

**City of Prattville  
Planning Commission**

**The minutes of the January 15, 2009 meeting of  
the City of Prattville Planning Commission  
were approved.**

*Reuben Gardner*

Reuben Gardner, Chairman

**2/5/09**

Date

**CITY OF PRATTVILLE  
PLANNING COMMISSION**

**AGENDA  
January 15, 2009  
3:00pm**

**Call to Order:**

**Roll Call:**

Mayor Byard, Councilman Renegar, Vice-Chair Carpenter, Mr. Brown, Mr. Gardner, Mr. Hall, Mr. McAuley, and Mr. Nelson.

**Election of Officers:**

**Minutes:**

**Old Business:**

1. Private Street Acceptance – Austin Valley Drive  
Located off Upper Kingston Road  
Petitioner: P&C LLC and others

*Held 12/18  
District 2*

**New Business:**

2. Zoning: R-4 (Multi Family Residential)  
Located off Old Farm Lane  
Petitioner: Avant Properties
3. RePlat: (ABC Store) Old Ridge Crossing Plat #2A  
Located off Old Ridge Road North  
Owner/Developer: Big E Developers, LLC  
Representative: Lucido & Oliver, Inc.
4. Sketch Plan: Cedar Springs Subdivision Plat #1  
Located off Pine Street  
Owner/Developer: Don Thompson  
Representative: Jarvis & Associates

*Public Hearing  
District 4*

*District 1*

*District 2*

**Miscellaneous:**

**Adjourn:**

**CITY OF PRATTVILLE PLANNING COMMISSION  
MINUTES  
January 15, 2009**

**Call to order:**

The meeting of the Prattville Planning Commission was held on January 15, 2009. The meeting was called to order at 3:00 p.m.

**Roll Call:**

The secretary called the roll. Present: Vice-Chairman Paula Carpenter, Chief Terry Brown, Mr. Reuben Gardner, Mr. Gene Hall, Mr. Roy McAuley, and Mr. Bobby Nelson. Absent: Mayor Jim Byard, and Councilman Mike Renegar.

Staff present: Mr. Joel Duke, City Planner; Mr. George Stathopoulos, Planner; and Ms. Alisa Morgan, Secretary.

**Election of Officers**

**Mr. McAuley moved to move the election of officers to miscellaneous business. Mr. Hall seconded the motion. The motion passed unanimously.**

**Minutes:**

None.

**Old Business:**

- 1. Private Street Acceptance – Austin Valley Drive  
Located off Upper Kingston Road  
Petitioner: P&C LLC and others**

**Mr. Nelson introduced a resolution recommending denial of the acceptance of the private street Austin Valley Drive and moved for its approval. Mr. Gardner seconded the motion.**

Mr. Duke stated that the private street does not meet the city's requirements under the Prattville Subdivision Regulations. The reasons for requesting public street maintenance were not provided by the applicants.

The Vice-Chair asked for comments from the petitioner or a representative. No comments were presented.

**The motion passed by 5/1 vote as recorded. Favor: Vice-Chair Carpenter, Chief Brown, Mr. Gardner, Mr. McAuley, and Mr. Nelson. Oppose: Mr. Hall.**

**New Business:**

- 2. Zoning: R-4 (Multi Family Residential)  
Located off Old Farm Lane  
Petitioner: Avant Properties**

David Avant, petitioner representative, stated that in September 2008 they requested to rezone and annex 15 acres of property for the construction of Brentwood 2 apartments. He stated that the City Council denied annexation of the 15 acres. He stated that this request to rezone the initial 15 acre in addition to the remaining 85 acres of property to R-4. He stated that if the

request for rezoning to R-4 is denied they would develop under County ordinances and regulations.

Vice-Chair Carpenter opened the public hearing.

The following public speakers spoke in opposition to the request citing heavy traffic, decreased property value, and noise and trash nuisances as the basis for their concerns.

- Steve Russell, representative of Covered Bridge Development
- Heather Moreland, 1960 Chancellor Ridge Road
- Brian Stewart, 608 Castlebrook Drive
- Sid Thompson, 508 Sheila Blvd, District 1 County Commissioner
- Sonny Hodges, 1221 Sadie Circle
- Amy Todd, 1972 Regent Road
- Judd Polk, 1960 Chancellor Ridge Road
- Eddie Barnes, 762 Stapleford Trail
- Venus Waites, 1966 Regent Road

After Mr. Avant addressed the public's issues of concern, Vice-Chair Carpenter closed the public hearing.

**Chief Brown introduced a resolution recommending approval of the zoning of Avant Property to R-4 and moved for its approval. Mr. Nelson seconded the motion.**

Mr. Duke's comments covered the sketch plan/rezoning staff report of Avant Properties, LLC. (Attached and made a part of the minutes).

**Mr. McAuley moved to amend the motion to recommend rezoning the southern 15 acres (Brentwood 2) R-4 and the remaining 85 acres maintain its current zoning (B-4 and FAR). Mr. Nelson seconded the motion. The motion to amend passed by 5/1 vote as recorded. Favor: Vice-Chair Carpenter, Chief Brown, Mr. Gardner, Mr. McAuley, and Mr. Nelson. Oppose: Mr. Hall.**

**The amended motion to approve passed by 5/1 vote as recorded. Favor: Vice-Chair Carpenter, Chief Brown, Mr. Gardner, Mr. McAuley, and Mr. Nelson. Oppose: Mr. Hall.**

**3. RePlat: (ABC Store) Old Ridge Crossing Plat #2A  
Located off Old Ridge Road North  
Owner/Developer: Big E Developers, LLC  
Representative: Lucido & Oliver, Inc.**

Grant Dennis of Lucido & Oliver, Inc., petitioner representative, stated that the replat is necessary for the sale of the lot and construction of a retail store (ABC Store).

Mr. Duke stated that there was no opposition to the proposed division.

**Mr. McAuley moved to approve the re-plat of Old Ridge Crossing Plat #2A as submitted. Mr. Gardner seconded the motion. The motion to approve passed unanimously.**

**4. Sketch Plan: Cedar Springs Subdivision Plat #1**  
**Located off Pine Street**  
**Owner/Developer: Don Thompson**  
**Representative: Jarvis & Associates**

**Mr. McAuley introduced a resolution approving the sketch plan of Cedar Springs Subdivision Plat #1 and moved for its approval. Mr. Gardner seconded the motion.**

Larry Jarvis of Jarvis & Associates, petitioner representative, introduced the sketch plan of Cedar Springs Subdivision Plat #1. He stated that comments from the City had been received and agreed to modify the sketch plan to match staff comments.

Mr. Duke's comments covered the sketch plan staff report of Cedar Springs Subdivision. (Attached and made a part of the minutes).

**The motion to approve passed unanimously.**

**Miscellaneous:**

Vice-Chair Carpenter opened the nomination for election of Chairman. **Mr. McAuley moved to nominate Mr. Gardner as Chairman. Mr. Nelson seconded the motion. The motion passed unanimously.**

Vice-Chair Carpenter opened the nomination for election of Vice-Chairman. **Mr. Nelson moved to nominate Mr. McAuley as Vice-Chairman. Mr. Hall seconded the motion. The motion passed unanimously.**

**Adjourn:**

The meeting was adjourned at 4:50 p.m.

Respectfully submitted,



Alisa Morgan, Secretary  
Planning Commission

Prattville Planning Commission

Sign-In Sheet

1/15/09

3:00 p.m.

Name	Address
1. David Hunt	626 Fairview Ave
2. Sid Thompson	508 Sheila Blvd
3. Steve Russell	1904 S. Hall St. Covered Bridge Dev.
4. Heather Morehead	1968 Chancellor Ridge Rd
5. Brian Stewart	605 Tattlebrook Dr
6. Sonny Hodges	1221 Sadre Circle
7. Omya Todd	1977n Regent Road
8. Jud Polk	1960 Chancellor Ridge Rd
9. Eddie Barnes	762 Stapleford Trail
10. Venus Whites	1966 Regent Rd
11.	
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17.	
18.	
19.	
20.	

**Resolution**

**Private Street Acceptance – Recommendation**

**Austin Valley Drive**

**P & C, LLC et al, Petitioners**

**January 15, 2009**

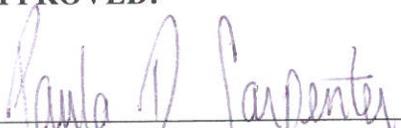
**Whereas**, the Prattville City Council adopted Resolution 2001A-011 establishing a process to review applications for the acceptance of private streets for city ownership and maintenance; and

**Whereas**, the City of Prattville has received an application from the owners of property abutting Austin Valley Drive requesting public acceptance and maintenance of the street; and

**Whereas**, the Prattville Planning Commission has received a written recommendation from the City Engineer, City Planner and Street Department Head.

**Now, Therefore, Be It Resolved**, that the City of Prattville Planning Commission hereby recommends denial of the application for acceptance of Austin Valley Drive as a publicly maintained street.

**APPROVED:**



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**Paula Carpenter, Vice-Chairman**



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**Alisa Morgan, Secretary**

**CITY OF PRATTVILLE**  
Planning Commission

Planning Department Staff Report



**PRIVATE STREET REQUEST** Austin Valley Drive  
**DATE** January 12, 2009

**PROPOSED PUBLIC STREET**

**Petitioner:** P & C, L.L.C. and additional property owners listed in Attachment 3  
**Property Owner:** Same as Petitioner  
**Agent:** None  
**Location:** Austin Valley Drive. Intersects the east side of Upper Kingston Road south of Gardner Road and north of Melmar Drive. See Attachment 1.

**Development Status and History**

*Submission Status:* Initial request for street acceptance.  
*Previous Approvals:* Property submitted to the Prattville Planning Commission as Kingston Hills Subdivision in 1998. Sketch plan approved by the Planning Commission on March 18, 1998. Preliminary plat denied by the Planning Commission on August 20, 1998 and December 3, 1998. Subdivision withdrawn from consideration and property transferred as parcels with an area of 5 acres or more and access by a private street.  
*Conditions of Previous Approvals:* None.

**Property Configuration**

*Acreage:* Austin Valley Drive and the lots abutting and accessing the street are contained in 56.6 acres.

*Street and Property  
Configuration:*

Austin Valley Drive is a private street providing access to the unregulated subdivision known as Kingston Hill Plantation. Since each lot in the subdivision has an area of 5 acres or greater and the street is not publically dedicated or maintained, the city's subdivision regulations do not apply to the development. The lots have not been platted through a single document. Each lot has been transferred by metes and bounds descriptions.

The division created 11 lots served by a single paved private street contained in a 60' wide access and utility easement across the front of each lot (30' deep on each lot). The private street, Austin Valley Drive, terminates in cul-de-sac 1,885± feet from an intersection with Upper Kingston Road.

Properties abutting Austin Valley Drive are served by underground electrical, telephone and cable. Streetlights have been installed at various intervals on the street. No sidewalks are present within the 60' access and utility easement.

Drainage for Austin Valley Drive and the abutting lots is provided by open ditches and swales running parallel to the street. Running roughly along the property lines between Lots 1 and 2 and Lots 10 and 11, the subdivision's primary drainage flows from north to south. The street's open ditch and swales connect to the north/south drain. The primary drainage ditch receives flow from the north side of Gardner Road, and flows south into the City of Prattville's Wilderness Park.

**CITY STAFF EVALUATION**

The submitted request to accept Austin Valley Drive for public ownership and maintenance has been evaluated by the city staff as required by Prattville City Council Resolution 2001A-011(copy included as Attachment 4). This report summarizes the recommendations of the required staff members.

Resolution 2001A-011 requires the Prattville Planning Commission offer a recommendation to the City Council addressing the following four points:

1. Is the street compatible with the requirements of the Prattville Subdivision Regulations?

2. Does the street meet the standards applied by the Planning Commission for the development of a public street?
3. If the street is substandard, what is the feasibility of upgrading the street to the requirements of the Prattville Subdivision Regulations? What are the costs related to the upgrade?
4. What are the initial and ongoing maintenance costs to the City of Prattville if the street is accepted for public maintenance?

**Reviewed by:** Robby Anderson, City Engineer  
Joel T. Duke, City Planner  
George Williams, Street Department Head

**Site Visits Conducted:** Various times since submission of request

**Recommendation:** Austin Valley Drive should not be accepted for public ownership or maintenance.

**Staff Comments:**

#### Engineering Department

1. The street is not compatible with the Prattville Subdivision Regulations
2. The street does not meet the standards for a public street as defined by the Prattville Subdivision Regulations.
3. The projected cost of upgrading the street to meet city standards is \$350,000. In addition, the street access easement must be converted to right-of-way.

The Engineering Department recommends rejection of the application for public ownership and maintenance. The following reasons are offered in support of our recommendation.

1. The street exceeds the maximum cul-de-sac length.
2. Austin Valley Drive does not meet city standards for design or construction.
3. Right-of-way is not provided. Street exists in an access and utility easement.
4. Installed drainage infrastructure does not meet city standards. No storm water management is provided.
5. Sanitary sewer is not provided.

#### Planning Department

Our report is primarily focused on points 1 and 2 of the required evaluation. Kingston Hills Plantation subdivision has a few basic components: a single cul-de-sac, open ditch or swale drainage and underground utilities. The characteristics of each component are listed and compared with the requirements of the Prattville Subdivision Regulations.

Kingston Hills Plantation (Austin Valley Drive)	Prattville Subdivision Regulations
1,885'± cul-de-sac	Maximum cul-de-sac permitted = 1,000'
Street pavement build-up = base unknown, Varies 1" – 2" of asphalt surface.	Street pavement build-up = 6" base, 3" initial asphalt layer, 1" final asphalt surface
Street is contained in a 60' wide access and utility easement	Street must be in a dedicated 50' right-of-way. Alternative street standards (60' right-of-way) may be used in areas of lower traffic.
Street and lot drainage – open ditches and swales parallel to street.	Where all lots are at least 1.5 acres in area with 150' feet of roadway frontage, the Planning Commission may permit open ditch drainage.
Sidewalks are not provided.	Sidewalks are may be omitted on cul-de-sac's serving twenty or fewer lots.
Wastewater disposal is provided by private septic tanks and field lines	Subdivisions within 1,200' of an existing sanitary sewer main must connect. A City of Prattville main is located within 1,200' of the eastern property line of the 56.6 acre tract.

The comparison indicates several characteristics that are inconsistent with the Prattville Subdivision Regulations. First, the length of the cul-de-sac is 885' longer than the 1000' permitted by regulation. Second, the actual street construction is unknown. Where the street shoulder has washed away from the edge of pavement the Planning Department measured the pavement thickness as listed above. If this subdivision had been presented to the Planning Commission for approval as a dedicated subdivision, the Planning Department staff would have recommended denial or significant modifications before release to submit as a preliminary plat.

The reasons for requesting public maintenance were not provided by the applicants. We summarize that annual cost for streetlights, drainage and shoulder maintenance, as well as the eventual cost of resurfacing are motivating factors. A subdivision covering this 56.6 acre parcel was presented to the Planning Commission for approval in ?. Following the Commission's denial of the subdivision preliminary plat due to a street which exceeded maximum grade and the lack of sanitary sewer, the applicants chose to develop the property outside the requirements of the Prattville Subdivision Regulations. The developers established a homeowners association for management of the development and empowered it through covenants and restrictions. As recorded in the Office of the Autauga County Probate Judge, these covenants and restrictions establish annual dues to address maintenance and streetlights. The same covenants permit the collection of capital funds for periodic resurfacing or major repairs. The developer and the buyers of lots in this subdivision chose to exist outside the normal requirements of the Prattville Subdivision Regulations. Building under the city's guidelines creates an agreement between the

developer and the city. If certain standards and regulations are followed by the developers, the city agrees to accept the streets and other infrastructure for public ownership and maintenance.

Given the circumstances of the street's development and the availability of private maintenance, the Planning Department recommends that the application for public ownership and maintenance be rejected. If the Commission and the City Council favor acceptance of the street, we suggest the following conditions be met prior to acceptance:

1. all repairs needed to the pavement, shoulder or drainage along Austin Valley Drive be completed by the current owner,
2. the homeowners association or developer provide the city with funds equal to ten years of annual property assessments to cover future street and streetlight maintenance and fees. According to Article 4, Section 3 of the Kingston Hill Plantation Covenants and Restrictions the assessment is \$300 per lot. The total for ten years of assessments is \$33,000,
3. the 60' access and utility easement containing Austin Valley Drive must be converted to a right-of-way by the developers and owners in Kingston Hill Plantation.

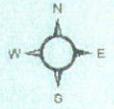
#### Street Department

The proposed street should not be accepted for public maintenance.

#### ATTACHMENTS

1. Location Map
2. Street and Development Layout – Larry Speaks and Associates
3. Property Owner Petition
4. Prattville City Council Resolution 2001A-011

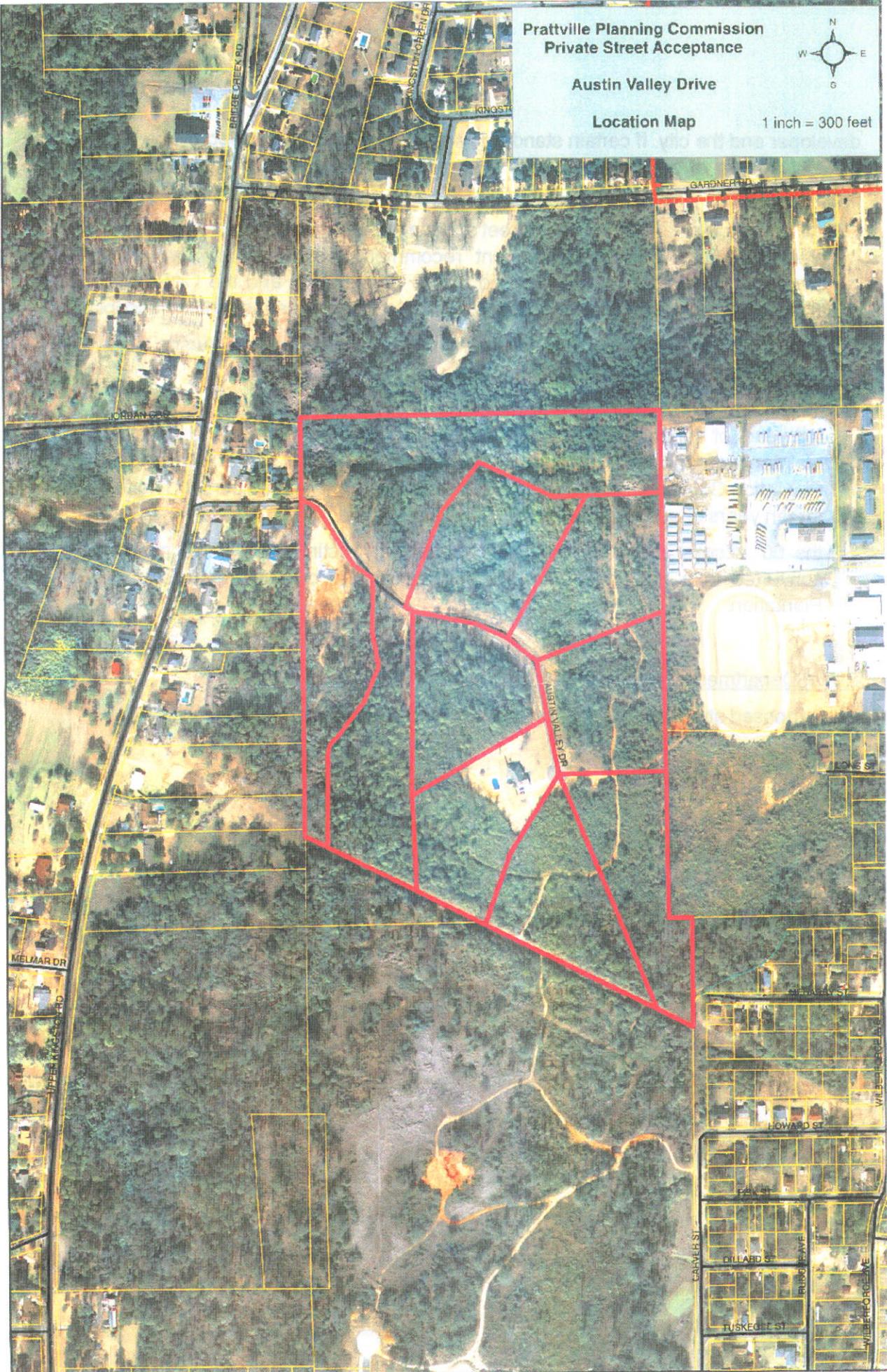
Prattville Planning Commission  
Private Street Acceptance



Austin Valley Drive

Location Map

1 inch = 300 feet





August 11, 2008

City of Prattville  
101 West Main Street  
Prattville, AL 36067

Dear Gentlemen:

We, the undersigned, being all the owners of the property comprising the development known as Kingston Hills Plantation off Upper Kingston Road in Prattville, Alabama and/or abutting Austin Valley Drive, hereby respectfully request that the City of Prattville accept for maintenance the street, right-of-way and improvements thereon, known as Austin Valley Drive, located in the City of Prattville.

Sincerely,

Joe Andrews & Karen Andrews, property owners

T. Geohagan, property owner

- Pete Taylor, III & Betty Taylor, property owners
- Timothy J. Smith, Jr. & Carol J. Smith, property owners
- Douglas e. Pridgeon & Lillie Pridgeon, property owners
- Gerald M. Siercks & Sherry A. Siercks, property owners
- Anthony P. Skipworth & Karen M. Skipworth, property owners
- James Eric Morgan & Miranda Hayes Morgan, property owners
- Eric McGreevy & Laura McGreevy, property owners
- Christopher M. Stamper & Lorrie W. Stamper, property owners
- P&C, LLC, an Alabama limited liability company, property owner

AS EVIDENCED BY SIGNATURE PAGES FOLLOWING:

Eg 1 Petition to City of Prattville



## RESOLUTION

[Procedure for Accepting Private Streets for Public Maintenance]

**WHEREAS**, the City Council of the City of Prattville may accept private streets and driveways for public maintenance as allowed by Alabama Law; and,

**WHEREAS**, the Prattville Planning Commission, under the authority of *Title 11, Chapter 52 of the Code of Alabama, 1975* as amended is charged with promoting sound Municipal planning, recommending programs for public structures and improvements and the adoption of municipal subdivision regulations; and

**WHEREAS**, the Prattville Planning Commission has adopted subdivision regulations that set the characteristics and standards for the construction of streets to be accepted for public use and maintenance; and,

**WHEREAS**, the Prattville Planning Commission reviews the construction of new Public streets before subdivisions are platted and the streets presented to the City Council for acceptance; and,

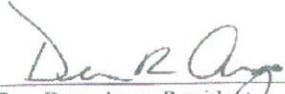
**WHEREAS**, the Prattville Planning Commission has provided advice from time to time to the Prattville City Council on various items including the acceptance of subdivisions for maintenance and the rezoning of property.

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Prattville that:

- A. All requests for public maintenance of private streets, easements or driveways made to the City Council shall be referred to the Prattville Planning Commission for a formal recommendation prior to action by the Council.
- B. Prior to making a recommendation to the City Council, the Prattville Planning Commission shall:
  1. Review the streets, driveways or easement contained in the maintenance request for compatibility with the *Prattville Subdivision Regulations*.
  2. Determine whether or not the street, driveway or easement meets the standards for public streets as defined in the *Prattville Subdivision Regulations*.
  3. Determine the cost and feasibility of upgrading the streets, driveways, or easements in the request to the standard set by the *Prattville Subdivision Regulations*.
  4. Determine the initial and annual maintenance cost of the streets, driveways, or easements if they are accepted for public maintenance.

- C. The Prattville Planning Commission shall obtain a written opinion from the City Engineer, City Planner and the Head of the Street Department prior to making a recommendation to the City Council.
- D. The Prattville Planning Commission may hold public hearings and request expert opinions to obtain the information necessary to render a recommendation to the City Council.
- E. The formal recommendation from the Planning Commission shall be made in the form of a resolution and shall be returned to the City Council within sixty (60) days of the referral from the City Council. Copies of all supporting minutes, written opinions and related correspondence shall be forwarded with the Commission resolution to the City Clerk.

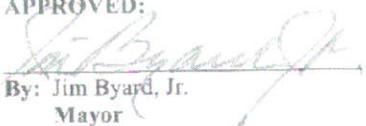
ADOPTED THIS 10<sup>TH</sup> DAY OF JULY, 2001.

  
By: Dean Argo, President  
Prattville City Council

AUTHENTICATED THIS 10<sup>TH</sup> DAY OF JULY, 2001.

  
By: Gina P. Smith  
City Clerk

APPROVED:

  
By: Jim Byard, Jr.  
Mayor

**CITY COUNCIL**

**DEAN R. ARGO**  
PRESIDENT  
DISTRICT 3

**TOM MILLER**  
PRESIDENT PRO TEMPORE  
DISTRICT 4

**BILL GILLESPIE, JR.**  
DISTRICT 1

**WILLIE WOOD, JR.**  
DISTRICT 2

**MIKE RENEGAR**  
DISTRICT 5

**RAY C. BOLES**  
DISTRICT 6

**NATHAN D. FANK**  
DISTRICT 7

# MEMORANDUM

**DATE:** December 12, 2008  
**TO:** Prattville Planning Commission  
**FROM:** Joel T. Duke, City Planner   
**RE:** Request for Private Street Acceptance – Austin Valley Drive

The City of Prattville has received a request from the owners of Austin Valley Drive to accept the street for public ownership and maintenance. Per the procedure adopted in 2001 by City Council Resolution 2001A-011 (copy attached), the request has been forwarded the Prattville Planning Commission for review and recommendation. Resolution 2001A-11 requires the Commission obtain a written recommendation from the City Engineer, City Planner and Street Department Head concerning acceptance of the street.

Resolution 2001A-011 requires the Commission to address the following four items:

1. Compatibility of the street with the Prattville Subdivision Regulations.
2. Determine whether the street meets the standards for a public street as defined by the Subdivision Regulations.
3. If the street is substandard, determine the cost and feasibility of upgrading the street to the requirements of the Prattville Subdivision Regulations.
4. Determine the initial and annual maintenance cost of the street if it is accepted for public maintenance.

Austin Valley Road is a private street included with the unregulated subdivision known as Kingston Hills Plantation. Since each proposed lot in the subdivision was 5 acres or greater in area and the street was not intended to be publically dedicated or maintained, the city's subdivision regulations did not apply to the development. The lots were not platted through a single document. Each lot has been transferred by metes and bounds descriptions. The division created 11 lots with a private street contained in a 60' wide easement. Austin Valley Drive is a cul-de-sac with a length of 1,885± feet. Attached are a location map prepared by the Planning Department and a copy of the subdivision layout prepared by Larry E. Speaks and Associates.

**PLANNING AND DEVELOPMENT**

The request for acceptance has been distributed to the City Engineer and Street Department Head for review and recommendation. These reviews will not be completed prior to the December 18 Commission meeting. Therefore, the Planning Department is asking that the Commission hold consideration of this request until the Commission's first meeting in January 2009.

If you have any questions concerning the procedure created by Resolution 2001A-011 or the Kingston Hills Plantation, please see me or call me at 361-3657.

## RESOLUTION

[Procedure for Accepting Private Streets for Public Maintenance]

**WHEREAS**, the City Council of the City of Prattville may accept private streets and driveways for public maintenance as allowed by Alabama Law; and,

**WHEREAS**, the Prattville Planning Commission, under the authority of *Title 11, Chapter 52 of the Code of Alabama, 1975* as amended is charged with promoting sound Municipal planning, recommending programs for public structures and improvements and the adoption of municipal subdivision regulations; and

**WHEREAS**, the Prattville Planning Commission has adopted subdivision regulations that set the characteristics and standards for the construction of streets to be accepted for public use and maintenance; and,

**WHEREAS**, the Prattville Planning Commission reviews the construction of new Public streets before subdivisions are platted and the streets presented to the City Council for acceptance; and,

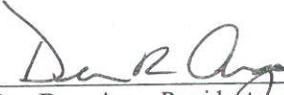
**WHEREAS**, the Prattville Planning Commission has provided advice from time to time to the Prattville City Council on various items including the acceptance of subdivisions for maintenance and the rezoning of property.

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Prattville that:

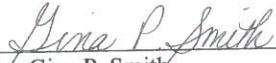
- A. All requests for public maintenance of private streets, easements or driveways made to the City Council shall be referred to the Prattville Planning Commission for a formal recommendation prior to action by the Council.
- B. Prior to making a recommendation to the City Council, the Prattville Planning Commission shall:
  1. Review the streets, driveways or easement contained in the maintenance request for compatibility with the *Prattville Subdivision Regulations*.
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- C. The Prattville Planning Commission shall obtain a written opinion from the City Engineer, City Planner and the Head of the Street Department prior to making a recommendation to the City Council.
- D. The Prattville Planning Commission may hold public hearings and request expert opinions to obtain the information necessary to render a recommendation to the City Council.
- E. The formal recommendation from the Planning Commission shall be made in the form of a resolution and shall be returned to the City Council within sixty (60) days of the referral from the City Council. Copies of all supporting minutes, written opinions and related correspondence shall be forwarded with the Commission resolution to the City Clerk.

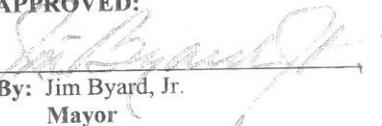
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City Clerk

**APPROVED:**

  
By: Jim Byard, Jr.  
Mayor

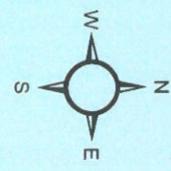


**Prattville Planning Commission  
Private Street Acceptance**

**Austin Valley Drive**

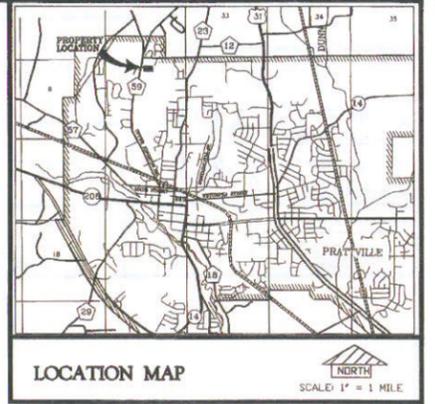
**Location Map**

1 inch = 300 feet

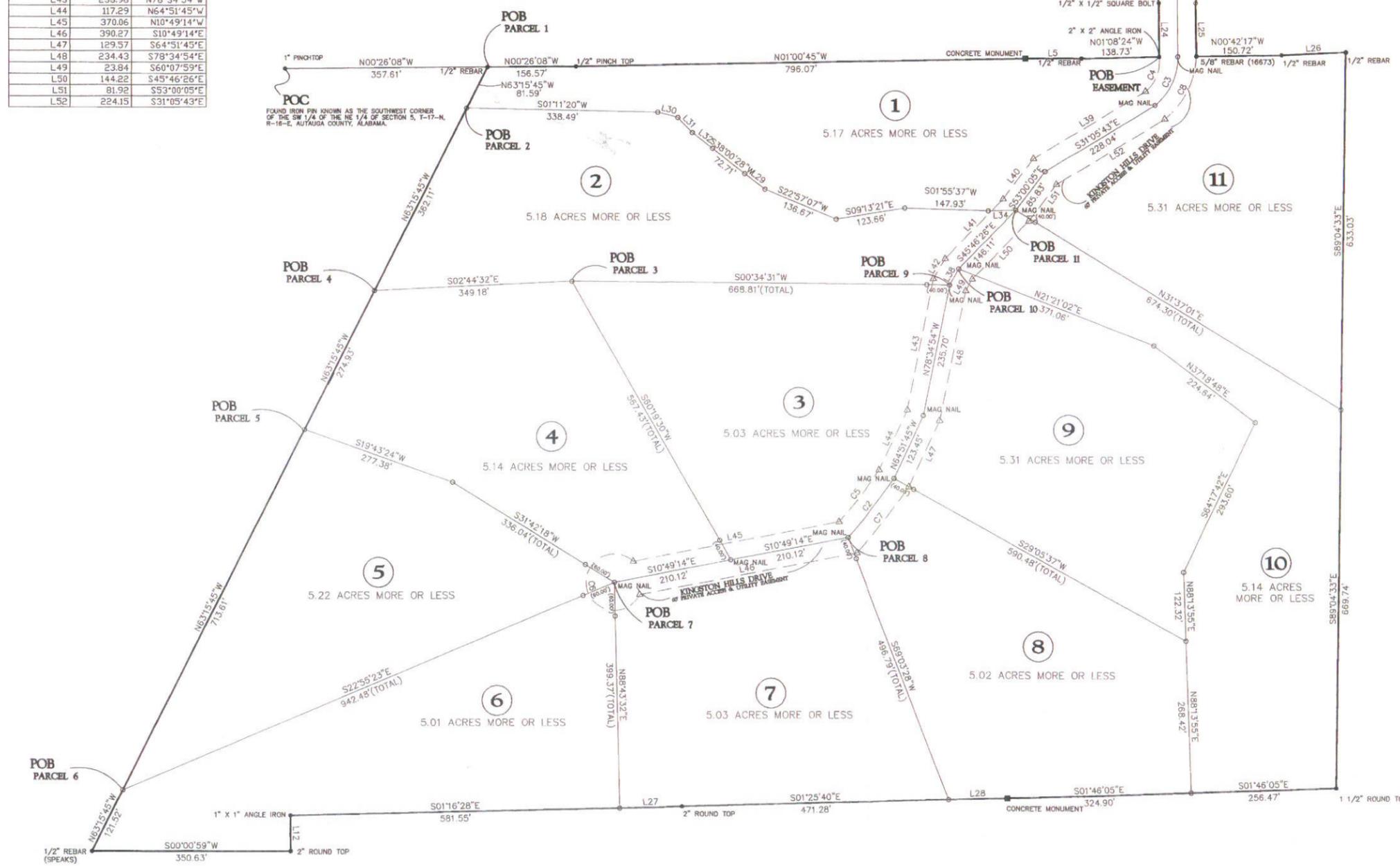
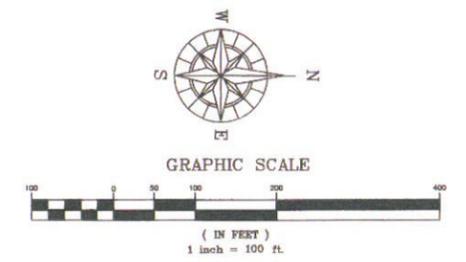


LINE TABLE		
LINE	LENGTH	BEARING
L5	99.48	N00°21'04"W
L12	63.51	N89°37'11"E
L16	39.74	N07°17'53"E
L16	39.74	N07°17'53"E
L17	51.50	S81°45'08"E
L18	50.52	S81°13'03"W
L22	8.00	N79°38'34"W
L23	8.00	N79°38'34"W
L24	95.37	S89°33'51"W
L25	94.15	N89°17'43"E
L26	114.14	N02°24'07"W
L27	110.34	S01°16'28"E
L28	104.34	S01°25'40"E
L29	44.56	S38°00'28"W
L30	36.93	S15°08'45"W
L31	37.04	S46°09'09"W
L32	45.06	S38°00'28"W
L33	39.74	N07°17'53"E
L34	49.37	S01°27'59"E
L38	32.49	N60°07'59"W
L39	231.64	N31°05'43"W
L40	89.74	N53°00'05"W
L41	147.99	N45°46'26"W
L42	41.14	N60°07'59"W
L43	236.96	N78°34'54"W
L44	117.29	N64°51'45"W
L45	370.06	N10°49'14"W
L46	390.27	S10°49'14"E
L47	129.57	S64°51'45"E
L48	234.43	S78°34'54"E
L49	23.84	S60°07'59"E
L50	144.22	S45°46'26"E
L51	81.92	S53°00'05"E
L52	224.15	S31°05'43"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C2	132.71	1060.48	N51°38'13"W
C3	95.04	108.14	N64°56'24"W
C4	66.11	67.02	N67°38'56"W
C5	116.43	1030.48	N51°50'46"W
C6	60.00	50.00	N79°10'46"E
C7	149.15	1090.48	N51°26'12"W
C8	124.33	151.08	N63°25'31"W



NOTE: ALL IMPROVEMENTS ARE NOT SHOWN.  
BEARINGS ROTATED TO MATCH DEED PROVIDED BY OWNER. (NORTH LINE) DATED 1-7-1977



DATE DRAWN 3-17-03

DATE	REVISIONS	DATE	REVISIONS

PROJECT <b>KINGSTON HILLS PLANTATION</b>		
SHEET TITLE <b>BOUNDARY SURVEY</b>		
DESIGNED BY: WF/gg	DRAWN BY: WF/gg	1 OF 2
SCALE: 1"=100'	DATE: 3-17-03 ACAD 14:	

THIS SURVEY IS NOT VALID WITHOUT AN EMBOSSED SEAL AFFIXED HEREON OF THE REGISTERED LAND SURVEYOR WHO SIGNED THE SURVEY.

\\ntst1\projects\proj\17205map\img\9428.dwg, Mon Mar 17 15:49:23 2003, DWG



**RESOLUTION**

**Zoning Request (R-4)**

**Avant Property**

**Avant Properties, Petitioner**

**January 15, 2009**

**Whereas**, Avant Properties, LLC is the owner of the property described in Attachment A; and shown in Attachment B; and

**Whereas**, the property to be zoned is located on the north and south side of Old Farm Lane south of Covered Bridge Parkway, adjacent to Brentwood Landing Apartments and north of Prattville Christian Academy; and

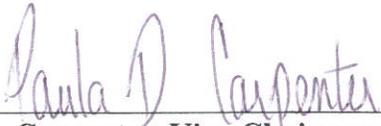
**Whereas**, the subject property north is currently inside the city limits zoned B-4, Highway Commercial and the petitioner wishes to rezone the property to R-4, Multi-Family Residential and the subject property south is currently outside, adjacent to, the city limits, therefore it does not have a zoning designation and the petitioner wishes to have the property zoned to R-4, Multi-Family Residential; and

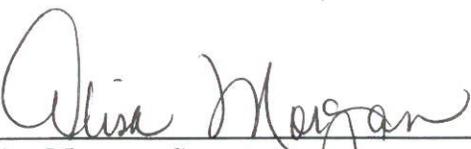
**Whereas**, the developer has petitioned for annexation into the Prattville City limits; and

**Whereas**, a public hearing on the proposed zoning was held by the Prattville Planning Commission on January 15, 2009.

**Now, Therefore, Be it Resolved**, that the City of Prattville Planning Commission hereby recommends the zoning of said property to R-4 *contingent that the southern portion (15 acres) for Brentwood 2 is rezoned to R-4 and the remaining (85 acres) property maintains its current zoning.*

**APPROVED:**

  
\_\_\_\_\_  
**Paula Carpenter, Vice-Chairman**

  
\_\_\_\_\_  
**Alisa Morgan, Secretary**

**Avant Property  
Old Farm Lane North & South  
Zoning (R-4)  
Legal Description**

**Attachment A**

AUTAUGA COUNTY PARCEL TO BE REZONED: 19010120000010000

**LEGAL DESCRIPTION:**

Commence at the Southeast corner of fractional Section 1, Township 17 North Range 16 East, Autauga County Alabama; thence proceed North 0 degrees 58 minutes 29 seconds West along the east boundary of said fractional Section 1 and the Autauga-Elmore County line for a distance of 992.78 feet to the point of beginning; thence continue along said County line for a distance of 1,653.74 feet to a point; thence proceed North 81 degrees 37 minutes 17 seconds West for a distance of 324.96 feet to a point; thence proceed South 10 degrees 49 minutes 12 seconds West for a distance of 1,179.39 feet to a point; thence proceed North 85 degrees 59 minutes 54 seconds East for a distance of 658.37 feet to the point of beginning. The above property containing 33 acres more or less and lying within Autauga County Alabama.

ELMORE COUNTY PARCEL TO BE ZONED: 2603060001003.001 (Includes 260306000 1003.701 within city limits)

**LEGAL DESCRIPTION:**

All of that portion of the following described property lying East of the Autauga County - Elmore County line, as follows, to wit:

Begin at the Southeast Corner of Fractional Section 1, Township 17 North, Range 16 East; run thence in a Northerly direction along the East line of said Section for a distance of 992.78 feet to the South line of the North 1/2 of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 17 North, Range 17 East; thence run in an Easterly direction along the South line of the North 1/2 of the North 1/2 of the Southwest 1/4 of said Section 6 for a distance of 1310.58 feet to the Southeast corner of said North 1/2 of the North 1/2 of Southwest 1/4 of the Southwest 1/4 of Section 6, Township 17 North, Range 17 East; thence run in a Northerly direction along the east line of the West 1/2 the Southwest 1/4 and the East line of the West 1/2 of the Northwest 1/4 for a distance of 3,115.79 feet to a point on the Southwesterly right-of-way line of Interstate Highway No 65; thence turn an angle to the left of 38 degrees 59 minutes 05 seconds and run in a Northwesterly direction along the Southwesterly right-of-way line of Interstate Highway No. 65 for a distance of 224.07 feet; thence turn an angle to the left of 20 degrees 21 minutes 06 seconds and run in a Northwesterly direction along the Southwesterly right-of-way line of interstate Highway No. 65 for a distance of 43.72 feet; thence turn an angle to the left of 83 degrees 00 minutes 15 seconds and run in a Southwesterly direction for a distance of 371.22 feet; thence turn an angle to the left of 32°46'66" and run in a Southerly direction for a distance of 694.12 feet to the point of beginning of a curve to the right, said curve having a central angle of 8°32'16" and a radius of 2,964.93 feet; thence run along the arc of said curve to the right in a Southwesterly direction for a distance of 441.81 feet; thence turn an angle to the left of 93°59'27" from a tangent of last described course and run in a Southeasterly direction for a distance of 49.75 feet; thence turn an angle to the right of 94°41'25" and run in a Southwesterly direction for a distance of 102.35 feet; thence turn an angle to the right of 1°01'48" to the tangent of the following described course, said course being situated on a curve to the right having a central angle of 9°59'43" and a radius of 3,014.93 feet; thence run along the arc of said curve to the right in a Southwesterly direction for a distance of 525.96 feet; thence turn an angle to the right of 90° from the tangent of last described course and run in a Northwesterly direction for a distance of 150 feet; thence turn an angle to the right of 6°49'35" and run in a Northwesterly direction along the center line of the Prattville Coosada Road for a distance of 150.52 feet to the point of beginning of a curve to the left, said curve

having a central angle of 15°0'5 0" and a radius of 758.01 feet; thence run along the arc of said curve to the left in a Northwesterly direction along the center line of the Prattville Coosada Road for a distance of 198.85 feet to the end of said curve, thence run along the tangent if extended in a Northwesterly direction continuing along the center line of the Prattville Coosada Road for a distance of 121.97 feet to the point of beginning of a curve to the right, said curve having a central angle of 5°20' and a radius of 2,147.04 feet; thence run along the arc of said curve the right continuing in a Northwesterly direction along the center line of the Prattville Coosada Road for a distance of 199.88 feet to the end of said curve, thence run along the tangent if extended to said curve in a Northwesterly direction continuing along the center line of the Prattville Coosada Road for a distance of 129.39 feet; thence turn an angle to the left of 103°01'57" and run in a Southwesterly direction for a distance of 2,672.69 feet to a point on a South line of Fractional Section 1, Township 17 North, Range 16 East; thence turn an angle to the left of 93°35'08" and run in an Easterly direction along the South line of said Fractional Section 1 for a distance of 842.52 feet to the point of beginning, said parcel being subject to all rights of way and easements of record. (RLPY 21, Page 98)

ELMORE COUNTY PARCEL TO BE ZONED: 2603060001003.008

LEGAL DESCRIPTION:

A parcel of land situated in the Southwest One-Quarter of the Northwest One-Quarter of Section B, Township 17 North, Range 17 East being more particularly described as follows: Commence at the intersection of the East line of the West One-Half of the Northwest One-Quarter with the Southwesterly right-of-way line of Interstate Highway No. 65; thence run in a Northwesterly direction along the Southwesterly right-of-way line of Interstate Highway No. 65 a distance of 224.07 feet; thence turn an angle to the left of 20 degrees 21 minutes 05 seconds and run in a Northwesterly direction along the Southwesterly right-of-way line of Interstate Highway No. 65 a distance of 43.72 feet; thence turn an angle to the left of 83 degrees 00 minutes 15 seconds and run in a Southwesterly direction for a distance of 371.22 feet; thence turn on angle to the left of 32 degrees 45 minutes 55 seconds and run in a Southerly direction a distance of 694.12 feet to the point of commencement of a curve to the right, said curve having a central angle of 8 degrees 32 minutes 16 seconds and a radius of 2,964.93 feet; thence run along the arc of said curve to the right in a Southeasterly direction a distance of 441.81 feet to the point of beginning; from the point of beginning thus obtained; thence turn an angle to the left of 93 degrees 59 minutes 27 seconds from the tangent of last described course and run in a Southeasterly direction for a distance of 49.75 feet; thence turn an angle to the right of a 94 degrees 41 minutes 25 seconds and run in a Southwesterly direction for a distance of 102.35 feet; thence turn an angle to the right of 1 degree 10 minutes 48 seconds to the tangent of the following described course, said course being situated on a curve to the right and having a central angle of 9 degrees 59 minutes 43 seconds and a radius of 3014.93 feet; thence run along the arc of said curve in a Southwesterly direction for a distance of 525.29 feet; thence turn an angle to the right from tangent extended to said curve of 90 degrees and run in a Northwesterly direction for a distance of 125.00 feet; thence turn an angle to the right of 90 degrees to the tangent of the following described course, said course being situated on a curve to the left and having a central angle of 9 degrees 59 minutes 43 seconds and a radius of 2889.93 feet; thence run along the arc of said curve in a Northeasterly direction for a distance of 504.15 feet; thence turn an angle to the right from the tangent extended from said curve of 90 degrees and run in a Southeasterly direction for a distance of 25.00 feet; thence turn an angle to the left of 90 degrees to the tangent of the following described course, said course being situated on a curve to the left and having central angle of 01 degree 48 minutes 39 seconds and a radius of 2914.93 feet; thence run along the arc of said curve in a Northeasterly direction for a distance of 92.13 feet; thence turn an angle to the right from the tangent extended from said curve of 85 degrees 56 minutes 28 seconds and run in a Southeasterly direction for a distance of 50.12 feet to the point of beginning. Said Parcel containing 1.70 acres (RLPY 328, Page 114)

ELMORE COUNTY PARCEL TO BE ANNEXED/ZONED: 2603060001003.009 (Includes 2603060001003.709 within city limits)

LEGAL DESCRIPTION:

All of the Eastern One-Half of that certain right-of-way conveyed by L & N Railroad to Elmore County by instrument recorded in Deed Record R-48, Page 147, in the Office of the Judge of Probate, Elmore County, Alabama that lies within the Northwest One-Quarter of the Southwest One-Quarter and the Northwest One-Quarter of Section 6, Township 17 North, Range 17 East and that lies within the West One-Half of the Southwest One-Quarter of Section 31, Township 18 North, Range 16 East, Elmore County, Alabama which runs along the Western property line of lands presently owned by Grantee(s) herein. LESS AND EXCEPT any part that lies within the right-of-way of Interstate Highway No. 65 and Old Farm Lane. The entire right-of-way contains approximately 7 acres (Roll 173, Frame 1964)

LESS AND EXCEPT THE FOLLOWING TWO PARCELS OF LAND:

Beginning at a point lying North 00 degrees 15 minutes 28 seconds West 312.41 feet from the Southeast corner, Northwest Quarter of the Southwest Quarter, Section 6, Township 17 North, Range 17 East; thence along a fence as follows: North 84 degrees 28 minutes 52 seconds West 79.12 feet; thence North 67 degrees 09 minutes 22 seconds West 42.16 feet; thence North 26 degrees 47 minutes 58 seconds East 125.68 feet to the South side of Old Farm Road; thence South 57 degrees 19 minutes 34 seconds East along said road 73.19 feet; thence South 00 degrees 15 minutes 28 seconds East 97.63 feet to the point of beginning. All being one parcel lying in the Northwest Quarter of the Southwest Quarter, Section 6, Township 17 North, Range 17 East, Elmore County, Alabama and containing .25 acres, more or less. Grantor reserved a 6 foot easement on the East property line of said property. (Roll 123, Frame 582)

Beginning at a point lying North 0 degrees 15 minutes 28 seconds West 285.41 feet from the Southeast corner of the Northwest Quarter of the Southwest Quarter, Section 6, Township 17 North, Range 17 East; thence North 66 degrees 18 minutes 32 seconds West 86.13 feet to the South line of church property; thence South 84 degrees 28 minutes 52 seconds East along said line 79.12 feet; thence South 0 degrees 15 minutes 28 seconds East 27.0 feet to the point of beginning. All being one parcel and lying in the Northwest Quarter of the Southwest Quarter, Section 6, Township 17 North, Range 17 East, Elmore County, Alabama and containing .02 acres, more or less. (Roll 164, Frame 1961)

**CITY OF PRATTVILLE**  
Planning Commission

Planning Department Staff Report



**SKETCH  
PLAN/REZONING**

Avant Properties, LLC – Old Farm Lane  
FAR and B-4, Highway Commercial to R-4,  
Multi-family Residential

**DATE**

January 7, 2009

**PROPOSED DEVELOPMENT**

**Petitioner:**

Avant Properties

**Property Owner:**

Avant Properties

**Agent:**

Avant Properties

**Location:**

North and south side of Old Farm Lane south of Covered Bridge Parkway and north of Prattville Christian Academy – Southern end of Covered Bridge Parkway, adjacent to Brentwood Landing apartments (see Attachment 1)

**Development Status and History**

*Submission Status:*

Second Submission – Area under consideration enlarged from 15 acres presented in September 2008 to 100 acres. Proposed zoning for 100 acres is R-4, Multi-family Residential. 15 acres located at the southern end of Covered Bridge Parkway proposed for immediate development as a 96 unit apartment complex. Annexation of approximately 71.5 acres to be considered by the City Council on February 3, 2009. The remaining 28.5 acres are currently located in the city limits.

Initial Submission – September 2008 - Annexation request for 15 acres denied by City Council on October 6, 2008. The related request for R-4 zoning was withdrawn from consideration by the Planning Commission prior to formal recommendation to Council. A sketch plan submitted for extension of Covered Bridge Parkway to serve proposed 15 acres also withdrawn.

*Previous Approvals:*

No previous approvals

*Conditions of Previous Approvals:*

Not applicable

## Property Configuration

*Acreage:* 100 acres total to be zoned from B-4, Highway Commercial and FAR to R-4, Multi-family Residential. Approximately 71.5 acres must be annexed prior to zoning.

*Proposed Configuration:* The submitted application proposes the following:

1. 71.5 acres of property on the east and west side of Old Farm Lane will be annexed by the Prattville City Council.
2. The annexed 71.5 acres will be combined with a 28.5 acre Avant Properties parcel currently in the Prattville city limits and zoned B-4. Together these two parcels will be rezoned to R-4, Multi-family Residential.
3. Avant Properties plans to sell 15 acres of the overall 100 acres to Brentwood Landing 2 Apartments, LTD. The 15 acre parcel is located at the southwestern end of Covered Bridge Parkway and east and adjacent to the existing Brentwood Landing Apartments. No additional developments or plans for the remaining 85 acres have been submitted for consideration.
4. Brentwood Landing 2 Apartments, LTD has submitted a development plan to the city for building permit approval of a 96 unit apartment complex. The development plan includes construction of an extension of Covered Bridge Parkway which will be dedicated for public maintenance. Appropriate preliminary plat and final plat approvals will be requested by Brentwood Landing 2 Apartments, LTD following acquisition from Avant Properties.
5. Brentwood Landing 2 Apartments, LTD proposes to build an extension of Covered Bridge Parkway from the 15 acres parcel northward to Old Farm Lane. The extension will be built to county road standards and be privately maintained.

*Proposed Use:* The submitted annexation and zoning applications by Avant Properties cover an area of 100 acres located on the west and east sides of Old Farm Lane as shown in Attachment 1. The applicant is requesting the entire 100 acres be rezoned to R-4, Multi-family Residential.

As detailed above, Brentwood Landing 2 Apartments,

LTD has submitted a development plan for 15 of the 100 acres located at the southern end of Covered Bridge Parkway. No development plans have been submitted for the remaining 85 acres.

*Current Zoning:*

The 100 acres covered by the annexation and zoning requests is currently zoned B-4, Highway Commercial or will be placed in FAR upon annexation. Uses in an FAR are generally limited to large lot residential or agricultural. Uses in B-4 are generally limited to business uses predominately found near or at Interstate interchanges such as gasoline stations, truck stops and restaurants. The current zoning division is shown in Attachment 2.

*Required Zoning:*

For the requested multi-family use on the 15 acres to be transferred to Brentwood Landing 2 Apartments, LTD, the property requires a zoning designation of R-4, Multi-family Residential. The undeveloped 85 acres can continue with a FAR and R-4 designation.

*Surrounding Developments and Uses:*

The surrounding developments are as follows:

North: Commercial zoning on the north side of Old Farm Lane and at the end of Arvind Way and Malwest Drive.

South: Highland Ridge Subdivision, single-family residential uses

East: vacant property – located outside the city limits – primary use is agricultural, Prattville Christian Academy and Hunt Hill Christ of Christ.

West: Covered Bridge Subdivision – mixture of apartment complexes, office commercial and single-family units. Apartment complexes are known as Brentwood Landing and Plantation Apartments.

*Street Extensions or New Streets:*

The development plan provided by the Brentwood Landing 2 Apartments, LTD provides for an extension of Covered Bridge Parkway south and east terminating at the 15 acres to be acquired from Avant Properties. The proposed street will absorb the current access drive to Brentwood Landing; requiring reconstruction of the street from the current end of the public right-of-way to the east side of the existing dam. This reconstruction of the Brentwood Landing access will be completed in conjunction with an apartment complex planned for the 15 acres. The applicant proposes to terminate Covered Bridge Parkway in a cul-de-sac or round-a-bout and extend a privately maintained street northward to Old Farm Lane. When additional Avant Properties parcels are

created along this private street it will be developed as to public street standards. The current end of Covered Bridge Parkway is located approximately 1,700' from Old Farm Lane. The extension of Covered Bridge Parkway from the current end to a cul-de-sac described above will have a length of approximately 1,200'. The proposed private road from the cul-de-sac northward to Old Farm Lane will have a length of approximately 1,750 feet. These distances are shown on Attachment 3.

*Water and Sewer:*

Potable water to the proposed 15 acre division is available on Old Farm Lane and the southern end of Covered Bridge Parkway from the Prattville Water Works Board 8" and 12" lines.

Sanitary sewer service is available to the 15 acre parcel and the remainder of the 100 acres via an 8" main crossing the southern end of the property. Access to the main is available if the property is located in the city limits or upon City Council approval for property outside the city limits.

*Unique Features:*

The 100 acres under consideration for R-4 zoning is split by Old Farm Lane. The Alabama Department of Transportation is currently completing final designs for a widening and realignment of Old Farm Lane. The proposed roadway project will connect AL 14 and Cobbs Ford Road with a four lane roadway.

**PLANNING STAFF EVALUATION**

**Reviewed by:** Joel T. Duke, AICP  
City Planner

**Site Visits Conducted:** January 8, 2009

**Recommendation:** Approval of rezoning to R-4 for the 15 acres to be transferred to Brentwood Landing 2 Apartments, LTD.

Until a complete sketch plan or specific development plan is presented, the remaining 85 acres should remain as FAR and the current B-4, Highway Commercial. The impact of 100 acres of a single zoning designation cannot be adequately determined without considering the future subdivision and associated street network in remaining 85 acres and possible development of the surrounding property. Suggest revisiting the zoning of remaining 85 acres during or at the conclusion of the ongoing comprehensive plan process or when the owners/developers have can present a complete sketch for

the 85 acres.

**Staff Comments:**

- A. Brentwood Landing 2 Apartments, LTD has contracted with Avant Properties to purchase 15 acres out of the 100 acres under consideration for development. A development plan for Brentwood Landing Apartments, Phase 2 presented by Brentwood Landing 2 Apartments, LTD shows an extension of Covered Bridge Parkway to the east and south. The current public right-of-way on the Covered Bridge Parkway terminates approximately 1,700 feet south of its intersection with Old Farm Lane. The street will be extended eastward an additional 1,200 feet to a round-a-bout at the proposed entrance to Brentwood Landing Apartments, Phase 2. The Gateway Company's plan calls for the construction of a privately maintained street from the roundabout northward to Old Farm Lane. This street will be open to the public. These streets are detailed on Attachment 3.

The Brentwood Landing, Phase 2 development plan calls for the addition of 96 multi-family units. The additional 96 units will create an approximately 635 vehicle trips on Covered Bridge Parkway and the proposed private street. These trips will be concentrated in the morning and afternoon peak periods. The morning peak (7 – 9 am) is projected to be 49 trips. The afternoon peak (4 -6 pm) is projected to 60 trips. All projections are based on Trip Generation Manual, 6<sup>th</sup> Edition, Institute of Transportation Engineers. Covered Bridge Parkway and the proposed private street are sufficient to handle the projected traffic increase from the presented development plan.

The requested R-4 zoning is appropriate for the 15 acres proposed for transfer to The Gateway Company. The proposed apartment use on the fifteen acres is consistent with the established development pattern on the surrounding property and Covered Bridge Subdivision. An extension of Covered Bridge Parkway and the construction of a paved private street connection to Old Farm Lane will adequately address the additional traffic created by the new apartments. A rezoning of the 15 acres to R-4, Multi-family Residential is appropriate at this time.

- B. The presented plan for the 100 acres lacks the sketch plan that generally accompanies a zoning request. As mentioned above, a plan has been presented with this and previous zoning applications for the 15 acres located at the southern end of Covered Bridge Parkway. The detail provided by the associated development plan from Brentwood Landing 2 Apartment, Ltd. is adequate to determine future impacts and needs related to transportation, streets and utilities. Such details have not been presented by Avant Properties or any potential buyers of the remaining 85 acres covered by this request. Representatives for Avant Properties have stated with this and previous submissions that they do not have any plans at this time. The Planning Commission considers the ability to discuss the broader development concepts found in sketch plan an important step before making a zoning recommendation. The Commission considers it so

important that it passed a resolution requiring sketch plan details be submitted with a zoning application.

The remaining 85 acres in the Avant Properties request rest in the Old Farm Lane development corridor. This corridor has already experienced increases in traffic due to the recently completed High Point Center and Prattville Town Center developments. Future traffic volumes, as well as property speculation, will only increase as the Alabama Department of Transportation begins improvements to and relocation of Old Farm Lane later this year. An overall plan for this property accounting for connections to adjacent subdivisions and developments and the relocation of Old Farm Lane is needed. In addition, the city is in the middle of comprehensive planning process that will determine what future land uses will bring maximum benefit to the public, developers and the property owners. The completed plan will specifically address the Old Farm Lane corridor. Simply stated – given with the information currently available from the applicant and the city, a zoning district other than FAR or the existing B-4, Highway Commercial should not be applied to the remaining 85 acres at this time. The Prattville Planning Department's recommended zoning scheme is shown in Attachment 4.

#### **COMMENTS FROM OTHER CITY DEPARTMENTS**

None related to rezoning proposal.

#### **ATTACHMENTS**

1. Location Map
2. Current and Requested Zoning Map
3. Proposed Street Extensions Map (Covered Bridge Parkway)
4. Staff Zoning Recommendation Map

# Attachment 1

## City of Prattville

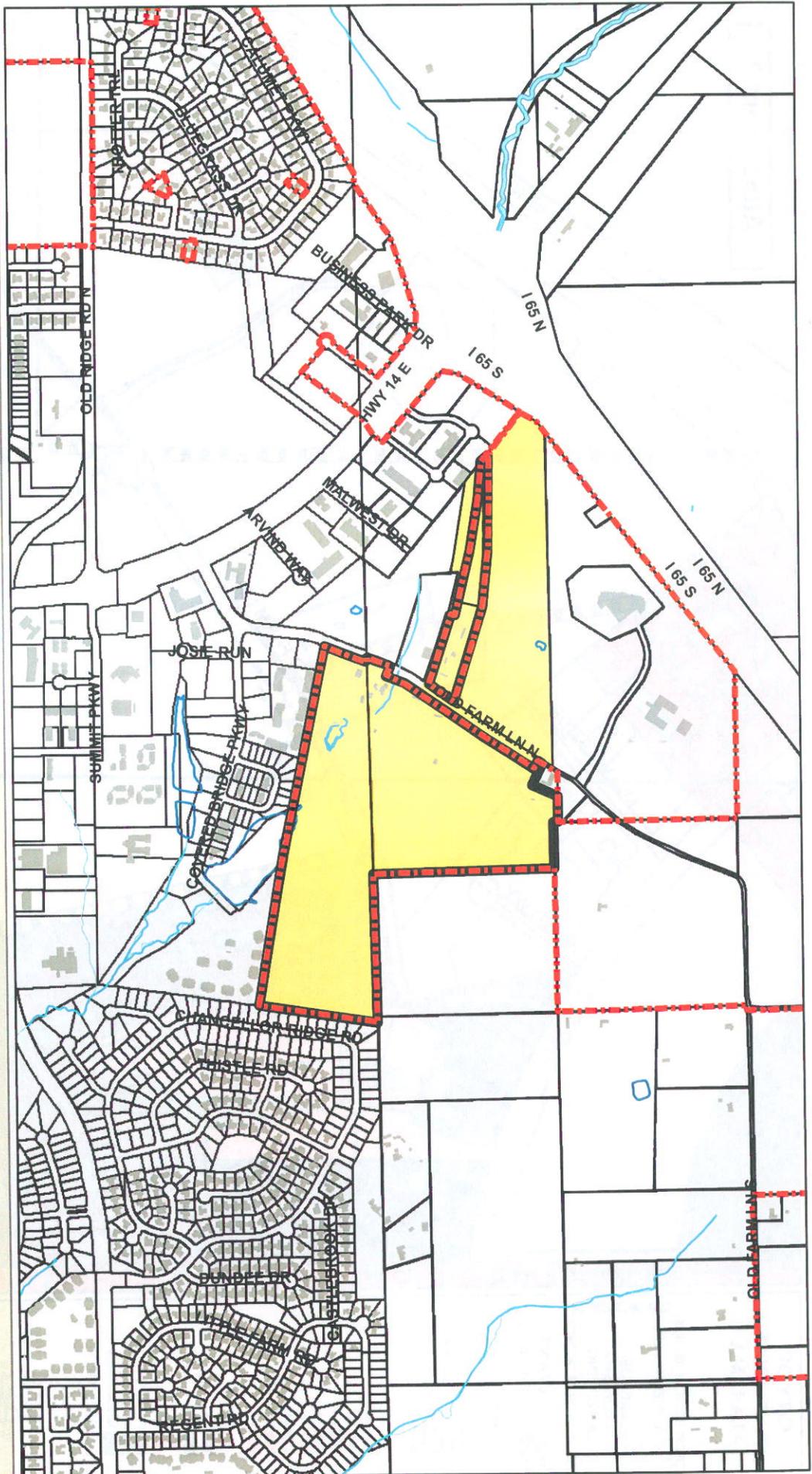
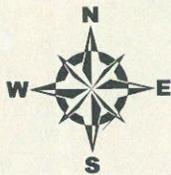
### Location Map

#### Avant Properties - Old Farm Lane

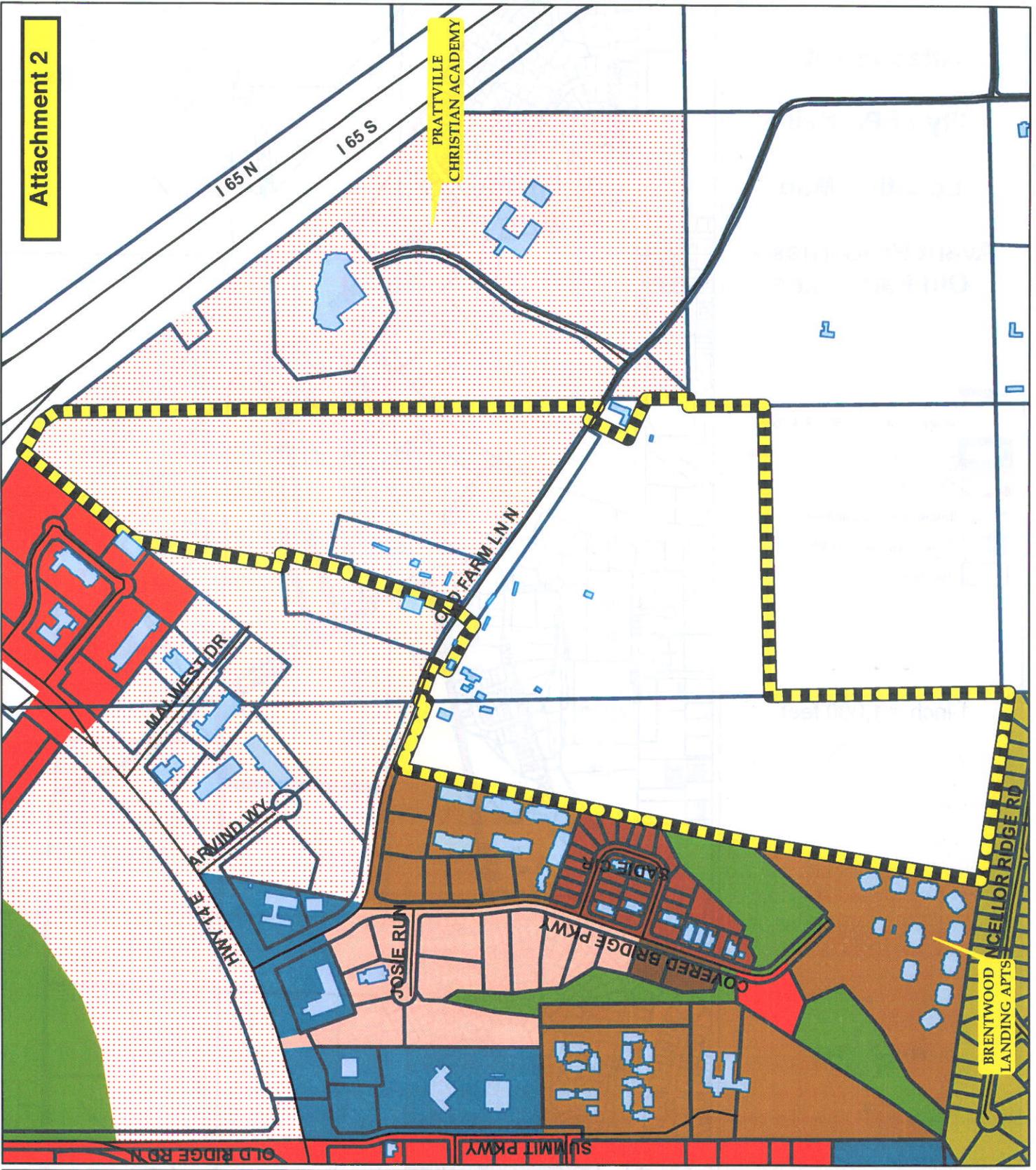
##### Legend

-  Avant Property - FAR to R-4 Zoning
-  Avant Property - Proposed Annexation
-  City Limits
-  Hydrology - Stream/River
-  Structures - March 2005
-  Tax Parcel

1 inch = 1,000 feet



**Attachment 2**



**CITY OF PRATTVILLE ALABAMA**

**AVANT PROPERTY**

**AREA OF PROPOSED R-4 ZONING**

**AVANT PROPERTY**

**LEGEND**

- STREETS
- BUILDING FOOTPRINT
- TAX PARCELS
- ZONING 2007
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- RD-1
- B-1
- B-2
- B-3
- B-4
- O-1
- M-1
- M-2
- T-1
- T-2
- T-3
- FAR
- NO ZONING VALUE
- HOMEPAGE P.U.D.

0 400 Feet

# Attachment 3

## City of Prattville

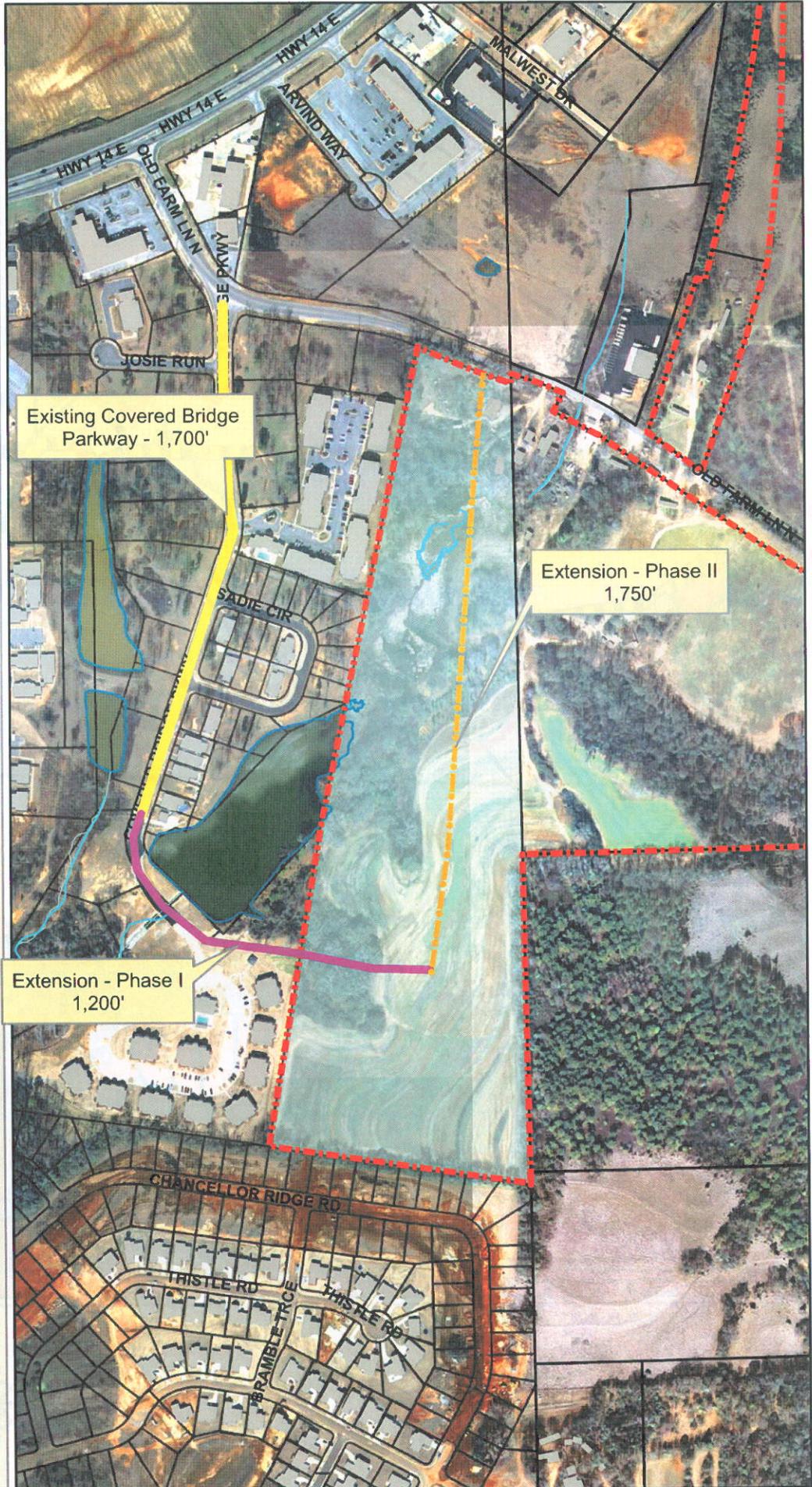
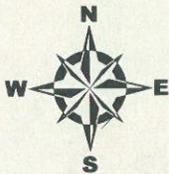
### Location Map

### Sketch Plan Avant Property - Old Farm Lane

#### Legend

-  City Limits
-  Hydrology - Stream/River
-  Structures - March 2005
-  Avant Property - Sketch Plan
-  Tax Parcel

1 inch = 455 feet



**CITY OF  
PRATTVILLE  
ALABAMA**



**AVANT  
PROPERTY**

**LEGEND**

- STREETS
- BUILDING FOOTPRINT
- TAX PARCELS ZONING 2007
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- RD-1
- B-1
- B-2
- B-3
- B-4
- O-1
- W-1
- W-2
- T-1
- T-2
- T-3
- FAR
- NO ZONING VALUE
- HOMEPLACE P.U.D.



Ryan Pecharka, GIS Coordinator

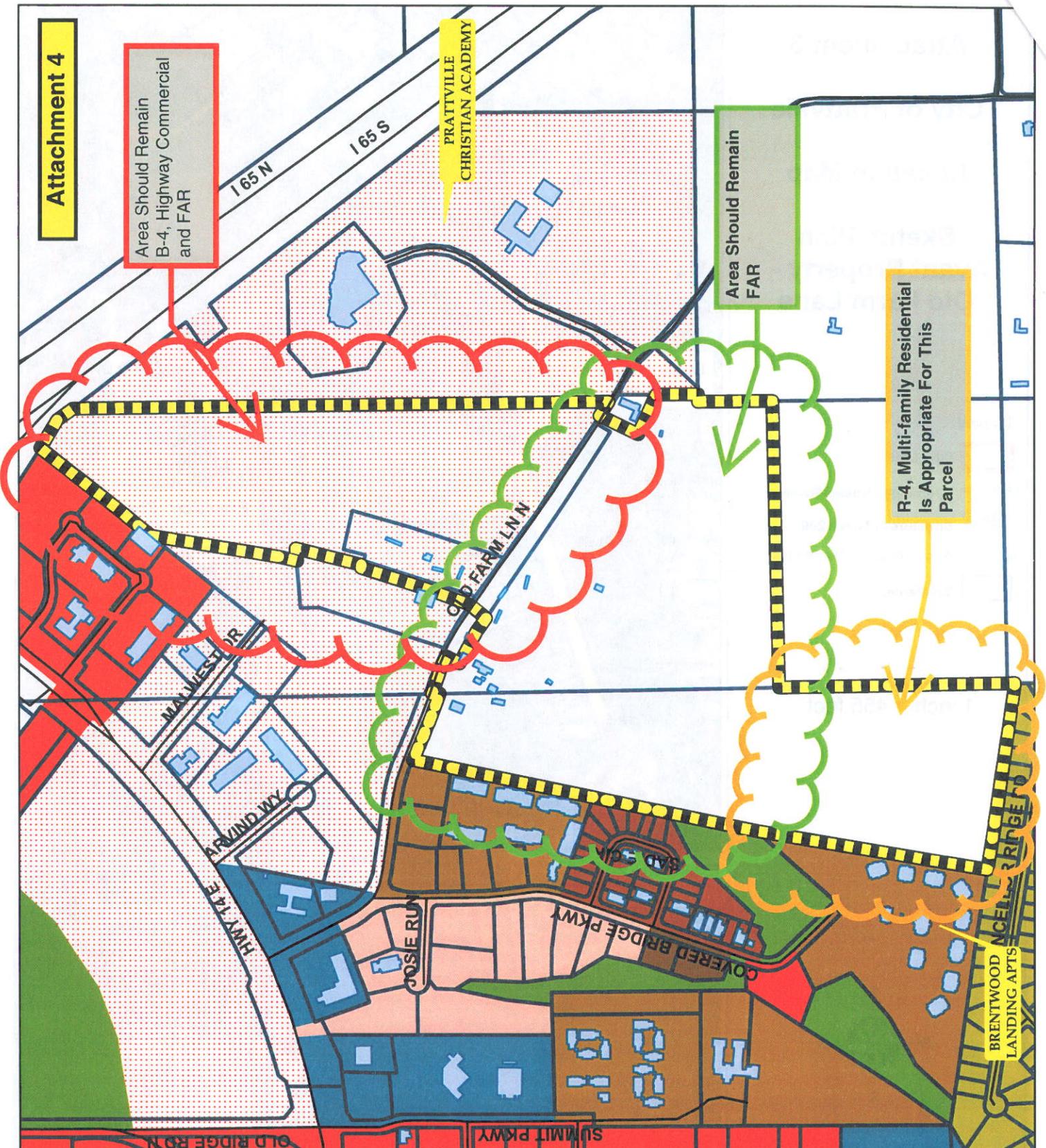
**Attachment 4**

Area Should Remain B-4, Highway Commercial and FAR

PRATTVILLE CHRISTIAN ACADEMY

Area Should Remain FAR

R-4, Multi-family Residential Is Appropriate For This Parcel



Covered Bridge Development Co., LLC  
1616 Mt Meigs Road  
Montgomery, AL 36107

January 9, 2009

Prattville Planning Commission  
Attn: Ms. Alisa Morgan  
102 West Main Street  
Prattville, AL 36067

Re: Avant Re-Zoning

Ms. Morgan:

Covered Bridge Development Company does not protest the re-zoning of the Avant property adjoining Covered Bridge but does want to go on record that we oppose connecting any new development of the Avant property to Covered Bridge Parkway. We would also like to stress the importance of protecting the lake in Covered Bridge from construction impact and from access by future residents of the Avant properties.

Please call with any questions.

Sincerely,



Steve A. Russell  
Member, Covered Bridge Development Co., LLC

cc: Steve Parrish  
File



**ORIGINAL**

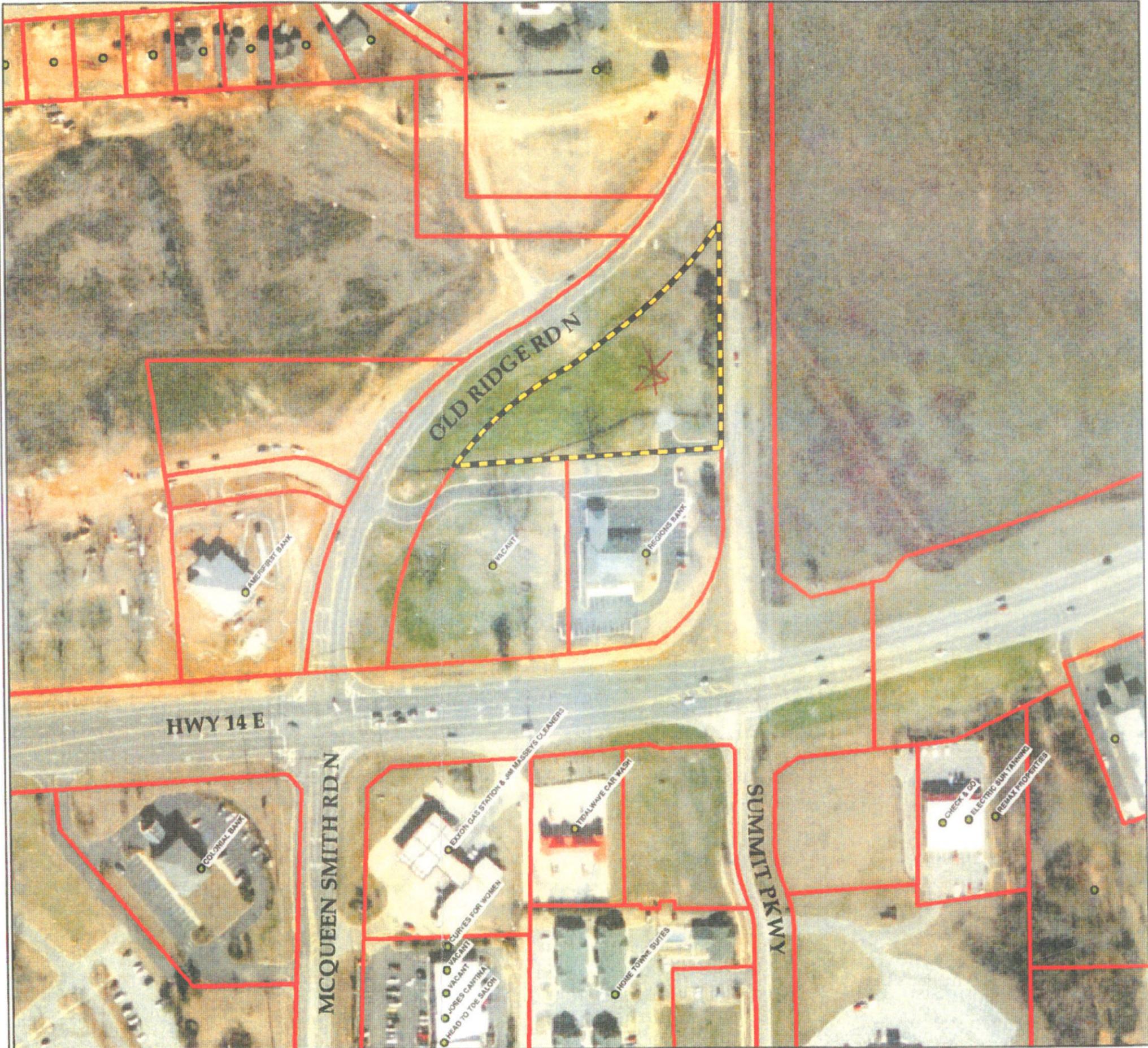


CITY OF PRATTVILLE, ALABAMA

20/21



STREETS  
TAX PARCELS





**Resolution**  
**Sketch Plan**  
**Cedar Springs Subdivision**  
**January 15, 2009**

**Whereas,** Don Thompson is the owner of Cedar Springs Subdivision; and

**Whereas,** the proposed development is located off Pine Street south of Bent Tree Drive; and

**Whereas,** the proposed development is located inside the city limits; and

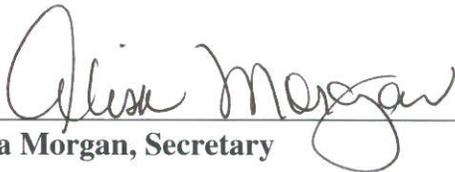
**Whereas,** the city department heads have reviewed and commented on the proposed development.

**Now, therefore, be it resolved,** that the City of Prattville Planning Commission hereby gives its favorable review of the sketch plan of Cedar Springs Subdivision.

**APPROVED:**



\_\_\_\_\_  
**Paula Carpenter, Vice-Chairman**



\_\_\_\_\_  
**Alisa Morgan, Secretary**

The motion to approve passed unanimously.  
1/15/09

**CITY OF PRATTVILLE**  
Planning Commission

Planning Department Staff Report



**SKETCH PLAN** Cedar Springs Subdivision

**DATE** January 8, 2009

**PROPOSED DEVELOPMENT**

**Petitioner:** Don Thompson  
**Property Owner:** Don Thompson  
**Agent:** Jarvis and Associates  
**Location:** Pine Street – west side – south of Pine Street/Bent Tree Drive intersection. See Attachment 1 – Location Map.

**Development Status and History**

**Submission Status:** Initial subdivision submission. Previously submitted to Board of Zoning Adjustment for apartment uses of 200 and 100 units. Both submissions were denied by the Board.

**Previous Approvals:** None

**Conditions of Previous Approvals:** Not Applicable

**Property Configuration**

**Acreage:** Approximately 6.5 acres

**Proposed Number of Lots and Configuration:** Subdivision layout arranges 23 lots along a single new street. The street runs roughly east to west from Pine Street terminating in a cul-de-sac. The smallest lot is 7,500 ft<sup>2</sup> (R-3 district minimum). The typical lot is layout as 60' wide and 140' deep (8,400 ft<sup>2</sup>)

**Proposed Use:** Residential – single family lots at 75' wide and 60 wide

**Current Zoning:** The property is split between two zoning classifications.

*R-2, Single-family Residential*

Minimum lot size:	10,500 ft <sup>2</sup>
Width at building line:	75'
Front setback:	35'
Rear setback:	40'

Side yard: 10'  
Maximum building area: 25%

*R-3, Single-family Residential*

Minimum lot size: 7,500 ft<sup>2</sup>  
Width at building line: 60'  
Front setback: 25'  
Rear setback: 30'  
Side yard: 8' on one side/6' on one side  
Maximum building area: 35%

*Required Zoning:* The proposed residential use is permitted in R-2 and R-3 zoning districts. The subdivision lots are arranged to properly meet the property's two district split.

*Surrounding Developments and Uses:* North: Residential – R-2/R-3 – Bent Tree Subdivision, Plat 4 (recently approved for Final Plat)  
South: Residential – R-2/R-4 – mixture of single family and multi-family uses between subject property and East 6<sup>th</sup> Street.  
East: Residential and Commercial – Prattville Flower Shop and single family residential units oriented to N. Northington Street.  
West: Residential – Single-family and the Seventh Day Adventist Church fronting Martin Luther King Drive.

*Street Extensions or New Streets:* Proposed subdivision includes a single new street. A 760' cul-de-sac will be extended westward from an intersection with Pine Street. Presented sketch indicates that Pine Street will also be improved to standard width with curb and gutter.

*Water and Sewer:* Potable water is available via an 8" Prattville Water Works Board main on the east side of Pine Street.

The nearest available sanitary sewer main is located on the north side of the Norfolk Southern Railroad right-of-way near the intersection with E. 6<sup>th</sup> Street. The presented sketch proposes the acquisition of a 20' right-of-way from the Prattville Seventh Day Adventist Church allowing for connect to stormwater drainage and sanitary sewer on the railroad right-of-way.

*Unique Features:* None.

**PLANNING STAFF EVALUATION**

**Reviewed by:** Joel T. Duke, AICP  
City Planner

**Site Visits Conducted:** January 8, 2009

**Recommendation:** Approval with modifications based on staff review

**Staff Comments:**

1. The easement shown between Lots 21 and 22 must be set-up as a right-of-way. The right-of-way will require 10' from Lots 21 and 22. Recommend that the substandard lot at the end of the cul-de-sac (Lot 23) be eliminated. That portion of the lot along the western property line can be used for Sanitary Sewer and Drainage ROW. The remnant portion can be added to lot 22.
2. The presented sketch plan indicates pavement and curb and gutter improvements to Pine Street. The Planning Department has asked for clarification that the developer plans to complete these improvements.
3. Indicate where the new 18" RCP on the railroad ROW will outfall. Provide clarification and status with the required sanitary sewer on the Seventh Day Adventist Church property. Has this been discussed with the church?
4. Analysis of the property's location and the surrounding area shows that the proposed cul-de-sac abuts the rear of lots on the eastern side of Martin Luther King Drive. This area of older, substandard homes on Martin Luther King Drive might be suitable for redevelopment in the future. With this in mind, the right-of-way for the proposed cul-de-sac should be extended to the western property line as shown on the attached sketch. If the property on Martin Luther King Drive is redeveloped, the proposed street could be extended.

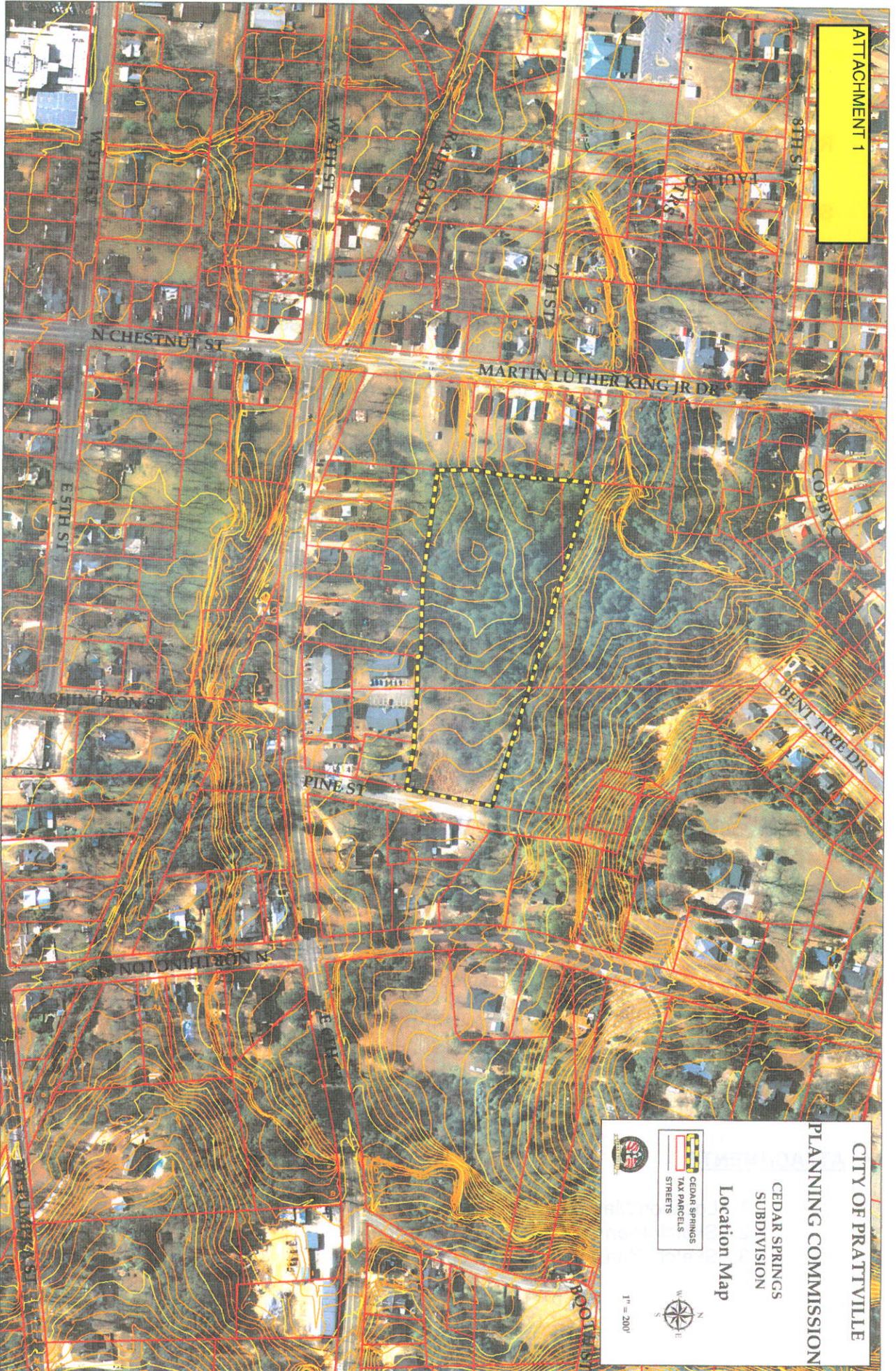
**COMMENTS FROM OTHER CITY DEPARTMENTS**

**ENGINEERING DEPARTMENT:**

1. Show required R.O.W. easement for the entire storm pipe.
2. Show R.O.W. access through cul-de-sac to west property line.
3. Provide R.O.W. access along west property line to detention basin.
4. Locate sanitary sewer in above R.O.W. access
5. Show routing for pond overflow.
6. Remove wastewater signature block from plat and correct project contact note with Engineering Department.

**ATTACHMENTS**

1. Location Map
2. Sketch Plan
3. Sketch Plan with Staff Recommendations



CITY OF PRATTVILLE

PLANNING COMMISSION

CEDAR SPRINGS  
SUBDIVISION

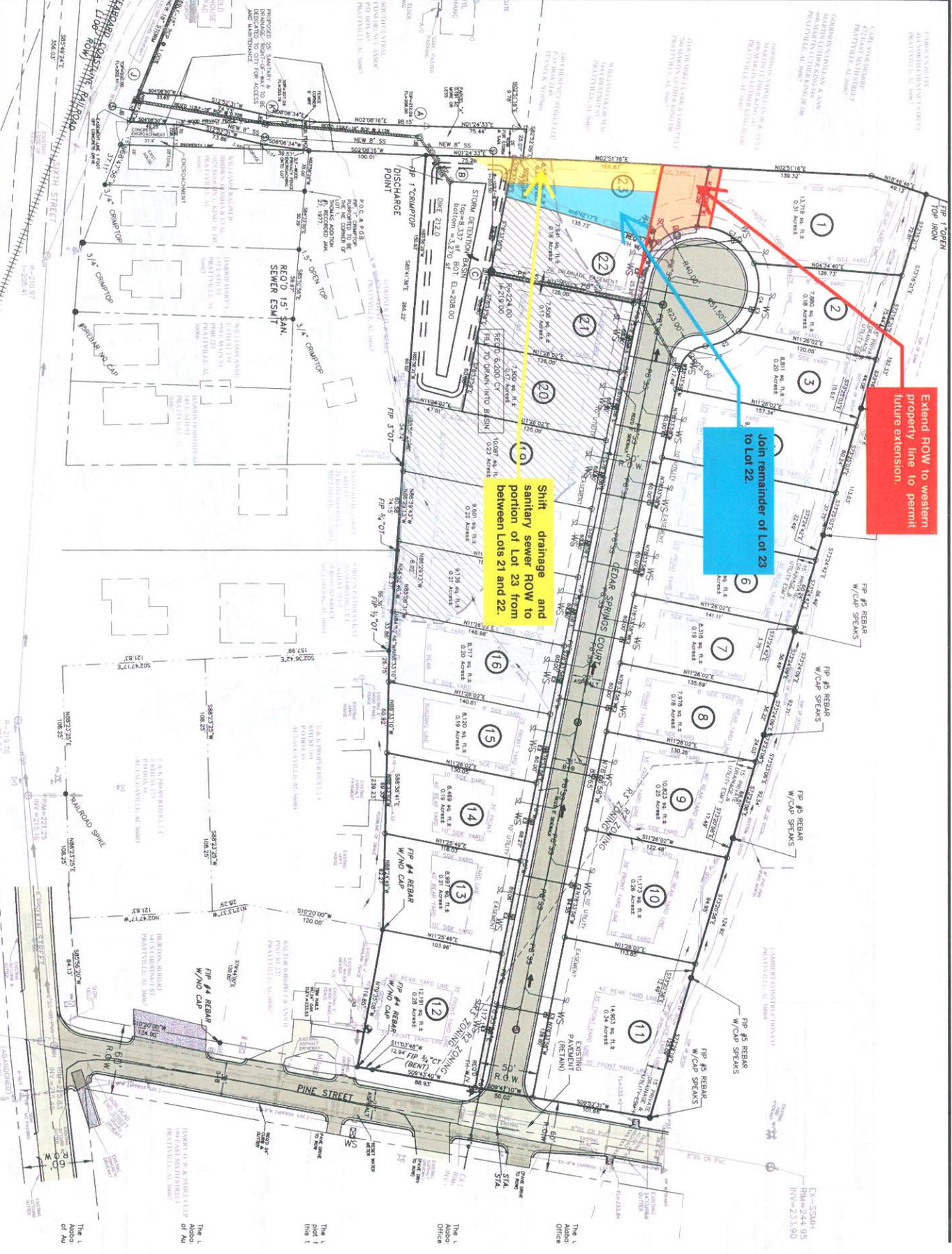
Location Map



1" = 200'



**Attachment 3**  
**Sketch Plan with Staff Comment Notes**



Extend ROW to western property line to permit future extension.

Join remainder of Lot 23 to Lot 22.

Shift drainage and portion of Lot 23 from between Lots 21 and 22.

STATE OF ALABAMA  
 ALBUQUERQUE COUNTY

Don Thompson, owner of the property as shown hereon, have caused the land shown on this plan to be surveyed and the boundaries thereon to be shown as shown on this plan. The survey was made by the undersigned on this 17th day of August, 2017, at the County of Albuquerque, State of Alabama. Easements and rights-of-way as shown on this plan are shown as shown.

DEDICATION

The Electric District of the subdivision.

CERTIFICA

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EA-SSM-1  
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 RVW-233.90