



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA**

300 Martin Luther King Blvd.

September 27, 2022

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
- III. UPDATE ON PREVIOUS PC CASES
- IV. NEW BUSINESS
 - A. **PLAT (Preliminary and Final) - Public Hearing**
 1. Jordan's Gate SD, 2 lots, accessed from Jordan's Gate Drive, Blake Rice, Barrett-Simpson, authorized representative for Jordan's Gate, LTD, Preliminary and Final Approval
 2. The Ballfields SD, Plat No. 3, 1 lot, accessed from Pepperell Parkway & 30th Street, Blake Rice, Barrett-Simpson, authorized representative for Opelika Equities, LLC, Preliminary and Final Approval
 - B. **FINAL PLAT**
 3. The Villages of Opelika SD, Phase 1, 50 lots, accessed from 3000 Hi Pack Drive, Brian Lee, authorized representative for SP Opelika Ventures, LLC, Final Approval
 4. Wyndham Village SD, Phase 2, Section 2, 60 lots, accessed from Wymond Drive, Mark Strozier, authorized representative for Wyndham Gateway, LLC, Final Approval
 - C. **CONDITIONAL USE - Public Hearing**
 5. Richard Temple Anderson, 1212 First Avenue, M-1, To use parking lot for auto sales.
 6. Blake Rice, Barrett-Simpson, authorized representative for JD Real Properties, LLC, accessed at 4800 Birmingham Highway (NW corner of Birmingham Hwy & Grand National Parkway) C-3, GC-P, for an ATV (All-Terrain Vehicle) sales lot and maintenance shop.
 7. Victor Vance (Interstate Properties, LLC), 1220 Fox Run Avenue, Suite 207, C-2, GC-P, to allow the Elks Lodge, a private social club, to relocate at the USA Town Center.
 - D. **MASTER PLAN REVISIONS, MINOR AMENDMENT - Public Hearing**
 8. Executive Hills PUD Master Plan townhomes, Minor Amendment to Master Plan, 2003 Executive Park Drive, David Brady, authorized representative of Michael Epperson,

MGE Properties Three, LLC, Amendment to replace four groups of four-unit townhomes with eight groups of two-unit townhomes. The total number of townhomes (16 units) and density remains the same.

E. MASTER PLAN REVISIONS, MAJOR AMENDMENT AND PRELIMINARY PLAT - Public Hearing

9. Wyndham PUD Master Plan POD 10, Major Amendment to the Master Plan, accessed from Gateway Drive, Foresite Group, LLC, authorized representative for The John Perry Knight, Sr. Irrevocable Trust, Amendment to replace apartments with 200 townhome units; density of the 200 townhomes on 40 acres is 7.2 dwellings per acre.
10. Wyndham Gates SD, POD 10 Townhomes, 200 lots, accessed from Gateway Drive, Foresite Group, LLC, authorized representative for The John Perry Knight, SR Irrevocable Trust, Preliminary Approval

F. REZONING - Public Hearing

11. (a) Amendment to the Future Land Use Map, accessed from Anderson Road, 229.2 acres, from a low-density residential land use category to a mixed-use category.

(b) Rezoning request, Foresite Group, LLC, authorized representative for Kieth B. Norman, Electra Estates, 229.2 acres, accessed from Anderson Road, from R-1 to PUD
12. (a) Amendment to the Future Land Use Map, accessed at 1531 First Avenue (former Leshner Mills property), 8.6 acres, from a general commercial land use category to a mixed-use category.

(b) Rezoning request, Christian Dagg, Hinson + Dagg Architects, LLC, authorized representative for Roy W. Granger, Regeneration, LLC, 8.6 acres, 1531 First Avenue (former Leshner Mills property), from M-1 to PUD

G. ANNEXATION AND REZONING - Public Hearing

13. Annexation, Rodney C. and Laurie S. Jones, accessed from the 3200 block Columbus Parkway (Hwy 280), annex 204.3 acres, A PUD zoning district is requested.
14. Rezoning request, Michael T. Johnson, Holland Homes, Inc, authorized representative for Rodney C. and Laurie S. Jones, 204.3 acres, accessed at 3200 block Columbus Road, PUD zoning request subject to City Council approval

V. OLD BUSINESS

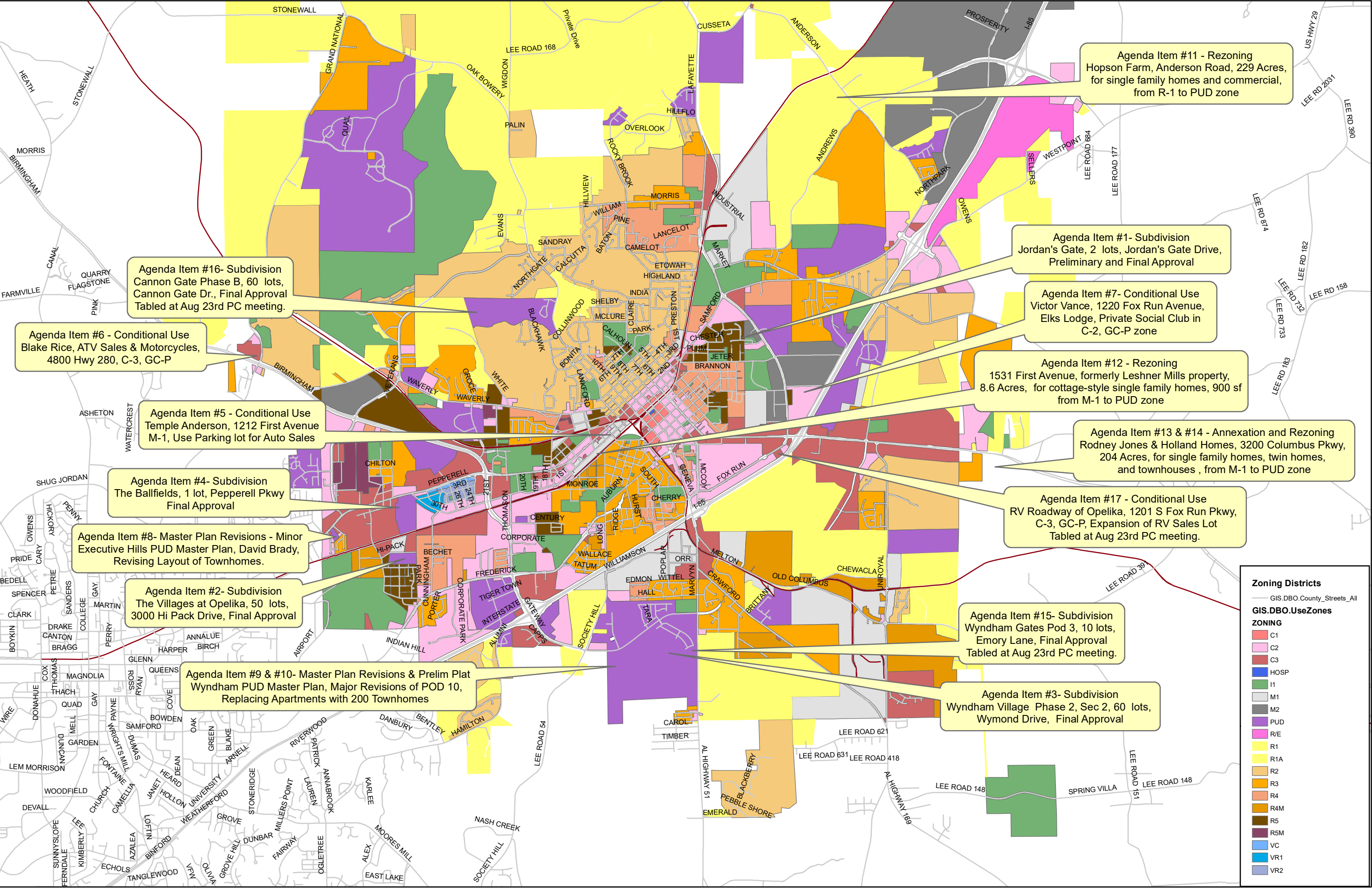
H. FINAL PLAT

15. Wyndham Gates SD, Pod 3, Phase 1, 10 lots, accessed from Emory Lane, Doug Ransom, authorized representative for Opelika Gateway Properties, LLC, Final Plat (*Tabled at the applicant's request at August 23, 2022 Planning Commission Meeting*)
16. Cannon Gate SD, Phase 3B, 60 lots, accessed from Cannon Gate Drive, Blake Rice, Barrett-Simpson, authorized representative for SMB Land LLC, Final Approval (*Tabled at the applicant's request at August 23, 2022 Planning Commission Meeting*)

I. CONDITIONAL USE - Public Hearing

17. Scott Harris, Harris Gray LLC, authorized representative for G.A. Properties, LLC, 1201 S. Fox Run Parkway, C-3, GC-P, Expand the outside display area of RV Roadway of Opelika (Recreational Vehicle sales lot) and the future construction of a 11,250 square foot service building. *(Tabled at the applicant's request at the August 23, 2022 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.

August 23, 2022

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 August 23, 2022 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: Chairman Lewis Cherry, Mayor Gary Fuller, Councilman George Allen, Mrs. Leigh Whatley, Ms. Lucinda Cannon, Mr. Michael Hilyer, and Mr. John Sweatman.

MEMBERS ABSENT: Mr. Ira Silberman and Dr. Arturo Menefee.

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

CALL TO ORDER: Chairman Lewis Cherry called the meeting to order at 3:00 p.m.

Approval of Planning Commission Minutes July 26, 2022

RESULT:	Passed
MOVER:	Lucinda Cannon
SECONDER:	Mayor Gary Fuller
AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated there are no updates on previous cases. However, items 4, 5, 8, and 10 are requested to be tabled and item 11 has been withdrawn, so they are not likely to be discussed today.

IV. NEW BUSINESS

A. PLAT (Preliminary Only) - Public Hearing

1. Fenwick SD, 111 lots, accessed at 3001 Columbus Parkway, Foresite Group, authorized representative for Opelika Development Ventures, LLC, Preliminary Approval

Mr. Mosley reported the purpose for the subdivision is to build single family homes on 106 lots. A similar preliminary plat was presented by different applicant and approved on September 22, 2020. The applicant Opelika Development Ventures is requesting preliminary approval for a 111-lot subdivision accessed from Columbus Parkway. (The 111 lots includes 2 detention pond lots, 2 lot adjacent to Highway 280, and Lot 111 a public drainage easement lot.) Lots 25 is 48,450 sf & Lot 35 is 45,837 sf are shown on the plat are labeled "Open Space/Detention Lot" and Amenity/Detention Lot".

The subdivision is in an R-3 zoning district. In the R-3 zone the minimum lot size is 10,000 square feet and minimum lot width is 70 feet. All the lots meet the R-3 minimum standards for lot area and lot width; a few cul-de-sacs lots are less than 70 feet wide at the front property line, but lot width must be at least 70 feet wide at the 30-foot minimum building setback line. The 106 single family home lots range in size from 10,127 square feet to 19,681 sf and most lot widths are 70 feet along the front property line. Lots 109 and 110 will be used as a buffer area from Columbus Parkway. Lot 111 will be used for drainage structures. Staff recommends a note be added to state Lots 25, 109, 110, and 111 are not buildable. Staff recommends sidewalks installed on at both sides of all streets and underground utilities installed.

The applicant did provide a future stub out for the west and south portion of the property. Staff recommends a stub-out is recommended along the east property line in place of the stub street to the south. The stub out extension provides opportunity for an alternative access to the subdivision and/or connectivity to a future subdivision that has access to Columbus Parkway or possibly another major collector/arterial street.

Staff recommends preliminary approval subject to the following:

1. **Existing structures should be indicated.**
2. **A portion of the power line right of way appears to cut across the southeast corner of the property.**
3. **On the final plat provide the flood zone.**
4. **Add the signature line for the Chairman of the Planning Commission.**
5. **Install underground utilities.**
6. **Install sidewalks on both sides of all streets.**
7. **On the final plat, provide a 50-foot-wide stub-out right-of-way to the east property line.**
8. **Lot width must be at least 70 feet along front property line or 70 feet at the 30-foot minimum building setback line.**
9. **Provide a buffer screen on the frontage lots adjacent to Columbus Parkway (Lot 109 and 110) to meet Section 3.5 B. 2 of the Subdivision Regulations consisting of recommended plantings (The subdivider shall provide a Planting Buffer Easement of not less than ten (10) feet in width, along the lots abutting an artery).**
10. **Add a note to state Lot 25, 109, 110, and 111 are not buildable lots.**
11. **Add a note to the final plat providing the ownership, maintenance, and who is responsible for the detention ponds, amenity, and open space on lots 25, 35, 109, 110, and 111.**

Mr. Parker reported for Engineering, the developer will be required to submit an infrastructure 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. Under the monitoring of the Engineering Department and other utilities, the roadway and infrastructure will be completed and tested. Once the construction is complete and a bond is provided for the maintenance and any unconstructed public infrastructure according to the Subdivision Regulations, a Final Plat can be submitted to the Planning Commission for consideration.

Since this development accesses US 280 (Columbus Parkway), ALDOT will direct the access management and turn lane requirements.

The Engineering Departments review comments have been addressed and the Department recommends preliminary plat approval for this application.

Mr. Mosley reported for the Opelika Utilities Board, water service is assessable by a water main in the R.O.W. of Columbus Parkway.

Mr. Mosley reported for the Opelika Power Services, this subdivision is outside the Opelika Power Service territory.

Chairman Cherry opened the public hearing.

No comments.

Chairman Cherry closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

RESULT: Passed

MOVER: John Sweatman

SECONDER: Director Mike Hilyer

DISCUSSION: Ms. Cannon stated I am concerned about the turn lane requirements like a right in, right out, with this much traffic on Columbus Parkway and with it having 107 lots.

Mr. Parker, City Engineer, stated ALDOT will usually require that. They are pretty stringent on their turn lane requirements so I expect that to be a part of their condition.

Ms. Cannon stated ok thank you.

AYES: Cannon, Chairman Cherry, Whatley, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman

NAYS: None

ABSTAIN: None

B. FINAL PLAT

2. National Village SD, Phase 6B, 1 lot, accessed at Robert Trent Jones Trail, Alan Lee, authorized representative for Opelika Water Works Board, Final Approval

Mr. Mosley reported the applicant is requesting final approval for a two-lot subdivision.

(Preliminary approval was granted at the July 26th PC meeting.) Lot 24, accessed from Spa Loop, is 2.6 acres and subdivided from a 443 acre parcel. (*The insert/smaller map on the plat shows the two lots together.*) Lot 24 will be purchased by the Retirement Systems of Alabama (RSA) and included in the National Village PUD development. Currently, the 2.6 acres is in the rezoning process; a City Council public hearing is scheduled for September 6th to be rezoned from I-1 (Institutional) to the National Village PUD zoning district. After the rezoning is approved and RSA purchases the lot, the 2.6-acre property will be combined with a 4.3-acre parcel. The 6.9 acre combined property will be subdivided into seven single family home lots. The 7 lots will be reviewed by the Planning Commission at a future meeting.

Planning staff recommends final approval subject to the following:

1. Label the power line easement and add width of easement
2. Add a signature line for the Chairman of the Planning Commission.

Mr. Parker reported for Engineering, the Engineering Departments review comments have been addressed and the Department recommends final plat approval for this application.

Mr. Parker reported for the Opelika Utilities Board, no comments.

Mr. Parker reported for the Opelika Power Services, this subdivision is inside the Opelika Power Service territory.

Motion to grant final plat approval with staff recommendations

RESULT:	Passed
MOVER:	Lucinda Cannon
SECONDER:	Mayor Gary Fuller
AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

3. Andrews Estates SD, Phase 3, 25 lots, accessed from Andrews Road, Tim Moore, Final Approval

Mr. Mosley reported the Planning Commission gave preliminary plat approval for these lots in 2020. The applicant is requesting final approval for 25 lots accessed from new cul-de-sac streets named Tyler Court and Tiana Way off Andrews Road. Single family home construction is planned. In this R-1 zoning district, the lots meet the minimum one-acre lot size and 100 foot lot width along the front property line or at the 50-foot building setback line. The lot sizes range from 1 acre to 2.67 acres. Lot 13 (29.60 acres) is in a 100-year Floodplain and unbuildable. Lot 3 and Lot 27 are on the corner of Andrews Road and Tyler Court; driveway access to these lots is from Tyler Court to limit vehicle driveway accesses to Andrews Road.

Planning staff recommends preliminary approval subject to the following:

1. **Underground utilities required.**
2. **Sidewalks are required on at least one side of the street.**
3. **Update Note 11. To read as Lot 13.**
4. **Add a signature block for the Planning Commission Chairman.**

5. Add a note on plat that Lot 3 and Lot 27 (corner lots) have public street access from Tyler Court only.

Mr. Parker reported for Engineering, all of the Opelika Surveyors comments regarding the plat have been addressed. 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 estimated total infrastructure cost will 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 will need to be added to protect against erosion and sediment issues.

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

Mr. Parker reported for the Opelika Utilities Board, Opelika Utilities recommends approval.

Mr. Parker reported for the Opelika Power Services, this subdivision is outside the Opelika Power Service territory.

Motion to grant final plat approval with staff recommendations

RESULT:	Passed
MOVER:	Lucinda Cannon
SECONDER:	Leigh Whatley
AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

4. Wyndham Gates SD, Pod 3, Phase 1, 10 lots, accessed from Emory Lane, Doug Ransom, authorized representative for Opelika Gateway Properties, LLC, Final Plat

Mr. Mosley reported the applicant is requesting final approval for 10 lots of a 64-lot subdivision. Preliminary plat approval for the 64-lot subdivision was granted at the January 2021 Planning Commission meeting. Eight of the 10 lots are townhome lots. Parcel A (1.37 acres) and Parcel B (8.98 acres) are the other two lots that will be subdivided at a later time into 56 townhome lots. After the 56 townhome lots are platted, a 23,090 sf area of Parcel A and a 3.69-acre portion of Parcel B will be preserved as open space.

The eight townhome units including the front and rear yard on a single lot will be sold. The two-story townhomes are approximately 1,700-1,800 SF (excluding 2 car garages). The

townhome lots meet the minimum yard size requirement with one yard being at least 50% of the first floor size of a unit. The lots also exceed the 1,800-sf minimum lot size and 20-foot lot width required for a townhouse development. The proposed lot widths are 25 feet. The lot area for six lots are 2,000 square feet (sf) and two lots are 3,000 sf. Each unit has two parking spaces as required. Underground utilities are installed, and sidewalks are installed along the streets. The rear lot line of each townhome unit is adjacent to open space. A note needs to be added to plat that the open space will be maintained by the Wyndham Gate Pod 3 HOA (Homeowner's Association). The exterior building material is a mix of brick and hardie board with vinyl soffit and fascia.

The townhomes setback requirement needs to be determined and stated in the notes. The minimum setback along Emory should be 20 feet to correspond to the 20-foot minimum setback for the single-family homes on the north side of Emory Lane.

A landscape plan for the 8-unit townhome group meets minimum requirements concerning base and parking lot points. A landscape plan (construction drawings) includes a residential buffer as required adjacent to the townhome unit on Lot 155; a residential buffer is also shown along Marvyn Parkway as required. The buffer provides a visual barrier between the different type of dwellings and motorists on Marvyn Parkway.

Staff recommends final approval subject to the following added to final plat or installed before a CO (certificate of occupancy) is issued:

1. **Sidewalks required on at least one side of the street.**
2. **All utilities installed underground.**
3. **Add landscaping as shown on landscape plan for the eight townhome group and residential buffers as shown on construction drawings.**
4. **Add the minimum building setback requirement on the final plat.**
5. **Add a note on plat providing the uses allowed in the open space lots and who will own and maintain the open space lots.**
6. **Exterior materials installed must follow Gateway cladding standards (Section 7.6).**
7. **Add Tract 4 to the final plat as shown on the revised preliminary plat - "Tract 4 Remainder not surveyed at this time, 32.51 Acres ±"**

Mr. Parker reported for Engineering, the Engineering Departments review comments have been addressed and the Department recommends final plat approval for this application.

Mr. Parker reported for the Opelika Utilities Board, Opelika Utilities has not yet conducted a final inspection. Opelika Utilities does not recommend final approval until the above conditions are met.

Mr. Parker reported for the Opelika Power Services, this subdivision is inside the Opelika Power Service territory.

Motion to table the item at the applicant's request to the September 27, 2022 Planning Commission meeting

RESULT:	Passed
MOVER:	Mayor Gary Fuller
SECONDER:	Director Mike Hilyer

AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

5. Cannon Gate SD, Phase 3B, 60 lots, accessed from Cannon Gate Drive, Blake Rice, Barrett-Simpson, authorized representative for SMB Land LLC, Final Approval

Mr. Mosley stated the applicant is working on the subdivision and the streets and they were not able to finish, so they have requested that this item be tabled to the September 27, 2022 Planning Commission meeting.

Motion to table the item at the applicant's request to the September 27, 2022 Planning Commission meeting.

RESULT:	Passed
MOVER:	Mayor Gary Fuller
SECONDER:	Director Mike Hilyer
AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

6. The Woods SD ~~Wildwood SD~~, 77 lots, accessed from Mcoy Street and East Johnson Avenue., Blake Rice, Barrett-Simpson, authorized representative for Fox Opelika, LLC, Final Approval

Mr. Mosley reported a similar plat was granted preliminary approval at the November 2019 Planning Commission (PC) meeting; a year elapsed, and the plat expired. The applicant in February 2021, resubmitting for preliminary approval that includes revisions to the November 2019 plat. At the November 2019 meeting a total of 74 lots were proposed (70 residential lots); at the February 2021, meeting 78 lots are proposed (74 residential lots). There are no changes to the lot sizes of the two future commercial lots (2.1 acres & 1.8 acre) that were proposed on the plat presented at the November 2019 PC meeting and the February 2021, PC meeting. (At a later time, when development is proposed for the commercial lots, the development is required to follow requirements of the Gateway Corridor Overlay District.) On the November 2019 preliminary plat two amenity lots were proposed; in February 2021 revised plat two amenity lots are shown, but the lot size of one amenity lot decreased. This request is for a final approval of the February 2021, preliminary plat request. This report is based on the February 2021, preliminary report.

The plat is in a C-2, GC-P zoning district. For residential developments in the C-2 zone, the R-5 zoning district requirements apply. Therefore, the minimum 7,500 square foot lot size, and minimum 60-foot lot width are required; Minimum building setbacks are 25 feet front yard, 10 feet side yard, and 25 feet rear yard. All 73 residential lots meet the minimum lot size and lot width requirements. The lots range from 8,096 square feet to 20,783 sf; lot width is at least 60 feet at property line or must be 60 feet at the 25' minimum building setback line. A note was added to plat that the current R-5 minimum setbacks apply for residential lots in a C-2 zoning district.

The revised February 2021, plat decreases the 1.27 acre "HOA Parcel 1" amenity lot (homeowners association parcel) as shown on the November 2019 plat to 22,200 square feet;

the decrease of the lot adds two residential lots, Lot 37, and Lot 38. The plat presented today shows Lot 14 as Common (new lot created by adding right-of-way access from the development to East Johnson Avenue) and Lot 75 as Common (previously called HOA Parcel 1). The HOA Parcel 2 (existing lake) shows on the February 2021, plat is not shown as part of this development for the final plat. Add a note to state who is responsible to build and maintain open space/common/amenity areas/HOA properties, and detention ponds.

The notable revision proposed on the February 2021, plat is removal of the alternative north to south access street for the residential lots that ties into East Johnson Avenue and then Columbus Parkway. The plat in February 2021, provides one access point from McCoy Street to the 74 residential lots. The November 2019 plat provides a north to south access for 70 residential lots to East Johnson Avenue/Columbus Parkway and an access to McCoy Street on the west end of the development. Today's revised plat shows lot 15, 16, and 17 take access off a connector street shown as Swift Street to East Johnson Avenue and Lot 14 is 7,914 square feet creating a "Common" lot. Lot 75 is 19,144 square feet and labeled a "Common". Staff recommends that sidewalks be placed on at least one side of all streets and utilities installed underground.

Staff recommends final plat approval subject to the following:

- 1. There is already a Wildwood Subdivision in Opelika. Please consider a different name to avoid confusion. (name The Woods has been selected)**
- 2. Install underground utilities and sidewalks on at least one side of all streets.**
- 3. Add a note who is responsible to build and maintain open space/common/amenity areas/ HOA properties, and detention ponds.**
- 4. Add the owner/developer's name and address.**

Mr. Parker reported for Engineering, all of the Opelika Surveyors comments regarding the plat have been addressed. 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 estimated total infrastructure cost 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.

Mr. Mosley stated Mr. Hilyer noted that there were some issues with the sewer as well, so I'll let him go through those.

Mr. Hilyer stated the vacuum test is incomplete, we have not received the video on the sewer line, street signs are not installed, we have not received the as-builts, and the checklist is not complete

that they received.

Mr. Parker asked do you still recommend approval and we will hold signatures until everything is complete?

Mr. Hilyer stated yes, we will not sign off until they are done.

Mr. Parker reported for the Opelika Utilities Board, Opelika Utilities has not yet conducted a final inspection. Opelika Utilities does not recommend final approval until the above conditions are met.

Mr. Parker reported for the Opelika Power Services, this subdivision is inside the Opelika Power Service territory.

Motion to grant final plat approval with staff recommendations

RESULT: Passed

MOVER: Councilman Ward 1 Willie Allen

SECONDER: Mayor Gary Fuller

DISCUSSION: Ms. Cannon asked can we approve this with all of these conditions not ready?

Mr. Parker stated we typically do as long as the roads and infrastructure are completed to our standards. The other things that trickle in over time usually take a week or so to come in. It's not a long enough period of time for another meeting. We'll hold our signatures until we can get all the documents, but those are just documents. Those aren't the physical construction of the subdivision and that's why we recommend approval. We'll wait until we get all of our backup documents before we finalize.

Ms. Cannon stated sometimes they come in tidy and this doesn't seem to be tidy.

Mr. Mosley stated no ma'am, there are definitely some tests and information that they have not provided here yet. As Mr. Parker said, it appears that all the infrastructure is in. There have not been a lot of final inspections on it to make sure that it tests and works correctly and so we would make sure that that happens before the plat is recorded or any building permits are sold or anything like that, but it is always up to the discretion of the Commission what you would like to do.

Mayor Fuller asked Mr. Parker what steps do we take during the process to make sure that the as-builts are as they say they are?

Mr. Parker stated the surveyor of record certifies the as-builts with his license stamp. They physically survey the devices that are installed and the surveyor of record will certify that with his license stamp as a recorded document.

Mayor Fuller asked so if we find out that is not the case, what options do we have?

Mr. Parker stated I would say that the surveyor would be liable due to errors.

Mayor Fuller stated then we want to take steps out on Palin Avenue because the as-builts show the sewer on one side of the street and the sewers are on the other side instead.

Mr. Parker asked did we record as-builts then?

Mr. Hilyer stated yes.

Mr. Parker stated ok, I wasn't there then. I guess we do. I haven't heard of that situation, but typically that's what we would do.

Mayor Fuller stated well, when the problem is going to come in on these as-builts is ten years from now when somebody is trying to track something down and they can't find it because it doesn't match the as-built.

Mr. Parker stated yes, and I would say that we are ensuring that there's a higher quality now than there was 10 or 12 years ago. I think the submittals that are coming in are certainly of a higher quality now.

Mayor Fuller asked is that something that we check on during construction?

Mr. Parker stated it's something that is verified, yes sir. We don't check every one, but they are verified. When the surveyor sends it in, we certainly verify that what all was listed is what all we need. They also submit a file that can be imported into our GIS system. So, those are the requirements we have.

Chairman Cherry asked wouldn't the as-builts also hold up the permits?

Mr. Parker stated yes, it does. They cannot pull a permit until all the signatures are on the plat, so it does hold up the permits.

Chairman Cherry stated that's what I thought.

Ms. Cannon asked going along with what the Mayor just said, if the as-built says the sewer is on the right-hand side and it turns out it's on the left-hand side, who moves it?

Mr. Hilyer stated I think it would be the responsibility of the surveyor.

Mr. Parker stated ultimately at that point, that's a liability issue for the surveyor because they are certified that they're providing accurate information.

Mr. Hilyer stated and that it's correct.

Mr. Parker stated correct. And if they're not, then they're liable for that error.

Chairman Cherry asked so that means you'd have to wait until you get the new as-built in hand?

Mr. Parker stated no. I think what that means is they would be liable to any damages that are done or any costs that come in because if Palin was

submitted 12 years ago and the as-builts were submitted and now we find out that they're incorrect, something has to be done to change that. If these as-builts are incorrect and we find out two years from now, that surveyor and that applicant will still be responsible for any corrections we need to do.

Chairman Cherry stated I can understand that if it's years later, but don't we get a report immediately back on the as-built?

Mr. Mosley stated yes.

Chairman Cherry stated well, if it's wrong, it needs to be corrected first and then permits issued.

Mr. Hilyer stated we didn't know it was wrong, the particular instance we're talking about, until years later.

Mr. Parker stated right now, they stamp it, the surveyor stamps it, and we review it.

Chairman Cherry stated and it ended up being wrong. Ok, that explains it.

Mr. Mosley stated I do think it's worth noting, the as-builts are the record of what was put in there, but there are lots of inspections that go on as it's being installed, whether it's through the Engineering Department, the Public Works Department or the engineer of record. So, while we always get as-builts now, it doesn't necessarily mean that something wasn't installed correctly at that time, as far as the manner. Now, if it is on the wrong side of the street, that's a whole different issue.

Chairman Cherry asked shouldn't things like that be caught beforehand though? Something that critical I can understand, that will be caught, but if it's a minor adjustment here or there that could be caught later, I can understand that.

Mr. Hilyer stated now on inspections we GPS all the lines, but back then the City wasn't doing that.

Mayor Fuller stated well, we were also supposed to have inspectors out there inspecting.

Chairman Cherry stated well, I'm very familiar with what Mr. Hilyer is talking about because GPS should be done.

Mayor Fuller stated but, in my opinion, our inspectors were not doing a correct job. I mean, even I would know that's the wrong side of the street.

Chairman Cherry stated that's completely right. I understand that, but I understand both issues.

AYES: Cannon, Chairman Cherry, Whatley, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman

NAYS: None

ABSTAIN: None

C. CONDITIONAL USE - Public Hearing

7. Takella Graves, authorized representative for Starco Group, LLC, 2419 Frederick Road, C-2, GC-P, Childcare center.

Mr. Mosley reported the applicant is requesting conditional use approval for a child daycare center at 2419 Frederick Road near Tiger Town. (*The previous business was TPE Small Engines (lawn mower sales and repair)*). The daycare will provide services for nursery, toddlers, and preschoolers. The daycare will have 4 to 6 employees to care for 50 to 60 children as allowed by the Department of Human Resources (DHR). The daycare is open from 5:30 am 6:00 pm Monday to Friday. A future 2nd shift is planned from 3:30 pm to 11 pm. The applicant currently owns a daycare in Auburn (Nana's Nursery). The Frederick Road location has been approved for a child daycare by the Department of Human Resource; DHR has other requirements that the applicant must follow before the business opens (ex. staff to child ratio documented, minimum bathroom facilities, fenced outdoor play area, clean/uncluttered environment, etc.). The Fire Department has inspected the building: two fire extinguishers are required, and the rear exit door must remain accessible.

The site plan shows a 3,045 square foot building on a 29,300 square foot property area. The 16 parking spaces including one handicap parking space meets the minimum off-street parking for a daycare with a maximum of 60 children. If the daycare exceeds the maximum capacity of 60 children, then additional parking spaces must be added. The site plan and a site visit provide that space is available to add more parking spaces.

The building was constructed in 1965 before the Landscape Regulations were adopted (1995). There is limited space for landscaping because the property was asphalted for parking spaces and driveway lanes. Landscaping for the daycare conditional use was reviewed in consideration of Section 8.2 A(1) of the Zoning Ordinance that allows the reuse of nonconforming properties that do not conform to regulations if there are existing physical constraints. The constraint is the asphalt that covers most areas of the daycare property. Section 8.2 A. supports the reuse of commercial buildings on nonconforming lots rather than allow a building to remain vacant and create economic and aesthetic negative impact on the surrounding area. The pervious yard space for landscaping is along the west property line and the asphalt edge on the south side near the playground; 20 pine trees (10" dia.±) are in this area. Also, a few trees and shrubs are next to the daycare building on the east side of property between the building and driveway.

Planning Staff believes the daycare will serve the area being conveniently located near residential districts and many commercial businesses.

Recommendation

Planning Staff recommends approval subject to the following:

1. Restripe the 16-parking spaces; one space must be at least 13'x 18' for the handicap parking space and a sign posted providing location of the parking space.
2. If more than 60 children at any time are served by the daycare, then additional parking spaces are required. An asphalt or concrete surface is required for parking spaces.
3. The playground area needs to be fenced.

(1) ... the non-conforming structure or land use shall not be: 5. Established after discontinuance unless such establishment shall be in compliance with all regulations....

Note: Unless physical constraints (lot size, existing pavement existing: building, etc.) prohibit the site from coming into compliance. If physical constraints limit the use/structure from coming into compliance, the proposed use must meet the requirements as much as physically possible.

Mr. Parker reported for Engineering, the Engineering Department has no other comments or concerns with this proposed conditional use application.

Mr. Parker reported for the Opelika Utilities Board, no comments.

Mr. Parker reported for the Opelika Power Services, this subdivision is inside the Opelika Power Service territory.

Chairman Cherry opened the public hearing.

No comments.

Chairman Cherry closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	Councilman Ward 1 Willie Allen
AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

8. Scott Harris, Harris Gray LLC, authorized representative for G.A. Properties, LLC, 1201 S. Fox Run Parkway, C-3, GC-P, Expand the outside display area of RV Roadway of Opelika (Recreational Vehicle sales lot) and the future construction of a 11,250 square foot service building.

Mr. Mosley stated this item is a request for the expansion of the the existing RV sales lot to include a larger display area and then an additional 11,000 square foot service building. The subject property is zoned C-3 GC-P. They have submitted a site plan but before this was submitted we sent them some comments and some issues that we thought needed to be addressed. They have requested that it be tabled to your September 27, 2022 meeting

Motion to table the item at the applicant's request to the September 27, 2022 Planning Commission meeting.

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	Councilman Ward 1 Willie Allen
AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

9. Richard Hayley, authorized representative for W.C. Davis Charitable Remainder Trust, accessed at the corner of Lake Condry Road and Andrews Road, 18.4 acres, M-1, Private school (Morae Classical School).

Mr. Mosley reported the applicant is requesting conditional use approval for a private school – Morae Classical School in a M-1, GC-P zoning district. Private schools are allowed in all zoning districts with conditional use approval. The proposed school property is 18.4 acres located next to Southern Union College across Lake Condry Road. Morae School has a similar curriculum as the Trinity Christian School on India Road. The proposed school is the first school of thirteen schools that are planned for construction in the vicinity of a military base; all the schools will have the same curriculum. The schools serve military families. For example, if a military family at Fort Bragg, NC is transferred to Fort Benning, Ga then the Morae School on Lake Condry Road will have the same curriculum as the school near Fort Bragg. Those military families that move frequently from base to base will be provided assurance and comfort that their children are receiving a consistent education each time the family moves. The school does not offer classes to homeschoolers nor open to public school students.

The school will begin teaching 5th grade through 8th grade. The school plans to grow one grade each year until the school has 5th through 12th grade classes. Grades 5 to 8 are called Logic School; Grades 9 to 12 called Rhetoric School. The maximum class size for all grades is 30 students per grade; the school has eight grades (5th through 12th), so a maximum of 240 students is expected. Two teachers will be assigned to each grade, so for the 5th grade through 12th grade a total of 16 teachers. Other employees at the school are the Head of School, front office assistant, computer technician, two student aides, facility manager, and two janitors. The school has a total of 25 on staff.

The school operates five days a week Monday-Friday. On Tuesdays, Wednesdays, and Thursdays, from 8 am to noon students attend the school on Lake Condry Road for academics. On Monday through Friday students attend extracurricular activities such as sports, arts, music, etc. from noon to 5 pm at the school. Two days a week classes are online.

The site plan shows a 12,320 square foot (sf) school building, 26,400 sf gymnasium, and a football/soccer field. Parking requirements for a school: 1. *Elementary and junior high: One (1) space per teacher and staff member, plus one (1) space per two (2) classrooms.* 2. *Senior high: One (1) space per teacher and staff member on the largest shift, plus one (1) space per five (5) non-bused students.* Maximum class size is 30 students for grades 5 through 8; a total of 120 students (4 classes x 30 students) will attend the 5th through 8th grades (elementary and junior high). Therefore, a minimum of 14 parking spaces are required for teachers and staff, grades 5 through 8 (12 parking spaces for teachers and staff plus one parking space per 2 classes).

For grades 9 through 12, the maximum 30-student class capacity allows 120 students (4 classes x 30) for the four senior high grades. Busing students to school is not provided so the 120 senior high students count toward minimum parking requirements ($120/5 = 24$ ps + 13 teachers & staff = 37 parking spaces). A minimum of 37 parking spaces are required for the senior high school grades. Eventually, the school will have 8 grade levels (5th grade through 12th grade). For all grade levels, a total of 51 parking spaces are required. The site plan shows 252 parking spaces (ps).

The site plan provided includes a conceptual landscape plan. Most of the 18.4 acres is currently forested, tree-covered property. The plan shows large areas that preserve trees. A natural undisturbed wooded buffer is along the perimeter of the lot. A R-3 residential zoning district is adjacent to the applicant's property along the east property line next to Andrews Road. A residential buffer is required along adjacent residential zoned properties. The trees preserved on

the east side may serve as a residential buffer if buffer is at least 25 feet wide and provides a near visual impervious barrier. Landscape islands are near the parking spaces to buffer the expanse of asphalt. The landscape plan needs to show that the minimum base points and parking lot points are met. The property is less than the maximum 70% impervious surface ratio allowed.

A photo of the school building is in your packet and on next page. This building will be used temporary for a few years until funds are secured to construct a permanent school building. The building is about 30% brick and 70% EIFs or fiber cement siding. These materials are approved exterior material in the Gateway Corridor.

Outside lighting must be directed or shielded so that light is controlled and not spilling over to adjacent properties creating a negative impact. Lighting must not exceed one footcandle measured from a property line adjacent to a residential zoned property.

Staff recommends approval subject to the following conditions:

1. Add a legend to landscape plan providing base points & parking lot points required and obtained and add the type of residential buffer adjacent to the R-3 zone.
2. Handicap parking spaces must meet the standards of the ADA (Americans with Disability Act).



Mr. Parker reported for Engineering, 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.

More information will be needed regarding the school attendance and times to determine if additional turn lanes will be necessary for the existing roadways. It is also requested that a 5-ft sidewalk be placed around the school connecting the entrances of Lake Condry and Andrews Roads with the development of this site.

The Engineering Department has no other comments or concerns with this proposed conditional use application.

Mr. Parker reported for the Opelika Utilities Board, no buildings shall be built at or above the finished floor elevation above 805 feet without mechanical assistance to maintain pressure that satisfies the International Building Code (IBC).

Mr. Parker reported for the Opelika Power Services, this subdivision is inside the Opelika Power Service territory.

Chairman Cherry opened the public hearing.
No comments.
Chairman Cherry closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	John Sweatman
SECONDER:	Mayor Gary Fuller
AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

V. OLD BUSINESS

D. PLAT (Preliminary Only) - Public Hearing

10. Fox Path SD, 28 lots, accessed from Hwy 29 N, Brandon Bolt, Bolt Engineering, authorized representative for Edgar Hughston Builder, Inc, Preliminary Approval (*tabled at the July 26, 2022 meeting at the applicant's request*)

Mr. Mosley stated the applicant has requested that this item be tabled one more time to the September 27, 2022 Planning Commission meeting.

Motion to table the item at the applicant's request to the September 27, 2022 Planning Commission meeting.

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	Mayor Gary Fuller
AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman

NAYS: None

ABSTAIN: None

E. CONDITIONAL USE - Public Hearing

11. Blake Rice, Barrett-Simpson, authorized representative for Brookhaven Property Group, LLC, accessed at 1500 Pinehurst Drive (700 block of West Point Parkway), R-4, Add 36 apartment units to Pinehurst Apartments (*tabled at the February 22, 2022 meeting at the applicant's request*)

Mr. Mosley stated this item has been withdrawn by the applicant.

12. Jack Johnson, 300 Block Samford Avenue, C-2, GC-S, Climate-Controlled Self-Storage building approved at the August 2019 Planning Commission meeting, requesting extension of conditional use for 12 months starting at June 24, 2022 PC meeting.

Mr. Mosley reported *minutes from the August 24, 2021, Planning Commission MeetingD. CONDITIONAL USE – Public Hearing*

3. Jack Johnson, 300 Block Samford Avenue, C-2, GC-S, Climate-Controlled Self-Storage building

Mr. Mosley reported 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. The 2019 conditional use approval has expired and the applicant is now reapplying for the development. The site plan reviewed today has changed from the site plan approved in 2019.

The applicant was able to reshape the detention pond 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 Regulations⁽¹⁾.

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 office has moved to the center and the applicant has come back and stated that it would be clear glass, it would be visible inside so they will keep it nice and professionally maintained inside what is visible from the street.

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.



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.

Mr. Parker reported for Engineering, 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 proposal and recommends conditional use.

Mr. Parker reported for the Opelika Utilities Board, water service is accessible to this use by a water main in the R.O.W. of Samford Avenue.

Mr. Parker reported for the Opelika Power Services, this subdivision is inside the Opelika Power Service territory.

Chairman Cherry opened the public hearing.

Jack Johnson, Jr., 2919 Mockingbird Circle, stated thank you for hearing us again on this matter. It was approved in 2019 as Mr. Mosley stated. Number one, we didn't know that it would expire and number two, when we were purchasing the property there was an issue with title. We went through the courts to clear up the clouds with that. That took a while and right when that was over the pandemic hit so we kind of hit pause for a little bit. That's why we're before you again so thanks for hearing us again. To add just a little bit to what Mr. Mosley said, at the time when we got the original request in we had a boundary survey but we didn't have a full topographic survey. So, once we got that and did the engineering we were able to size the pond and the pond took up a lot less space than we had originally estimated so we were able to get some more depth to the building. That's one of the main reasons for the change in the building depth. As you see it from the street the width will still be the same. Mr. Mosley showed the elevations there and we did move the office building part of it to the center of the building, but the look will be the same as that rendering with that white painted brick and there's some stucco elements and glazing in the front. I'm here to answer any questions that you might have.

Chairman Cherry closed the public hearing.

Mayor Fuller made a motion to grant conditional use approval with staff recommendations.

Mr. Hilyer seconded the motion.

Mr. Silberman asked is the entire building two story? I'm looking at it and it looks like it's one story and then two story behind that hip part of the roof.

Jack Johnson stated it's an over and under so the way the topography of the land is, one side you'll be able to drive up and access the top floor and the other side you'll be able to access the bottom floor so there's no need for an elevator.

Ms. Cannon asked is it fenced?

Jack Johnson, Sr., Storage World, stated probably not, we're going more away from fences. There is a privacy fence between the property to the east of us, but their probably won't be a security fence. All the doors will have a keypad entry instead of a fence.

Ms. Cannon asked and does this follow our gateway building standards?

Mr. Mosley stated yes ma'am it does. The Gateway Corridors require the improved materials and you have materials that we have allowed before. The brick is definitely one, the glass with storefront windows are allowed, the EIFs is a simulated stucco and that is something that is generally approved although that is at the Commission's discretion. The entire frontage is required to meet the material requirements and then it's either 25 feet on the side or up to a quarter of the building is required to meet the side material, so it has to turn the corner with the materials and this does meet that requirement.

Ms. Cannon stated we typically have to approve that EIFs.

Mr. Mosley stated yes ma'am you do, it's a fairly common material. Especially as they use it here, they don't have it on the ground which is where we run into trouble with that because it can sometimes get water in it or it often can get beat up by weed eaters and things like that. As a material above the base its typically a pretty good material.

Ms. Cannon stated we just have one shot of getting this right for twenty years from now.

Mr. Mosley stated yes ma'am.

Ayes: Mayor Fuller, Cherry, Silberman, Councilman Lofton, Whatley, Cannon, Hilyer, and Lee.

Nays: None.

Abstention: None.

(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.

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. The 2019 conditional use approval has expired, and the applicant received approval of a revised site plan on August 24, 2021 (minutes in italics in this report). **The revised site plan conditional use request was approved on August 24, 2021, and the applicant is asking for a one-year extension on the exact approved plan from the August 24, 2021 Planning Commission Meeting.**

August 24, 2021, report presented to the Planning Commission:

The applicant was able to reshape the detention pond, 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 Regulations⁽²⁾.

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 roofline 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.

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.

(2) 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.

Mr. Parker reported for Engineering, the Engineering Department has no other comments or concerns with this proposal and recommends conditional use extension.

Mr. Parker reported for the Opelika Utilities Board, no comments.

Mr. Parker reported for the Opelika Power Services, this subdivision is inside the Opelika Power Service territory.

Chairman Cherry opened the public hearing.

No comments.

Chairman Cherry closed the public hearing.

Motion to extend the conditional use approval for 12 months starting at the August 23, 2022 Planning Commission meeting with staff recommendations

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	John Sweatman
AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

VI. ADJOURN

Motion to adjourn at 3:36 p.m.

RESULT:	Passed
MOVER:	Mayor Gary Fuller
SECONDER:	Director Mike Hilyer
AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

_____ Lewis A. Cherry, Chairman

_____ Matt Mosley, Secretary



**APPLICATION FOR
SUBDIVISION APPROVAL** 3102
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



DEADLINE: 9/6/22 MEETING: 9/27/22

SITE ADDRESS: <u>Jordan's Gate Drive</u>			
PROPERTY OWNER: <u>Jordan's Gate, LTD</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>No</u>			
☐ Annexation		☐ Rezoning	
		☐ Other _____	
PARCEL INFORMATION Subdivision Name: <u>Jordan's Gate</u> Current Land Use: <u>Multi-family Residential</u> Current Zoning: <u>I1/R5</u> Proposed use of the Subdivision: <u>Dedicate ROW</u>		Number of Lots: <u>2</u> x \$3.00 = \$ <u>6.00</u> Number of APO: <u>7</u> x \$7.00 = \$ <u>49.00</u> (Adjacent Property Owners) Fee: <u>\$75.00</u> TOTAL = <u>\$130.00</u> PAID _____	
☒ Residential ☐ Manufacturing/Industrial		☐ Commercial ☐ Office/Institutional	
I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) <u>Jordan's Gate</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>Blake Rice</u>		9/1/22 DATE	
(PRINT NAME) <u>Blake Rice, Barrett-Simpson, Inc.</u>			

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 27, 2022

Subdivision: Jordan's Gate Subdivision

Agenda Item #: A-1

Action Requested: Preliminary and Final Approval

Location of Property: Jordan's Gate Drive

Property Owner(s): Jordan's Gate, LTD
Barrett-Simpson, authorized representative

Current Land Use: Residential Development

Current Zoning: I-1 and R-5

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0090G – Zone X – An area 0.2% or less annual chance of flood

Staff Comments:

The applicant is requesting preliminary and final plat approval for a two-lot subdivision to publicly dedicate the streets. This development has an existing 48 homes and a community center with a small park area. Lot 1A is 11.15 acres, including 19 existing homes and a community center with a park area. Lot 1B is 10.35 acres with 29 existing homes. This development was created with private roads with an agreement at 15 years the roads would then become public roads. The authorized representative stated the R.O.W. area equals 4.06 acres. This plat process is to complete the steps of that existing agreement. These lots will be accessed with the existing roads in place titled Jordans Gate Drive, connection to Samford Way and Covenant Drive. An existing property line will be erased along Jordans Gate Drive. The homes on this property are existing as part of the original development. These two lots meet the minimum lot standards in the I-1 and R-5 zoning districts.

Planning staff recommends preliminary and final approval subject to the following:

- The existing buildings must be shown.

Engineering Department Report

The Engineering Department has inspected this infrastructure and has recommended and monitored the repairs necessary to fulfill the requirements of the agreement established in 2007.

The Engineering Department recommends preliminary and final plat approval of this subdivision.

Opelika Utilities Board Report

Water is accessible to this subdivision by Opelika Utilities.

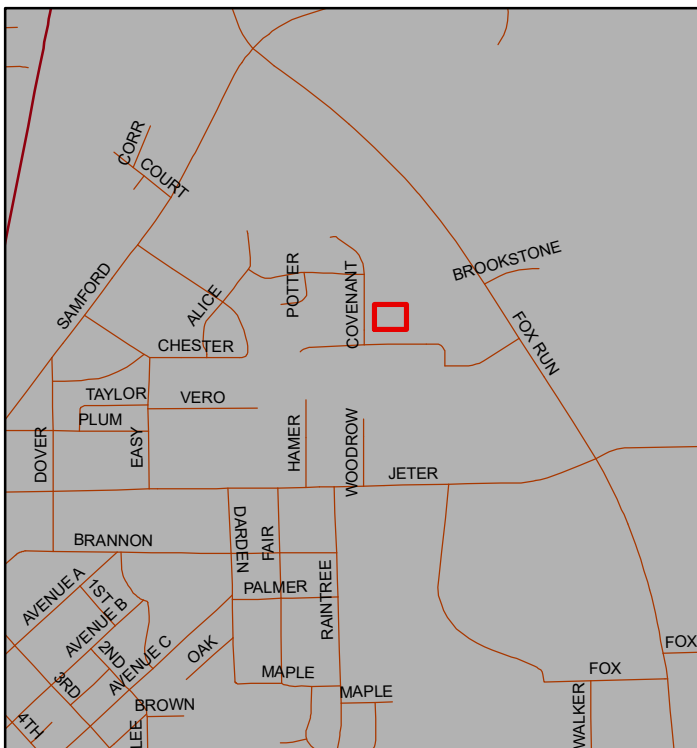
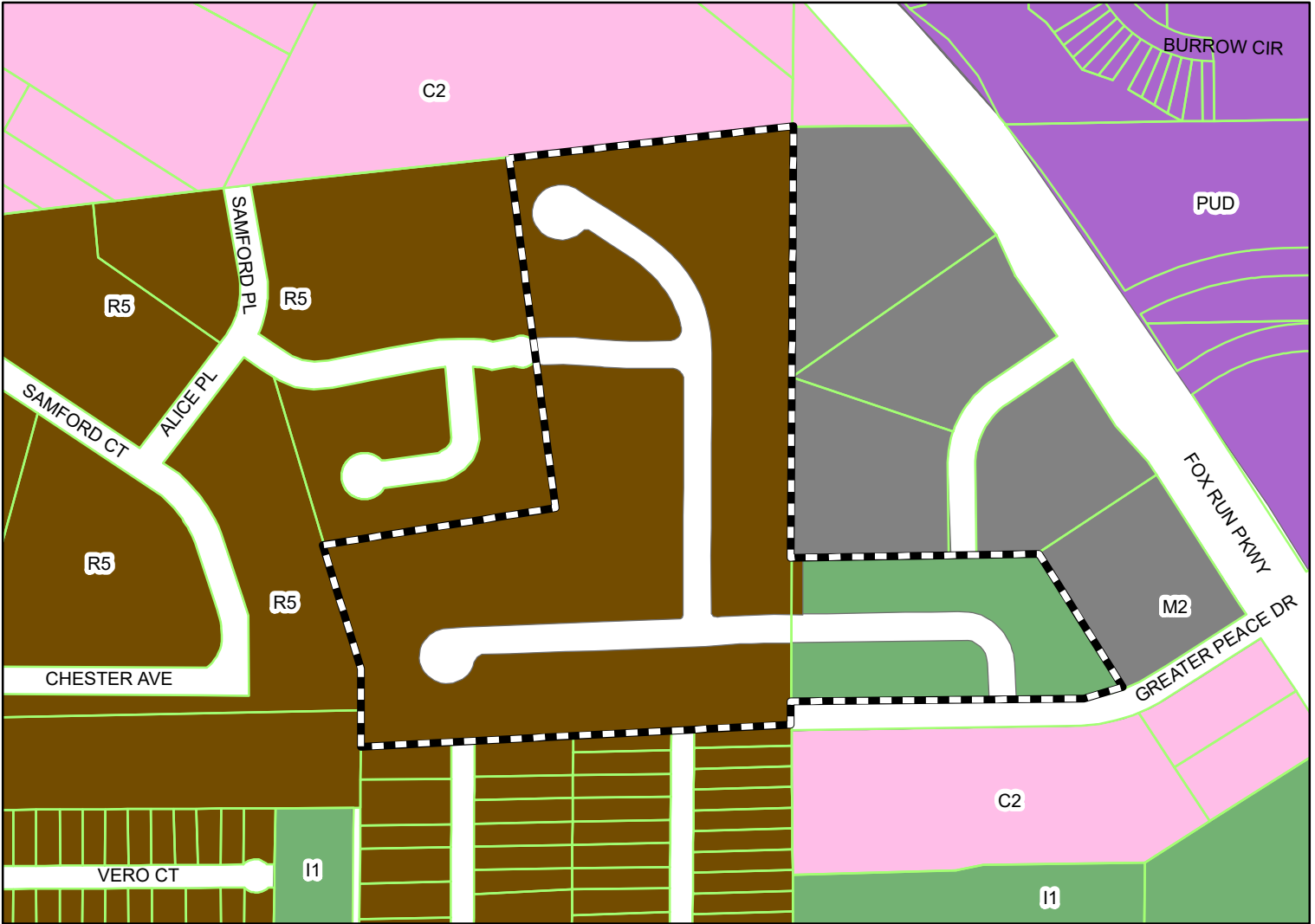
Opelika Power Services Report

This subdivision is inside the Opelika Power Service territory.

JORDAN'S GATE SUBDIVISION

JORDAN GATE DRIVE

PRELIMINARY AND FINAL APPROVAL, A-1



The applicant is requesting preliminary and final plat approval for a two lot subdivision. The property is located in a R-5 and I-1 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.

NOTES:

- Survey North: Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS using the ALDOT Cors as reference.
- Basis for Survey:
 - A *Resubdivision of Solar No. 1 Subdivision*, Plat Book 10, Page 228, Probate Office, Lee County, Alabama.
 - *Revision of Lots 3, 4, 8, 9, 10, 11, 12, 13, 14, 15 & 18 A Re-Subdivision of Lots - 4 & 7 Foxrun Industrial Park First Revision First Addition*, Plat Book 20, Page 89, Probate Office, Lee County, Alabama.
 - *Deed Book 2316, Page 721*, Probate Office, Lee County, Alabama.
 - *Deed Book 2322, Page 131*, 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.
- 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.

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: _____

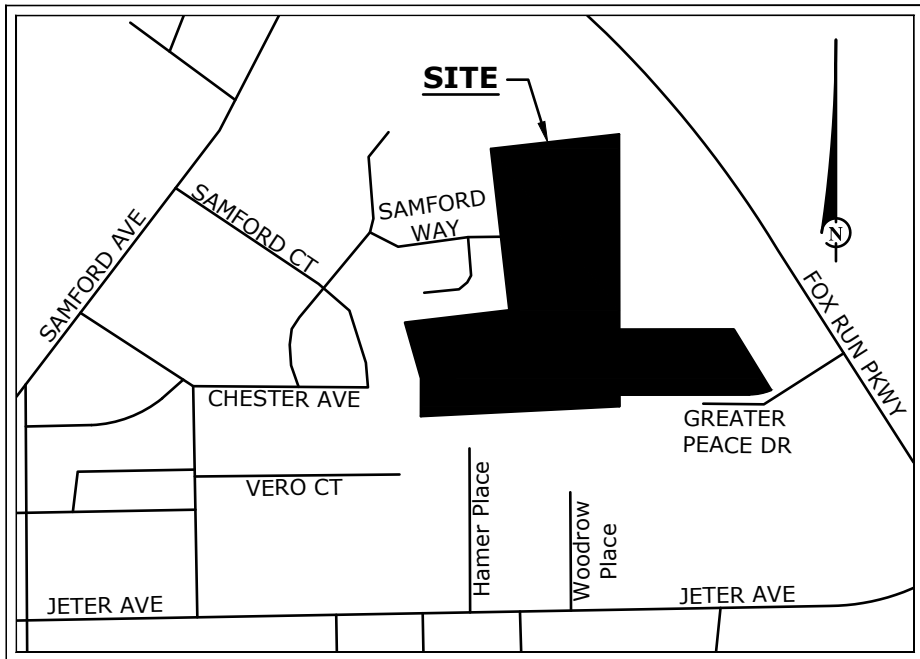
Accepted by the Opelika Utilities, Opelika, Alabama:

Opelika Utilities: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

VICINITY MAP
not to scale



LEGEND

- Iron Pin Found and Type
- 1/2" Rebar Set - Orange Cap Stamped AL CA 718 LSF000600
- ⊙ Calculated Point
- DB: Deed Book
- PB: Plat Book
- PG: Page
- (R) Record Distance or Bearing
- (typ.) Typical Example
- POB Point of Beginning
- ROW Right-of-Way
- D.U.E. Drainage & Utility Easement
- OHU Overhead Utility Lines w/ Power Pole
- Guy Wire
- SS Sewer Line w/Sanitary Sewer Manhole
- Chain Link Fence
- Wire Fence
- Wooden Fence
- Metal Fence
- N/F Now or Formerly
- Concrete
- Asphalt Paving



BARRETT-SIMPSON, INC.
Engineers & Land Surveyors

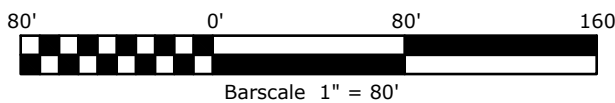
706 12th STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)
121 W. BRONX STREET, EUFALUA, AL 36627 (PH 334-687-4237, FAX 334-687-8629)
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

LAND SURVEYOR

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

DEVELOPER/OWNER

Jordans Gate LTD
527-B Main Avenue
Northport, AL 35476



PLAT OF
JORDANS GATE

A Redivision of Lot 1 of a Redivision of Solar No. 1 Subdivision, Plat Book 10, Page 228 & Lot 10A of Revision of Lots 3, 4, 8, 9, 10, 11, 12, 13, 14, 15 & 18 A Re-Subdivision of Lots - 4 & 7 Foxrun Industrial Park First Revision First Addition, Plat Book 20, Page 89

BEING A PART OF SECTIONS 5 & 8, TOWNSHIP 19 NORTH, RANGE 27 EAST,
OPELIKA, LEE COUNTY, ALABAMA

Curve Table

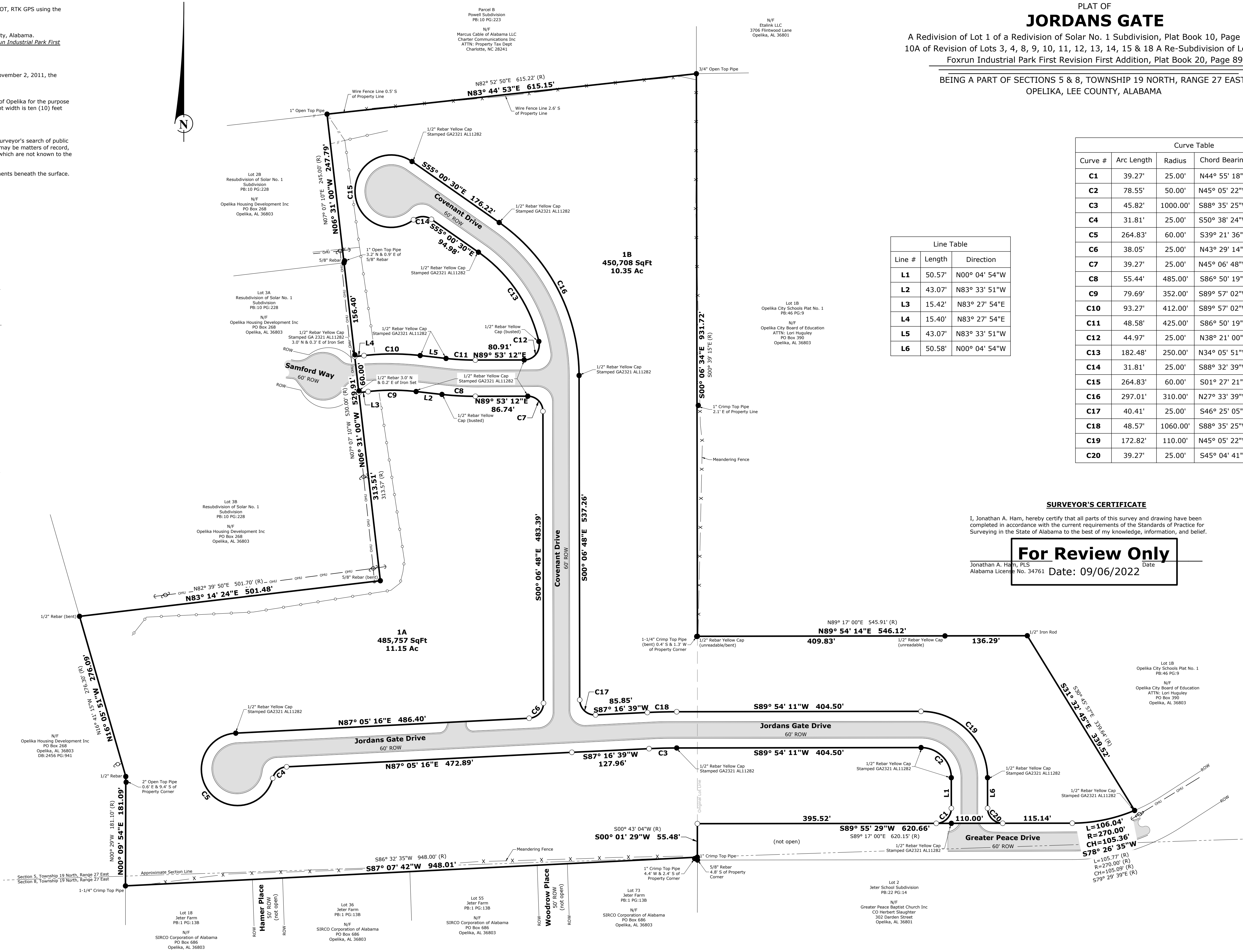
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	39.27'	25.00'	N44° 55' 18"E	35.36'
C2	78.55'	50.00'	N45° 05' 22"W	70.72'
C3	45.82'	1000.00'	S88° 35' 25"W	45.82'
C4	31.81'	25.00'	S50° 38' 24"W	29.70'
C5	264.83'	60.00'	S39° 21' 36"E	96.53'
C6	38.05'	25.00'	N43° 29' 14"E	34.48'
C7	39.27'	25.00'	N45° 06' 48"W	35.36'
C8	55.44'	485.00'	S86° 50' 19"E	55.41'
C9	79.69'	352.00'	S89° 57' 02"W	79.52'
C10	93.27'	412.00'	S89° 57' 02"W	93.07'
C11	48.58'	425.00'	S86° 50' 19"E	48.55'
C12	44.97'	25.00'	N38° 21' 00"E	39.15'
C13	182.48'	250.00'	N34° 05' 51"W	178.46'
C14	31.81'	25.00'	S88° 32' 39"W	29.70'
C15	264.83'	60.00'	S01° 27' 21"E	96.53'
C16	297.01'	310.00'	N27° 33' 39"W	285.78'
C17	40.41'	25.00'	S46° 25' 05"E	36.15'
C18	48.57'	1060.00'	S88° 35' 25"W	48.57'
C19	172.82'	110.00'	N45° 05' 22"W	155.58'
C20	39.27'	25.00'	S45° 04' 41"E	35.35'

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: 09/06/2022



PROJECT NO: 22-0064

FIELD BY: CAJ

DRAWN BY: BES

FIELD DATE: 07/20/2022

DRAW DATE: 09/06/2022



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

30⁹⁷DEADLINE: 9/6/22 MEETING: 9/27/22SITE ADDRESS: Pepperell Pkwy. & 30th StreetPROPERTY OWNER: Opelika Equities, LLCAPPLICANT/AUTHORIZED REPRESENTATIVE: Blake Rice, Barrett-Simpson, Inc.MAILING ADDRESS: 223 South 9th St. Opelika, AL 36801PHONE NUMBER: 334-745-7026 FAX NUMBER: 334-745-4367EMAIL ADDRESS: bricc@barrett-simpson.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☒ FINAL
Does the subdivision require any other official action by the City? No
☐ Annexation ☐ Rezoning ☐ Other _____
PARCEL INFORMATIONSubdivision Name: The Ballfields Number of Lots: 1 x \$3.00 = \$3.00Current Land Use: Vacant Number of APO: 5 x \$7.00 = \$ N/ACurrent Zoning: PUD (Adjacent Property Owners)Proposed use of the Subdivision: Multi-family/Commercial Fee: \$75.00
☒ Residential ☒ Commercial **TOTAL** \$78.00
☐ Manufacturing/Industrial ☐ Office/Institutional **PAID** \$75

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) The Ballfields Plat No. 3 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: Blake Rice

8/29/22

(PRINT NAME) Blake Rice, Barrett-Simpson, Inc

DATE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 27, 2022

Subdivision: The Ballfields

Agenda Item #: A-2

Action Requested: Preliminary and Final Plat Approval

Location of Property: Pepperell Parkway and 30th Street

Property Owner(s): Opelika Equities, LLC
Blake Rice, Barrett-Simpson, Inc. (Authorized Representative)

Current Land Use: Undeveloped

Current Zoning: PUD

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0068G
Zone X – An area 0.2% or less annual chance of flood

Staff Comments

The applicant is requesting preliminary and final approval for a 2-lot subdivision located at the intersection of Pepperell Parkway and 30th Steet. The purpose of the subdivision is to create the R.O.W for Ballfields Loop and Lot 3A-1. The Lot 3A-1 size is 4.39 acres from the 6.35 acres. The Ballfields is zoned PUD (The Ball Fields PUD Approved by City Council May 8 2019) with a master plan. These lots are generally consistent with the PUD master plan.

Planning Department recommends preliminary and final plat approval subject to:

- As this plat is presented to the Planning Commission, a signature line for the Chairman must be added.

Engineering Department Report

All of the Opelika Surveyors comments regarding the plat have been addressed. 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 estimated total infrastructure 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.

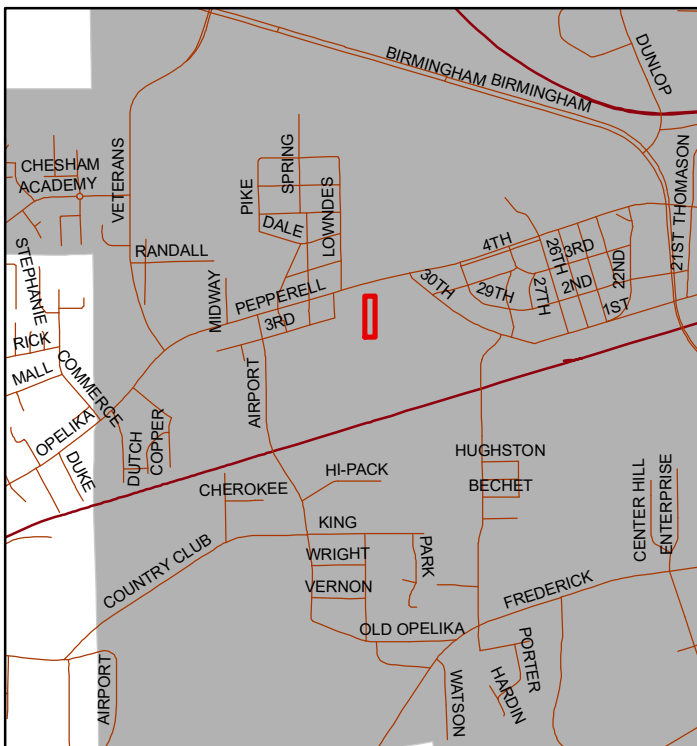
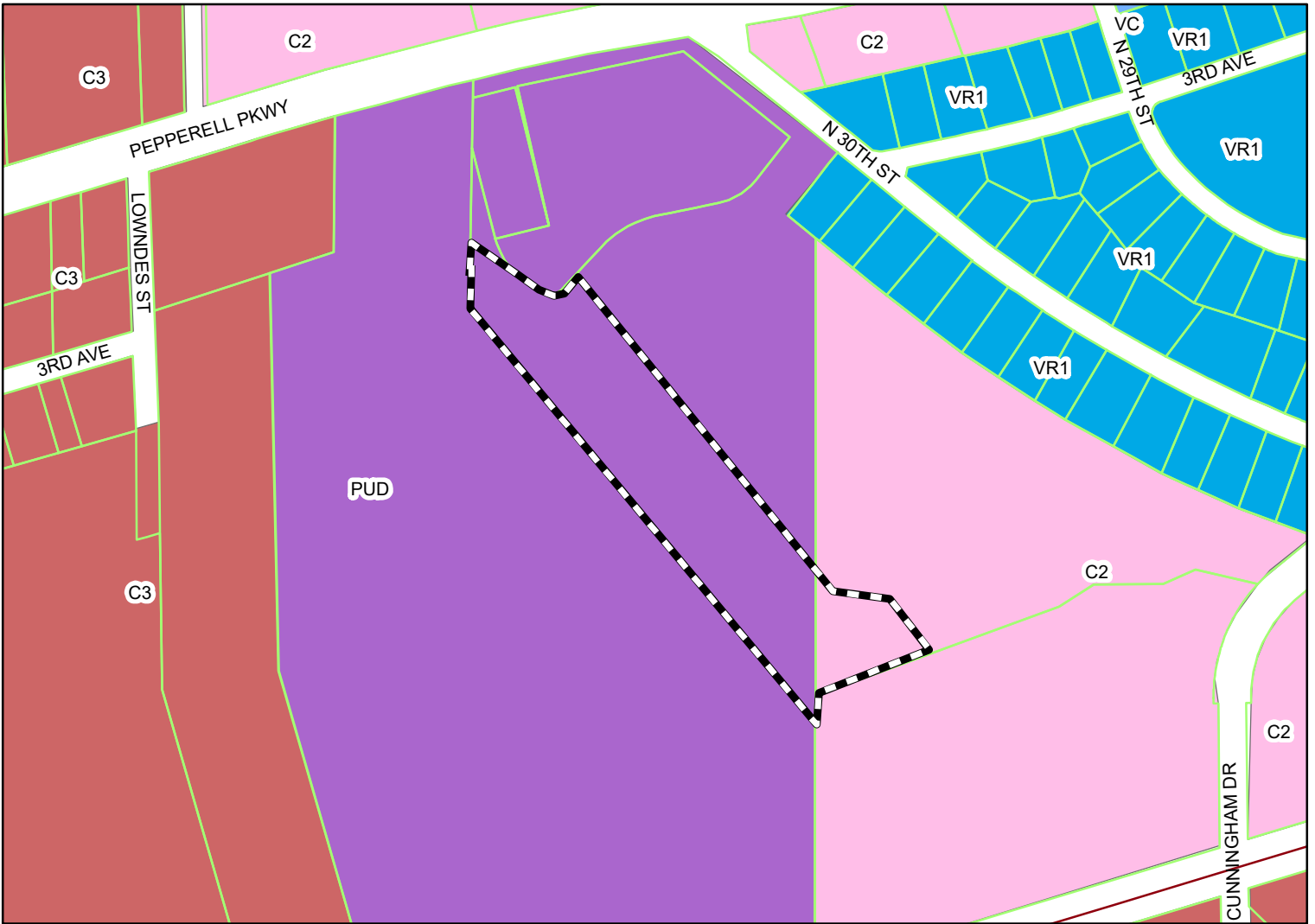
Opelika Utilities Board Report

Water service is accessible to this subdivision by Opelika Utilities.

Opelika Power Services Report

This subdivision is inside the Opelika Power Service territory.

THE BALLFIELDS PLAT NO 3 SUBDIVISION PEPPERELL PARKWAY AND 30TH STREET FINAL APPROVAL, A-2



The applicant is requesting final plat approval for one lot for a multi-family phase of a mixed use residential and commercial development. The property is located in the The Ballfields 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.

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

Being A Redivison 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

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: 09/01/22

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

Date

ACKNOWLEDGMENT

STATE OF

COUNTY OF

I, _____, 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 ____ day of _____ 2022.

Notary Public

My Commission Expires: _____

OPELIKA CERTIFICATES

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: _____

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 BY: CAJ
DRAWN BY: BES

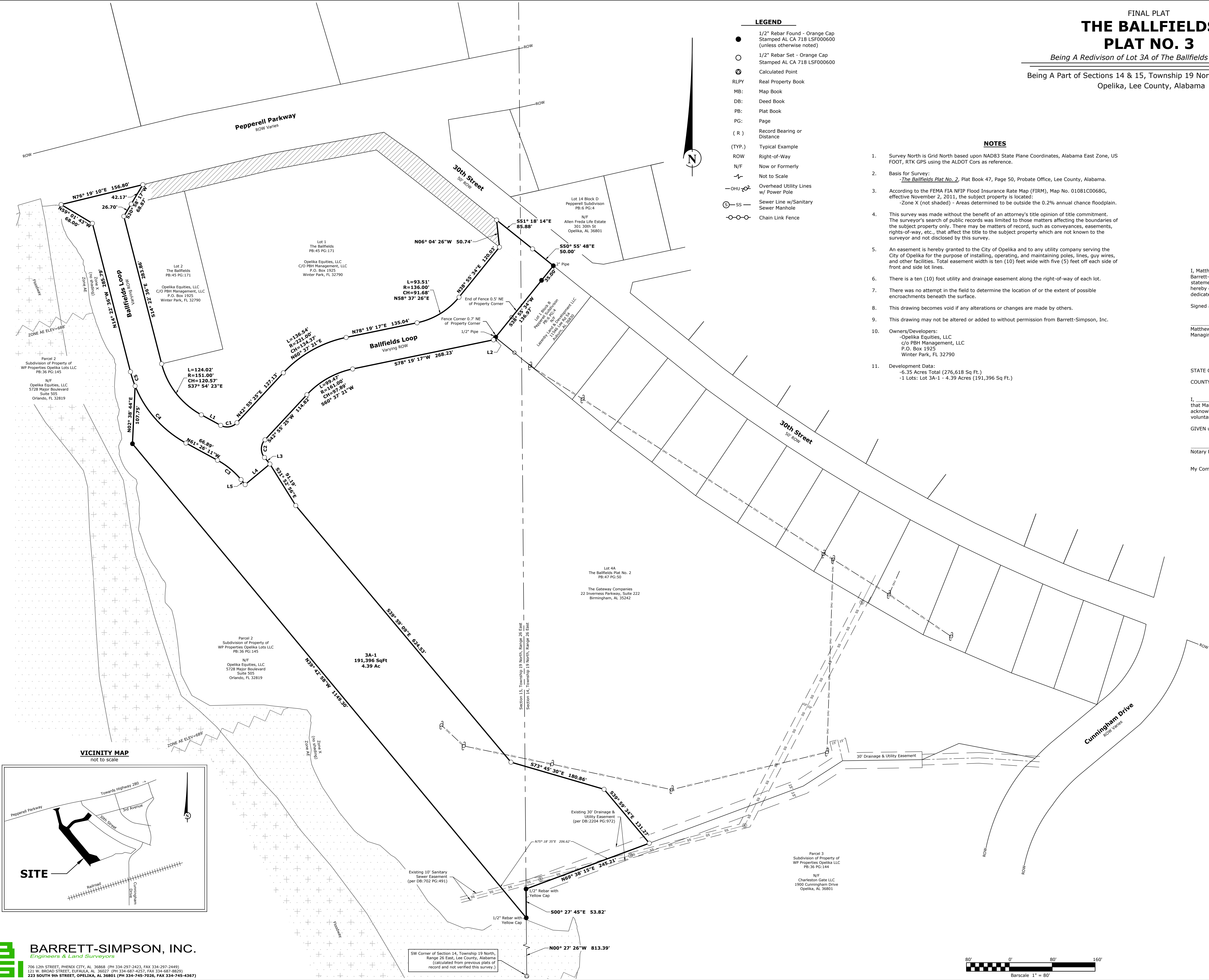
FIELD DATE: 08/29/2022
DRAWN DATE: 09/01/2022

LEGEND

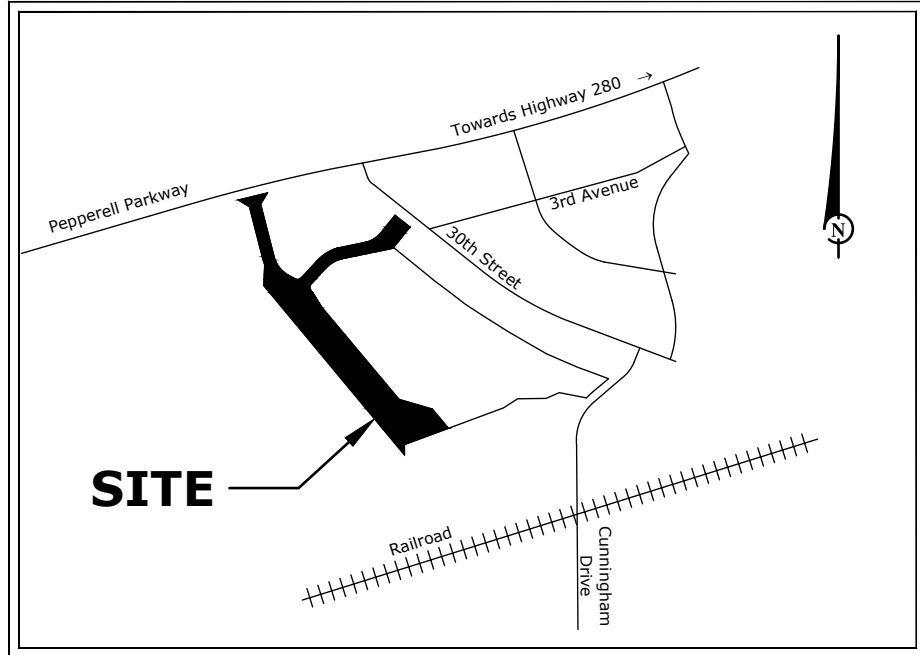
- 1/2" Rebar Found - Orange Cap
Stamped AL CA 718 LSF000600
(unless otherwise noted)
- 1/2" Rebar Set - Orange Cap
Stamped AL CA 718 LSF000600
- Calculated Point
- RLPY Real Property Book
- MB: Map Book
- DB: Deed Book
- PB: Plat Book
- PG: Page
- (R) Record Bearing or Distance
- (TYP.) Typical Example
- ROW Right-of-Way
- N/F Now or Formerly
- Not to Scale
- Overhead Utility Lines w/ Power Pole
- 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. 01081C0068G, 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





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

3092

PC DEADLINE: SEPT. 6 PC MEETING: SEPT. 27

SITE ADDRESS: 3000 H. PACK DRIVE
 PROPERTY OWNER: SP OPELIKA VENTURES, LLC
 APPLICANT/AUTHORIZED REPRESENTATIVE: BRIAN LEE
 MAILING ADDRESS: 6053 STAGE ROAD AUBURN, AL 36832
 PHONE NUMBER: 334-521-5320 FAX NUMBER: _____
 EMAIL ADDRESS: brian@acaiconstruction.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

Does the subdivision require any other official action by the City? NO

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATIONSubdivision Name: VILLAGES OF OPELIKANumber of Lots: 50 x \$3.00 = \$ 150.00Current Land Use: VACANTNumber of APO: 16 x \$6.74 = \$ 107.84
(Adjacent Property Owners)Current Zoning: PLNDProposed use of the Subdivision: RESIDENTIALFee: \$75.00**TOTAL** \$1332.84

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

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) VILLAGES OF OPELIKA 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) BRIAN LEE

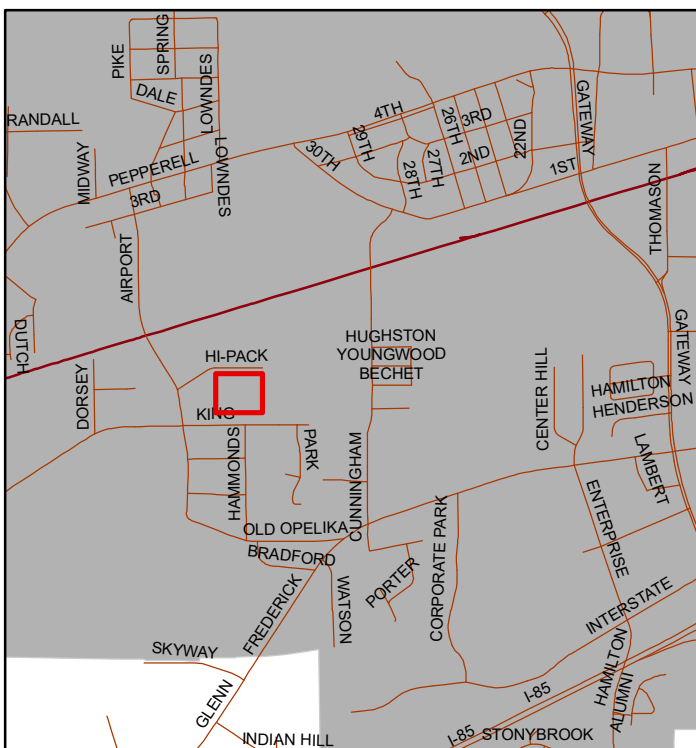
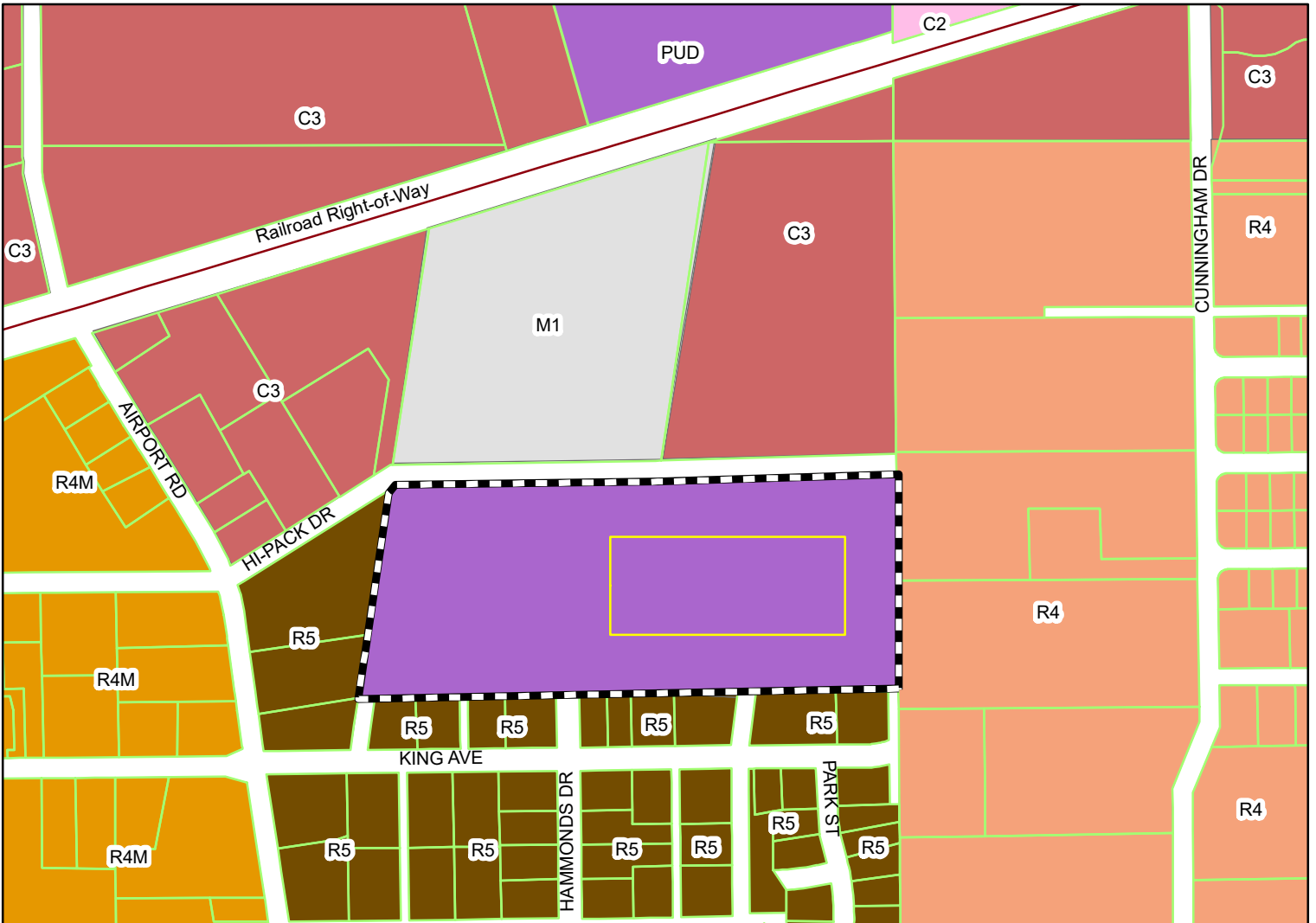
DATE

9/1/22

VILLAGES AT OPELIKA SUBDIVISION

3001 HI-PACK DRIVE

FINAL APPROVAL, B-3



The applicant is requesting final plat approval for 50 single family home lots. The property is located in a PUD zoning district that includes twin homes and townhomes.



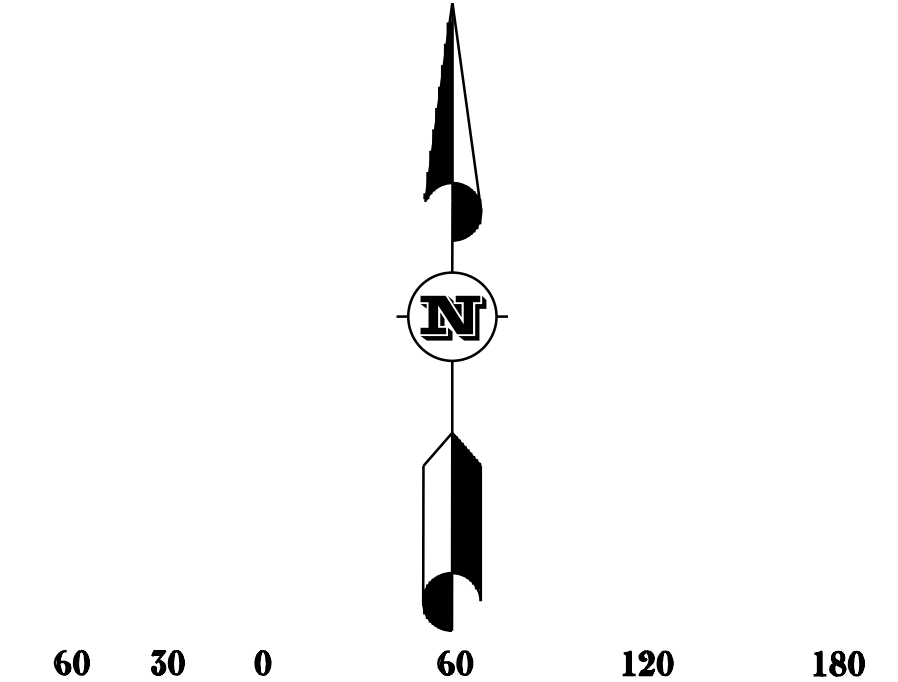
Subject Property

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.

GENERAL NOTES:

- 1.SOURCE OF INFORMATION USED: DEED BOOK 2571 AT PAGE 361, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE IN LEE COUNTY, ALABAMA.
- 2.NORTH DERIVED FROM RTK GPS SESSION, NAD83 AL EAST ZONE.
- 3.NO PORTION OF THIS PARCEL LIES WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP NUMBERS 01081C0068G AND 01081C0206G, DATED NOVEMBER 2, 2011.
- 4.AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND 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 ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.
5. OWNER/DEVELOPER: SP Opelika Ventures, LLC
709 Avenue A
Opelika AL 36801

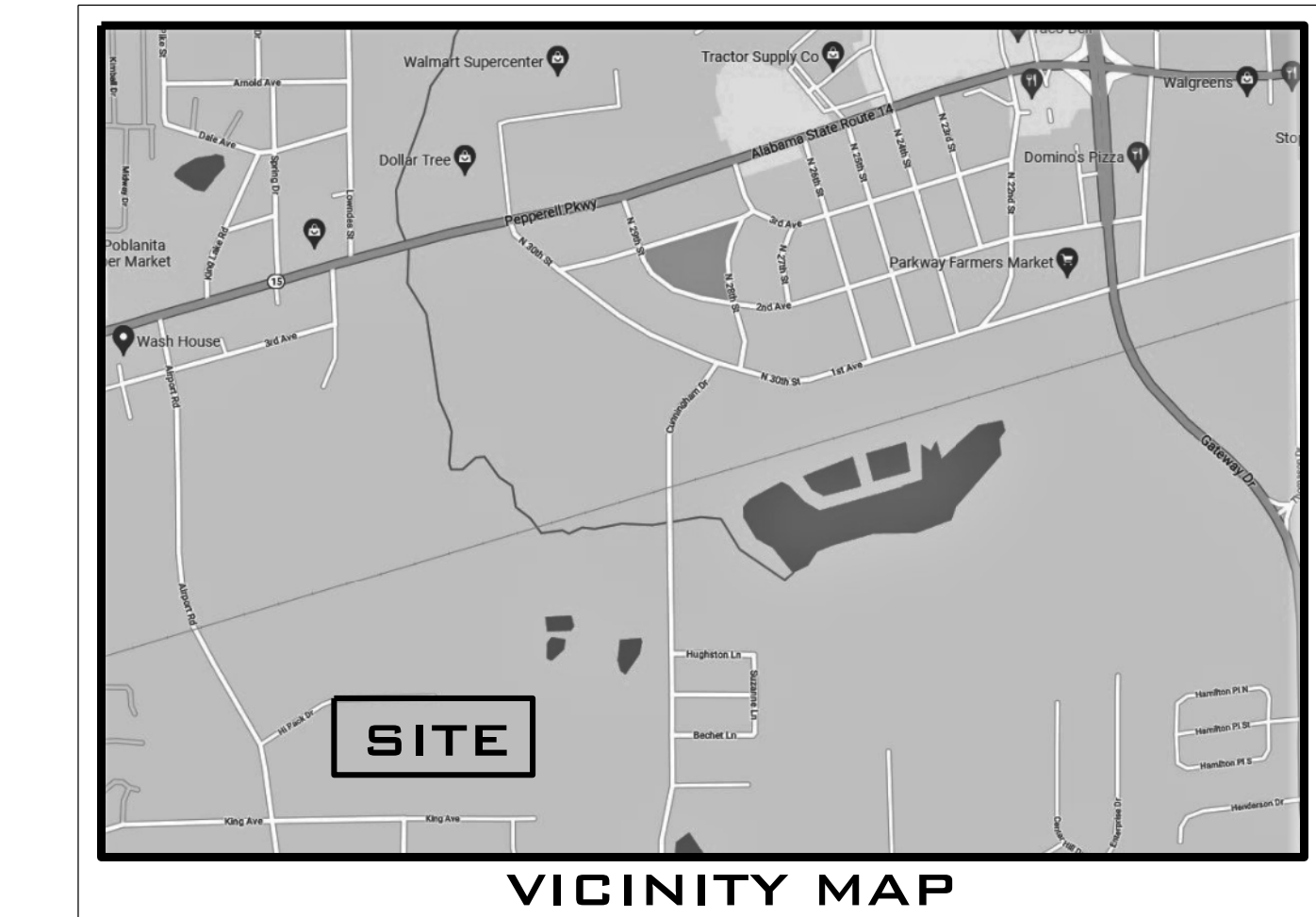
LOT CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	DISTANCE
C1	12°04'23"	2.11	50.00	N 06°29'27" W	2.10
C2	52°14'51"	9.12	10.00	N 38°39'04" W	8.81
C3	202°27'57"	176.68	50.00	N 36°27'29" E	98.08
C4	48°12'37"	8.41	10.00	N 66°24'49" W	8.17
C5	89°50'45"	13.33	10.00	S 44°28'07" W	12.00
C6	73°53'20"	12.90	10.00	N 45°27'15" W	12.02
C7	73°53'20"	12.90	10.00	S 44°32'45" W	12.02
C8	90°00'00"	15.71	10.00	S 44°28'52" W	14.14
C9	90°01'28"	15.71	10.00	N 45°31'52" W	14.15
C10	20°44'52"	18.11	50.00	N 89°41'13" W	18.01
C11	33°26'37"	29.18	50.00	N 62°35'29" W	28.77
C12	38°52'09"	33.92	50.00	N 26°26'06" W	33.27
C13	24°23'14"	21.28	50.00	N 05°11'35" E	21.12
C14	98°56'58"	43.17	25.00	N 40°58'46" W	38.01
C15	81°03'02"	35.36	25.00	N 48°01'14" W	32.49
C16	05°14'09"	4.57	50.00	N 19°07'59" W	4.57
C17	37°46'07"	32.96	50.00	N 02°22'09" E	32.37
C18	38°46'41"	33.84	50.00	N 40°38'32" E	33.20
C19	31°34'21"	27.55	50.00	N 75°49'03" E	27.20
C20	28°11'18"	24.60	50.00	S 74°18'08" E	24.35
C21	22°22'51"	80.08	205.00	S 10°44'10" W	79.57
C22	02°46'01"	7.00	145.00	N 00°55'46" E	7.00
C23	16°33'52"	41.92	145.00	N 10°32'45" E	41.77
C24	03°02'57"	7.72	145.00	N 20°24'07" E	7.72
C25	25°49'08"	65.34	145.00	S 09°01'02" W	64.79
C26	25°49'08"	92.38	205.00	N 09°01'02" E	91.60



SCALE IN FEET
1" = 60'

SURVEYOR
SAIN ASSOCIATES
Joshua Howard, PLS
Alabama Reg. No. 33949
Phone: (205) 940-6420
E-mail: jhoward@sain.com
SAIN ASSOCIATES, INC.
Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243

Subdivision design and lot layout provided by:
Adams Construction & Associates, Inc.
(334) 521-5320
6053 Stage Road
Auburn, AL 36832



VICINITY MAP

CENTERLINE CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD	DISTANCE
CL1	98°59'27"	95.02	55.00	S 41°00'11" E	83.64
CL2	81°03'02"	77.80	55.00	N 49°01'14" E	71.48
CL3	22°22'51"	68.36	175.00	S 10°44'10" W	67.92
CL4	25°49'08"	78.86	175.00	S 09°01'02" W	78.19

LOT 1
TAX ID: 09 05 22 1 000 016.000
AIRVIEW BAPTIST CHURCH
2309 AIRPORT RD
OPELIKA, AL 36801
KINGS NURSERY
AIRPORT PROPERTY

LOT 2
TAX ID: 09 05 22 1 000 016.000
AIRVIEW BAPTIST CHURCH, INC
2301 AIRPORT RD
OPELIKA, AL 36801

LOT 18

LOT 88
TAX ID: 09 05 22 1 000 018.000
PHILLIP JAMES BAKER
3220 KING AVE
OPELIKA, AL 36801

LOT 87
TAX ID: 09 05 22 1 000 019.000
WILLIE ANDREW W
WILLIE DARRY ROWELL
4367 US HWY 29
OPELIKA, AL 36804

LOT 86
TAX ID: 09 05 22 1 000 020.000
WILLIAM L. & TISE BRIDGES
3202 KING AVE
OPELIKA, AL 36801

LOT 85
TAX ID: 09 05 22 1 000 021.000
JOANN & VALERIA D. LYLES
3200 KING AVE
OPELIKA, AL 36801

LOT NUMBER SQUARE FOOTAGE

LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA
1	4718	27	8111	53	4107	79	3371	104	1634
2	4469	28	4911	54	4107	80	3350	105	2333
3	4469	29	4342	55	4107	81	3360	106	23160
4	4469	30	4346	56	4107	82	3358	107	2366
5	4469	31	4346	57	4107	83	3358	108	1628
6	4469	32	4346	58	4107	84	3352	109	1628
7	4469	33	5805	59	4107	85	3349	110	1924
8	4469	34	11193	60	4107	86	3345	111	1924
9	4469	35	11577	61	4107	87	3342	112	1628
10	4469	36	4105	62	4920	88	3339	113	2368
11	4469	37	4551	63	4920	89	3335	114	9105
12	4469	38	4551	64	4920	90	3440	115	2368
13	4469	39	4551	65	4920	91	2325	116	1628
14	4469	40	4551	66	4920	92	1628	117	1628
15	4469	41	4551	67	491	93	1628	118	1924
16	4469	42	4551	68	4247	94	1924	119	1924
17	4469	43	4551	69	3475	95	1924	120	1628
18	4469	44	4551	70	3475	96	1628	121	2381
19	4469	45	4646	71	3370	97	1924	122	3568
20	4469	46	4092	72	3370	98	9065	123	2186
21	4469	47	4107	73	3370	99	2368	124	2034
22	4469	48	4107	74	3370	100	1628	125	2033
23	4469	49	4107	75	3370	101	1628	126	1957
24	4469	50	4107	76	3370	102	1924	127	1881
25	3820	51	4107	77	3369	103	1918	128	2831
26	6927	52	4107	78	3369				

PARCEL A
TAX ID: 09 05 22 1 000 001.000
PACKAGING CORPORATION OF AMERICA
303 EAST EACKER DRIVE, SUITE 1040
CHICAGO, IL 60601

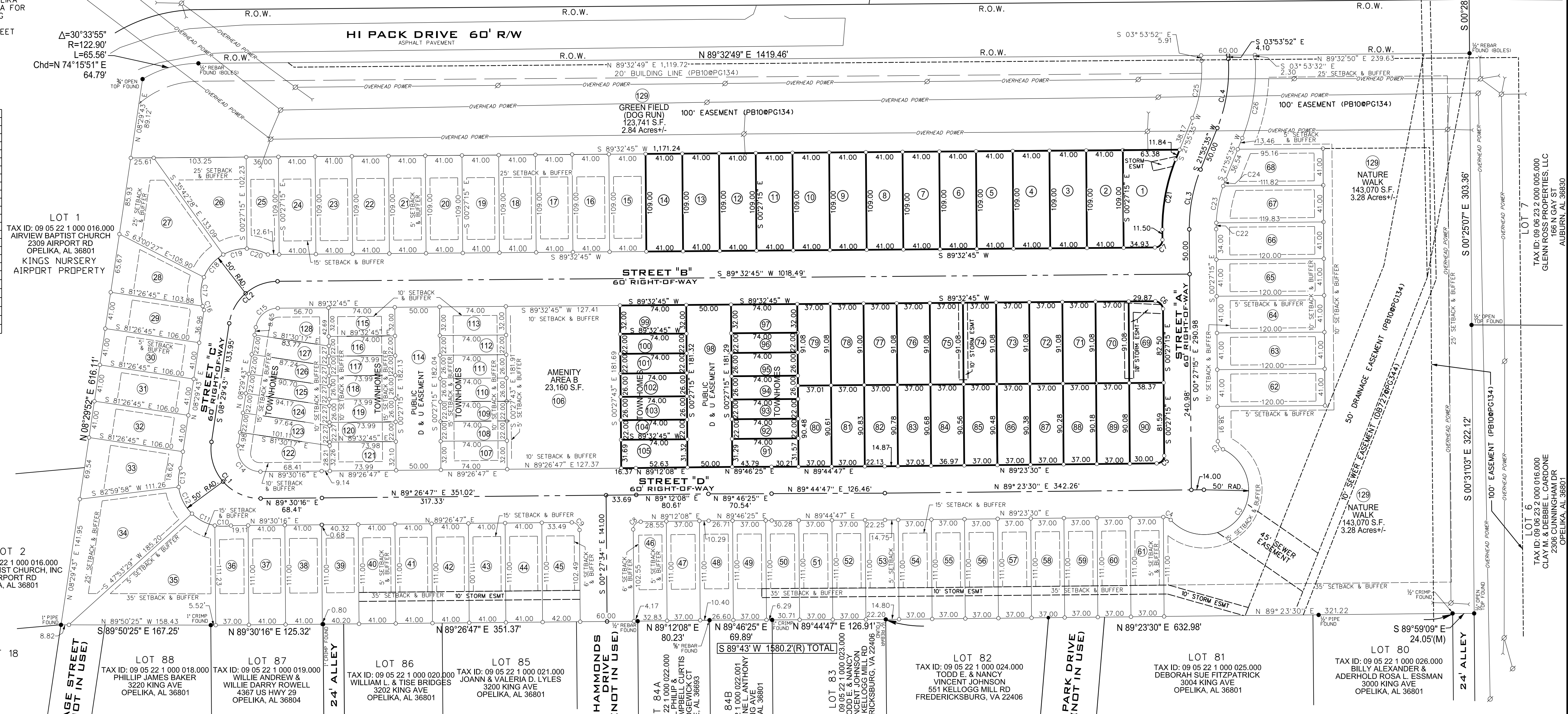
HIPACK PARK

PLAT NOTES:

1. 1 LARGE CANOPY TREE SHALL BE INSTALLED FOR EACH HOUSE FRONTAGE
2. AMENITY AND OPEN SPACE AREAS OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.

PARCEL C
TAX ID: 09 05 22 1 000 001.002
HI PACK QOZB I, LLC
923 ENDICOTT ST
CHATTANOOGA, TN 37405

NORTH EAST CORNER
OF THE NORTH EAST QUARTER
OF SECTION 22,
TOWNSHIP 19 NORTH,
RANGE 26 EAST
LEE CO., OPELIKA, ALABAMA



SURVEYOR'S CERTIFICATE

I, JOSHUA L. HOWARD, A LICENSED 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 STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

AUGUST 5., 2022

JOSHUA L. HOWARD (PLS NO. 33949)
(NOT VALID WITHOUT SURVEYOR'S SEAL AND SIGNATURE)

DEDICATION

I, _____, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT, HEREBY JOIN IN THE STATEMENT OF JOSHUA L. HOWARD, AND CERTIFY THAT IT WAS AND IS MY PURPOSE TO DIVIDE THE LAND SO PLATTED INTO LOTS AS SHOWN.

OWNER NAME _____ DATE _____

ACKNOWLEDGEMENT

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

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES: _____

REVIEWED ON BEHALF OF OPELIKA POWER SERVICES,
OPELIKA, LEE COUNTY, ALABAMA.

OPELIKA POWER SERVICES _____ DATE _____

REVIEWED ON BEHALF OF THE UTILITIES BOARD OF
THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.

UTILITIES BOARD, CITY OF OPELIKA _____ DATE _____

APPROVED BY THE PUBLIC WORKS DEPARTMENT OF
THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.

PUBLIC WORKS DIRECTOR _____ DATE _____

APPROVED BY THE OPELIKA CITY PLANNER: _____ DATE _____

PLANNER _____ DATE _____

APPROVED BY THE OPELIKA CITY ENGINEER: _____ DATE _____

ENGINEER _____ DATE _____

APPROVED BY THE OPELIKA PLANNING COMMISSION: _____ DATE _____

CHAIRMAN _____ DATE _____

THE VILLAGES OF OPELIKA
PHASE 1

situated in
Northeast corner
of the Northeast quarter
of Section 22,
Township 19 North,
Range 26 East
Lee Co., Opelika, Alabama

Prepared by
Sain Associates
Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243
Phone: (205) 940-6420
Website: www.sain.com
Date: August 5, 2022.

GENERAL NOTES:

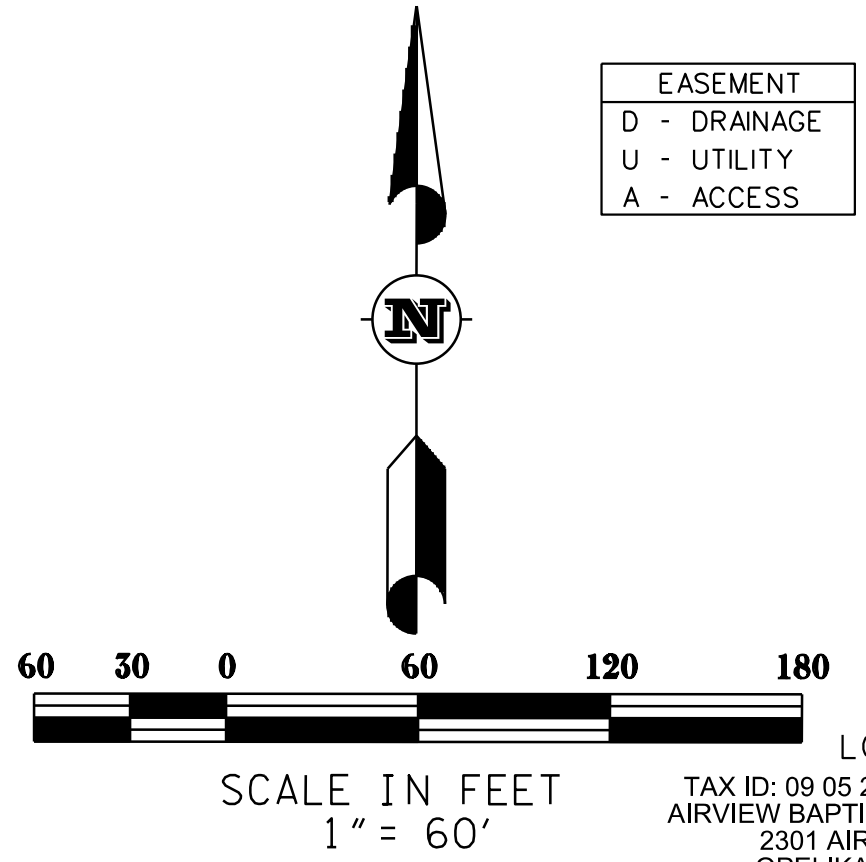
- 1.SOURCE OF INFORMATION USED: DEED BOOK 2571 AT PAGE 361, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE IN LEE COUNTY, ALABAMA.
- 2.NORTH DERIVED FROM RTK GPS SESSION, NAD83 AL EAST ZONE.
- 3.NO PORTION OF THIS PARCEL LIES WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP NUMBERS 01081C0068G AND 01081C0206G, DATED NOVEMBER 2, 2011.
- 4.AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND 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 ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.
5. OWNER/DEVELOPER: SP Opeliko Ventures, LLC
709 Avenue A
Opelika AL 36801

CENTERLINE CURVE TABLE							
CURVE	DELTA	LENGTH	RADIUS	CHORD	DISTANCE		
CL1	98°59'27"	95.02	55.00	S 41°00'01" E	83.84		
CL2	81°03'02"	77.80	55.00	N 49°01'14" E	71.48		
CL3	22°22'51"	68.36	175.00	S 10°44'10" W	67.92		
CL4	25°49'08"	78.86	175.00	S 09°01'02" W	78.19		

PLAT NOTES:

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2. AMENITY AND OPEN SPACE AREAS OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.

LOT CURVE TABLE							
CURVE	DELTA	LENGTH	RADIUS	CHORD	DISTANCE		
C1	12°04'23"	2.11	50.00	N 06°29'27" W	2.10		
C2	52°14'51"	9.12	10.00	N 38°39'04" W	8.81		
C3	202°27'57"	176.68	50.00	N 36°27'29" E	98.08		
C4	48°12'37"	8.41	10.00	N 66°24'49" W	8.17		
C5	89°50'45"	13.33	10.00	S 44°28'07" W	12.00		
C6	73°53'20"	12.90	10.00	N 45°27'15" W	12.02		
C7	73°53'20"	12.90	10.00	S 44°32'45" W	12.02		
C8	90°00'00"	15.71	10.00	S 44°28'52" W	14.14		
C9	90°01'28"	15.71	10.00	N 45°31'52" W	14.15		
C10	20°44'52"	18.11	50.00	N 89°41'13" W	18.01		
C11	33°26'37"	29.18	50.00	N 62°35'29" W	28.77		
C12	38°52'09"	33.92	50.00	N 26°28'06" W	33.27		
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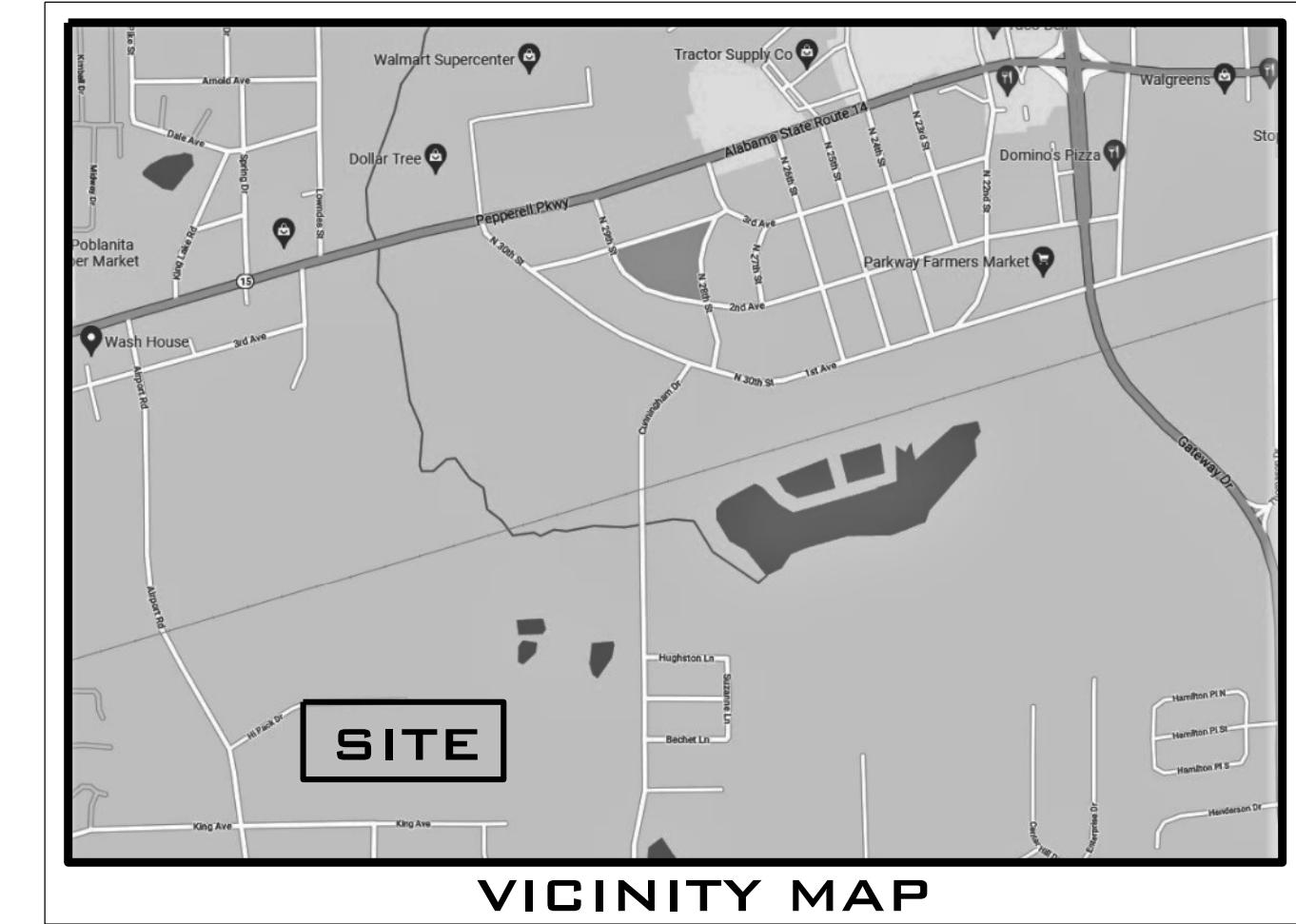


SURVEYOR

SAIN ASSOCIATES

Joshua Howard, PLS
Alabama Reg. No. 33949
Phone: (205) 940-6420
E-mail: jhoward@sain.com
SAIN ASSOCIATES, INC.
Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243

Subdivision design and lot layout provided by:
Adams Construction & Associates, Inc.
(334) 521-5320
6053 Stage Road
Auburn, AL 36832



LOT NUMBER SQUARE FOOTAGE											
LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA
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15	4469	41	4551	67	491	93	1628	118	1924		
16	4469	42	4551	68	4247	94	1924	119	1924		
17	4469	43	4551	69	3475	95	1924	120	1628		
18	4469	44	4551	70	3475	96	1628	121	2381		
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24	4469	50	4107	76	3370	102	1924	127	1881		
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26	6927	52	4107	78	3369						

SURVEYOR'S CERTIFICATE

I, JOSHUA L. HOWARD, A LICENSED 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 STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

NOVEMBER 8, 2021

JOSHUA L. HOWARD (PLS NO. 33949)
(NOT VALID WITHOUT SURVEYOR'S SEAL AND SIGNATURE)

DEDICATION

I, _____, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT, HEREBY JOIN IN THE STATEMENT OF JOSHUA L. HOWARD, AND CERTIFY THAT IT WAS AND IS MY PURPOSE TO DIVIDE THE LAND SO PLATTED INTO LOTS AS SHOWN.

OWNER NAME _____ DATE _____

ACKNOWLEDGEMENT

I, THE UNDERSIGNED AUTHORITY, 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 DATE THAT BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES: _____

REVIEWED ON BEHALF OF OPELIKA POWER SERVICES,
OPELIKA, LEE COUNTY, ALABAMA.

OPELIKA POWER SERVICES _____ DATE _____

REVIEWED ON BEHALF OF THE UTILITIES BOARD OF
THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.

UTILITIES BOARD, CITY OF OPELIKA _____ DATE _____

APPROVED BY THE PUBLIC WORKS DEPARTMENT OF
THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.

PUBLIC WORKS DIRECTOR _____ DATE _____

APPROVED BY THE OPELIKA CITY PLANNER:

PLANNER _____ DATE _____

APPROVED BY THE OPELIKA CITY ENGINEER:

ENGINEER _____ DATE _____

APPROVED BY THE OPELIKA PLANNING COMMISSION:

CHAIRMAN _____ DATE _____

PRELIMINARY PLAT
THE VILLAGES OF OPELIKA

situated in
Northeast corner
of the Northeast quarter
of Section 22,
Township 19 North,
Range 26 East
Lee Co., Opelika, Alabama

Prepared by
Sain Associates
Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243
Phone: (205) 940-6420
Website: www.sain.com
Date: September 16, 2022.

TAX ID: 09 05 22 1 000 005.000
GLENN ROBERT GAY, LLC
AUBURN, AL 36830

TAX ID: 09 05 22 1 000 016.000
CLAYTON CLAYBORN
2305 KINGS RD
OPELIKA, AL 36801



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



DEADLINE: 9/6/22 MEETING: 9/27/22

SITE ADDRESS: _____

PROPERTY OWNER: WYNDHAM GATEWAY LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: MARK STROZIER

MAILING ADDRESS: 165 FARMHOUSE ROAD ELLERSLIE, GA 31807

PHONE NUMBER: 706-573-1525 FAX NUMBER: _____

EMAIL ADDRESS: MARK.D@STROZIERSURVEYING.COM

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

Does the subdivision require any other official action by the City? No

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: WYNDHAM VILLAGE

Current Land Use: SUBDIVISION

Current Zoning: PUD

Proposed use of the Subdivision: RESIDENTIAL

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

Number of Lots: 50 x \$3.00 = \$ _____

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

Fee: \$75.00

TOTAL = 75.00

PAID \$175.00

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) WYNDHAM VILLAGE 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:

Mark D. Strozier

(PRINT NAME)

MARK D STROZIER

DATE

9/6/22

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 27, 2022 (Preliminary Plat July 27, 2021)

Subdivision: Wyndham Village, Phase 2, Section 2

Agenda Item #: B-4

Action Requested: Final Approval

Location of Property: End of Wymond Drive

Property Owner(s): Wyndham Gateway, LLC
Brandon Bolt, authorized applicant

Current Land Use: Undeveloped

Current Zoning: PUD

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0207G &
MAP#01081C0230G
Zone X – An area 0.2% or less annual chance of flood

Staff Comments:

The applicant is requesting final plat approval for 60 single -family lots and one (1) remainder lot for future development. These lots are zoned PUD in the Wyndham Master Plan revised by Planning Commission in 2019 and part of Pod 12. The Wyndham PUD master plan shows POD 12 having 168 lots including Phase 2 Section 2. This plat will complete the Pod 12 section with 165 lots.

The Master Plan for Pod 12 shows 65 acres to be developed. This portion of POD 12 without the open space and park areas is 21.06 acres with 60 units at a density of 2.84 (units/acres). All the lots meet the minimum lot width of 75 ft on the frontage or at the building line on the curved and cul-de-sac lots. The lots in Phase 2 meet the minimum area requirements of 10,000 square feet. The setbacks for this section are 25 feet in the front, 8 feet on the side, 20 feet in the rear, and 25 feet on the side setback on a street with a maximum building area of 40 percent.

This portion of the PUD Master Plan is surrounded by open space, park area, and water features. A community park is shown on the PUD Master Plan located behind Lots 135-140 along the end of Tiger Trail. The 50-foot Alabama Power Company transmission line easement area between Lots 125, 126, 139 and 140 should be addressed with ownership and maintenance. The open space areas will need to be referenced on the plat as a future amenity, park, or detention pond. Add a note on the plat describing areas of open space and/or future amenity. The master plan shows multiple access points to the park. This subdivision plat does not label the park area. If the

access is next to the power line easement this plat shows a single access, additional access points should be added, specifically on Tiger Trail. The park area is not shown, the area towards the end of Tiger Trail behind lots 135 - 140 or 142-145 should be labelled on the plat as a community park that should be installed with this phase. The remainder lot is labelled as Tract 1 is 210.96 acres.

Recommendation

Staff recommends final plat approval subject to the following:

1. Sidewalks are required on at least one side of the street.
2. The area at the end of Tiger Trail behind lots 140 -135 should be labelled on the plat as a community park. This amenity should be installed with this phase, or a detailed schedule should be submitted.
3. Add a note to the plat to state the use restrictions of the areas described as open space, park, and/or future amenity. Access needs to be preserved to the amenity as shown on the master plan.
4. Remove 65' lot standards (not allowed in this portion of Pod 12).
5. The 50' Alabama Power Company transmission line area between Lots 125, 126, 139 and 140 needs to be addressed concerning ownership and maintenance, and not to be left as right-of-way.
6. Ensure the 75' minimum lot width on lots 126, 146, 147, 148, 149 & 150 meets the minimum lot width at the front building line.

Engineering Department Report

All of the Opelika Surveyors comments regarding the plat have been addressed. 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 estimated total infrastructure 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.

Opelika Utilities Board Report

Opelika Utilities recommends approval.

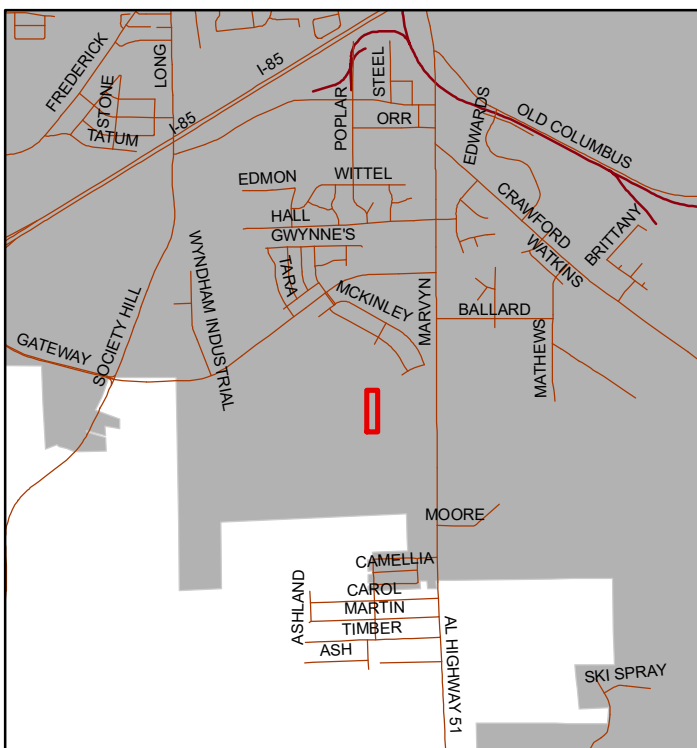
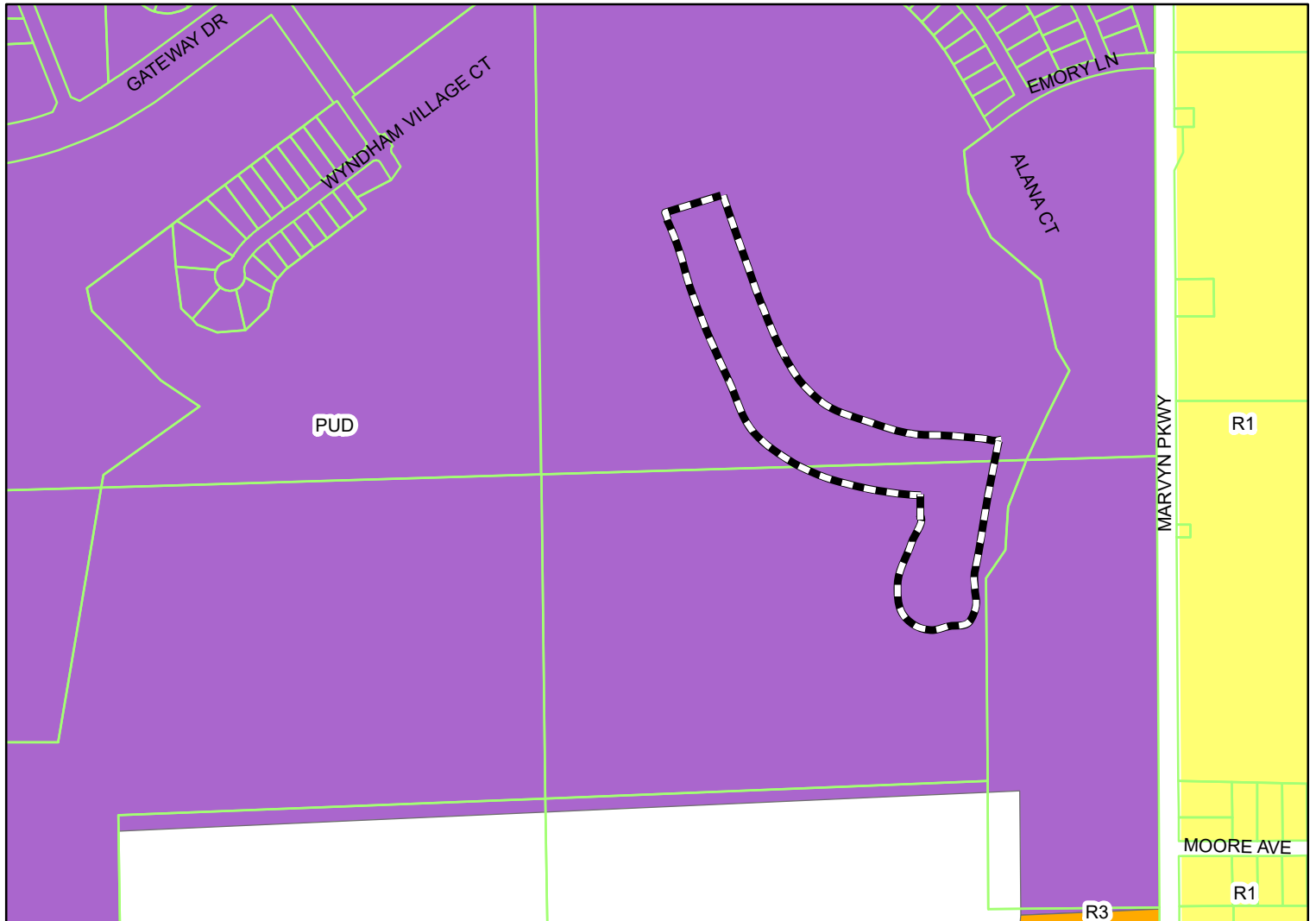
Opelika Power Services Report

This subdivision is inside the Opelika Power and Alabama Power Service territory.

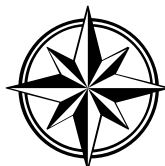
WYNDHAM VILLAGE PHASE 2 SECTION 2 SUBDIVISION

WYMOND DRIVE

FINAL APPROVAL, B-4

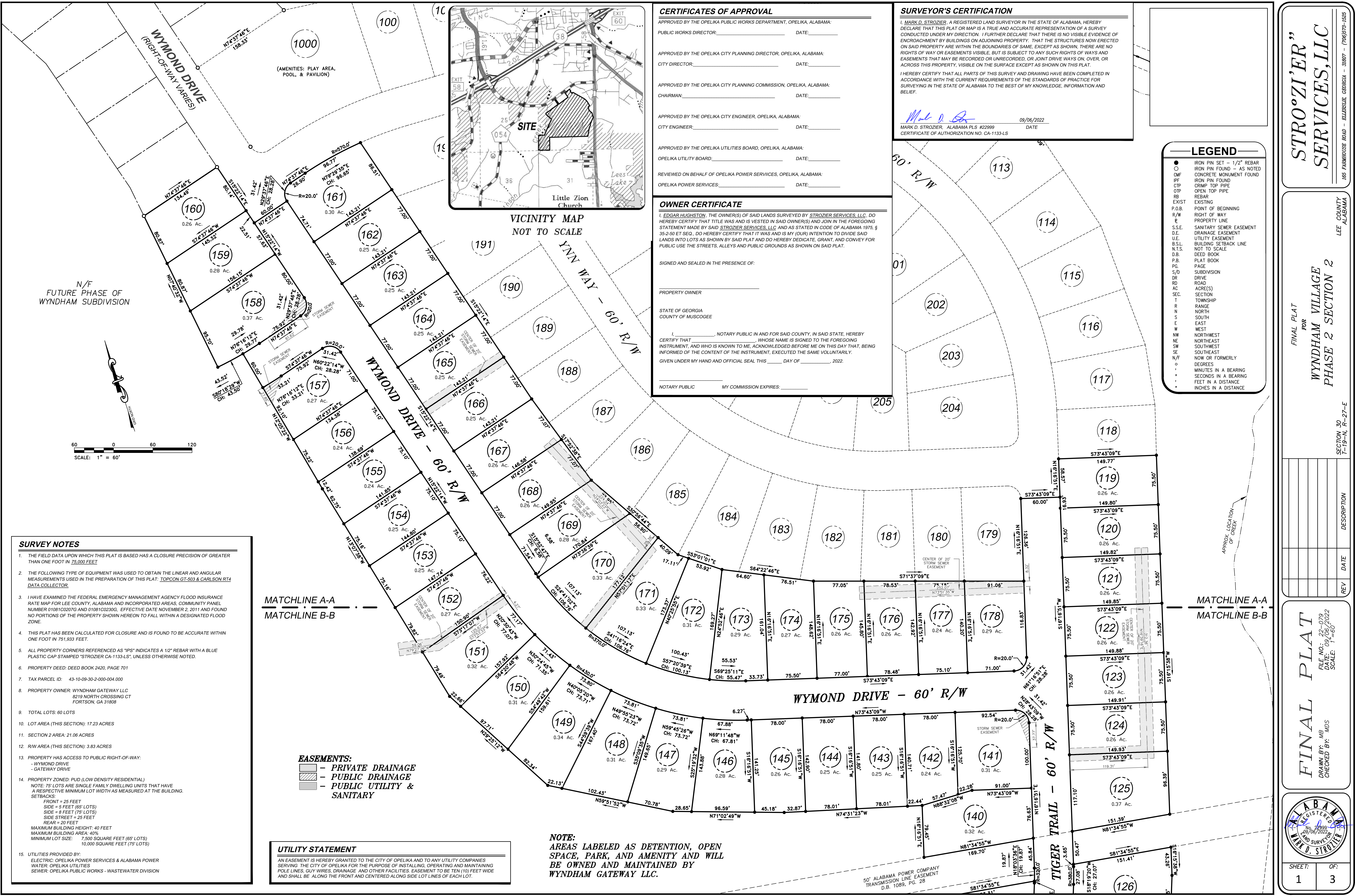


The applicant is requesting final plat approval for 60 single family home lots. The property is located in the Wyndham Gate PUD zoning district.



Subject Property

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MATCHLINE A-A
MATCHLINE B-B

MATCHLINE A-A
MATCHLINE B-B

WYMOND DRIVE - 60' R/W

TIGER TRAIL - 60' R/W

LEGEND	
●	IRON PIN SET - 1/2" REBAR
○	IRON PIN FOUND - AS NOTED
CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND
CTP	CRIMP TOP PIPE
OTP	OPEN TOP PIPE
RB	REBAR
EXIST	EXISTING
P.O.B.	POINT OF BEGINNING
R/W	RIGHT OF WAY
P	PROPERTY LINE
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
N.T.S.	NOT TO SCALE
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.G.	PAGE
S/D	SUBDIVISION
DR	DRIVE
RD	ROAD
AC	ACRE(S)
SEC.	SECTION
T	TOWNSHIP
R	RANGE
N	NORTH
S	SOUTH
E	EAST
W	WEST
NW	NORTHWEST
NE	NORTHEAST
SW	SOUTHWEST
SE	SOUTHEAST
N/F	NOW OR FORMERLY
°	DEGREES
'	MINUTES IN A BEARING
"	SECONDS IN A BEARING
FT	FEET IN A DISTANCE
"	INCHES IN A DISTANCE

EASEMENTS:
- PRIVATE DRAINAGE
- PUBLIC DRAINAGE
- PUBLIC UTILITY & SANITARY

NOTE:
AREAS LABELED AS DETENTION, OPEN SPACE, PARK, AND AMENITY AND WILL BE OWNED AND MAINTAINED BY WYNDHAM GATEWAY LLC.

STRO°ZI'ER"
SERVICES, LLC

165 PARADISE ROAD - ELLERSBUR, GEORGIA - 31027 - (706)573-1265

FINAL PLAT
FOR
WYNDHAM VILLAGE
PHASE 2 SECTION 2

LEE COUNTY
ALABAMA

SECTION 30
T-19-N, R-27-E

REV	DATE	DESCRIPTION

FINAL PLAT
FILE NO.: 22-079
DATE: 09/06/2022
SCALE: 1"=60'

DRAWN BY: MB
CHECKED BY: MDS



SHEET: 2 OF: 3



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

3083



PC DEADLINE: 9/16/22 PC MEETING: 9/27/22

SITE ADDRESS: 1212 FIRST AVE OPELIKA
PROPERTY OWNER: RICHARD Temple ANDERSON
APPLICANT/ AUTHORIZED REPRESENTATIVE: R. Temple ANDERSON
MAILING ADDRESS: P.O. BOX 97 OPELIKA ALA 36801
PHONE NUMBER: 334-744-3568 FAX NUMBER: 334-749-8332
EMAIL ADDRESS: R+ANDERSON49@GMAIL.COM

PARCEL INFORMATION

Project name: WILSON MOTORS Address/Location: 1212 FIRST AVE
Current Land Use: USED PARKING LOT Current Zoning: _____
Adjacent Zoning Districts: North: _____ South: _____ East: _____ West: _____
Description of Proposed Use: USE PARKING LOT FOR AUTO SALES

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, R. Temple Anderson, being owner of the property which is the subject of this conditional use application hereby authorize _____, 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: R. Temple AndersonDate: 8-29-2022

**STATE OF ALABAMA,
COUNTY OF LEE**

I, Elizabeth A. Fewell, a Notary Public in and for said County and State, hereby certify that Richard Temple Anderson, 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 29 day of August

Elizabeth A. Fewell
Notary Public

My Commission Expires: Feb. 28, 2024



City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 27, 2022

Agenda Item # C-5

Action Requested: Conditional Use – Use Parking Lot Spaces for Auto Sales

Location of Property: 1212 First Avenue

Property Owner(s): Temple Anderson

Current Zoning: M-1 (manufacturing)

Existing Land Use: Auto maintenance (Grady’s Tires) and other vehicle service uses

Proposal

The applicant, owner of Grady Tires, is requesting conditional use approval to use parking spaces to store and sell used vehicles on his property in a M-1 zoning district. Wilson Motors is the used auto sales business, and their sales office will co-locate with Grady’s. The applicant owns five properties (1.7 acres) that consist of six buildings constructed about 1955. For most buildings, parking spaces are in front of the buildings and driveways encircle the buildings.

About a year ago, Wilson Motors was located at 301 2nd Avenue. The business had vehicles displayed along 2nd Avenue. Wilson Motors has now downsized to 10 vehicles in their inventory for sale. A typical used auto sales lot will display vehicles along the street, but in the applicant’s case a traditional auto display is not necessary. Wilson Motors is requesting a maximum of 10 parking spaces reserved to display vehicles for sale located near Grady’s Tire (see photo on page 3). Customers will contact Wilson Motors and be shown vehicles by appointment or customers can drop-by and see the vehicles. Mr. Anderson or several Grady’s Tires employees will show vehicles to customers. The vehicles for sale will not be washed or detailed on the First Avenue property. Wilson Motors will not have a sign posted on the First Avenue property to advertise automobiles for sale nor a sign for hours of operation. Vehicles are advertised on the internet.

There are four existing businesses on the applicant’s six properties. Grady’s Tires has 50 to 60 vehicles that are parked near Grady’s in any given day. The parked vehicles are for employees and

for vehicles either waiting for repairs or the vehicle has been serviced and ready for pick-up. Two businesses (Smart Start and Auto Shine) are small vehicle service businesses with three employees and occupy 10 parking spaces.

Parking

The Grady Tires building is 9,260 square feet; about 75% of the building is customer sales and service and 25% is storage. A minimum of 27 parking spaces for customer sales and service and employees is required at Grady's.

Holt Fire & Safety Services is located at 1216 First Avenue on separate lot adjacent to Grady's Tires. The building is 10,270 square feet. The business owner said the business has three employees. About 80% of each workday employees are at a customer's workplace; customers do not come to the Holt Fire & Safety location. The business needs a total of 8 parking spaces for employees, two trailers, and a van. Holt Fire has agreed to allow Grady's Tires to park their customer's or employee's vehicles adjacent to their building.

Smart Start, automobile ignition interlock (breathalyzer installations) – The business is located at 1206 First Avenue. The business has two employees and one company vehicle. The owner/manager said the business needs 6 parking spaces.

Auto Shine, automobile detailing – The business owner at 1208 First Avenue said he may use two of the four parking spaces along First Avenue but has never used all four parking spaces.

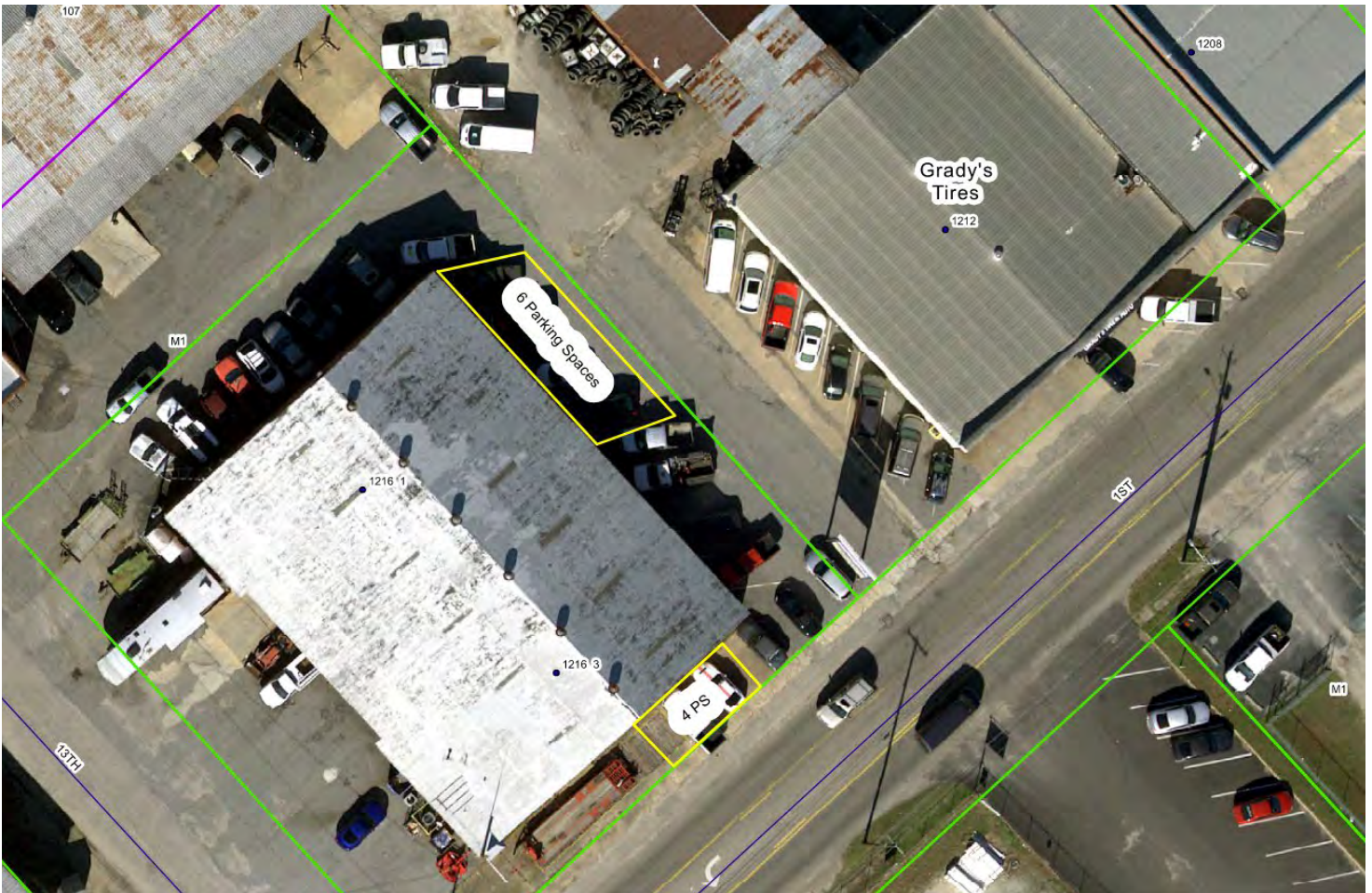
Wilson Motors, used auto sales – 12 parking spaces required. A maximum of 10 parking spaces for vehicles for sale and two parking for customers shopping for vehicles.

A total of 57 parking spaces is adequate for the existing four businesses and the proposed Wilson Motors auto sales lot. At least 79 parking spaces are available on the four properties, therefore an additional 22 parking spaces are available. Additional parking spaces could also be available if outside storage was consolidated. Adequate parking spaces have been met for the four businesses and the proposed Wilson Motors auto sales business. The applicant is aware that in the future if a new business license is requested for any of the four buildings and if minimum off-street parking spaces are not met for the proposed business, then the business license will not be approved.

Recommendation

Planning Staff recommends approval subject to the following:

1. A maximum of 10 vehicles displayed for sale are allowed to be stored on the property.
2. The 10 vehicles for sale must be parked in one of the 10 designated parking spaces as shown on the aerial photo attached. (The location of the 10 parking spaces were selected by the applicant.)
3. The display of vehicles for sale on the public right-of-way is prohibited.
4. If a business license is requested at later time and if minimum parking spaces are not met then the business license will not be approved.



Engineering Department Report

The Engineering Department has no other comments or concerns with this proposed conditional use.

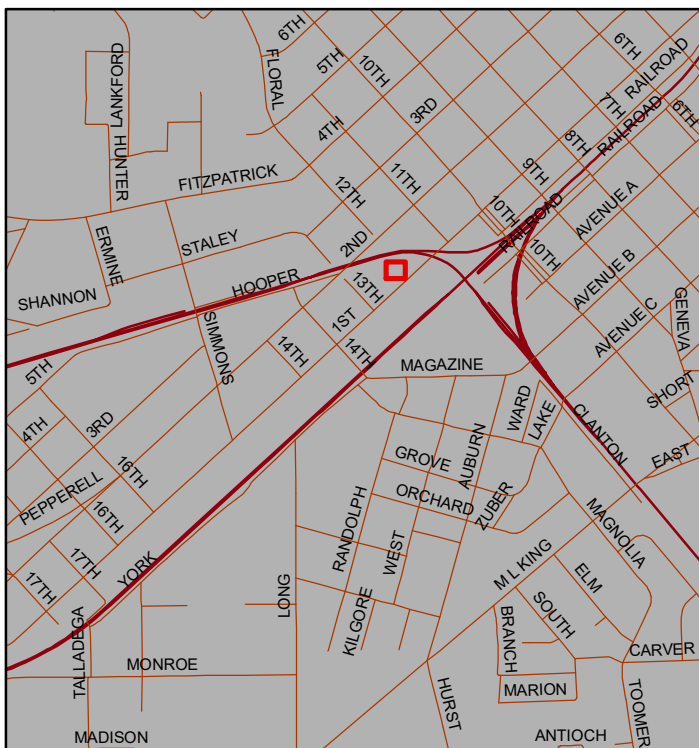
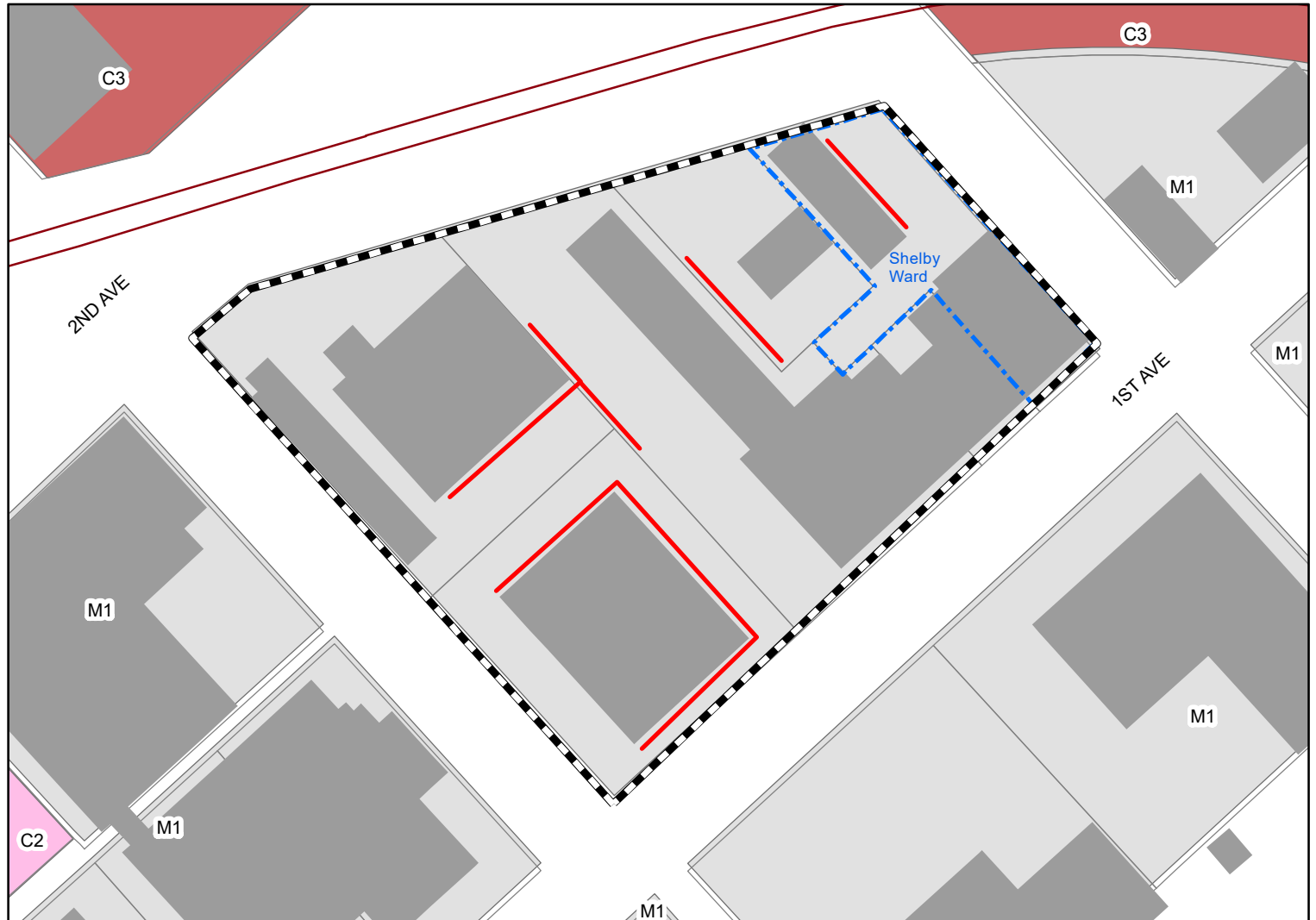
Opelika Utilities Board Report

No comments.

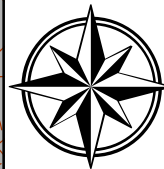
Opelika Power Services Report

This is inside the Opelika Power Service territory.

TEMPLE ANDERSON AUTO SALES 1212 FIRST AVENUE CONDITIONAL USE APPROVAL, C-5

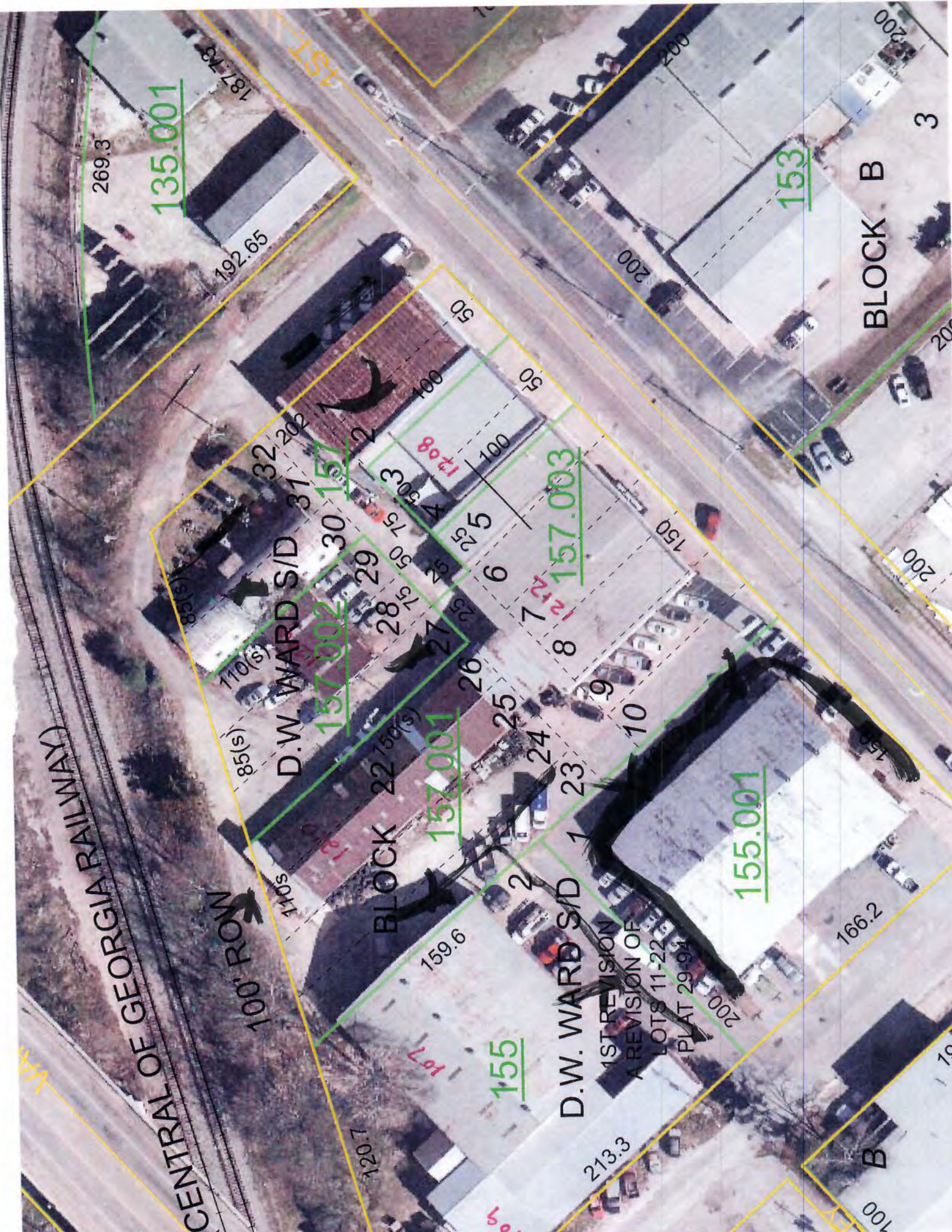


The applicant is requesting to add an auto sales lot next to his auto maintenance business (Grady's Tires). The red lines on map are the parking spaces for vehicles to sale. The property is in a M-1 zoning district.



Subject Property

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CENTRAL OF GEORGIA RAILWAY)

100' ROW

D.W. WARD S/D

BLOCK

157.001

D.W. WARD S/D

1ST REVISION
A REVISION OF
LOTS 11-22
PLAT 29-94

157.003

155.001

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BLOCK B

B



APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

3103



PC DEADLINE: 9/6/22 PC MEETING: 9/27/22

SITE ADDRESS: 4800 US HWY 280 (AT GRAND NATIONAL PKWY)

PROPERTY OWNER: JD REAL PROPERTIES, LLC.

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

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: EXTREME POWERSPORTS - OPELIKA Address/Location: 4800 US HWY 280

Current Land Use: VACANT

Current Zoning: C3

Adjacent Zoning Districts: North: C2 South: C2 East: R2 West: C3

Description of Proposed Use: COMMERCIAL BUSINESS FOR THE SALE AND MAINTENANCE OF ATV'S

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, JD REAL PROPERTIES, LLC., being owner of the property which is the subject of this conditional use application hereby authorize BLAKE RICE - BARRETT-SIMPSON, INC., 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: *James G. Dyer* Date: 09/06/2022

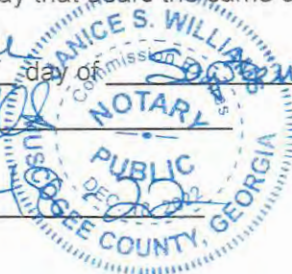
STATE OF ALABAMA, COUNTY OF LEE

I, Nancy S. Williams, a Notary Public in and for said County and State, hereby certify that James G. Dyer, 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 September, 2022

Nancy S. Williams
Notary Public

My Commission Expires: 12-31-2025



City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 27, 2022

Agenda Item #: C-6

Action Requested: Conditional Use – Revised Site Plan for ATV and Motorcycle Sales lot and Maintenance shop

Location of Property: 4800 Birmingham Hwy (Hwy 280)

Property Owner: Martin Burdette
Blake Rice, authorized representative

Current Zoning: C-3, GC-P

Existing Land Use: Undeveloped

Zoning Districts
and Land Uses:

North	C-3, GC-P	Undeveloped
South	C-2, GC-P	Commercial (BP gas station)
East	R-3	Undeveloped
West	C-2, GC-P	APR (performance vehicle services)

Proposal

At the July 26th meeting, the Planning Commission granted conditional use approval subject to conditions for an ATV (All-terrain vehicle) and motorcycle sales lot and maintenance business on the corner of Highway 280 and Grand National Parkway. The approval with conditions provided below includes revisions to the exterior material on the showroom building. The revision added architectural style windows, doors, and other improvements to the elevations.

The applicant has now revised the site plan approved at the July 26th meeting. The July 26th site plan and the September 27th revised site plan are on page 7 and in your packet. The staff report for the July 26th meeting is added below beginning on page for your review.

The September 27th revisions relocate the 12,000-sf future warehouse from the rear portion of the property to the front yard. The warehouse is now aligned with the showroom building facing Highway 280 and the warehouse is setback from the front property line as the 37,500 sf showroom building. Page 3 shows the outside display areas of ATVs and motorcycles on the revised site plan.

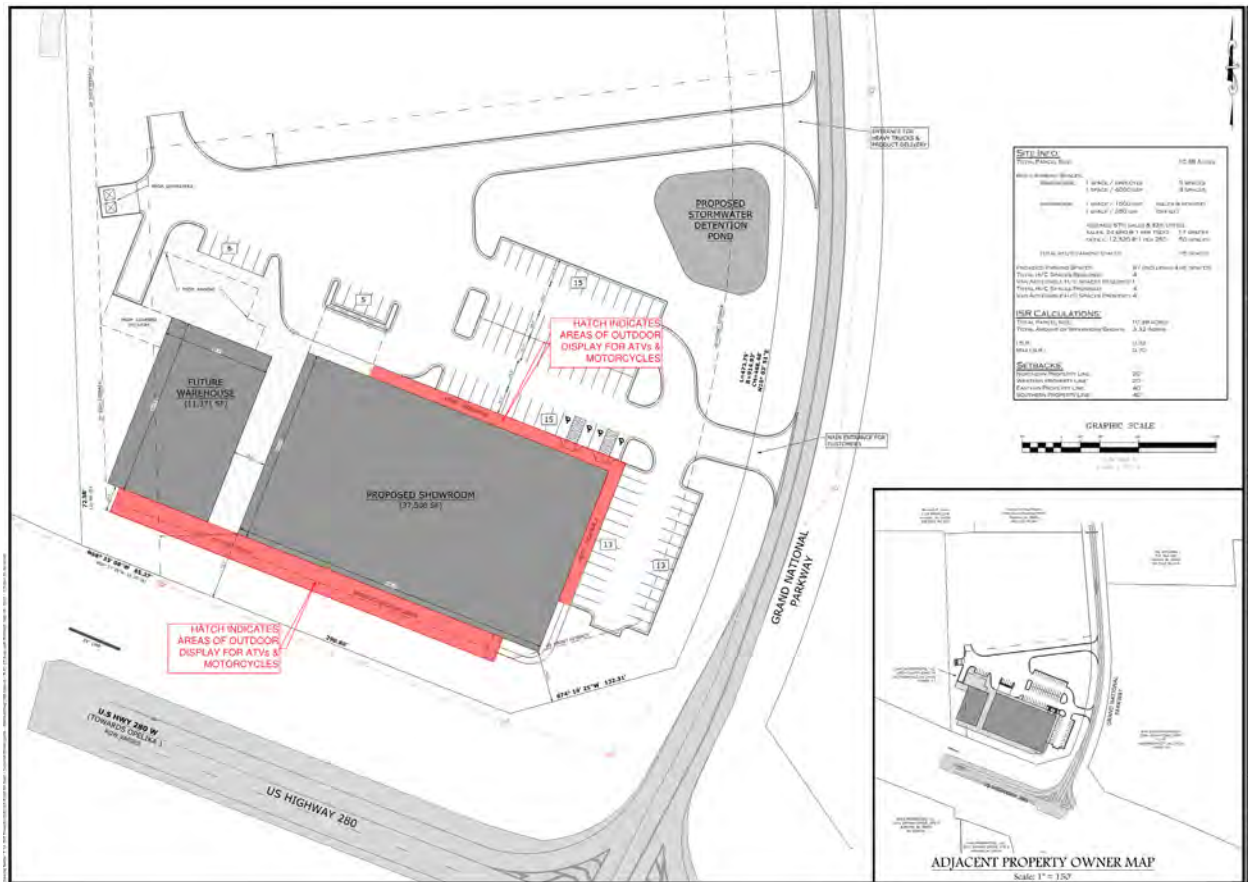
The front exterior material facing Hwy 280 is the same as the showroom building approved at the July 26th meeting (see front elevation on page 7). The bottom wall area section is painted CMU veneer; the upper wall area is a stucco finish over insulated metal wall panels. A middle section of the front exterior wall consists of stone, store front windows, and EIFs material. The front elevation is similar to the showroom building except there is no entrance door on the warehouse building facing Hwy 280 and no gable front as provided on the showroom building; see elevations in your packet.

On the revised site plan a dumpster is shown on the northwest corner of the property. If dumpster is visible from Grand National Parkway or Highway 280 then the dumpster must be screened with an opaque fence at a height, so dumpster is not seen from outside the fence.

Recommendations

Staff recommends approval subject to the following conditions (These conditions include the conditions approved at the July 26th Planning Commission meeting.)

- 1. Extend trees along the front property line of Highway 280 to the west side property line. Tree spacing must be based on tree type as provided in Landscape Regulations.**
- 2. Add trees along the front property line of Highway 280 and Grand National Parkway to both side property lines. Tree spacing based on tree type as provided in Landscape Regulations.**
- ~~3. CMU block and insulated metal panels proposed for the exterior material must be an architectural style decorative material.~~ Revised elevations in packet.**
- 4. ATVs outdoor display is limited to the areas shown on drawing attached. No parts or tires shall be displayed or stored outside.**
- 5. The outside display of ATVs on 10-foot wide sidewalks must be ADA compliant concerning minimum clearance of an aisle width especially for wheelchair passage.**
- 6. Enclose dumpster on all sides with an opaque fence and gate at a height so dumpster is not seen outside the enclosure.**
- 7. Wall signs are shown on the revised elevation drawings. This conditional use review does not include a review of signage. A Sign Permit application must be completed and approved by Planning staff and Building Inspections before any permanent signs are installed. Contact Planning staff to obtain approval for temporary signs before any temporary signs are installed.**
- 8. If outside lighting is proposed for ATVs, brightness must not exceed 1 footcandle at the property line.**
- 9. Fence material to secure ATVs must be a commercial architectural style (ex. Ornamental decorative fencing or rod-iron appearance). Wire mesh or chain link type fencing is prohibited.**
- 10. The 4,200 sf display area must be hard surface – concrete or asphalt - not gravel or yard area.**



2022 Revised Site Plan – Outdoor Display Area

The following is the July 26th Planning Commission staff report for the proposed ATV sales lot. The ATV sales lot was given conditional use approval subject to conditions listed on the last page.

Proposal

The applicant is requesting conditional use approval for an ATV sales lot and maintenance shop called Extreme Power Sports at the corner of Highway 280 and Grand National Parkway.

In 1998, the business owner started his first ATV business in Columbus, Ga. The business added a motorcycle sales lot in Columbus. About a year ago, the business bought the existing ATV sales lot at the corner of Fredrick Road and Frederick Avenue. If the conditional use is approved the Frederick Road location will close and the Highway 280 location constructed. When the business opens 20 employees will manage business activities, a total of 30 employees is expected later.

The site plan shows a 37,600 square foot (sf) showroom building and a 12,000-sf future warehouse building on 4.3 acres. The showroom building will include a maintenance shop. Grand National Parkway is the only access to the property from two driveways about 200 feet apart; there are no driveways to the property from Highway 280. The 99 parking spaces provided includes 4 handicap parking spaces as required.

The landscape plan meets the minimum base and parking lot point requirements - 468 points required and 477 points provided. The parking lot has seven landscape islands or peninsula with at least one tree planted in each island or peninsula as required. Shrubs are required to capacity in each island/peninsula. This corner lot is a growing commercial intersection with traffic light. The landscape plan shows trees along the front property line in most areas along Highway 280 and Grand National Parkway. Staff recommends trees planted along the entire front property line of both streets to enhance the lot and intersection. The buffer of trees and shrubs should extend to the side property lines of each street. The tree type selected (understory, medium, or large tree) should follow the spacing distance options provided in 10.6 D.2. b.¹ of the Landscape Regulations. The adjacent property on the east side across Grand National Parkway is undeveloped and zoned residential (R-3). The trees along Grand National will serve as a residential buffer.

The property meets the maximum 70% impervious surface ratio allowed: 58% or 2.61 acres is impervious; 42% or 1.92 acres is pervious

Elevation facing Grand National – The exterior wall materials for this front elevation with entry to the ATV showroom building consist of stone veneer, painted CMU veneer (split face concrete block), and store front windows. The stone or CMU veneers are about 10 feet high from ground level and border each store front window. The upper 12-foot section is about 40% stucco finish insulated metal wall panels and 60% EIFs; EIFs is in the middle section and at each end of the building. The most notably change from the previous elevation is adding a gable in the middle of the wall. The gable breaks-up a single roof line and enhances the character of the wall. EIFs material and store front windows is used near the corner of the building. (The two metal awnings shown above the windows in the upper 12-foot section were lowered above the ground level windows.)

Elevation facing Birmingham Highway (Hwy 280) –The exterior wall materials for this elevation has the same materials as the wall facing Grand National. The bottom 10-foot wall area is stone and painted CMU veneer; the upper 12-foot area is 40% stucco finish insulated metal wall panels and 60% EIFs. The most notably change from the previous elevation is the addition of store front windows and two entrance doors. Each entrance door is a double door (or side-by-side door) with a sidelight glass window on each side of the double door; each double door with sidelights appears as a wider entrance way. The previous elevation had no store front windows. The revised elevation provides four 3-panel storefront glass windows.

The revised elevations as submitted today satisfies staff's concerns as provided in the staff report for the June 28th Planning Commission meeting.

A dumpster area is not shown on site plan. A dumpster will be installed. The dumpster must be enclosed with double gate. The enclosure must be an opaque fence on all sides and an opaque double gate. The dumpster should not be located between the building and near either street.

Outside display of ATVs are proposed (See "ATV Outside Display" areas next page). A 10-foot-wide sidewalk adjacent to two sides of the showroom building and in front of a future warehouse will be used as

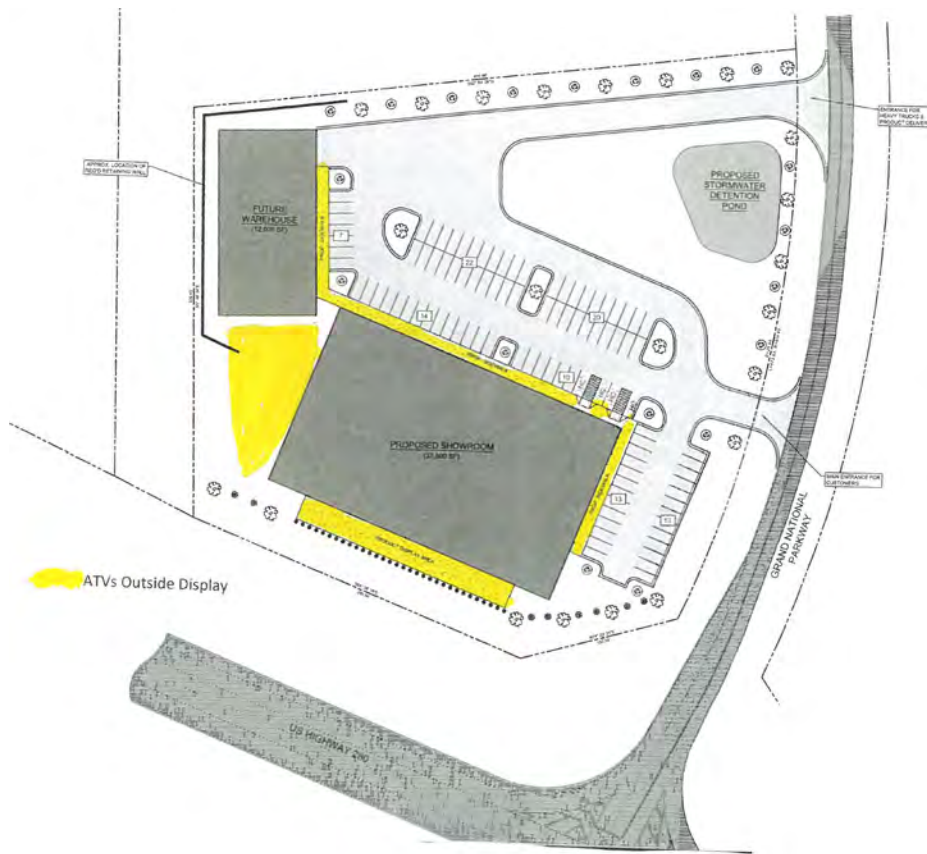
¹ b. A six (6) foot wide single row of understory, medium, or large trees located between said property line and the off street parking facilities (asphalt). The trees shall be spaced in a ratio of one (1) understory tree every fifteen (15) feet, or one (1) medium tree every thirty (30) feet, or one (1) large tree every forty-five (45) feet. Shrubbery shall be provided between the plantings.

daytime outside display. At the end of business day, the ATVs on the sidewalks will be stored indoors. For day & night display (24-hour display/storage outside), the vehicles are on a 20' x 185' hard surface "product display area" adjacent to the south side of the showroom building that faces Highway 280. On the west side of the showroom building a 4,200 square foot gravel-type area is used for day & night time display; this area secured with a fence. Staff recommends the 4,200 sf area be hard surface - concrete or asphalt. Outside lighting will be provided for the parking lot area, but there are no plans for lighting ATV outdoor display areas.

Recommendation

Staff recommends approval subject to the following:

- 1. Add trees along the front property line of Highway 280 and Grand National Parkway to both side property lines. Tree spacing based on tree type as provided in Landscape Regulations.**
- ~~2. CMU block and insulated metal panels proposed for the exterior material must be an architectural style decorative material.~~ Revised elevations in packet.**
- 3. ATVs outdoor display is limited to the areas shown on drawing attached. No parts or tires shall be displayed or stored outside.**
- 4. The outside display of ATVs on 10-foot wide sidewalks must be ADA compliant concerning minimum clearance of an aisle width especially for wheelchair passage.**
- 5. Enclose dumpster on all sides with an opaque fence and gate at a height so dumpster is not seen outside the enclosure.**
- 6. Wall signs are shown on the revised elevation drawings. This conditional use review does not include a review of signage. A Sign Permit application must be completed and approved by Planning staff and Building Inspections before any permanent signs are installed. Contact Planning staff to obtain approval for temporary signs before any temporary signs are installed.**
- 7. If outside lighting is proposed for ATVs, brightness must not exceed 1 footcandle at the property line.**
- 8. Fence material to secure ATVs must be a commercial architectural style (ex. Ornamental decorative fencing or rod-iron appearance). Wire mesh or chain link type fencing is prohibited.**
- 9. The 4,200 sf display area must be hard surface – concrete or asphalt - not gravel or yard area.**



Site Plan and landscaping approved at July 26th PC meeting



Sept 27th PC meeting - Revised Site Plan and landscaping for Showroom Building and Future Warehouse



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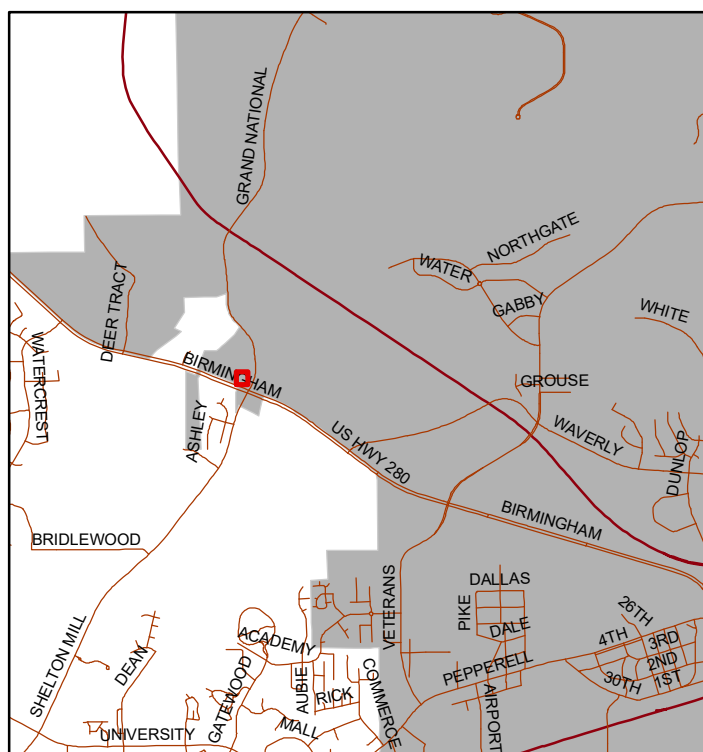
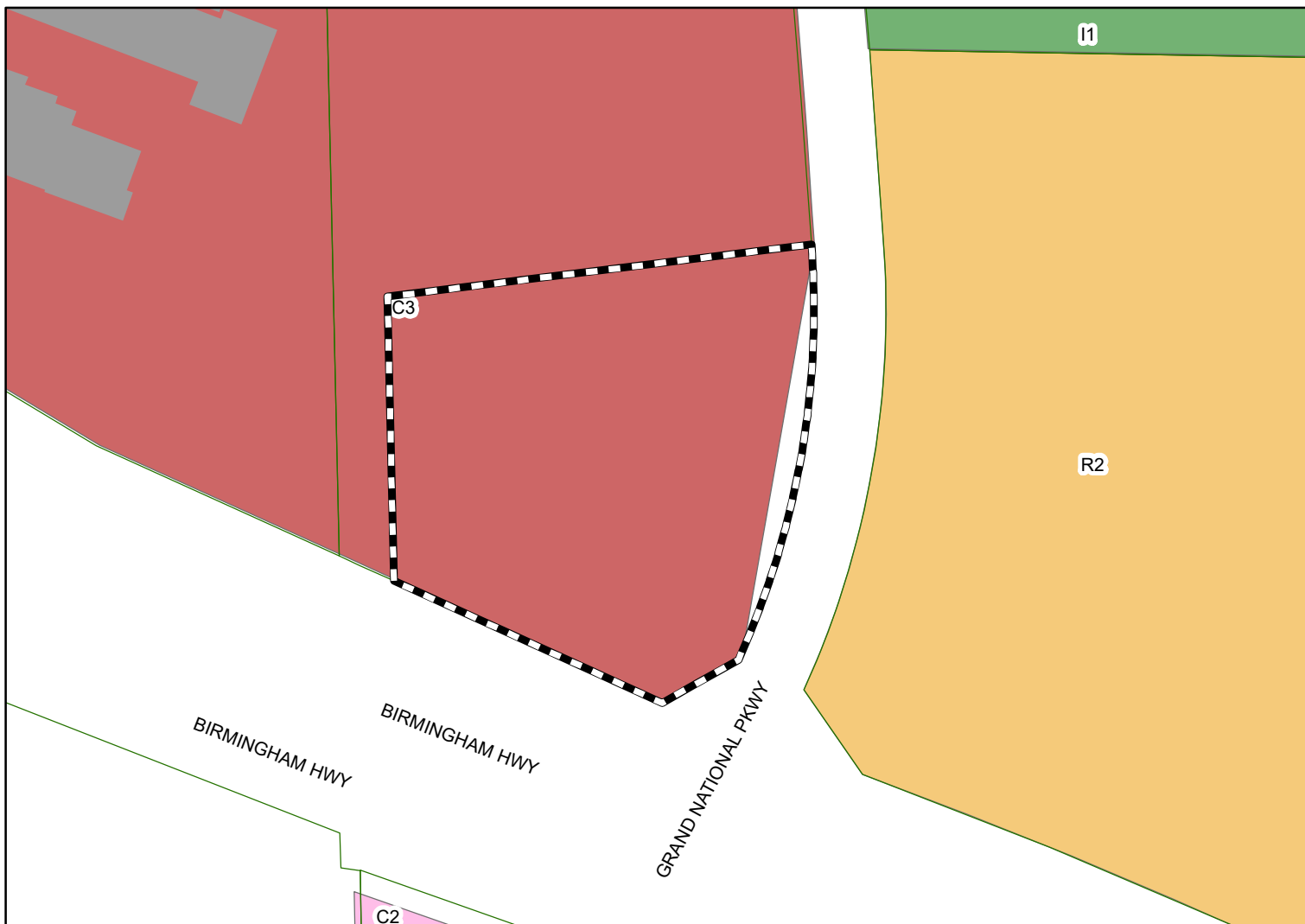
The applicant will be required to submit a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments for review and approval. Once this approval and all other utility approvals have been met, a Land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

Page 8 of 8

ATV SALES LOT (ALL-TERRAIN VEHICLES) AND MOTORCYCLES

4800 BIRMINGHAM HIGHWAY

CONDITIONAL USE, C-6



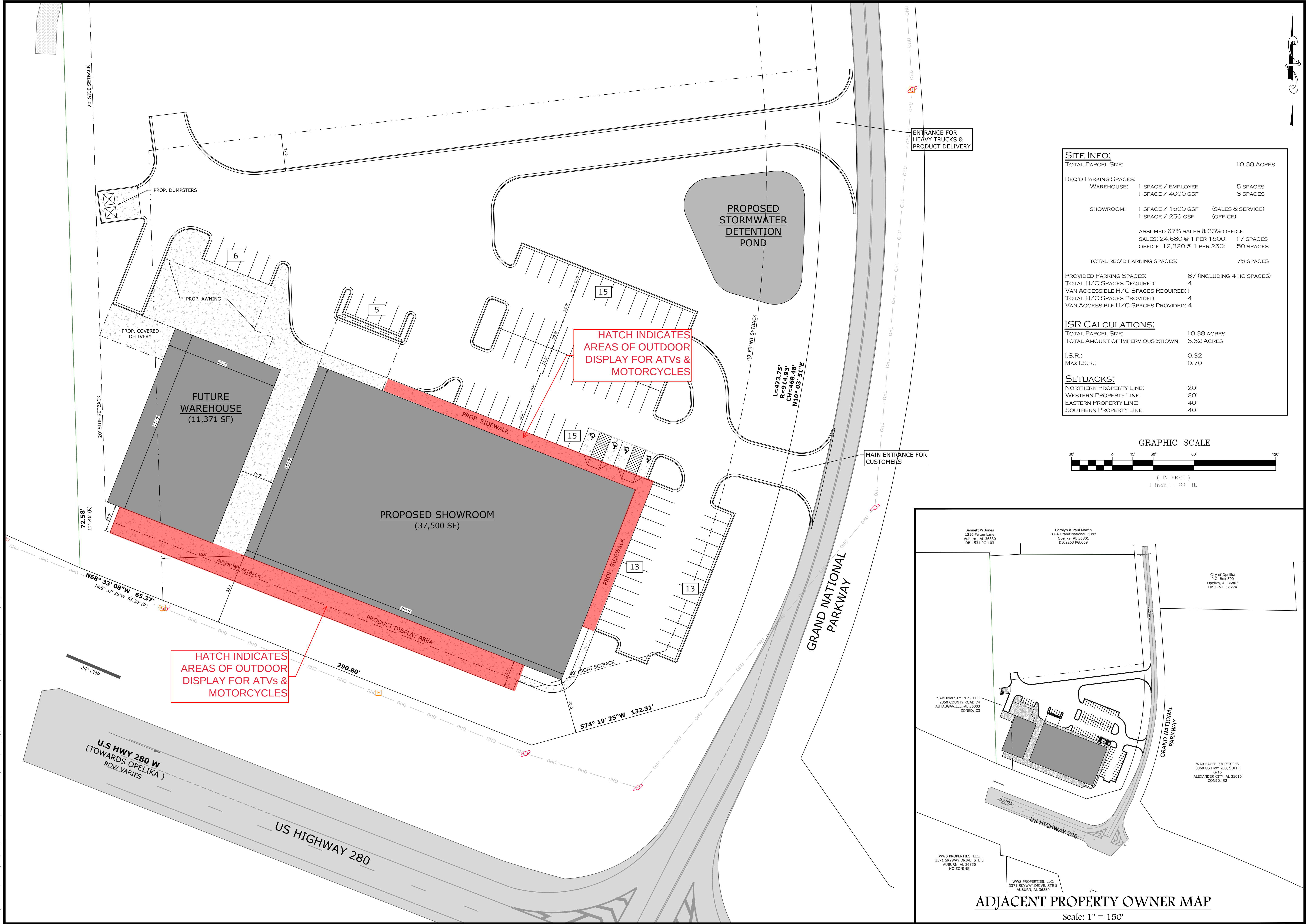
This request was approved but applicant requesting approval of revised site plan with the 11,300 sf warehouse and outside display fronting along Hwy 280. The property is 4.5 acres and zoned C-3, GC-P.



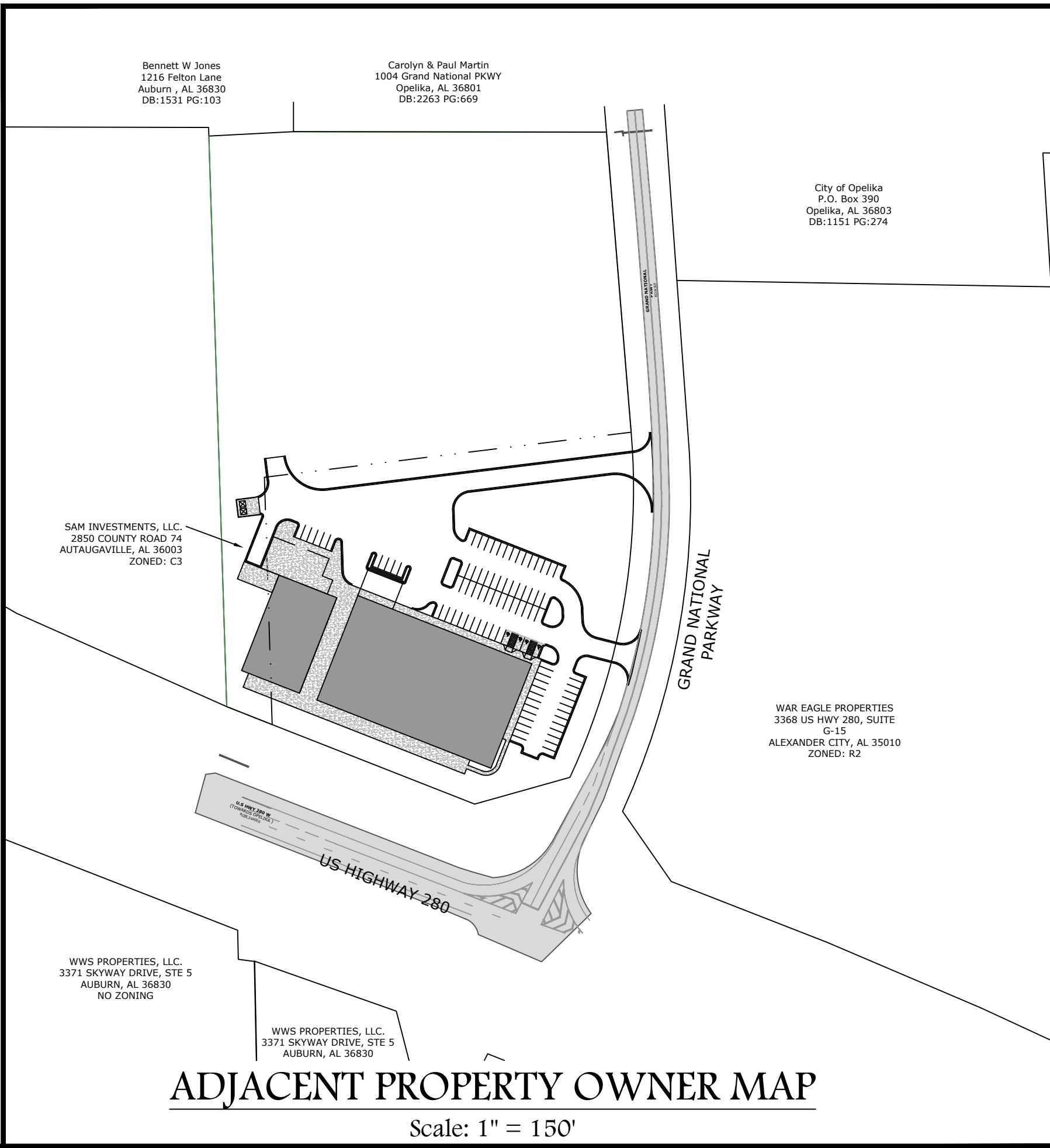
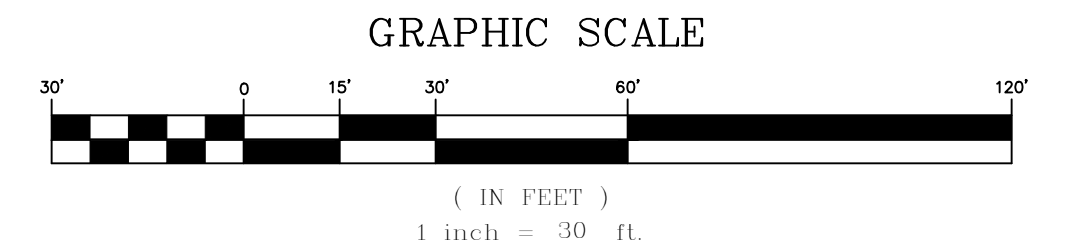
Subject Property

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:\1- BSI Projects\2022\22-0168.ctb Dyer - Extreme Powersports - Opelika\Draw\Site Layout - 8-11-22.dwg Last Modified: Sep 06, 2022 - 1:52pm by salmored



SITE INFO:	
TOTAL PARCEL SIZE:	10.38 ACRES
REQ'D PARKING SPACES:	
WAREHOUSE:	1 SPACE / EMPLOYEE 1 SPACE / 4000 GSF
SHOWROOM:	1 SPACE / 1500 GSF (SALES & SERVICE) 1 SPACE / 250 GSF (OFFICE)
ASSUMED 67% SALES & 33% OFFICE	
SALES: 24,680 @ 1 PER 1500:	17 SPACES
OFFICE: 12,320 @ 1 PER 250:	50 SPACES
TOTAL REQ'D PARKING SPACES:	75 SPACES
PROVIDED PARKING SPACES:	87 (INCLUDING 4 HC SPACES)
TOTAL H/C SPACES REQUIRED:	4
VAN ACCESSIBLE H/C SPACES REQUIRED:	1
TOTAL H/C SPACES PROVIDED:	4
VAN ACCESSIBLE H/C SPACES PROVIDED:	4
ISR CALCULATIONS:	
TOTAL PARCEL SIZE:	10.38 ACRES
TOTAL AMOUNT OF IMPERVIOUS SHOWN:	3.32 ACRES
I.S.R.:	0.32
MAX I.S.R.:	0.70
SETBACKS:	
NORTHERN PROPERTY LINE:	20'
WESTERN PROPERTY LINE:	20'
EASTERN PROPERTY LINE:	40'
SOUTHERN PROPERTY LINE:	40'



ADJACENT PROPERTY OWNER MAP
Scale: 1" = 150'

BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors
706 12th ST. PHENIX CITY, AL 36867 (PH: 334-297-2423)
223 S. 9th ST. OPELIKA, AL 36801 (PH: 334-745-7026)
121 W. BROAD ST. EUFALA, AL 36072 (PH: 334-487-4257)

ALABAMA REGISTERED
8/9/22
No. 30447
PROFESSIONAL ENGINEER
STEPHEN M. ROGERS

EXTREME POWERSPORTS

OPELIKA, AL

REVISIONS:

SITE PLAN

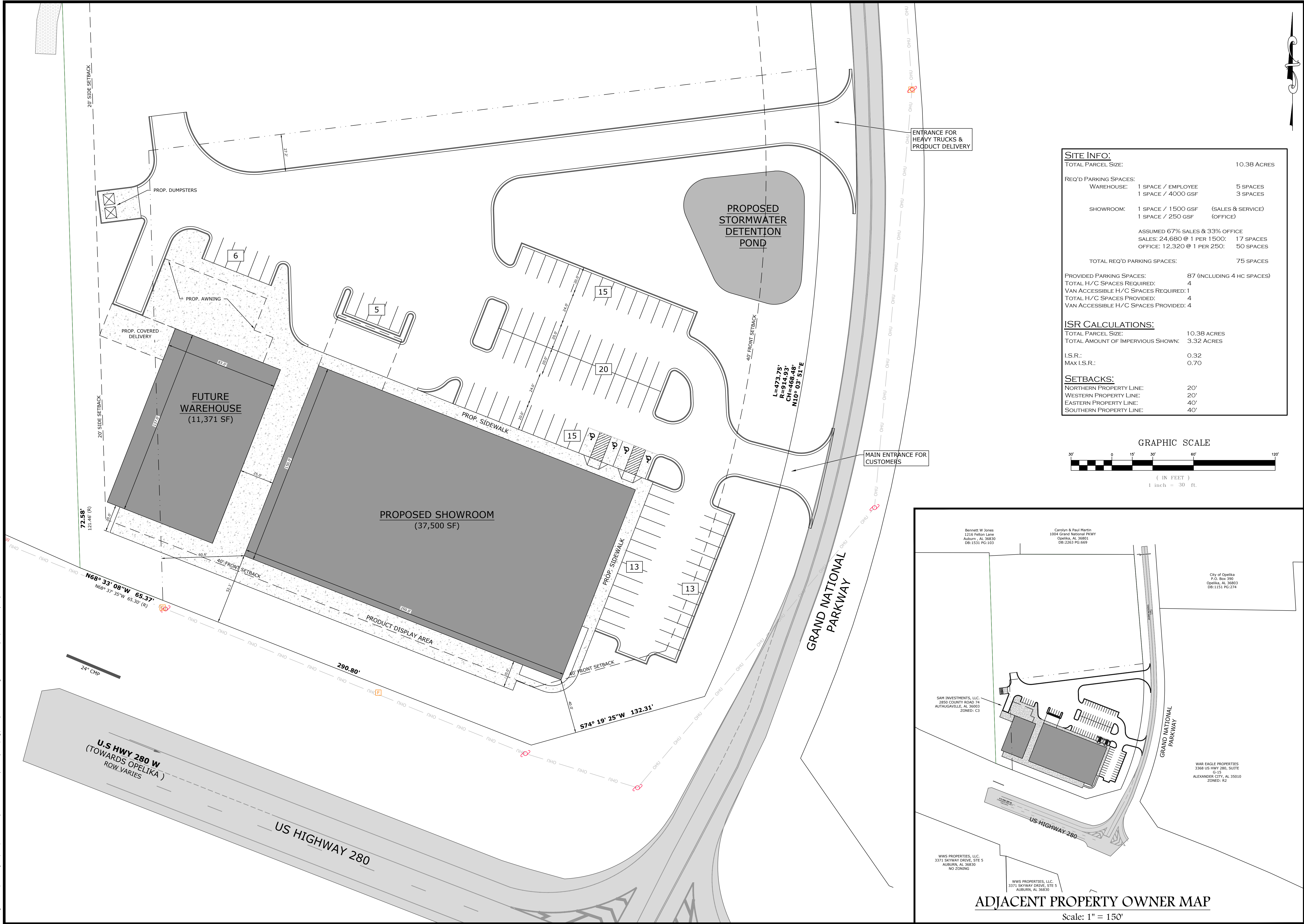
DRAWN BY: C. ROGERS
DESIGNED BY:
REVIEWED BY:
APPROVED BY:

DATE: 31 AUGUST 2022

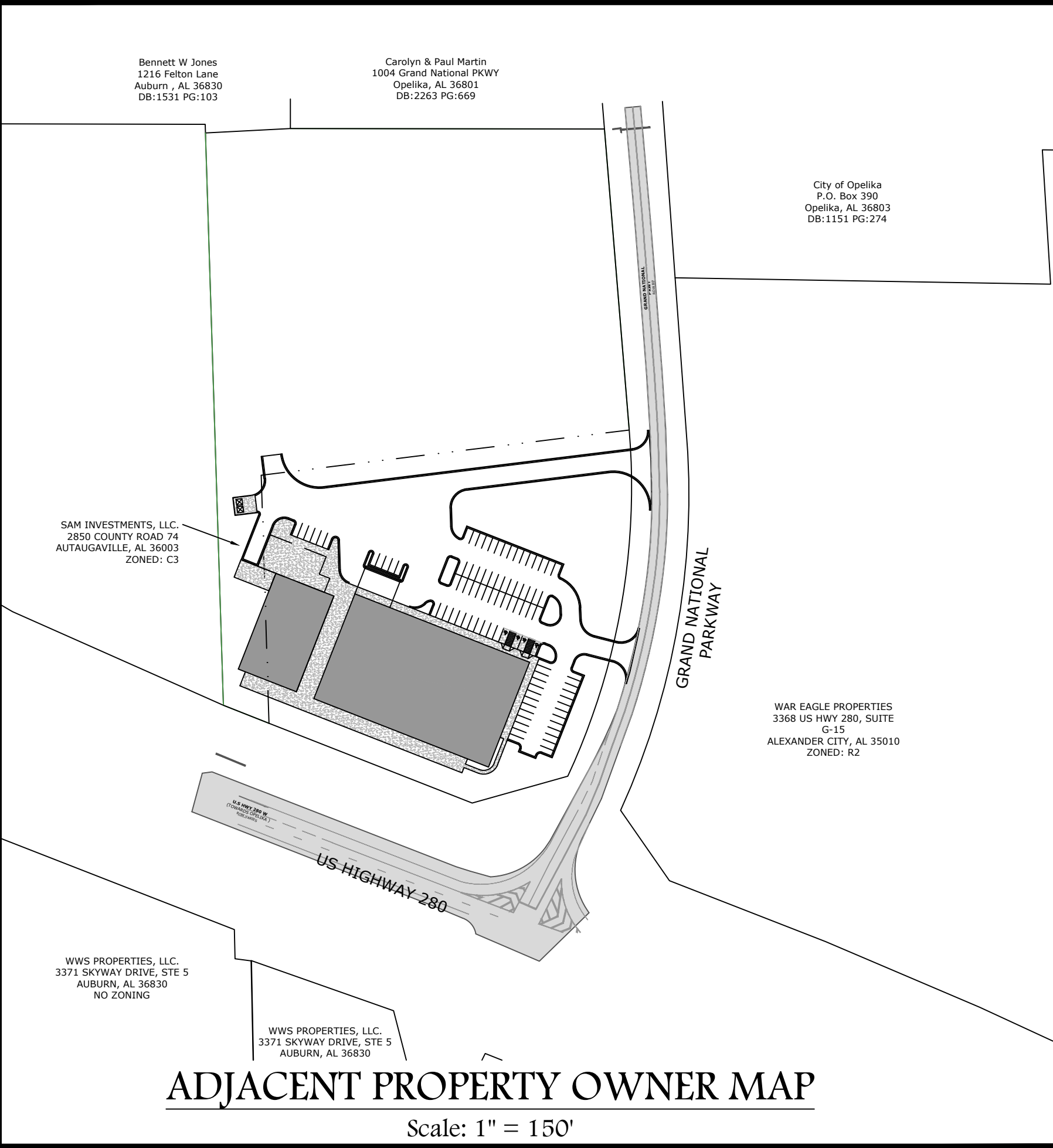
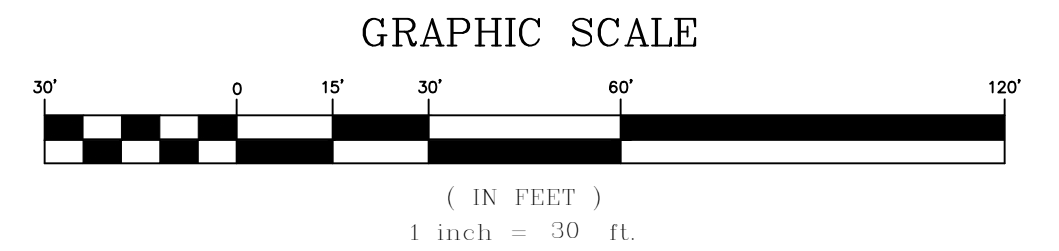
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SHEET NUMBER: C1

Drawing Name: P:\1- BSI Projects\2022\22-0168.ctb Dyer - Extreme Powersports - Opelika\Draw\Site Layout - 8-11-22.dwg Last Modified: Sep 06, 2022 - 1:52pm by salmored



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OFFICE: 12,320 @ 1 PER 250:	50 SPACES
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TOTAL H/C SPACES REQUIRED:	4
VAN ACCESSIBLE H/C SPACES REQUIRED:	1
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ALABAMA REGISTERED
8/9/22
No. 30447
PROFESSIONAL ENGINEER
STEPHEN M. ROGERS

EXTREME POWERSPORTS

OPELIKA, AL

REVISIONS:

SITE PLAN

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

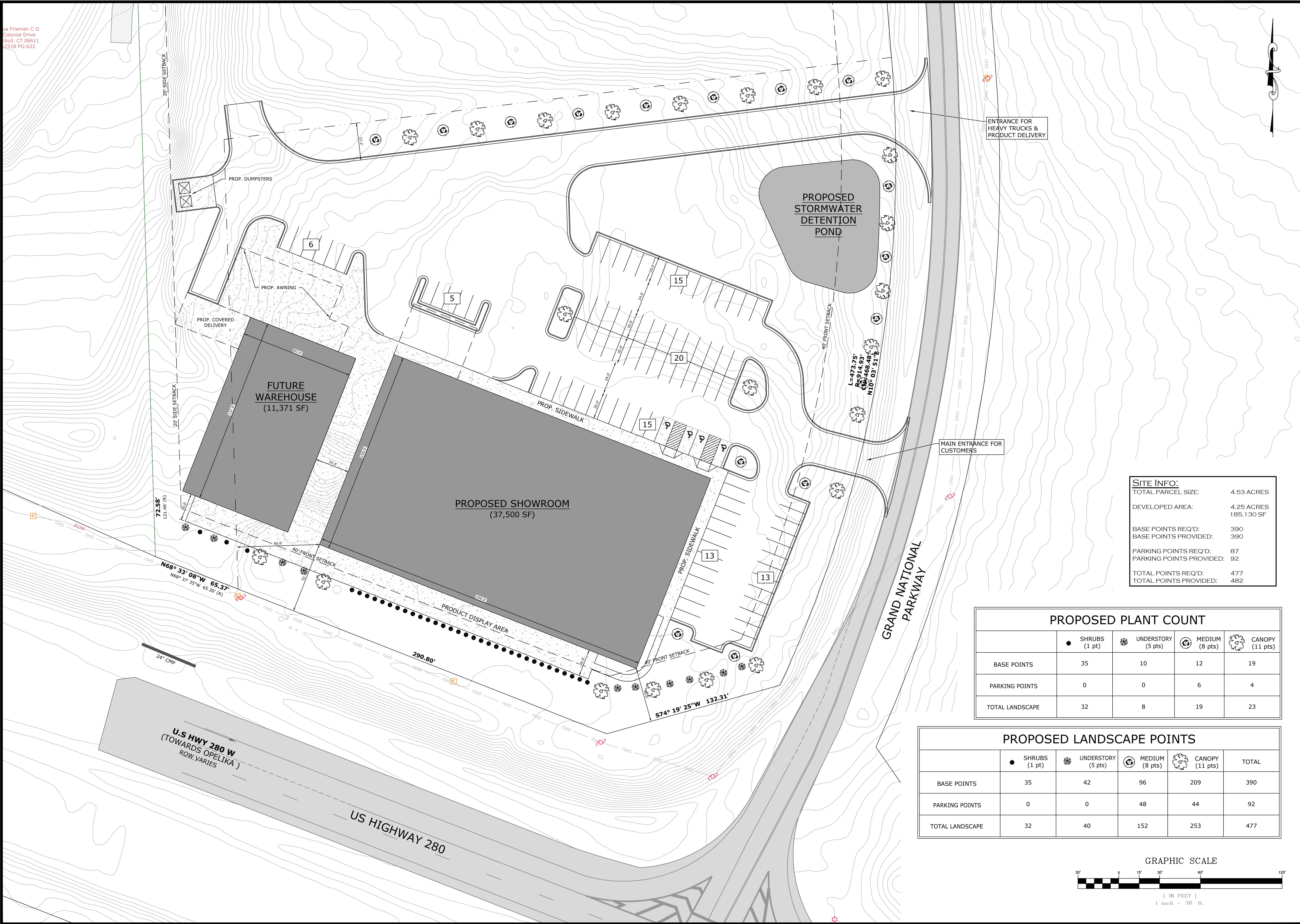
DATE: 31 AUGUST 2022

PROJECT NUMBER: 22-0168

SHEET NUMBER: C1

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Burlington, CT 06611
2518 PG:622

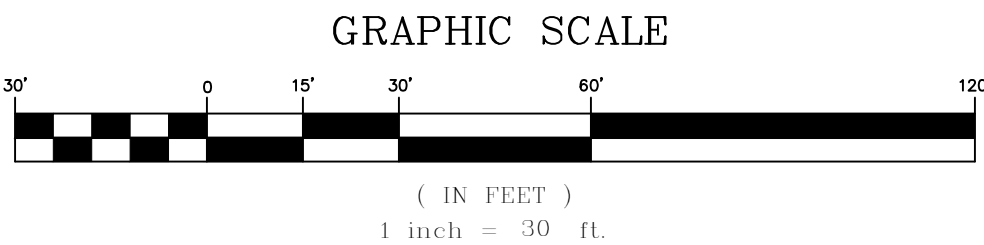
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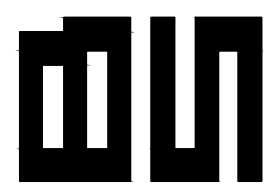
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DEVELOPED AREA:	4.25 ACRES 185,130 SF
BASE POINTS REQ'D:	390
BASE POINTS PROVIDED:	390
PARKING POINTS REQ'D:	87
PARKING POINTS PROVIDED:	92
TOTAL POINTS REQ'D:	477
TOTAL POINTS PROVIDED:	482

PROPOSED PLANT COUNT				
	SHRUBS (1 pt)	UNDERSTORY (5 pts)	MEDIUM (8 pts)	CANOPY (11 pts)
BASE POINTS	35	10	12	19
PARKING POINTS	0	0	6	4
TOTAL LANDSCAPE	32	8	19	23

PROPOSED LANDSCAPE POINTS					
	SHRUBS (1 pt)	UNDERSTORY (5 pts)	MEDIUM (8 pts)	CANOPY (11 pts)	TOTAL
BASE POINTS	35	42	96	209	390
PARKING POINTS	0	0	48	44	92
TOTAL LANDSCAPE	32	40	152	253	477



BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors
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EXTREME POWERSPORTS
OPELIKA, AL

REVISIONS:

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LANDSCAPE PLAN

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

DATE 31 AUGUST 2022

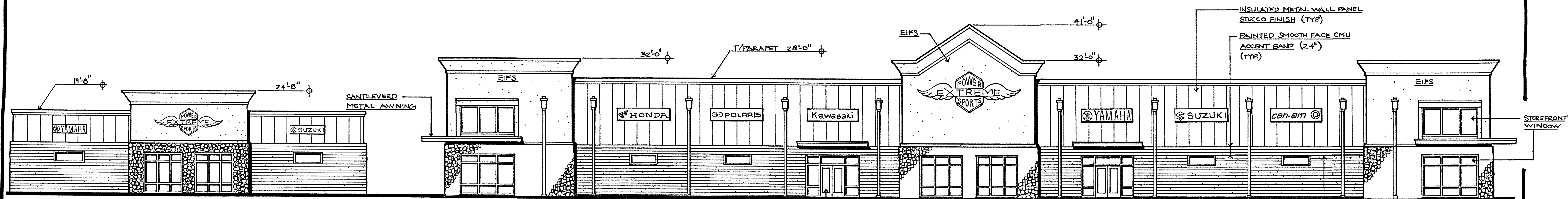
PROJECT NUMBER 22-0168

SHEET NUMBER

C2



ELEVATION - GRAND NATIONAL PARKWAY
3/32" = 1'-0"



ELEVATION - US HIGHWAY 280
3/32" = 1'-0"



APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

3098



PC DEADLINE: 9/16/22 PC MEETING: 9/16/22

SITE ADDRESS: <u>1220 FOX RUN AVE - SUITE 207</u>	
PROPERTY OWNER: <u>VICTOR VANCE (INTERSTATE PROPERTIES LLC)</u>	
APPLICANT/ AUTHORIZED REPRESENTATIVE: <u>SAME</u>	
MAILING ADDRESS: <u>1220 FOX RUN AVE - SUITE 200</u>	
PHONE NUMBER: <u>334-663-3616</u>	FAX NUMBER: <u>—</u>
EMAIL ADDRESS: <u>VICTOR.VANCE@MINDSPRING.COM</u>	

PARCEL INFORMATION

RELOCATION OF
Project name: PRIVATE CLUB - ELKS Address/Location: 1220 FOX RUN AVE - SUITE 207
Current Land Use: USA TOWN CENTER - RETAIL SALES Current Zoning: C-2, GC-P
Adjacent Zoning Districts: North: _____ South: _____ East: _____ West: _____
Description of Proposed Use: PRIVATE SOCIAL CLUB, NEW LOCATION

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, NA, being owner of the property which is the subject of this conditional use application hereby authorize _____, 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: NA Date: _____

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: _____

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

Meeting Date: September 27, 2022

Agenda Item #: C-7

Action Requested: Conditional Use – Private Social Club – Elks Lodge

Location of Property: 1220 Fox Run Avenue, Suite 207

Property Owner(s): Victor Vance, Representative
Interstate Properties, LLC

Current Land Use: Vacant Building

Current Zoning: C-2, GC-P

**Surrounding Zoning Districts
And Land Uses:**

North	M-2	Manufacturing
South	C-2, GC-P	Retail and Offices
East	C-2, GC-P	Americas Home Place and I-85
West	C-2, GC-P	Apartments

Proposal:

The Elks Lodge is requesting conditional use approval to relocate at 1220 Fox Run Avenue, Suite 207 in a 3,500 square foot unit in the USA Town Center. The USA Town Center is a shopping center with multiple retail stores, offices, a restaurant, and a dance studio. The unit is existing and will not need any exterior renovations. A private social club requires a conditional use approval by the Planning Commission.

Hours and Activities:

The club has about 200 members on roll. There are only about 50 active members that regularly participate. This location will have a limited number of tables and chairs seating for about 50. The club will be a private membership base. The club will operate during the hours of 3 pm to 12 am seven days a week. The private social club will have a bar area. The bar will be open the same hours of operation.

Parking:

Parking area requirements for a private social club is one space per three persons. The site exceeds minimum parking requirements of 18 and has a shared parking lot with about 500 spaces.

The Planning Department recommends conditional use approval.

Engineering Department Report

The Engineering Department has no other comments or concerns with this proposed conditional use.

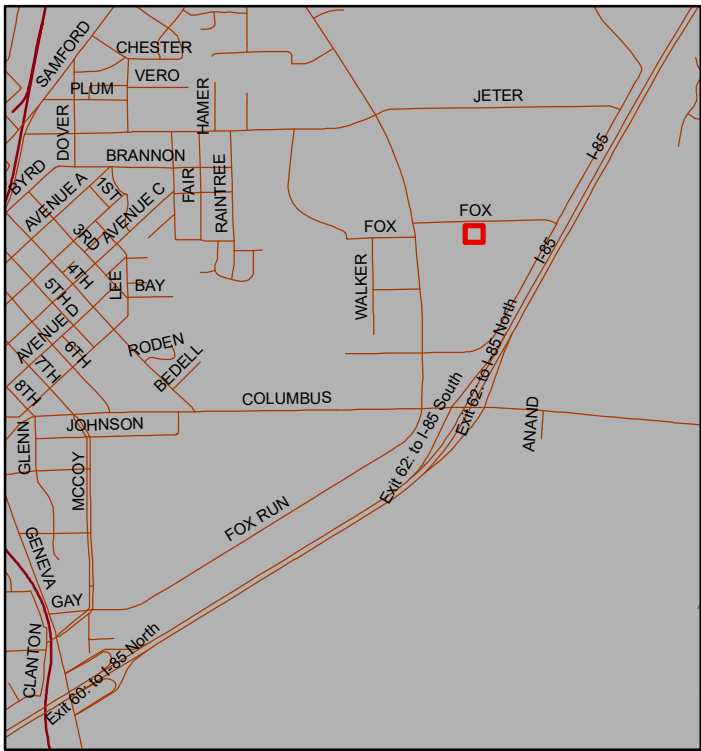
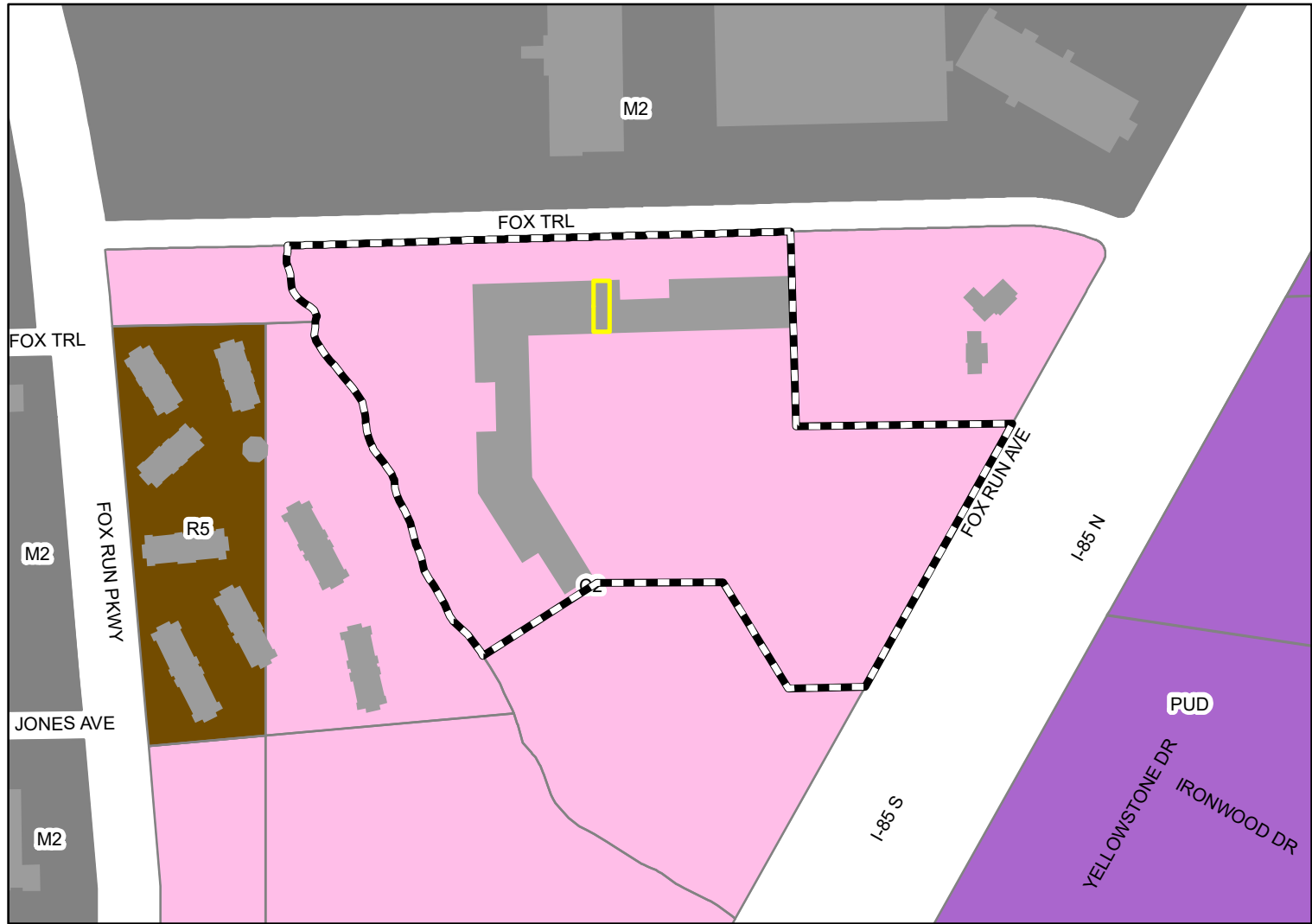
Opelika Utilities Board Report

No comments.

Opelika Power Services Report

This is inside the Opelika Power Service territory.

ELKS CLUB - PRIVATE SOCIAL CLUB
1220 FOX RUN AVENUE, SUITE 115
CONDITIONAL USE, C-7



The Elks Club on Old Opelika Road is requesting to relocate at the USA Towncenter. The property is in a C-2, GC-P zoning district.



Subject Property

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REZONING APPLICATION
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

3105



PC DEADLINE: 9/16/22 PC MEETING: 9/27/22

PROPERTY OWNERS/

AUTHORIZED REPRESENTATIVE: David Brady

MAILING ADDRESS: 215 Narrows Parkway Suite C, Birmingham, AL 35242

PHONE NUMBER: 205-705-6545 **Email:** david@ridgecrestllc.com

PARCEL INFORMATION

Site Address: 2003 Executive Park Dr.

Description of proposed use: Towhomes

Tax Parcel Number: 43 09 05 22 2 000 028.000

Adjacent Zoning Districts: North: PUD South: R2 East: C2 & C3 West: C2

Current Land Use: vacant

Current Zoning: PUD

Proposed Zoning: PUD

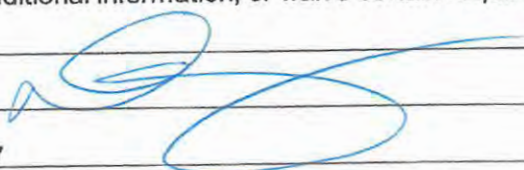
Number of APO: 4 x \$7.00 = \$ 28.00
 (Adjacent Property Owners)

Fee: \$125.00

TOTAL = \$153.00

PAID: _____

I hereby request my property located at (street address) 2003 Executive Park Dr.,
 Tax Map parcel number 43 09 05 22 2 000 028.000 be rezoned from
PUD to PUD. 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: 	DATE <u>9/1/22</u>
(PRINT NAME) <u>David Brady</u>	

City of Opelika

Planning Commission

Planning Department Report

Meeting Date: September 27, 2022

Agenda Item #: D-8

Action Requested: Minor Amendment to the Executive Hills PUD Master Plan

Location of Property: Executive Park Drive

Property Owner: MGE Properties Three, LLC
David Brady, Authorized representative

Current Zoning: PUD (Planned Unit Development)

Existing Land Use: Undeveloped

Surrounding Zoning Districts

And Land Uses:	North	C-3, GC-P	Commercial (Pepperell Pkwy)
	South	R-3	Single-family homes
	East	C-3 & C-2	Offices
	West	C-2	Offices

The applicant is requesting an amendment to the Executive Hills PUD Master Plan. Executive Hills PUD was approved in 1992 and included commercial and residential uses. The PUD is similar to the current C-2 zoning district concerning commercial uses allowed and townhome density. In 1992 the commercial building that front along Pepperell Parkway was constructed and later another commercial building on Executive Park Drive was constructed.

The PUD was approved for a maximum 28 townhome units on 3.8 acres. The townhome layout shows two townhome groups with six units in each group (12 units total), and four townhome groups with four units in each group (16 units total). The twelve townhome units (two groups with 6 units in each group) were constructed about 1994, but the remaining 16 townhomes units located near the rear property line were not constructed. The applicant now desires to construct the 16 townhomes. (See page 3 for location of 16 townhome units.)

The minor amendment concerns a change in the townhome layout of the remaining 16 units. There is no change in the overall density: at total of 28 townhome units were approved on 3.8 acres (7.3 dwellings per acre) and no more than 28 townhome units are proposed. The proposed revised

townhome layout for the remaining 16 units is 8 townhome groups with two townhomes in each group (16 units total) instead of the four townhome groups with four units in each group. The applicant believes the townhomes constructed as twin homes (or duplexes) is more marketable. Also, more yard space is provided between each townhome group; a 20-foot minimum separation is required.

If the amendment is approved, a landscape plan is required that must include a residential buffer along the south property line. The adjacent properties are single-family homes in a R-3 zoning district. Each dwelling unit exceeds the minimum two parking spaces per unit requirement. For the 16 townhome units, an average of 4.6 parking spaces are provided for each townhome unit (75 parking spaces total for 16 townhome units). The 12 townhome units along the south property line have 58 parking spaces or 4.8 parking spaces provided per townhome unit. For each of these 12 townhome units, two parking spaces are near the townhome unit, and then two extra parking spaces are behind the first two parking spaces. The four townhome units along the west property line has 10 parking spaces or 2.5 parking spaces per unit. An extra 7 parking spaces are located on the north side near the four west side townhome units. See site plan of twin townhomes in packet.

Recommendation

Staff recommends the townhome layout from 4 townhome groups to two townhome groups be approved. The density is not changing from the density approval in 1992. If approval is granted, Staff recommends the following conditions for approval.

- 1. Utilities must be underground.**
- 2. Provide a landscape plan provided that meets minimum base and parking lot points and a residential buffer installed along the south property line as stated in Section 10 Landscape Regulations.**
- 3. Label on site plan the common area and provide a note about the use allowed and maintenance responsibility of the common area**

2022 Executive Hills PUD – Townhome Layout Revisions

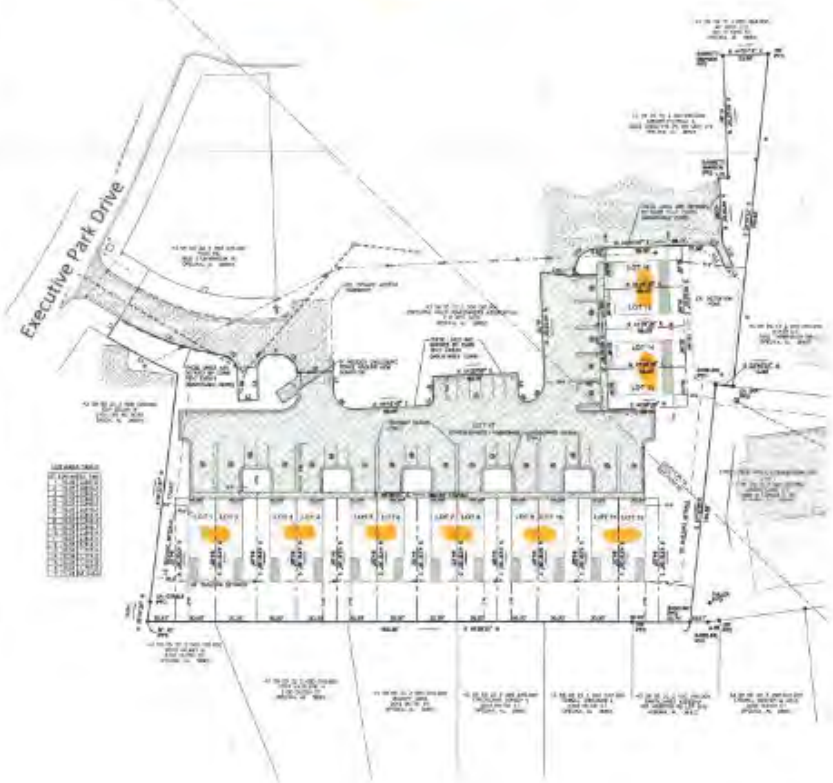


SITE INFORMATION TABLE

1. PROJECT LOCATION	2. PROJECT NAME
3. PROJECT NUMBER	4. PROJECT DATE
5. PROJECT TYPE	6. PROJECT STATUS
7. PROJECT DESCRIPTION	8. PROJECT OWNER
9. PROJECT CONTACT	10. PROJECT PHONE
11. PROJECT FAX	12. PROJECT EMAIL
13. PROJECT WEBSITE	14. PROJECT ADDRESS
15. PROJECT CITY	16. PROJECT STATE
17. PROJECT ZIP	18. PROJECT COUNTRY
19. PROJECT COUNTY	20. PROJECT ZONE
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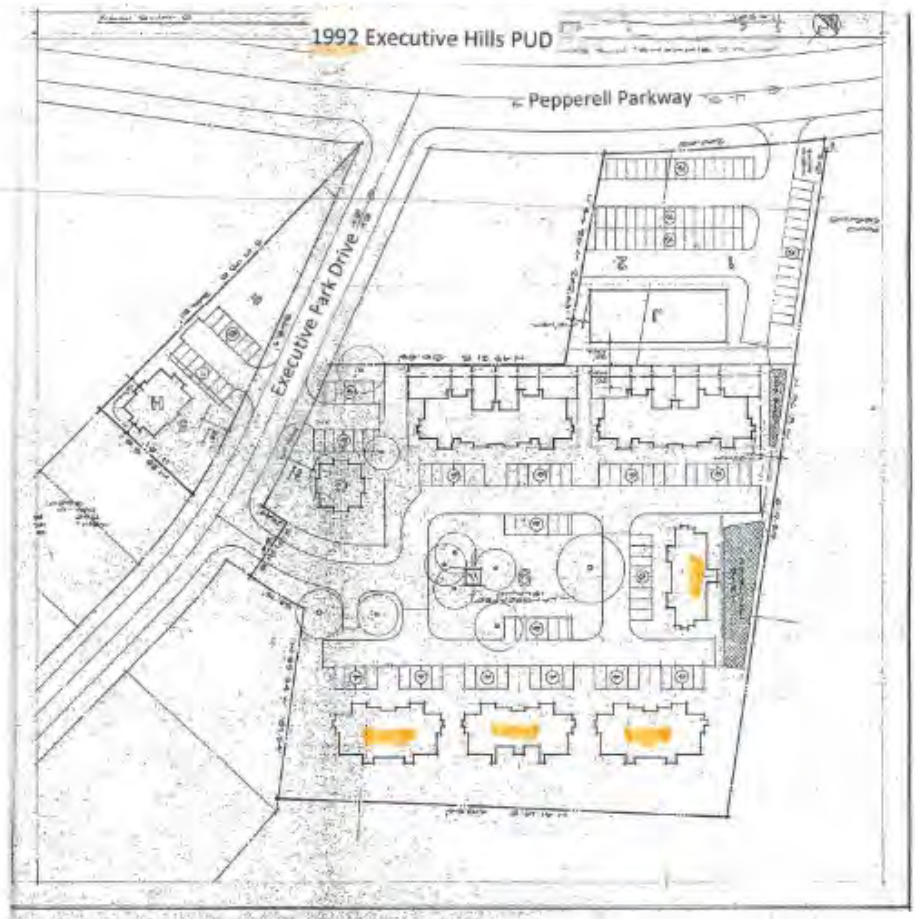
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FAX: 214.444.4444
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FAX: 214.444.4444
WWW.BASILINEARCHITECTS.COM

1992 Executive Hills PUD



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 master plan amendment application.

Opelika Utilities Board Report

Developer shall provide Opelika Utilities with a revised water plan.

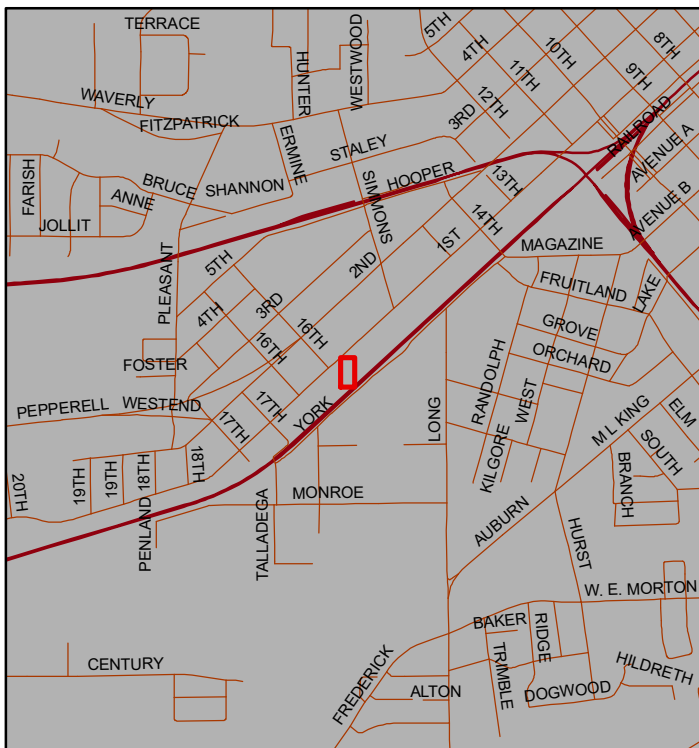
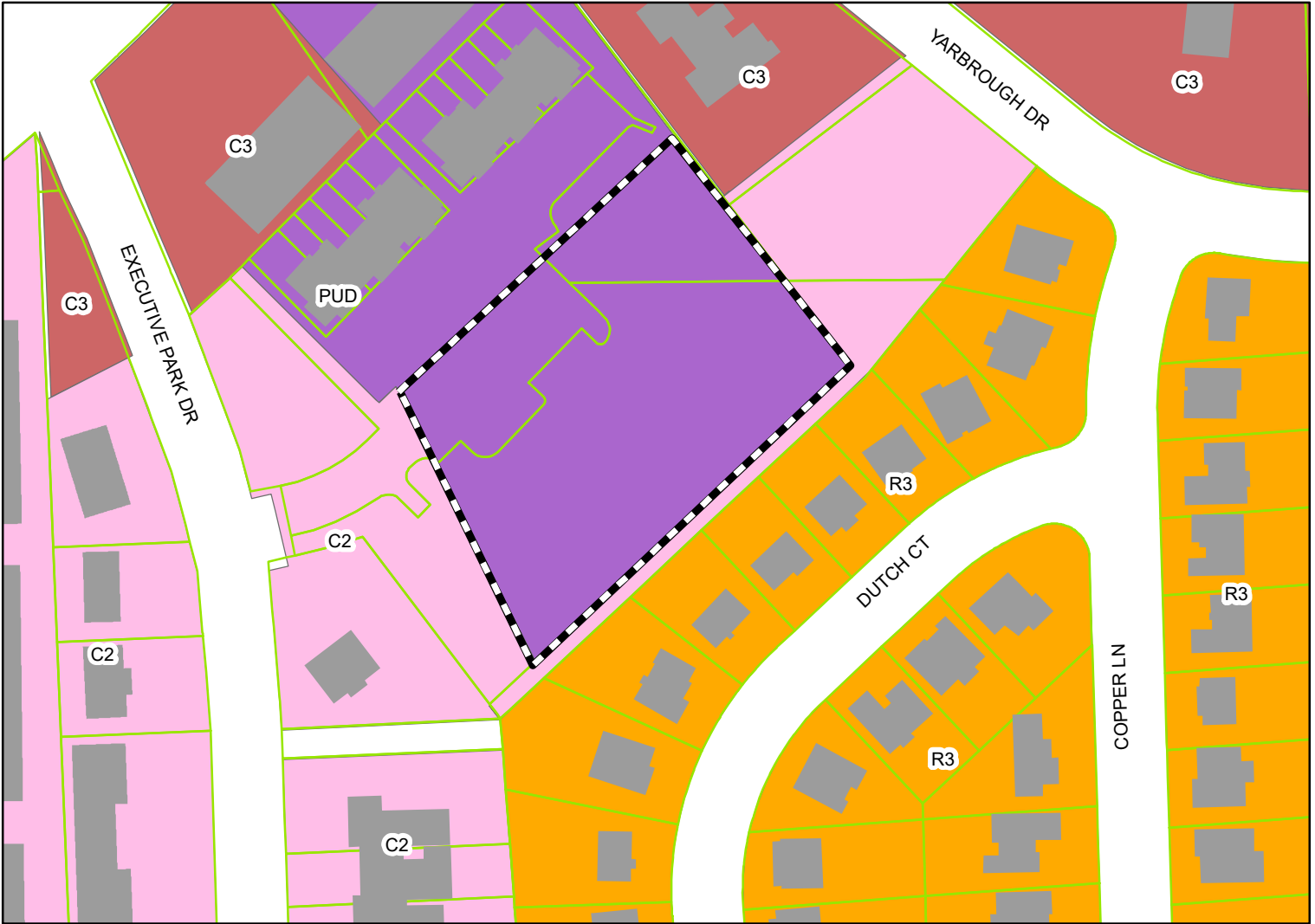
Opelika Power Services Report

This subdivision is inside the Opelika Power Service territory.

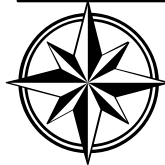
MASTER PLAN REVISIONS - EXECUTIVE HILLS PUD

EXECUTIVE PARK DRIVE

MINOR AMENDMENT, TOWNHOME RELOCATION, D-8



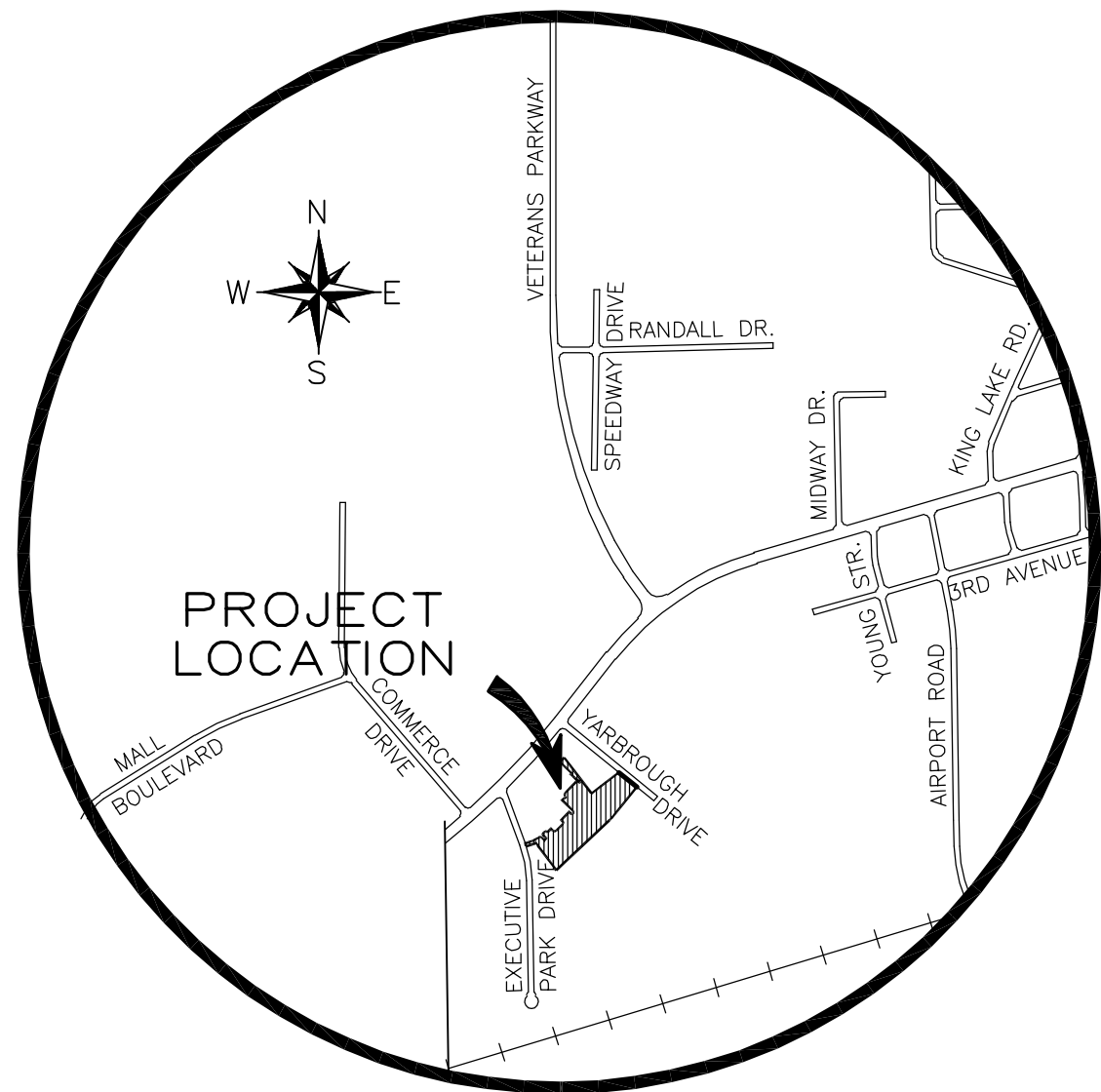
The applicant is requesting to change the layout of townhomes from four groups of 4 townhome units to eight groups of 2 townhome units. 16 townhome units were approved in 1992. The number of units (16) and the density does not change from the 1992 approval.. Only the location of townhomes have changed.



Subject Property

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EXECUTIVE PARK TOWNHOMES
SITE PLAN



SITE INFORMATION
TABLE

LOT NAME: LOT 2, EXECUTIVE COMMERCIAL PARK S/D
LOT SIZE: 91,837.5 S.F. ± (2.11 AC. ±)
ZONING : PUD
PROPOSED USE: TOWNHOMES
TOTAL UNITS: 16
BEDROOMS PER UNIT (LOTS 1-12): 4
BEDROOMS PER UNIT (LOTS 13-16): 3
REQUIRED SPACES : 60
PROVIDED SPACES (TOTAL): 75
IMPERVIOUS SURFACE : 46,623 S.F.
I.S.R. ALLOWED: N/A
I.S.R. ACTUAL: 0.51
STORIES (LOTS 1-12): 2
STORIES (LOTS 13-16): 3
TOTAL BUILDING AREA = 39,778 S.F.
TOTAL F.A.R. ALLOWED: N/A
TOTAL F.A.R. ACTUAL: 0.40
FLOOD HAZARD INFORMATION : ZONE X

FIELD MEASURED LINE TABLE

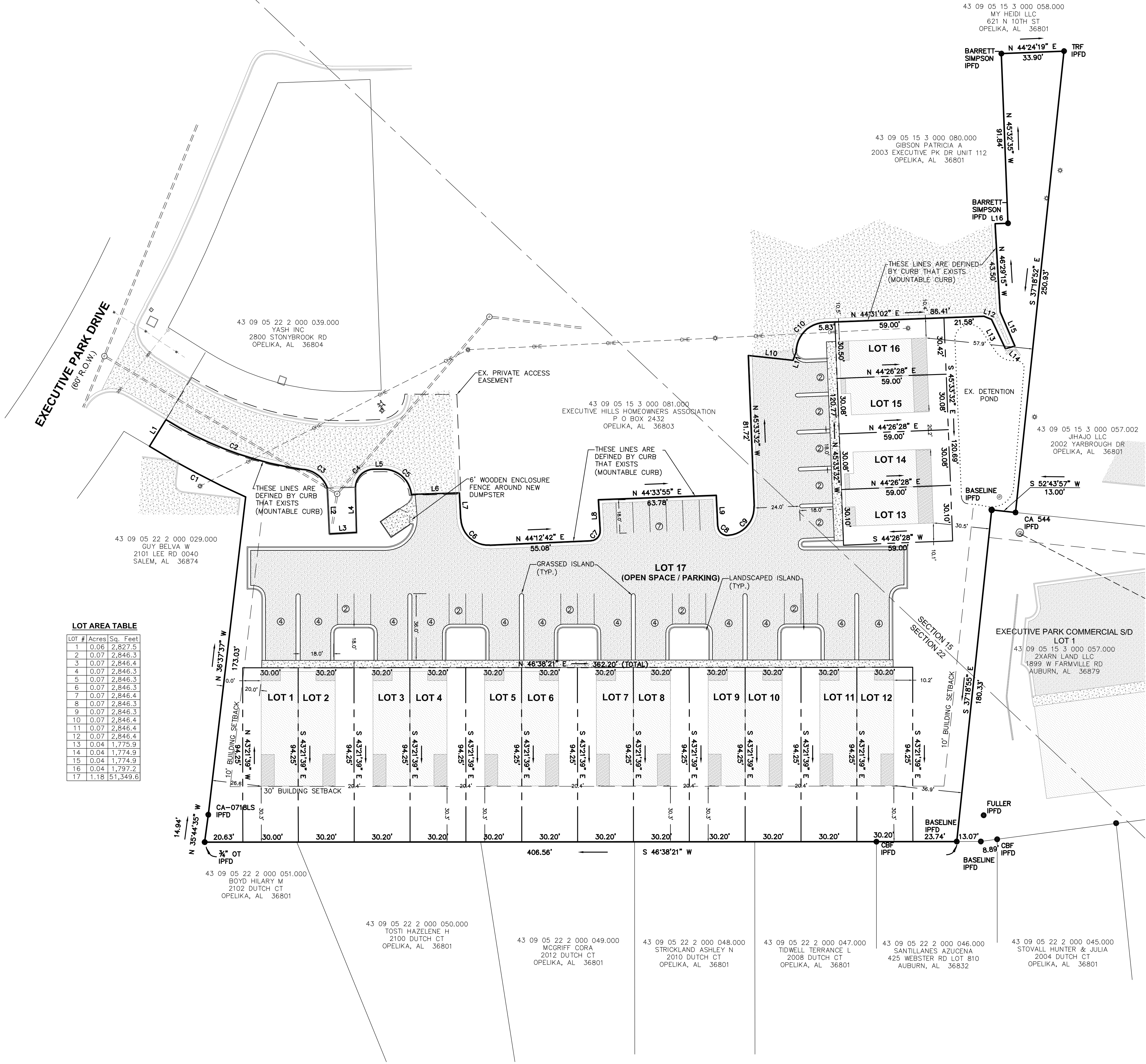
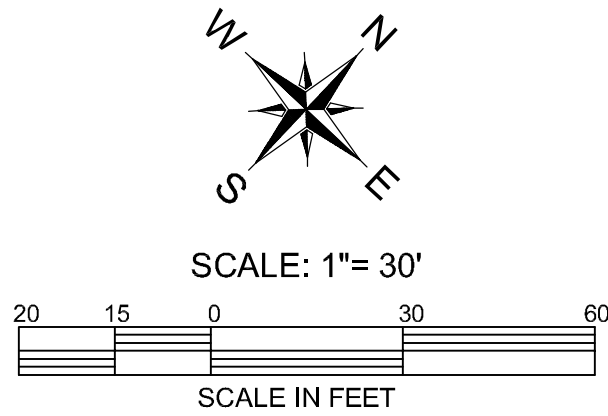
LINE	BEARING	DISTANCE
L1	N 11°41'41" W	16.92'
L2	S 45°58'46" E	25.11'
L3	N 43°44'47" E	14.81'
L4	N 44°47'56" W	24.75'
L5	N 46°30'52" E	5.69'
L6	N 44°46'37" E	25.93'
L7	S 46°11'17" E	14.12'
L8	N 46°40'23" W	16.96'
L9	S 46°01'17" E	16.83'
L10	N 52°54'44" E	24.39'
L11	N 24°09'47" W	5.10'
L12	N 68°08'24" E	4.45'
L13	S 68°33'01" E	17.49'
L14	N 32°07'05" E	5.37'
L15	N 66°39'17" W	20.23'
L16	N 44°22'13" E	6.89'

FIELD MEASURED CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	467.34'	58.77'	58.73'	S 74°28'01" W
C2	193.99'	78.82'	78.28'	N 66°45'00" E
C3	15.01'	17.92'	16.79'	N 82°17'47" E
C4	10.02'	15.18'	13.77'	N 03°07'06" E
C5	15.13'	21.81'	19.97'	N 89°53'37" E
C6	15.00'	23.46'	21.14'	N 89°00'42" E
C7	5.00'	7.94'	7.13'	N 01°13'51" W
C8	5.19'	8.68'	7.70'	N 85°55'45" E
C9	15.19'	23.01'	20.87'	N 02°10'49" W
C10	15.68'	24.05'	21.76'	N 00°34'48" E

LOT AREA TABLE

LOT #	Acres	Sq. Feet
1	0.06	2,827.5
2	0.07	2,846.3
3	0.07	2,846.4
4	0.07	2,846.3
5	0.07	2,846.3
6	0.07	2,846.3
7	0.07	2,846.4
8	0.07	2,846.3
9	0.07	2,846.3
10	0.07	2,846.4
11	0.07	2,846.4
12	0.07	2,846.4
13	0.04	1,775.9
14	0.04	1,774.9
15	0.04	1,774.9
16	0.04	1,797.2
17	1.18	51,349.6



DESIGNED	DRAWN	DATE	JOB NO.
ARN	DMC	08/22/22	B74922.01

107E Mail Box, Suite 100
Auburn, Alabama 36830
Phone: (334) 887-3002
Fax: (334) 887-3088

BASLINE
SURVEYING & DESIGN, LLC

EXECUTIVE PARK TOWNHOMES
SITE PLAN
SEC. 15 & 22 T 19 N Rg 26 E
OPELIKA LEE COUNTY ALABAMA
SCALE: 1"=30' AUGUST 22, 2022
ARTHUR R. NETTLES AL P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922



REZONING APPLICATION
 PLANNING DEPARTMENT
 700 FOX TRAIL
 OPELIKA, AL 36801

3106


 PC DEADLINE: 9/6/2022 PC MEETING: 9/27/2022

PROPERTY OWNERS/
 AUTHORIZED REPRESENTATIVE: The John Perry Knight, Sr Irrevocable Trust; John Perry Knight, Jr
 MAILING ADDRESS: 2787 Callaway Road, Greenville, GA 30222
 PHONE NUMBER: 770-527-0323 Email: jayknight@drbgroup.com

PARCEL INFORMATION
 Site Address: Gateway Drive (Wyndham Pod 10)

 Description of proposed use: Change use on Pod 10 from Apartments to Town homes

 Tax Parcel Number: 10-09-30-2-000-004.001

 Adjacent Zoning Districts: North: PUD South: PUD East: PUD West: County, No zoning

 Current Land Use: Vacant

 Current Zoning: PUD

 Proposed Zoning: PUD

 Number of APO: 6 x \$7.00 = \$42
 (Adjacent Property Owners)

 Fee: \$125.00
TOTAL = \$167
PAID: _____

I hereby request my property located at (street address) Gateway Drive, Opelika, AL (Wyndham Pod 10),
 Tax Map parcel number 10-09-30-2-000-004.001 be rezoned from
PUD to PUD. 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)

John Perry Knight Jr.
8.30.22

DATE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 27, 2022

Agenda Item #: E-9

Action Requested: Amendments to Wyndham PUD Master Plan

Location of Property: Gateway Drive

Property Owner(s): John Perry Knight, Sr. Irrevocable Trust
Foresite Group, LLC., representative

Current Land Use: Undeveloped

Current Zoning: PUD (Planned Unit Development)

Staff Comments

The applicant is proposing an amendment to the 2005 master plan for the Wyndham Planned Unit Development (PUD). The subject property is 40 acres undeveloped located on south side of Gateway Drive. The area in question was shown on the 2019 master plan as an area with approximately 20 acres of multi-family apartments and 20 acres of open space. The proposed master plan revisions are from multi-family/apartments to townhomes.

Under the current master plan, Pod 10 is approximately 20 acres and would allow apartments at a density of up to 12 units per acre. This would allow approximately 250 residential units. The applicant initially proposed to amend both Pod 10 and the large open space behind it to allow 200 townhouse units. This would have been a much lower density spread over an area twice the size. As the applicant proposed to repurpose open space into developable property, this would require a full master plan amendment.

The proposed townhomes would be constructed on private streets and common parking located in front of the units. The units would be at least 20 feet in width. The applicant notes that the units would be setback 40 feet from Gateway Drive and 20 feet from an exterior line of the development. The individual lots would be setback 10 feet from side property lines on end units and 22 feet from the rear property line to include the 50% yard requirement.

The proposed site has some streams, especially in the southern area that was designated as open space in the master plan. There is also a bit of topography and elevation change throughout the lot. This was a factor in proposing the change to the unit type from apartments to townhomes.

The site would take access from a single private road intersecting Gateway Drive.

In reviewing the plan, staff raised concerns about the removal of the open space. The proposed plan reduces the unit count by approximately 50 units, but spreads this out over twice the area. Much of this open space was left due to the topography and natural features including streams. Staff is also concerned about having 200 townhouses spread with one access.

After raising some of the concerns with the applicant, the applicant has agreed to remove the secondary cluster of townhomes. This would reduce the number of units from 200 to 104. This greatly reduces the density and traffic impact at the drive. This also maintains the existing open space. As this also becomes only a change in unit type, staff believes that this can be approved by the Planning Commission as a minor amendment to the master plan.

Comments/Recommendations

Staff recommends approval of a minor amendment to the master development plan to allow Pod 10 to change from apartments to townhome units subject to the following:

- 1. The required PUD buffer be shown for the lots along Gateway Drive.**
- 2. All utilities must be underground.**

Engineering Department Report

The Engineering Department has no other comments or concerns with this proposed master plan amendment application.

Opelika Utilities Board Report

No comments.

Opelika Power Services Report

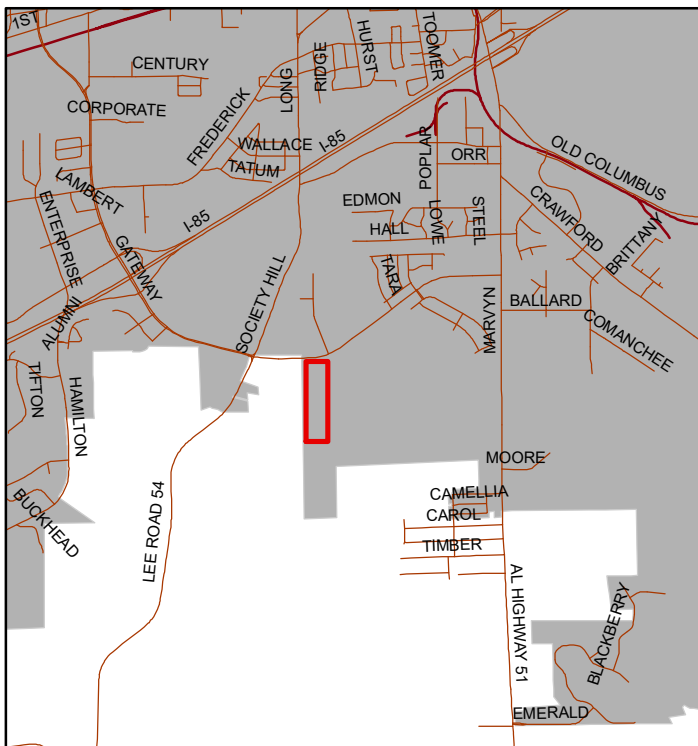
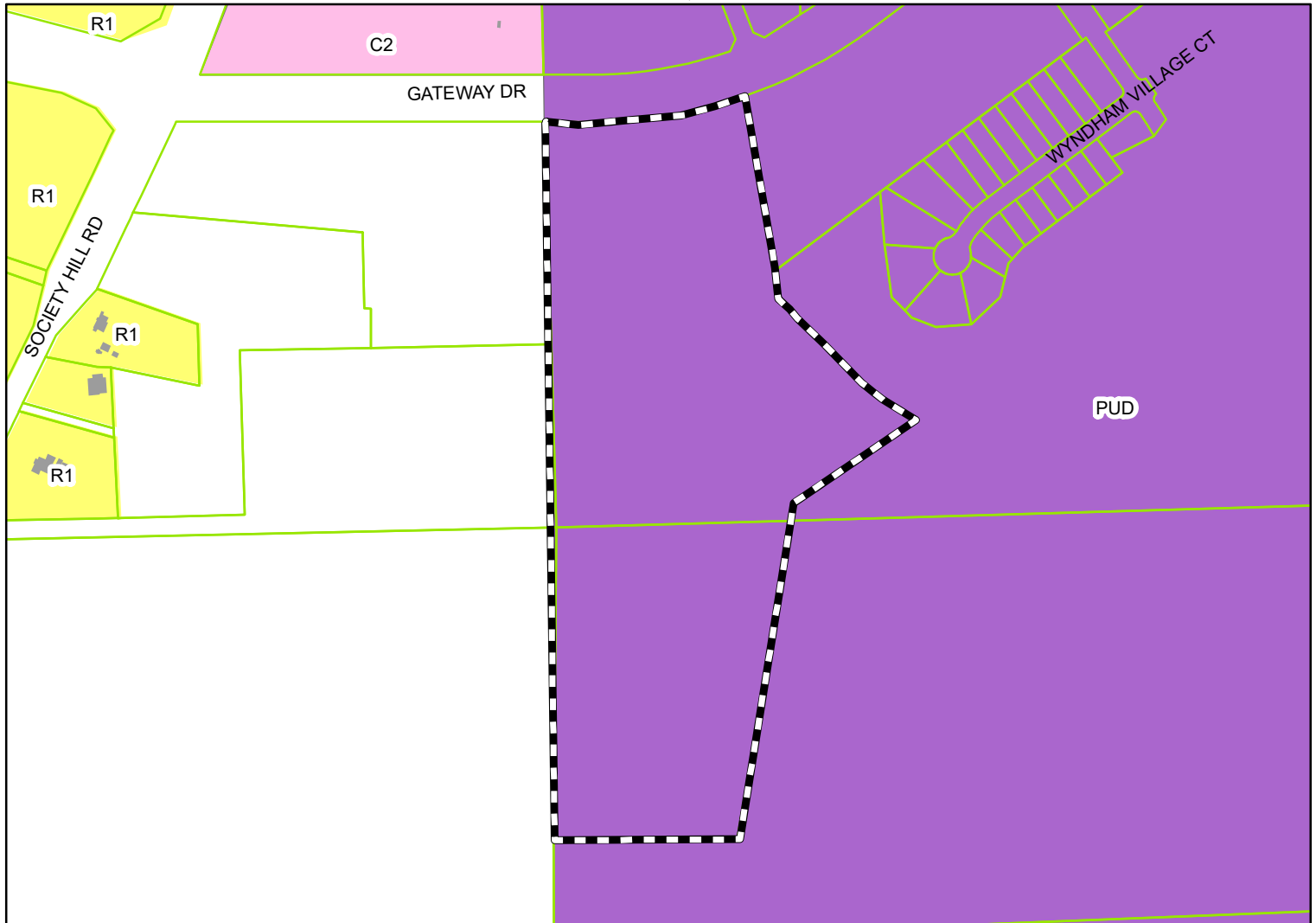
This subdivision is outside the Opelika Power Service territory.

WYNDHAM GATES PUD - MASTER PLAN REVISION AND PRELIMINARY PLAT

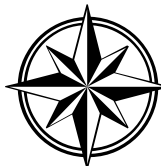
GATEWAY DRIVE

MAJOR PLAN AMENDMENT AND WYNDHAM GATES POD 10 SUBDIVISION

E-9, 10



The applicant's master plan amendment is to replace 258 apartments with 200 townhomes. The amendment reduces the density from 6.45 dwelling per acre to 5.1 dwa. The townhomes will be sold - fee simple ownership.



Subject Property

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WYNDHAM POD 10

PUD AMENDMENT

SITE DATA

TOTAL SITE AREA:	40 AC.
TOWN HOME UNITS	200 UNITS
OPEN SPACE	24.51 AC. (61.25%)

LOCATION MAP

N.T.S.

The location map shows the site's location within a larger context. It includes surrounding streets such as Gateway Dr, Wyndham Industrial Dr, and Wyndham Way. The site is marked with a black dot and labeled 'SITE'. The map also shows the proximity to the Wyndham Creek and the surrounding residential area.



WYNDHAM POD 10

PUD AMENDMENT

SITE DATA

TOTAL SITE AREA:	40 AC.
TOWN HOME UNITS	104 UNITS
OPEN SPACE	31.65 AC. (79%)

LOCATION MAP

N.T.S.

Master Plan Update for Wyndham

POD 10 Planned Unit Development

Opelika, AL September 2022

Proposed PUD Rezoning

The John Perry Knight, Sr Irrevocable Trust, the Applicant, respectfully requests that the Opelika Planning Commission reclassifies the land use for Wyndham Townhomes Pod 10 to townhomes instead of the previous Apartments. The subject property is currently classified as apartments in the PUD (Planned Unit Development) zone. The proposed modification will allow for a townhome development.

Location

The Proposed Development is located within the City of Opelika on Gateway Drive, east of the roundabout intersection of Gateway Drive and Society Hill Road. The Development proposes a new driveway connection to Gateway Drive.

Concept

The Applicant is proposing a planned development, consisting of 200 townhome units and additional open space. The minimum lot sizes will be 20' wide. All infrastructure will meet City of Opelika standards and at completion of construction, all infrastructure and public utilities will be turned over to the proper authorities for continued maintenance, following acceptance and conclusion of warranty periods.

Site Details

The Proposed Development consists of a total of +/- 40.01 acres, which will be subdivided for 200 townhome lots.

Access to Wyndham Townhomes Pod 10 will be provided by a proposed driveway on Gateway Drive. To allow traffic entering right into the development without affecting Gateway Drive's traffic flow, a deceleration lane will be installed.

Since the subject property is abutting an existing creek, a 10% analysis will be performed to determine if detention will negatively impact the post flows of the proposed development. Otherwise, storm water detention will be provided in two locations along the existing creek that is best suited for the overall development. The proposed open space lot will contain existing vegetation, two potential detention ponds, and an existing stream. A homeowner's association will manage the on-site open space.

Setbacks and Buffers

Setbacks for each cluster of townhomes are proposed to have a minimum 10 FT side setback from the side property line and 20 FT between units. The rear setbacks for each townhome unit will be 22 FT from the rear property line to meet the backyard requirement of 50% of the 1st floor townhome area. Setbacks for the overall development parcel will have a minimum setback of 40' along Gateway Drive and 20' from the sides and rear property lines of the overall 40 Acre parcel. On the east side of the site, a 25' stream buffer will be provided along the existing creek.

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.

Net Impact of Proposal

The subject property was initially planned for apartments, however, due to existing topography and the presence of shallow rock, reclassifying the land to townhomes will be more feasible and will disturb less land. The Wyndham Townhomes Pod 10 will provide adequately sized townhome lots that are customary for this area.

The proposed rezoning request does not adversely impact the City of Opelika or its infrastructure in any way. The overall density is reduced from 258 apartment units to 200 fee simple townhome units. In addition, the developed area is reduced from 21.5 Acres for the apartments to +/- 16 Acres for the Townhomes thus allowing more open space.

Accompanying Exhibits

Attached are several exhibits supporting the application for a PUD for Wyndham Townhomes Pod 10. The supporting exhibits include the following:

- Adjoining Property Owners Listing
- Preliminary Plat
- Authorization to Act as Applicant
- Deed to Subject Property
- Application for PUD Zoning
- Pod 10 Rezoning Exhibit



Heritage B in Heritage Walk





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

3101



DEADLINE: 9/6/22 MEETING: 9/27/22

SITE ADDRESS: Gateway Drive
PROPERTY OWNER: The John Perry Knight, SR Irrevocable Trust
APPLICANT/AUTHORIZED REPRESENTATIVE: Foresite Group, LLC
MAILING ADDRESS: 2128 Moores Mill Road, Suite C, Auburn, AL 36830
PHONE NUMBER: (334) 887-6064 **FAX NUMBER:** N/A
EMAIL ADDRESS: bbasquin@fg-inc.net

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☐ FINAL

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

☐ Annexation ☒ Rezoning PUD Amendment ☐ Other _____

PARCEL INFORMATION

Subdivision Name: Wyndham Gates POD 10 Townhomes

Current Land Use: Vacant

Current Zoning: PUD

Proposed use of the Subdivision: fee simple townhomes

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

Number of Lots: 200 x \$3.00 = \$ 600

Number of APO: 6 x \$7.00 = \$ 42
 (Adjacent Property Owners)

Fee: \$75.00

TOTAL = 717

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Wyndham Gates POD 10 Townhomes 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:**

9-2-2022

(PRINT NAME) **Brett Basquin for Foresite Group, LLC**

DATE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 27, 2022

Subdivision: Wyndham Gates Subdivision, Pod 10

Agenda Item #: E-10

Action Requested: Preliminary Approval

Location of Property: Gateway Drive

Property Owner(s): John Perry Knight, Sr., Irrevocable Trust
Brett Basquin, Foresite Group, Inc., authorized representative

Current Land Use: Undeveloped

Current Zoning: PUD

Proposal

The applicant is requesting preliminary plat approval for a 200-lot townhome subdivision. The subject property is approximately 40.2 acres located in the Wyndham PUD. The agenda item immediately preceding this request is to amend the master development plan to change the use from apartments/multi-family to townhomes.

The proposed subdivision has 200 residential townhome lots and one remainder lot. The townhomes would be on individual fee-simple lots that front the internal parking lots. On the plat they are shown as streets, although they need to be marked as “private.” The development would take access from Gateway Drive. The townhomes are grouped into 8-unit buildings. The plat itself has two larger clusters of townhomes shown. The front portion includes Lots 1-104. This includes 13 buildings, each with 8 units. The rear section extends from the front drive around a knoll. The rear section includes 12 8-unit buildings.

Each townhome lot is at least 1,920 square feet in area and 20 feet in width. This exceeds the general townhome standards of the zoning ordinance. The applicant has proposed setbacks for the units through the PUD process. This would include a general setback of 40 feet from Gateway Drive and a setback of 20 feet from the other exterior property lines of the development. Internally, each lot will have a rear setback of 22 feet. End units will also have a 10-foot side setback.

Lot 201 is shown as large remainder property and most of this was shown on the previously approved PUD as open space without designation. This area includes a few streams and wetlands. The applicant has also said that the area shown as Gates Lane between Kenneth Street would be an amenity area. This is currently shown as a private right-of-way. If this is an amenity or openspace, the use, ownership and maintenance of the property should be noted on the plat.

Townhomes are required to meet the landscaping standards of the zoning ordinance. Prior to construction, a landscape plan showing overall landscaping points and buffers should be shown. The proposed townhouse lots are at least 50 feet from any exterior property line on the proposed plat in all locations except along Gateway Drive. The zoning ordinance and subdivision regulations both require a bufferyard along Gateway Drive, especially since these lots would essentially be double frontage lots. This bufferyard should be shown on the plat.

Overall, the plat is consistent with the subdivision regulations for the purposes of preliminary plat approval. However, as previously mentioned in the preceding report concerning the master development plan, staff had concerns with the proposed extent shown on the plan and the utilization of what had been previously dedicated as open space. The applicant agreed to revise their PUD amendment to reduce the area affected to the front pod, including 104 townhouse lots and a remainder lot. Based on that staff, is supportive of a revised plat that includes this front section.

Staff recommends preliminary approval subject to the following:

1. Reduce the proposed plat to the section including Lots 1-104.
2. Sidewalks will be required on at least one side of the street.
3. All utilities shall be underground.
4. Note the ownership, use and maintenance of the open space on remainder lot or amenities.
5. Add a bufferyard adjacent to Gateway Drive.
6. Label all of the streets as private.
7. Add a note providing the PUD setbacks on the plat.

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.

A traffic study will be required to determine the need for turn lanes accessing the development from Gateway Drive.

The Engineering Department has no other comments or concerns with this proposed conditional use application.

Opelika Utilities Board Report

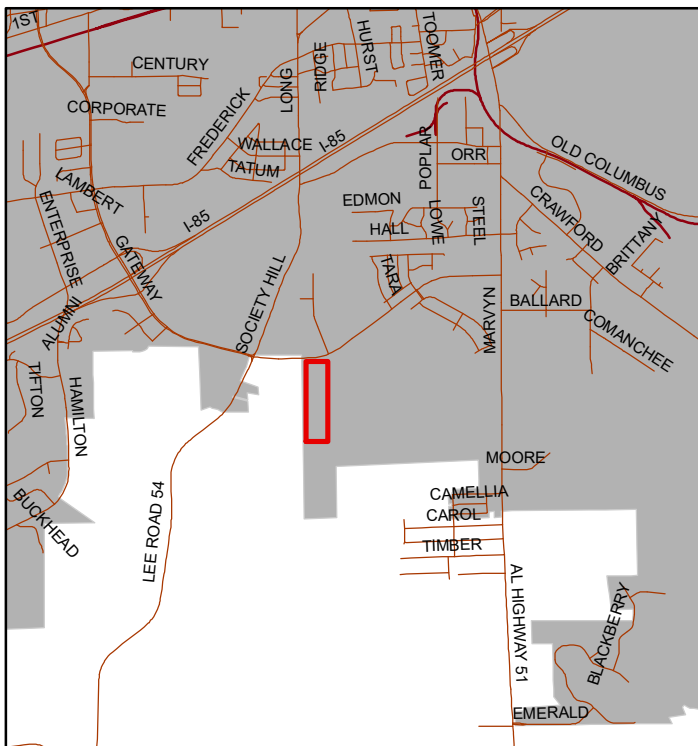
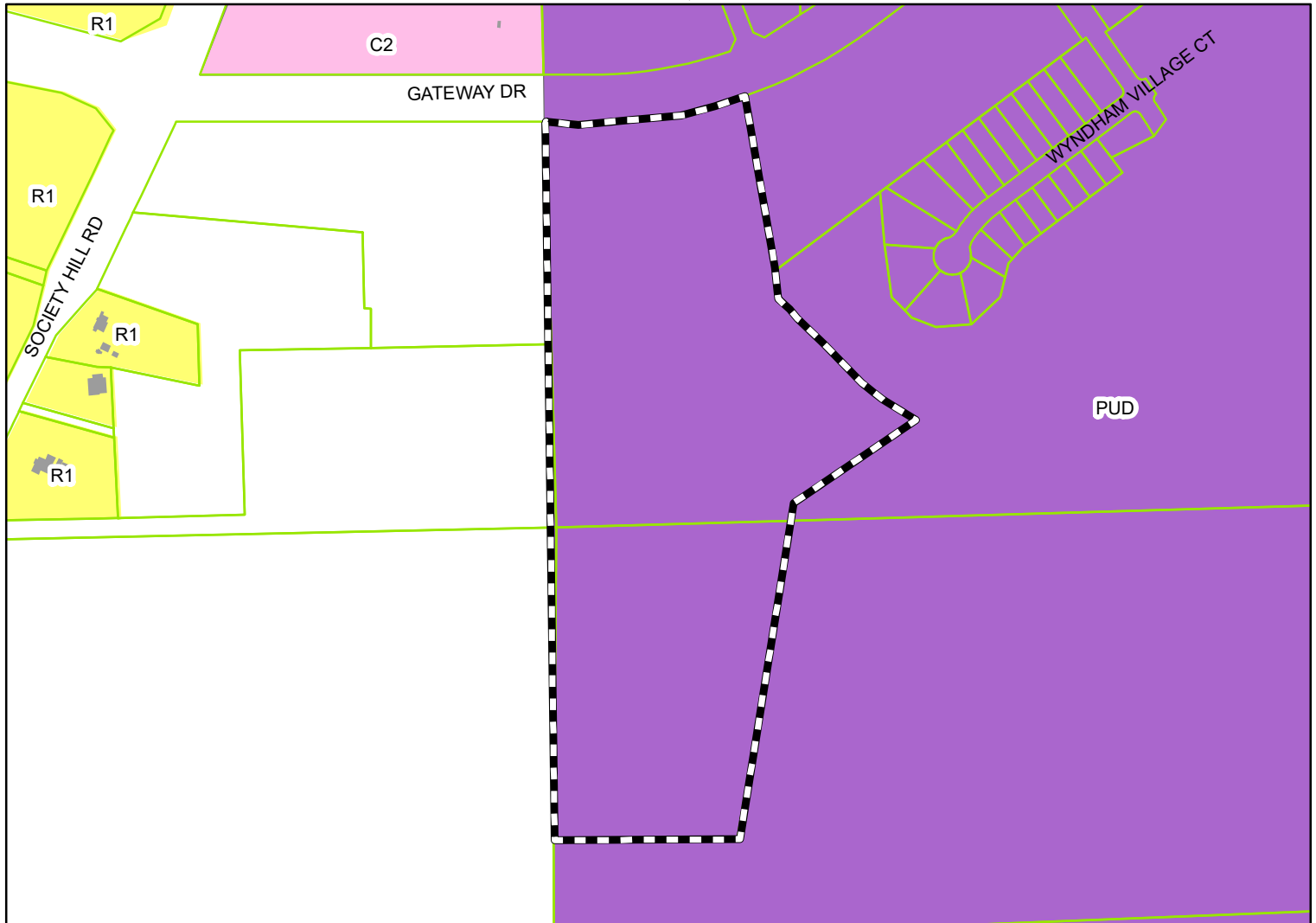
This will be served by a master meter.

Opelika Power Services Report

This subdivision is outside the Opelika Power Service territory.

WYNDHAM GATES PUD - MASTER PLAN REVISION AND PRELIMINARY PLAT GATEWAY DRIVE

MAJOR PLAN AMENDMENT AND WYNDHAM GATES POD 10 SUBDIVISION E-9, 10



The applicant's master plan amendment is to replace 258 apartments with 200 townhomes. The amendment reduces the density from 6.45 dwelling per acre to 5.1 dwa. The townhomes will be sold - fee simple ownership.



Subject Property

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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 ____, 2022.

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, FLYNN R. DUBOSE, JR., AS MANAGING MEMBER OF OPELIKA GATEWAY PROPERTIES LLC, THE OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINING 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 ____, 2022.

FLYNN R. DUBOSE, JR., MANAGING MEMBER
OPELIKA GATEWAY PROPERTIES LLC

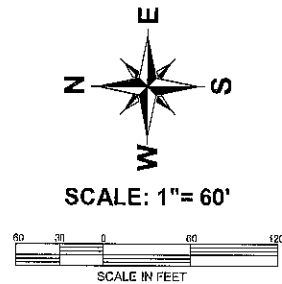
STATE OF ALABAMA
LEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT FLYNN R. DUBOSE, JR., 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 ____, 2022.

NOTARY PUBLIC: MY COMMISSION EXPIRES: _____

WYNDHAM GATES SUBDIVISION, POD 10 SHEET 1 OF 2 (NOT VALID WITHOUT ALL SHEETS)



LEGEND

- CT CORNER TOP
- OT OPEN TOP
- IPFD IRON PIN FOUND
- IPSO IRON PIN SET
- Δ CALCULATED POINT
- CONCRETE MONUMENT FOUND
- ✕ SPIKE NAIL SET
- R.O.W. RIGHT-OF-WAY
- (F) FIELD MEASUREMENT
- (P) PLAT DIMENSION
- FULLER PLASTIC CAP IN THE TOP OF 3/4" IRON PIN BEARING TO RICHARD FULLER INC'S ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA0004
- STROZIER PLASTIC CAP IN THE TOP OF 1/2" IRON PIN BEARING TO STROZIER SERVICES, LLC'S ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA0100
- BASELINE PLASTIC CAP ON THE TOP OF 3/8" REBAR BEARING TO BASELINE SURVEYING & DESIGN, LLC'S ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA0022
- ⑤ EXISTING SANITARY SEWER MAIN/PIPE

NOTES:

- THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
- BEARINGS AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING OPELIKA CORP. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD 83.
- NORTH IS BASED ON GRID NORTH.
- FIELDWORK COMPLETED JUNE 24, 2022. OFFICEWORK COMPLETED AUGUST 24, 2022.
- 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.
- ACCORDING TO FEMA FIRM MAP NO. 01081C0230G PANEL 230 OF 381 FOR OPELIKA, LEE COUNTY ALABAMA, EFFECTIVE DATE NOVEMBER 11, 2011, THE PARCEL LIES IN ZONE X, WHICH IS AN AREA OF MINIMAL FLOODING AND IS NOT DESIGNATED AS A FLOOD PRONE AREA.
- THE PURPOSE OF THIS PLAT IS TO CREATE NEW TOWNHOME LOTS WITHIN AN EXISTING LOT OF RECORD.
- OWNER/DEVELOPER IS OPELIKA GATEWAY PROPERTIES LLC, P.O. BOX 117 MT. MEIGS, AL, 36057.

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: _____

GATEWAY DRIVE
(50' R.O.W.)

GATES LANE
(50' R.O.W.)

KENNETH STREET
(61' R.O.W.)

GATES LANE
(48.61' R.O.W.)

KENNETH STREET
(61' R.O.W.)

09 07 25 0 000 008.000
CHURCH OF GOD AT OPELIKA
114 17TH PLACE
OPELIKA AL 36051

09 07 25 0 000 008.001
CHURCH OF GOD AT OPELIKA
114 17TH PLACE
OPELIKA AL 36051

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	BEARING
C1	225.00'	120.64'	20.61'	S 03°15'39" E
C2	175.00'	118.05'	19.04'	S 03°45'32" E
C3	175.00'	20.63'	20.62'	S 10°15'16" E
C4	175.00'	10.27'	10.24'	S 16°58'13" E
C5	175.00'	20.42'	20.42'	S 22°31'44" W
C6	175.00'	31.42'	31.38'	S 14°01'53" W
C7	175.00'	20.42'	20.41'	S 05°32'39" W
C8	175.00'	15.40'	15.40'	S 01°19'02" W
C9	225.00'	15.74'	15.73'	N 21°32'08" W
C10	175.00'	15.64'	15.63'	N 03°12'59" W

LINE TABLE	
LINE BEARING	DISTANCE
L1 S 00°38'28" E	113.26'
L2 S 00°38'28" E	113.37'
L3 S 23°32'31" E	114.93'
L4 S 00°38'28" E	114.93'
L5 N 00°38'28" W	171.38'
L6 N 00°38'28" W	171.03'
L7 N 05°53'31" W	211.03'
L8 N 89°21'54" E	121.11'

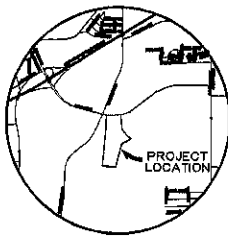
THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BASELINE SURVEYING & DESIGN, LLC.



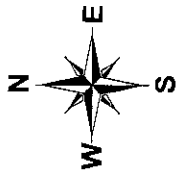
WYNDHAM GATES
SUBDIVISION, POD 10
SEC. 30 T19N Rg 27 E
AUBURN LEE COUNTY ALABAMA
SCALE: 1"= 60'
ARTHUR R. NETTLES, AL P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

CREW CHIEF: TTM
DRAWN: DMC
JOB NO.: B12022.14

WYNDHAM GATES
SUBDIVISION, POD 10
SHEET 2 OF 2 (NOT VALID WITHOUT ALL SHEETS)



VICINITY MAP
NOT TO SCALE



SCALE: 1"= 60'





REZONING APPLICATION
PLANNING DEPARTMENT
 700 FOX TRAIL
 OPELIKA, AL 36801

3093



PC DEADLINE: 9/6/22 PC MEETING: 9/27/22

PROPERTY OWNERS/
 AUTHORIZED REPRESENTATIVE: Foresite Group, LLC
 MAILING ADDRESS: 2128 Moores Mill Road, Suite C, Auburn, AL 36830
 PHONE NUMBER: 334-887-6064 Email: bbasquin@fg-inc.net

PARCEL INFORMATION

Site Address: 3500 Anderson Road

Description of proposed use: Mixed-Use Development with residential and commercial

Tax Parcel Number: 03-08-28-0-000-006.000

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

Current Land Use: Vacant; Residential

Current Zoning: R1

Proposed Zoning: PUD

Number of APO: 15 x \$7.00 = \$ \$105
 (Adjacent Property Owners)

Fee: \$125.00

TOTAL = \$230

PAID: _____

I hereby request my property located at (street address) 3500 Anderson Road,
 Tax Map parcel number 03-08-28-0-000-006.000 be rezoned from
R1 to PUD. 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:

Brett C. Basquin

(PRINT NAME) Brett C. Basquin for Foresite Group, LLC

DATE

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

Meeting Date: September 27, 2022

Agenda Item #: F-11a-11b

Action Requested: Amendment to the Future Land Use Map and Rezoning -
229.2 acres
Amendment- from low density residential to mixed-use
category
Rezoning - from R-1 to PUD

Location of Property: Northwest corner of Anderson Road and Andrews Road

Property Owner: Keith B. Norman, Authorized Representatives
Foresite Group

Current Zoning: R-1

Proposed Zoning: PUD (Planned Unit Development)

Existing Land Use: Undeveloped

The proposed property is an undeveloped property located at the intersection of Anderson Road and Andrews Road. The property is approximately 229.2 acres. The applicant is proposing a mixed use development with commercial near the corner, multi-family, and single-family residential. Due to the size and scope of the project staff requested additional information from the applicant. The applicant has requested the item be tabled until the October Planning Commission meeting to allow for this information to be compiled.

Engineering Department Report

The Engineering Department has no comments or concerns with this proposed re-zoning application.

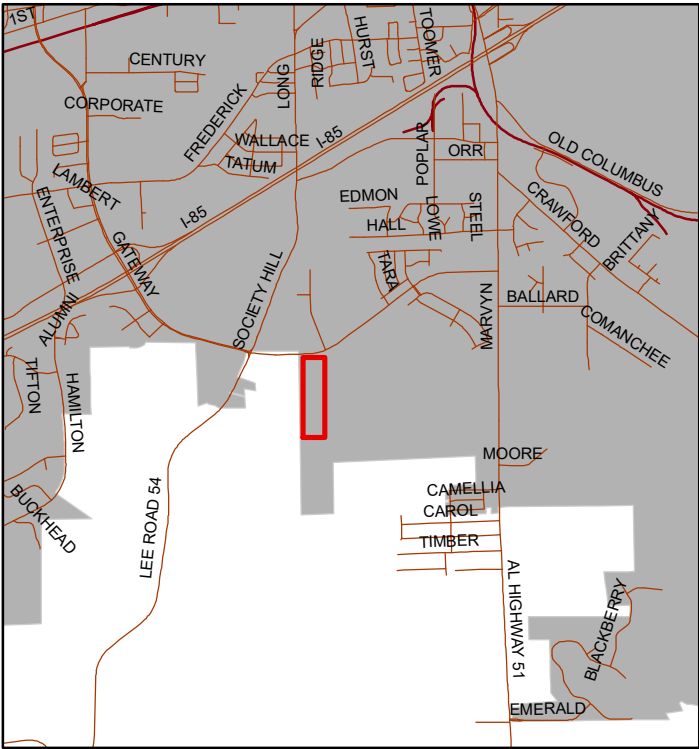
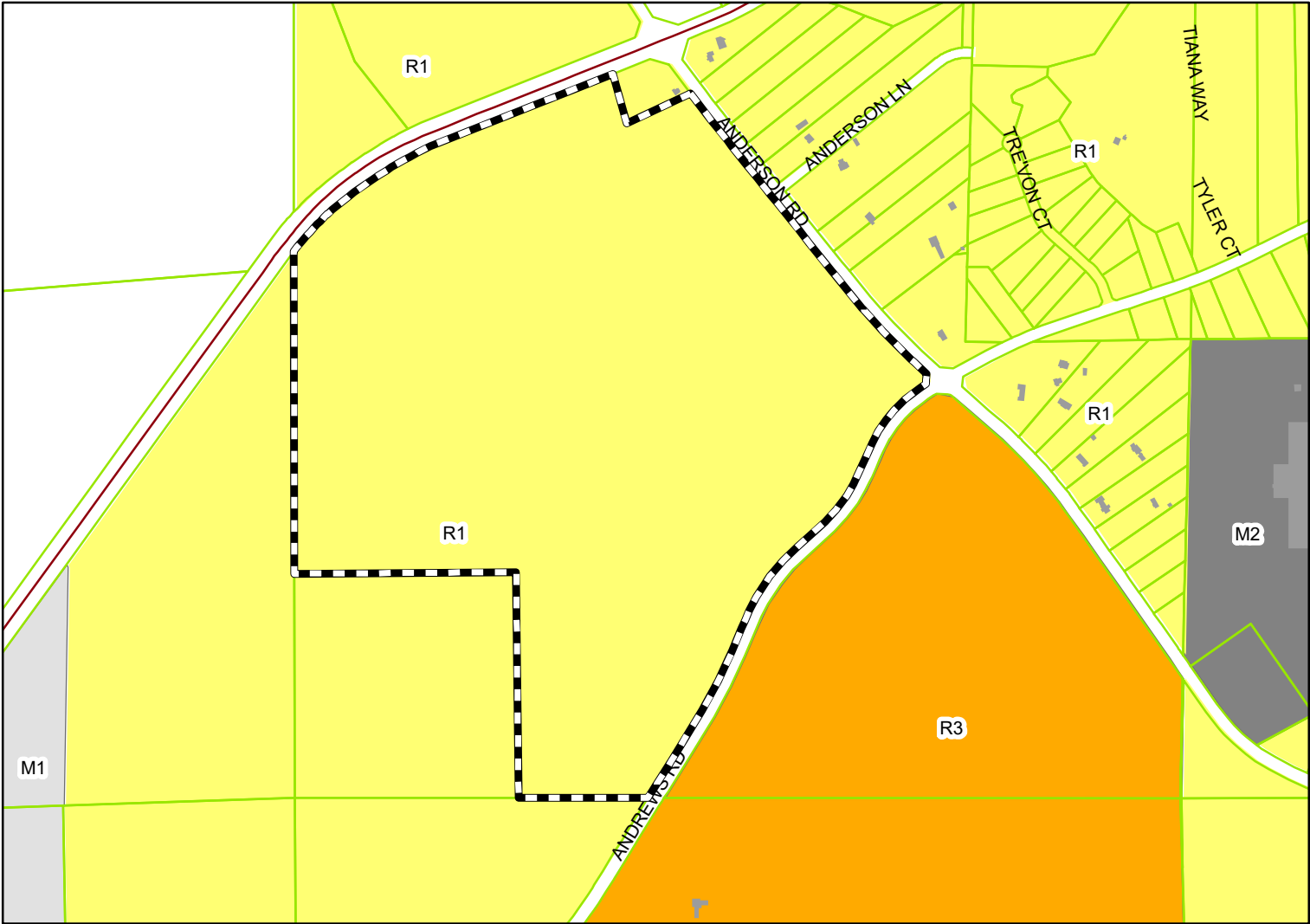
Opelika Utilities Board Report

Water service is accessible from Anderson Road.

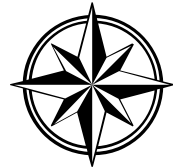
Opelika Power Services Report

This subdivision is outside the Opelika Power Service territory.

HOPSON FARMS REZONING
3500 ANDERSON ROAD
R-1 TO PUD, F-11

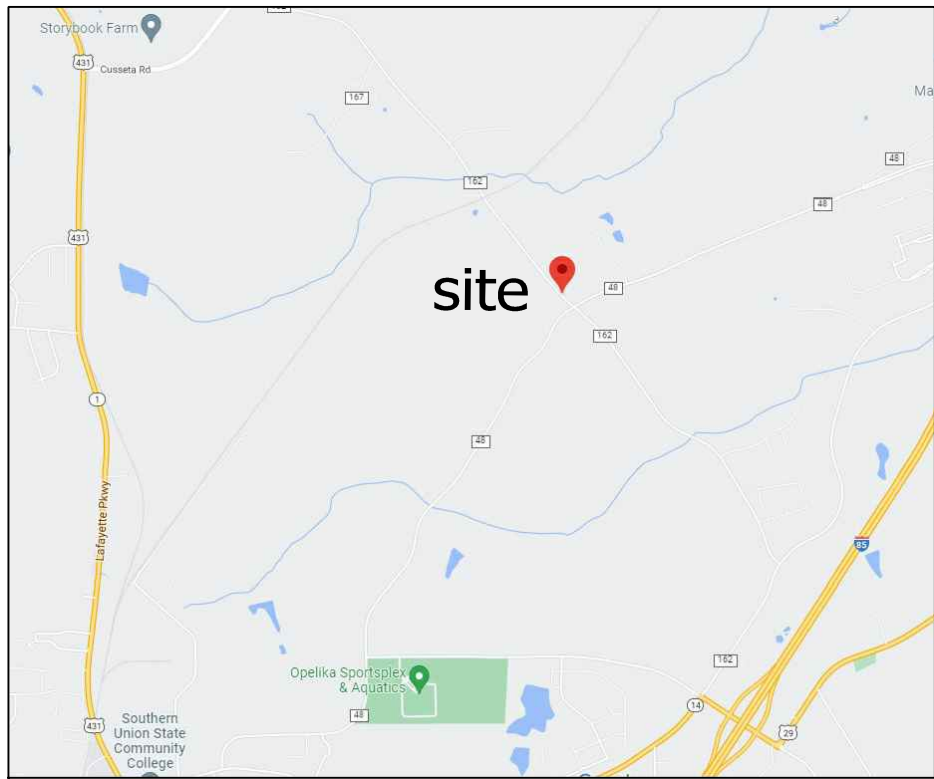


The applicant is requesting to rezone 229.2 acres for commercial and residential development. Single family homes, apartments (250 units), and a 50,000 sf commercial property at the corner of Anderson Road and Andrews Road is proposed.



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.



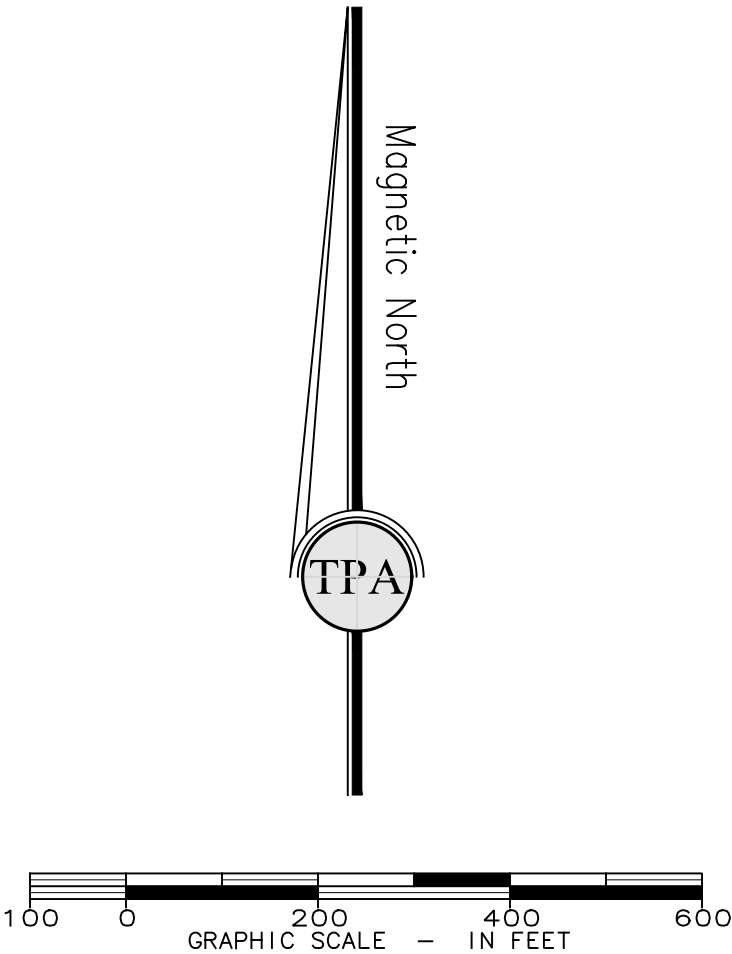
VICINITY MAP
not to scale

SITE NOTES

1. Site area - 229.2 acres
2. Existing Zoning - R-1
3. Proposed Zoning - PUD
4. Density:
 - Maximum Density for Single Family Tracts 1-4 including the Amenity Area is 5 units per acre.
 - Multi-family Tract Maximum unit density is 250 units.
 - Commercial Tract Maximum density is 10,000 sf/acre 59,000 sf.

ALLOWABLE LAND USE TABLE

	AREA	PROPOSED USE	ALLOWABLE DENSITY
TRACT 1	29.1 AC	SINGLE FAMILY TYPE C, D, & E	8 UNITS PER ACRE
TRACT 2	33.2 AC	SINGLE FAMILY TYPE A & B	6 UNITS PER ACRE
TRACT 3	90.1 AC	SINGLE FAMILY TYPE A	5 UNITS PER ACRE
TRACT 4	51.3 AC	SINGLE FAMILY TYPE A (LARGE LOTS)	4 UNITS PER ACRE
MULTI-FAMILY TRACT	11.8 AC	APARTMENTS	250 UNITS
COMMERCIAL TRACT	5.9 AC	COMMERCIAL & RETAIL	59,000 SF
AMENITY TRACT	7.8 AC	ACTIVE AMENITY AREA	
TOTAL SITE AREA	229.2 AC		



ZONING PLAN

Hopson Farms

SECTION 28, T-20-N, R-27-E

CITY OF OPELIKA

LEE COUNTY, ALABAMA

For The Firm
Travis Pruitt
&
Associates, Inc.

DATE: 09/01/2022
SCALE: 1" = 200'
CN:220276CP06
LSV:
JN:
FN:

SURVEY NOTES:

NOTE: Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

REFERENCE DOCUMENTS:

Note:
This plan is based on the boundary survey for the Electra Hopson Estate by Sprayberry & Associates Land Surveying on 11-26-13. Topo information taken from county GIS.

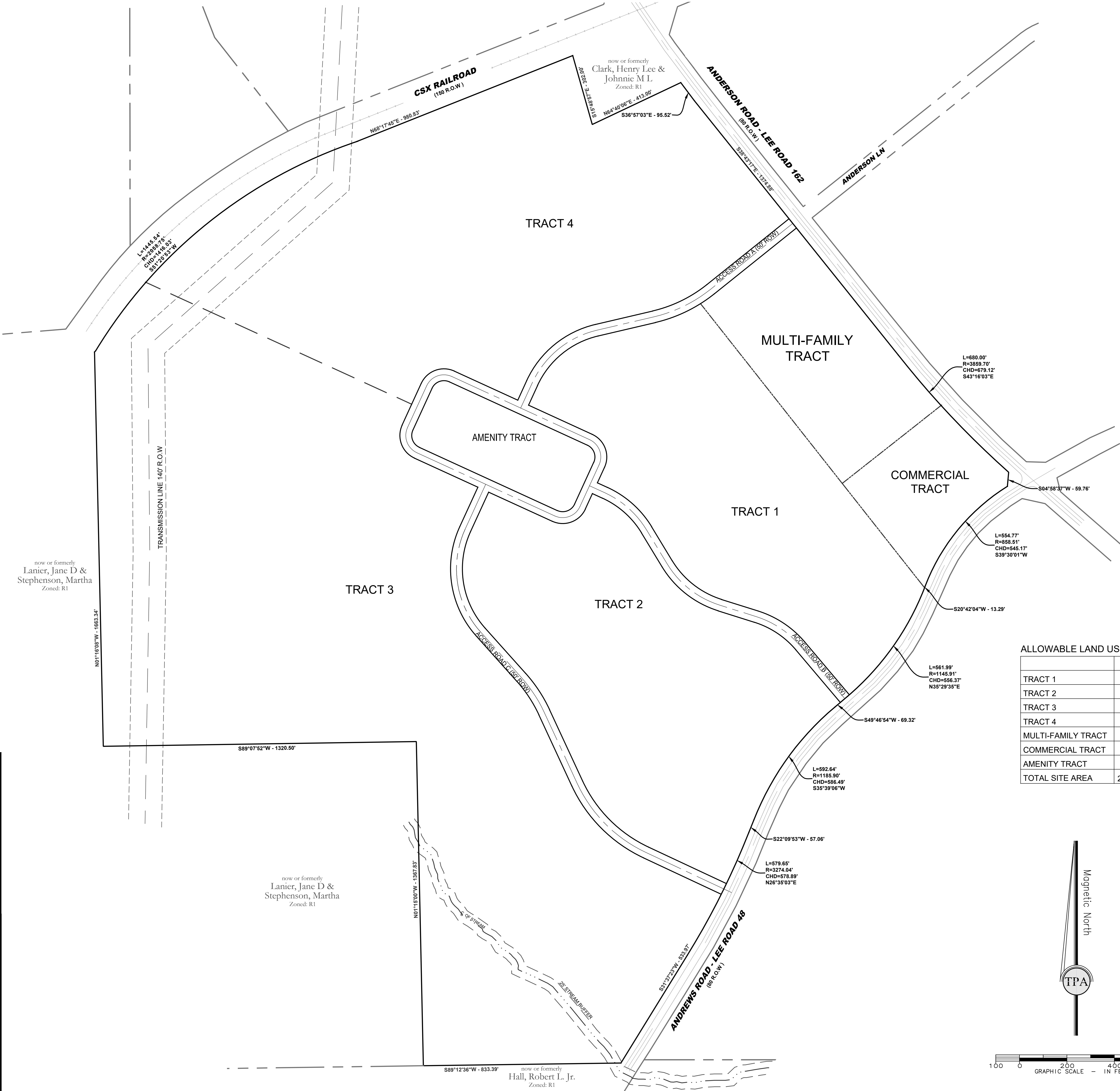
OWNER/DEVELOPER

TPG HOMES, LLC

Warren Jolly

Tele: (770) 527-4544

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com



Master Plan for Hopson Farms Planned Unit Development

Opelika, AL September 2022

Hopson Farms Mixed-Use Development

Proposed PUD Rezoning

Foresite Group, LLC, the authorized agent for the applicant, respectfully requests that the Opelika Planning Commission rezone Hopson Farms to a PUD (Planned Unit Development). The subject property is currently zoned R-1. The applicant is proposing to create a mixed-use development with residential and commercial, governed by a single PUD zoning designation. The proposed rezoning will allow for a mixture of single-family residential, park, townhomes, multi-family, and commercial development.

Location

The Proposed Development is +/- 229.2 Acres located within the City of Opelika and is adjacent to Anderson Road and Andrews Road.

Concept

The Applicant is proposing a planned mixed-use development with residential, multi-family, and commercial uses within the development. All infrastructure will meet City of Opelika standards and at completion of construction, all infrastructure and public utilities will be turned over to the proper authorities for continued maintenance, following acceptance and conclusion of warranty periods.

Site Details

See Zoning Plan and Pattern book that shows the uses, allowable densities, and product types for the proposed uses for the Development. The commercial and multi-family uses shall comply with the Gateway Corridor requirements for exterior building materials.

The development will be developed in multiple phases.

Setbacks and Buffers

Pattern books for the different residential uses are provided with specific performance standards in regard to minimum lot size, minimum lot width, building setbacks, maximum building height, maximum lot coverage and parking requirement. In addition, the commercial and multi-family parcels will meet the C-1 commercial setback requirements.

All covered front porches may extend up to 50% of the front yard setback.

A 25 FT buffer will be provided along the existing road frontages of Anderson Road and Andrews Road except in front of the Commercial Tract. Utility easements, driveways, street connections, and entry signage and landscape features are allowed to be within the buffer. The buffer has the option of being undisturbed or if disturbed it will need to be planted back to City of Opelika Residential buffer standards.

A 25 FT undisturbed stream buffer will be provided adjacent to the existing stream on the

southside of the site.

Amenity and Open Space

The Proposed Development will provide a central Amenity Tract in the middle of the development that will include a pool, clubhouse, parking lot, and other active outdoor amenities. This area will be credited towards the overall open space. The development will have a minimum of 10% open space provided for the residential areas of the development. Due to the existing topographic conditions of the site, these proposed open space areas will be more passive open space areas that will be used to best protect the sites natural resources and provide the best natural features to break up various areas of development and buffer against the existing railroad tracts and power easements adjacent to the site.

Stormwater Detention

Storm water detention will be dry detention ponds and assigned to open space areas throughout the site. The location of the detention pond and how many detention ponds will be determined after further analyzing the property. The pond/ponds will be in an area that is best suited for the overall development. The Homeowner's association will manage all open spaces within the residential portion of the development including the areas that contain storm water detention.

Utilities

The Proposed Development will be served by City of Opelika sewer and water services. Water is located along Anderson Road and a new sanitary sewer lift station and force main will be required to pump sewer to the sewer crossing on Anderson Road east of the Andrews Road intersection. Power will be provided by Opelika Power and communications will be provided by ATT. Natural gas, if used, will be provided by Spire.

Net Impact of Proposal

The proposed rezoning from the current R-1 designation to PUD increases the multiple uses of the land. The Hopson Farms development will provide single-family detached, single-family attached, a central park amenity with pool, townhomes, multi-family, and commercial uses that are beneficiary for this area.

The proposed rezoning request does not adversely impact the City of Opelika or its infrastructure in any way. Rather, the rezoning proposed represents a net benefit to the City by providing more housing opportunities and choices, recreational benefits, and local economy growth.

Accompanying Exhibits

Attached are several exhibits supporting the application for a PUD for Hopson Farms Mixed-Use Development. The supporting exhibits include the following:

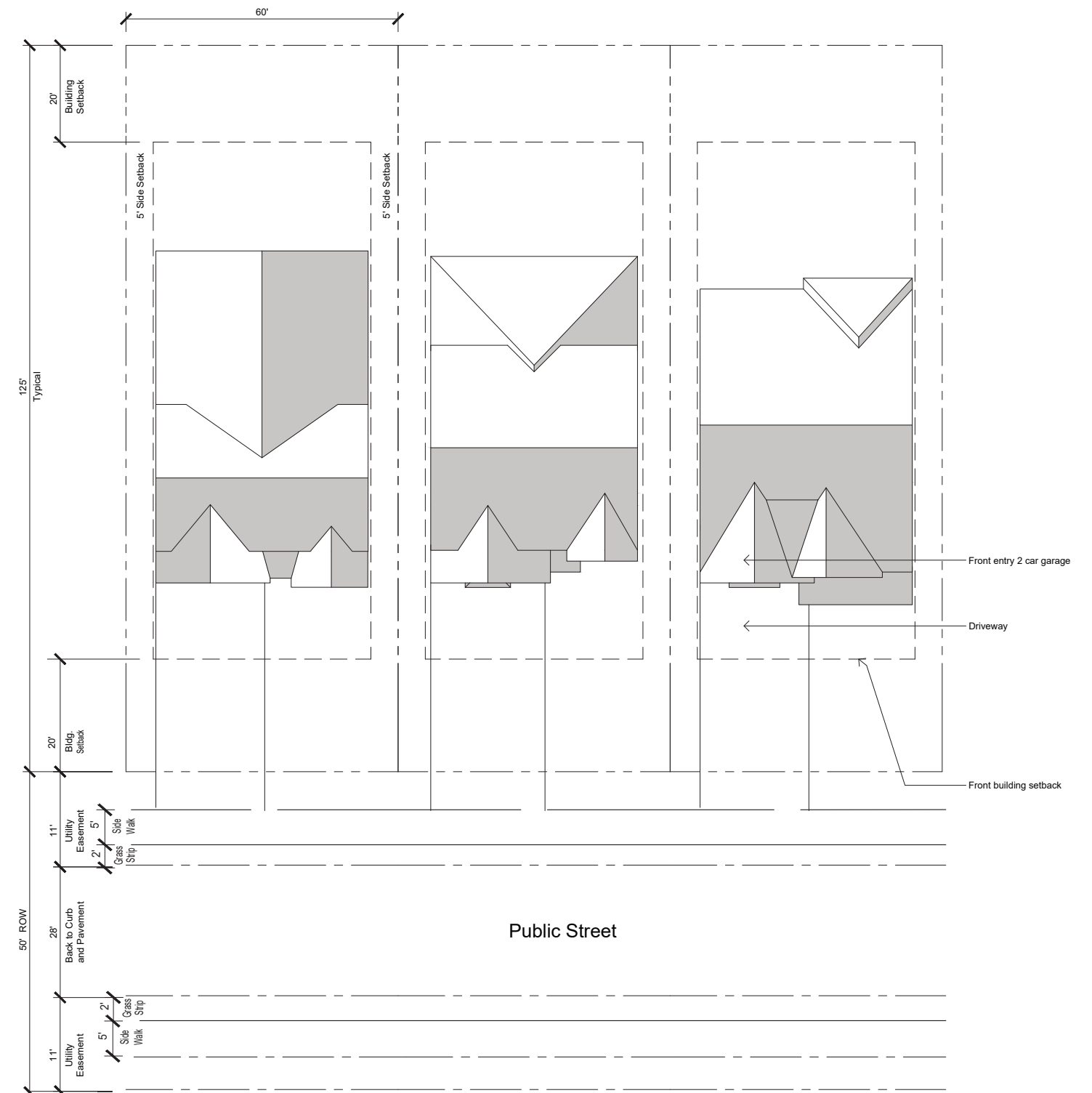
- Zoning Plan
- Residential Uses Pattern Book
- Adjoining Property Owners Listing
- Application for PUD Zoning with Authorization to Act as Applicant
- Deed to Subject Property
- Existing Survey

HOPSON FARMS

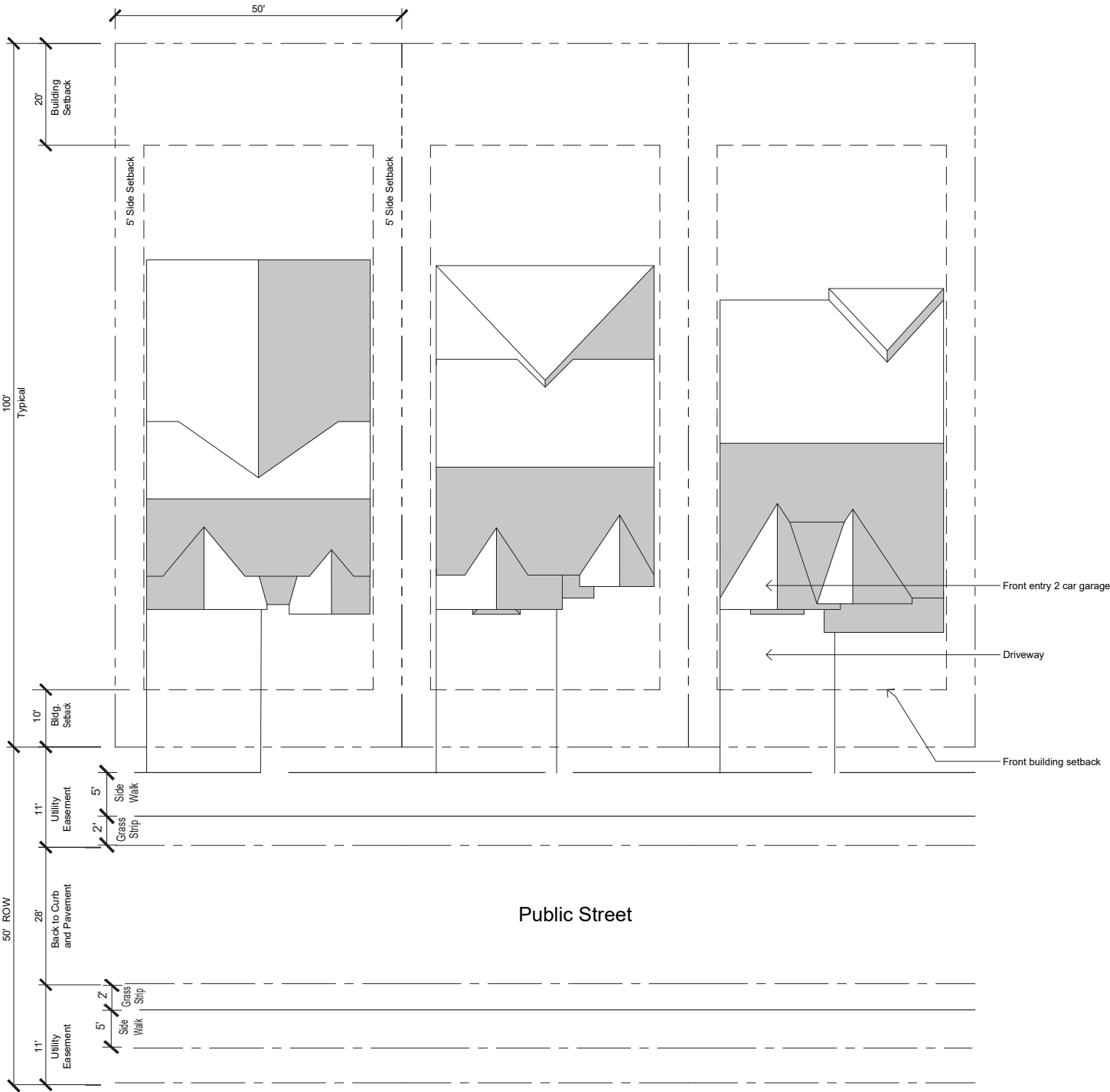
Residential Pattern Book

Type A - Large Lot 60' Wide Front Loaded Detached Lots Performance Standards

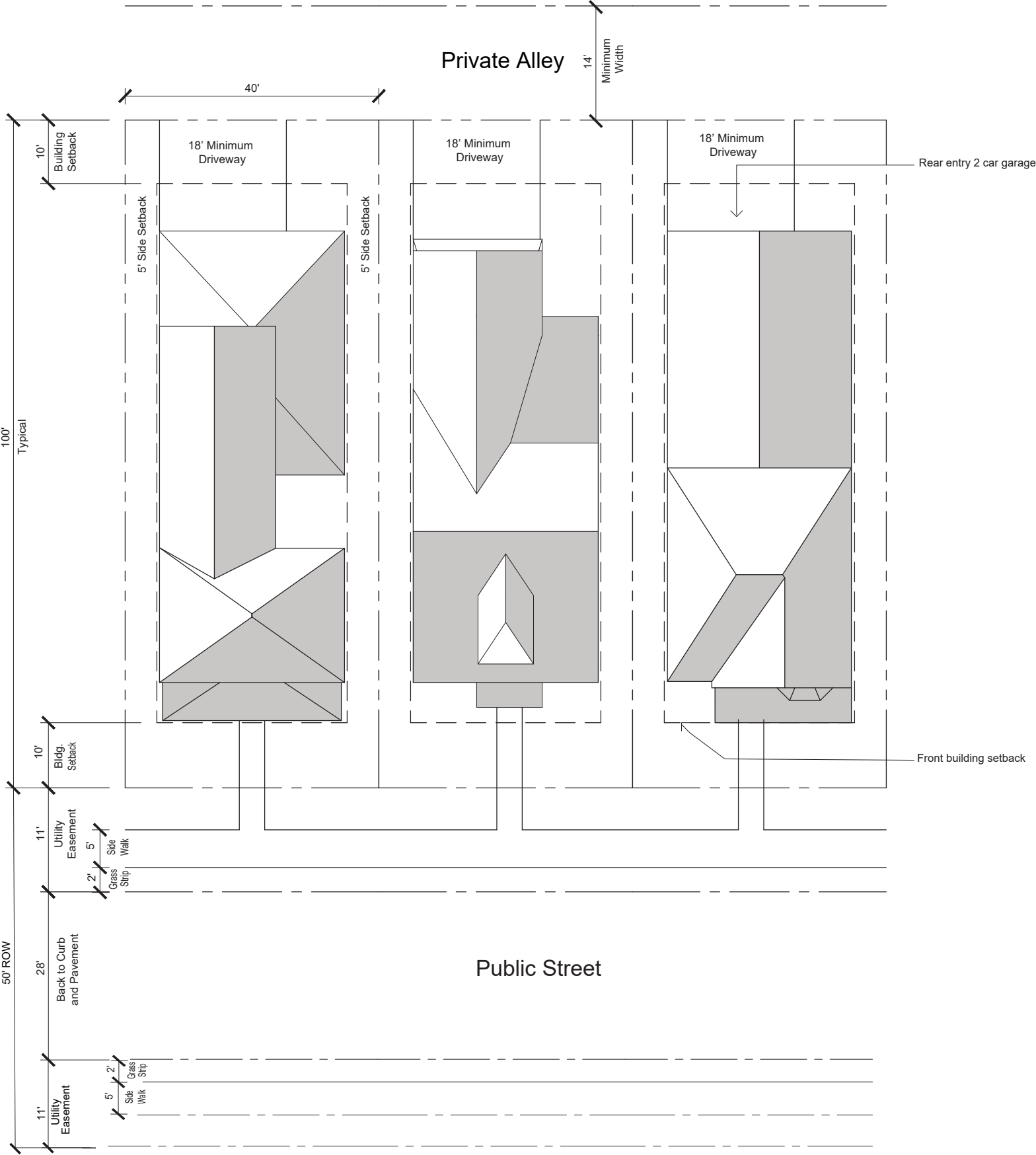
Permitted Uses	Single Family, Detached Homes
Minimum Lot Size	7500 SF
Minimum Lot Width	60'
Building Set Backs	
Front	20'
Rear	20'
Side	5'
Side from the Street	10'
Maximum Height	35'
Maximum Building Coverage	80% per lot
Parking and Loading Requirments	2 Car Front Entry Garage



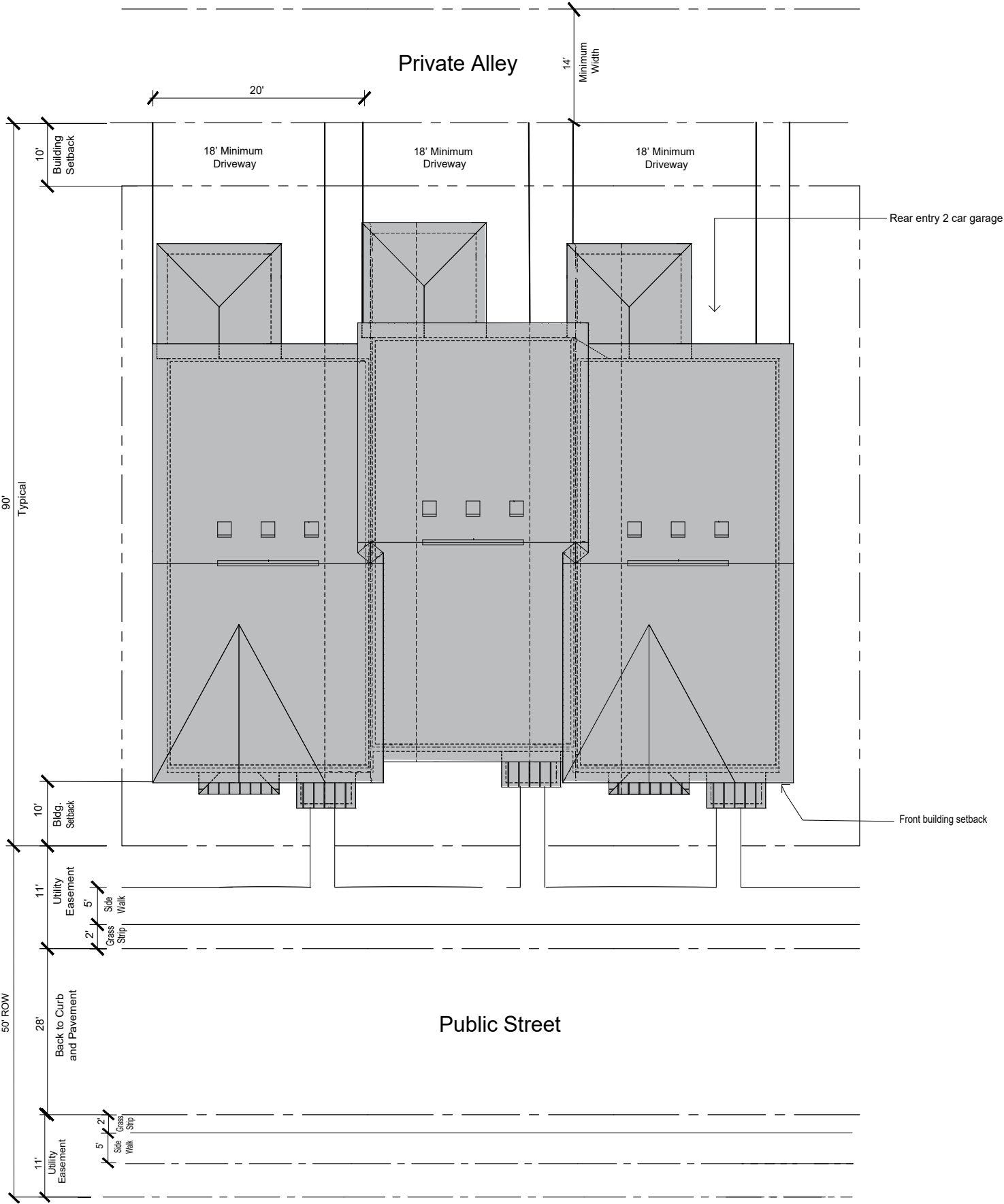
Type A 50' Wide Front Loaded Detached Lots Performance Standards	
Permitted Uses	Single Family, Detached Homes
Minimum Lot Size	5000 SF
Minimum Lot Width	50'
Building Set Backs	
Front	10'
Rear	20'
Side	5'
Side from the Street	10'
Maximum Height	35'
Maximum Building Coverage	80% per lot
Parking and Loading Requirments	2 Car Front Entry Garage



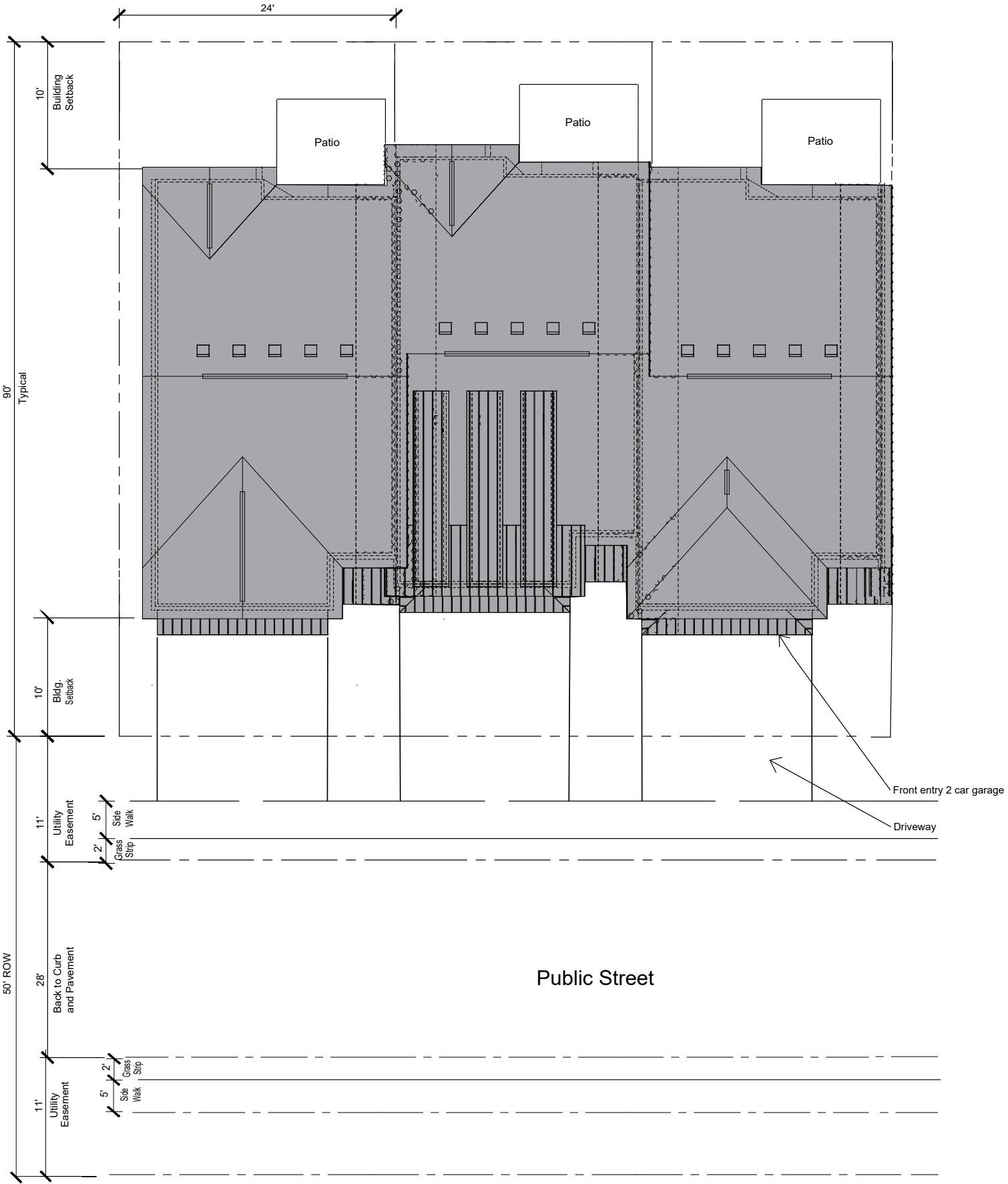
Type B 40' Wide Rear Loaded Detached Lots Performance Standards	
Permitted Uses	Single Family, Detached Homes
Minimum Lot Size	4000 SF
Minimum Lot Width	40'
Building Set Backs	
Front	10'
Rear	10'
Side	5'
Side from the Street	10'
Maximum Height	35'
Maximum Building Coverage	80% per lot
Parking and Loading Requirments	2 Car Rear Entry Garage



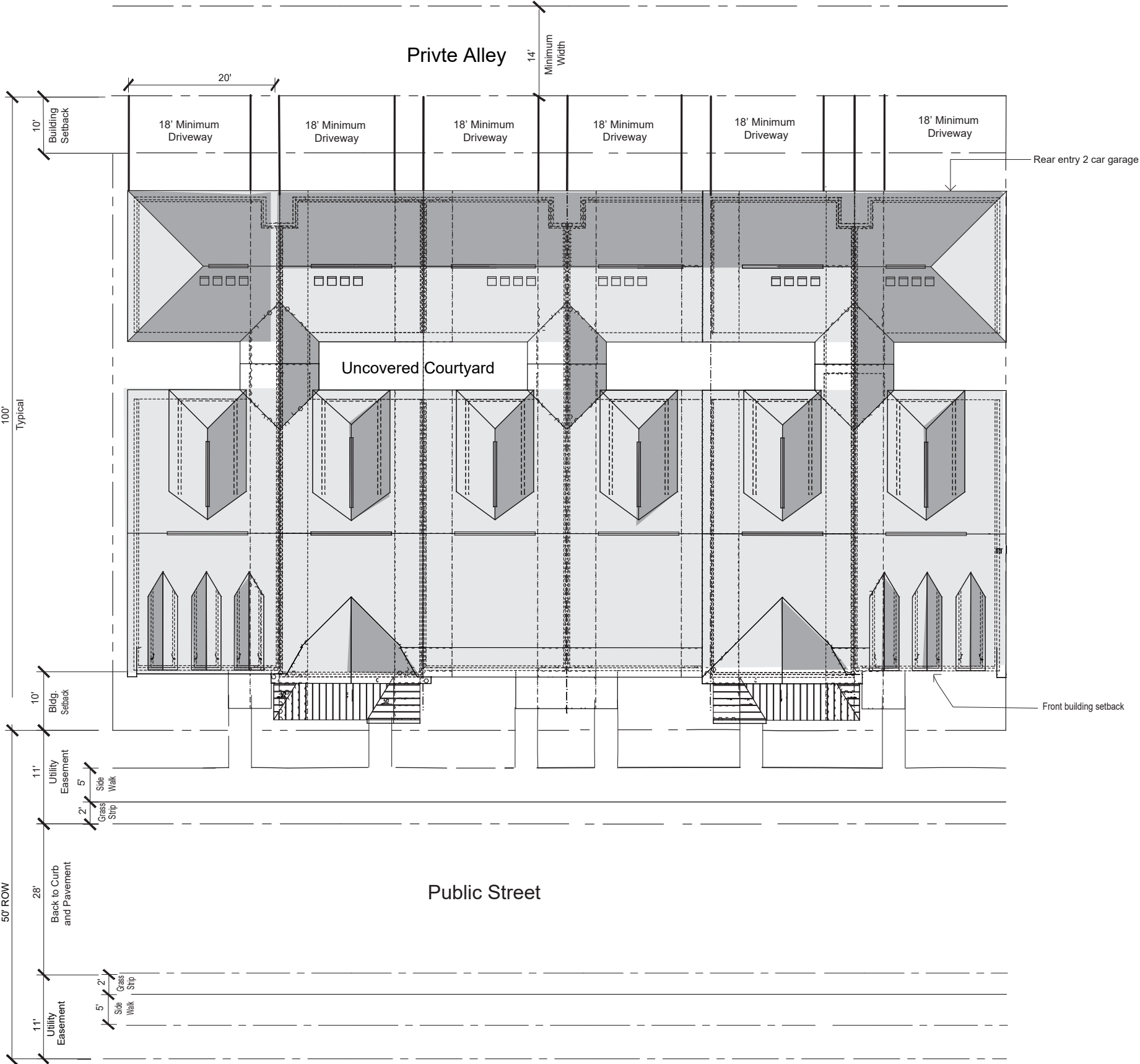
Type C 20' Wide Alley Loaded Townhome Lots Performance Standards	
Permitted Uses	Single Family, Attached Homes
Minimum Lot Size	1500 SF
Minimum Lot Width	20'
Building Set Backs	
Front	10'
Rear	10'
Side	20' Between Buildings
Maximum Height	35'
Maximum Building Coverage	N/A
Parking and Loading Requirments	2 Car Rear Entry Garage



Type D 24' Wide Front Loaded Townhome Lots Performance Standards	
Permitted Uses	Single Family, Attached Homes
Minimum Lot Size	2000 SF
Minimum Lot Width	24'
Building Set Backs	
Front	10'
Rear	10'
Side	20' Between Buildings
Side from the Street	10'
Maximum Height	35'
Maximum Building Coverage	N/A
Parking and Loading Requirments	2 Car Front Entry Garage



Type E 20' Wide Alley Loaded Townhome Lots Performance Standards	
Permitted Uses	Single Family, Attached Homes
Minimum Lot Size	N/A
Minimum Lot Width	20'
Building Set Backs	
Front	10'
Rear	10'
Side	20' Between Buildings
Side from the Street	10'
Maximum Height	35'
Maximum Building Coverage	N/A
Parking and Loading Requirments	2 Car Rear Entry Garage
Yards Requirements	The interior courtyard will be the require yard for the 50% requirement for the first floor area



**REZONING APPLICATION**

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801

3099

PC DEADLINE: 9/16/22 PC MEETING: 9/27/22

PROPERTY OWNERS/

AUTHORIZED REPRESENTATIVE: Christian Dagg; Hinson+Dagg Architects LLCMAILING ADDRESS: 1487 McCurry Lane, Auburn, AL 36830PHONE NUMBER: 334-707-9514 Email: dagg.architect@gmail.com**PARCEL INFORMATION**Site Address: 1534 & 1617 1st Avenue; Opelika, AL 36801Description of proposed use: Single-Family Residential LotsTax Parcel Number: 09-06-13-1-002-068.000 ; 09-06-13-1-002-066.000Adjacent Zoning Districts: North: C2/C3 South: R4 East: C3 West: C/2Current Land Use: vacantCurrent Zoning: M-1Proposed Zoning: PUDNumber of APO: 17 x \$7.00 = \$ 119.00
(Adjacent Property Owners)Fee: \$125.00**TOTAL**\$244.00

PAID: _____

I hereby request my property located at (street address) 1534 & 1617 1st Avenue,Tax Map parcel number 09-06-13-1-002-068.000 ; 09-06-13-1-002-066.000 be rezoned fromM-1 to _____. 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)

CHRISTIAN DAGG, AIA
9/31/2022
DATE

City of Opelika

Planning Commission

Planning Department Report

Meeting Date:	September 27, 2022		
Agenda Item #:	B-12a-12b		
Action Requested:	Amendment to the Future Land Use Map and Rezoning - 8.6 acres Amendment- from General Commercial to mixed-use category Rezoning - from M-1 to PUD		
Location of Property:	1531 & 1617 First Avenue		
Property Owner:	Hinson+Dagg Architects LLC, Authorized Representatives Regeneration LLC		
Current Zoning:	M-1		
Proposed Zoning:	PUD (Planned Unit Development)		
Existing Land Use:	Former Leshner Mill Site		
Surrounding Zoning Districts And Land Uses:	North	M-1, C-2	Former Mill Property and residential
	South	R4M	Mobile Home Park (across RR)
	East	M-1	Contractor Office
	West	M-1	Single-Family

The proposed property includes a majority of the site for the former Leshner Mill site. This includes 8.6 acres located on the south portion of 1st Avenue.

Amendment to the Future Land Use Map:

The 2030 Future Land Use Map shows that the 8.6-acre property as primarily “general commercial” land use category. The properties surrounding the subject property are a variety of land uses. The property to the north has former institutional (school) uses. The property to the east has a contractor’s office. The property to the south across the railroad is residential use primarily mobile home parks. The property to the west is vacant lots and single-family residential uses. The proposed master plan project contains single-family residential and shared amenities.

Overall, the proposed uses within the masterplan of the PUD would be considered the medium density residential. Medium density residential is classified as residential up to nine (9) units per acre. Most of the existing residential in this area are medium and low-density residential classification. The proposed density for this development is 5.2 units per acre. This falls in middle of the density for medium density residential and is similar to an R-4 zoning district. The R-4M zoning district would adjoin this property if the railroad R.O.W. did not separate the two properties.

Staff Recommendation:

Staff recommends approval of an amendment to the Future Land Use map for the 8.6 acres from a “general commercial” land use category to a ‘mixed use’ land use category if the Planning Commission recommends the following rezoning to City Council.

Rezoning:

The applicant is requesting rezoning 8.6 acres from a M-1 (Industrial District) zoning district to a planned unit development (PUD) zoning district. The overall development proposes 45 residential units with rear access and parking for two vehicles. This includes 45 single family “cottages” homes some with garages. Overall, the development will have a density of 5.2 units per acre. The applicant is showing six open space parcels including the existing pond with a walking trail. The applicant is also introducing private streets and alleys that will create rear access for the all the residential units. The applicant states this is a needed housing type in Opelika.

This development mixes two different housing types described as cottage housing on smaller lot footprints. Both cottage types will be located on individual lots for sale with a minimum of 800 and 900 square foot minimums on the ground floor area. The smaller lots in the rear have open space separating the rows. The homes located along 1st Avenue (Lot Type A) are requesting lot widths of 55 feet and minimum lot sizes of 5,775 square feet. Type A lots would include the following front 20 feet, rear 10 feet, and 10 feet on one side, both sides totaling 25 feet. The single-family homes in the rear portion of this property (Lot Type B) will be separate lots with a minimum lot width of 45 feet and a minimum lot size of 3,600 square feet. The (Lot Type B) lots would include the following setbacks front 15 feet, rear 10 feet, and side 7 feet on one side, both sides totaling 15 feet. The near by single family home lots have existing lots with 60 feet minimum lot widths because lot standards for residential in a C-2 would apply R-5 standards for single family homes. Staff feels the transition between the existing neighborhood and the single-family homes proposed across 1st Avenue is a gradual step from 60-foot minimum lot widths to 55-foot minimum lot widths. Staff recommend the proposed lots along 1st Avenue have a landscape plan provided showing one large/canopy tree installed for each house frontage either in the right-

of-way between the sidewalk and the street curb with permission from the City of Opelika or in the front yard adjacent to the public right-of-way. The rear loading lots and alleys for all the cottages will reduce the back yard areas. Each row of the smaller cottages (Type B) orients the house, so the front faces a common green. The cottages are described as one- and two-story structures.

A landscape plan has not been submitted at this time. Landscape buffers and individual residential lot landscaping will need to be submitted and approved. These are key components of PUD developments with medium densities. Staff believes that landscaping on each lot and around the development are of high importance. Traditionally, a buffer would be required on the perimeter of the PUD. However, this PUD is bound by a street and the railroad on two sides. In this case, buffers are more likely to be appreciated by the proposed residential units than help buffer the adjacent property from this development to the north. Street trees would help define the edges of the road but may conflict with utilities. A residential buffer consistent with the landscape ordinance will be required along the west property line. Sidewalks are shown on this plan fronting 1st Avenue, around the pond area, and connecting the open space areas. The residential areas should meet the general parking and landscape requirements of the zoning ordinance. Any signage for this development will need to be submitted separately and approved by Planning and Building Inspection prior to the permit being issued.

The applicant has provided sample floor plans and elevations to show how this development will look. The master plan narrative states the architectural guidelines, building regulations, and use restrictions will be governed by covenants, conditions, and restrictions. The property owner's association will govern maintenance agreements for jointly owned right of ways, private roads, and green spaces. Staff feel the elevation provided have some similarities to homes in the area. All utilities shall be installed underground. The master plan narrative states the internal access (private streets) and alley ways, amenities, open space, will be owned and maintained by the homeowner's association. The future subdivision plat will need to state ownership and maintenance of all open spaces, green spaces, amenities, detention ponds, public gardens, and walking trails.

Overall, the development is below the density of 9 units per acre in a medium density zoning district. Staff feels this development generally provides a good re-use of the Leshner Mill property and finds the development to transitions in a positive manner.

Staff Recommendation:

Staff recommends a positive recommendation to the City Council to rezone the property from M-1 to PUD subject to the following:

- 1. Provide sidewalks on both sides of each street adjoining an amenity or residence.**
- 2. All utilities shall be underground.**
- 3. A conceptual landscape plan for the individual residential lots and green spaces be submitted and approved by staff. The individual residential lots along 1st Avenue include one large/canopy tree shall be installed for each house frontage either in the right-of-way between the sidewalk and the street curb with permission from the City of Opelika or in the front yard adjacent to the public right-of-way. The plan should include a residential buffer to the west.**

Engineering Department Report

Any needed adjustments to the roadway, adjacent intersections or added turn lanes will be analyzed with a traffic impact study after the Preliminary Plat is submitted and approved.

The Engineering Department has no comments or concerns with this proposed re-zoning application.

Opelika Utilities Board Report

Water service is accessible from First Avenue.

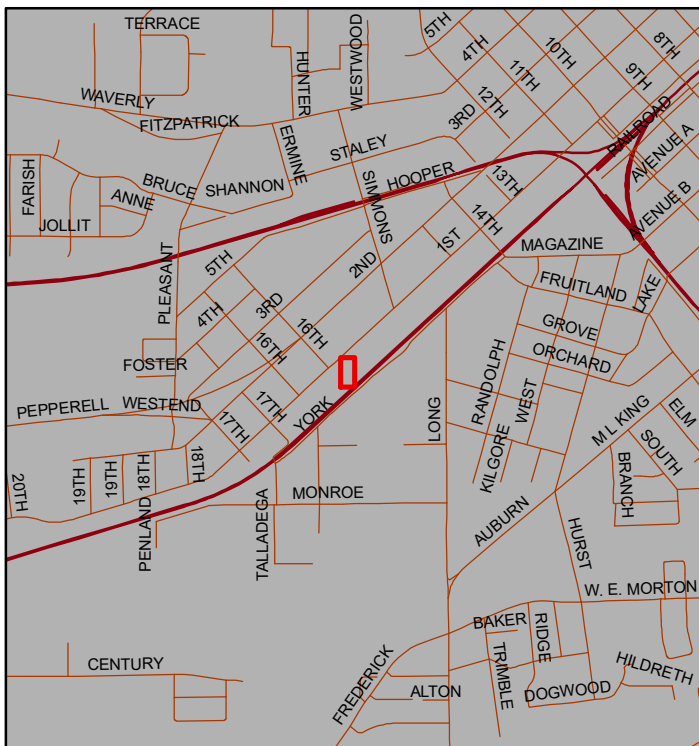
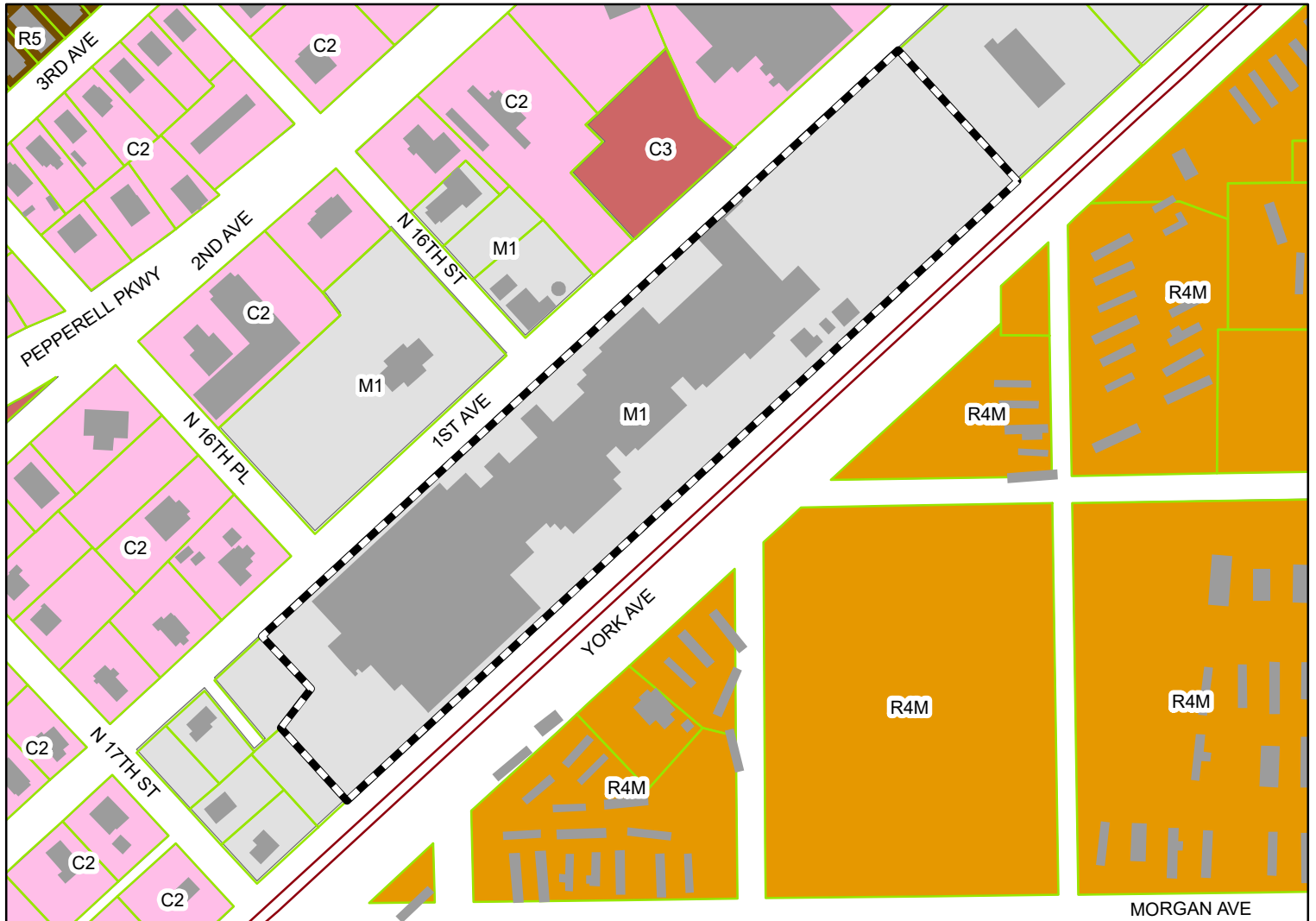
Opelika Power Services Report

This subdivision is inside the Opelika Power and Alabama Power Service territory.

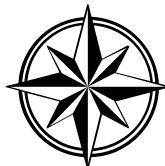
REGENERATION LLC REZONING

1531 FIRST AVENUE

M-1 TO PUD, F-12

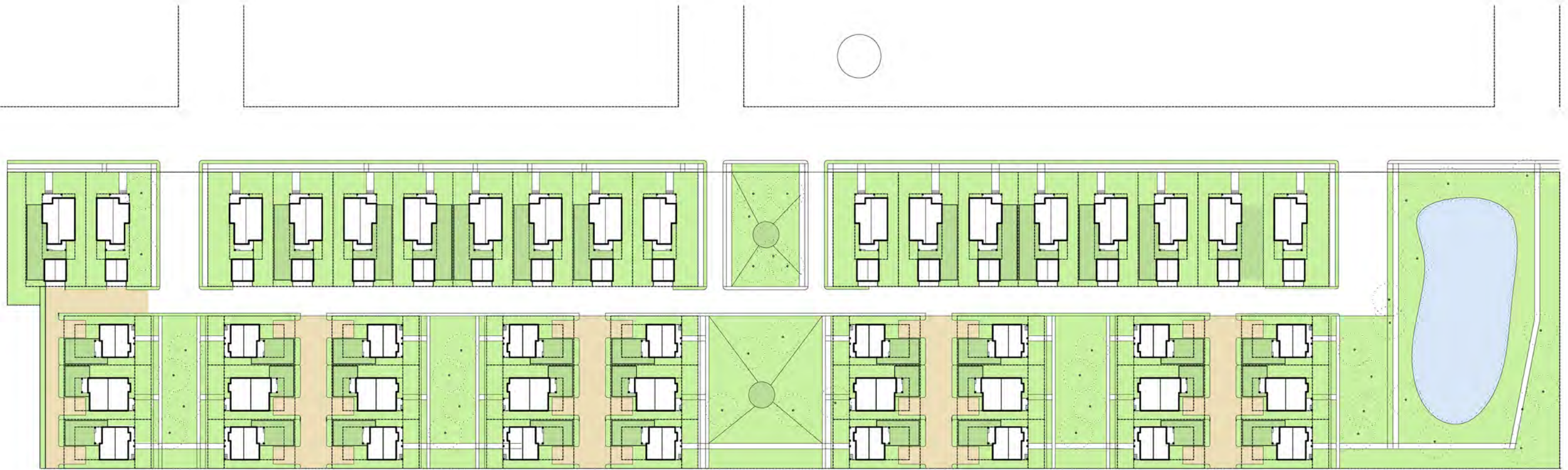


The applicant is requesting to rezone 8.6 acres for 42 cottage style homes (900 sf) with front porches and front & rear yard space. Homes fronting along 1st Avenue are accessed from a private street in rear yard with parking in rear yard.



Subject Property

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HINSON + DAGG

ARCHITECTS, LLC

www.hinsondagg.com

STUDY FOR OPELIKA, ALABAMA
SEPTEMBER 1, 2022

TYPICAL LOT A:
55' X 100' (5500 SF)
FRONT SETBACK 20'
SIDE SETBACK TOTAL 25'
CARPORT/ GARAGE

TYPICAL LOT B:
45' X 80' (3600 SF)
FRONT SETBACK 15'
SIDE SETBACK 15' TOTAL
REAR YARD PARKING SPOT

The First Avenue Development

Proposed PUD Rezoning

The applicant respectfully requests that the Opelika Planning Commission rezone the "First Avenue Development" to a PRD (Planned Residential Development). The subject property is currently zoned M1. The applicant is proposing to create a new neighborhood of single-family homes and green spaces governed by a single PRD zoning designation. The applicant is requesting a PRD rezoning in order to create an increase in density of quality housing near downtown that is currently lacking in Opelika.

Location

The proposed development is located on an 8-acre parcel between 1st Avenue and the railroad tracks, one block away from Pepperell Parkway. This development is south of the Piggly Wiggly Shopping Center and was the former site of the Leshner Mill. The current site is adjacent to properties that are currently zoned C-1, C-2, C-3 as well as housing R4M and R4 across the railroad tracks.

Concept

The applicant is proposing 42 units of "cottage" style housing at no more than 6 units per acre. These houses will be approximately 900 sf on the ground floor with an option for a second story. The typical lot along with its neighbors will create a rhythm where house and open space are equal in dimension. The development will prioritize the articulation of a residential street along 1st Avenue. The front porches along this street will create an edge set back from the street 20' in order to create a continuous green lawn. Access to the homes will occur along the rear right of way, with parking for 2 vehicles in the back of the lot. For houses facing 1st Avenue, an Accessory Dwelling Unit and Garage will be permissible.

South of the right of way access, a series of 27 cottage units (utilizing the same plans as 1st avenue) will share both green spaces and an access alley to rear lot parking. The minimum ground floor square footage of these cottages is 800sf.

Such rezoning will help reflect an overall consistency of housing stock in the development and will allow the applicant to implement the concept.

Site Details

This proposed development consists of 8 acres. Internal access right of way will be privately owned and maintained by a property owners association. Access to the proposed development will be from 1st Avenue at 3 points. It is not anticipated that the traffic generated by the development will unduly burden the existing road infrastructure.

Stormwater detention will be provided on site. The existing pond will continue to service the overall site in this way. Open space is planned for the development. Amenities include public gardens, walking trails

and fitness equipment. Architectural guidelines, building regulations and use restrictions will be governed by Covenants, Conditions and Restrictions. The property owner association will govern maintenance agreements for jointly owned right of ways, private roads and green spaces.

Setbacks and Buffers

See the attached exhibit, "Typical Lots with Setbacks".

Lot type A: Along 1st Avenue

55' x 100' = 5500sf.

20' front

10' rear

25' side total- 10' minimum one side

Accessory Dwelling Unit/ Garage Permissible

Corner Lots are 60' x 100' with a 20' setback on both R.O.W.

Lot type B: Cottage Lots

45' x 80' or 50' x 80' if in the middle of the block.

15' front

10' rear

15' side total- 7' minimum one side

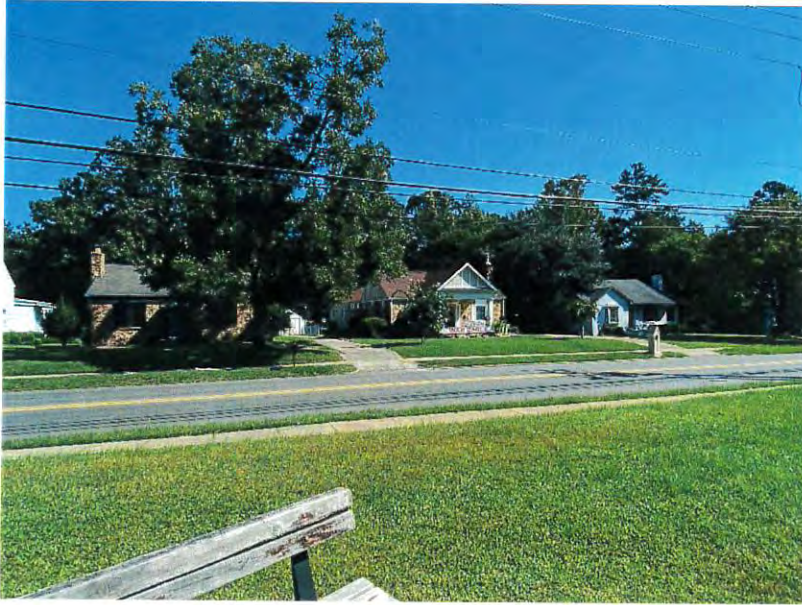
Utilities

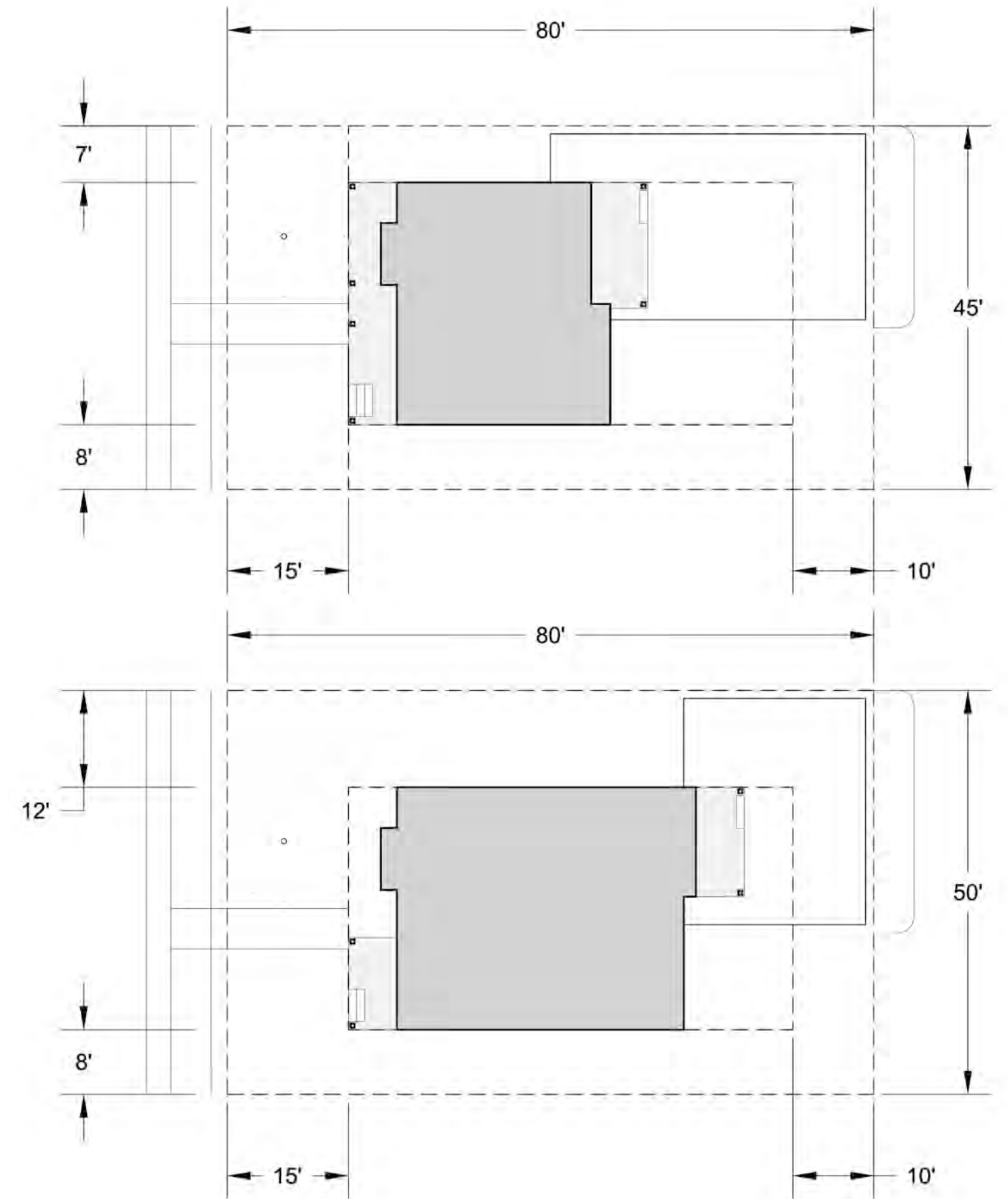
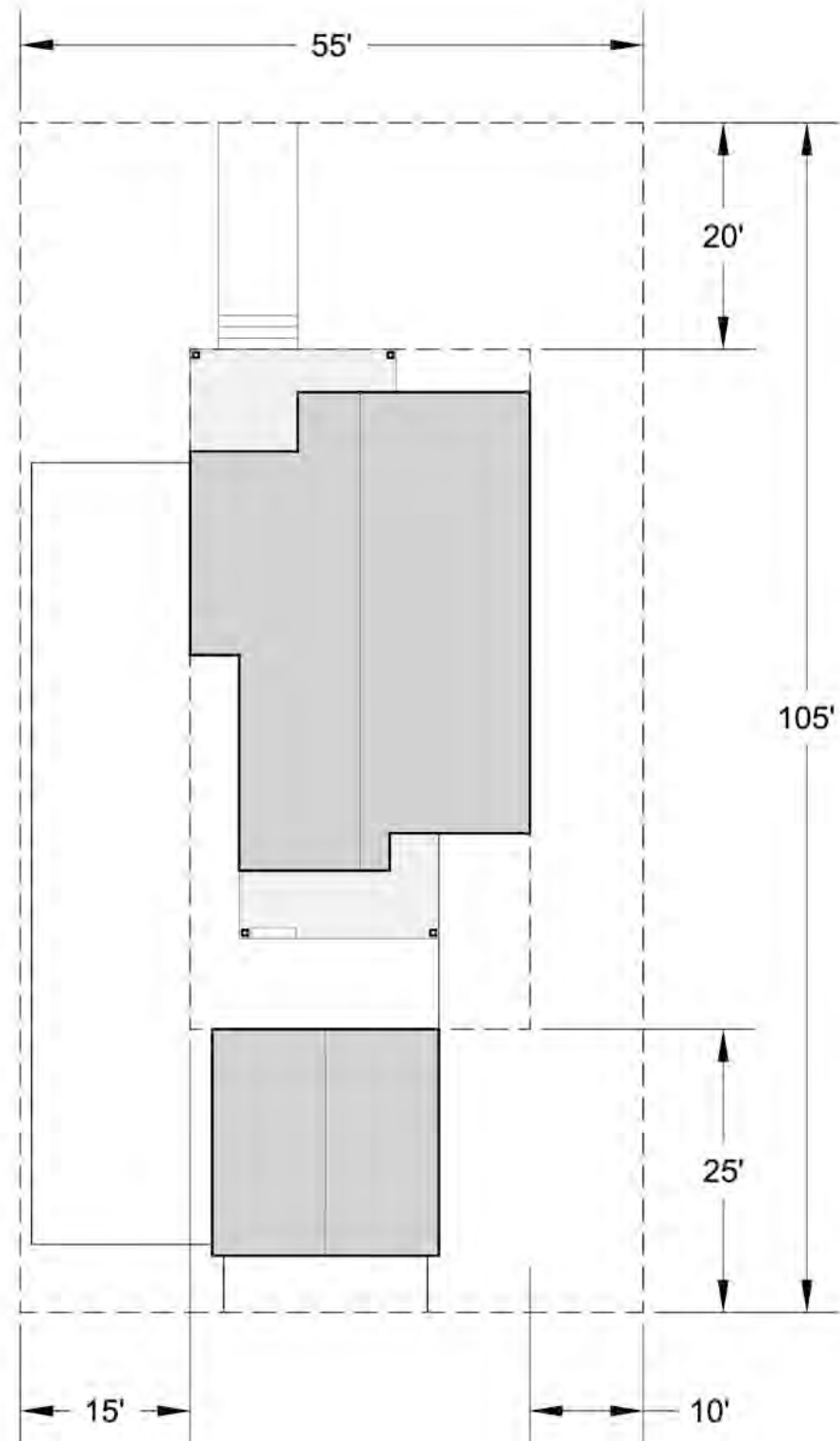
Opelika Sewer and water services to be provided. Power and communication will be provided by Opelika Power Services. Natural Gas to be provided by Spire.

Benefit

This development for 42 units on 8 acres near downtown will integrate single family homes with green space. The proposed rezoning is required to achieve the proposed density and shared parks. This development would be a short distance to downtown and provide a housing type that is lacking. People are looking for small to medium cottage style homes with 2-3 bedrooms on small lots. It is expected that this type of housing would be perfect for young families and recently retired homeowners.

These pictures provide a visual of the proposed 1st Avenue elevation.





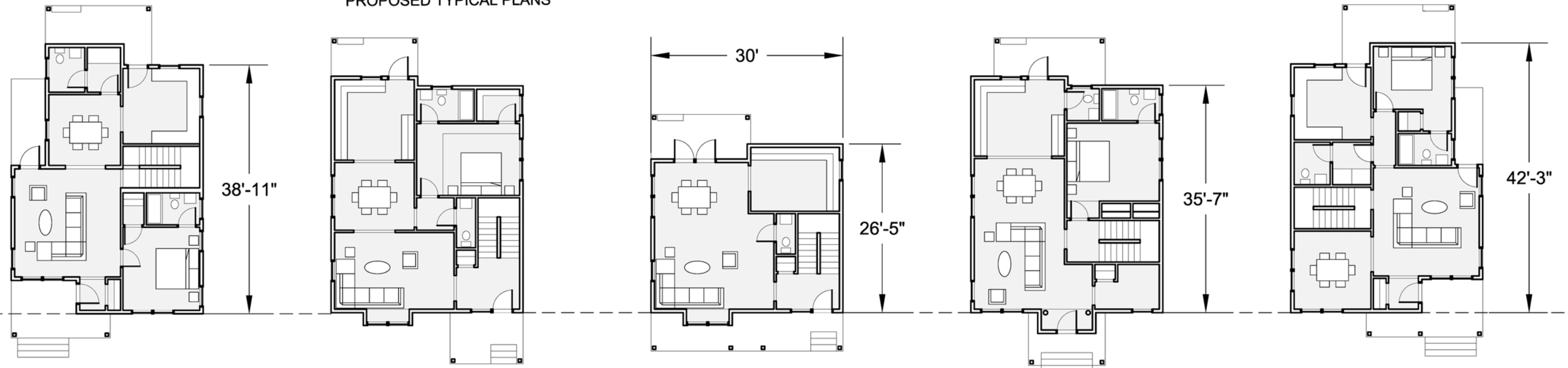
HINSON + DAGG
ARCHITECTS, LLC

www.hinsondagg.com

TYPICAL LOTS WITH SETBACKS

STUDY FOR OPELIKA, ALABAMA
SEPTEMBER 1, 2022

PROPOSED TYPICAL PLANS



PROPOSED FIRST AVENUE ELEVATION

HINSON + DAGG
ARCHITECTS, LLC

www.hinsondagg.com

STUDY FOR OPELIKA, ALABAMA
SEPTEMBER 1, 2022



PETITION FOR ANNEXATION

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801

P:(334) 705-5156 F(334) 705-5159

PC DEADLINE: 9/6/2022 PC MEETING: 9/27/2022



SITE ADDRESS: 0 US HWY 280 EAST

PROPERTY OWNER: RODNEY C & LAURIE S JONES

APPLICANT: Thomas Johnson, Holland Homes LLC

MAILING ADDRESS: 421 Opelika Road, Auburn AL 36830

PHONE NUMBER: 256-393-1617

FAX NUMBER:

EMAIL ADDRESS: ThomasJ@HollandHomesLLC.com

PARCEL INFORMATION

Tax Parcel Number: 10-06-14-0-000-010.000

Street Address: 0 US HWY 280 EAST

Current Land Use: Residential Proposed Zoning: Mixed Use

Adjacent Zoning Districts (if applicable): North: R1 / I1 South: None East: None West: R3

Description of proposed use: Mixed Use Development, Majority Single Family Residential with Commercial Uses along the 280 HWY frontage

Ownership Configuration: ☒ single parcel/single ownership ☐ multiple parcels/single ownership
☐ single parcel/multiple ownership ☐ multiple parcels/multiple ownership

1. Is this property(s) contiguous with Opelika City limits? Yes
2. What is the population of proposed annexed area? Current Population 2
3. What is the population by race? 2 White, Black, Hispanic, Asian, Other
4. How many registered voters reside in proposed annexed area? 2
5. Are there any businesses in proposed annexed area? None

List type of business and location:

Proposed Zoning: PUD

Fee: \$250.00 per dwelling or
\$250.00 per business

TOTAL = 250

PAID

OWNERS SIGNATURE:

(PRINT NAME)

DATE:

8/28/2022

Rodney C Jones
Laurie S Jones

CITY OF OPELIKA
Planning Commission
Planning Department Report

Meeting Date: September 27, 2022

Agenda Item: G-13

Action Requested: Annexation

Location of Property: 3001 Columbus Parkway (East)

Property Owner: Rodney C. and Laurie S. Jones
Michael T. Johnston, authorized representative

Current Zoning: PJ (Planning Jurisdiction)

Existing Land Use: Vacant/Undeveloped

**Adjacent Zoning/
Land Use:**

North	PJ & R-1	Planning Jurisdiction
South	PJ	Planning Jurisdiction
East	PJ	Planning Jurisdiction
West	PJ & R-3	Undeveloped

Staff Comments

The applicant is requesting annexation of 209.7 acres into the City of Opelika. The subject property has about 485 feet of frontage on Columbus Parkway and located 1.5 miles east of the intersection of South Uniroyal Road & Columbus Parkway. One single family home occupied by the petitioner is on the 209.7 acre property. The property is adjacent to the Opelika city limits along the north and west property lines. The property is undeveloped, but the applicant is requesting to construct single family homes, twin homes, and townhomes. *(The next agenda item #14 is the rezoning request that explains the residential uses.)* Public sewer is accessible to the property. The Zoning Ordinance provides that annexed properties are automatically zoned R-1, but in this agenda item, the applicant is requesting a PUD zoning district. If City Council approves the annexation, then a Council public hearing will be held for the rezoning property from R-1 to PUD.

Recommendation

Planning staff recommends a positive recommendation be sent to City Council to annex the 209.7 acres into the City.

Engineering Department Report

Any needed adjustments to the roadway, adjacent intersections or added turn lanes will be analyzed with a traffic impact study after the Preliminary Plat is submitted and approved.

The Engineering Department has no comments or concerns with this proposed annexation application

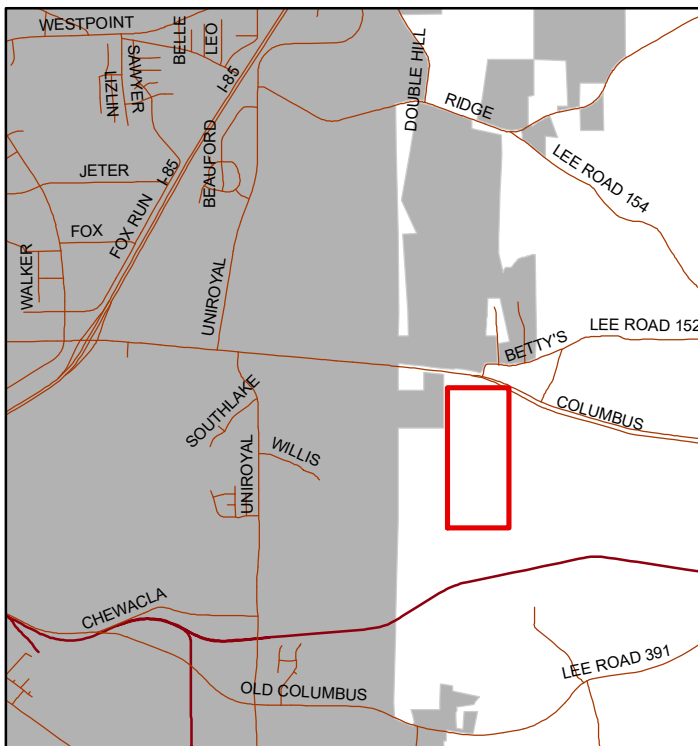
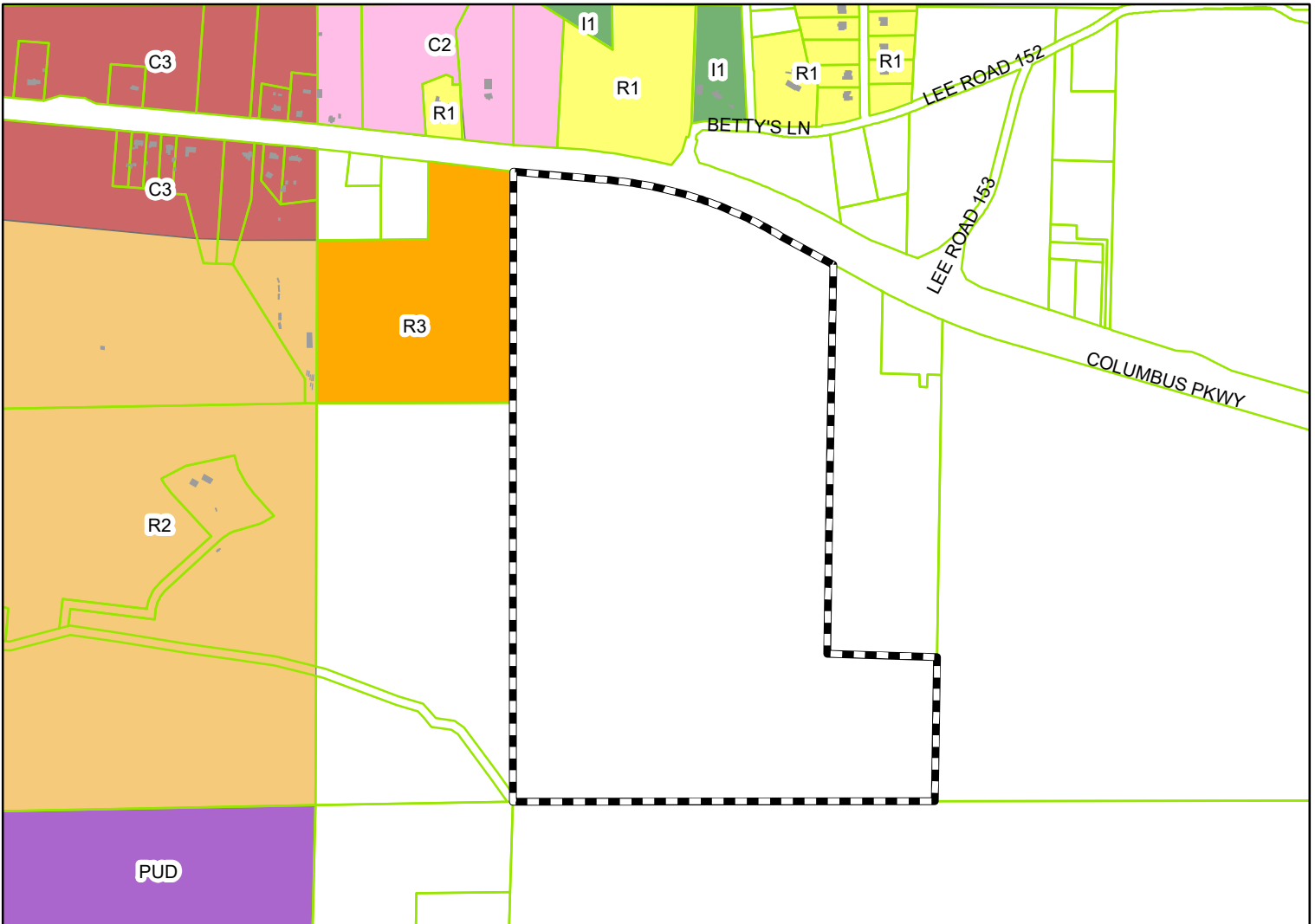
Opelika Utilities Board Report

Water service is accessible from U.S. Highway 280.

Opelika Power Services Report

This subdivision is inside the Opelika Power and Tallapoosa River Service territory.

HOLLAND HOMES ANNEXATION AND REZONING 3200 BLOCK COLUMBUS PARKWAY REQUESTING PUD ZONING DISTRICT, G-13,14



The applicant is requesting to annex and zone 204.3 acres to a PUD zoning district. 674 lots are proposed: single family homes (436), twin home lots (198) and townhome lots (40). Open space and amenity areas is 92.5 acres.



Subject Property

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**REZONING APPLICATION**

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

3108

PC DEADLINE: 9/6/22 PC MEETING: 9/27/22

PROPERTY OWNERS/
AUTHORIZED REPRESENTATIVE: Thomas Johnson (Holland Homes, LLC)
MAILING ADDRESS: 421 Opelika Rd, Auburn, AL 36830
PHONE NUMBER: 256-393-1617 Email: ThomasJ@HollandHomesLLC.com

PARCEL INFORMATIONSite Address: 0 US HWY 280 EASTDescription of proposed use: Mixed use developmentTax Parcel Number: 10-06-14-0-000-010.000Adjacent Zoning Districts: North: R1/I1 South: None East: None West: R3Current Land Use: ResidentialCurrent Zoning: NoneProposed Zoning: PUDNumber of APO: 9 x \$7.00 = \$ 63
(Adjacent Property Owners)Fee: \$125.00**TOTAL** = \$188.00**PAID:** _____

I hereby request my property located at (street address) 0 US HWY 280 EAST,
Tax Map parcel number 10-06-14-0-000-010.000 be rezoned from
Unzoned to PUD. 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: <u>[Signature]</u>	
(PRINT NAME) <u>Thomas Johnson</u>	
	DATE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 27, 2022

Agenda Item #: G-14

Action Requested: Rezoning 204.3 acres from R-1 to PUD, subject to approval of annexation

Location of Property: 3200 block Columbus Parkway

Property Owner(s): Rodney C and Laurie S. Jones
Michael T. Johnston, authorized representative

Current Zoning: R-1 (subject to annexation)

Proposed Zoning: PUD

Existing Land Use: Undeveloped

Surrounding Zoning Districts

And Land Uses:	North	R-1 & PJ (Planning Jurisdiction)	Undeveloped
	South	PJ	Undeveloped
	East	PJ	Undeveloped
	West	R-3 & PJ	Undeveloped

Staff Comments

The applicant is requesting to rezone 209.7 acres from an R-1 zoning district (rural) to a PUD (Planned Unit Development) subject to City Council approval of the annexation property. The rezoning property is accessed from Columbus Parkway and located about one mile east of intersection South Uniroyal Road & Columbus Parkway. The adjacent properties next to the rezoning property are all rural, undeveloped, and on 35 acres or larger parcels. The adjacent properties on the east and south side of the annex property are outside the City limits.

In 2020, a 38-acre adjacent property on the west side of the 209.7 acre rezoning property was rezoned to R-3. In the R-3 zone the minimum lot size is 10,000 sf. Preliminary approval was granted for 101 residential lots at 10,000 sf or larger for the 38-acre property. The applicant today is requesting a PUD zoning district on 209.7 acres for single family home lots, twin home lots, and townhome lots. The proposed minimum lot size is 5,000 square feet for single family home lots, 3,125 sf twin home

(duplex) lots, and 1,800 sf townhome lots; 92.5 acres of the 209.7 acre development is open space or amenity lots.

The developer (Holland Homes) for the 209.7 acre development is also the developer for the Fox Run Parkway development that was approved to PUD in 2020 now under construction. The Fox Run development is the same development proposed for the 209.7 acre property; both locations are a residential mix of single-family home, twin homes, and townhomes lots. The 2020 approved Foxrun PUD is 47 acres with 272 residential units; the Columbus Parkway proposed PUD is larger at 209.7 acres with 674 units. 92 acres of the 209.7 acres are labeled open space or amenity lots on the master plan. (Several streams run through the 209 acres so development is not feasible for most of the 92 acres.) The proposed development style would match the Fox Run Village project.

Staff Recommendation

In most rezoning requests, a transition occurs from one zoning district to another to gradually rezone property allowing an increase of residential lots (example: from R-1 to R-2 or from R-3 to R-4), etc.). The rezoning in a consecutive order allows steady growth especially near commercial or industrial growth areas. The 209.7 acre rezoning is located adjacent to the City limits, the predominate land use is rural and undeveloped. The adjacent properties are either outside the Opelika City limits and those properties in the City limits are zoned R-1 (rural) except a recent rezoning to R-3. Minimum lot size in R-1 is one acre (43,560 sf). Staff believes the scale of the proposed PUD development with 674 lots and lot sizes ranging from 5,000 sf to 1,800 sf is not a balanced transition in this rural area. The 674 lots are an intensive increase of lots compared to the one acre minimum lot size in the R-1 zone.

Previous rezoning approvals adjacent to or near the 209.7 acre rezoning property was from R-1 to PUD or R-1 to R-3. These rezonings were a moderate transition from the existing rural character and R-1 zoning district. For example, earlier this year, an annexation & rezoning of 38 acres was approved located adjacent to the 209.7 acres; the property was rezoned to R-3; in the R-3 zone minimum lot size is 10,000 sf. Also, in 2006 on South Uniroyal Road about 1.5 miles from the proposed 209.7 acre property, rezoning was approved for the Creekstone SD (138 single family home lots), and in 2019 Drake's Landing (180 single family home), a PUD residential development was approved. Drake's Landing minimum lot size is 10,000 sf. Most lots in Creekstone SD exceed 10,000 sf.

The 2019 Foxrun PUD is compatible with the existing uses and growth patterns near the development. Opelika High School, Southern Union College, and Betts Crossing shopping center are less than a mile from the Fox Run development. Also, three residential neighborhoods that total 285 lots (Stephens Woods, The Willows, The Chimneys) are about 1.5 miles from the Foxrun PUD. The Foxrun development with a residential mix of single-family home, twin homes, and townhomes met a residential need locating next to two schools and a shopping center. (The new 6th grade City

public school under construction is nearly across the street from the Foxrun PUD.) At the proposed Columbus Parkway PUD location, there is no transitioning taking place. The adjacent properties are rural, and compared to the other rezonings in the area, the 674 residential units accessed from a State highway seems incompatible.

Staff believes the property is suited for residential uses but is concerned with 674 residential lots ranging from 5,000 sf to 1,800 sf. is a concern. Staff recommends a more moderate transition with less impact on the existing rural character and R-1 zoning district. The property should have more lots consistent with the surrounding area approximately 10,000 sf single family home lots and possibly a mix of twin home lots and townhome lots. **Staff cannot recommend approval at this time. It may be possible to revise the request to make the development more consistent with the surrounding neighborhood.**

Engineering Department Report

Any needed adjustments to the roadway, adjacent intersections or added turn lanes will be analyzed with a traffic impact study after the Preliminary Plat is submitted and approved.

The Engineering Department has no comments or concerns with this proposed re-zoning application.

Opelika Utilities Board Report

Water service is accessible from U.S. Highway 280.

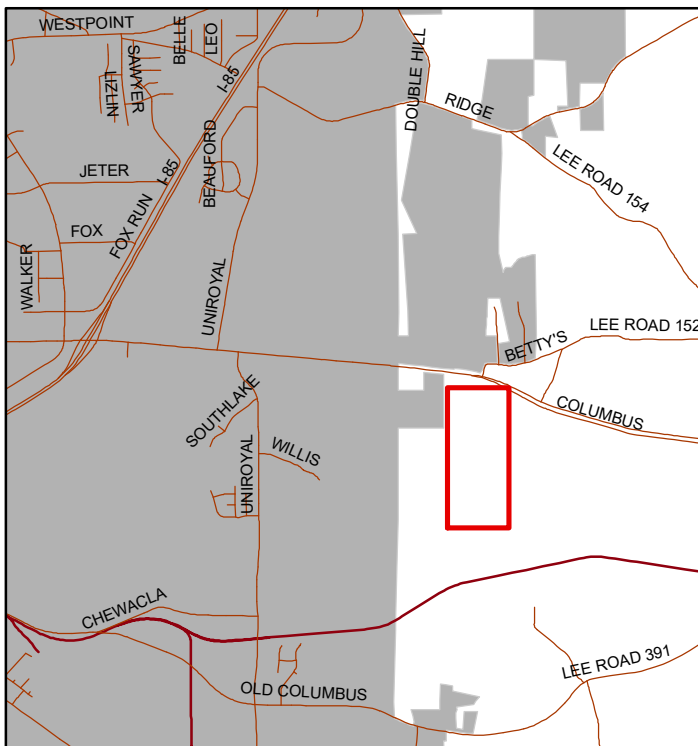
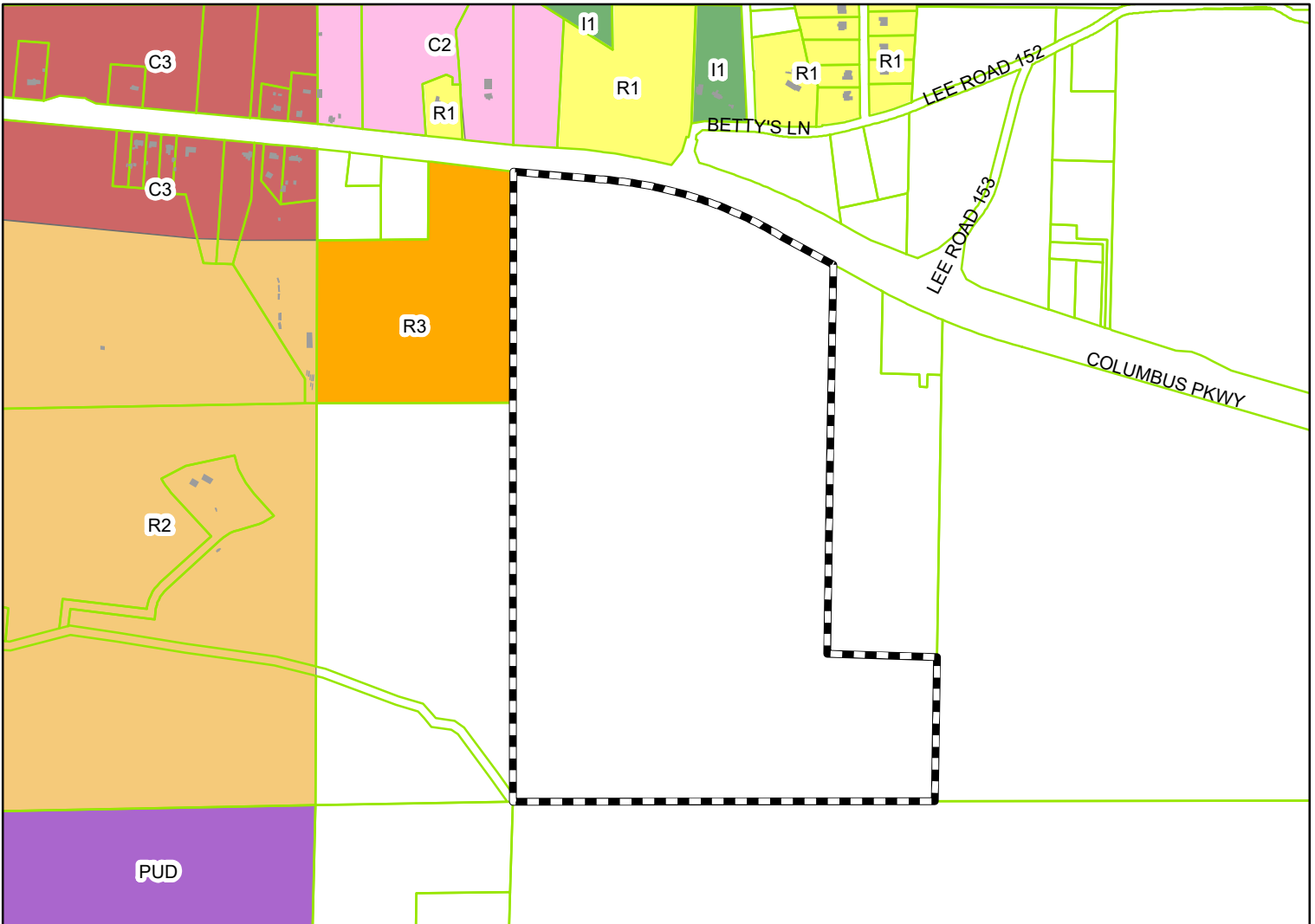
Opelika Power Services Report

This subdivision is inside the Opelika Power and Tallapoosa River Service territory.

HOLLAND HOMES ANNEXATION AND REZONING

3200 BLOCK COLUMBUS PARKWAY

REQUESTING PUD ZONING DISTRICT, G-13,14

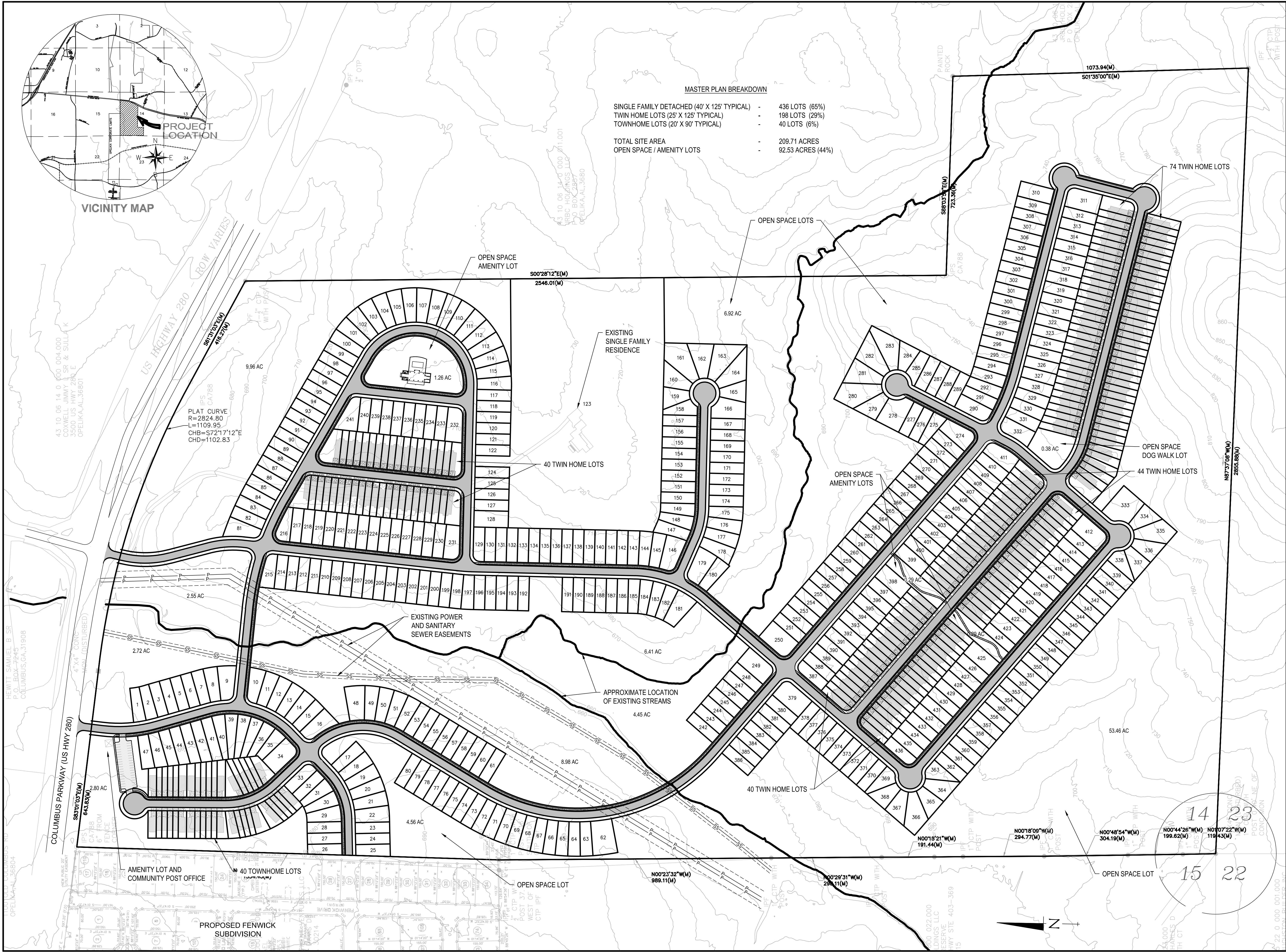


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TOTAL SITE AREA	-	209.71 ACRES
OPEN SPACE / AMENITY LOTS	-	92.53 ACRES (44%)

Sheet Number
SHEET 1

Holland Homes, LLC

421 Opelika Rd
Auburn, AL 36830

MEMO TO: City of Opelika
Planning Commission
Attention: Mr. Matt Mosley, AICP

FROM: Thomas Johnson, PE (Holland Homes, LLC)

RE: PUD Request for Firefly – Opelika, Alabama

DATE: September 6, 2022

As described in the City of Opelika Zoning Ordinance, Section 8.18 Planned Unit Development Regulations we are submitting for your review and request approval for a Planned Unit Development currently identified as Firefly.

Overall Development Scheme

1. Location and intensity of proposed uses and activities

The property is approximately 209.71 acres located on the south side of Columbus Parkway (US Highway 280). New City of Opelika streets will extend from Columbus Parkway to the south and through the development and will ultimately provide future access to parcels west, south, and east of the development. The proposed use of the property is single-family residential with three product types: single-family detached houses, twin homes, and townhomes.

The property is divided into three sections by two existing creeks with large buffers proposed along the creeks.

The total number of residential units is 674 with a total development density of 3.21 units per acre.

2. Physical Description of proposed facilities

The buildings in each section shall complement each other in appearance and all sections shall come together to make the overall aesthetics blend into a common theme or architectural style.

The requested development standards are as follows:

- Single-Family Detached Home Area Standards
 - o Minimum Lot Size = 5,000 SF
 - o Minimum Lot Width = 40 Feet
 - o 20' front yard setback
 - o 20' rear yard setback
 - o 5' side yard setback
 - o 10' side yard on street setback
 - o Floor Area Ratio (FAR) maximum of 0.60
- Twin Home Area Standards
 - o Minimum Lot Size = 3,000 SF
 - o Minimum Lot Width = 25 Feet
 - o 20' front yard setback
 - o 20' rear yard setback
 - o 5' side yard setback
 - o 10' side yard on street setback
 - o Floor Area Ratio (FAR) maximum of 0.60
- Townhouse Area Standards
 - o Minimum Lot Size = 1,800 SF
 - o Minimum Lot Width = 20 Feet
 - o 10' front yard setback
 - o 20' rear yard setback
 - o 10' side yard setback on end units
 - o 10' side yard on street setback
 - o Floor Area Ratio (FAR) maximum of 1.50

3. Statement of location and general configuration of lands to be dedicated for public open space and other public uses

The development will include four platted open space areas totaling at least seventy-five (75) acres and will also include four amenity lots totaling ten (10) acres for recreation and entertainment, landscaped green space, and a pool and pavilion to for the residents. There will be sidewalks along the rights-of-way throughout the development to connect residents to the open spaces and the amenity areas.

4. General designation of utilities

Sanitary sewer for the site will tie into existing onsite City of Opelika sewer main. Water will be provided by Opelika Utilities who has confirmed their capacity to serve the development from an existing main along the US 280 frontage. Storm water will be addressed with detention as required. Utilities such as power, gas, phone, and cable will be run throughout the site by their associated companies.

5. General statement of form of site management proposed for common open spaces and facilities

The Developer will be responsible for the overall management and maintenance of the planned open spaces and amenities until a homeowner's association can be established to take over these common areas.

Clean, Plentiful Water



September 8, 2022

Mr. Drew Mixson
Community Development Coordinator
Holland Homes

VIA EMAIL ONLY

Re: Ability to Serve
Columbus Parkway Development
Opelika, Alabama

Mr. Mixson,

Opelika Utilities provides water service to the City of Opelika and surrounding communities including the area of this proposed development. It is our understanding that is the intent of Holland Homes to develop a residential development on a 160-acre parcel on the South side of Columbus Parkway as shown in the attached map. The development will consist of approximately 809 lots that are a mix of Single-Family Homes, Duplex Residences, and Townhomes. There is also the potential to have commercial development along Highway 280.

Opelika Utilities has the capacity to provide the required potable water service to the proposed development. There is a 12-inch main located on the south side of Columbus Parkway that could be extended with appropriate size pipe across the frontage of the development to the proposed access points. There is an 8-inch main on the north side of the roadway for the full length of the development but an extension of the south side main is preferred to crossing the road. See the attached map showing the mains and sizes in the area.

Please let us know if you have any questions or need any additional information.

Sincerely,

Opelika Utilities

Matthew M. McDougald, P.E.
Assistant General Manager

4055 Water Street
Post Office Box 1029
Opelika, Alabama
36803-1029
p (334) 705-5500
f (334) 745-3487
www.owwb.com

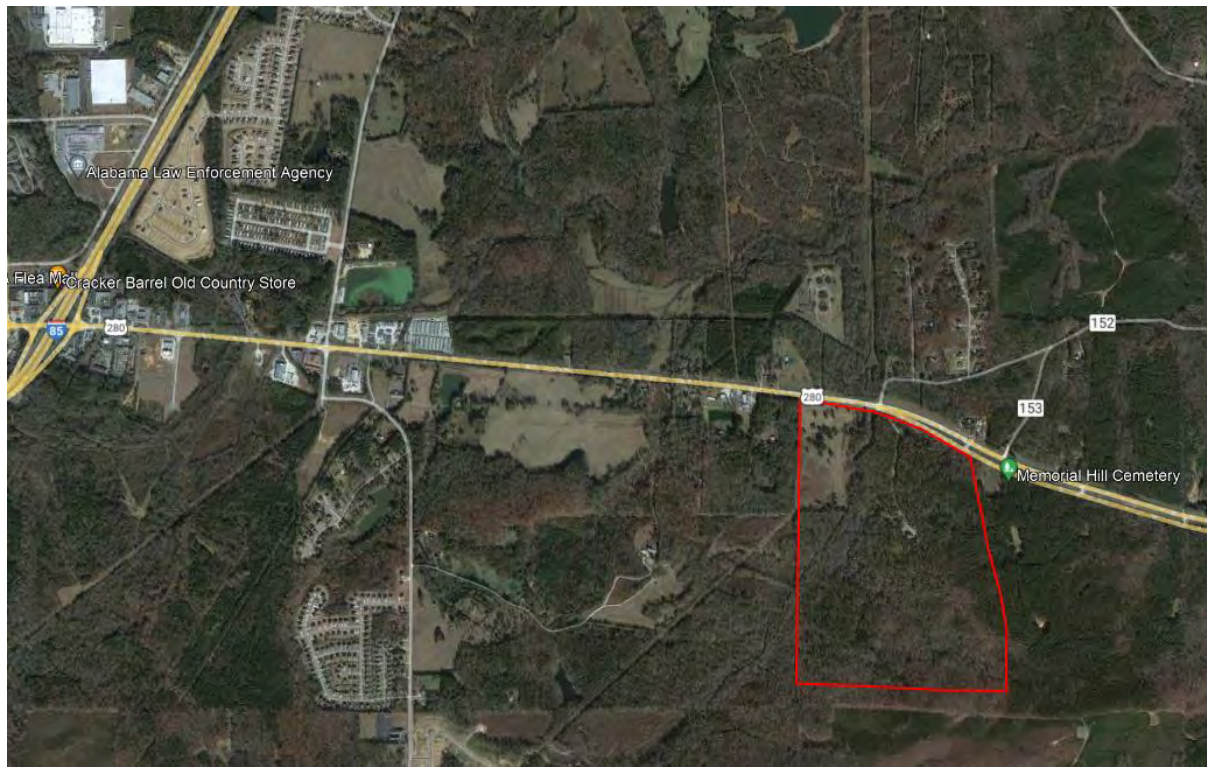


Figure 1 - Project Location Map

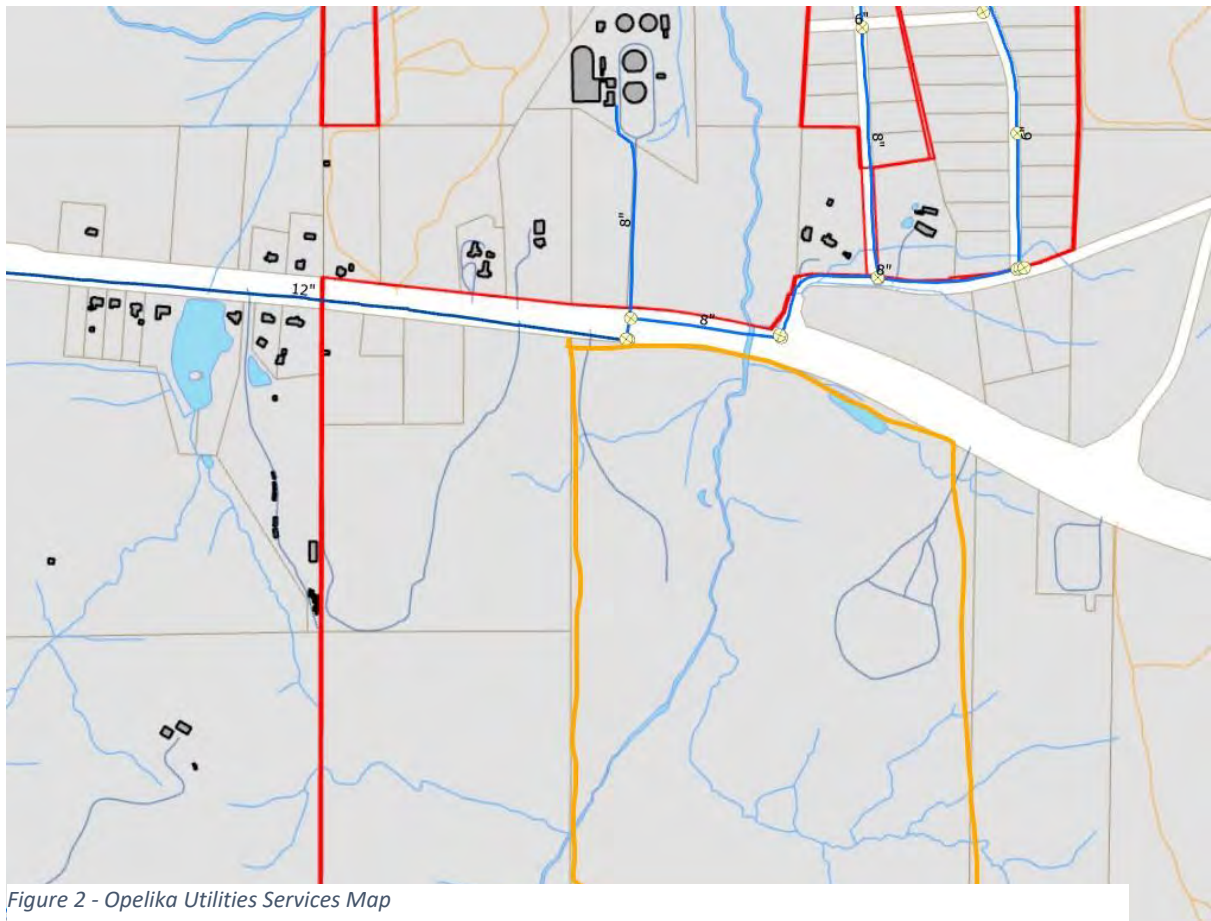


Figure 2 - Opelika Utilities Services Map



















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

3034



DEADLINE: 8/2/22 MEETING: 8/23/22

SITE ADDRESS: Alana Ct. and Raiden Cir.

PROPERTY OWNER: Opelika Gateway Properties, LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: Doug Ransom

MAILING ADDRESS: 160 Whitney St. Fayetteville, GA 30214

PHONE NUMBER: 770-471-4751 **FAX NUMBER:** N/A

EMAIL ADDRESS: lransom@drbgroupp.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☐ FINAL ☒

Does the subdivision require any other official action by the City? No

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: Wyndham Gates Subdivision Pod 3, Phase 1

Current Land Use: vacant

Current Zoning: PUD

Proposed use of the Subdivision: residential

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

Number of Lots: _____ x \$3.00 = \$ _____

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

Fee: \$75.00

TOTAL = \$75.00

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Wyndham Gates Subdivision Pod 3, Phase 1 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: Doug Ransom Senior Land Development Manager

(PRINT NAME) Doug Ransom

DATE 8/02/2022

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

Meeting Date: September 27, 2022

Agenda Item #: H-15

Subdivision: Wyndham Gates Subdivision, POD 3, Townhomes

Action Requested: Final Approval

Location of Property: Emory Lane

Property Owner(s): Opelika Gateway Properties, LLC,
Builders Professional Group, authorized
representative. Brett Basquin, Foresite Group,
representative

Current Land Use: Undeveloped

Current Zoning: Wyndham PUD (Planned Unit Development)

Staff Comments:

This agenda item was tabled at the August 23rd Planning Commission meeting. The staff report below is the same as presented at the August meeting.

The applicant is requesting final approval for 10 lots of a 64-lot subdivision. Preliminary plat approval for the 64-lot subdivision was granted at the January 2021 Planning Commission meeting. Eight of the 10 lots are townhome lots. Parcel A (1.37 acres) and Parcel B (8.98 acres) are the other two lots that will be subdivided at a later time into 56 townhome lots. After the 56 townhome lots are platted, a 23,090 sf area of Parcel A and a 3.69-acre portion of Parcel B will be preserved as open space.

The eight townhome units including the front and rear yard on a single lot will be sold. The two-story townhomes are approximately 1,700-1,800 SF (excluding 2 car garages). The townhome lots meet the minimum yard size requirement with one yard being at least 50% of the first floor size of a unit. The lots also exceed the 1,800-sf minimum lot size and 20-foot lot width required for a townhouse development. The proposed lot widths are 25 feet. The lot area for six lots are 2,000 square feet (sf) and two lots are 3,000 sf. Each unit has two parking spaces as required. Underground utilities are installed, and sidewalks are installed along the

streets. The rear lot line of each townhome unit is adjacent to open space. A note needs to be added to plat that the open space will be maintained by the Wyndham Gate Pod 3 HOA (Homeowner's Association). The exterior building material is a mix of brick and hardie board with vinyl soffit and fascia.

The townhomes setback requirement needs to be determined and stated in the notes. The minimum setback along Emory should be 20 feet to correspond to the 20-foot minimum setback for the single-family homes on the north side of Emory Lane.

A landscape plan for the 8-unit townhome group meets minimum requirements concerning base and parking lot points. A landscape plan (construction drawings) includes a residential buffer as required adjacent to the townhome unit on Lot 155; a residential buffer is also shown along Marvyn Parkway as required. The buffer provides a visual barrier between the different type of dwellings and motorists on Marvyn Parkway.

Staff recommends final approval subject to the following added to final plat or installed before a CO (certificate of occupancy) is issued:

- 1. Sidewalks required on at least one side of the street.**
- 2. All utilities installed underground.**
- 3. Add landscaping as shown on landscape plan for the eight townhome group and residential buffers as shown on construction drawings.**
- 4. Add the minimum building setback requirement on the final plat.**
- 5. Add a note on plat providing the uses allowed in the open space lots and who will own and maintain the open space lots.**
- 6. Exterior materials installed must follow Gateway cladding standards (Section 7.6).**
- 7. Add Tract 4 to the final plat as shown on the revised preliminary plat - "Tract 4 Remainder not surveyed at this time, 32.51 Acres ±"**

Engineering Department Report

The Engineering Departments review comments have been addressed and the Department recommends final plat approval for this application.

Opelika Utilities Board Report

No report.

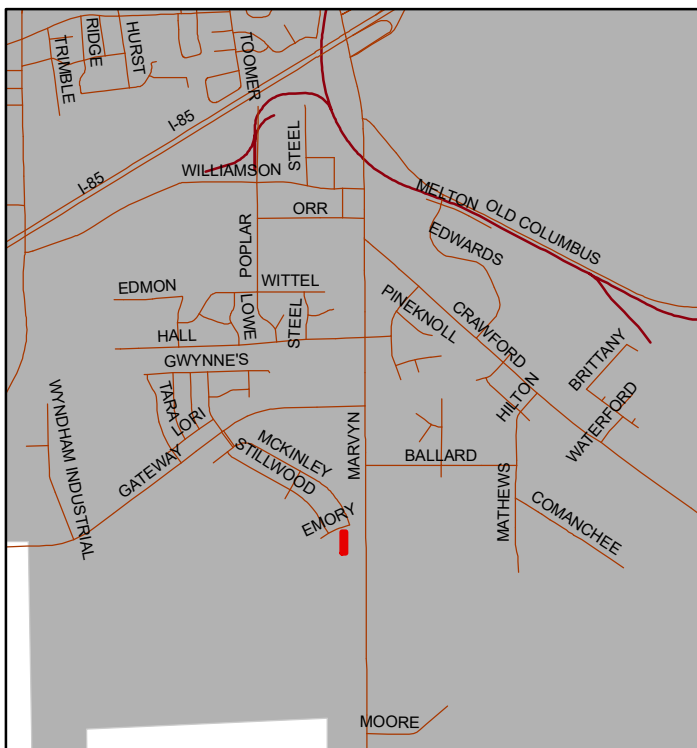
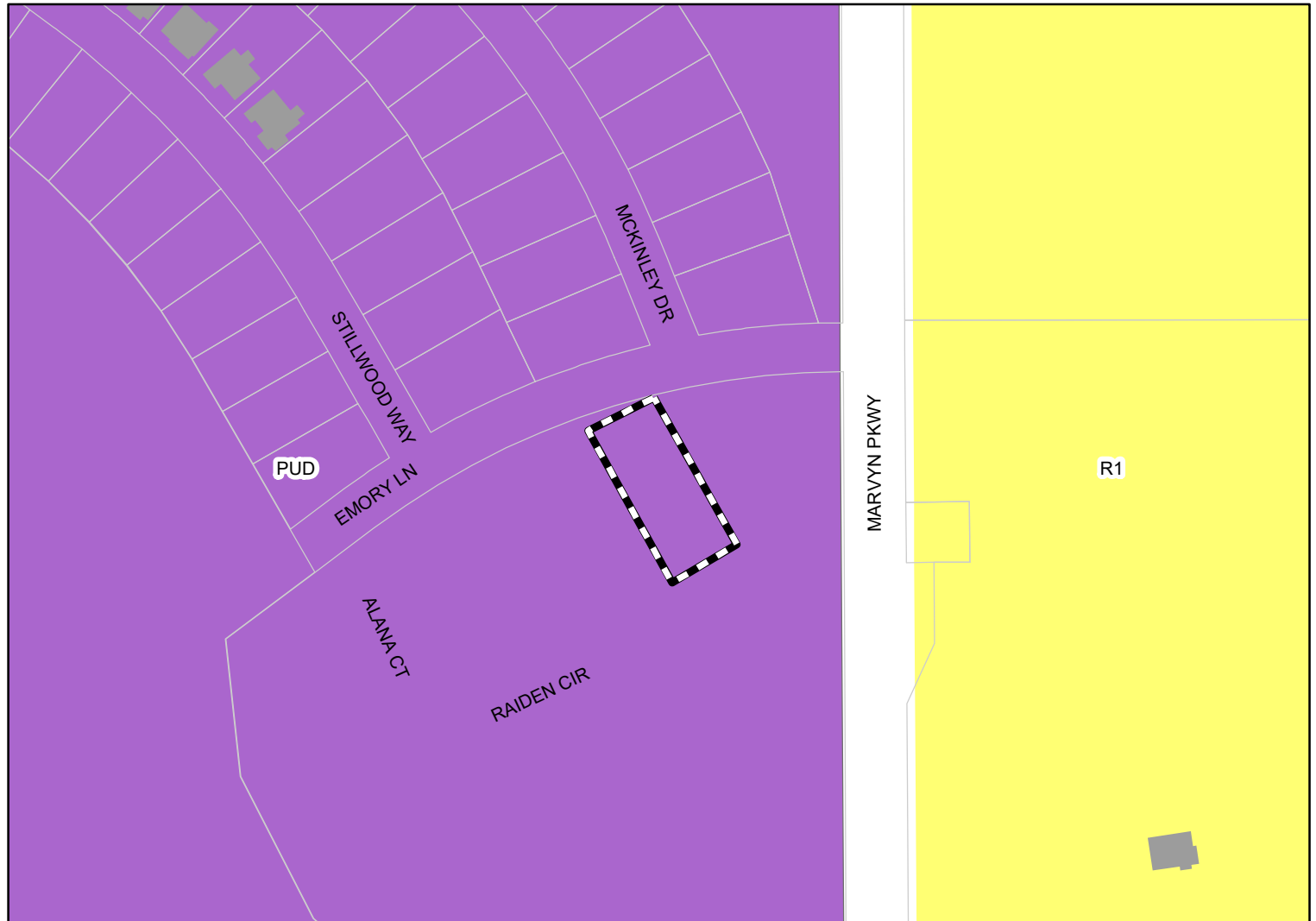
Opelika Power Services Report

This subdivision is inside the Opelika Power Service territory.

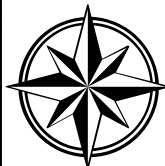
WYNDHAM GATES POD 3 SUBDIVISION

EMORY LANE

FINAL PLAT APPROVAL H-15



The applicant is requesting final approval for 8 townhome lots. The subdivision is in the Wyndham Gate PUD zoning district. This item tabled at Aug 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 17TH DAY OF JUNE, 2022.

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, BILLY JOHNS, AS MANAGING MEMEBER OF OPELIKA GATEWAY 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 JUNE, 2022.

BILLY JOHNS, MANAGING MEMBER
OPELIKA GATEWAY 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 BILLY JOHNS, 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 JUNE, 2022.

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 BASED ON G.P.S. R.T.K. OBSERVATION, HORIZONTAL DATUM (NAD 83), ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM.
3. NORTH IS BASED ON GRID NORTH (G.P.S.).
4. OFFICEWORK COMPLETED 17TH DAY OF JUNE, 2022.
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 FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.
6. ACCORDING TO FEMA FIRM MAP NO. 01081C0230G PANEL 230 OF 381 FOR OPELIKA, LEE COUNTY ALABAMA, EFFECTIVE DATE NOVEMBER 11, 2011, THE PARCEL LIES IN ZONE X, WHICH IS AN AREA OF MINIMAL FLOODING AND IS NOT DESIGNATED AS A FLOOD PRONE AREA.
7. POD 3 HAS A TOTAL AREA OF 595,546.5 ± S.F. OR 13.87 ± AC.
8. OWNER/DEVELOPER IS DRB GROUP, INC.

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 ENGINEER, OPELIKA, ALABAMA:

CITY ENGINEER: _____ DATE: _____

APPROVED BY THE OPELIKA UTILITIES BOARD, OPELIKA, ALABAMA:

OPELIKA UTILITIES BOARD: _____ DATE: _____

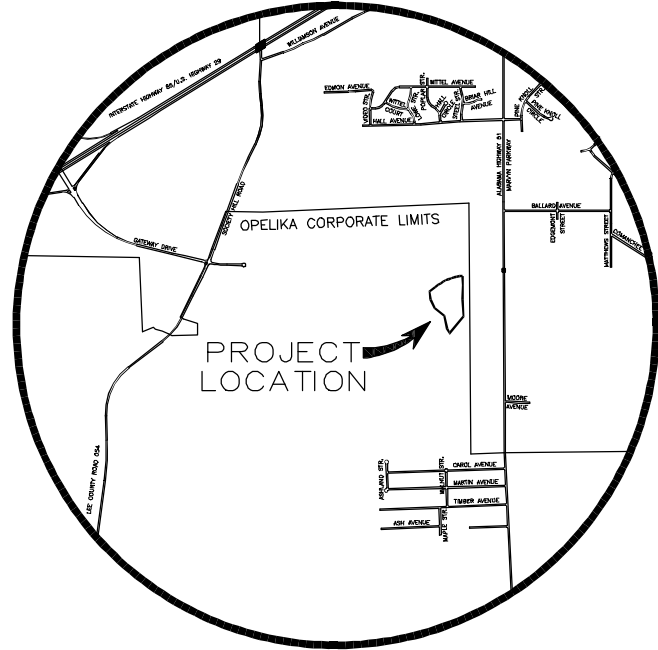
REVIEWED ON BEHALF OF OPELIKA POWER SERVICES, OPELIKA, ALABAMA:

OPELIKA POWER SERVICES: _____ DATE: _____

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

CHAIRMAN: _____ DATE: _____

WYNDHAM GATES SUBDIVISION,
POD 3



VICINITY MAP
NOT TO SCALE

LOT AREA TABLE

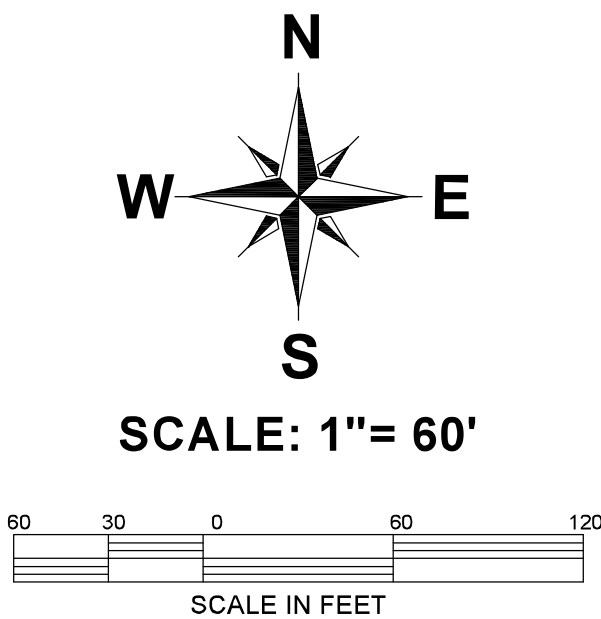
Lot #	Perimeter	Sq. Feet
108	270.00	3500.00
109	250.00	2500.00
110	250.00	2500.00
111	250.00	2500.00
112	249.98	2499.08
113	250.02	2500.92
114	250.00	2500.00
115	270.00	3500.00
116	270.00	3500.00
117	250.00	2500.00
118	250.00	2500.00
119	250.00	2500.00
120	250.00	2500.00
121	250.00	2500.00
122	250.00	2500.00
123	270.00	3500.00
124	250.00	2500.00
125	273.29	2694.30
126	251.92	2502.65
127	250.00	2500.00
128	250.00	2500.00
129	250.00	2500.00
130	250.00	2500.00
131	270.00	3500.00
132	270.00	3500.00
133	250.00	2500.00
134	250.00	2500.00
135	250.00	2500.00
136	250.00	2500.00
137	250.00	2500.00
138	250.00	2500.00
139	264.14	3449.93
140	322.98	4963.49
141	295.51	3067.89
142	339.46	3117.28
143	295.10	3071.35
144	267.39	2648.90
145	254.25	2525.86
146	274.90	2715.22
147	333.97	4522.78
148	265.43	3464.69
149	250.00	2500.00
150	250.00	2500.00
151	250.00	2500.00
152	250.00	2500.00
153	250.00	2500.00
154	250.00	2500.00
155	270.00	3500.00
156	270.00	3500.00
157	250.00	2500.00
158	250.00	2500.00
159	250.00	2500.00
160	250.00	2500.00
161	250.00	2500.00
162	250.00	2500.00
163	269.34	3498.72
164	264.14	3450.00
165	250.00	2500.00
166	250.00	2500.00
167	250.00	2500.00
168	250.00	2500.00
169	250.00	2500.00
170	250.00	2500.00
171	270.00	3500.00
172	1160.87	25615.12
173	5035.39	275313.04

LINE TABLE

LINE	BEARING	CHORD	LENGTH	CHORD	BEARING	DELTA	ANGLE
L1	N 60°02'15" W	34.35		S 110°52'11" W	7513.23		
L2	S 71°15'19" E	14.14		S 39°54'27" W	3915.37		
L3	S 18°28'41" W	14.14		S 04°50'28" W	3054.43		
L4	S 89°58'55" E	15.17		N 22°02'10" W	2244.07		
L5	N 89°58'55" W	32.93		N 63°00'29" W	1854.07		
L6	N 53°07'55" E	27.75		N 86°59'03" W	2903.02		
L7	N 53°07'55" E	50.83		S 69°20'22" W	2618.07		
L8	S 63°28'43" W	91.02		S 36°26'26" W	3129.45		
L9	S 63°28'43" W	24.22		S 05°22'16" W	3048.04		
L10	N 22°23'26" W	24.22		S 41°16'14" E	6242.54		
L11	N 67°36'34" E	20.00		N 78°49'26" W	1228.01		
L12	N 22°33'26" W	22.77		N 14°21'28" W	1528.15		
L13	S 82°11'53" E	72.00		N 28°25'41" E	7070.03		
L14	S 88°46'31" E	27.50		N 59°52'33" E	1329.16		
L15	S 82°11'53" E	68.61		S 68°05'51" W	2577.21		
L16	S 63°28'43" W	100.00		N 77°42'38" E	1616.13		

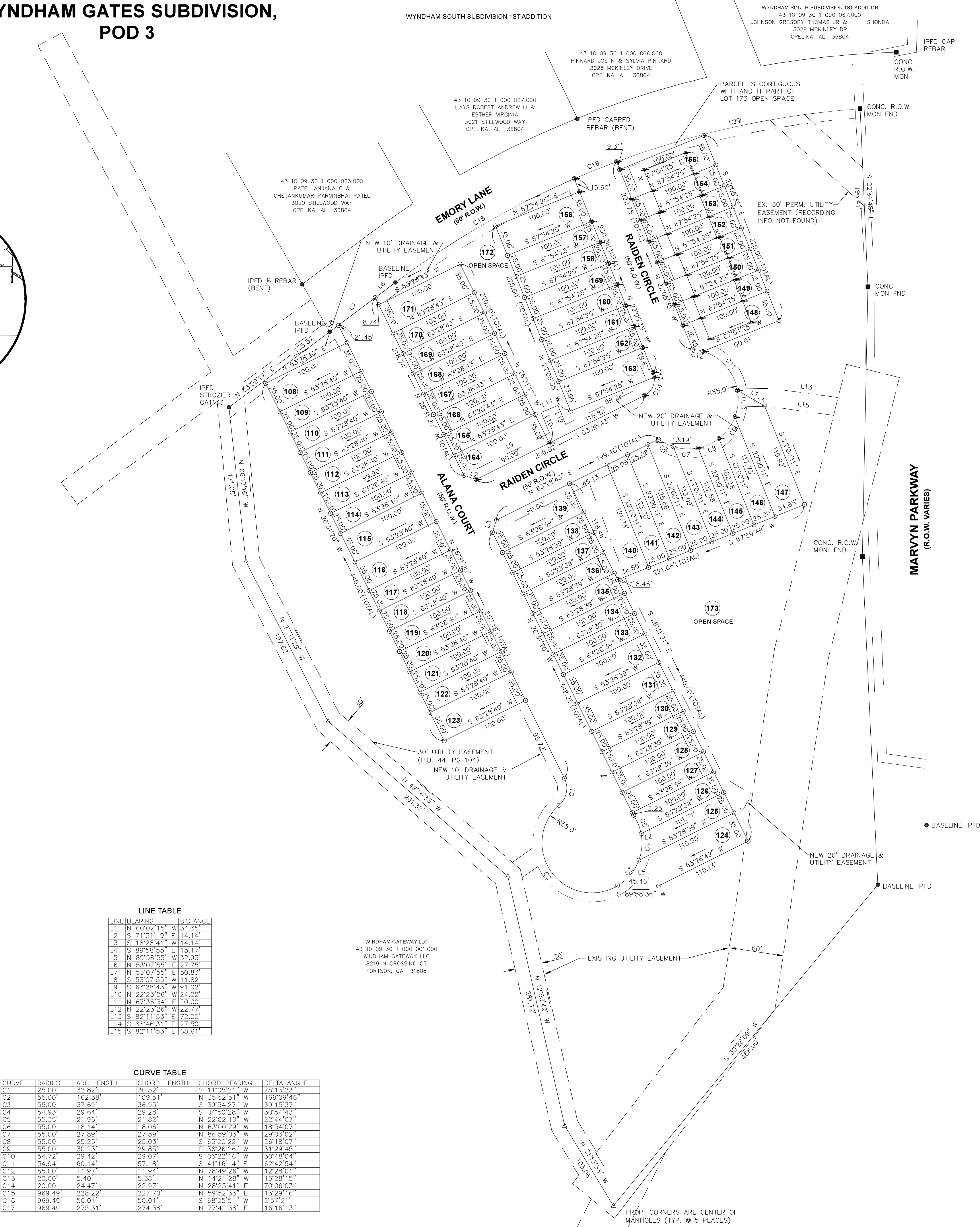
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	32.82'	30.52'	N 110°52'11" W	7513.23°
C2	55.00'	162.38'	109.51'	S 35°52'51" W	169°09'46"
C3	55.00'	37.69'	36.95'	S 39°54'27" W	3915.37°
C4	54.93'	29.64'	29.28'	S 04°50'28" W	3054.43°
C5	55.35'	21.96'	21.82'	N 22°02'10" W	2244.07°
C6	55.00'	18.14'	18.06'	N 63°00'29" W	1854.07°
C7	55.00'	27.89'	27.59'	N 86°59'03" W	2903.02°
C8	55.00'	25.25'	25.03'	S 69°20'22" W	2618.07°
C9	55.00'	30.23'	29.85'	S 36°26'26" W	3129.45°
C10	54.72'	29.42'	29.07'	S 05°22'16" W	3048.04°
C11	54.94'	60.14'	57.18'	S 41°16'14" E	6242.54°
C12	55.00'	11.97'	11.94'	N 78°49'26" W	1228.01°
C13	20.00'	5.40'	5.38'	N 14°21'28" W	1528.15°
C14	20.00'	24.47'	22.97'	N 28°25'41" E	7070.03°
C15	969.49'	228.22'	227.70'	N 59°52'33" E	1329.16°
C16	969.49'	50.01'	50.01'	S 68°05'51" W	2577.21°
C17	969.49'	275.31'	274.38'	N 77°42'38" E	1616.13°



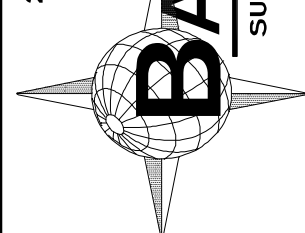
LEGEND

- CT CRIMPED TOP
- OT OPEN TOP
- IPFD IRON PIN FOUND
- IPFD IRON PIN SET
- △ CALCULATED POINT
- CONCRETE MONUMENT FOUND
- ⊗ SPIKE NAIL SET
- R.O.W. RIGHT-OF-WAY
- (F) FIELD MEASUREMENT
- (P) PLAT DIMENSION
- ⊙ EXISTING STORM DRAIN MANHOLE
- O— EXISTING OVERHEAD ELECTRIC LINES



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INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BASELINE SURVEYING & DESIGN, LLC.

2004 Farrough Drive, Ste A
Auburn, AL 36831
Phone: (334) 748-9200
Web: www.baseline-llc.com



WYNDHAM GATES SUBDIVISION,
POD 3
SEC. 30 T 19 N Rg 27E
AUBURN LEE COUNTY ALABAMA
SCALE: 1"=60'
JUNE 17, 2022
ARTHUR R. NETTLES AL. PLS. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

JOB NO.
B72822.01

DRAWN
ARN/CMS

CREW CHIEF
ARN

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 1ST DAY OF JULY, 2022.

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, DOUG RANSOM, AS AUTHORIZED MEMBER OF OPELIKA GATEWAY 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 JULY, 2022.

DOUG RANSOM, AUTHORIZED MEMBER
OPELIKA GATEWAY 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 DOUG RANSOM, 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 JULY, 2022.

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 G.P.S. R.T.K. OBSERVATION, HORIZONTAL DATUM (NAD 83), ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM.
- NORTH IS BASED ON GRID NORTH (G.P.S.).
- OFFICEWORK COMPLETED 1ST DAY OF JULY, 2022.
- 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.
- ACCORDING TO FEMA FIRM MAP NO. 01081C0220G PANEL 230 OF 381 FOR OPELIKA, LEE COUNTY ALABAMA, EFFECTIVE DATE NOVEMBER 11, 2011, THE PARCEL LIES IN ZONE X, WHICH IS AN AREA OF MINIMAL FLOODING AND IS NOT DESIGNATED AS A FLOOD PRONE AREA.
- POD 3 HAS A TOTAL AREA OF 595,546.5 ± S.F. OR 13.67 ± AC.

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 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: _____

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

CHAIRMAN: _____ DATE: _____

WYNDHAM GATES SUBDIVISION, POD 3, PHASE 1

WYNDHAM SOUTH SUBDIVISION 1ST ADDITION

WYNDHAM SOUTH SUBDIVISION 1ST ADDITION
43 10 09 30 1 000 067.000
JOHNSON GREGORY THOMAS JR. &
3029 MCKINLEY DR
OPELIKA, AL 36804

IPFD CAP
REBAR
CONC. R.O.W.
MON FND

43 10 09 30 1 000 066.000
PINKARD JOE N & SYLVIA PINKARD
3028 MCKINLEY DRIVE
OPELIKA, AL 36804

43 10 08 30 1 000 027.000
HAYS ROBERT ANDREW III &
ESTHER VIRGINIA
3021 STILLWOOD WAY
OPELIKA, AL 36804

L = 553.54'
R = 969.49'
CH BEAR = S 69°29'20" W
CH = 546.03'

43 10 09 30 1 000 026.000
PATEL ANJANA C &
CHETANKUMAR PARVINBHAI PATEL
3020 STILLWOOD WAY
OPELIKA, AL 36804

EMORY LANE
(60' R.O.W.)

NEW 10' DRAINAGE & UTILITY EASEMENT

PARCEL A
59,564.3 ± S.F.
1.37 ± AC.

EX. 30' PERM. UTILITY
EASEMENT (RECORDING
INFO NOT FOUND)

CONC. MON FND

MARVYN PARKWAY
(R.O.W. VARIES)

PARCEL B
391,143.9 ± S.F.
8.98 ± AC.

L = 191.08'
R = 55.00'
CH BEAR = S 26°55'34" W
CH = 108.49'

ALAM COURT
(60' R.O.W.)

NEW 10' DRAINAGE & UTILITY EASEMENT

RAIDEN CIRCLE
(50' R.O.W.)

NEW 10' DRAINAGE & UTILITY EASEMENT

30' UTILITY EASEMENT
(P.B. 44, PG 104)

NEW 10' DRAINAGE & UTILITY EASEMENT

EXISTING UTILITY EASEMENT

EXISTING UTILITY EASEMENT

EXISTING UTILITY EASEMENT

EXISTING UTILITY EASEMENT

EXISTING UTILITY EASEMENT

EXISTING UTILITY EASEMENT

EXISTING UTILITY EASEMENT

EXISTING UTILITY EASEMENT

EXISTING UTILITY EASEMENT

EXISTING UTILITY EASEMENT

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EXISTING UTILITY EASEMENT

EXISTING UTILITY EASEMENT

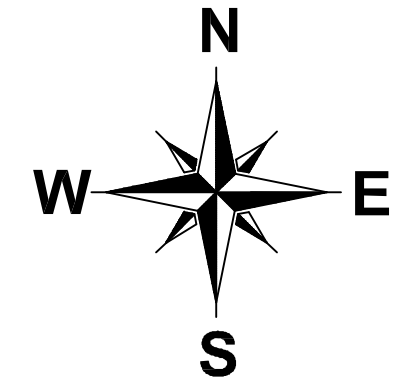
EXISTING UTILITY EASEMENT

EXISTING UTILITY EASEMENT

EXISTING UTILITY EASEMENT

EXISTING UTILITY EASEMENT

FOUNDATION DETAIL SCALE: 1"=30'



LEGEND

- CT CRIMPED TOP
- OT OPEN TOP
- IPFD IRON PIN FOUND
- IPSO IRON PIN SET
- Δ CALCULATED POINT
- CONCRETE MONUMENT FOUND
- SPR SPIKE NAIL SET
- R.O.W. RIGHT-OF-WAY
- (F) FIELD MEASUREMENT
- (P) PLAT DIMENSION
- (E) EXISTING STORM DRAIN MANHOLE
- (O) EXISTING OVERHEAD ELECTRIC LINES

LOT AREA TABLE

Lot #	Perimeter	Sq. Feet
148	265.43	3464.69
149	250.00	2500.00
150	250.00	2500.00
151	250.00	2500.00
152	250.00	2500.00
153	250.00	2500.00
154	250.00	2500.00
155	270.00	3500.00
156	270.00	3500.00
157	250.00	2500.00
158	250.00	2500.00
159	250.00	2500.00
160	250.00	2500.00
161	250.00	2500.00
162	250.00	2500.00
163	269.34	3498.72

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 53°07'55" E	11.82'
L2	N 53°07'55" E	50.83'
L3	N 53°07'55" E	27.75'
L4	S 71°31'19" E	14.14'
L5	N 18°28'41" E	14.14'
L6	N 63°28'43" E	91.02'
L7	N 22°32'26" W	24.22'
L8	N 67°36'33" E	20.00'
L9	S 22°32'26" E	22.77'
L10	S 88°46'31" E	29.68'
L11	S 82°11'53" E	72.00'
L12	S 14°12'15" W	20.13'
L13	N 82°11'53" W	68.61'
L14	N 88°46'31" W	27.50'
L15	S 63°28'43" W	84.29'
L16	S 20°48'03" E	120.71'
L17	S 26°18'22" E	89.66'
L18	S 26°44'18" E	146.39'
L19	S 59°40'54" E	35.29'
L20	S 30°19'06" W	20.00'
L21	N 59°40'54" W	41.20'
L22	N 26°44'17" W	152.42'
L23	N 26°18'23" W	80.73'
L24	N 20°48'03" W	119.67'
L25	S 54°45'42" W	21.18'
L26	N 12°49'44" W	9.65'
L27	N 49°13'13" W	11.42'
L28	N 54°45'42" E	27.99'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	55.00'	11.97'	11.94'	S 78°49'26" E	12°28'01"
C2	20.00'	5.40'	5.38'	N 14°21'28" W	15°28'15"
C3	20.00'	24.47'	22.97'	N 28°23'41" E	70°06'03"
C4	25.00'	32.82'	30.52'	N 11°05'21" E	75°13'23"
C5	65.00'	59.30'	57.26'	S 36°43'09" E	52°16'03"

THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC.
REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED CONSENT, EITHER WRITTEN OR
VERBAL, FROM BASELINE SURVEYING & DESIGN, LLC.

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



WYNDHAM GATES SUBDIVISION,
POD 3, PHASE 1

SEC. 30 T 19 N R 27E

AUBURN LEE COUNTY ALABAMA

SCALE: 1"=50' AUGUST 1, 2022

ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922



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

3029

DEADLINE: 8/2/22 MEETING: 8/23/22

SITE ADDRESS: Cannon Gate Drive

PROPERTY OWNER: SMB Land, LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: Blake Rice, Barrett-Simpson, Inc.

MAILING ADDRESS: 223 South 9th St. Opelika, AL 36801

PHONE NUMBER: 334-745-7026 **FAX NUMBER:** 334-745-4367

EMAIL ADDRESS: brice@barrett-simpson.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

Does the subdivision require any other official action by the City? No

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATIONSubdivision Name: Cannon Gate 3BCurrent Land Use: VacantCurrent Zoning: PUDProposed use of the Subdivision: Single-family Residential

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

Number of Lots: 60 x \$3.00 = \$N/ANumber of APO: N/A x \$7.00 = \$N/A
(Adjacent Property Owners)Fee: \$75.00**TOTAL** = \$75.00**PAID** _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Cannon Gate 3B 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:** Blake Rice(PRINT NAME) Blake Rice, Barrett-Simpson, Inc.

6/30/22

DATE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 27, 2022

Subdivision: Cannon Gate SD, Phase 3B

Agenda Item #: H-16

Action Requested: Final Approval

Location of Property: Cannon Gate Drive

Property Owner(s): Cannon Timber and Land, LLC.,
Blake Rice, Barrett-Simpson, Inc., Authorized Representative

Current Land Use: Undeveloped

Current Zoning: PUD

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0066G Southern portion of property located in Flood Zone AE – 1% chance of flooding for which BFEs have been determined.

Staff Comments:

This agenda item was tabled at the August 23rd Planning Commission meeting. The staff report below is the same as presented at the August meeting.

The applicant is requesting final plat approval for 60 residential lots. The preliminary approval for the lots as well as a revision to the Cannon Gate master plan was granted at the April 2020 Planning Commission meeting.

The 60 single family home lots range in size from 10,372 square feet (sf) to 1.3 acres. The density for the 60 lots on 29.9 acres is 2.0 units per acre. The lot width is between 70-100 feet. The minimum building setbacks is 25 feet in the front and rear yards, 20' for side yards on street (corner lots), and 7 feet on side yards. These standards are the same as previous phases in Cannon Gate.

Underground utilities have been installed and sidewalks are required on at least one side of all streets.

At the April 2020 preliminary plat review of Phase 3, staff recommended, and the Planning Commission approved a stub out street to the north next to Lot 13. (*For this final plat review, Phase 3 is separated to Phase 3A & Phase 3B.*) This was intended to improve future traffic flow and circulation, and due to the number of dwelling units in Phase 3A and 3B, staff recommends a stub-out street connection provided to the adjacent property on the north side for future connectivity to the adjacent property and an opportunity to connect to Veterans Parkway. The applicant has stated that the topography is not conducive to installing the connecting street due to the elevation change between the subject property and the property to the north.

Staff recommends final plat approval subject to the following:

1. Add a note to the final plat naming the owner(s) of the open space lots and name who is responsible for maintenance of open space lots.
2. A sidewalk is required on at least one side of all streets.
3. Provide a stub-out street to the adjacent property on north side at or near Lot 13 or have Planning Commission remove the condition of approval

Engineering Department Report

All of the Opelika Surveyors comments regarding the plat have been addressed. 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 estimated total infrastructure 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.

Opelika Utilities Board Report

This subdivision has not been accepted by Opelika Utilities.

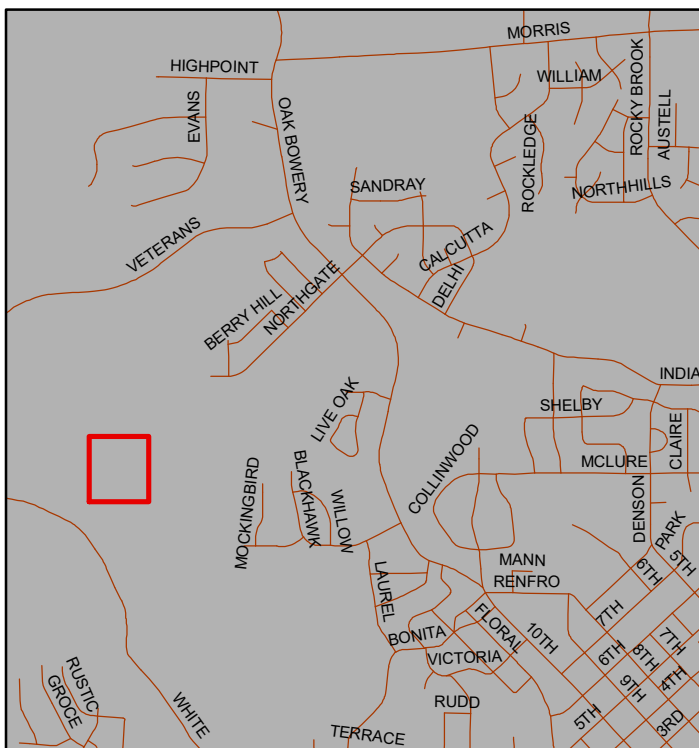
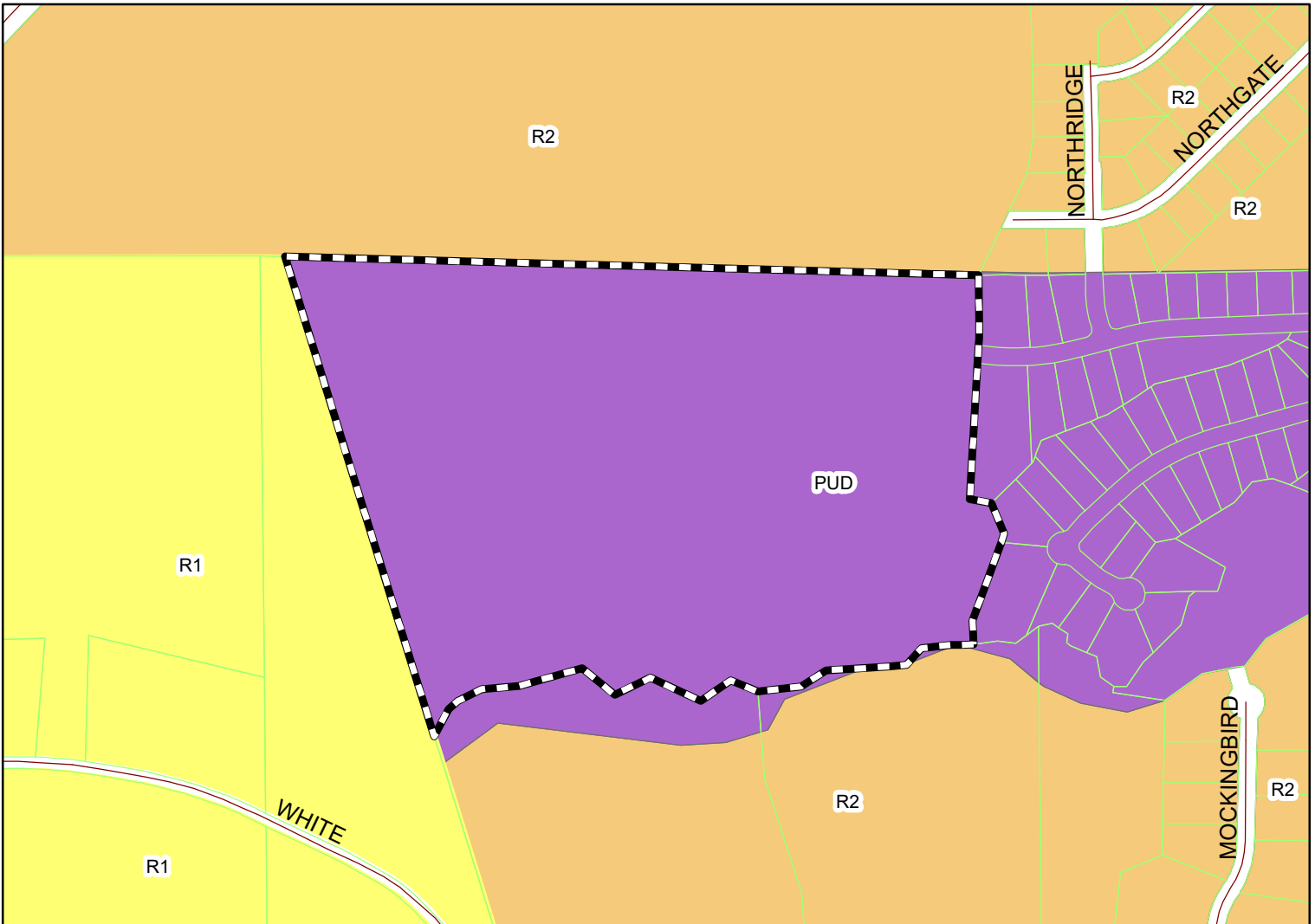
Opelika Power Services Report

This subdivision is inside the Opelika Power and Alabama Power Service territory.

CANNON GATE PHASE 3B SUBDIVISION

CANNON GATE DRIVE

FINAL APPROVAL H-16



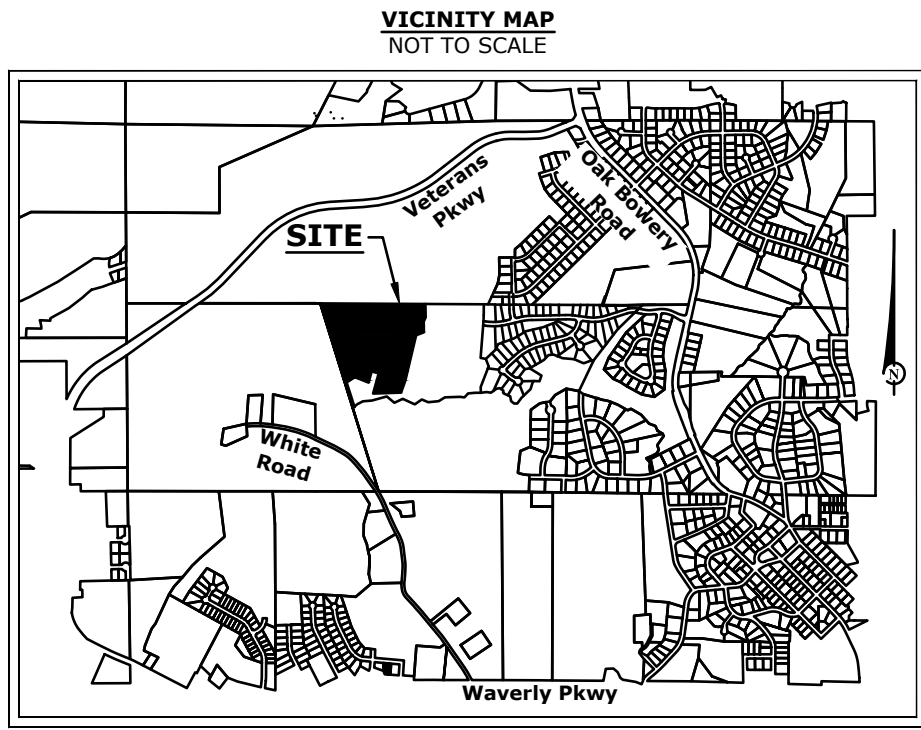
The applicant is requesting final approval for a 60 lot subdivision for single family home lots. The property is located in the Cannon Gate PUD zoning district. This item tabled at Aug 23rd PC meeting.



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: S:\2018\19-0254-SMB - Cannongate Phase 3B.dwg Last Modified: Jun 29, 2022 - 2:14pm by bahler



FINAL PLAT
CANNONGATE
Phase 3B
A REDIVISION OF LOT 85 OF CANNONGATE PHASE 3A
Being A Part of Section 2, Township 19 North, Range 26 East,
Opelika, Lee County, Alabama

Any Greenspace & Detention Lots shown on this plat shall be maintained
by the Homeowners Association adopted and/or established with this plat.

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, Nick Howard, as Chief Financial Officer of SMB Land, LLC, an Alabama limited liability company, and the owners 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.

Nick Howard
Chief Financial Officer

STATE OF ALABAMA
COUNTY OF LEE

I, _____, a Notary Public in and for said County in said State, hereby certify that Nick Howard, 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 the _____ day of _____, 2022.

(Seal)

Notary Public
My Commission Expires _____

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:
-Cannongate Phase 3A, Plat Book 46, Page 188, Probate Office, Lee County, Alabama.
-Deed Book 2621, Page 235, Probate Office, Lee County, Alabama.
- All bearings, distances, and curve information shown were measured to be the same as shown on plat of record (Plat Book 46, Page 188).
- According to the FEMA FIA NEIP Flood Insurance Rate Map (FIRM), Map No. 01081C0066G, effective November 02, 2011, the subject property is located:
-Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance of floodplain.
-Zone AE - Areas determined to be in the 1% annual chance flood (100-year flood), 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, 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 drainage and utility 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.
- Development Data:
-Total Number of Lots: 60
-Largest Lot: Lot 22 - 1.32 Acres (57,390 Sq Ft.)
-Smallest Lot: Lots 38 - 0.26 Acres (11,372 Sq Ft.)
-29.90 Acres Total (1,302,621 Sq Ft.)
- Building Setbacks - PUD
-Front: 25'
-Rear: 25'
-Side: 7'
-Side Street: 20'

Line Table		
Line #	Length	Direction
L1	65.87'	S23° 35' 15"W
L2	32.19'	S89° 12' 35"W
L3	7.40'	N19° 04' 00"W
L4	47.83'	S18° 14' 52"E
L5	5.00'	N89° 12' 35"E

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1(t)	51.71'	211.00'	S82° 11' 23"W	51.58'
C2	6.75'	211.00'	S74° 15' 09"W	6.75'
C3(t)	58.46'	211.00'	S81° 16' 22"W	58.27'
C4	41.71'	151.00'	S81° 14' 57"W	41.58'
C5	16.89'	15.00'	N58° 35' 20"W	16.01'
C6	73.43'	57.00'	N63° 14' 47"W	68.46'
C7	52.95'	57.00'	S53° 14' 10"W	51.06'
C8	92.90'	57.00'	S20° 03' 58"E	82.95'
C9(t)	219.28'	57.00'	S43° 27' 04"W	106.98'
C10	2.92'	15.00'	S61° 11' 06"E	2.91'
C11	15.01'	15.00'	S26° 46' 09"E	14.47'
C12(t)	18.02'	15.00'	N32° 20' 29"W	16.96'
C13	45.28'	316.20'	S02° 01' 40"E	45.24'
C14	69.90'	316.20'	S12° 27' 46"E	69.76'
C15	1.49'	316.20'	S18° 55' 53"E	1.49'
C16(t)	116.67'	316.20'	S08° 29' 46"E	116.01'
C17	2.18'	295.00'	S19° 16' 42"E	2.18'
C18	69.11'	295.00'	S26° 12' 06"E	68.95'
C19	66.37'	295.00'	S39° 21' 33"E	66.24'
C20	66.38'	295.00'	S52° 15' 03"E	66.24'
C21	66.38'	295.00'	S65° 08' 32"E	66.24'
C22	16.19'	295.00'	S73° 09' 36"E	16.19'
C23(t)	286.61'	295.00'	S46° 53' 58"E	275.47'
C24	14.39'	15.00'	S47° 14' 28"E	13.85'
C25	59.12'	55.00'	S50° 32' 34"E	56.31'
C26	57.39'	55.00'	N68° 46' 19"E	54.82'
C27	76.18'	55.00'	N00° 47' 56"W	70.23'
C28(t)	192.68'	55.00'	N59° 53' 11"E	108.21'
C29	9.38'	15.00'	N22° 33' 42"W	9.23'
C30	5.06'	15.00'	N05° 00' 48"E	5.03'

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C31(t)	14.44'	15.00'	S12° 54' 07"E	13.89'
C32	50.91'	495.00'	N11° 43' 37"E	50.89'
C33	83.17'	495.00'	N03° 58' 01"E	83.08'
C34(t)	134.08'	495.00'	N06° 54' 48"E	133.67'
C35	108.15'	445.00'	S06° 06' 56"W	107.88'
C36	12.39'	445.00'	S13° 52' 31"W	12.39'
C37(t)	120.54'	445.00'	N06° 54' 47"E	120.17'
C38	53.80'	34.00'	S59° 56' 06"W	48.36'
C39	112.16'	245.00'	N61° 37' 00"W	111.19'
C40	125.86'	245.00'	N33° 47' 03"W	124.49'
C41(t)	238.03'	245.00'	S46° 53' 58"E	228.78'
C42	21.99'	14.00'	N25° 55' 50"E	19.80'
C43	21.40'	15.00'	S68° 11' 55"E	19.63'
C44	52.33'	55.00'	S54° 34' 54"E	50.38'
C45	81.41'	55.00'	N55° 45' 29"E	74.18'
C46	47.98'	55.00'	N11° 38' 20"W	46.48'
C47	47.15'	55.00'	N61° 11' 28"W	45.72'
C48	20.09'	55.00'	S83° 47' 01"W	19.98'
C49(t)	248.97'	55.00'	N22° 59' 46"E	84.66'
C50	21.99'	14.00'	N64° 04' 10"W	19.80'
C51	74.12'	266.20'	N11° 05' 22"W	73.88'
C52	16.19'	266.20'	N00° 31' 09"W	24.09'
C53(t)	98.22'	266.20'	S08° 29' 46"E	97.67'
C54	22.80'	15.00'	N45° 37' 06"E	20.67'
C55	23.56'	15.00'	S45° 50' 32"E	21.21'
C56	23.56'	15.00'	N44° 09' 28"E	21.21'
C57	43.71'	211.00'	N83° 13' 39"E	43.64'
C58	14.57'	211.00'	N75° 18' 50"E	14.57'
C59(t)	58.28'	211.00'	N81° 14' 57"E	58.10'
C60	41.84'	151.00'	N81° 16' 22"E	41.70'

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: 06/29/2022

PROJECT NO: 19-0254
SCALE: 1" = 100'

FIELD BY: APD/MER
DRAWN BY: BES
FIELD DATE: 05/03/2022
DRAW DATE: 06/29/2022

Barrett-Simpson, Inc.

Engineers & Land Surveyors

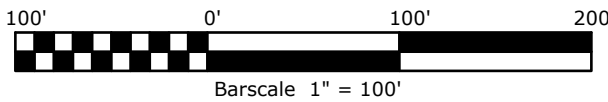
706 12th STREET, PHOENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)
121 W. BRIDG STREET, BIRMINGHAM, AL 35207 (PH 334-687-4257, FAX 334-687-4826)
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

LAND SURVEYOR

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

DEVELOPER

SMB Land, LLC
13 North 8th Street
Opelika, AL 36801





APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

3027



PC DEADLINE: 8/21/22 PC MEETING: 8/23/22

SITE ADDRESS: _____

PROPERTY OWNER: G.A. Properties LLC

APPLICANT/ AUTHORIZED REPRESENTATIVE: DAVID SHUNNARAH JR.

MAILING ADDRESS: 1201 S. FOX RUN PARKWAY OPELIKA AL. 36801

PHONE NUMBER: 205-585-1206 FAX NUMBER: 205-663 0048

EMAIL ADDRESS: DAVID@RYROADWAY.COM

PARCEL INFORMATION

Project name: RV Roadway of Opelika Address/Location: 1201 S. FOX RUN Opelika

Current Land Use: undeveloped Current Zoning: C3

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

Description of Proposed Use: R.V. PARKING

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, DAVID SHUNNARAH JR, being owner of the property which is the subject of this conditional use application hereby authorize Scott Harris, Harris Gray, 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: David Shunnarah Jr Date: 7-5-22

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: _____

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 27, 2022

Agenda Item #: I-17

Action Requested: Conditional Use – Recreational Vehicle Sales Expansion

Location of Property: 1201 South Fox Run Parkway

Property Owner: David Shunnarah
Scott Harris, Harris Gray, LLC, authorized representative

Current Zoning: C-3, GC-P

Existing Land Use: Commercial building

Surrounding Zoning Districts

And Land Uses:	North	C-3, GC-P	Ford dealership
	South	R-1	Interstate 85
	East	C-2, GC-P	Commercial
	West	C-2, GC-P	Undeveloped

Proposal

The applicant is requesting conditional use approval to expand their sales and service recreation vehicles (RVs), and campers. The subject property was formerly occupied by Harley-Davidson motorcycles from about 2002 to 2018, but received use approval in 2020 for RV sale. The applicant has since purchased the property to the east and west of the original 4 acres. The subject property currently has a 13,000 square foot building and will propose a future maintenance building later. The applicant has amended their request to include the additional 2.3 acres to the east as part of their sales display area.

The applicant is proposing to grade the property to the east and create a larger sales lot. A portion of this lot is currently in the flood plain. The applicant desires to use gravel instead of asphalt or concrete both for maintenance reasons and to remove impervious surface. They have noted that in their experience the heavy RVs tend to sink into asphalt paving. They have also stated that they could use curbing to create an envelope to prevent gravel from spreading into other areas.

The applicant has provided a new landscape plan for the site as well. This includes the required number of plantings for site and revised plantings on both the front and rear of their existing sales area where plant material has been removed or died. The planting areas in the front and rear need to be outside of the parking area. Additionally, if state right-of-way along the rear of the property is going to be cleared or additional trees removed, some trees should be added to the rear bufferyard.

The applicant has also noted that they will replace the chainlink fencing along Fox Run with wrought iron fencing or like approved fencing. The dumpster location has also moved. This needs to be screened from the right-of-way by fencing or landscaping if visible.

Planning Staff believes that the conditional use request is appropriate given the proposed 'RV sales lot' is adjacent to Opelika Ford dealership (with outside display/storage) and near six automotive sales lots, a camper sales lot, auto body shop, and a heavy equipment sales businesses on Columbus Parkway.

Planning Staff recommends conditional use approval with the following conditions:

1. Confirm whether additional trees in the state right-of-way will be removed. If so, additional trees may be required in the bufferyard along the rear.
2. Dumpster shall be screened from public view.
3. No chainlink fencing is allowed forward of the front of the building.
4. Ensure all required permits are received for grading or parking within the flood plain.
2. The RV and camper display & storage area be limited to the "Inventory Area" as labeled on site plan and requested by the applicant.

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 application.

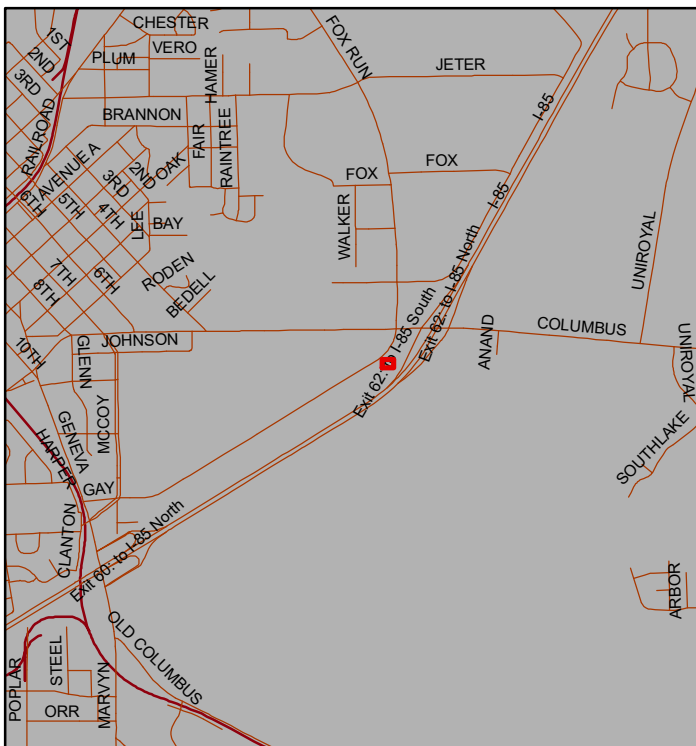
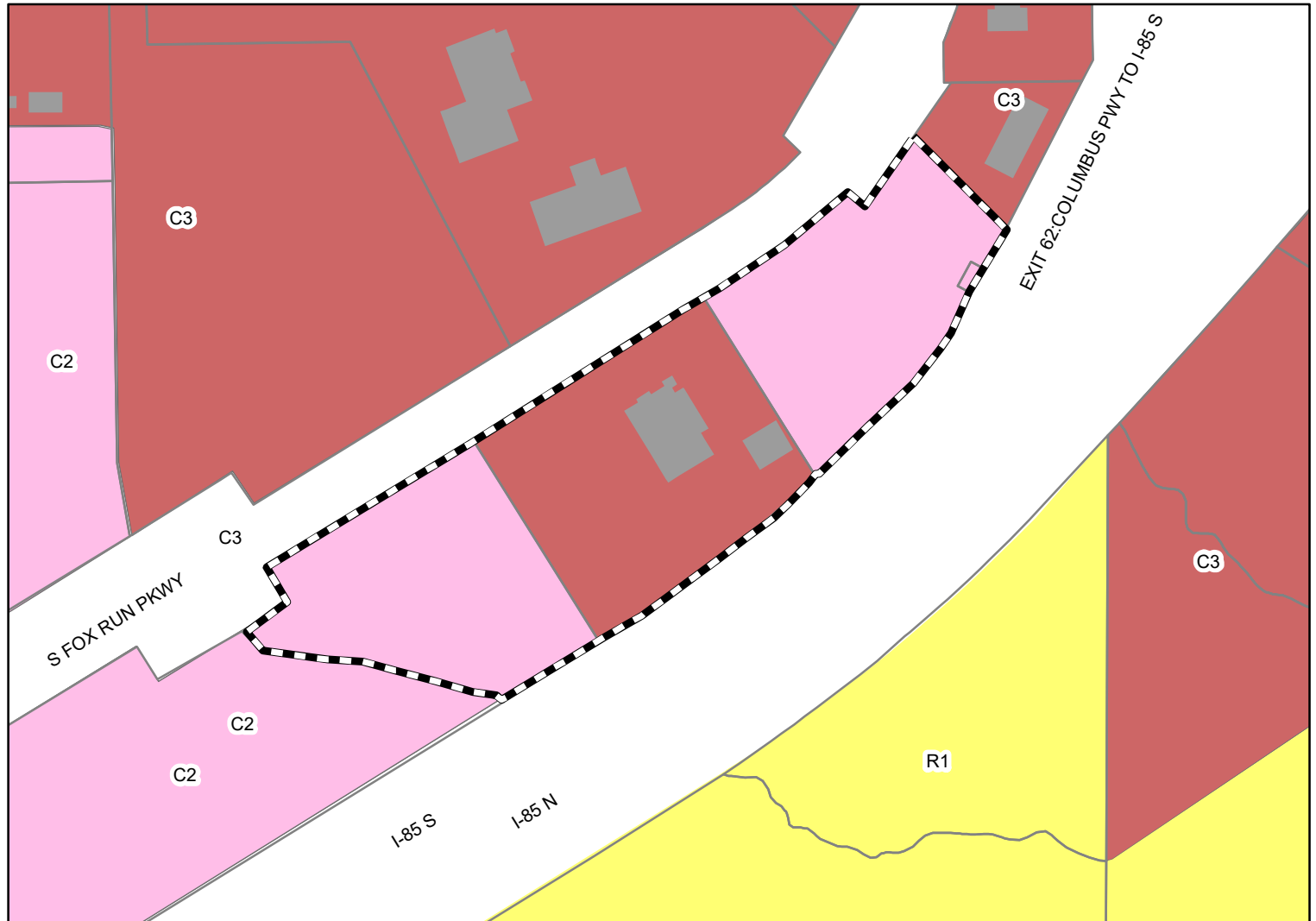
Opelika Utilities Board Report

No report.

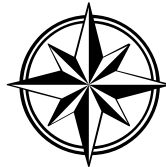
Opelika Power Services Report

This subdivision is inside the Opelika Power and Alabama Power Service territory.

**RV ROADWAY OF OPELIKA - OUTSIDE DISPLAY EXPANSION
1201 SOUTH FOX RUN PARKWAY
CONDITIONAL USE I-17**



The applicant is requesting approval to expand the outside display of RVs and campers, and construct a service building. The 10.4 acre property is in the C-3, GC-P zoning district. This item tabled at Aug 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.

LEGEND

	= ASPHALT PAVEMENT
	= EXISTING ASPHALT
	= CONCRETE

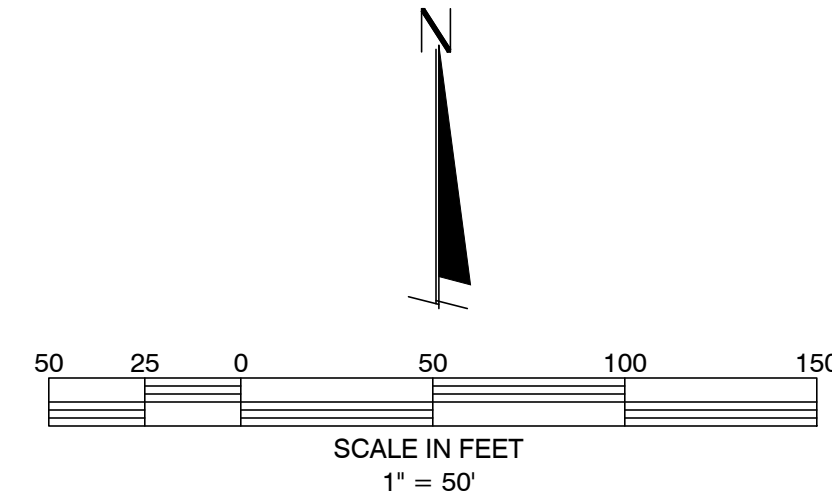
	- LARGE CANOPY TREE - TULIP POPLAR
	- LARGE CANOPY TREE - WHITE OAK

	- MEDIUM SHADE TREE - RED MAPLE
	- MEDIUM SHADE TREE - RIVER BIRCH
	- MEDIUM SHADE TREE - SWEETBAY MAGNOLIA
	- MEDIUM SHADE TREE - IRONWOOD

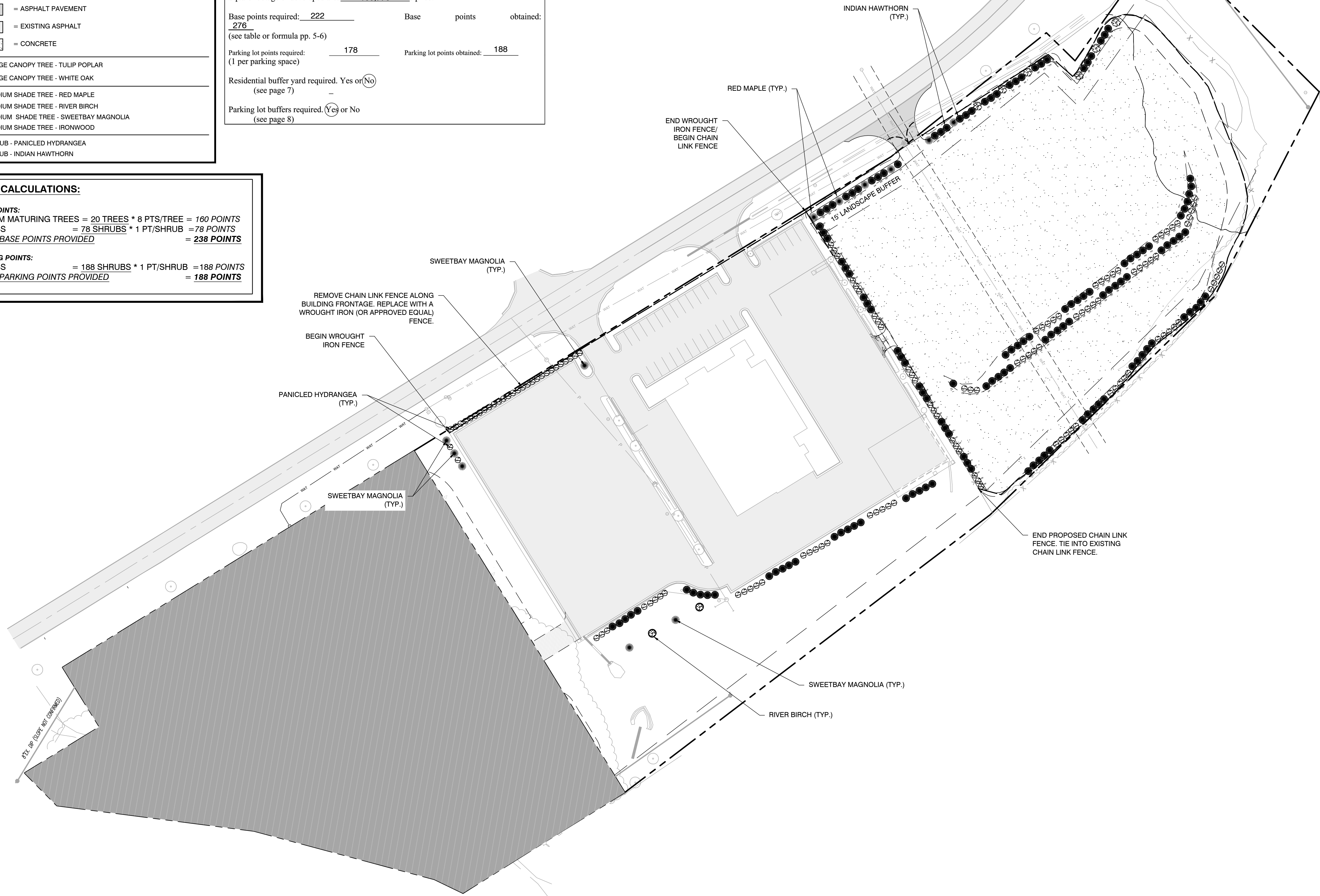
	- SHRUB - PANICLED HYDRANGEA
	- SHRUB - INDIAN HAWTHORN

NOTE:

- * CARE SHALL BE TAKEN TO MAKE THE SOIL 1 ½ INCHES LOWER NEXT TO SIDEWALKS SO WATER WILL DRAIN INTO THE LAWN AND NOT CAUSE PONDING ON THE SIDEWALKS.
- * 2 ½ FEET OF UNCOMPACTED SOIL SHALL BE INSTALLED WITHIN EACH LANDSCAPE (PLANTING) ISLANDS.
- * ALL TREE TYPES AND SHRUB TYPES CAN BE SUBSTITUTED WITH AN EQUAL FAMILY TYPE AS APPROVED BY THE CITY OF OPELIKA'S ARBORIST.

[illegible]

Total area of developed area 100,770 sq. feet
 Area required: 222 Base points obtained:
 Formula pp. 5-6)
 Area required: 178 Parking lot points obtained: 188
 (space)
 Transfer yard required. Yes or (No)
 (gc 7) -
 Transfer required. (Yes) or No
 (gc 8)

[illegible]

HARRIS GRAY, LLC
ENGINEERS • SURVEYORS • PLANNERS
CERTIFICATE OF AUTHORIZATION NO. PE0000540
501 THURMAN AVENUE • WEST POINT, GEORGIA 31833
PHONE: (706) 946-5885

RV ROADWAY OF OPELIKA RV PARKING EXPANSION LANDSCAPE PLAN

DATE 03/23/2022
DRAWN BY AWV
CHKD BY JSH
FILE NAME LANDSCAPE PLAN
JOB NO. AL220053

