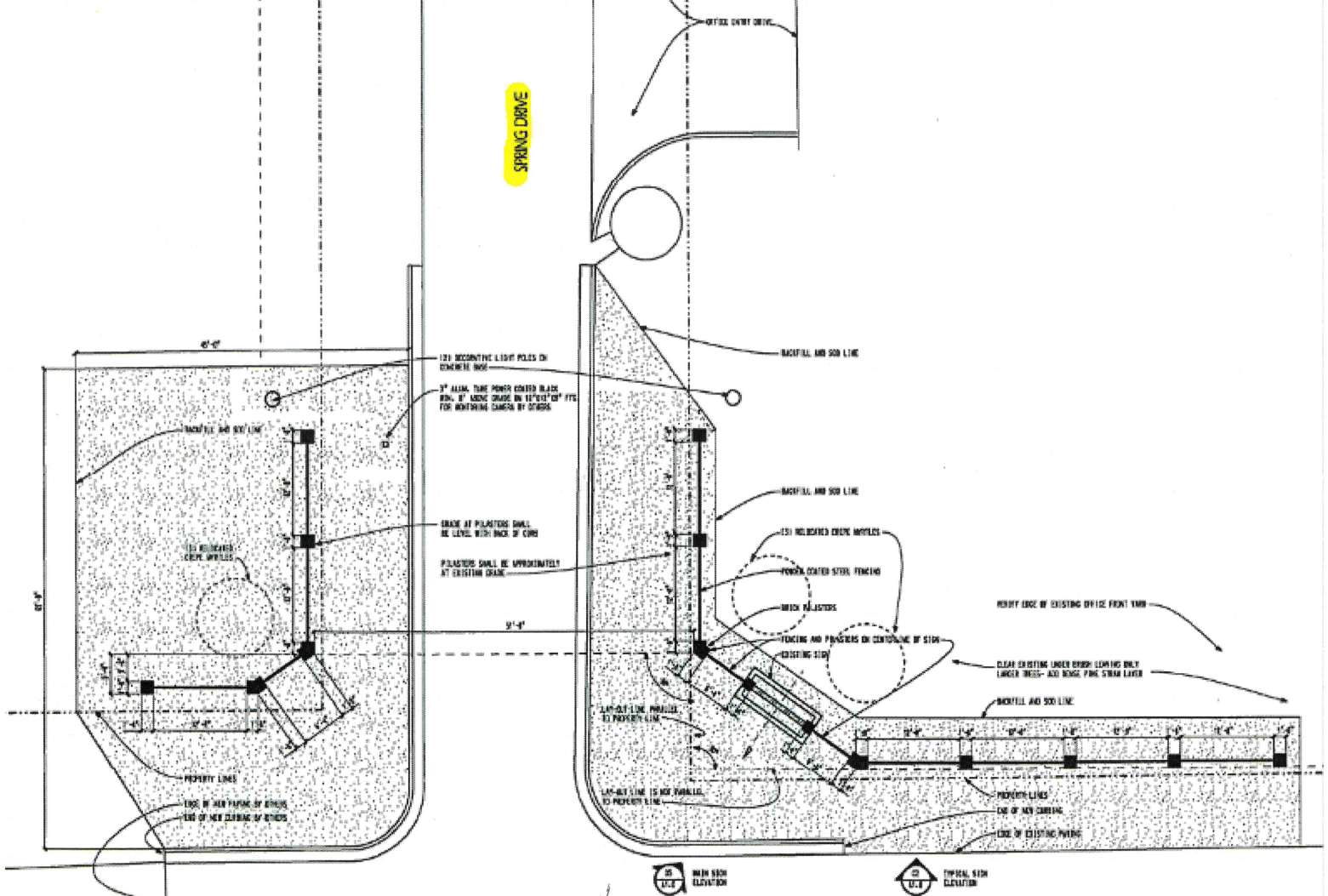
Recommendation

Staff recommends a positive recommendation be sent to the City Council to vacate a portion of Spring Drive for the guard house and traffic arm.

At the November 19th meeting, the Planning Commission voted 6 to 0 to send a positive recommendation to City Council to vacate a portion of Spring Drive.



SPRING DRIVE



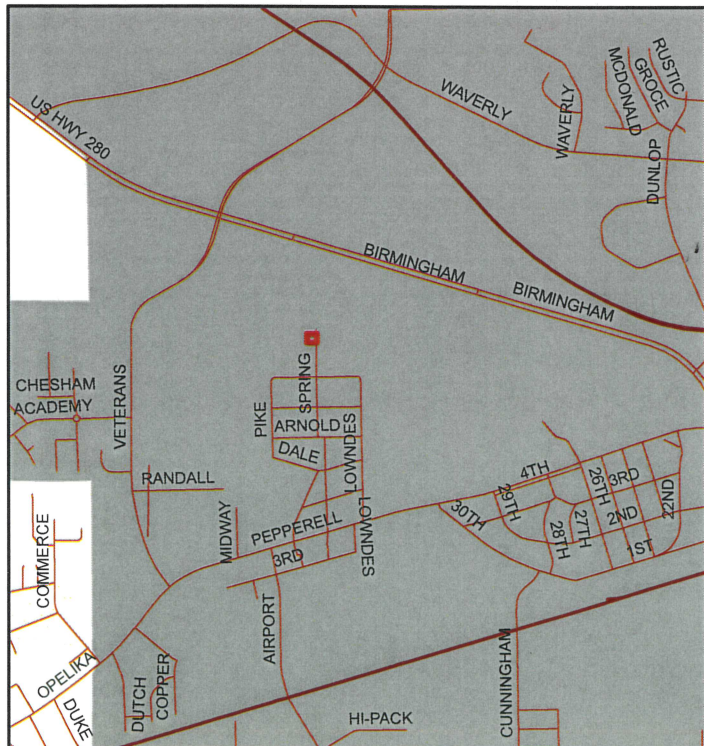
MIN. SIGN
ELEVATION



TYPICAL SIGN
ELEVATION

DALLAS AVENUE

LEE COUNTY YOUTH DEVELOPMENT CENTER VACATE A PORTION OF SPRING DRIVE 1109 SPRING DRIVE

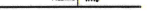


LCYDC is requesting to vacate a 10X10 portion of Spring Drive right of way for a guard house and vertical lift arm. At the November 19th meeting, the Planning Commission voted 6 to 0 to send a positive recommendation to City Council to approve the vacation of right-of-way.



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City of Opelika Planning Commission Report

Action Requested: Vacate Undeveloped Right-of-Way in Operell Subdivision

Location of Property: 1615 Thomason Drive

Property Owner(s): Sun Self Storage, Inc.
Steve Benson, authorized representative

Current Land Use: Right-of-way

Current Zoning: C-2 (office-retail) and R-5 (residential) zone

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0069G. A Flood zone shown on flood maps have been removed.

Staff Comments:

The petitioner is requesting to vacate five streets and a portion of Penland Steet as shown on the Operell Subdivision (see plat on page 2 or in your packet). At the October 2024 meeting, the Planning Commission approved conditional use at this same location to add twelve warehouse buildings (see page 2) adjacent to the applicant's existing warehouse buildings. The 12 warehouse buildings on a 9 acre area total 210,365 square feet and include boat and RV storage. On the 9 acres are five unimproved right-of-ways as shown on the Operell Subdivision plat recorded in 1942. Approval to vacate the right of ways allows the applicant to build the warehouses. The applicant owns the property on both sides of the five right of ways. The applicant is requesting that the unimproved right of ways be vacated.

Recommendation

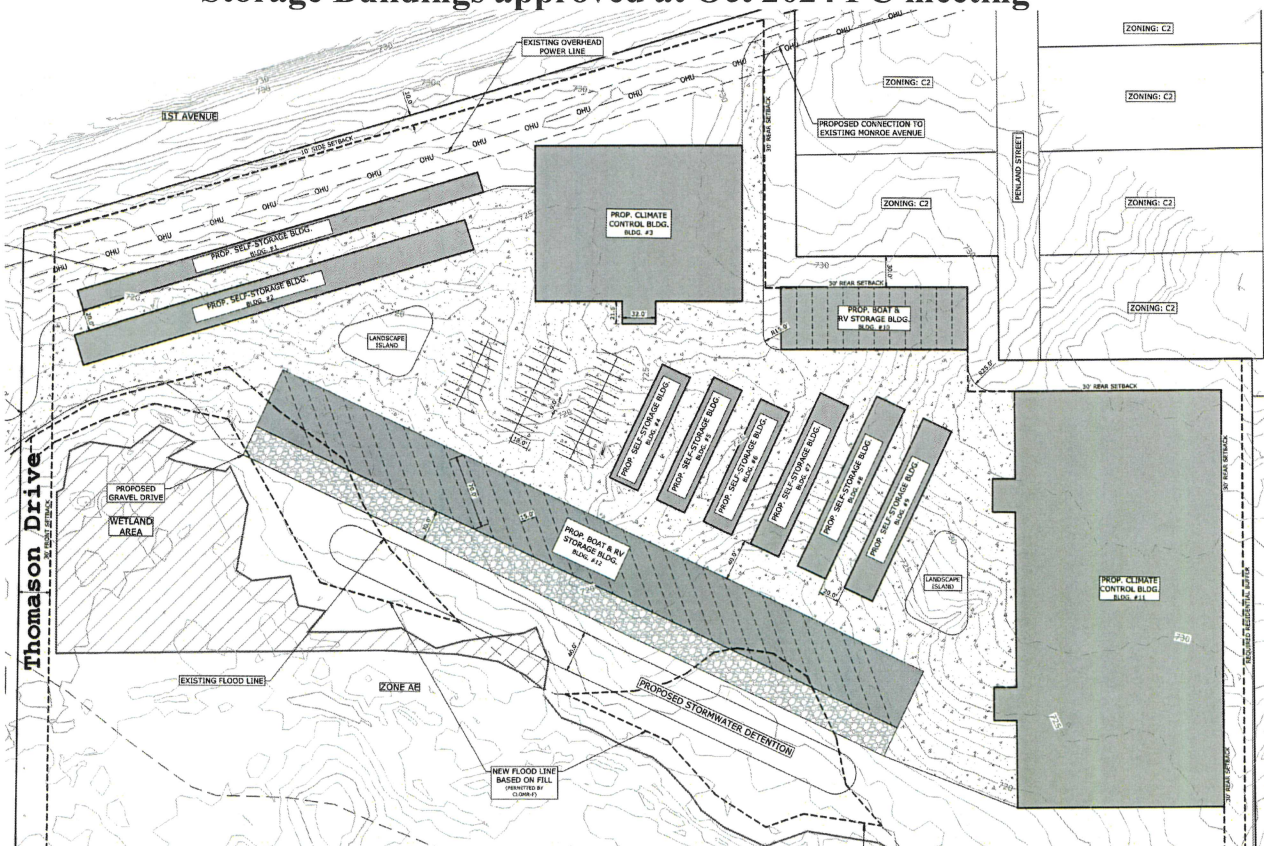
Staff recommends a positive recommendation be sent to City Council to vacate the right of ways as shown on the Operell Subdivision as recorded in Plat book 3, page 21.

At the November 19th meeting, the Planning Commission voted 6 to 0 to recommend to City Council to vacate the undeveloped right-of-ways as shown on the Operell Subdivision plat recorded on Plat Book 3, Page 21 in the offices of the Judge of Probate, Lee County.

PH-704



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Need
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