



PLANNING
DEPARTMENT

CITY OF PRATTVILLE

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

City of Prattville Planning Commission

The minutes of the January 21, 2010 meeting of the
City of Prattville Planning Commission were
approved.



3/18/10

Reuben Gardner, Chairman

Date



CITY OF PRATTVILLE

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

CITY OF PRATTVILLE PLANNING COMMISSION

AGENDA
January 21, 2010
3:00pm

Call to Order:

Roll Call:

Mayor Byard, Councilman Miller, Chairman Gardner, Vice-Chairman McAuley, Chief Brown, Mrs. Carpenter, Mr. Hall, Mr. Nelson, and Mr. Smith.

Election of Officers:

Minutes:

December 8, 2009 and December 17, 2009

Old Business:

None

New Business:

1. Project Prattville –Comprehensive Plan

2. Preliminary Plat: Bridge Creek Reserve, Plat 2

Located at Coleman Way

Owner: Pell Avenue, Inc.

Representative: Charles D. Brown, Jr., P. E., P.L.S.

District 1

3. Preliminary Plat: Creekside Estates Plat 1 (*Time Extension*)

Located at Simmons Road and Red Eagle Road

Owner: Rolling Tiger LLC

Representative: Jarvis & Associates, Inc.

District 1

4. Final Plat: Pratt Plaza Plat 1

Located at 708 East Main Street

Owner: Alabama Shopping Center Associates, LP

Representative: Foresite Group

District 6

5. Final Plat: Pendlebrook Subdivision Plat 1

Located on Old Ridge Road-North of Riverchase North

Owner: Joe Watkins, Garden Park, Inc.

Representative: Larry Jarvis & Associates, Inc.

District 3

Miscellaneous:

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES
January 21, 2010**

Call to order:

The meeting of the Prattville Planning Commission was held on January 21, 2010. Chairman Reuben Gardner called the meeting to order at 3:05 p.m.

Roll Call:

The secretary called the roll. Present: Mayor Jim Byard, Councilman Tom Miller, Chairman Reuben Gardner, Vice-Chairman Roy McAuley, Chief Terry Brown, Mrs. Paula Carpenter, Mr. Gene Hall, Mr. Bobby Nelson, and Mr. Tim Smith. Absent: None.

(Quorum present)

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

Minutes:

Mr. McAuley moved to approve the minutes of the December 8, 2009 and December 17, 2009 minutes. Mr. Smith seconded the motion. The motion to approve passed unanimously.

Old Business:

None

Mr. Nelson moved to change the order of the agenda items, that item #1-Project Prattville Comprehensive Plan be moved to the end. Mrs. Carpenter seconded the motion. The motion passed by a majority vote. (Mr. Hall voted against).

New Business:

- 2. Preliminary Plat: Bridge Creek Reserve, Plat 2
Located at Coleman Way
Owner: Pell Avenue, Inc.
Representative: Charles D. Brown, Jr., P. E., P.L.S.**

John Brown of Pell Avenue, LLC, petitioner representative, introduced the preliminary plat of Bridge Creek Reserve #2. He stated that they had received comments from the city and have submitted revised plans to address those comments.

Chief Brown provided an overview of the visit when he and City Engineer and other officials met with Mr. J. Brown on site. There will be an access road toward Webb Drive. He stated that the cul-de-sac is over 1000' with an access road adjacent to the Brasher property. He stated that at the end of the cul-de-sac there will be an all-weather access road connecting to the property. Mr. J. Brown interjected with a comment that the road will be improved up to the property line. Chief Brown further stated that the road will meet apparatus access. The questions regarding a gate were addressed. The codes require that the gate have a Knox padlock on it. He stated that the Fire Department, City Engineer believes that the private road (Webb Drive) connection will suffice for heavy loads. They found that the preliminary plat was acceptable for approval.

Mr. J. Brown presented the plans showing the improvements that were addressed by Chief Brown.

Chairman Gardner opened the public hearing. There were none to speak. The public hearing was closed.

Mr. Duke provided the staff report for the preliminary plat of Bridge Creek Phase 2. He stated that the plat is consistent with the build out on Coleman Way. He stated that Webb Drive is a full width standard street. He recommended that the requirement to the Board of Education property be eliminated as previously requested because of the proposed connection to Webb Drive.

Mr. Nelson introduced a resolution recommending approval of the preliminary plat of Bridge Creek Reserve Plat 2 and moved for its approval. Chief Brown seconded the motion.

Mr. Duke stated that the plat wasn't substantially complete but is manageable; there are no major issues to resolve.

The motion to approve the preliminary plat of Bridge Creek Reserve Plat 2 passed unanimously.

3. Preliminary Plat: Creekside Estates Plat 1 (*Time Extension*)
Located at Simmons Road and Red Eagle Road
Owner: Rolling Tiger LLC
Representative: Jarvis & Associates, Inc.

Mr. Duke stated that the request is for a time extension on the preliminary plat of Creekside Estates Plat 1. He stated that the petitioner has received a time extension twice since the initial approval on December 7, 2006.

Larry Jarvis of Jarvis & Associates, petitioner representative, presented the preliminary plat of Creekside Estates Plat 1 for time extension. He stated that there have not been any changes made to the previously approved plat. They are waiting for a turn in the economy to proceed with the development.

Chief Brown stated that since the approval of the preliminary plat in 2006, new building codes have been adopted which requires this plat to now have an additional access.

Mr. Hall moved to table the request. The motion failed for lack of second.

Mrs. Carpenter introduced a resolution recommending approval of the time extension of the preliminary plat of Creekside Estates Plat 1 and moved for its approval. Mr. Nelson seconded the motion.

Mrs. Carpenter moved to amend the motion to approve the time extension contingent that the preliminary plat is modified to comply with the building/fire codes in effect. Mr. Nelson seconded the motion.

The motion to amend passed unanimously.

The amended motion to approve the time extension of Creekside Estates Plat 1 passed unanimously.

4. Final Plat: Pratt Plaza Plat 1
Located at 708 East Main Street
Owner: Alabama Shopping Center Associates, LP
Representative: Foresite Group

Mr. Smith introduced a resolution recommending approval of the final plat of Pratt Plaza Plat 1 and moved for its approval. Mr. McAuley seconded the motion.

Mr. Duke stated that the petitioner is requesting to divide the property into two (2) lots. All improvements are complete. He recommended approval.

The motion to approve the final plat of Pratt Plaza Plat 1 passed unanimously.

5. Final Plat: Pendlebrook Subdivision Plat 1
Located on Old Ridge Road-North of Riverchase North
Owner: Joe Watkins, Garden Park, Inc.
Representative: Larry Jarvis & Associates, Inc.

Mayor Byard introduced a resolution recommending approval of the final plat of Pendlebrook Subdivision Plat 1 and moved for its approval. Mr. Hall seconded the motion.

Larry Jarvis of Jarvis & Associates, Inc., petitioner representative, presented the final plat of Pendlebrook Subdivision Plat 1. He stated that most of the improvements have been made and it is 95% complete. He stated that the developer is asking to bond the remaining improvements in order to record the plat and begin selling lots. At least one lot will be developed.

Mr. Duke stated that the Commissioners' requires that a plat must be substantially complete before plat approval is granted. He stated that the punch list (made a part of the minutes) show that the dam on East Memorial needs to be repaired. He suggested that a limited time period be set for completion of the punch list.

Joe Watkins, petitioner, stated that the dam and the majority of the list could be completed within six (6) months.

Mr. Jarvis stated that the streets are paved but without final surface.

Mr. McAuley moved to amend to approve contingent that the remaining improvements be bonded (\$195,294) and completed by May 30, 2010 and the dam is to be completed within six (6) months. Mrs. Carpenter seconded the motion.

The motion to amend passed unanimously.

The amended motion passed unanimously.

1. Project Prattville –Comprehensive Plan

Although public comments were received on December 8, 2009 at the Comprehensive Plan "Project Prattville" public hearing meeting; Chairman Gardner allowed Mr. Guthrie Jeffcoat to address the Commission regarding comments on the Comprehensive Plan.

Mr. Jeffcoat made his presentation addressing property owned by CVJGJ Land Development LLC. The 70 acre property is located between and south of the Lake Haven Subdivision and north of East Main Street. Mr. Jeffcoat is concerned that the property designated as "Conservation and Greenspace" on the Future Land Use map rather than "Low Density Residential" would impact the zoning of the property and the potential for future residential development.

Mr. Duke addressed the concerns of those posed at the December 8, 2009 public hearing as listed

1. The Humane Society's issues with animal control and funding for the shelter.

The *Public Works Needs Assessment* project describe on page 3.10 of the Implementation section has been adjusted to specifically require an assessment of the shelters needs.

2. The future land use map does not show the dividing line between residential and institutional uses on West Fifth Street.

The Future Land Use maps on pages 2.11 and 2.18 have been adjusted to reflect established policy using the creek as the division between residential and non-residential uses.

3. Enforcement of litter control, tourism, the need for medical specialists, and need for a multipurpose facility.

Comments do not require adjustment to the proposed plan.

4. Address conservation and green space in the Lake Haven area.

The parcel is designated "Conservation" due to the concentration of floodplain and wetlands on the property. The designation is consistent with the overall plan and current city policy. The Conservation classification does not change the current zoning from R-2, Single-family Residential.

Mr. McAuley introduced a resolution recommending approval of the Comprehensive Plan – Project Prattville and moved for its approval. Mayor Byard seconded the motion.

Chief Brown commended Mr. Duke and his staff in the Planning Department for their efforts in the Project Prattville.

The motion to approve passed unanimously.

Miscellaneous:

Adjourn:

The meeting was adjourned at 3:51 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Planning Commission

Prattville Planning Commission

Sign-In Sheet

1/21/10

3:00 p.m.

Name	Address
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	



PLANNING
DEPARTMENT

CITY OF PRATTVILLE

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: January 15, 2010

TO: Prattville Planning Commission

FROM: Joel T. Duke, AICP
City Planner

RE: January 21, 2010 Commission Meeting

Enclosed is the agenda for the January 21, 2010 Commission meeting. Listed below are the staff recommendations for each item. Location maps and copies of each plat are enclosed for your reference.

1. Prattville Comprehensive Plan (Project Prattville – The Next Chapter) – Review and consideration for adoption. See the attached memorandum addressing process and citizen comments.
2. Bridge Creek Reserve, Plat 2 – Preliminary Plat – See attached staff report for review and comment.
3. Creekside Estates, Plat 1 – Preliminary Plat – Rolling Tiger LLC is requesting a time extension for their preliminary plat approved the Commission on December 7, 2006. The Commission has previously granted extensions for the preliminary plat on December 6, 2007 and December 18, 2008. No recommendation.
4. Pratt Plaza, Plat 1 – Final Plat – Alabama Shopping Center Associates, L.P. is requesting approval of the plat dividing a single parcel from the Pratt Plaza lot. The preliminary plat allowing for construction of the freestanding CVS Drugs was approved by the Commission on August 21, 2008. All improvements associated with this plat have been completed and passed inspection. Recommend approval.
5. Pendlebrook Subdivision, Plat 1 – Final Plat – Garden Park, Inc. has submitted a request for final plat of the 49 lot preliminary plat initially approved on August 16, 2007 and extended by the Commission on September 18, 2008 and September 17, 2009. The petitioner is requesting the Commission consider approval prior to completion of all

required improvements. *Prattville Subdivision Regulations*, Article III, Section D.3. states, "Acceptance required prior to building: Final acceptance is also required prior to the construction of any structures and the issuance of building permits. This requirement may be waived by the planning commission upon posting a bond with surety, acceptable to the planning commission of sufficient amount to cover the cost of any remaining public improvements." Garden Park, Inc.'s engineer, Larry Jarvis, has provided the Commission with an estimate stating that \$195,294 in improvements remain to complete the subdivision. A copy of the detailed estimate is attached with the plat. As stated in the Commission may approve the request as authorized by Section III,D.3. with the posting of a surety. Given the history and delays related to this subdivision and developer, staff recommends waiting until the development achieves substantial completion status.

If you have any questions concerning the agenda items or the Project Prattville amendments, please do not hesitate to call, e-mail or drop by the office.

RESOLUTION

Preliminary Plat

Bridge Creek Reserve Plat 2

January 21, 2010

Whereas, Pell Avenue, LLC, is the owner and developer of Bridge Creek Reserve; and

Whereas, the proposed development is located on Bridge Creek Road north of Durden Road on Coleman Way; and

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

Whereas, the sketch plan of Bridge Creek Reserve was approved November 3, 2005; and

Whereas, the revised sketch plan of Bridge Creek Reserve was approved December 17, 2009; and

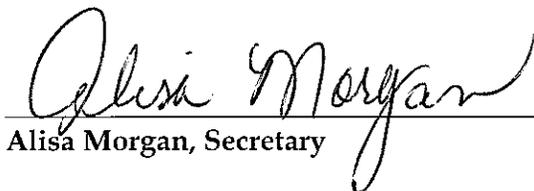
Whereas, the city Department Heads have reviewed and commented on the proposed development.

Now, Therefore, Be It Resolved, that the City Of Prattville Planning Commission hereby gives its favorable review of the submitted preliminary plat of Bridge Creek Reserve 2.

Approved:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
1/21/10

CITY OF PRATTVILLE
Planning Commission

Planning Department Staff Report



PRELIMINARY PLAT Bridge Creek Reserve, Plat 2

DATE January 15, 2010

PROPOSED DEVELOPMENT

Petitioner: Pell Avenue, Inc.

Property Owner: Pell Avenue, Inc.

Agent: None

Location: On east side of Bridge Creek Road .25 miles north of Durden Road.

Development Status and History

Submission Status: Second preliminary plat from sketch plan originally approved on January 5, 2006 and revised on December 17, 2009. Proposed preliminary plat contains 34 lots zoned R-3.

Previous Approvals: A single preliminary plat – Bridge Creek Reserve, Plat 1, was approved by the Commission on January 5, 2006.

From the approved preliminary plat, two finals have been presented, approved and platted – Bridge Creek Reserve, Plats 1 and 1A.

Sketch plan was revised to adjust lot layout and add proposed connection to Bridge Creek Road – Approved by Commission on December 17, 2009

Conditions of Previous Approvals: Approved sketch plan revision required additional connection to Bridge Creek Road and stub connections to the east and north.

Property Configuration

Acreage: 70.5 acres in the total Bridge Creek Reserve subdivision. Approximately 41.6 acres remain undeveloped. Proposed preliminary plat contains **13.7 acres**.

<i>Proposed Number of Lots and Configuration:</i>	34 lots at a ¼ acre or greater (roughly 80' x 135') aligned on an extension of the north/south oriented Carson Drive and a new east/west street running along the north line of the overall parcel. Two lots at the west end of the east/west street are reserved for storm water management detention pond and a sanitary sewer lift station. The east/west street is terminates at the east end in a stub to 40 acres owned by the Autauga County Board of Education and at the west end with a cul-de-sac. The west end also continues into an emergency access connection to the privately owned Webb Drive.
<i>Proposed Use:</i>	Single-family residential
<i>Current Zoning:</i>	R-3, Single family residential Minimum Lot Size: 7,500ft ² Setbacks: 25' F, 30' R, 8/6' S
<i>Required Zoning:</i>	The presented sketch plan meets the requirements for an R-3 district.
<i>Surrounding Developments and Uses:</i>	North: Large lot single-family development – Webb Drive South: Bridge Creek Reserve, Plats 1 and 1A and large lot single-family lots fronting Durden Road. East: Windrose Subdivision, Plats 1-3 and undeveloped 40± acres owned by the Autauga County Board of Education. West: Opposite side of Bridge Creek Road – approved Brierfield Subdivision. Adjacent – 17 acres of undeveloped property in the Ed Burt Estate.
<i>Street Extensions or New Streets:</i>	The proposed preliminary plat includes an extension of Carson Drive north to an intersection with an unnamed east/west street. The east/west street terminates in stub at the east property line and a cul-de-sac on the western end. The northwest side of the cul-de-sac connects to a 20' wide emergency gravel access running the privately maintained Webb Drive.
<i>Water and Sewer:</i>	Water service is available from the Prattville Water Works Board. Sanitary sewer service is available by extension of City of Prattville mains installed with Bridge Creek Reserve, Plats 1 and 1A. The proposed preliminary plat includes the installation of a pump station near the northwest

corner of the plat. The station will provide sanitary sewer access for the remainder of the Bridge Creek Reserve development.

Unique Features:

The proposed preliminary includes a 20' wide, gravel emergency access drive connecting the new east/west street to Webb Drive.

The eastern end of the new street connects to a 40 parcel owned by the Autauga County Board of Education. The connection provides the only public access to the Board property other than Upper Kingston Road.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP

Site Visits Conducted: January 13, 2010

Recommendation: Approval – with revisions requested by city departments and resolution of connection to the east.

Staff Comments:

1. Street names (extensions of existing & proposed) are unlabeled.
2. Street signage and traffic control details are missing.
3. Combine storm water detention Lot (19) and lift station lot (20) as one lot.
4. Rather than gravel access need to extend the east/west street to north property line as a 50' ROW/ 30" standard curb and gutter street and detail transition to Webb Drive.
5. Revised Plans show "old" sketch background layout for future streets. Need to replace all sheets with correct and approved layout to avoid confusion.
6. Explain reason force main sewer is located off ROW on proposed Lots? Need to move F.M. to ROW.
7. Provide erosion control details showing proper placement of Best Management Practices (BMP's) and the proper implementation stage.
8. Provide current copy of NPDES permit for this site area.

COMMENTS FROM OTHER CITY DEPARTMENTS

ENGINEERING DEPARTMENT:

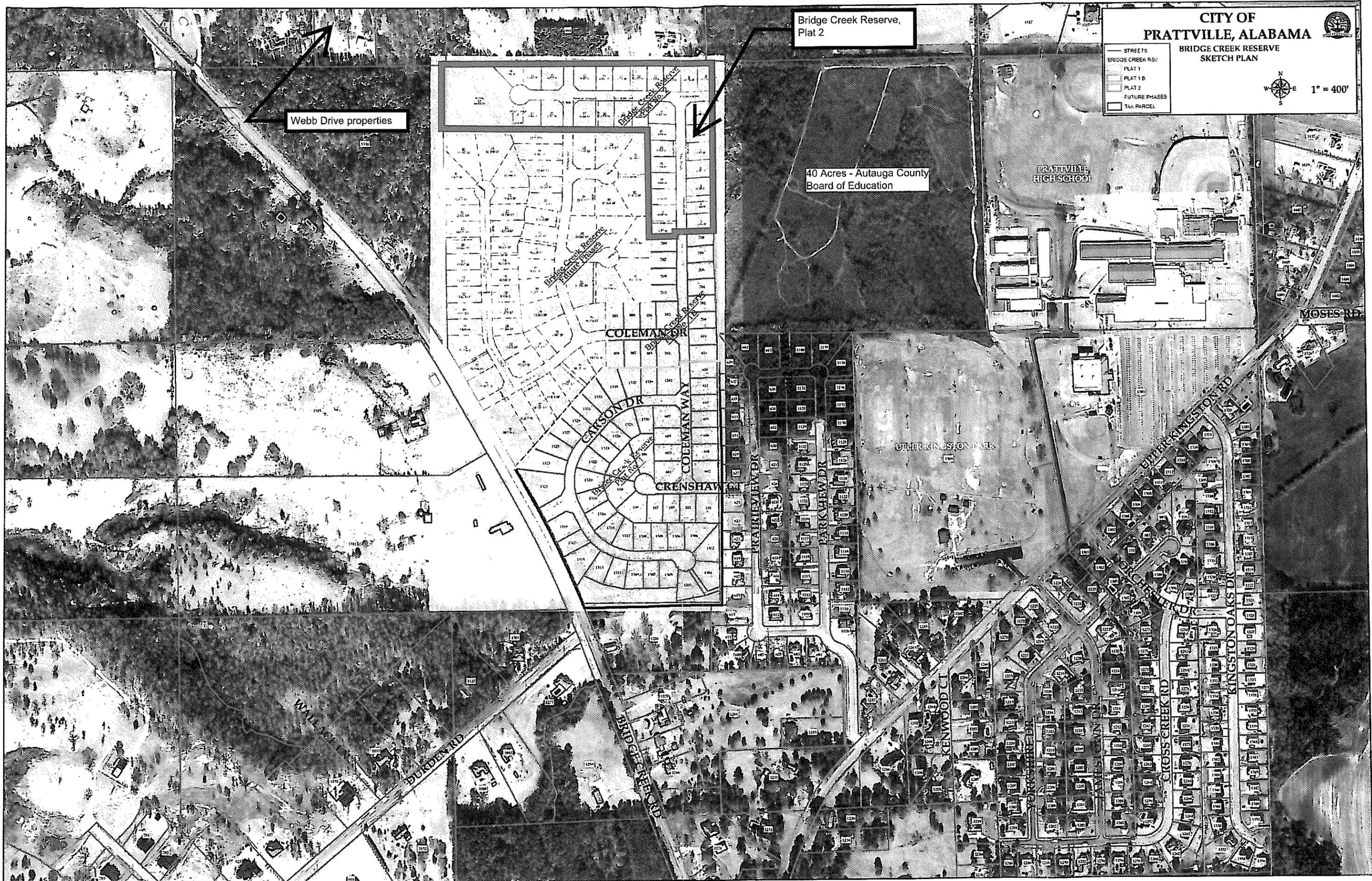
1. Extend City Street to North property line. Fire Lane is permitted north of property line.
2. Eliminate street to East, replace with 10' access (sidewalk ROW)
3. Show cross section of receiving stream and size of next structure downstream. Provide details to the next public crossing.
4. Show force main in the street to 26" city standard rings and covers precast manholes (concentric) drops outside manholes.
5. Recommended (4 to 1 slopes in yards).
6. Use drop in 26" RCP run B to C

FIRE DEPARTMENT:

1. In regards to the Fire Hydrant Plug, the placement of the maximum distance between plugs (Re: Lots 1-7) is 800 ft. You may have one more plug then required. Need to check your distance from the Fire Plug located at the old plat to the one at the intersections at Lots 7-26. Let us know if this one will be deleted or if it is still required as per the distance requirements noted.

ATTACHMENTS

1. Location Map
2. Sketch Plan
3. Preliminary Plat



CITY OF PRATTVILLE, ALABAMA

BRIDGE CREEK RESERVE SKETCH PLAN

- STREETS
- BRIDGE CREEK RSV
- PLAT 1
- PLAT 1 B
- PLAT 2
- FUTURE PHASES
- TAX PARCEL

1" = 400'

Bridge Creek Reserve, Plat 2

Webb Drive properties

40 Acres - Autauga County Board of Education

PRATTVILLE HIGH SCHOOL

MOSES RD

COLEMAN DR

CHIKSON DR

CRENSHAW

UPPER KINGSTON PARK

CROSS CREEK DR

KINGSTON OAKS DR

KENWOOD CT

BRIDGE CREEK RD

BURDEN RD

WALL

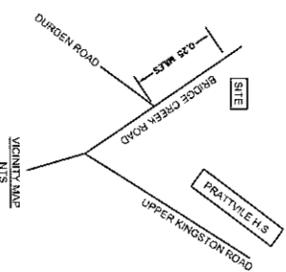
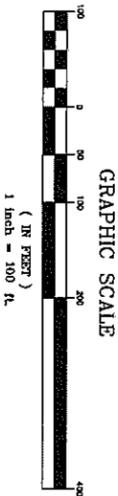
FAIRMONT DR

PARKVIEW DR



GENERAL NOTES:

1. ALL PROPOSED STREETS ARE 60 FOOT RIGHT OF WAY PUBLIC STREETS AND SHALL BE DEDICATED TO THE CITY OF PRATTVILLE.
2. BOUNDARY SURVEY PROVIDED BY SOUTHEASTERN LAND SURVEYING, INC.
3. THE PROPOSED LOTS MEET R-3 ZONING CLASSIFICATION.
4. THIS PROJECT IS PRIVATELY FUNDED BY PELL AVENUE, INC.
5. TOTAL ACRES IN PLAT 2 IS 13.72 MORE OR LESS.
6. A SANITARY SEWER PUMP STATION IS PROPOSED AT PART OF THIS SKETCH PLAN.
7. EACH LOT HAS A 10 FOOT FRONT AND 5 FOOT REAR UTILITY EASEMENT.
8. A TOTAL OF 94 LOTS ARE SHOWN IN PLAT 2 AND FUTURE PHASES COMBINED. THERE ARE A TOTAL OF 92 RESIDENTIAL LOTS. LOT 19 IS RESERVED FOR STORM WATER MANAGEMENT. LOT 20 IS RESERVED FOR A SANITARY SEWER PUMP STATION.
9. THERE ARE 5220 LINEAR FEET OF STREETS PROPOSED IN PLAT 2 AND FUTURE PHASES.
10. PROTECTIVE COVENANTS AND RESTRICTIONS AS RECORDED FOR BRIDGE CREEK RESERVE PLAT 1B SHALL APPLY AND BE RECORDED WITH PLAT 2 AND FUTURE PHASES.

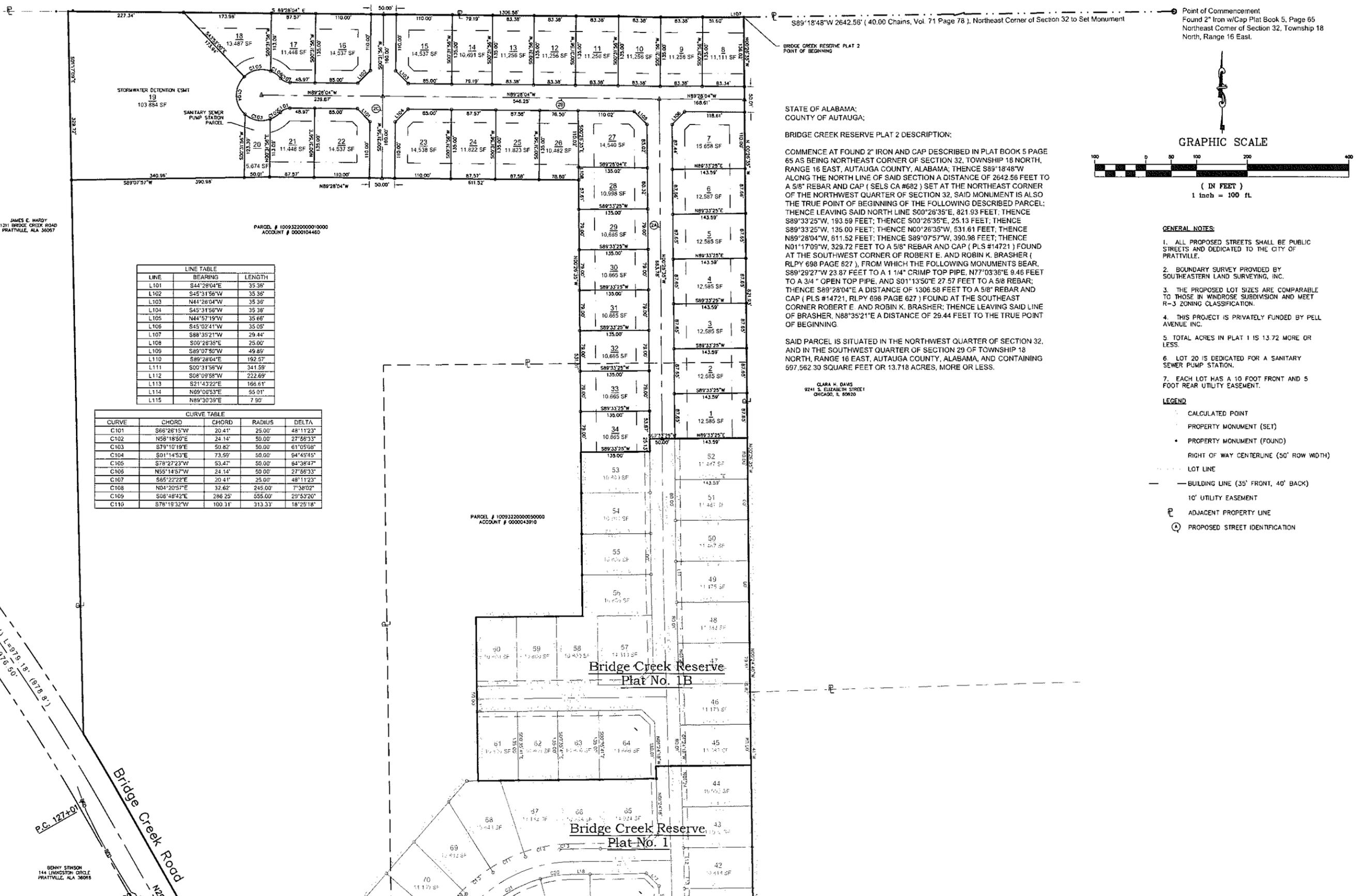


BRIDGE CREEK RESERVE PRATTVILLE, ALABAMA SKETCH PLAN PLAT 2 & FUTURE PHASES 11-17-09	
DWG. NO.	
DATE	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
FIELD BOOK #	
SHEET 1	

JASON G. THOMPSON
311 ABBINGTON
PRATTVILLE, ALA 36065

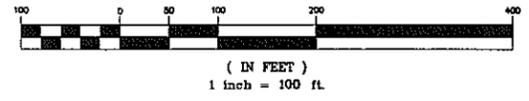
ROBERT & ROBIN BRASHER
656 WEBB DRIVE
PRATTVILLE, ALA 36067

MICHAEL & ANNA MAE JENNIFER JONES
1321 UPPER KINGSTON ROAD
PRATTVILLE, ALA 36067



Point of Commencement
Found 2" Iron w/Cap Plat Book 5, Page 65
Northeast Corner of Section 32, Township 18
North, Range 16 East.

GRAPHIC SCALE



STATE OF ALABAMA;
COUNTY OF AUTAUGA;

BRIDGE CREEK RESERVE PLAT 2 DESCRIPTION:

COMMENCE AT FOUND 2" IRON AND CAP DESCRIBED IN PLAT BOOK 5 PAGE 65 AS BEING NORTHEAST CORNER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 16 EAST, AUTAUGA COUNTY, ALABAMA; THENCE S89°18'48"W ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 2642.56 FEET TO A 5/8" REBAR AND CAP (SELS CA #682) SET AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 32, SAID MONUMENT IS ALSO THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE LEAVING SAID NORTH LINE S00°26'35"E, 821.93 FEET; THENCE S89°33'25"W, 193.59 FEET; THENCE S00°26'35"E, 25.13 FEET; THENCE S89°33'25"W, 135.00 FEET; THENCE N00°26'35"E, 531.61 FEET; THENCE N89°28'04"W, 611.52 FEET; THENCE S89°07'57"W, 390.98 FEET; THENCE N01°17'09"W, 329.72 FEET TO A 5/8" REBAR AND CAP (PLS #14721) FOUND AT THE SOUTHWEST CORNER OF ROBERT E. AND ROBIN K. BRASHER (RLPY 698 PAGE 627), FROM WHICH THE FOLLOWING MONUMENTS BEAR, S89°29'27"W 23.87 FEET TO A 1 1/4" CRIMP TOP PIPE, N77°03'36"E 9.46 FEET TO A 3/4" OPEN TOP PIPE, AND S01°13'50"E 27.57 FEET TO A 5/8" REBAR; THENCE S89°28'04"E A DISTANCE OF 1306.58 FEET TO A 5/8" REBAR AND CAP (PLS #14721, RLPY 698 PAGE 627) FOUND AT THE SOUTHEAST CORNER ROBERT E. AND ROBIN K. BRASHER; THENCE LEAVING SAID LINE OF BRASHER, N88°35'21"E A DISTANCE OF 29.44 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL IS SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, AND IN THE SOUTHWEST QUARTER OF SECTION 29 OF TOWNSHIP 18 NORTH, RANGE 16 EAST, AUTAUGA COUNTY, ALABAMA, AND CONTAINING 597,562.30 SQUARE FEET OR 13.718 ACRES, MORE OR LESS.

CLARA H. DAVIS
9241 S. ELIZABETH STREET
CHICAGO, IL 60630

LINE	BEARING	LENGTH
L101	S44°28'04"E	35.36'
L102	S45°31'56"W	35.36'
L103	N44°28'04"W	35.36'
L104	S45°31'56"W	35.36'
L105	N44°57'19"W	35.66'
L106	S45°02'41"W	35.05'
L107	S88°35'21"W	29.44'
L108	S09°28'35"E	25.00'
L109	S89°07'50"W	49.85'
L110	S89°28'04"E	192.57'
L111	S00°31'56"W	341.59'
L112	S08°09'58"W	222.69'
L113	S21°43'22"E	166.61'
L114	N69°00'53"E	55.01'
L115	N89°30'39"E	7.90'

CURVE	CHORD	CHORD	RADIUS	DELTA
C101	S66°26'15"W	20.41'	25.00'	48°11'23"
C102	N58°18'50"E	24.14'	50.00'	27°56'33"
C103	S79°10'19"E	50.82'	50.00'	61°05'08"
C104	S01°14'53"E	73.59'	50.00'	94°45'45"
C105	S78°27'23"W	53.47'	50.00'	84°38'47"
C106	N65°14'57"W	24.14'	50.00'	27°56'33"
C107	S65°22'22"E	20.41'	25.00'	48°11'23"
C108	N64°20'57"E	32.62'	245.00'	7°38'02"
C109	S08°48'42"E	286.25'	555.00'	29°53'20"
C110	S78°19'32"W	100.31'	313.33'	18°25'18"

GENERAL NOTES:

1. ALL PROPOSED STREETS SHALL BE PUBLIC STREETS AND DEDICATED TO THE CITY OF PRATTVILLE.
2. BOUNDARY SURVEY PROVIDED BY SOUTHEASTERN LAND SURVEYING, INC.
3. THE PROPOSED LOT SIZES ARE COMPARABLE TO THOSE IN WINDROSE SUBDIVISION AND MEET R-J ZONING CLASSIFICATION.
4. THIS PROJECT IS PRIVATELY FUNDED BY PELL AVENUE INC.
5. TOTAL ACRES IN PLAT 1 IS 13.72 MORE OR LESS.
6. LOT 20 IS DEDICATED FOR A SANITARY SEWER PUMP STATION.
7. EACH LOT HAS A 10 FOOT FRONT AND 5 FOOT REAR UTILITY EASEMENT.

LEGEND

- CALCULATED POINT
- PROPERTY MONUMENT (SET)
- PROPERTY MONUMENT (FOUND)
- RIGHT OF WAY CENTERLINE (50' ROW WIDTH)
- LOT LINE
- BUILDING LINE (35' FRONT, 40' BACK)
- 10' UTILITY EASEMENT
- ⊥ ADJACENT PROPERTY LINE
- Ⓐ PROPOSED STREET IDENTIFICATION

BRIDGE CREEK
PRATTVILLE
PLAT
PRELIMINARY
11-11-09

DWG: 1-PREPLAT-PLA
JOB#CS-1016-002
DATE: 11-17-09
DESIGNED BY: CDB
DRAWN BY: CDB
CHECKED BY:
FIELD BOOK #

RESOLUTION

Preliminary Plat (*Time Extension*)

Creekside Estates

January 21, 2010

Whereas, Rolling Tiger, LLC is the developer of Creekside Estates received preliminary plat approval on December 7, 2006; and

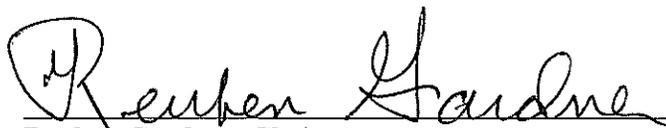
Whereas, the developer has requested for a (third) time extension of one (1) additional year.

Whereas, the preliminary plat approval was approved for an additional year on December 18, 2008.

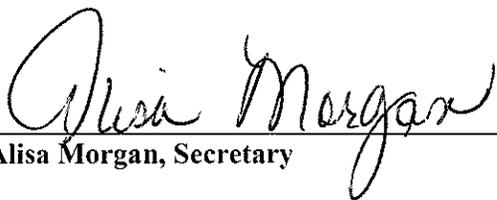
Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its approval to extend the time of completion for the approved preliminary plat of Creekside Estates.

Now, Therefore, Be It Further Resolved, that all contingencies of December 7, 2006 preliminary plat approval remain in effect *and approve the time extension contingent that the preliminary plat is modified to comply with the building/fire codes in effect.*

APPROVED:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
1/21/10

RESOLUTION

Final Plat

Pendlebrooke Subdivision 1

January 21, 2010

Whereas, Joe Watkins is the owner of Pendlebrooke Subdivision; and

Whereas, the proposed development is located on the west side of Old Ridge Road, north of Riverchase North; and

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

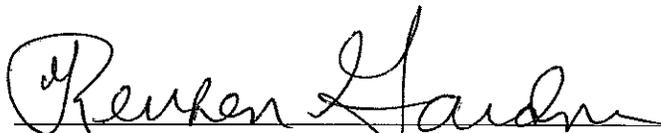
Whereas, the sketch plan for the proposed subdivision was approved on May 3, 2007; and

Whereas, the preliminary plat of Pendlebrooke Subdivision Plat 1 was approved August 16, 2007; and

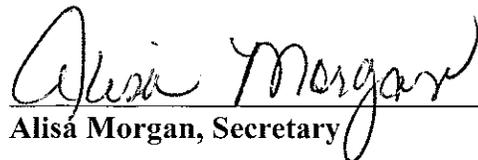
Whereas, the city department heads have reviewed and commented on the proposed final plat.

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby approves the submitted final plat of Pendlebrooke Subdivision *contingent that the remaining improvements be bonded (\$195,294) and completed by May 30, 2010 and the dam is to be completed within six (6) months.*

APPROVED:



Reuben Gardner, Chairman

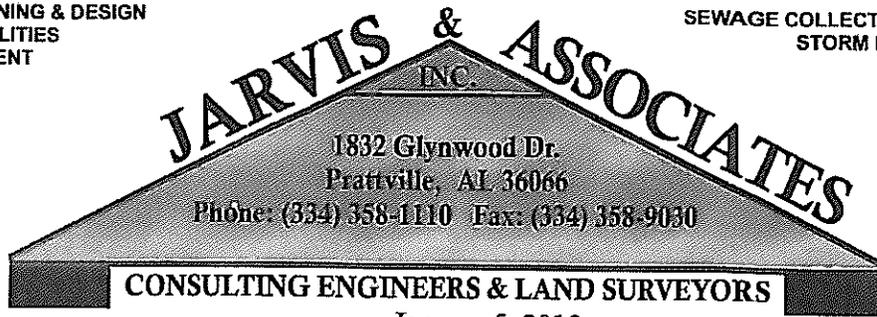


Alisa Morgan, Secretary

The motion to approve passed unanimously.
1/21/10

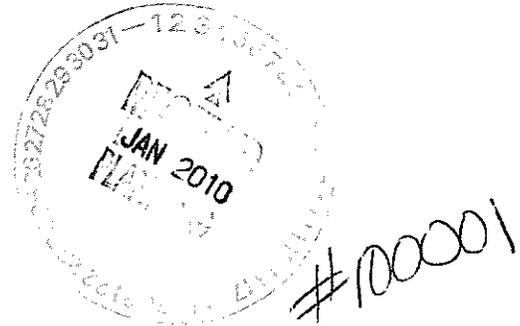
LAND DEVELOPMENT PLANNING & DESIGN
 PARKS & RECREATION FACILITIES
 CONSTRUCTION MANAGEMENT
 ENVIRONMENTAL PERMITS
 MUNICIPAL WORKS
 HIGHWAY DESIGN
 BRIDGE DESIGN
 AIRPORTS

SEWAGE COLLECTION, TREATMENT & DISPOSAL
 STORM DRAINAGE STUDIES & DESIGN
 SURVEYING: LAND SURVEYS
 CONSTRUCTION SURVEYS
 TOPOGRAPHIC MAPS
 WATER DISTRIBUTION
 SUBDIVISIONS



January 5, 2010

Mr. Joel Duke
 Planning Department
 City of Prattville
 101 West Main Street
 Prattville, AL 36067



**Re: Pendlebrooke Subdivision Plat No. 1
 Final Plat Approval**

Dear Mr. Duke:

We are forwarding for review and approval eight (8) prints of the proposed final Pendlebrooke Plat No. 1 which is the first plat in this development. This plat consist of 49 single family residential lots and approximately 2,650 LF of new street. The property is presently zoned R2.

As you know the developer is asking to bond the remaining improvements in order to record the plat and begin selling lots as soon as possible. Following is the itemized cost of remaining work.

Item No.	Description	Estimated Cost
1	Punchlist items for Owner and City to be performed by John Brown	\$70,000.00
2	Paving (County right-of-way only)	\$22,804.00
3	Striping on County Road	\$12,890.00
4	Re-Compact Top 4' of Dam and 5' of Water Face of Dam	\$65,000.00
5	Landscaping	\$19,600.00
6	Street Signs	\$5,000.00
Total Remaining		\$195,294.00

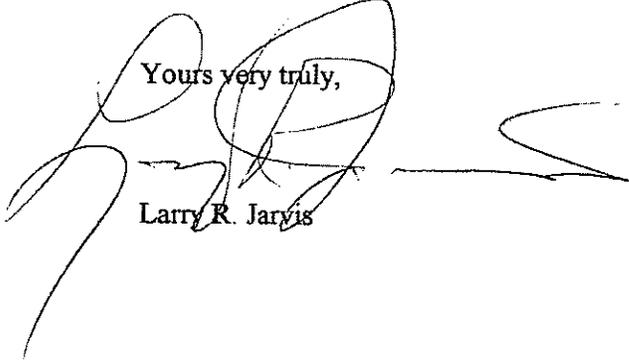
Mr. Joel Duke
January 5, 2010
Page 2

Proposed Bond to City $110\% \times \$195,294 = \$214,823.40$ - use \$220,000.00

NOTE: Does not include final wearing surface in Plat No. 1.

Please advise if you need additional information or have questions.

Yours very truly,



Larry R. Jarvis

LRJ/cb
attachments

cc: Mr. Joe Watkins
file

**CITY OF PRATTVILLE PLANNING COMMISSION
RESOLUTION TO ADOPT THE
PRATTVILLE COMPREHENSIVE PLAN**

WHEREAS, the City of Prattville (the City) is authorized and empowered by §11-52-2, *Code of Alabama, 1975*, as amended, to formulate and adopt a plan for the future development of the city and its surrounding lands; and

WHEREAS, the Prattville Planning Commission (the Commission) acting under the authority of the §11-52-2, *Code of Alabama, 1975*, as amended and the City Council of the City of Prattville undertook a process to update the Prattville Comprehensive Plan adopted on February 1, 1996 and amended on February 18, 1999; and

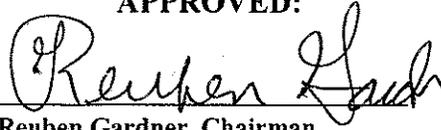
WHEREAS, the Commission engaged in extensive studies of the environment, the patterns of development, the distribution of population, and the characteristics of the social and economic structure of the City and studied and analyzed the plans of the state, county, regional and municipal governments and agencies having an impact on the City; and

WHEREAS, the Commission has assembled an update to the Prattville Comprehensive Plan referred to as *Project Prattville*, which it deems appropriate and necessary for purposes of promoting the health, safety and general welfare of the City of Prattville; and

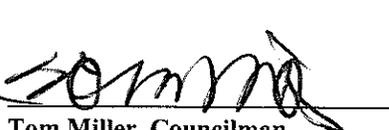
WHEREAS, all requirements of the laws of the State of Alabama with regard to preparation, consideration and adoption of said Prattville Comprehensive Plan have been met.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of this City of Prattville, Alabama that the document entitled the Prattville Comprehensive Plan (Project Prattville) and all official maps pertaining thereto and hereto attached as Exhibit A are hereby adopted this 21st day of January 2010.

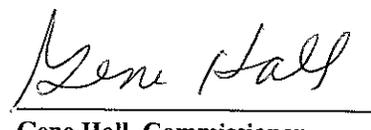
APPROVED:



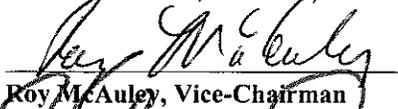
Reuben Gardner, Chairman



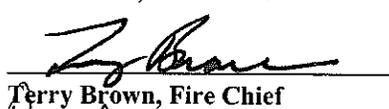
Tom Miller, Councilman



Gene Hall, Commissioner



Roy McAuley, Vice-Chairman



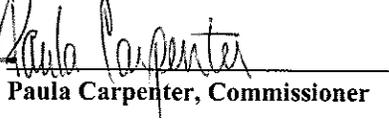
Terry Brown, Fire Chief



Bobby Nelson, Commissioner



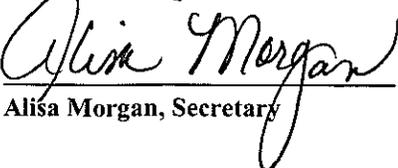
Jim Byard, Mayor



Paula Carpenter, Commissioner



Tim Smith, Commissioner



Alisa Morgan, Secretary



PLANNING
DEPARTMENT

CITY OF PRATTVILLE

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: January 15, 2010

TO: Prattville Planning Commission

FROM: Joel T. Duke, AICP 
City Planner

RE: Project Prattville – Resolution of Public Comments

The November 2009 start of the Planning Commission's public review period on the Prattville Comprehensive Plan (Project Prattville), the Planning Department has received comments on four issues. Copies of the comments are included with this memorandum as Attachment A. The submitted comments and the resulting adjustments to the Comprehensive Plan are listed below.

1. Alice Floyd, representing the Autauga County Humane Society, wants to know if the plan addressed the city's growing stray animal population. She wants to know if the plan provides support for expanding or assisting the Humane Society shelter to meet the growing need. The draft plan submitted for public review does not address the future needs of the shelter. Through all the stakeholder interviews and public meetings conducted for Project Prattville, no one raised a concern about the future of the animal shelter.

To address Ms. Floyd's valid comments, the *Public Works Needs Assessment* project described on page 3.10 of the Implementation section has been adjusted to specifically require an assessment of the shelters needs. See Attachment B -1

2. Jerry Cimis, the owner/resident of the lot on the southwest corner of the intersection N. Chestnut Street and West 5th Street expressed his concern that

the dividing line between non-residential uses and residential uses on West 5th Street shown on the proposed Future Land Use maps is contrary to a previously established boundary. The maps presented on pages 2.11 and 2.18 of the draft plan place most of the block of West 5th Street between N. Court Street and N. Chestnut Street in the "Institutional" land use category. Mr. Cimis stated that this division does not accurately reflect the policy statements made by the Planning Commission and City Council during the 2006 discussion and eventual rezoning of three properties on West 5th Street. The 2006 rezoning case established a north/south creek as the appropriate limit for the eastward expansion of non-residential uses in that block of West 5th Street. Division of the block in the draft plan was proposed by the project consultant without knowledge of the zoning discussion.

To address this comment, the Future Land Use maps on pages 2.11 and 2.18 have been adjusted to reflect established policy using the creek as the division between residential and non-residential uses.

3. Mr. Bob Lee spoke with Commissioner Smith in early December 2010 concerning several items. The first items listed by Mr. Smith is, "no mention of litter" or enforcement of the city's litter codes. Second, Mr. Lee encourages more emphasis on tourism and Prattville's attractions. Third, he wants additional attention on medical facilities and need for more specialist. Finally, Mr. Lee requests support in the plan for a local effort to build a cotton museum/storm shelter facility.

Mr. Lee's comments about litter are important to future development as they relate to cleaning up any blighted or deteriorated areas. Litter and concentrations of trash and rubbish often appear in our older commercial areas. The proposed plan provides for the redevelopment of Prattville older commercial strips. Section 2.3 addresses the redevelopment of Prattmont and the older commercial strips around Shelia Boulevard. Tourism is addressed in the *Development Recommendations* beginning on page 2.32. The recommendation builds on the results of the market study which shows that Prattville is uniquely situated to take advantage of the growing tourist market in the River Region. The *Development Recommendations* also address Mr. Lee's comments concerning medical facilities. The plan advocates positioning Prattville as a regional medical hub. The plan encourages the placement of the future medical facilities around the existing Baptist Hospital site at AL 14 East and McQueen Smith Road. Mr. Lee's request

for the cotton museum is easily addressed under increasing tourism. Mr. Lee's comments do not require adjustment to the proposed plan.

4. Mr. Guthrie Jeffcoat submitted comments and several follow-up e-mails concerning the CVJGJ Land Development LLC property located between and south of the Lake Haven Subdivision and north of East Main Street. Mr. Jeffcoat is concerned about the property's designation as "Conservation and Greenspace" on the Future Land Use map on pages 2.11 and 2.18 rather than "Low Density Residential". Mr. Jeffcoat is concerned the designation will impact the zoning of the property and the potential for future residential development. Mr. Jeffcoat has submitted additional information since his December 14, 2009 e-mail to support his requests. The information is included under the "4" label.

The parcel is designated "Conservation" due to the concentration of floodplain and wetlands on the property. The designation is consistent with the overall plan and current city policy, which discourages development in the floodplain except in the Historic Downtown. The Conservation classification does not change the current zoning from R-2, Single-family Residential. However, the classification will most likely be taken into account by staff and the Planning Commission when reviewing future rezoning or development requests on the property. The Planning staff and project consultants require additional guidance from the Commission to resolve Mr. Jeffcoat's comments.

The Comprehensive Plan is included on your January 21, 2009 agenda for discussion and possible adoption. With the exception of the Mr. Jeffcoat's comments, all comments have been addressed through reference to existing plan sections or adjustments to the plan. The Commission may adopt the adjusted plan or hold consideration to a later meeting. If you have any questions concerning the plan or the adoption process, please do not hesitate to call, e-mail or drop by the office.



Duke, Joel

From: Steven Floyd [floyd@mindspring.com]
Sent: Sunday, November 29, 2009 3:22 PM
To: Duke, Joel
Cc: 'Ginger Burton'; 'Marty Edge'; Mike Canham ; Pam Bryant; 'Pat Wangle'; 'Robin Dennis'; 'Sheree Ward'
Subject: Project Prattville - question and comment
Importance: High
Categories: Project Prattville 2009

Mr. Duke,

I heard of the Project Prattville meetings only after they had occurred. Luckily I saw the notice in this week's paper which directed me to the website for more information. I have a question about a particular issue which I am afraid may have been overlooked and am hopeful you can provide me with some information. Can you tell me if any discussion was mentioned

in any of the meetings regarding animal control or the humane society? As your homepage indicated the population has grown rapidly, so has the animal population and as the economy continues to cause slow, and apathy about animals remains, the number of animals we see in the shelter from city and county turn ins/pick ups continues to grow.

While we have been overwhelmed with animals the past few months and our efforts were focused on taking care of them, I don't think our interest (which is also a very important community issues) was represented.

I look forward to hearing from you and PLEASE include my name to any list of future meetings. Even if I am not able to attend, I will forward the information to other Board members.

Alice Floyd
PAHS
Vice President and
Volunteer Coordinator

Duke, Joel

From: Gerald Cimis [gcimis@charter.net]
Sent: Wednesday, December 02, 2009 4:10 PM
To: Duke, Joel
Subject: Comp Plan Issue

Importance: High

Categories: Project Prattville 2009

Hi Joel,

Received email re Public Hearing for proposed Comp Plan on Dec 8 at 6 PM. In reviewing the "City Wide Plans Part I" Sec 2.2 Figure 2.2 color coded map "Extended Land Use" page 2.18 (page 19 of pdf file) it appears that Fifth St. between Chestnut and Court Sts is color coded incorrectly. The map shows the entire north and south side of this Fifth St. block as Blue = Institutional except for the house on SW (my house) corner of Chestnut & Fifth St and NW (Mrs. Post's house) corner of Chestnut and Fifth which is shown correctly as Yellow = Low density residential. Hence it appears that 6 residential houses (3 on north and 3 on south) on Fifth St are being planned for institutional use. If this is accurate, I'm sure these residents will take strong objection to this at the hearing. I wanted to check with you before I talk to the neighbors.

As we have discussed before, the dividing line between residential and non-residential on this block of Fifth St. is the creek that runs just to east of Drivers License office and Bail Bonds Office.

Please let me know ASAP on this since this apparently will need correction.

Thanks,

Jerry

Cell 328-5081

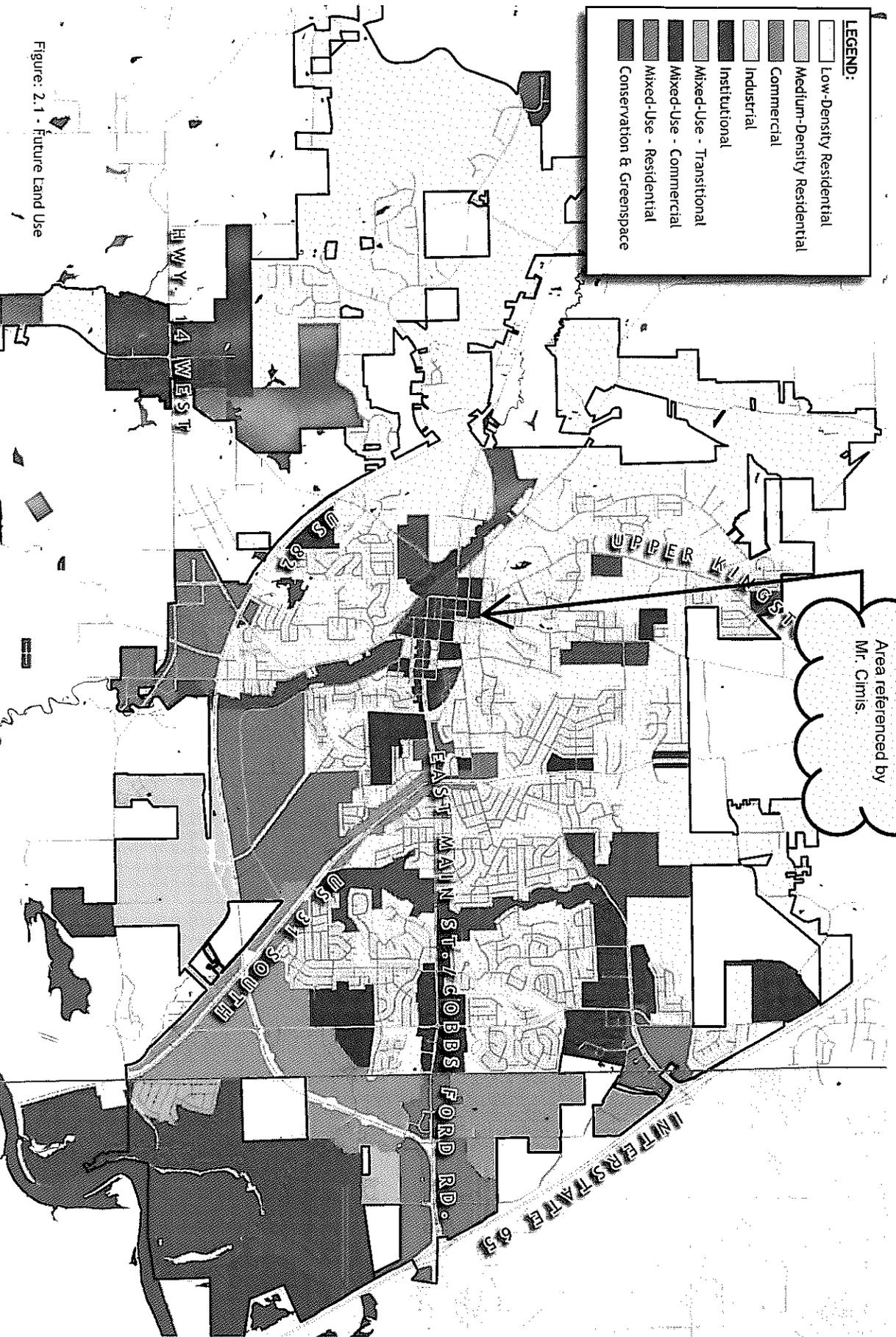


Figure: 2.1 - Future Land Use

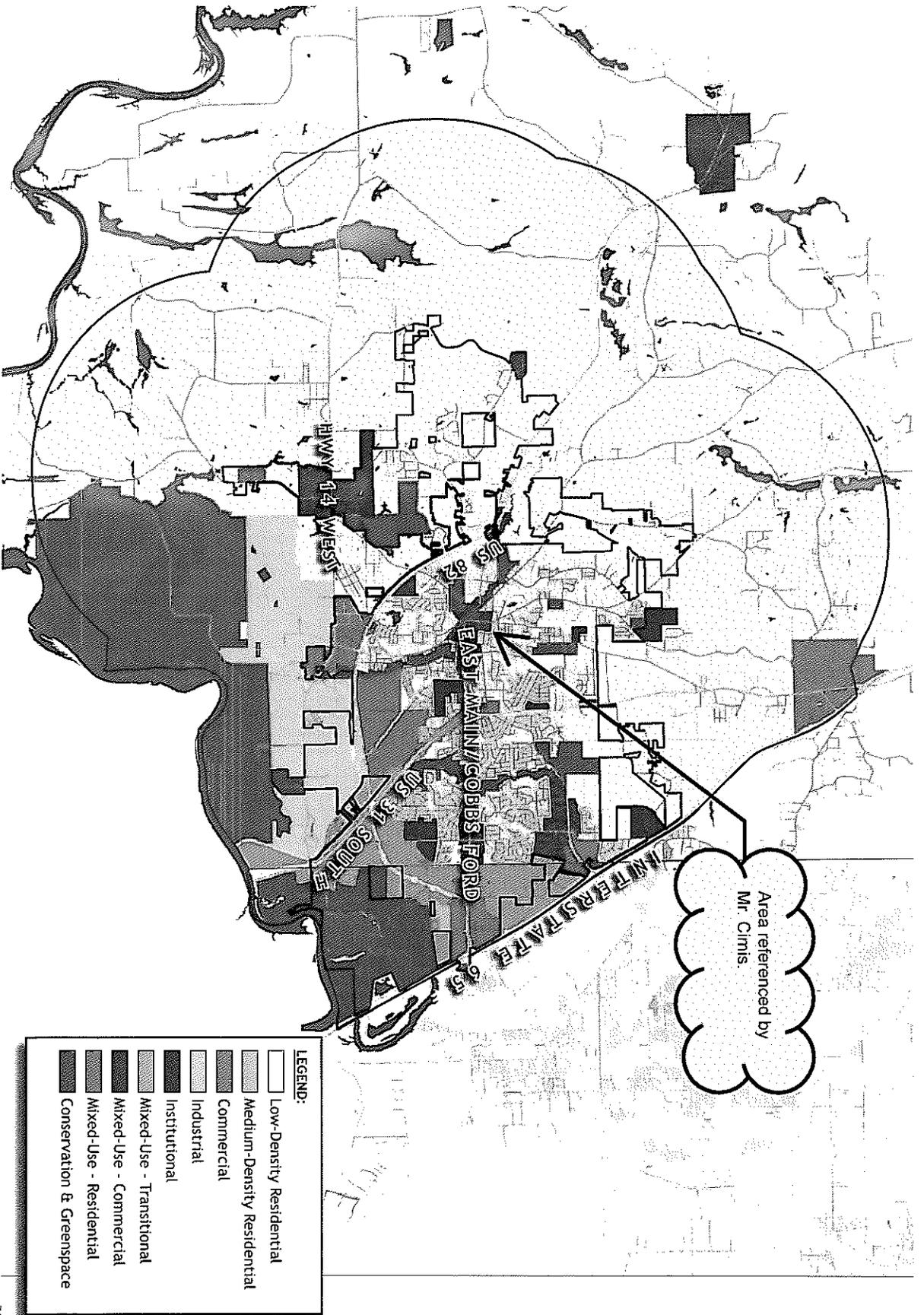


Figure: 2.2 - Extended Future Land Use

3

Duke, Joel

From: Timothy B Smith [timothy.b.smith.imnv@statefarm.com]
Sent: Thursday, December 10, 2009 12:00 PM
To: Duke, Joel
Subject: Bob Lee- comments submitted concerning Project Prattville

Importance: High

Categories: Project Prattville 2009

Joel-

Bob Lee gave me a call yesterday. He wanted to tell me about the open forum the Planning Commission had on Tuesday night concerning Project Prattville and that he regretted he could not attend. He asked if I might have made the meeting. I revisited with him that I was given the honor of serving on that commission and I was in attendance. Today, he brought by some had written suggestions for fine tuning Project Prattville.

I will be more than happy to bring it to you; However, here is what I think he says:

1. No mention of litter. *He also invited me and you as well as the other members of the planning commission to attend the meeting at the Chamber.* Enforce our litter codes.
2. Tourism is a big source of income for Prattville we need to focus on not only big events like the LPGA but also on our infrastructure. Try to get a charity golf tournament each year to provide money for such things as new gardens??-*unsure of word.* Maybe Mickerson or another big name. He has a paragraph about the city horticulturalist/ forester establishing the Condoleezza Rice Cultural Garden to give us fragrances- *not sure*
3. Medical Matters are not mentioned- we need more specialists. Information on stroke victims.
4. Cotton museum with storm shelter. Multipurpose facility.

I will be happy to fax or send this to you.

Tim

4

Duke, Joel

From: Jeffcoat Engineers [jeffcoatllc@jeffcoateng.com]
Sent: Monday, December 14, 2009 4:09 PM
To: Duke, Joel
Cc: mayor; tom.miller
Subject: Proposed Comprehensive Plan / Lake Haven Subdivision
Attachments: Teresa C. Walley.vcf

Importance: High

Categories: Project Prattville 2009

Joel,

I attended one meeting (second, I think) where the public was invited for comments on the comprehensive plan at the Doster Center as a land owner and noticed that the maps did not seem to affect the property we own known as Lake Haven. I talked with you about this and you said not to be too concerned, that you didn't think there would be any changes in that area. Today I realized that the proposed comprehensive plan is quite different and as a land owner, your proposal will adversely affect our property that was purchased and intended to be residential and park area. Some of the property along Pine Creek has already been planned by us to be conservation and green space area and we have shown that on our maps that have gone before you during the last year in an effort to try to gain sketch plan approval of the extension of Lake Haven Way to East Main Street. Adjacent lands of Lake Haven are shown to be R-2 on your zoning map.

All of our sketch plan maps have shown this area to be approximately twenty-five acres of conservation and green space which is approximately half of the land that we own and we would like for the land use plan to reflect the approximate delineations of the area next to the creek that we have proposed to reserve for conservation and green space. You have these maps available in your office. If we can provide additional information for a more exact description, we would be happy to do so. I am asking that you change the future land use plan accordingly.

Guthrie Jeffcoat
Jeffcoat Engineers & Surveyors, LLC
928 South Hull Street
Montgomery, Alabama 36104
334-265-1246 / 334-265-1268 (fax)
205-755-3677 (Clanton)
334-566-0030 (Troy)

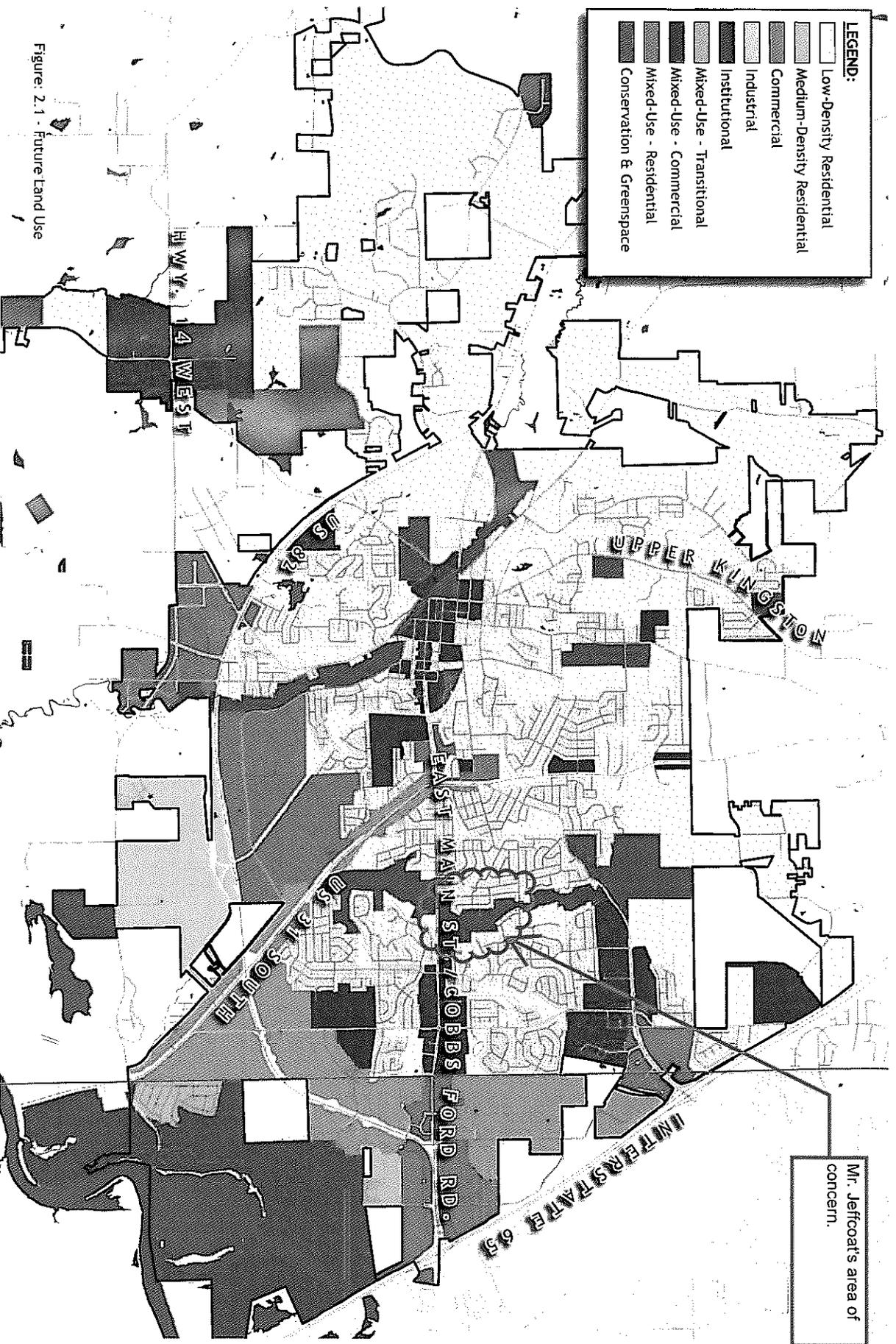


Figure: 2.1 - Future Land Use

Duke, Joel

From: Jeffcoat Engineers [jeffcoatllc@jeffcoateng.com]
Sent: Tuesday, January 05, 2010 4:43 PM
To: Duke, Joel
Cc: tom.miller; mayor
Subject: Prattville Proposed Land Use Plan / Lake Haven
Attachments: Teresa C. Walley.vcf

Joel,

I have discussed with you and have presented verbally and in writing to the Planning Commission a request that the proposed land use plan be amended to exclude that land of CVJGJ Land Development, LLC lying on the east side of it's land parcel from the conservation classification and leave it with a land use compatible with R-2 zoning, but I have heard nothing from you. Who actually decided on these land uses which appear on the map that has been circulated by the Planning Commission? What is the mechanism by which I can address the proposed change and get a discussion before it goes to a yes/no vote of the Planning Commission later this month? Will it go from the Planning Commission to the City Council for a vote? Does the Council have to approve to make it accepted and legal?

Would you please answer some of these basic questions for me and allow this area to be considered for my proposed change? Please let me hear from you soon. Thank you.

Guthrie Jeffcoat
Jeffcoat Engineers & Surveyors, LLC
928 South Hull Street
Montgomery, Alabama 36104
334-265-1246 / 334-265-1268 (fax)
205-755-3677 (Clanton)
334-566-0030 (Troy)

4

Teresa Walley

From: "Jeffcoat Engineers" <jeffcoatllc@jeffcoateng.com>
 To: <leslie.redmond@prattvilleal.gov>
 Sent: Wednesday, January 13, 2010 1:18 PM
 Attach: 9376_BASE_GREEN SPACE.PDF
 Subject: Fw: Lake Haven Green Space Delineation Line

O Guthrie Jeffcoat, Jr.
 P E. & L.S.

Jeffcoat Engineers & Surveyors, LLC
 928 South Hull Street
 Montgomery, Alabama 36104
 334-265-1246 / 334-265-1268 (fax)
 205-755-3677 (Clanton)
 334-566-0030 (Troy)

----- Original Message -----

From: "Jeffcoat Engineers" <jeffcoatllc@jeffcoateng.com>
 To: "Duke, Joel" <Joel.Duke@prattvilleal.gov>
 Sent: Tuesday, January 12, 2010 9:46 AM
 Subject: Fw: Lake Haven Green Space Delineation Line

> From: "Jeffcoat Engineers" <jeffcoatllc@jeffcoateng.com>
 > To: "Duke, Joel" <joel.duke@prattville.com>
 > Sent: Monday, January 11, 2010 11:45 AM
 > Subject: Lake Haven Green Space Delineation Line

>

>

>>

>> Joel,

>>

>> I have prepared a boundary map of the Lake Haven property showing our
 >> suggested delineation line between the green space and the residential
 >> development. This would conform to any proposed development that we might
 >> get approved by the city on a future date and it would take that obvious
 >> development land of Lake Haven out of green space and would also take
 >> that

>> land that you are showing that belongs to the church out of the green
 >> space.

>> I would appreciate it if you could include this suggestion in the final
 >> land

>> use planning maps that are being considered by the Planning Commission.

>> Please advise. Thank you.

>>

>> Guthrie Jeffcoat

>> Jeffcoat Engineers & Surveyors, LLC

>> 928 South Hull Street

>> Montgomery, Alabama 36104

>> 334-265-1246 / 334-265-1268 (fax)

>> 205-755-3677 (Clanton)



4

Duke, Joel

From: Jeffcoat Engineers [jeffcoatllc@jeffcoateng.com]
Sent: Thursday, January 14, 2010 2:05 PM
To: Duke, Joel
Subject: Prattville Proposed Land Use Plan/Lake Haven
Attachments: Teresa C. Walley.vcf

Joel,

Thanks for your response yesterday. I note in your third paragraph where you say that the commission has the "option of taking additional comments" on the proposed plans and I would appreciate you placing this on the agenda and giving me five minutes to express myself as to why the easternmost 22 acres out of a total of 70 acres should be reserved for developable property, namely residential as has been planned for the last fifteen years. I want to make a short presentation and ask that the commission amend figure 2.1, Future Land Use Plan to show this as residential and I will certainly agree that the westernmost 48 acres be reserved for conservation and green space. Would you please acknowledge that I can have my five minutes on the agenda for consideration by the Planning Commission? Thank you.

Guthrie Jeffcoat
Jeffcoat Engineers & Surveyors, LLC
928 South Hull Street
Montgomery, Alabama 36104
334-265-1246 / 334-265-1268 (fax)
205-755-3677 (Clanton)
334-566-0030 (Troy)

4

Duke, Joel

From: Jeffcoat Engineers [jeffcoatllc@jeffcoateng.com]
Sent: Thursday, January 14, 2010 2:25 PM
To: Gardner, Reuben
Cc: tom.miller; mayor; Bobby Nelson; Brown, Terry; GHVH2@knology.net; pauladcarpenter@charter.net; McAuley, Roy; Tim Smith; Dennis Madsen; Duke, Joel
Subject: Prattville Proposed Land Use Plan/Lake Haven
Attachments: Teresa C. Walley.vcf

Mr. Gardner:

This is a request that CVJGJ Land Development, LLC be placed on the agenda for next Thursday, January 21, 2010 of the Prattville Planning Commission prior to your vote on the comprehensive plan that's known as Project Prattville. At the last meeting on December 17, 2009 I requested that you amend that plan by placing the easternmost 22 acres of the Lake Haven Lands in a residential classification while placing the westernmost 48 acres in a conservation green space classification. This is very important to the developer and I think it's very important for the City of Prattville for you to give this consideration. You are aware that I have been for over a year now trying to work with the Planning Commission in arriving at a satisfactory layout of residential lots on that eastern 22 acres. Thanks for your consideration in advance. I promise to be as brief as possible in my presentation (five minutes needed).

Guthrie Jeffcoat
Jeffcoat Engineers & Surveyors, LLC
928 South Hull Street
Montgomery, Alabama 36104
334-265-1246 / 334-265-1268 (fax)
205-755-3677 (Clanton)
334-566-0030 (Troy)

District Five (Downtown East) and the Historic Downtown. By combining the Historic Downtown and the “Downtown East” Planning District, the study would look at how development would occur within and around the Prattville core. Particular attention would be paid to historic context and the maintenance of a neighborhood scale, while accommodating newer, higher density development to the east.

- District Four (Prattmont). This study would be geared towards identifying redevelopment opportunities within Prattmont, and illustrating how they might be reconfigured. It would be important not only to make the redevelopment worthwhile, but also to insure that it has a positive impact on the surrounding neighborhoods.
- District Six (Highway 14 East). This district has the potential to be quite busy once the economy begins to pick back up, and planning for specific dispersal of mixed-use elements within the area would help focus new growth in a healthy and effective manner.
- District Two (Old Farm Lane). This district is heavily illustrated in Section II, but might benefit from additional examination and detail, especially given the likelihood of redevelopment, and the variety of uses designated as appropriate for the district.

Northern Infrastructure Delivery Plan. As mentioned in Section II, it can be more cost-effective and less disruptive if service need is identified and addressed before the bulk of development occurs. The City would indeed be “going out on a limb” somewhat by installing infrastructure before users have committed,

but given the market projections, this is not a huge risk. Likewise, by providing this infrastructure ahead of time, the City creates a “self-fulfilling projection” in that the services would then attract development to the served area. Depending on financing, this study could be limited solely to a paper plan until such time as it is needed, or the City could perform preemptive installation as funding allows (recognizing that the tax base is often needed to pay for infrastructure to that base).

Park-n-Ride Feasibility Study. This may be as simple as an on-line or mailer survey of commuters, or complex as a formal transportation study of traffic timing and patterns. It should investigate logical coordinated sites for parking, and should recommend a process or tool for coordinating shared rides.

Parks Target Area Study. Working off the Parks and Trail Network Plan in Section II, the City can increase the specificity in locating future greenspaces. This would include looking at sites that are open/vacant, topographically appropriate, and amenable to acquisition. It should simultaneously examine proximity to existing and future residential concentrations, commercial areas, and proposed segments on the trail network.

Public Works Needs Assessment. Primarily regarding location and condition of facilities, and examining sufficiency related to current and future resident numbers and locations. Peripherally related, an increase in human population often results in a corresponding spike in the domesticated animal population. Recognizing that, the City should - in conjunction with the general plan review - examine and revise the revenue stream and employment agreements associated with the local Humane Society.



Sample image: Community park space