



**CITY OF OPELIKA
CITY COUNCIL
WORKSESSION MEETING AGENDA
300 Martin Luther King Blvd.
January 7, 2025
TIME: 5:50 PM**

1. A CALL TO ORDER
 1. George Allen, Erica Norris, Tim Aja, Todd Rauch, Eddie Smith
2. PRESENTATIONS
 1. Request to Advertise for PH - Master Plan Amendment, Knollwood SD, 1802 Crawford Road.
 2. Request to Advertise for PH - Amendment to Text of Zoning Ordinance, Subsections 5.1B and 8.17C(1)a.
3. RESOLUTIONS
 1. Five (5) 2025 Chevy Police Tahoes - OPD.
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
Planning Department Report

Meeting Date: December 17, 2024

Agenda Item #: A-1

Action Requested: Amendment to Knollwood PUD Master Plan
Rezoning (approved April 2022 by City Council)

Location of Property: 820 Crawford Road (Lee Road 169)

Property Owner(s): ASH-Evermore Homes of Al, LLC
Matthew Richardson, authorized representative

Current Land Use: Undeveloped

Current Zoning: PUD

**Surrounding Zoning Districts
and Land Uses**

North	PUD	Single family homes
South	R-4M	Mobile home park
East	R-3	Undeveloped
West	R-3	Undeveloped

At the December 2021 Planning Commission (PC) meeting, the Knollwood rezoning from R-3 to PUD and master plan was reviewed. The PUD consisted of 47 single family home lots and two detention/open space lots. The 17.64 acre PUD is accessed primarily on Crawford Road. A proposed 2nd stub-out street on the north property line is provided to connect with Jansen Avenue right-of-way in the Waterford PUD subdivision.¹ The 47 residential lots ranged from 7,800 square feet (sf) to 14,490 sf. Minimum lot width was 60 feet and a minimum 5 foot side yard setback was approved. The Planning Commission sent a positive recommendation to City Council to approve the rezoning subject to installation of sidewalks, underground utilities, residential buffers, preserve natural buffers or install fence & trees, add street trees, minimum 60' lot width noted. In April 2022, City Council approved the PUD rezoning request and master plan.

The revised master plan for the December 2024 PC meeting consists of 47 single family home lots and 3 lots designated “open space/amenity”. The amendment decreases the lot widths of 11 lots from 60 feet to 55 feet to add one single family home lot. Also, the use of Lot 45 (11,875 sf) changed from a residential lot to an “open space amenity lot” because of severe slopes to challenging to build. The density at 2.7 dwellings per acre is the same as the approved 2021 master plan. The 47 single family home lots on the Dec 2024 master plan range from 7,857 sf to

¹ A 5x50 strip is added at the north property line. The strip will be explained in the next agenda item – Knollwood SD preliminary plat. Staff recommends the strip be removed.

38,800 sf. The minimum setbacks remain as the 2021 master plan - minimum 20 feet front setback, 5 feet from each side property line, 25 feet from the rear property line and 15 feet from a side street. The applicant provided seven home elevation photos with floor plans (see packet). Six of the seven plans show 4 bedrooms with 2 or more bathrooms. The plans show one-story or two-story homes with two-car garages. The exterior walls are a combination of brick & lap-siding. One story homes range from 1,481 sf to 2,258 sf ; two-story 2,155 sf to 2,502 sf.

The applicant said a HOA (Homeowner's Association) for the Knollwood PUD will be established and the Knollwood HOA will be responsible in the preservation and maintenance of the open space-amenity lots as shown on the master plan. The three open space-amenity lots common area lots total 4.4 acres. The lots are primarily undisturbed natural wooded area preserved as open space. The HOA's 'Covenants, Conditions and Restrictions' document must also include building and use restrictions and HOA fees for property owners.

According to the landscape regulations, a residential buffer strip is required along the perimeter property line of the development where it abuts residential zoning districts. As approved at the 2021 review, staff recommends the same residential buffer between the two PUD zoning districts. The buffer provides visual separation and screening to improve compatibility between the PUD residential lots and the adjacent properties. The buffer should provide a near impervious visual buffer between the PUD lots and the adjoining parcels on all sides. The Landscape Regulations has three options for a residential buffer including preserving a 20-foot-wide natural wooded buffer that provides a nearly impervious visual buffer. If the 20-foot natural buffer does not provide an impervious visual buffer, then a 2nd option is to plant a staggered double row of evergreen trees; the size of evergreens planted should grow at least 6 feet in height and provide an impervious visual barrier in three years. The site plan for each lot that border a perimeter lot line must include the type of landscape buffer that will be installed before a building permit is issued.

As approved in the 2021 master plan, Staff recommends an additional 5 feet to the standard 20-foot landscape buffer so a 25-foot landscape buffer is reserved and added along Lots 1 to 15 (residential lots), and added along Lots 49 and 50 (two open space/amenity lots). Lots 1 to 15 and Lot 49 and Lot 50 are adjacent to Crawford Road. The new homes constructed on those lots face an internal street, and the rear yard faces Crawford Road. The visual buffer between the residential lots and Crawford Road preserves the character of this area. The buffer also reduces possible interference between the existing commercial, manufacturing, and activities of the proposed residential community. Where a 25-foot natural buffer does not exist, add a 6-foot privacy fence and plantings to meet the equivalent of the 25 foot natural buffer. If a fence is proposed, then fence must be installed between the 25-foot buffer and residential home. The buffer must be shown on the site plan when building permit is requested. If a fence is not installed as a buffer, when the property owners of these lots desire to install a fence, the fence must be installed between the 25-foot buffer and residential home. To be connected to another PUD zoning district is rare, staff feels the addition of landscaping to these lots to be similar to the

adjacent Village at Waterford PUD zoning requirements the developer should add street trees. Specifically, one tree per two lots planted on private property.

Staff recommends sidewalks installed on both sides of all streets and underground utilities provided. Two home structures exist on the property and will be removed prior to this development proceeding.

The PUD also proposes connecting a 5 foot gap in Jansen Avenue at a later date. Section 3.3 B. of the City of Opelika Subdivision Regulations requires:

“When proposed new streets shall extend existing streets or their projections, the widths of the new streets shall be approved by the Planning Commission, but in no case shall the streets be less than the minimum required width, unless variations may be deemed necessary by the Planning Commission for reasons of topography or design. Where, in the opinion of the Planning Commission, it is desirable to provide street access to adjoining property, for public convenience and safety proposed streets shall extend to the boundary of such property.”

In this case connectivity to the Village at Waterford is important from both a safety and connectivity standpoint. Allowing a connection at some unknown time in the future runs contrary to the Subdivision regulations and Public Works Manual.

Staff Recommendation

The revisions from the approved 2021 master plan to today’s master plan is a decrease in lot widths from 60 feet to 55 feet for 11 lots in order to add one residential lot and delaying the access to Village at Waterford for an undetermined period of time. The reduction in lot width, creates a few lots in the subdivision that are smaller than others for the purposes of gaining a single lot. The greater concern is the gap in right-of-way between the two neighborhoods. This request is in conflict with city regulations, fire safety regulations, and general best practices. Prior to the meeting, the applicant agreed to making the connection to the adjoining Villages at Waterford neighborhood.

Staff recommends Planning Commission send ~~a negative recommendation to the City Council to amend the Knollwood PUD master plan.~~ a positive recommendation to City Council due to the applicant’s agreement to make the connection to the adjoining neighborhood. Should the Planning Commission desire to send a positive recommendation, staff recommends the following conditions:

1. All utilities shall be underground.
2. Sidewalks required on both sides of the street.
3. Label/show a PUD residential buffer on master plan and plat as required from the buffer options provided in Section IX Landscape Regulations including the staff recommended buffer between the Waterford PUD zoning district and the Knollwood subdivision.

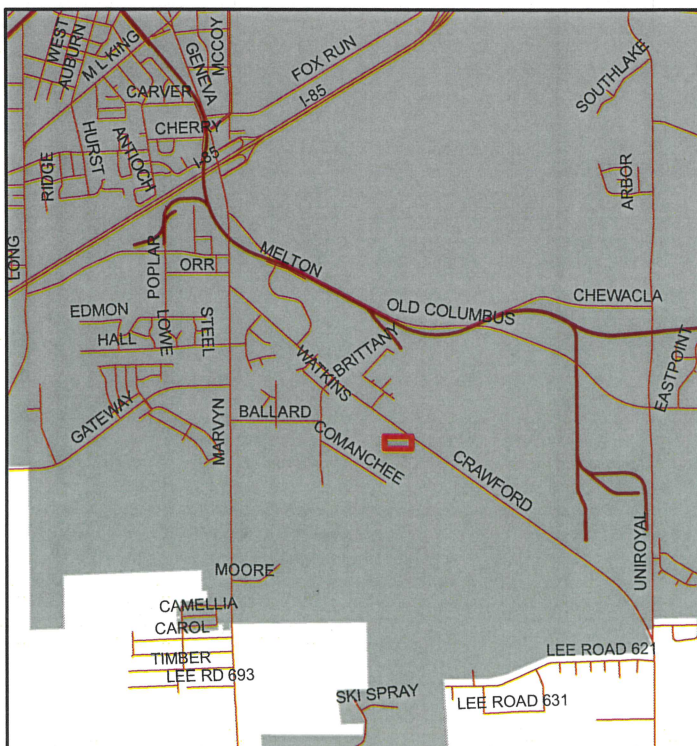
4. Label/show the 25 foot landscape buffer along the rear lot lines of lots adjacent to Crawford Road along Lots 1-15 and 49-50 on master plan and plat. The buffer planted must be an adequate size to provide a near impervious visual buffer in three years.
5. To be consistent with the adjacent Village at Waterford PUD zoning requirements the developer should add street trees. Specifically, one tree per two lots planted on private property.
6. Add a note on plat and master plan providing the minimum lot size (7,855 sf), lot width (55'), and minimum setbacks (20'F, 5'S, 25'R, 15'SS). The 55' minimum width is defined as minimum unless the lot is located on a cul-de-sac that prevents the 55' minimum width.
7. Revise the master plan exhibit to show the landscape requirements and existing sanitary sewer easement running along the east line of said property.
8. Remove the 5x50 property strip on the north property line and connect the proposed Jansen Avenue right-of-way in the Knollwood subdivision with the existing Jansen Avenue right-of-way in the Waterford subdivision.

At the December 17th meeting, the Planning Commission voted 8 to 0 to send a positive recommendation to City Council to approve PUD amendment based on the applicant's agreement to connect the development to the Village at Waterford Subdivision at the existing right-of-way.

KNOLLWOOD PUD - MASTER PLAN REVISIONS AND PLAT

802 CRAWFORD ROAD (HWY 169)

MASTER PLAN AMENDMENT



The applicant is requesting master plan amendment to decrease lot widths on 11 single family home lots (60 to 55') and change Lot 44 (9,150 sf) to an amenity lot. The plan consist of 47 single family home lots and two amenity lots. The primary access is from Crawford Road; a 2nd access is planned on the north property line into the Waterford 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

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 11th DAY OF DECEMBER, 2021.

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

STATE OF ALABAMA
LEE COUNTY

I, _____, OWNER'S NAME, AS _____, TITLE AND COMPANY, 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 _____ DAY OF DECEMBER, 2021.

OWNER'S NAME, TITLE
COMPANY

STATE OF ALABAMA
LEE COUNTY

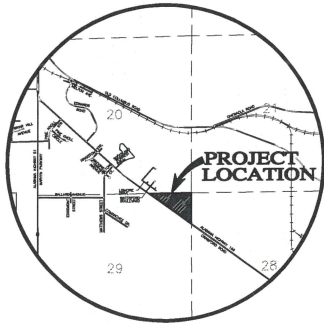
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____, OWNER'S NAME, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HAS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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF DECEMBER, 2021.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:

NOTES:

1. THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
2. BEARINGS AND ELEVATIONS BASED ON GPS FIX OBSERVATION USING JUVINER CORRE. HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 83.
3. SOURCE OF INFORMATION USED FOR PREPARATION OF THIS SURVEY INCLUDE:
 - a. PLAT FOR THE VILLAGE AT WATERFORD SUBDIVISION PHASE 4
 - b. PLAT BOOK 17 PAGE 134
 - c. DEED BOOK 1336 PAGE 8
 - d. NO TITLE SEARCH WAS DONE AS PART OF THIS SURVEY
4. NORTH IS BASED ON GRID NORTH.
5. 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 (5) FEET ON EACH SIDE OF THIS FRONT AND REAR LOT LINES.
7. ACCORDING TO FEMA FIRM MAY NO. 1904003G, FOR THE CITY OF OPELIKA, LEE COUNTY, ALABAMA, PANEL NUMBER 290 OF 341, EFFECTIVE DATE NOVEMBER 2, 2011, THE PROPERTY LIES IN ZONE X, WHICH IS NOT A FLOOD PRONE AREA.



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 UTILITIES BOARD, OPELIKA, ALABAMA:

OPELIKA UTILITIES BOARD: _____ DATE: _____

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

OPELIKA POWER SERVICES: _____ DATE: _____



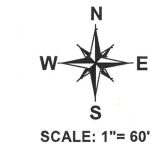
VICINITY MAP
NOT TO SCALE

LOT AREA TABLE

Lot	Acres	Sq. Feet
1	0.17	11,577
2	0.17	11,577
3	0.17	11,577
4	0.17	11,577
5	0.17	11,577
6	0.17	11,577
7	0.17	11,577
8	0.17	11,577
9	0.17	11,577
10	0.17	11,577
11	0.17	11,577
12	0.17	11,577
13	0.17	11,577
14	0.17	11,577
15	0.17	11,577
16	0.17	11,577
17	0.17	11,577
18	0.17	11,577
19	0.17	11,577
20	0.17	11,577
21	0.17	11,577
22	0.17	11,577
23	0.17	11,577
24	0.17	11,577
25	0.17	11,577
26	0.17	11,577
27	0.17	11,577
28	0.17	11,577
29	0.17	11,577
30	0.17	11,577
31	0.17	11,577
32	0.17	11,577
33	0.17	11,577
34	0.17	11,577
35	0.17	11,577
36	0.17	11,577
37	0.17	11,577
38	0.17	11,577
39	0.17	11,577
40	0.17	11,577
41	0.17	11,577
42	0.17	11,577
43	0.17	11,577
44	0.17	11,577
45	0.17	11,577
46	0.17	11,577
47	0.17	11,577
48	0.17	11,577
49	0.17	11,577
50	0.17	11,577

CURVE TABLE

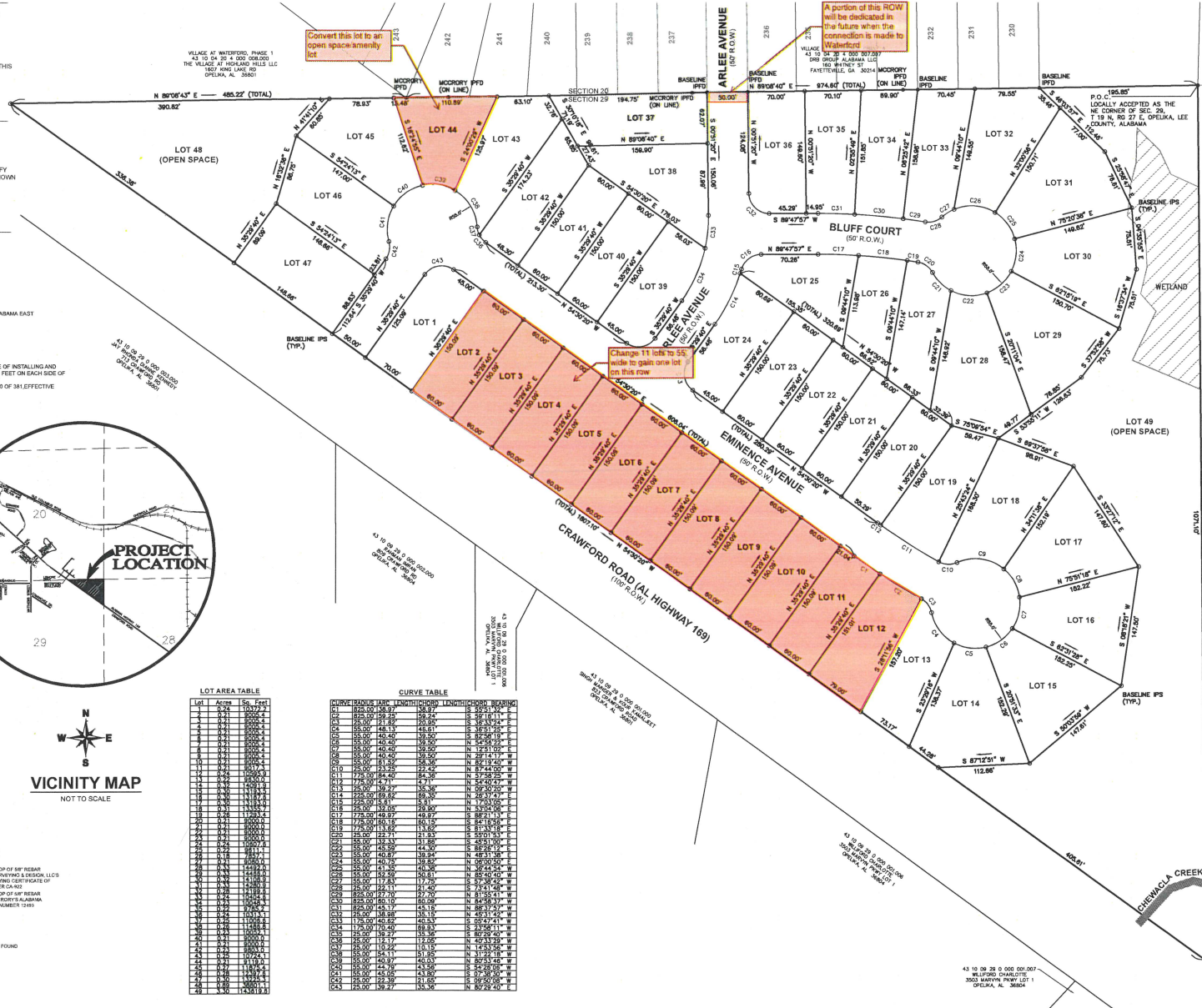
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	60.00'	10.00'	10.00'	S 89°11'10" E
C2	60.00'	10.00'	10.00'	S 89°11'10" E
C3	60.00'	10.00'	10.00'	S 89°11'10" E
C4	60.00'	10.00'	10.00'	S 89°11'10" E
C5	60.00'	10.00'	10.00'	S 89°11'10" E
C6	60.00'	10.00'	10.00'	S 89°11'10" E
C7	60.00'	10.00'	10.00'	S 89°11'10" E
C8	60.00'	10.00'	10.00'	S 89°11'10" E
C9	60.00'	10.00'	10.00'	S 89°11'10" E
C10	60.00'	10.00'	10.00'	S 89°11'10" E
C11	60.00'	10.00'	10.00'	S 89°11'10" E
C12	60.00'	10.00'	10.00'	S 89°11'10" E
C13	60.00'	10.00'	10.00'	S 89°11'10" E
C14	60.00'	10.00'	10.00'	S 89°11'10" E
C15	60.00'	10.00'	10.00'	S 89°11'10" E
C16	60.00'	10.00'	10.00'	S 89°11'10" E
C17	60.00'	10.00'	10.00'	S 89°11'10" E
C18	60.00'	10.00'	10.00'	S 89°11'10" E
C19	60.00'	10.00'	10.00'	S 89°11'10" E
C20	60.00'	10.00'	10.00'	S 89°11'10" E
C21	60.00'	10.00'	10.00'	S 89°11'10" E
C22	60.00'	10.00'	10.00'	S 89°11'10" E
C23	60.00'	10.00'	10.00'	S 89°11'10" E
C24	60.00'	10.00'	10.00'	S 89°11'10" E
C25	60.00'	10.00'	10.00'	S 89°11'10" E
C26	60.00'	10.00'	10.00'	S 89°11'10" E
C27	60.00'	10.00'	10.00'	S 89°11'10" E
C28	60.00'	10.00'	10.00'	S 89°11'10" E
C29	60.00'	10.00'	10.00'	S 89°11'10" E
C30	60.00'	10.00'	10.00'	S 89°11'10" E
C31	60.00'	10.00'	10.00'	S 89°11'10" E
C32	60.00'	10.00'	10.00'	S 89°11'10" E
C33	60.00'	10.00'	10.00'	S 89°11'10" E
C34	60.00'	10.00'	10.00'	S 89°11'10" E
C35	60.00'	10.00'	10.00'	S 89°11'10" E
C36	60.00'	10.00'	10.00'	S 89°11'10" E
C37	60.00'	10.00'	10.00'	S 89°11'10" E
C38	60.00'	10.00'	10.00'	S 89°11'10" E
C39	60.00'	10.00'	10.00'	S 89°11'10" E
C40	60.00'	10.00'	10.00'	S 89°11'10" E
C41	60.00'	10.00'	10.00'	S 89°11'10" E
C42	60.00'	10.00'	10.00'	S 89°11'10" E
C43	60.00'	10.00'	10.00'	S 89°11'10" E
C44	60.00'	10.00'	10.00'	S 89°11'10" E
C45	60.00'	10.00'	10.00'	S 89°11'10" E
C46	60.00'	10.00'	10.00'	S 89°11'10" E
C47	60.00'	10.00'	10.00'	S 89°11'10" E
C48	60.00'	10.00'	10.00'	S 89°11'10" E
C49	60.00'	10.00'	10.00'	S 89°11'10" E
C50	60.00'	10.00'	10.00'	S 89°11'10" E



LEGEND

- BASELINE: PLASTIC CAP ON THE TOP OF 8" REBAR BEARING SURVEYING ALABAMA L.C. 103 ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER C-103
- MCORRY: PLASTIC CAP ON THE TOP OF 8" REBAR BEARING SURVEYING ALABAMA L.C. 103 ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER C-103
- OT: OPEN TOP
- IFPD: IRON PIN FOUND
- PFCD: IRON PIN FOUND
 CONCRETE MONUMENT FOUND | SPK: NAIL SET | RIGHT-OF-WAY | FIELD MEASUREMENT | PLAT DIMENSION |

KNOLLWOOD SUBDIVISION PLAT



THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC. It is to be used only for the project and location identified on this drawing. Any reproduction or use of this drawing for any other project or location without the written consent of BASELINE SURVEYING & DESIGN, LLC is strictly prohibited. BASELINE SURVEYING & DESIGN, LLC reserves all rights in and to this drawing.



KNOLLWOOD SUBDIVISION
PLAT
SEC 29
OPELIKA, LEE COUNTY, ALABAMA
SCALE: 1"=60'
ARTHUR R. NETTLES, AL. PLS. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

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 DECEMBER, 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, OWNER'S NAME, AS TITLE AND COMPANY, 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 DECEMBER, 2024.

OWNER'S NAME, TITLE
COMPANY

STATE OF ALABAMA
LEE COUNTY

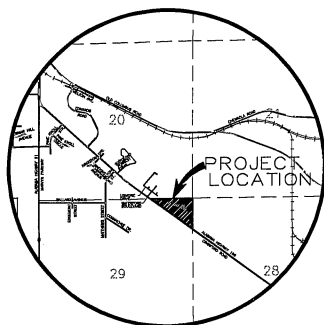
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT OWNER'S NAME, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF DECEMBER, 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.
2. BEAKNS AND ELEVATIONS SHOWN ON DPS RT, OBSERVATION USING ALBUQUERCO COR. HORIZONTAL DATUM '83 AND NA DATUM 83.
3. THE PLACEMENT OF THE BEAKNS IS SUBJECT TO THE FIELD MEASUREMENTS OF THE SURVEYOR.
4. SOURCES OF INFORMATION USED FOR PREPARATION OF THIS SURVEY INCLUDE:
- a. PLAT BOOK 12, PAGE 134
- b. PLAT BOOK 12, PAGE 134
- c. PLAT BOOK 12, PAGE 134
5. NO TITLE SEARCH WAS DONE AS PART OF THIS SURVEY.
6. NORTH IS BASED ON GRID NORTH.
7. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIEKA, A MUNICIPAL CORPORATION, FOR THE PURPOSE OF INSTALLING AND MAINTAINING GUY WIRES AND ANCHORS TO STABILIZE POLE LINES, OF THE CITY OF OPELIEKA, TO THE DEPT (10) FEET, FROM FIVE (5) FEET ON EACH SIDE OF THE PARCEL.
8. AGREEMENT TO REMAIN FROM MAP NO. 01830260, FOR THE CITY OF OPELIEKA, LEE COUNTY ALABAMA, PARCEL NUMBER 201, 381, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



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:

APPROVED BY THE OPELIKA CITY ENGINEER, OPELIKA, ALABAMA:

CITY ENGINEER: _____ DATE: _____
APPROVED BY THE OPELIKA UTILITIES BOARD, OPELIKA, ALABAMA: _____

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

OPELIKA POWER SERVICES: _____ DATE: _____



VICINITY MAP
NOT TO SCALE

LOT AREA TABLE

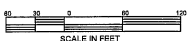
OT	10	20	30	40
1	150.372	1.7	0.234	
2	8.254	0.5	0.19	
3	8.254	0.5	0.19	
4	8.254	0.5	0.19	
5	8.254	0.5	0.19	
6	8.254	0.5	0.19	
7	8.254	0.5	0.19	
8	8.254	0.5	0.19	
9	8.254	0.5	0.19	
10	8.254	0.5	0.19	
11	8.254	0.5	0.19	
12	8.272	1.7	0.238	
13	8.254	0.5	0.19	
14	9.830	0.3	0.92	
15	14.691	0.8	0.32	
16	14.691	0.8	0.32	
17	13.187	0.2	0.26	
18	13.187	0.2	0.26	
19	13.187	0.2	0.26	
20	13.187	0.2	0.26	
21	11.433	0.4	0.26	
22	9.000	0.0	0.21	
23	9.000	0.0	0.21	
24	9.000	0.0	0.21	
25	9.000	0.0	0.21	
26	8.007	0.7	0.84	
27	8.007	0.7	0.84	
28	7.857	1.1	0.78	
29	7.857	1.1	0.78	
30	7.857	1.1	0.78	
31	14.488	0.1	0.33	
32	14.488	0.1	0.33	
33	14.488	0.1	0.33	
34	13.994	0.4	0.33	
35	13.994	0.4	0.33	
36	10.048	0.3	0.33	
37	10.048	0.3	0.33	
38	10.048	0.3	0.33	
39	10.048	0.3	0.33	
40	10.050	0.7	0.28	
41	10.050	0.7	0.28	
42	10.050	0.7	0.28	
43	9.802	0.8	0.28	
44	9.802	0.8	0.28	
45	11.516	0.1	0.31	
46	11.516	0.1	0.31	
47	11.516	0.1	0.31	
48	11.516	0.1	0.31	
49	13.265	0.7	0.30	
50	13.265	0.7	0.30	

CURVE TABLE

GROUP	RAJULI	LEN	LENGTH	LENGTH	DE	BISS
C1	82.0	1.0	1.0	1.0	1.0	1.0
C2	82.0	1.0	1.0	1.0	1.0	1.0
C3	82.0	1.0	1.0	1.0	1.0	1.0
C4	82.0	1.0	1.0	1.0	1.0	1.0
C5	82.0	1.0	1.0	1.0	1.0	1.0
C6	82.0	1.0	1.0	1.0	1.0	1.0
C7	82.0	1.0	1.0	1.0	1.0	1.0
C8	82.0	1.0	1.0	1.0	1.0	1.0
C9	82.0	1.0	1.0	1.0	1.0	1.0
C10	82.0	1.0	1.0	1.0	1.0	1.0
C11	77.0	1.0	1.0	1.0	1.0	1.0
C12	77.0	1.0	1.0	1.0	1.0	1.0
C13	77.0	1.0	1.0	1.0	1.0	1.0
C14	77.0	1.0	1.0	1.0	1.0	1.0
C15	77.0	1.0	1.0	1.0	1.0	1.0
C16	77.0	1.0	1.0	1.0	1.0	1.0
C17	77.0	1.0	1.0	1.0	1.0	1.0
C18	77.0	1.0	1.0	1.0	1.0	1.0
C19	77.0	1.0	1.0	1.0	1.0	1.0
C20	77.0	1.0	1.0	1.0	1.0	1.0
C21	77.0	1.0	1.0	1.0	1.0	1.0
C22	77.0	1.0	1.0	1.0	1.0	1.0
C23	77.0	1.0	1.0	1.0	1.0	1.0
C24	77.0	1.0	1.0	1.0	1.0	1.0
C25	77.0	1.0	1.0	1.0	1.0	1.0
C26	77.0	1.0	1.0	1.0	1.0	1.0
C27	77.0	1.0	1.0	1.0	1.0	1.0
C28	77.0	1.0	1.0	1.0	1.0	1.0
C29	77.0	1.0	1.0	1.0	1.0	1.0
C30	77.0	1.0	1.0	1.0	1.0	1.0
C31	77.0	1.0	1.0	1.0	1.0	1.0
C32	77.0	1.0	1.0	1.0	1.0	1.0
C33	77.0	1.0	1.0	1.0	1.0	1.0
C34	77.0	1.0	1.0	1.0	1.0	1.0
C35	77.0	1.0	1.0	1.0	1.0	1.0
C36	77.0	1.0	1.0	1.0	1.0	1.0
C37	77.0	1.0	1.0	1.0	1.0	1.0
C38	77.0	1.0	1.0	1.0	1.0	1.0
C39	77.0	1.0	1.0	1.0	1.0	1.0
C40	77.0	1.0	1.0	1.0	1.0	1.0
C41	77.0	1.0	1.0	1.0	1.0	1.0
C42	77.0	1.0	1.0	1.0	1.0	1.0
C43	77.0	1.0	1.0	1.0	1.0	1.0
C44	77.0	1.0	1.0	1.0	1.0	1.0
C45	77.0	1.0	1.0	1.0	1.0	1.0
C46	77.0	1.0	1.0	1.0	1.0	1.0
C47	77.0	1.0	1.0	1.0	1.0	1.0
C48	77.0	1.0	1.0	1.0	1.0	1.0
C49	77.0	1.0	1.0	1.0	1.0	1.0
C50	77.0	1.0	1.0	1.0	1.0	1.0
C51	77.0	1.0	1.0	1.0	1.0	1.0
C52	77.0	1.0	1.0	1.0	1.0	1.0
C53	77.0	1.0	1.0	1.0	1.0	1.0
C54	77.0	1.0	1.0	1.0	1.0	1.0
C55	77.0	1.0	1.0	1.0	1.0	1.0
C56	77.0	1.0	1.0	1.0	1.0	1.0
C57	77.0	1.0	1.0	1.0	1.0	1.0
C58	77.0	1.0	1.0	1.0	1.0	1.0
C59	77.0	1.0	1.0	1.0	1.0	1.0
C60	77.0	1.0	1.0	1.0	1.0	1.0
C61	77.0	1.0	1.0	1.0	1.0	1.0
C62	77.0	1.0	1.0	1.0	1.0	1.0
C63	77.0	1.0	1.0	1.0	1.0	1.0
C64	77.0	1.0	1.0	1.0	1.0	1.0
C65	77.0	1.0	1.0	1.0	1.0	1.0
C66	77.0	1.0	1.0	1.0	1.0	1.0
C67						



SCALE: 1"= 60'



LEGEND

BASELINE	PLASTIC CAP ON THE TOP OF 5/8" REBAR BEARING BASELINE SURVEYING & DESIGN, LLO'S ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER 04-923
MOORITY	PLASTIC CAP ON THE TOP OF 5/8" REBAR BEARING JAMES L. MOORITY'S ALABAMA SURVEYING REGISTRY NUMBER 12493
OT	CRIMPED TOP
OT	OPEN TOP
IPFD	IRON PIN FOUND
IPS	IRON PIN SET
■	CALCULATED POINT
■	CONCRETE MONUMENT FOUND
X	SPIKE NAIL SET
R.O.W.	RIGHT-OF-WAY
(P)	FIELD MEASUREMENT
(P)	PLAT DIMENSION

43 10 05 21 0 000 076,000
CASTONE CORPORATION
P.O. BOX 747
1011 OLD COLUMBUS RD
OSCEOLA, MI 49821

3 10 08 28 0 000 004.000
CRUM BARBARA DUDLEY
585 OGLETREE RD
ACQUIN, AL 36030

THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC

2004 Yarrowhough Drive, Ste A



KNOLLWOOD SUBDIVISION

PLAT

SEC. 29 T19N Rg 27 E
 ORDELIKA LIFE COUNTY ALABAMA

OPHELIA / LEE COUNTY ALABAMA
SCALE: 1"=60' DECEMBER 4, 2024

HUR R. NGTTLES, AL. P.L.S. REG. NO. 23346

ALABAMA/CERT. OF AUTH. CA. NO. 922

AURORA

4 BEDS | 2 BATHS | 1,866 SQ. FT. | 2 CAR GARAGE



A - Traditional



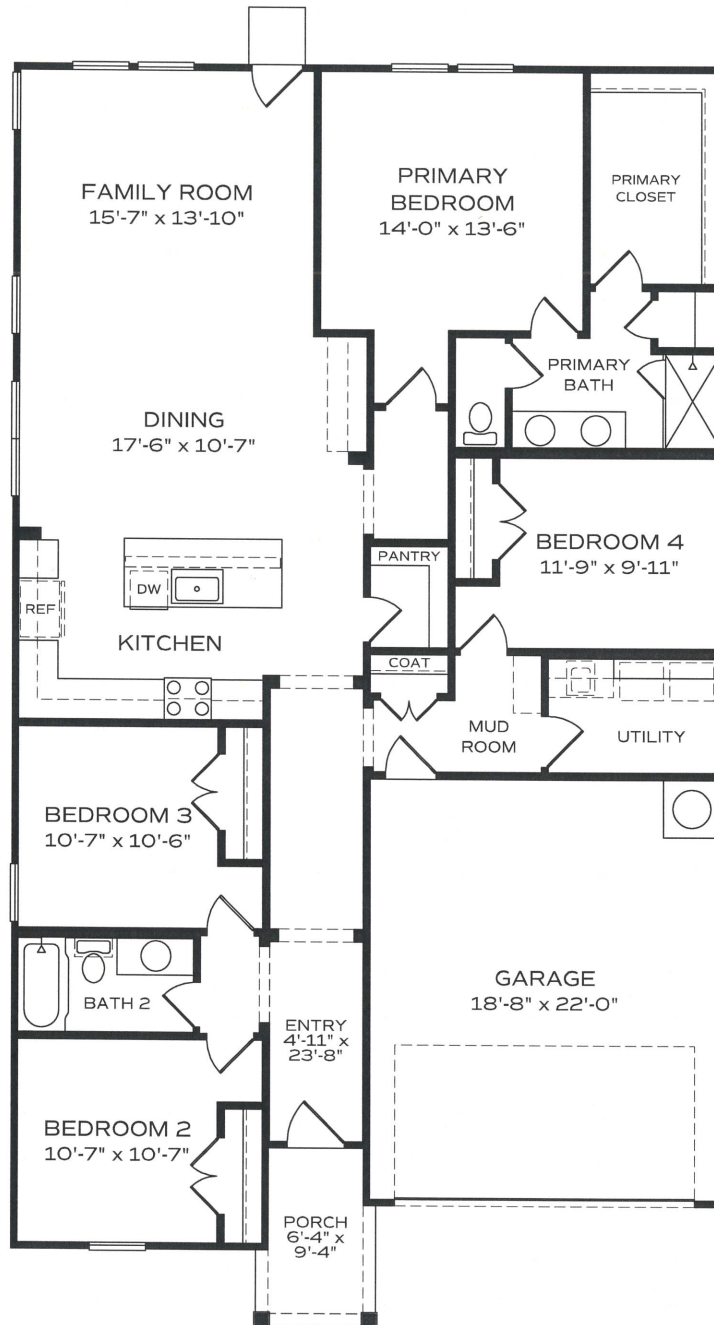
B - Craftsman



D - Farmhouse

AURORA

4 BEDS | 2 BATHS | 1,866 SQ. FT. | 2 CAR GARAGE



EvermoreHomes.com



In a continuing effort to improve our product, Evermore Homes reserves the right to make changes or modifications to floor plans, specifications, materials, features, colors, and prices without notice. Certain features including window sizes and styles may vary with choice of exterior elevation. All floor plan and home site square footages are approximate only. Homesite premiums and HOA fees may apply. All maps, plans, landscaping, and elevation renderings are artists' conceptions. Marketed by New Home Star Alabama, LLC. 6.5.2023



A - Traditional



B - Craftsman

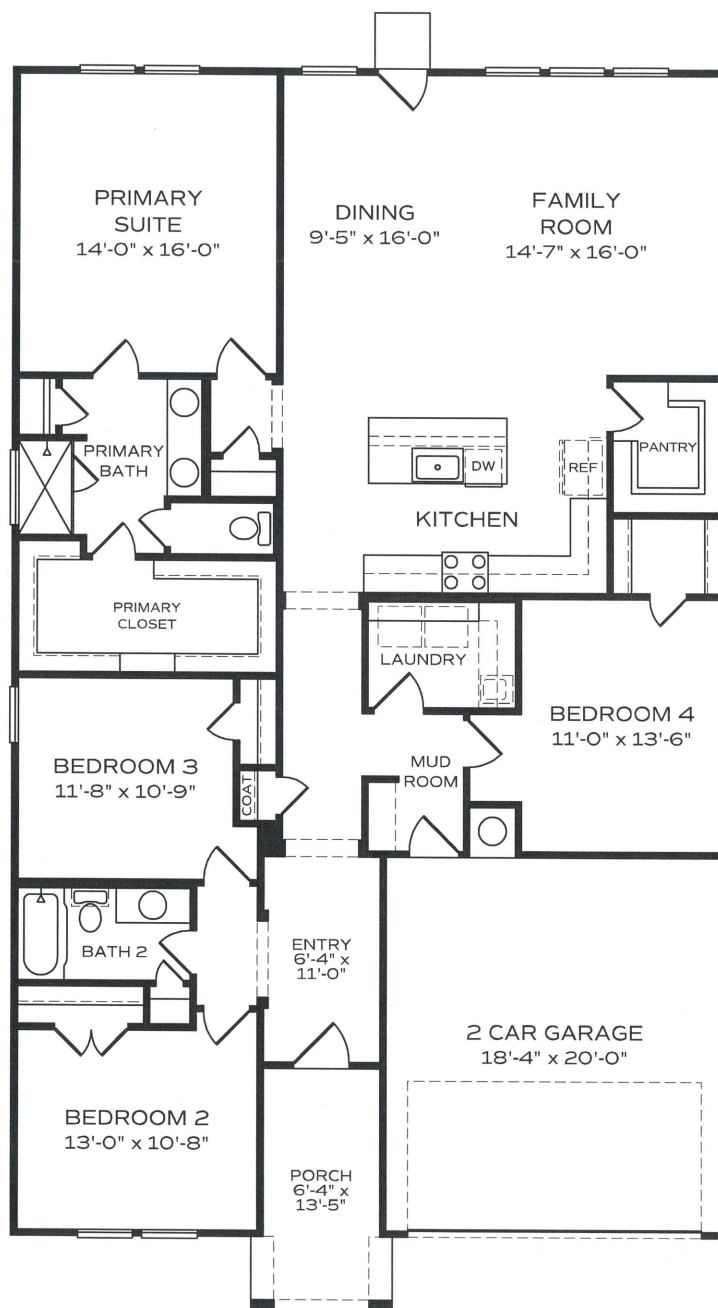


D - Farmhouse

LUNA

4 BEDS | 2 BATHS | 2,005 SQ. FT. | 2 CAR GARAGE

FIRST LEVEL



EvermoreHomes.com



In a continuing effort to improve our product, Evermore Homes reserves the right to make changes or modifications to floor plans, specifications, materials, features, colors, and prices without notice. Certain features including window sizes and styles may vary with choice of exterior elevation. All floor plan and home site square footages are approximate only. Homesite premiums and HOA fees may apply. All maps, plans, landscaping, and elevation renderings are artists' conceptions. Marketed by New Home Star Alabama, LLC. 6.5.2023

ORION

4 BEDS | 3 BATHS | 2,258 SQ. FT. | 2 CAR GARAGE



A - Traditional



B - Craftsman

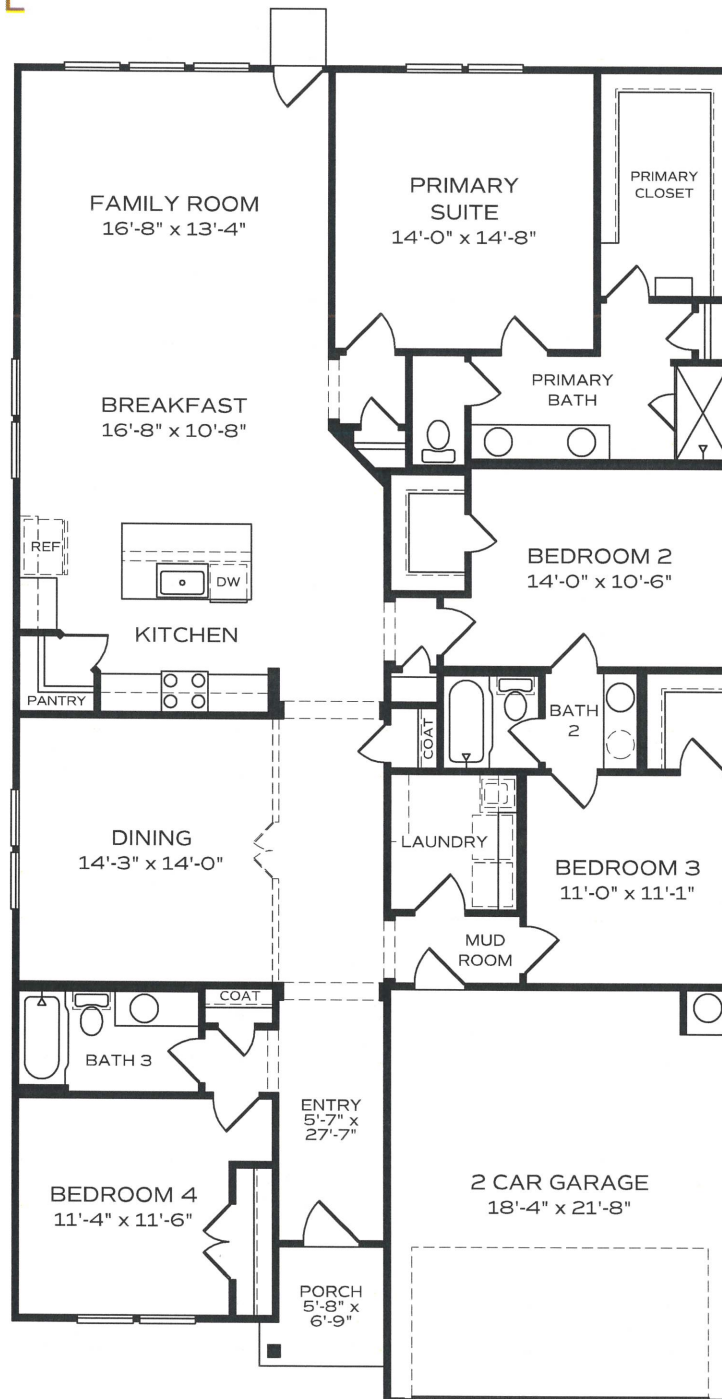


D - Farmhouse

ORION

4 BEDS | 3 BATHS | 2,258 SQ. FT. | 2 CAR GARAGE

FIRST LEVEL



EvermoreHomes.com



In a continuing effort to improve our product, Evermore Homes reserves the right to make changes or modifications to floor plans, specifications, materials, features, colors, and prices without notice. Certain features including window sizes and styles may vary with choice of exterior elevation. All floor plan and home site square footages are approximate only. Homesite premiums and HOA fees may apply. All maps, plans, landscaping, and elevation renderings are artists' conceptions. Marketed by New Home Star Alabama, LLC. 6.5.2023

POLARIS

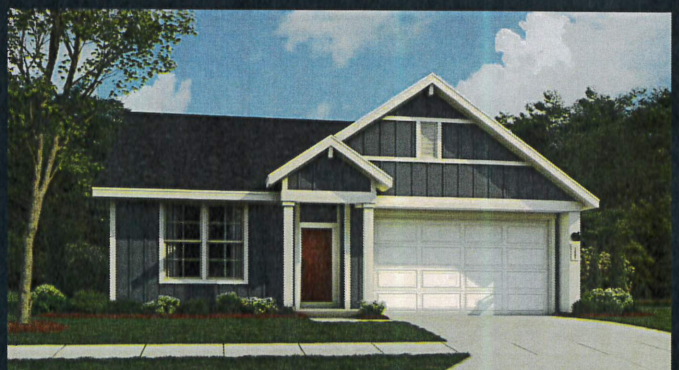
3 BEDS | 2 BATHS | 1,481 SQ. FT. | 2 CAR GARAGE



A - Traditional



B - Craftsman

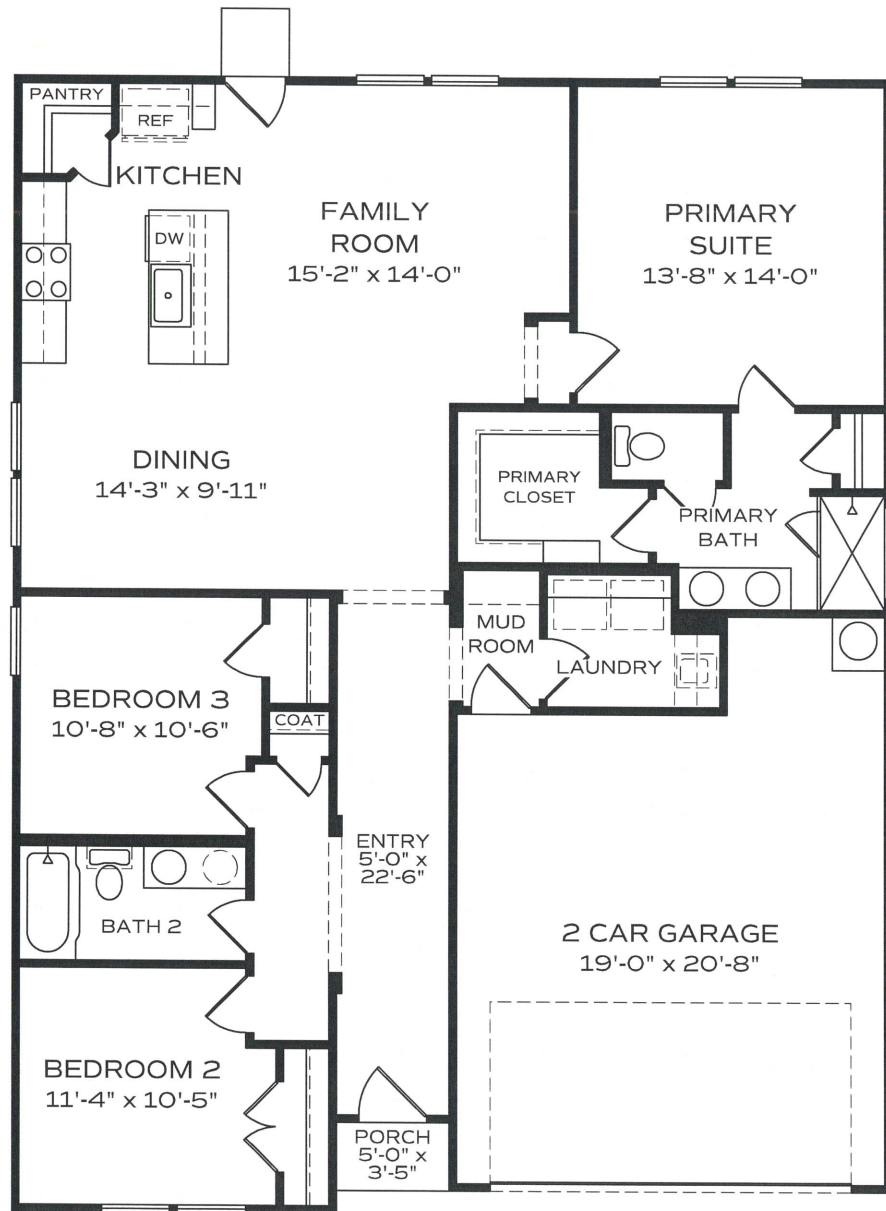


D - Farmhouse

POLARIS

3 BEDS | 2 BATHS | 1,481 SQ. FT. | 2 CAR GARAGE

FIRST LEVEL



EvermoreHomes.com



In a continuing effort to improve our product, Evermore Homes reserves the right to make changes or modifications to floor plans, specifications, materials, features, colors, and prices without notice. Certain features including window sizes and styles may vary with choice of exterior elevation. All floor plan and home site square footages are approximate only. Homesite premiums and HOA fees may apply. All maps, plans, landscaping, and elevation renderings are artists' conceptions. Marketed by New Home Star Alabama, LLC. 6.5.2023

RADIANCE

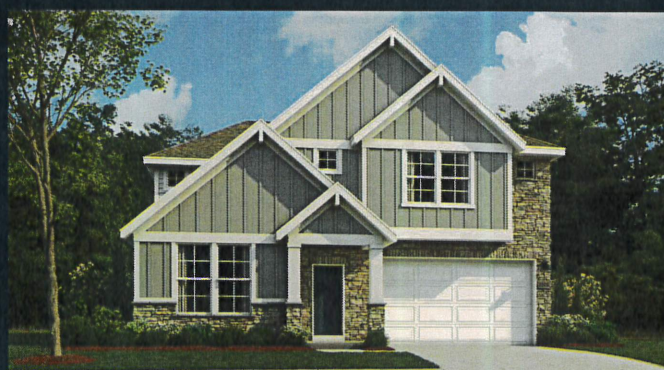
4 BEDS | 3 BATHS | 2,502 SQ. FT. | 2 CAR GARAGE



A - Traditional



B - Craftsman

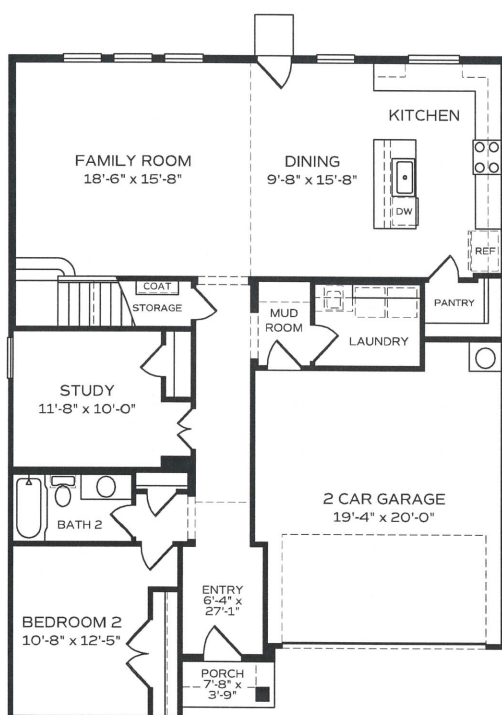


D - Farmhouse

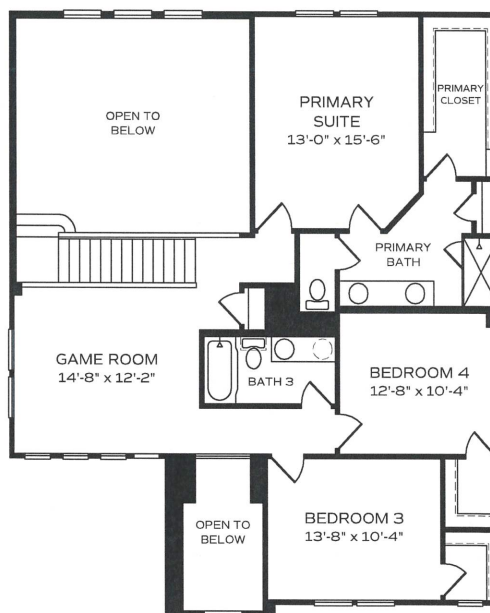
RADIANCE

4 BEDS | 3 BATHS | 2,502 SQ. FT. | 2 CAR GARAGE

FIRST LEVEL



SECOND LEVEL



EvermoreHomes.com



In a continuing effort to improve our product, Evermore Homes reserves the right to make changes or modifications to floor plans, specifications, materials, features, colors, and prices without notice. Certain features including window sizes and styles may vary with choice of exterior elevation. All floor plan and home site square footages are approximate only. Homesite premiums and HOA fees may apply. All maps, plans, landscaping, and elevation renderings are artists' conceptions. Marketed by New Home Star Alabama, LLC. 6.5.2023

STELLA

4 BEDS | 2.5 BATHS | 2,155 SQ. FT. | 2 CAR GARAGE



A - Traditional



B - Craftsman

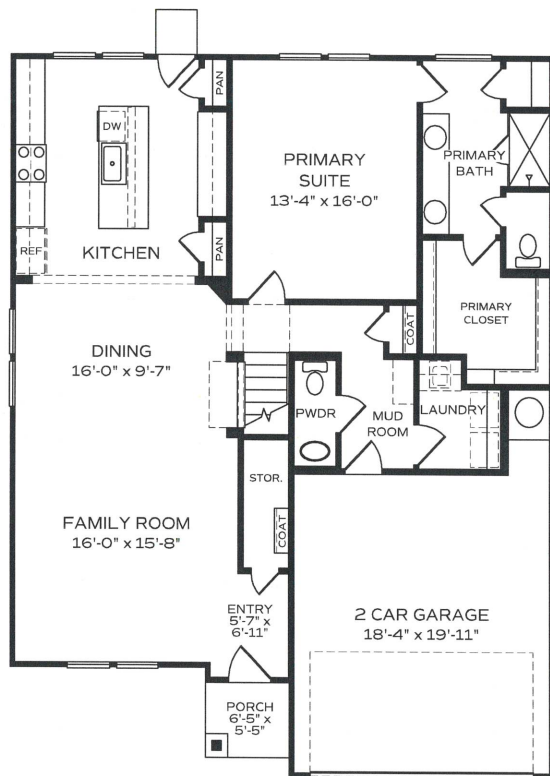


D - Farmhouse

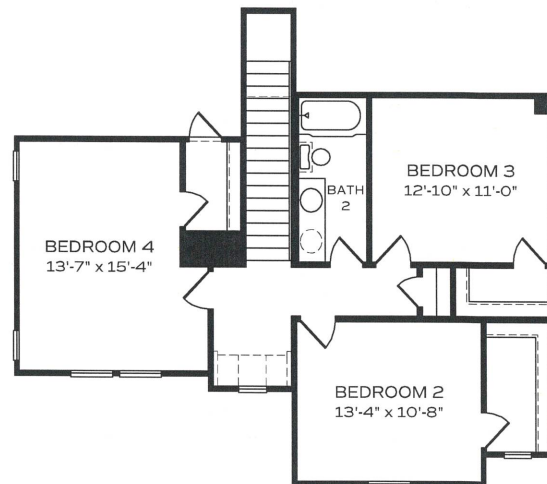
STELLA

4 BEDS | 2.5 BATHS | 2,155 SQ. FT. | 2 CAR GARAGE

FIRST LEVEL



SECOND LEVEL



EvermoreHomes.com



In a continuing effort to improve our product, Evermore Homes reserves the right to make changes or modifications to floor plans, specifications, materials, features, colors, and prices without notice. Certain features including window sizes and styles may vary with choice of exterior elevation. All floor plan and home site square footages are approximate only. Homesite premiums and HOA fees may apply. All maps, plans, landscaping, and elevation renderings are artists' conceptions. Marketed by New Home Star Alabama, LLC. 6.5.2023

City of Opelika

Planning Commission Report

Action Requested: Text Amendment –
Amend Section 5.1 B Amendment Procedures
Amend Section 8.17 C. Conditional Use Procedures

The Planning Department has seen sustained and increased agenda length and has more complex items being submitted to the Planning Commission. Currently, items for Planning Commission are required to be submitted 21 days prior to the meeting date. In a review of various cities within Alabama, we determined that most cities have deadlines typically between 26-30 days prior to the meeting. To aid staff, we are proposing to increase the submission deadline to 27 days. This would make the deadline, the day following the previous month meeting at the earliest date.

Staff has also clarified what format items need to be submitted in. In some cases the ordinance required over 20 copies of various documents. Now we are simply requesting four full size drawing and a digital copy that can be easily transmitted to reviewing departments. This change is largely through the subdivision regulations and Planning Commission By-Laws.

B. A signed and completed application form and all required materials shall be filed with the City Planner no less than ~~twenty-one (21)~~ twenty-seven (27) days prior to the meeting to which application is made. The City Planner shall review the application as to proper form, and then shall transmit it to the Planning Commission for review.

SECTION 8.17 CONDITIONAL USE

C. Procedure.

1. Applications for a conditional use permit shall be submitted simultaneously with an application for a building permit unless prior approval has been obtained. Applications must be submitted ~~(21) twenty-one days~~ twenty-seven (27) prior to the Planning Commission meeting at which they are to be heard. Applications for conditional uses in all districts must contain the following information:

Recommendation: Staff recommends the Planning Commission send a positive recommendation to City Council.

At the December 17th meeting, the Planning Commission voted 8 to 0 to send a positive recommendation to City Council to approve the text amendments of the Zoning Ordinance for Section 5.1 B and Section 8.17 C.

RESOLUTION NO. _____

WHEREAS, the Purchasing Department opened sealed bids for five (5) 2025 Chevy Police Tahoes for the Police Department; and

WHEREAS, Donohoo Chevrolet submitted the low bid meeting specifications; and

WHEREAS, funding for this purchase is budgeted;

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

1. That the purchase be awarded to Donohoo Chevrolet on their low bid meeting specifications.
2. That the Purchasing-Revenue Manager is hereby authorized to issue a purchase order to Donohoo Chevrolet in the total amount of \$249,573.00.
3. That the Mayor is hereby authorized to sign all documents pertaining to this purchase.
4. That the Controller be authorized to adjust the budget as necessary for this purchase.

APPROVED AND ADOPTED this the _____ day of _____, 2025.

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

ATTEST:

Russell A. Jones, MMC
City Clerk

FACT SHEET

SUBJECT: Sealed Bid #25007 – We are asking the Council to approve the purchase of Five (5) 2025 Chevy Police Tahoes

FACTS:

- Bid opening date – 12/30/24
- User Department – Police
- The bid was sent to 5 vendors
- 2 bids were received
- Budgeted purchase
- Bid tabulation sheet attached

RECOMMENDATION:

Recommend the bid be awarded to Donohoo Chevrolet for their low bid meeting specifications in the total amount of \$249,573.00.

