



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: December 3, 2010

TO: Alisa Morgan

FROM: Joel T. Duke, City Planner 

RE: Pendlebrooke South Sketch Plan
Follow-up to November 18, 2010 Planning Commission Meeting

CC: file – Pendlebrook South sketch plan

At their November 18, 2010 meeting, the Prattville Planning Commission considered and approved the sketch plan for Pendlebrooke South subdivision contingent on the petitioners and city staff agreeing on the location of a secondary access to that portion of the subdivision west of a central drainage way.

On November 24, 2010, a meeting was held between Brian Stone (Stone Martin Builders), Blake Rice (Barrett Simpson Engineers), Robby Anderson, Terry Brown and me. At the conclusion of that meeting, all parties agreed that stubbing-out either of the two southern most east/west roads to the west in the subdivision's initial phase (west of the drainage way) would be sufficient to provide a secondary access. A revised sketch plan will be submitted to the Planning Department to be included in the project file as record copy.

A copy of this memorandum should be included with the final minutes of the November 18, 2010 meeting.





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DISTRICT 7

City of Prattville Planning Commission

The minutes of the November 18, 2010 meeting of the City of Prattville Planning Commission were approved.

1/20/11

Roy McAuley, Vice-Chairman

Date



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CITY OF PRATTVILLE PLANNING COMMISSION AGENDA November 18, 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.

Minutes:

October 21, 2010

Old Business:

1. Final: Brookstone, Plat 9A (*Re-plat*)
Located on Briarcliff Place
Owner: Aronov Realty
Representative: Goodwyn, Mills & Cawood

Tabled 10/21

New Business:

2. Zoning: R4 (Multi-Family Residential)
Located at 549 Covered Bridge Parkway
Petitioner: Brentwood Landing II Apartments, LTD
Representative: Thomas N. Ward
Engineer: Larry E. Speaks and Associates, Inc.
3. Zoning: R4 (Multi-Family Residential)
Located at Covered Bridge Parkway
Petitioner: A & B Properties II, LLC
Representative: Thomas N. Ward
Engineer: Larry E. Speaks and Associates, Inc.
4. Zoning: R3 & R5 (Single Family Residential)
Located at Old Ridge Road
Petitioner: Avant Property
Representative: Larry Avant
Engineer: Land Surveying, Inc.
5. Final: Avalon Forest, Plat 2B (*Re-plat*)
Located at Sweetbriar Court
Owner: Larry Smith
Representative: Alabama Land Surveying, Inc.
6. Final: Prattmont Heights Lots 13-16 (*Re-plat*)
Located at 1001 & 1003 East Main Street
Owner: Roland and Dixie Hepburn
Representative: Ron Henderson Engineering
7. Sketch Plan: Pendlebrooke South Subdivision (Avant Property)
Located at Old Ridge Road
Owner: Larry & Diane Avant
Representative: Barrett-Simpson, Inc.

*Public Hearing
District 4*

*Public Hearing
District 4*

*Public Hearing
Outside City Limits*

District

District

Outside City Limits

Miscellaneous:

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES
November 18, 2010**

Call to order:

The regular meeting of the Prattville Planning Commission was held on November 18, 2010. Vice-Chairman Roy McAuley called the meeting to order at 3:09 p.m.

Roll Call:

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

(Quorum present)

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

Minutes:

Mr. Nelson moved to approve the minutes of the October 21, 2010 meeting. Mr. Smith seconded the motion. The motion passed unanimously.

With agreement from the Commissioners, Vice-Chairman McAuley changed the order that the business items would be heard.

Old Business:

- 1. Final: Brookstone, Plat 9A (Re-plat)
Located on Briarcliff Place
Owner: Aronov Realty
Representative: Goodwyn, Mills & Cawood**

The final plat of Brookstone, Plat 9-A was introduced for a replat at the previous meeting (10/21/10). The item was tabled to allow time for a survey to be presented to ensure that the structure was not built on an easement. Mr. Nelson moved to bring the request to the floor for discussion. Mr. Smith seconded the motion. The motion passed unanimously.

Wendy Irvin and Donnie Summerlin of Aronov Homes, representatives, presented a copy of a survey showing that the structures built on the lots were not on an easement. They requested that they be able to move forward to move the lot lines as presented in the site plan.

Mr. Duke stated that realignment of the property line places the drainage easement in the rear yard of Lot 74 and front yard of Lot 73. The staff recommends that the lots remain as originally platted so that the drainage easement remains along the common property line.

The vote was called. The motion to approve as proposed failed by 3/3 vote. The votes are as recorded. Favor: Mayor Byard, Mr. Smith, and Vice-Chair McAuley. Oppose: Councilman Miller, Chief Brown, and Mr. Nelson.

New Business:

2. Zoning: R4 (Multi-Family Residential)

Located at 549 Covered Bridge Parkway

Petitioner: Brentwood Landing II Apartments, LTD

Representative: Thomas N. Ward

Engineer: Larry E. Speaks and Associates, Inc.

Greg Gillian of Larry Speaks & Associates, petitioner representative, introduced the zoning request for 549 Covered Bridge Parkway and the adjacent five acre property on Covered Bridge Parkway to zone the property to R-4, Multi-Family use.

Mr. Duke stated that the petitioner has made petition to the city for annexation along with the zoning request. He stated that the zoning is appropriate with the existing use and the adjacent five acres. The zoning is consistent with the city's Comprehensive Plan.

Vice-Chairman McAuley opened the public hearing. There were none to speak. The public hearing was closed.

Chief Brown introduced a resolution recommending approval to zone the property at 549 Covered Bridge Parkway to R-4 and moved for its approval. Mr. Nelson seconded the motion.

The motion to approve passed unanimously.

3. Zoning: R4 (Multi-Family Residential)

Located at Covered Bridge Parkway

Petitioner: A & B Properties II, LLC

Representative: Thomas N. Ward

Engineer: Larry E. Speaks and Associates, Inc.

Councilman Miller introduced a resolution recommending approval to zone the property at Covered Bridge Parkway to R-4 and moved for its approval. Mr. Nelson seconded the motion.

The motion to approve passed unanimously.

5. Final: Avalon Forest, Plat 2B (Re-plat)

Located at Sweetbriar Court

Owner: Larry Smith

Representative: Alabama Land Surveying, Inc.

There was no representative for the Final Plat of Avalon Forest to replat the property.

Mr. Duke stated that the replat would adjoin four lots into one lot as presented. All lots are owned by the same individual.

Mayor Byard moved to approve the replat of Avalon Forest, Plat 2B. Mr. Smith seconded the motion.

The motion to approve passed unanimously.

- 6. Final: Prattmont Heights Lots 13-16 (Re-plat)**
Located at 1001 & 1003 East Main Street
Owner: Roland and Dixie Hepburn
Representative: Ron Henderson Engineering

Ron Henderson, petitioner representative, presented the replat of the Final Plat of Prattmont Heights Lots 13-16. He stated that the four lots would be divided into two lots. There is currently a structure on Lot 15-A (as replatted) and there has been a structure recently moved onto Lot 13-A (as replatted). He stated that they have complied with all city requirements.

Mr. Duke stated that the property was rezoned years ago from residential to business. Recently a structure moved onto lots 13 and 14 and the owners have complied with city regulations. He recommended approval.

Chief Brown moved to approve the re-plat of Prattmont Heights Lots 13-16. Councilman Miller seconded the motion.

The motion to approve passed unanimously.

- 4. Zoning: R3 & R5 (Single Family Residential)**
Located at Old Ridge Road
Petitioner: Avant Property
Representative: Larry Avant
Engineer: Land Surveying, Inc.
- 7. Sketch Plan: Pendlebrooke South Subdivision (Avant Property)**
Located at Old Ridge Road
Owner: Larry & Diane Avant
Representative: Barrett-Simpson, Inc.

Blake Rice of Barrett-Simpson, Inc., petitioner representative, presented the sketch plan of Pendlebrooke South Subdivision. The owner is in the process of petitioning for annexation and zoning. The proposed use is for single family residential. He stated that the proposed common area would be used as detention area.

Mr. Duke stated that Pendlebrooke Subdivision (Phase 1) was approved for final plat early 2010 (1/21/10) 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. Since that time the owner filed bankruptcy and was unable to complete those improvements. A letter of credit was issued to the city, which funds have been collected and those remaining improvements are in progress. He stated Phase 1 of Pendlebrooke Subdivision (north) is zoned R-2, Phase 2 is zoned R-3 and R-5.

Mr. Smith raised the question of additional access made available especially directly across from Calumet Parkway. Mr. Duke explained that there is a long range plan for the extension of Old Farm Lane to cross Highway 14 East and go through the Laney property which will eventually tie into near Riverton Drive. The concern for the city is that the amount of congestion that will

increase on Old Ridge Road as the area grows. Preferably it is best to avoid another intersection there.

Vice-Chairman McAuley asked if there was a proposal for green space. Mr. Duke stated that the drainage area as proposed by the petitioner would make a good start to use as natural green space. He stated that the overall sketch plan by the developer shows a park that would tie in with the park that was reserved for Phase 3 of Pendlebrooke 1. Mr. Rice stated that their intent is to create very shallow low line detention interior to the ravine area which would allow more natural grassy area for the green space. The ravine area runs the length of the development and is approximately 200' wide.

Mr. Duke stated that the development is proposed to have 106 lots; 28 lots zoned as R-5, 76 lots zoned as R-3 and 2-lots shown as common area.

Vice-Chairman McAuley opened the public hearing.

Fred Lieder, 109 Ashton Oak Court, stated that he is opposed to the R-5 zoning. He also spoke on concerns of water flow during construction and would like to see a buffer along the back fence to allow good flow of drainage so that his property is not flooded. He finally mentioned that on the existing property being zoned farmland, he wanted to be sure any chemicals or pesticides are properly alleviated when development begins.

Larry Avant, property owner, addressed the concerns of drainage stating that the current water drainage is coming from existing homes in the area.

After no further comments, the public hearing was closed.

**Note: Councilman Miller was dismissed at 3:54 before the voting of the request.*

Mr. Smith introduced a resolution recommending approval to zone the property at Old Ridge Road to R-3 and R-5 and moved for its approval. Mr. Nelson seconded the motion.

Mr. Duke stated that the zoning request is consistent with the adopted Future Land Use Plan, the Comprehensive Plan and previous zoning decisions and recommendations by this body.

The motion to approve passed unanimously.

Mayor Byard introduced a resolution recommending approval for the sketch plan of Pendlebrooke South Subdivision and moved for its approval. Mr. Nelson seconded the motion.

Mr. Duke stated that the subdivision is design with an access road (Street A) that loops within that provides relative connection. The staff has asked that an additional street connection to the west be provided across the ravine (between Lots 29 & 30 or Lots 34 & 35).

Mr. Rice stated that crossing the ravine a secondary time pose a number of challenges but is possible to provide connection in another location of the subdivision. He stated that once the property is developed the drainage concerns posed by Mr. Lieder would be alleviated. He also addressed the issue of pesticides and farming chemicals stating that if there was any existing problems it would be evident now.

Chief Brown posed his concerns to the issue of connectivity. He stated that what the developers are offering is in violation of the International Fire Code because of the lack of additional access. He recommended that the sketch plan be held and go to committee for further review.

The developers and commissioners tossed several ideas alternative to an additional access. Chairman McAuley called a recess at 4:20. The meeting resumed at 4:30 with same members present. They were in agreement to approve the sketch plan with the caveat that a solution to additional access be worked out with city staff. If the matter is not resolved, the petitioner will appear again at the December 16th meeting.

Mayor Byard moved to approve contingent that a solution is worked out for a secondary access that meets the fire codes and is acceptable to the (Engineering and Planning) staff. Mr. Nelson seconded the motion.

The motion to amend passed unanimously.

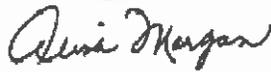
The amended motion passed unanimously.

Miscellaneous:

Adjourn:

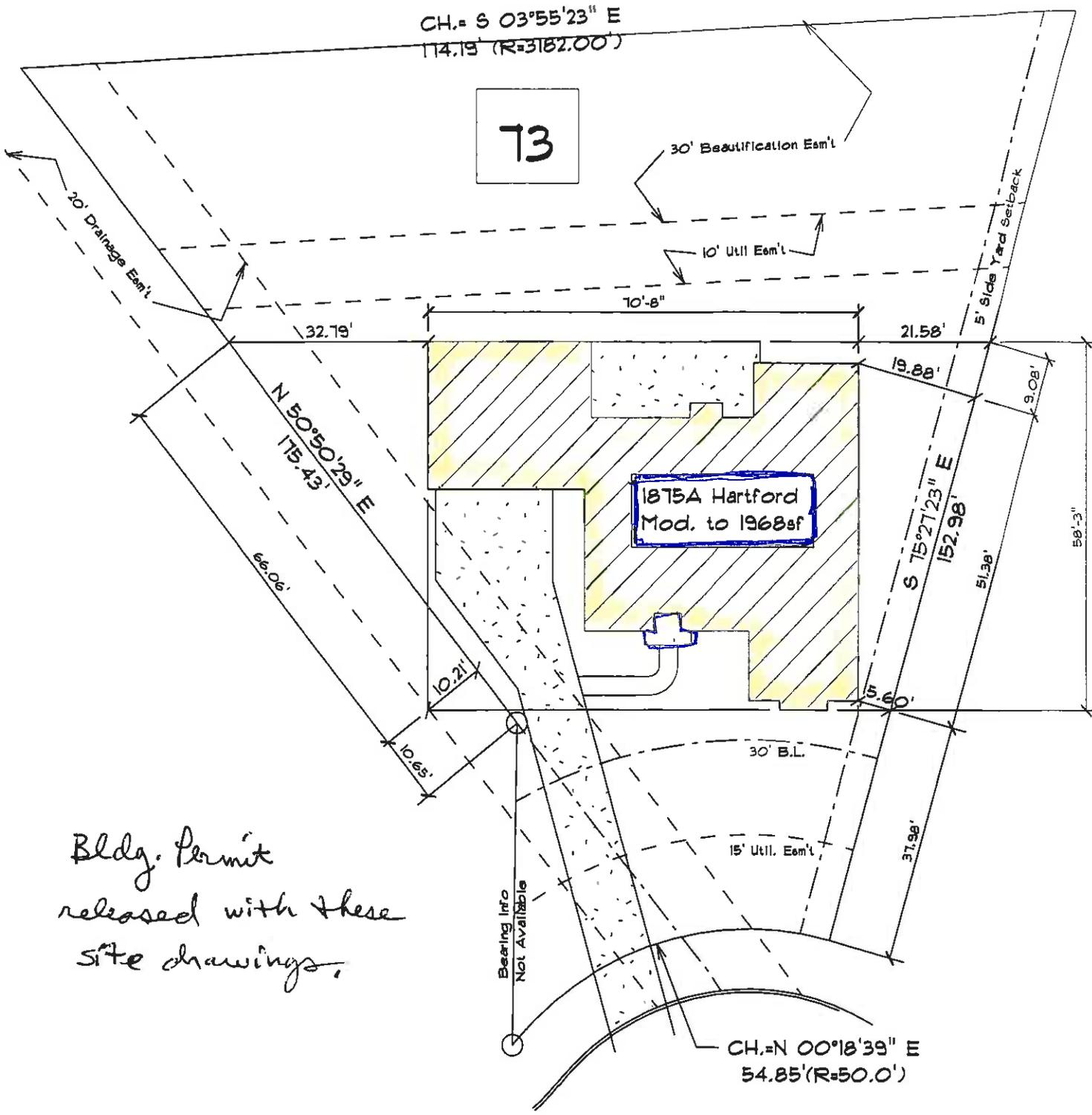
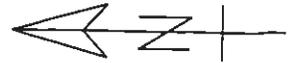
The meeting was adjourned at 4:32 p.m.

Respectfully submitted,



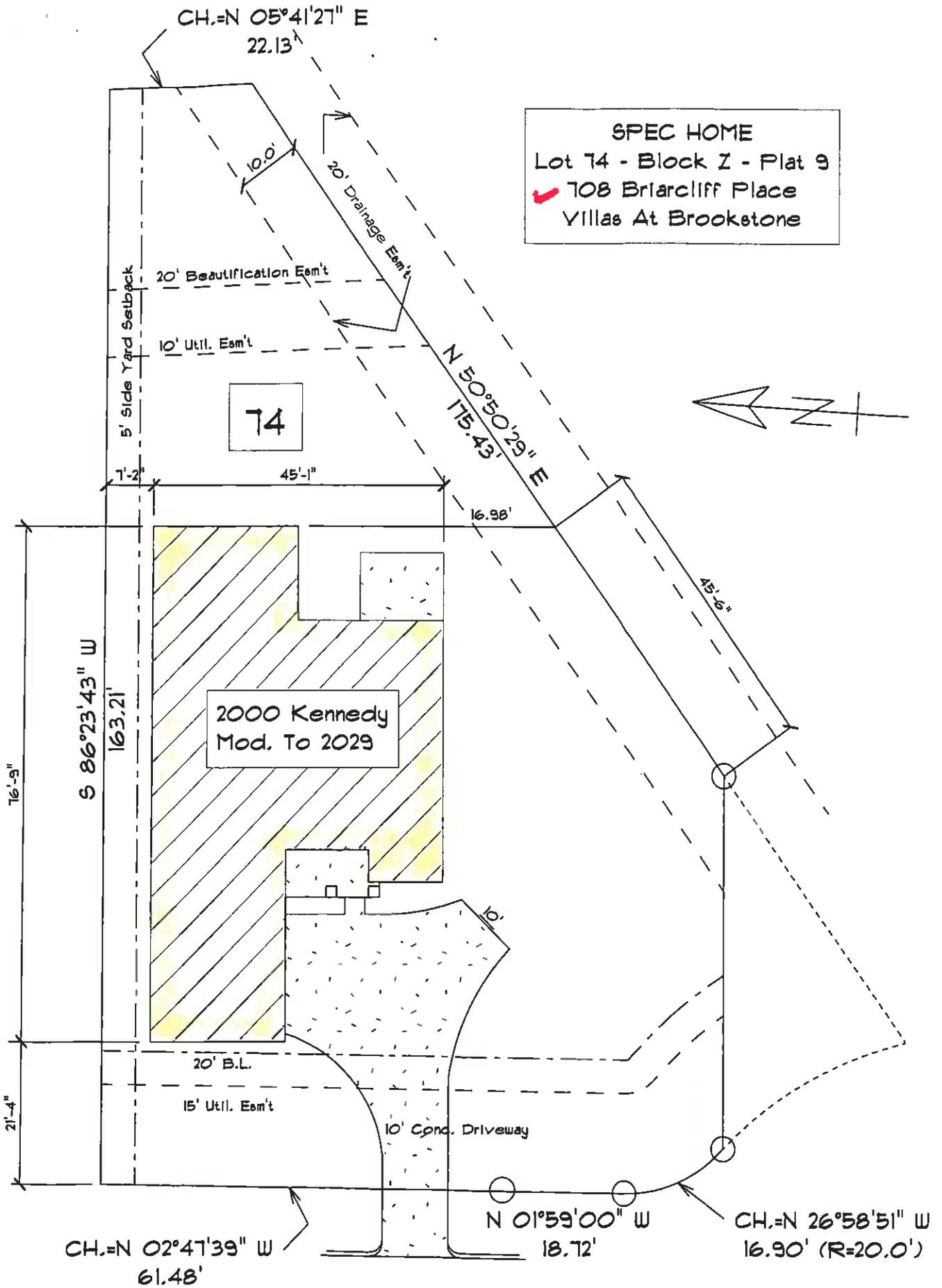
Alisa Morgan, Secretary
Prattville Planning Commission

SPEC HOME
 Lot 73 - Block z - Plat 9
 ✓ 706 Briarcliff Place
 Villas At Brookstone



*Bldg. Permit
 released with these
 site drawings.*

SITE PLAN
 Scale: 1" = 20'



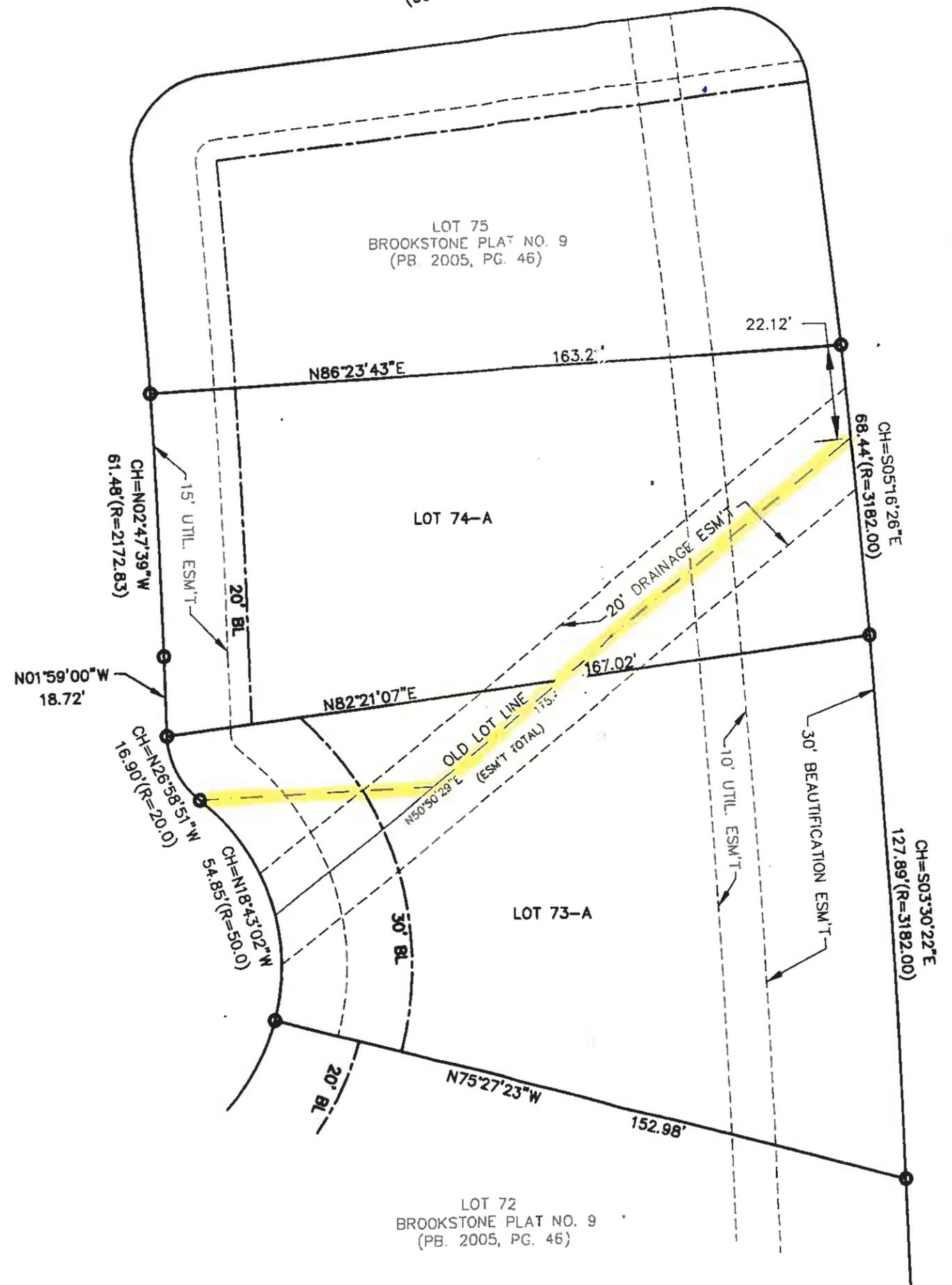
LARKWOOD DRIVE
(50' ROW)

○ = FOUND 5/8" REBAR
GMC CAP #CA00156

SOURCE OF INFO:
BROOKSTONE PLAT NO.
PLAT BOOK: 2005 PAC

BRG. REF.
BROOKSTONE PLAT NO.
PLAT BOOK: 2005 PAC

BRIARCLIFF PLACE
(50' ROW)



MCQUEEN SMITH ROAD
(ROW VARIES)

OFFICE OF THE JUDGE OF PROBATE
STATE OF ALABAMA
Autauga COUNTY

I hereby certify that this plat or map was filed in th
of _____, 2010, at _____ o'clock a.m./p.m. and reco
maps, page _____ recording _____ paid.

JUDGE OF PROBATE
Autauga County, Alabama



SEP 2010

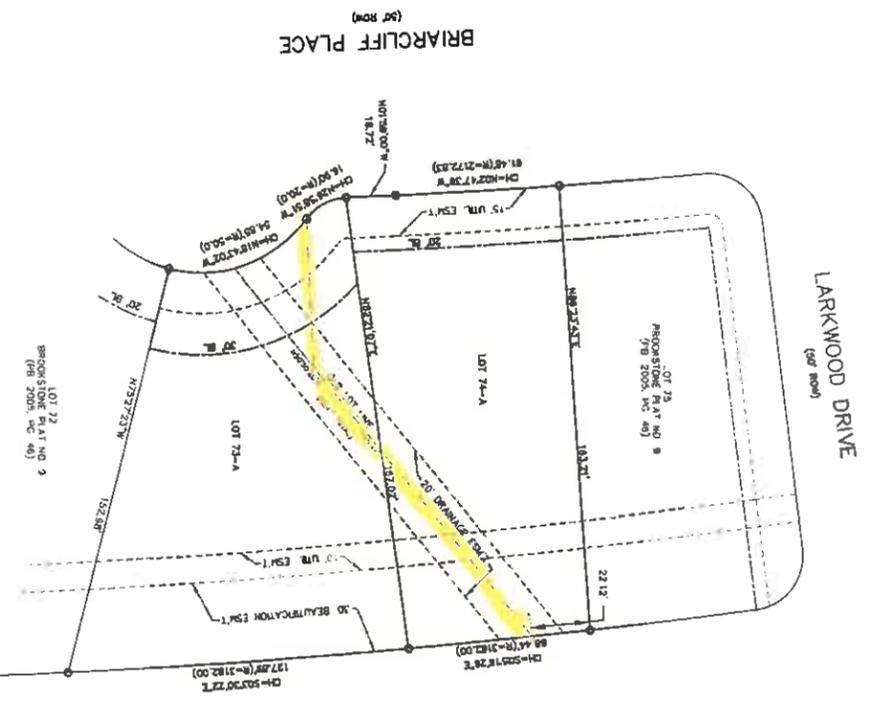
Map of
Brookstone Plat No. 9-A
Being a Part of Plat No. 73 & 74 of Sec. 48
Being in the Southeast Quarter of the
Homestead Quarter 11
T-17-N, R-18-E
Autauga County, Alabama

Goodwyn, Mills & Cowood, Inc.
Engineers - Architects - Planners - Surveyors

2600 Eastchase Lane, Suite 200
Prattville, Alabama 36070
Office (334) 371-3300
Fax (334) 371-1588

Scale: 1"=30'

Sheet	Area	Volume	Area	Volume
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2	1.00	1.00	1.00	1.00
3	1.00	1.00	1.00	1.00
4	1.00	1.00	1.00	1.00
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98	1.00	1.00	1.00	1.00
99	1.00	1.00	1.00	1.00
100	1.00	1.00	1.00	1.00



LOT 73
BROOKSTONE PLAT NO. 9
(P&M 2005, MC 48)

LOT 74-A

LOT 75-A

LOT 75
BROOKSTONE PLAT NO. 9
(P&M 2005, MC 48)

McQUEEN SMITH ROAD
(SEE VARIANCE)

LARKWOOD DRIVE
(SEE P&M)

BRIARCLIFF PLACE
(SEE P&M)

SOURCE OF INFO:
BROOKSTONE PLAT NO. 9
PLAT BOOK 2005 PAGE 48

2010 REV.
BROOKSTONE PLAT NO. 9
PLAT BOOK 2005 PAGE 48

OFFICE OF THE JUDGE OF PROBATE
STATE OF ALABAMA
AUTAUGA COUNTY

I hereby certify that this plat or map was read in this office for record this _____ day of _____, 2010, at _____ o'clock a.m./p.m. and recorded in book _____ of plate and maps, page _____ recording _____ paid.

JUDGE OF PROBATE
Autauga County, Alabama

CERTIFICATION OF APPROVAL BY THE CITY ENGINEERING DEPARTMENT

The undersigned, as authorized by the City Engineering Department of the City of Prattville, Alabama, hereby approved the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this _____ day of _____, 2010.

CITY ENGINEERING DEPARTMENT

CERTIFICATION OF APPROVAL BY THE WATER BOARD

The undersigned, as authorized by the Water Board of the City of Prattville, Alabama, hereby approved the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this _____ day of _____, 2010.

WATER BOARD

CERTIFICATE OF DIRECTOR OF PLANNING & DEVELOPMENT

The undersigned, as Director of Planning & Development of the City of Prattville, Alabama hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this _____ day of _____, 2010.

Director of Planning & Development

CERTIFICATE OF DIRECTOR OF COUNTY HEALTH DEPARTMENT

The undersigned, as authorized by the Autauga County Health Department, Alabama hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this _____ day of _____, 2010.

Health Officer
AUTAUGA County, Alabama

CERTIFICATE OF COUNTY ENGINEER

The undersigned, being the County Engineer of Autauga County, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this _____ day of _____, 2010.

County Engineer
Prattville, Alabama

CERTIFICATE OF THE PRATTVILLE FIRE DEPARTMENT

The undersigned, as authorized by the Fire Department of the City of Prattville, Alabama hereby accepts the within plat for the recording of the same in the Probate Office of _____ County, Alabama, this _____ day of _____, 2010.

Fire Department

NOTES:

All utility and private access easements shown hereon, if any, are for the use of any utility which may require them. These easements include the rights of ingress and egress for maintenance of the property, utilities and appurtenances included therein, and the right of ingress and egress for the maintenance of the responsibility of the City of Prattville or County of Autauga, Alabama.

All easements or rights of way, except utility, private drainage, and private access easements, shown on the plat, if any, are hereby dedicated to the City of Prattville and/or County of Autauga, Alabama for public use. These dedicated easements include the rights of ingress and egress by City and County employees for maintenance of the property included in the easements. No permanent structure may be placed on any dedicated easement shown.

Private drainage easements shown on this plat, if any, are to be maintained on each lot by that lot's property owner. No lot owner shall fill, divert, or otherwise impede the flow of water across, along and/or under said private drainage easements.

Easements for sanitary sewer and water mains shown hereon, if any or if not previously dedicated, are hereby dedicated to the Water Works Board of the City of Prattville, Alabama, its successors and assigns for ingress and egress in the installation and maintenance of sanitary sewer and water lines and their appurtenances.

Streets shown hereon, if not previously dedicated, are hereby tendered for dedication to public use. The ownership and maintenance of Parcel "X" is the responsibility of the Home Owners Association.

The ownership of the 30' Beautification Easement along McQueen Smith Road rests with the individual lot owner. Maintenance of said Easement is the responsibility of the Homeowners Association.

FOR PROTECTIVE COVENANTS, RESTRICTIONS AND RESERVATIONS, SEE BROOKSTONE PLAT A RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA, IN PLAT BOOK 2005, PAGE 48 WHICH RECALMSANT ADJUSTS AND MAKES A PART HEREOF BY REFERENCE AS THOUGH FULLY SET FORTH HEREIN.

DEDICATION

STATE OF ALABAMA)
MONTCOMERY COUNTY)

The undersigned, Goodwyn, Mills & Cowood, LLC, an Alabama limited liability company, owner of the property shown above, hereby joins in, executes and signs this foregoing Surveyors Certificate, Map and Declaration of Pratteville instrument, executed the same voluntarily.

on Alabama limited liability company
Goodwyn, Mills & Cowood, LLC,
By: LLC Management, Inc.,
its Manager

By: _____
Idea F. Aycock
its President

NOTARY

STATE OF ALABAMA
COUNTY OF MONTGOMERY

Notary Public in and for said County, in said State, hereby certify that I, _____, a Notary known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily.

GIVEN under my hand and official seal this _____ day of _____, 2010.

My Commission Expires: _____

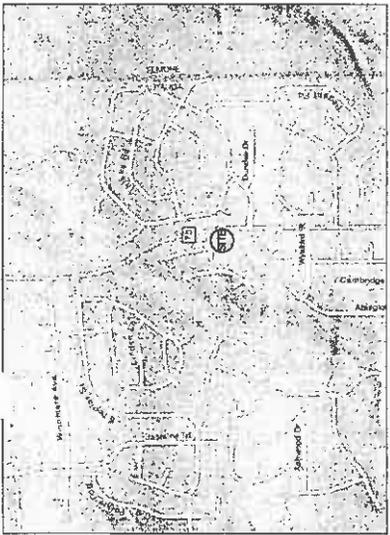
SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED
STATE OF ALABAMA
COUNTY OF AUTAUGA

I, _____, a registered Engineer/Surveyor of Prattville, Alabama hereby certify that I have surveyed the property shown above and that the same is situated in the Northeast Quarter of Section 11, T-17-N, R-18-E, Autauga County, Alabama, and contains 1,600 Acres, more or less.

WITNESS my hand this the _____ day of September, 2010.

Roy Jones
Registration #12282

#16000071



**Map of
Brookstone Plat No. 9-A**

Being a Report of Map, 75% of
Brookstone Plat No. 9 (PB 2005, PG 48)
Lying Within the Original Section of the
T-17-A, R-16-E
Autauga County, Alabama

Goodwyn, Mills & Cawood, INC.
Engineers - Architects - Planners - Surveyors
11 South Water Street
Birmingham, Alabama 35202
(205) 988-1000
Fax (205) 988-1003

2900 LeJeune South Blvd. 12D
Birmingham, Alabama 35233
(205) 988-1000
Fax (205) 988-4881

2800 Eastchase Lane, Suite 200
Montgomery, Alabama, 36109
Office (334) 271-3200
Fax (334) 272-1566

August 2010 Scale: 1"=30'

Other Checked	By	Date Checked	Other Checked	By	Date Checked
		07/27/05			07/27/05

AS APPLICABLE TO THE PROVISIONS OF THE ALA. STAT. CODE, TITLE 35, CHAPTER 24, SECTION 24-2-1

0 = FOUND 3/8" REBAR
ONE CAP #A000156

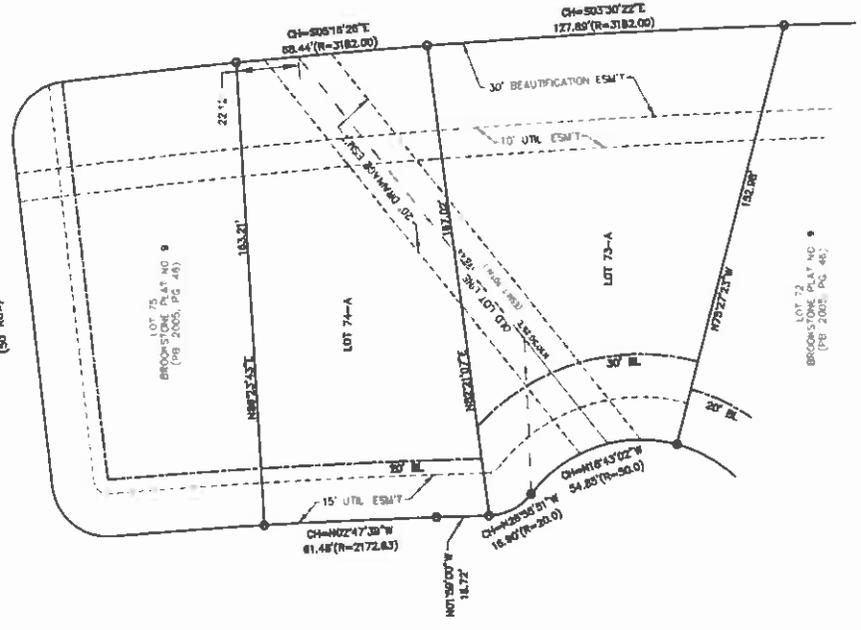
SOURCES OF INFO:

- BROOKSTONE PLAT NO. 9
PLAT BOOK 2005 PAGE 48
- TRAIL 2007
- BROOKSTONE PLAT NO. 9
PLAT BOOK 2005 PAGE 48

McQUEEN SMITH ROAD
(ROW VARIED)

LARKWOOD DRIVE
(60' ROW)

BRIARCLIFF PLACE
(60' ROW)



LOT 72
BROOKSTONE PLAT NO. 9
(PB 2005, PG 48)

OFFICE OF THE JUDGE OF PROBATE
STATE OF ALABAMA
AUTAUGA COUNTY

I hereby certify that this plat or map was filed in this office for record this the ___ day of _____, 2010, at _____ o'clock a.m./p.m. and recorded in book _____ of plate and maps, page _____ recording _____ paid.

JUDGE OF PROBATE
Autauga County, Alabama

NOTES:

All utility and private access easements shown herein, if any, are for the use of any utility which may require them. These easements include the rights of ingress and egress for maintenance of the property, facilities and apparatus included therein. All private drainage easements shown herein, if any, are for surface drainage as needed. Installation and maintenance of property in these easements are not the responsibility of the City of Prattville or County of Autauga, Alabama.

CERTIFICATION OF APPROVAL BY THE CITY ENGINEERING DEPARTMENT

The undersigned, as authorized by the City Engineering Department of the City of Prattville, Alabama, hereby approved the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the ___ day of _____, 2010.

FOUNDATION SURVEY

LEGAL DESCRIPTION:

STATE OF ALABAMA
 AUTAUGA COUNTY
 LOT 73 BLOCK --
 PLAT BROOKSTONE PLAT NO 9
 PLAT BOOK 2005 PAGE 46

ADDRESS:

706 BRIARCLIFF PLACE
 PRATTVILLE, ALABAMA

FLOOD INFO:

PANEL NO 01001C0356D
 DATE OF FLOOD MAP JUNE 16, 2009
 IS NOT LOCATED IN A SPECIAL
 FLOOD HAZARD AREA (ZONE X)

SOURCE OF INFO:

PLAT BROOKSTONE PLAT NO 9
 PLAT BOOK 2005 PAGE 46
 BRG. REF.
 PLAT BROOKSTONE PLAT NO 9
 PLAT BOOK 2005 PAGE 46

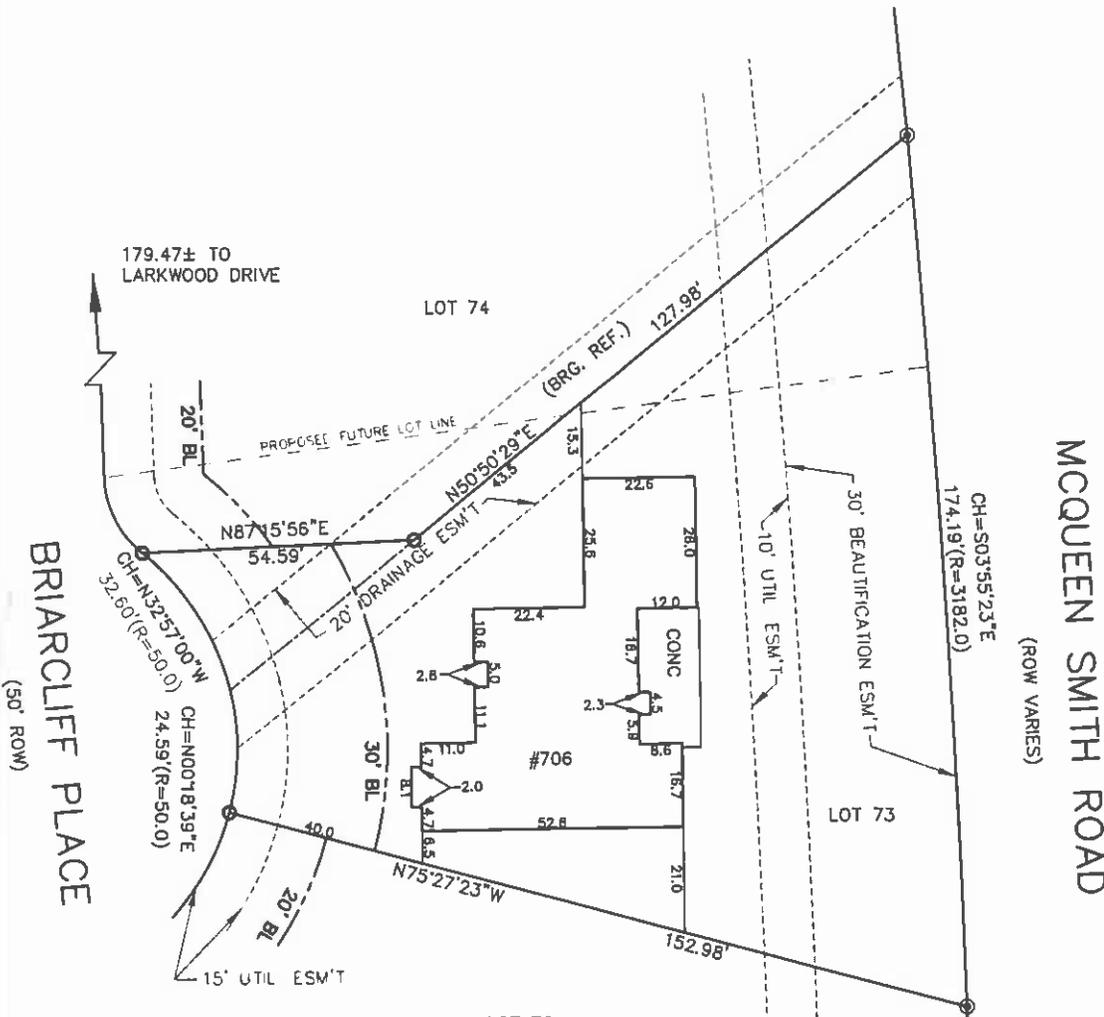
NOTE NO INTERIOR HOUSE DIMENSIONS VERIFIED



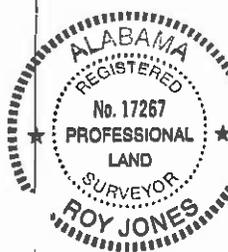
SCALE 1"=30'

- = FOUND 5/8" REBAR
GMC CAP #CA00156
- ⊙ = FOUND 5/8" REBAR
- = SET 1/2" REBAR
GMC CAP #CA00156

100049



RECEIVED
NOV 2010
H/ANNING



I, ROY JONES, A REGISTERED LAND SURVEYOR, DO HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

THIS THE 26TH DAY OF OCTOBER, 2010.

RJ
 ROY JONES AL REG NO 17267

DRAWN BY JP FB 1088

LEGAL DESCRIPTION:

STATE OF ALABAMA
 AUTAUGA COUNTY
 LOT: 74 BLOCK: --
 PLAT: BROOKSTONE PLAT NO. 9
 PLAT BOOK: 2005 PAGE: 46

ADDRESS:

708 BRIARCLIFF PLACE
 PRATTVILLE, ALABAMA

FLOOD INFO:

PANEL NO: 01001C0356D
 DATE OF FLOOD MAP: JUNE 16, 2009
 IS NOT LOCATED IN A SPECIAL
 FLOOD HAZARD AREA. (ZONE X)

CLOSING SURVEY

SOURCE OF INFO:

PLAT: BROOKSTONE PLAT NO. 9
 PLAT BOOK: 2005 PAGE: 46

BRG. REF.

PLAT: BROOKSTONE PLAT NO. 9
 PLAT BOOK: 2005 PAGE: 46



SCALE: 1"=30'

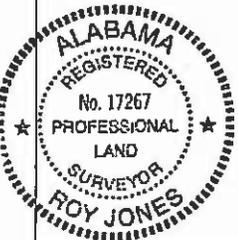
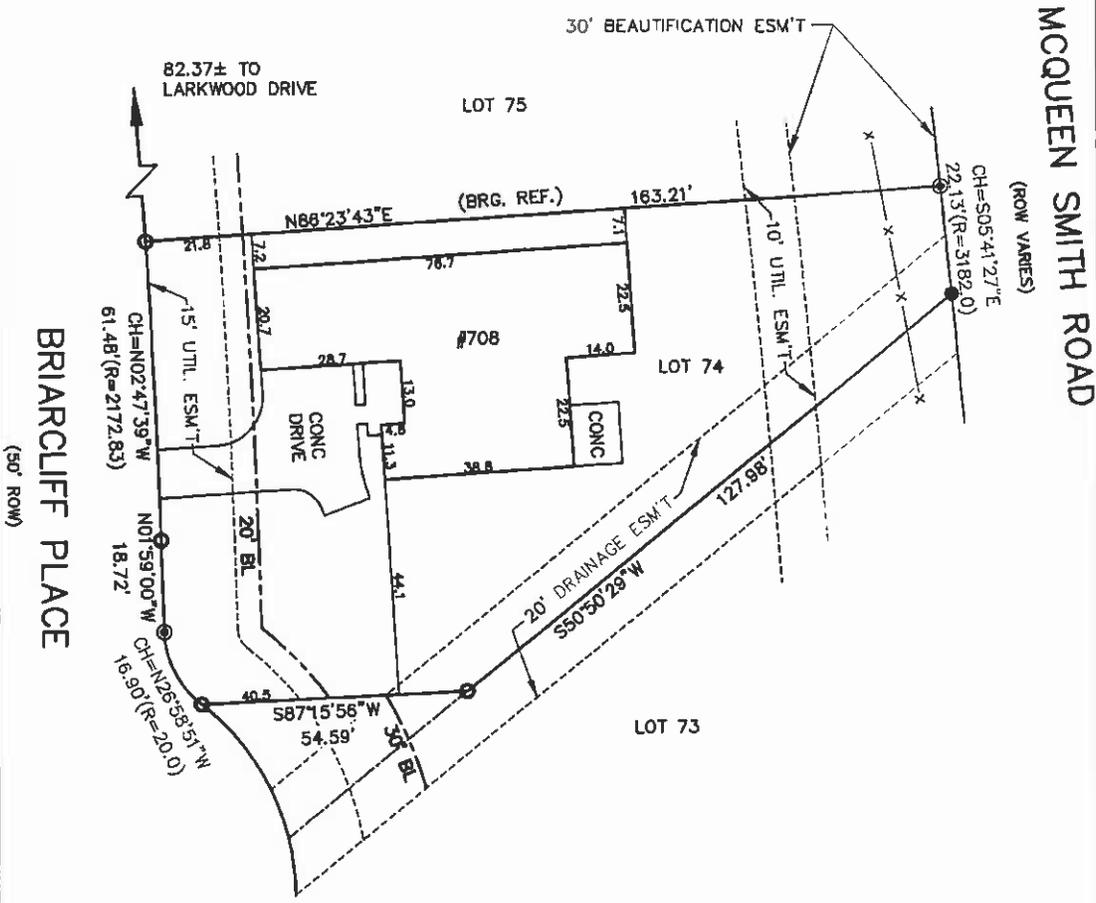
○ = FOUND 5/8" REBAR
 GMC CAP #CA00156

⊙ = FOUND 5/8" REBAR

● = SET 1/2" REBAR
 GMC CAP #CA00156

-X- = WOOD FENCE

NOTE: NO INTERIOR HOUSE DIMENSIONS VERIFIED
 THE CENTERLINE OF THE STORM PIPE LIES ALONG
 THE CENTERLINE OF THE 20' DRAINAGE EASEMENT



I, ROY JONES, A REGISTERED LAND SURVEYOR, DO HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

THIS THE 28TH DAY OF OCTOBER, 2010.

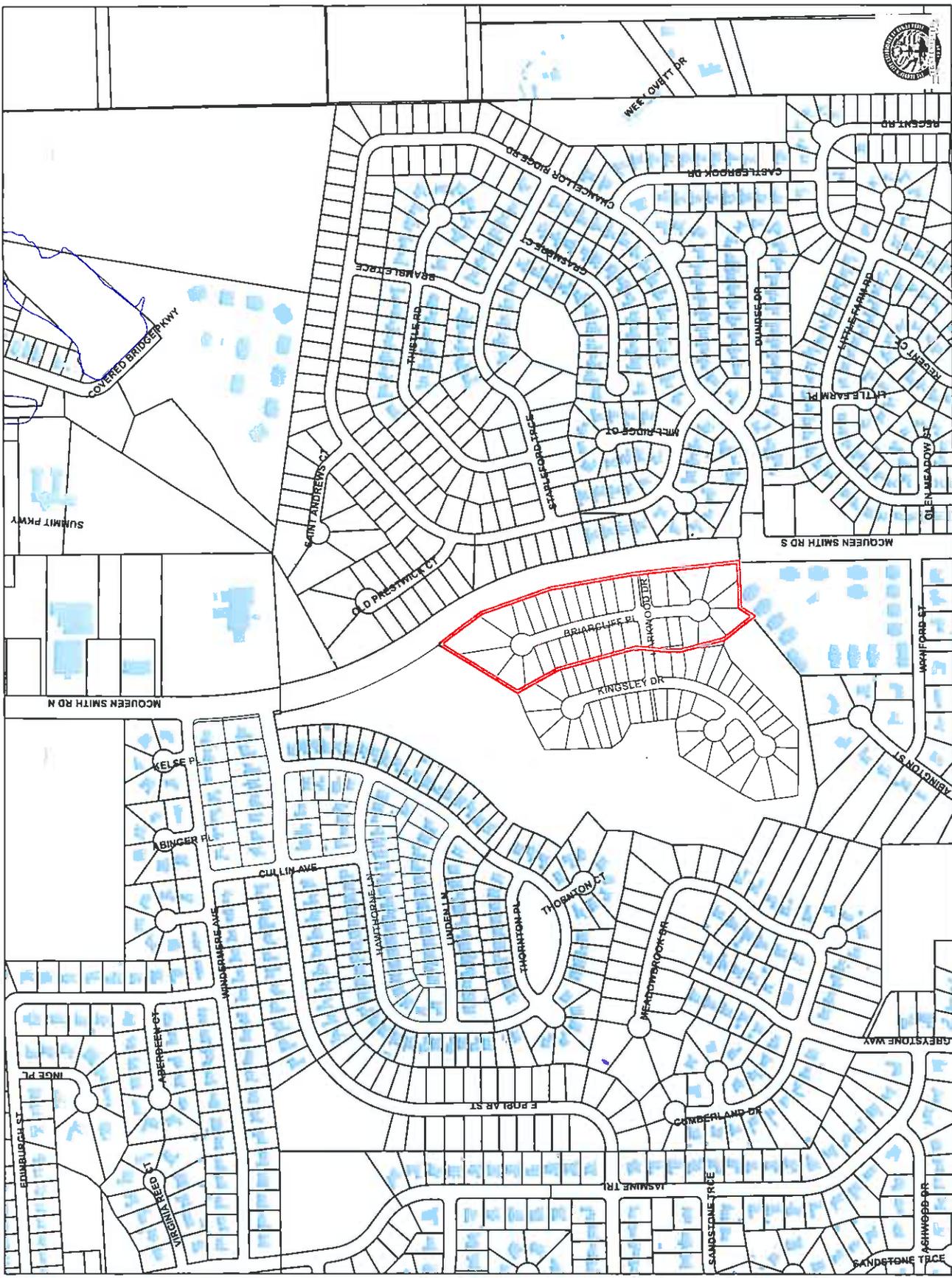
Roy Jones
 ROY JONES AL. REG. NO. 17267

DRAWN BY: JP FB. 3000



2660 EastChase Lane, Suite 200 |
 Montgomery, AL 36117
 Tel 334.271.3200 | GCMNETWORK.COM

NOT VALID UNLESS SEALED WITH EMBOSSED SEAL OR STAMPED WITH RED INK SEAL



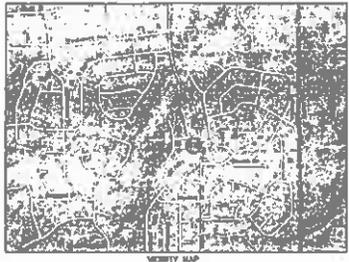
City of Prattville
 Location Map
 Brookstone, Plat 9

- Legend
- Hydrology - Stream/River
 - Structures - March 2005
 - Tax Parcel

1 inch = 400 feet



#100049



AIRIAL MAP NOT TO SCALE

SEP 2010

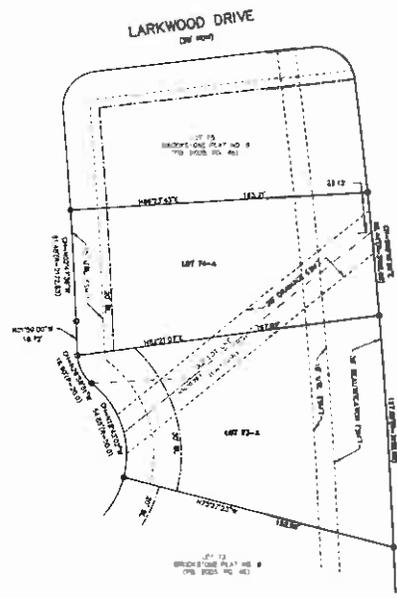
Map of Brookstone Plat No. 9-A

Being a Part of 73 & 74 of Brookstone Plat No. 9 (2002, Plat 4)

Goodwyn, Mills & Cowood, INC. Engineers - Architects - Planners - Surveyors

2665 Eastchase Lane, Suite 205 Montgomery, Alabama 36109

Table with 4 columns: Survey, Plat, Plat No., and Date. Includes entries for Brookstone Plat No. 9.



OFFICE OF THE JUDGE OF PROBATE STATE OF ALABAMA

I hereby certify that this plat or map was filed in this office for record on the day of 2010, at which time, place, and recorded in book of plats and maps, page, recording.

JUDGE OF PROBATE ALABAMA COUNTY, ALABAMA

CERTIFICATE OF APPROVAL BY THE CITY ENGINEERING DEPARTMENT

The undersigned, as authorized by the City Engineering Department of the City of Prattville, Alabama, hereby approved the within plat for the recording of the same in the Probate Office of Alabama County, Alabama, this day of 2010.

CITY ENGINEERING DEPARTMENT

CERTIFICATE OF APPROVAL BY THE WATER BOARD

The undersigned, as authorized by the Water Board of the City of Prattville, Alabama, hereby approved the within plat for the recording of the same in the Probate Office of Alabama County, Alabama, this day of 2010.

WATER BOARD

CERTIFICATE OF DIRECTOR OF PLANNING & DEVELOPMENT

The undersigned, as Director of Planning & Development of the City of Prattville, Alabama hereby accepts the within plat for the recording of the same in the Probate Office of Alabama County, Alabama, this day of 2010.

Director of Planning & Development

CERTIFICATE OF DIRECTOR OF COUNTY HEALTH DEPARTMENT

The undersigned, as authorized by the Alabama County Health Department, Alabama hereby accepts the within plat for the recording of the same in the Probate Office of Alabama County, Alabama, this day of 2010.

Health Officer ALABAMA County, Alabama

CERTIFICATE OF COUNTY ENGINEER

The undersigned, being the County Engineer of Alabama County, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Alabama County, Alabama, this day of 2010.

County Engineer Prattville, Alabama

CERTIFICATE OF THE PRATTVILLE FIRE DEPARTMENT

The undersigned, as authorized by the Fire Department of the City of Prattville, Alabama hereby accepts the within plat for the recording of the same in the Probate Office of Alabama County, Alabama, this day of September, 2010.

Fire Department

NOTES

All utility and private easement encumbrances shown hereon, if any, are for the use of any utility which may require them. These encumbrances include the rights of lay-out and record for subdivisions of the property, building and easement included therein. All private drainage easements shown hereon, if any, are for surface drainage as shown, installation and maintenance of property in these easements are not the responsibility of the City of Prattville or County of Alabama.

All easements or rights of way, except utility, private drainage, and private access easements, shown on the plat, if any, are hereby dedicated to the City of Prattville and/or County of Alabama for public use. These dedicated easements include the rights of lay-out and record by City and County easements for subdivisions of the property included in the easements. No permanent structures may be placed on any dedicated easement shown.

Private drainage easements shown on this plat, if any, are to be established on some lot by that lot's property owner. No lot owner shall fill, divert or otherwise impede the flow of water across, along and/or under said private drainage easements.

Comments for sanitary sewer and water mains shown hereon, if any, or if not previously indicated, are hereby dedicated to the Water Board of the City of Prattville, Alabama, its successors and assigns for lay-out and record in the installation and maintenance of sanitary sewer and water lines and their improvements.

Structs shown hereon, if not previously dedicated, are hereby intended for dedication to public use.

The easements and encumbrances of Parcel "A" is the responsibility of the Home Owners Association.

The Ownership of the 30' Sanitation Easement along McQueen Smith Road runs with the individual lot owner. Maintenance of said Easement is the responsibility of the Homeowners Association.

FOR PROTECTIVE CONDOMINIUM RESTRICTIONS AND OBSERVATIONS, SEE BROOKSTONE PLAT # 9 RECORDED IN THE OFFICE OF THE CLERK OF PROBATE OF ALABAMA COUNTY, ALABAMA, IN PLAT BOOK 2002, AT PAGE 48 WHICH DECLARANT ADOPTS AND MAKES A PART HEREOF BY REFERENCE AS INDICED FULLY SET FORTH HEREIN.

DEDICATION

STATE OF ALABAMA MONTGOMERY COUNTY

The undersigned, Goodwyn, Mills & Cowood, L.L.C., an Alabama limited liability company, owner of the property shown above, hereby joins in, executes and signs the foregoing Surveyor's Certificate, Plat, Map and Declaration of Protective Covenants, Conditions and Restrictions and accepts and approves this said instrument on this day of 2010.

Goodwyn, Mills & Cowood, L.L.C. an Alabama limited liability company

By LLC Management, Inc., an Alabama corporation its Manager

By John F. Arroyo its President

NOTARY

STATE OF ALABAMA COUNTY OF MONTGOMERY

I, Notary Public in and for said County, in said State, hereby certify that John F. Arroyo, being known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily.

GIVEN under my hand and official seal this day of 2010.

My Commission Expires

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA COUNTY OF ALABAMA

I, the undersigned a registered Engineer/Surveyor of Prattville, Alabama hereby certify that I have surveyed the property of Brookstone # 9 a subdivision or tract/lot situated in Prattville, Alabama, and that the plat or map contained hereon is a true and correct map showing the subdivisions, lots which the property described is divided along the length and/or particular bearing boundaries of each lot and its number and showing the streets, alleys, and public grounds and giving the bearings, lengths, areas, and corners of the streets. Said map further shows the relation of the land as platted to the Government Survey, and permanent monuments have been placed at public marked (P) on corner shown. I hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the standards of practice for surveying in the State of Alabama to the best of my knowledge, information and belief.

Said described property is by and being situated in the Northeast Quarter of Section 11, T-17-N, R-18-E, Alabama County, Alabama, and contains 1.0000 Acres, more or less.

WITNESS my hand this day of September, 2010.

By James Registration #12282

Prattville Planning Commission

Sign-In Sheet

11/18/10

3:00 p.m.

Name	Address
1. FRED LIEDEN	109 ASHTON OAK CT
2. LARRY BLANT	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

RESOLUTION

Zoning Request (R-4)

549 Covered Bridge Parkway

Brentwood Landing II Apartments, LTD, Petitioner

November 18, 2010

Whereas, Brentwood Landing II Apartments, LTD is the owner of the property described in Attachment A; and shown in Attachment B; and

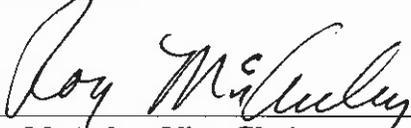
Whereas, the property to be zoned is located at 549 Covered Bridge Parkway; and

Whereas, the subject property is currently outside the city limits and is un-zoned and the petitioner wishes to zone the property to R-4, Multi-Family Residential; and

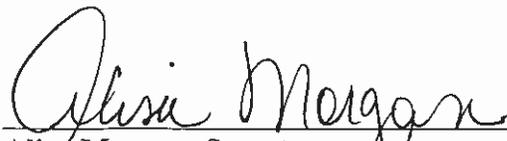
Whereas, a public hearing on the proposed zoning was held by the Prattville Planning Commission on November 18, 2010.

Now, Therefore, Be it Resolved, that the City of Prattville Planning Commission hereby recommends the zoning of said property to R-4.

APPROVED:



Roy McAuley, Vice-Chairman



Alisa Morgan, Secretary

**The motion to approve passed unanimously.
11/18/10**

Brentwood Landing Apartments II, LTD
549 Covered Bridge Parkway
Zoning (R-4)

Attachment A
Legal Description

Commence at a 1" crimp top pipe in place being the Southeast corner of Fractional Section 1, Township 17 North, Range 16 East, Autauga County, Alabama, said point being the point of beginning. From this beginning point proceed North 00°58' 29" West along the East boundary of said Fractional Section 1 for a distance of 992.78 feet (set ½" rebar); thence proceed South 85°59' 54" West for a distance of 658.37 feet (set 1/2" rebar); thence proceed South 10° 56' 56" West for a distance of 230.17 feet (set 1/2" rebar); thence proceed North 89° 01' 29" East for a distance of 389.70 feet (set 1/2" rebar); thence proceed South 10° 56' 54" West for a distance of 675.34 feet (set 1/2" rebar) said point being located on the South boundary of said Fractional Section 1 and also being located on the North boundary of the Highland Ridge Subdivision Plat 14A as shown by map of said subdivision on record in the Office of the Judge of Probate of Autauga County, Alabama, in Plat Book 2005 at Page 27; thence proceed South 81° 58' 25" East along the South boundary of said Fractional 1 and along the North boundary of said subdivision for a distance of 460.50 feet to the point of beginning.

The above described land is located in Fractional 1, Township 17 North, Range 16 East, Autauga County, Alabama and contains 10.0 acres. .

CITY OF PRATTVILLE

Planning Commission

Planning Department Staff Report



REZONING 549 Covered Bridge Parkway and adjacent vacant 5.4 acres (RZ-2010-04 and RZ-2010-05)

DATE November 9, 2010

PROPOSED DEVELOPMENT

Petitioner: Brentwood Landing II Apartments, Limited/A & B Properties, LLC

Property Owner: Same as petitioners

Agent: Gateway Properties (Thomas N. Ward)

Location: 549 Covered Bridge Parkway (located at the south end of Covered Bridge Parkway and adjacent to the north boundary of Highland Ridge Subdivision)

Development Status and History

Submission Status: 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 was also withdrawn.

Second Submission – Area under consideration enlarged from 15 acres presented in September 2008 annexation and zoning proposal to 100 acres. Requested zoning for the entire 100 acres was R-4, Multi-family Residential. 15 acres located at the southern end of Covered Bridge Parkway was proposed for immediate development as a 96 unit apartment complex. Planning Commission recommended that the 15 acres at the end of Covered Bridge Parkway be zoned R-4 with remainder to be FAR or existing B-4. Annexation petition for approximately 71.5 acres was considered by the City Council on February 3, 2009 and denied. The related zoning petition was not heard by the City Council.

Current Submission – Following denial of the annexation

petition by the City Council, Avant Properties elected to sell the subject 15 acres to Brentwood Landing II Apartments, LTD. for development of a 96 unit apartment complex. Apartments were authorized for construction under City of Prattville Permit 290246 on March 26, 2009 and released for temporary occupancy on September 7, 2010. The Brentwood Landing II apartments occupy 10 acres of the 15.6 transferred from Avant Properties. The remaining 5.6 acres remain vacant or were platted with Covered Bridge Subdivision, Plat 2, which allowed for an extension of Covered Bridge Parkway. The current zoning petitions request that all property transferred from Avant Properties (approximately 15.5 acres) be designated R-4, Multi-family Residential. The zoning petitions were presented in conjunction with annexation petitions scheduled for hearing by the Prattville City Council on December 7, 2010.

Previous Approvals: Previously heard and recommended by Planning Commission in September 2008 and January 2009.

Conditions of Previous Approvals: Zoning recommendation and subdivision sketch plans approvals by the Planning Commission required extension of Covered Bridge Parkway to Old Farm Lane as public or private street. Street was extended as a combination of public and private with the construction of Brentwood Landing II apartments.

Property Configuration

Acreage: Requests cover two parcels that total 15.4 acres. 10 acres (RZ-2010-04) contain Brentwood Landing II Apartments. The remaining 5.4 acres (RZ-2010-05) remain vacant.

Proposed Number of Lots and Configuration: Property held in 10 acre and 5.4 acre parcels.

Proposed/Current Uses: 10 acre parcel contains 96 unit Brentwood Landing II Apartments. The 5.4 acre parcel is currently vacant. Applicant expects to present proposals for additional apartments at a later date.

Current Zoning: Not currently zoned due to location outside city limits.

Required Zoning: The most appropriate zoning for the existing and proposed uses is R-4, Multi-family Residential. The

Brentwood Landing II Apartments were reviewed and constructed to R-4 standards.

*Consistency with Adopted
Future Land Use Plan*

The Future Land Plan/Map adopted by the Planning Commission on January 21, 2010 shows the subject property's designation as Mixed-Use – Transitional. Acceptable uses listed for this designation are office, housing at a variety of densities, hospitality, institutional, and light industrial. The requested zoning to R-4, Multi-family Residential is consistent with the adopted plan.

*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.

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

*Street Extensions or New
Streets:*

The sketch and development plans approved for the Brentwood Landing 2 Apartments, LTD provided for an extension of Covered Bridge Parkway south, east, and north terminating at Old Farm Lane. The extension was platted with Covered Bridge Subdivision, Plat 2 up to the entrance to the apartments and built as a private street to city specifications from the apartments north to Old Farm Lane. The street extensions have been completed as required by the Planning Commission and city staff.

PLANNING STAFF EVALUATION

- Reviewed by:** Joel T. Duke, AICP
- Site Visits Conducted:** Several dates in October and November 2010
- Recommendation:** Approval as submitted due to consistency with approved site plans and the Future Land Use Plan.

Staff Comments:

The requested R-4 zoning is appropriate for the properties presented for annexation. The apartment use 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 were recently completed with construction of Brentwood Landing II apartments. The streets adequately address the additional traffic created by the new apartments and any additional units that may be constructed in the future. An initial zoning of the 15 acres to R-4, Multi-family Residential is appropriate at this time.

ATTACHMENTS

1. Location Map
2. Zoning Map

Attachment 1

City of Prattville

Location Map

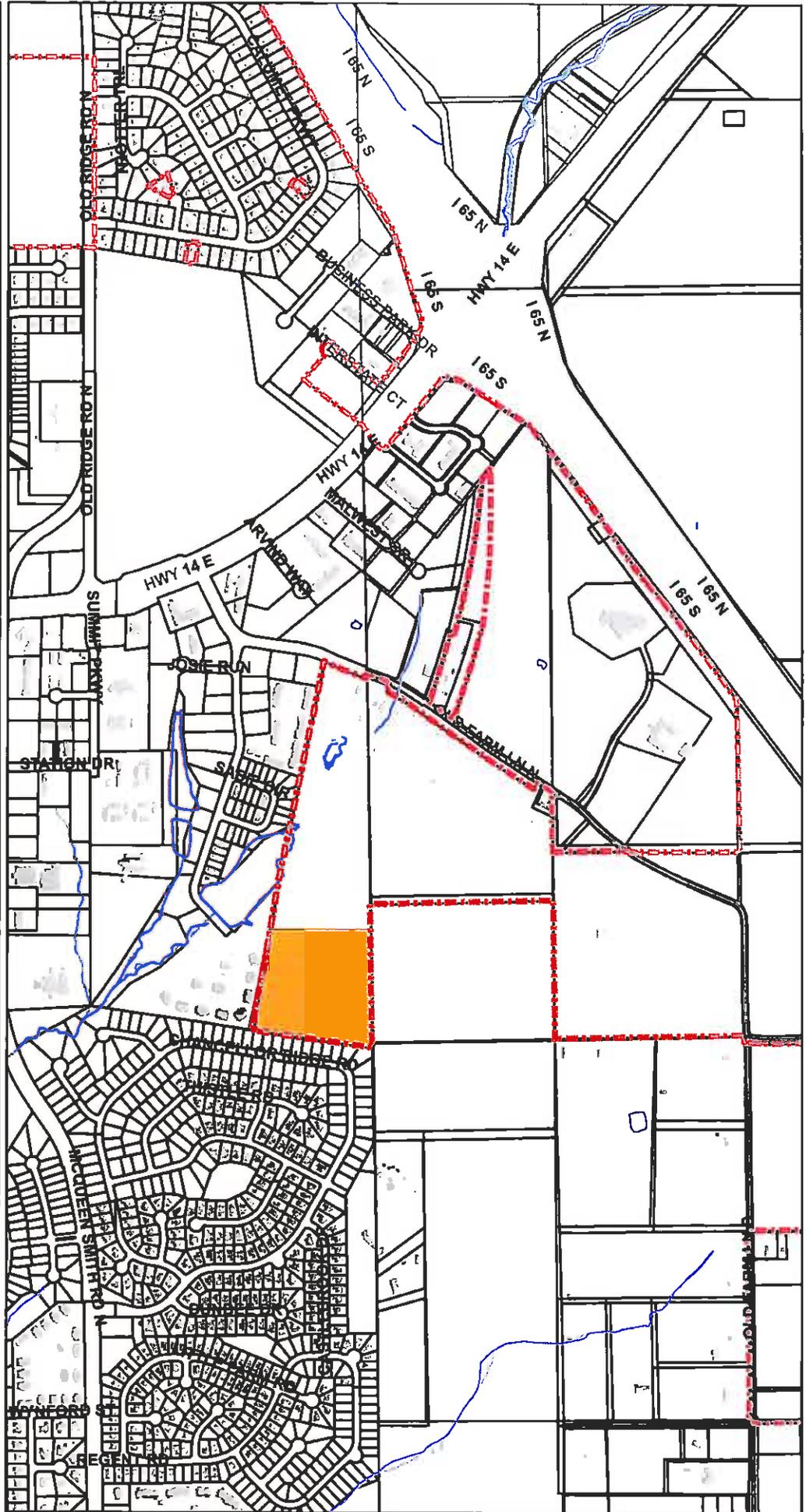
Zoning Requests RZ-2010-04 and 05

Brentwood Landing/ A & B Properties

Legend

-  City Limits
-  Hydrology - Stream/River
-  Structures - March 2005
-  Tax Parcel
-  Proposed Annexation

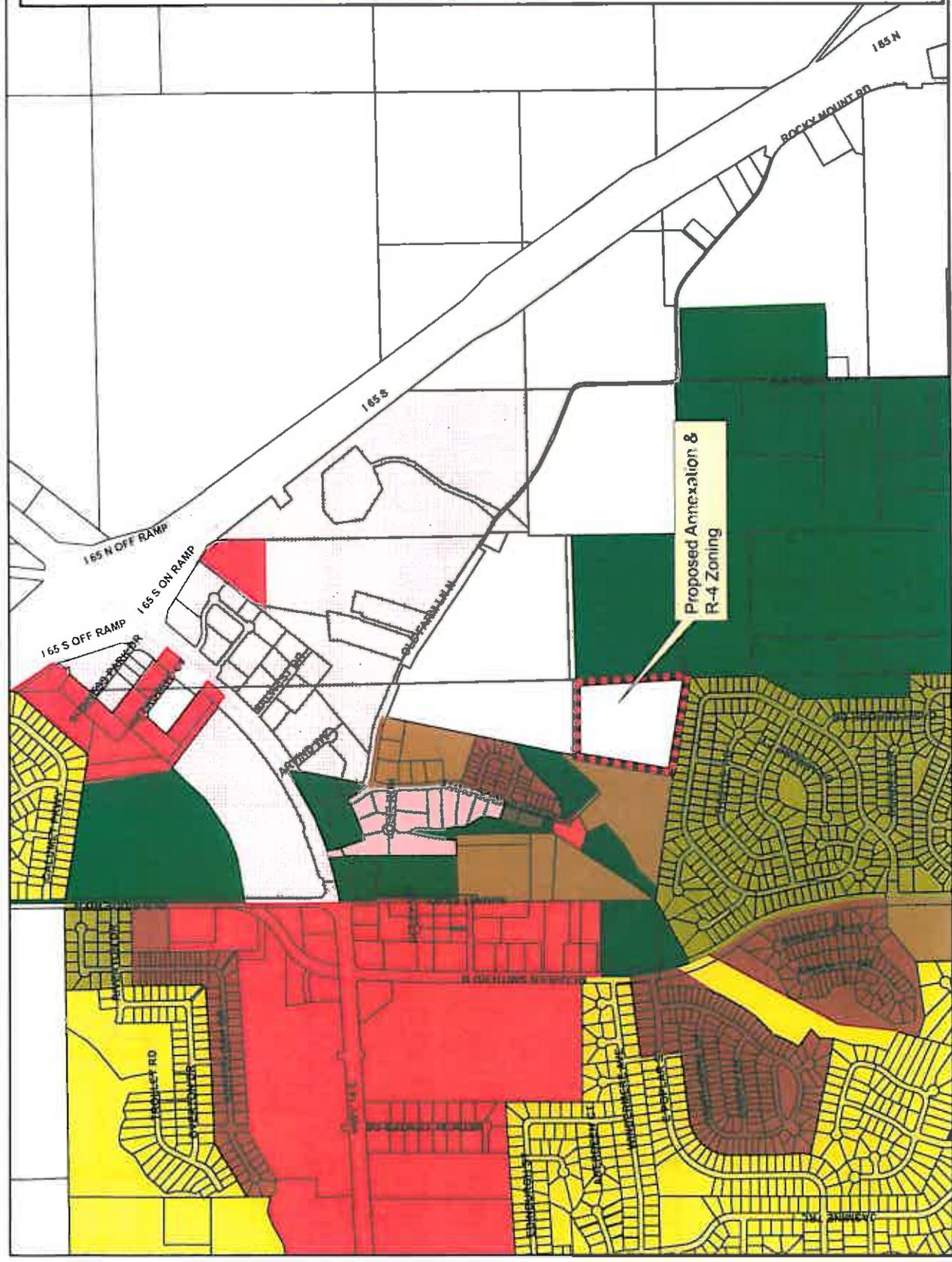
1 inch = 1,000 feet



Attachment 2
 City of Prattville
 Planning Commission
ZONING MAP
 RZ-2010-04 and 05

Legend

- PARCELS
- Hollybrook Zoning
- 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
- F.A.R.
- HOMEPLACE P.U.D.



RESOLUTION

Zoning Request (R-4)

Covered Bridge Parkway

A & B Properties II, LLC, Petitioner

November 18, 2010

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

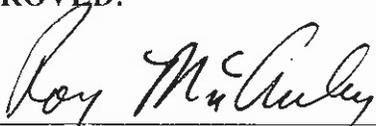
Whereas, the property to be zoned is located on Covered Bridge Parkway; and

Whereas, the subject property is currently outside the city limits and is un-zoned and the petitioner wishes to zone the property to R-4, Multi-Family Residential; and

Whereas, a public hearing on the proposed zoning was held by the Prattville Planning Commission on November 18, 2010.

Now, Therefore, Be it Resolved, that the City of Prattville Planning Commission hereby recommends the zoning of said property to R-4.

APPROVED:



Roy McAuley, Vice-Chairman



Alisa Morgan, Secretary

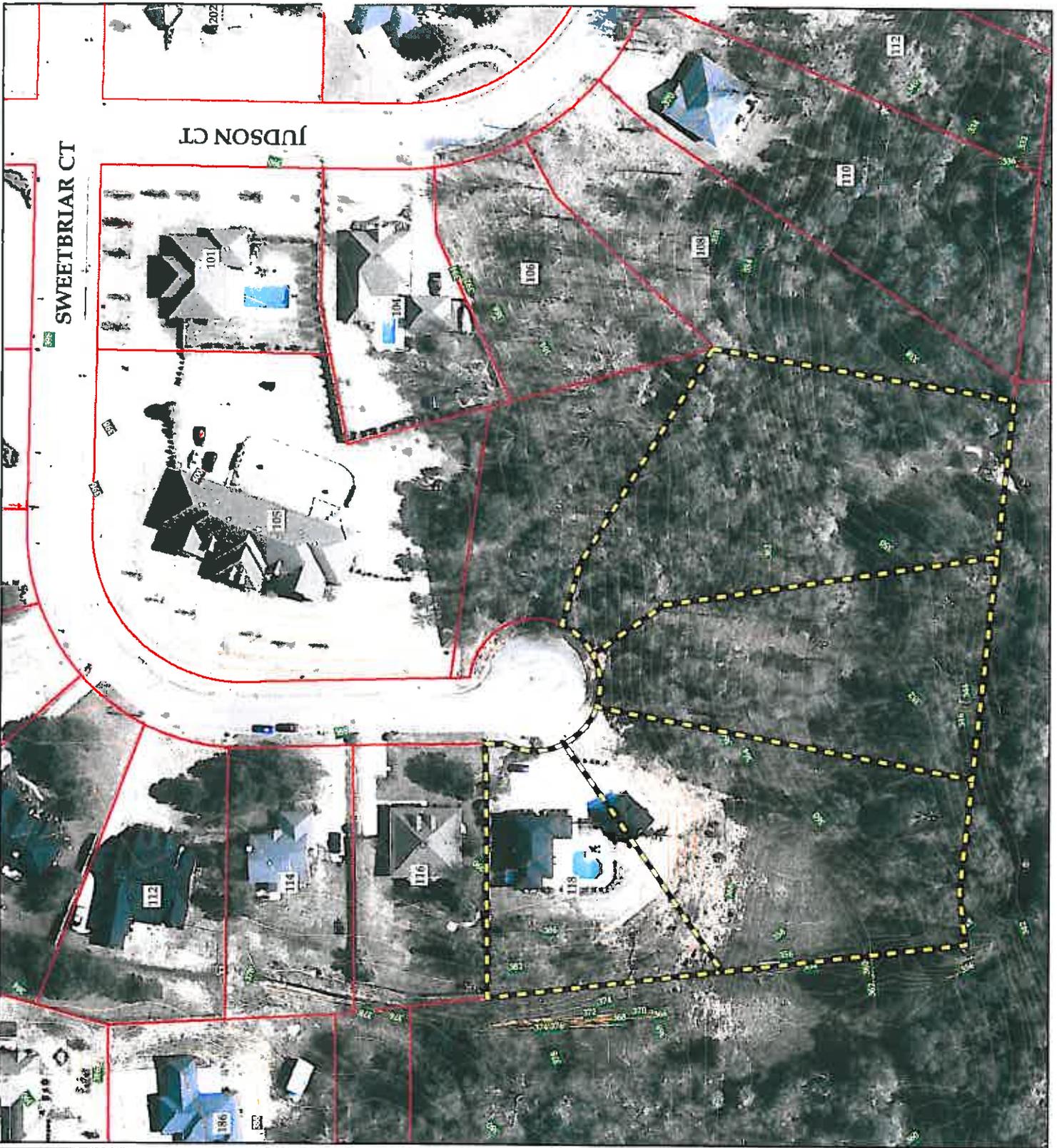
The motion to approve passed unanimously.
11/18/10

**A & B Properties II, LLC
Covered Bridge Parkway
Zoning (R-4)**

**Attachment A
Legal Description**

Commence at a 1" crimp top pipe in place being the Southeast corner of Fractional Section 1, Township 17 North, Range 16 East, Autauga County, Alabama; thence proceed North 00° 58' 29" West along the East boundary of said Fractional Section 1 for a distance of 992.78 feet (set 1/2" rebar); thence proceed South 85° 59' 54" West for a distance of 658.37 feet (set 1/2" rebar); thence proceed South 10° 56' 56" West for a distance of 230.17 feet (set 1/2" rebar), said point being the point of beginning. From this beginning point thence proceed North 89° 01' 29" East for a distance of 389.70 feet (set 1/2" rebar); thence proceed South 10° 56' 54" West for a distance of 675.34 feet (set 1/2" rebar) said point being located on the South boundary of said Fractional Section 1 and also being located on the North boundary of the Highland Ridge Subdivision Plat 14A as shown by map of said subdivision on record in the Office of the Judge of Probate of Autauga County, Alabama, in Plat Book 2005 at Page 27; thence proceed North 81° 58' 25" West along the South boundary of said Fractional 1 and along the North boundary of said subdivision for a distance of 381.79 feet to a 1/2" capped rebar in place; thence proceed North 10° 56' 56" East for a distance of 614.29 feet to the point of beginning.

The above described land is located in Fractional 1, Township 17 North, Range 16 East, Autauga County, Alabama and contains 5.6 acres.



CITY OF
PRATTVILLE, ALABAMA

AVALON FOREST
PLAT 2-A
LOT 9-A

OWNER:
SMITH, LARRY

1" = 100'



— STREETS
 TAX PARCELS



CITY OF
PRAITVILLE, ALABAMA

Prattmont Heights
Replat of Lots 13 - 16
1001 & 1003
E Main St

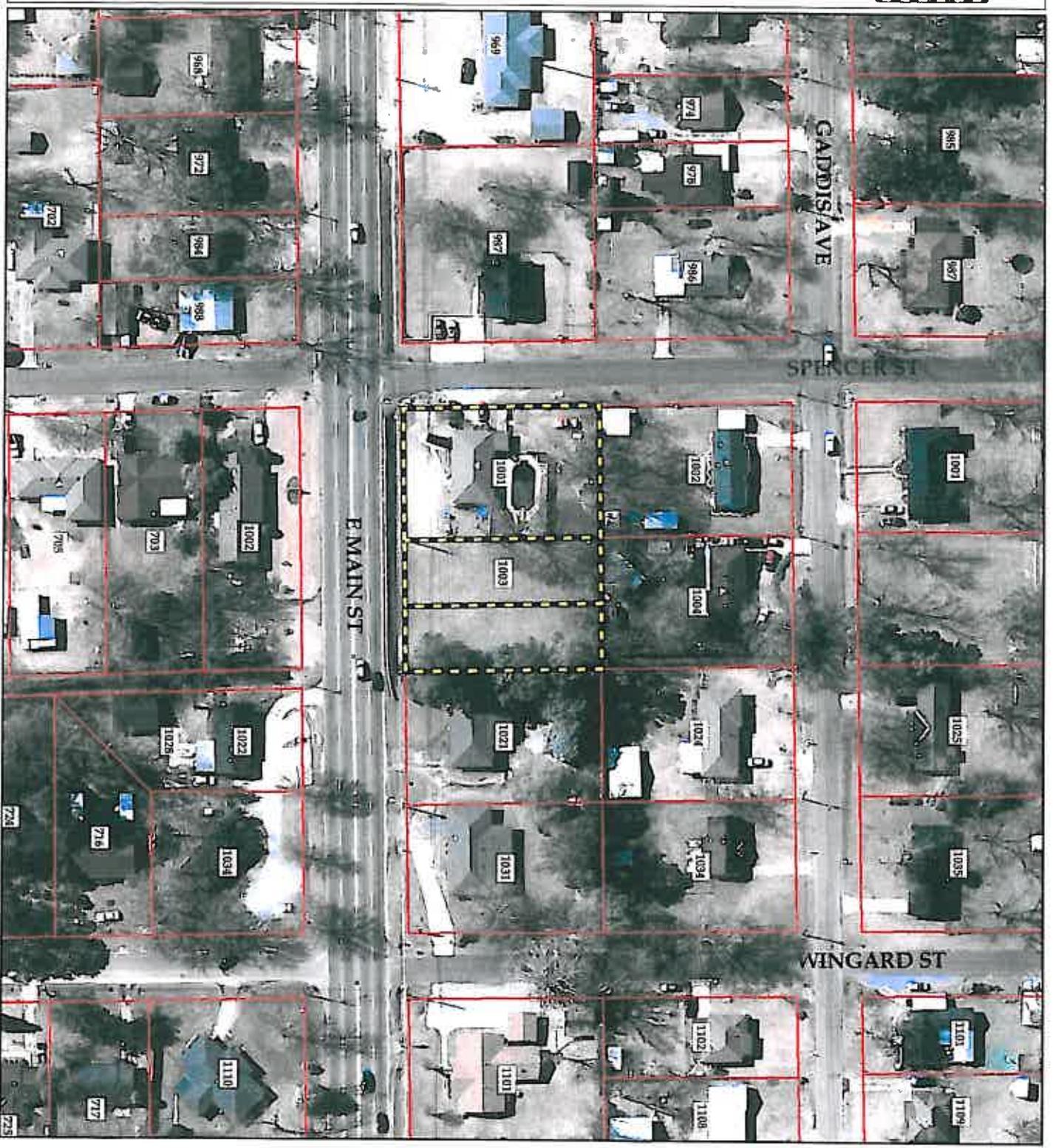
1" = 100'



STREETS
TAX PARCELS



Replat of Lots 13 - 16
1001 & 1003
E Main St



RESOLUTION

Zoning Request (R-3 and R-5)

Old Ridge Road

Avant Property, Petitioner

November 18, 2010

Whereas, Larry and Diane Avant are the owners of the property described in Attachment A; and shown in Attachment B; and

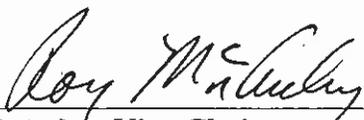
Whereas, the property to be zoned is located on Old Ridge Road; and

Whereas, the subject property is currently outside the city limits and is un-zoned and the petitioner wishes to zone the property to R-3, Single Family Residential and R-5, Patio Garden Homes; and

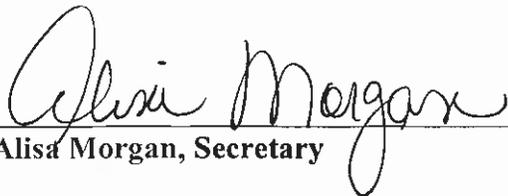
Whereas, a public hearing on the proposed zoning was held by the Prattville Planning Commission on November 18, 2010.

Now, Therefore, Be it Resolved, that the City of Prattville Planning Commission hereby recommends the zoning of said property to R-3 and R-5.

APPROVED:



Roy McAuley, Vice-Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
11/18/10

**Avant Property
Old Ridge Road
Zoning (R-3 and R-5)**

**Attachment A
Legal Description**

Area to be zoned R-3: All that certain tract or parcel of land containing 28.14 acres located in and being a part of the Southeast Quarter of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama and being more particularly described as follows: Starting at the Southeast corner of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama go along the South line of said Section 35 South 89 degrees 12 minutes 10 seconds West a distance of 50.00 feet to an iron pin on the present West right of way of Old Ridge Road, also being the POINT of BEGINNING; thence continue along the South line of said Section 35, also being the North line of Riverchase North Subdivision, Plat No. 1, South 89 degrees 12 minutes 10 seconds West a distance of 1065.95 feet; thence North 09 degrees 44 minutes 35 seconds East a distance of 525.88 feet; thence North 19 degrees 34 minutes 29 seconds East a distance of 313.33 feet; thence North 12 degrees 00 minutes 19 seconds East a distance of 540.58 feet to the South line of Pendlebrooke Subdivision, Plat No. 1; thence along the South line of Pendlebrooke Subdivision, Plat No. 1 North 89 degrees 37 minutes 41 seconds East a distance of 756.59 feet to an iron pin on the aforementioned present West right of way of Old Ridge Road; thence along the present West right of way of Old Ridge Road South 00 degrees 07 minutes 23 seconds East a distance of 1332.35 feet to the POINT of BEGINNING. Less and except: All that certain tract or parcel of land containing 4.85 acres located in and being a part of the Southeast Quarter of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama and being more particularly described as follows: Starting at the Southeast corner of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama go along the South line of said Section 35 South 89 degrees 12 minutes 10 seconds West a distance of 50.00 feet to an iron pin on the present West right of way of Old Ridge Road; thence continue along the South line of said Section 35, also being the North line of Riverchase North Subdivision, Plat No. 1, South 89 degrees 12 minutes 10 seconds West a distance of 159.47 feet; thence North 00 degrees 10 minutes 38 seconds East a distance of 154.98 feet to the POINT of BEGINNING; thence South 89 degrees 11 minutes 20 seconds West a distance of 640.10 feet; thence North 00 degrees 10 minutes 38 seconds West a distance of 271.24 feet; thence along a curve, concave Easterly, having a radius of 300.00 feet, an arc distance of 63.39 feet, a chord bearing of North 06 degrees 13 minutes 49 seconds East, and a chord distance of 63.27 feet; thence North 89 degrees 52 minutes 00 seconds East a distance of 633.34 feet; thence South 00 degrees 10 minutes 38 seconds West a distance of 326.55 feet to the POINT of BEGINNING.

Area to be zoned R-5: All that certain tract or parcel of land containing 4.85 acres located in and being a part of the Southeast Quarter of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama and being more particularly described as follows: Starting at the Southeast corner of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama go along the South line of said Section 35 South 89 degrees 12 minutes 10 seconds West a distance of 50.00 feet to an iron pin on the present West right of way of Old Ridge Road; thence continue along the South line of said Section 35, also being the North line of Riverchase North Subdivision, Plat No. 1, South 89 degrees 12 minutes 10 seconds West a distance of 159.47 feet; thence North 00 degrees 10 minutes 38 seconds East a distance of 154.98 feet to the POINT of BEGINNING; thence South 89 degrees 11 minutes 20 seconds West a distance of 640.10 feet; thence North 00 degrees 10 minutes 38 seconds West a distance of 271.24 feet; thence along a curve, concave Easterly, having a radius of 300.00 feet, an arc distance of 63.39 feet, a chord bearing of North 06 degrees 13 minutes 49 seconds East, and a chord distance of 63.27 feet; thence North 89 degrees 52 minutes 00 seconds East a distance of 633.34 feet; thence South 00 degrees 10 minutes 38 seconds West a distance of 326.55 feet to the POINT of BEGINNING.

CITY OF PRATTVILLE
Planning Commission

Planning Department Staff Report



SKETCH PLAN & REZONING Pendlebrooke South Subdivision (Avant Property – Old Ridge Road)

RZ-2010-06
Development Plan – 100053

DATE May 17, 2010

PROPOSED DEVELOPMENT

Petitioners: Larry and Diane Avant are the petitioners for the annexation and rezoning
Stone Martin Builders is the applicant for the sketch plan approval

Property Owners: Larry and Diane Avant

Agent: Barrett-Simpson, Inc. (Blake Rice)

Location: Old Ridge Road – south side – west of Martin Luther King Drive intersection. Martin Luther King Drive – west side - south of Moses Road (see Attachment 1)

Development Status and History

Submission Status: Initial Submission

Previous Approvals: N/A

Conditions of Previous Approvals: N/A

Property Configuration

Acreage: 28.14 acres from a larger 74 acre parcel. The overall parcel has 1,328' of frontage on Old Ridge Road and extends 2,428' to the west.

Proposed Number of Lots and Configuration:

106 lots – 28 lots zoned as R-5, Patio/Garden Homes with typical dimensions of 40' x 142' and 76 lots zoned as R-3, Single-Family Residential with widths ranging from 65' to 75'. All lots will face new streets constructed with the subdivision. Lots with frontage on Old Ridge Road will face internal subdivision streets. Three lots, one at the entrance and two along the western edge of the sketch plan, are reserved as common areas. The sketch does not indicate the intended uses for the common areas.

The subdivision contains three new streets emanating from a new intersection with Old Ridge Road, which is aligned with Bluegrass Drive in the Hollybrooke Subdivision. The new streets have been labeled A, B and C by city staff and are show on sketch plan included as Attachment 2. Street A is a 60' wide right-of-way collector intersecting Old Ridge Road and continuing west to the edge of the sketch plan. Street B intersects Street A roughly 150' west of the Old Ridge Road and runs south, then west and loops back to itself at a point approximately 260' south of Street A. Street C runs east/west connecting legs of Street B. Streets B and C are presented as 50' right-of-way local streets.

Proposed Use:

Single-family residential

Current Zoning:

Located outside Prattville city limits – property is currently un-zoned. Owners and developer have presented a petition for annexation that will appear on the City Council's December 7, 2010 agenda. Applicants have requested that portions of the property be zoned R-3 and R-5.

Required Zoning:

The proposed sketch plan requires designation as an R-5, Patio/Garden Homes district to meet the specifications of the smallest lots presented. The applicant has requested zoning to R-3, Single-family Residential and R-5, Patio Garden Home is consistent with the adopted plan. The minimum yard and area sizes for the two districts are presented below.

	R-3	R-5
Minimum Lot Size	7,500 square feet	4,000 square feet
Minimum Width at Building Line	65 feet	40 feet

Maximum Lot Coverage	35 %	100% excluding all space required for minimum setbacks
Front Setback	25 feet	20 feet
Rear Yard	30 feet	15 feet
Side Yards	8 feet/6 feet	One side yard of 5 feet. Other side yard width determined by building code.

Consistency with Adopted Future Land Use Plan

The Future Land Plan/Map adopted by the Planning Commission on January 21, 2010 shows the subject property's designation as Low Density Residential. The requested zoning to R-3, Single-family Residential and R-5, Patio Garden Home is consistent with the adopted plan.

Surrounding Developments and Uses:

The proposed 28.14 acre sketch is part of a larger 74 acre parcel currently used for agriculture.

North of the proposed development is the Pendlebrooke Subdivision containing 49 lots in Plat 1. The two future phases in the approved Pendlebrooke sketch plan contain 99 R-3 lots and 60 R-5 lots. The Pendlebrooke sketch contains a street connection to the overall 74 acre parcel, but not the 22.7 acres presented in the subject sketch plan. Further north of Pendlebrooke, Plat 1 is East Memorial Baptist Church and East Memorial Christian Academy on 125 acres.

West of the proposed development and the remainder of the 74 acre parcel is undeveloped farmland.

South and east of the proposed development are developed single-family residential subdivisions containing a mixture of R-2, R-3 and R-5 designations. These subdivisions are Riverchase North and Hollybrooke.

Street Extensions or New Streets:

The proposed sketch plan contains three new streets branching from an intersection with Old Ridge Road. Street A as shown on Attachment 2 will continue as a connector/collector street westward into the adjacent parcels.

Water and Sewer: Potable water service is available from the Prattville Water Works Board from mains on Old Ridge Road. No details concerning the sufficiency of potable water service was presented by the applicant or the Prattville Water Works Board at this time.

An 8" sanitary sewer main owned by the City of Prattville is located adjacent to the western boundary of the proposed development. Capacity is sufficient to serve the number of residential customers presented in the sketch plan.

Unique Features: Proposed 28.14 acre sketch is part of a larger 74 acre parcel. Development of the parcel will provide additional access to the roughly 1,140 acres located between Alabama Highway 14 and the northern portion of Old Ridge Road.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP

Site Visits Conducted: November 8, 2010

Recommendation: Request that sketch plan be held by the Planning Commission until possible sketch plans of the entire 74 acre parcel may be presented and reviewed by the Planning Commission, and until comments from city staff concerning access and street configuration can be addressed.

Planning Staff Comments:

- The property owners have requested annexation into the Prattville city limits. The annexation request is also accompanied by an application for initial zoning to R-3, Single-Family residential and R-5 Patio/Garden Home. The annexation will appear on the City Council's December 7, 2010 agenda. Annexation of the property will permit the subdivision's connection to public sewer without separate Council approval.
- While the developer is only considering 28.14 acres out of the total 74 acres, decisions made concerning street alignment, street connections, lot layout and detention for the 28.14 acres will have an impact on the development of the remaining property. In addition, an overall sketch plan is necessary to evaluate how the development connects and corresponds with the adjacent Riverchase North and Pendlebrooke subdivisions. Therefore, we request submission of potential lot and street layout for the entire 74 acre parcel. The presented sketch plan is incomplete and missing items necessary to complete the staff evaluation. These include

topography, sewer tap location & capacity, potable water tap and capacity, an explanation of the planned uses of the three common area lots and general provisions for stormwater drainage.

- An additional street connection to the west is needed (between Lots 29 & 30 or Lots 34 & 35)
- As was required with the development of Pendlebrooke, Plat 1 and additional ten feet of right-of-way will be required from the Old Ridge Road frontage. The right-of-way is necessary for the current and future improvement of Old Ridge Road to accommodate this and other future subdivisions.

COMMENTS FROM OTHER CITY DEPARTMENTS

FIRE DEPARTMENT:

1. Lack of interconnectivity with many lots on a single access road. Connect tie in with Calumet Pkwy and show plan with future connection to Pendlebrooke Subdivision.

ENGINEERING DEPARTMENT:

1. Need to provide detention area with access.
2. Show additional western and sanitary sewer connections.

ATTACHMENTS

1. Location Map
2. Sketch Plan
3. Zoning Map

City of Prattville
Planning Commission
LOCATION MAP
Pendlebrook South
Subdivision

Legend

-  Pendlebrooke South
-  Pendlebrook_Subdivision
-  PARCELS

1" = 800'



City of Prattville
Planning Commission

ZONING MAP

Pendlebrook South
Subdivision

Legend

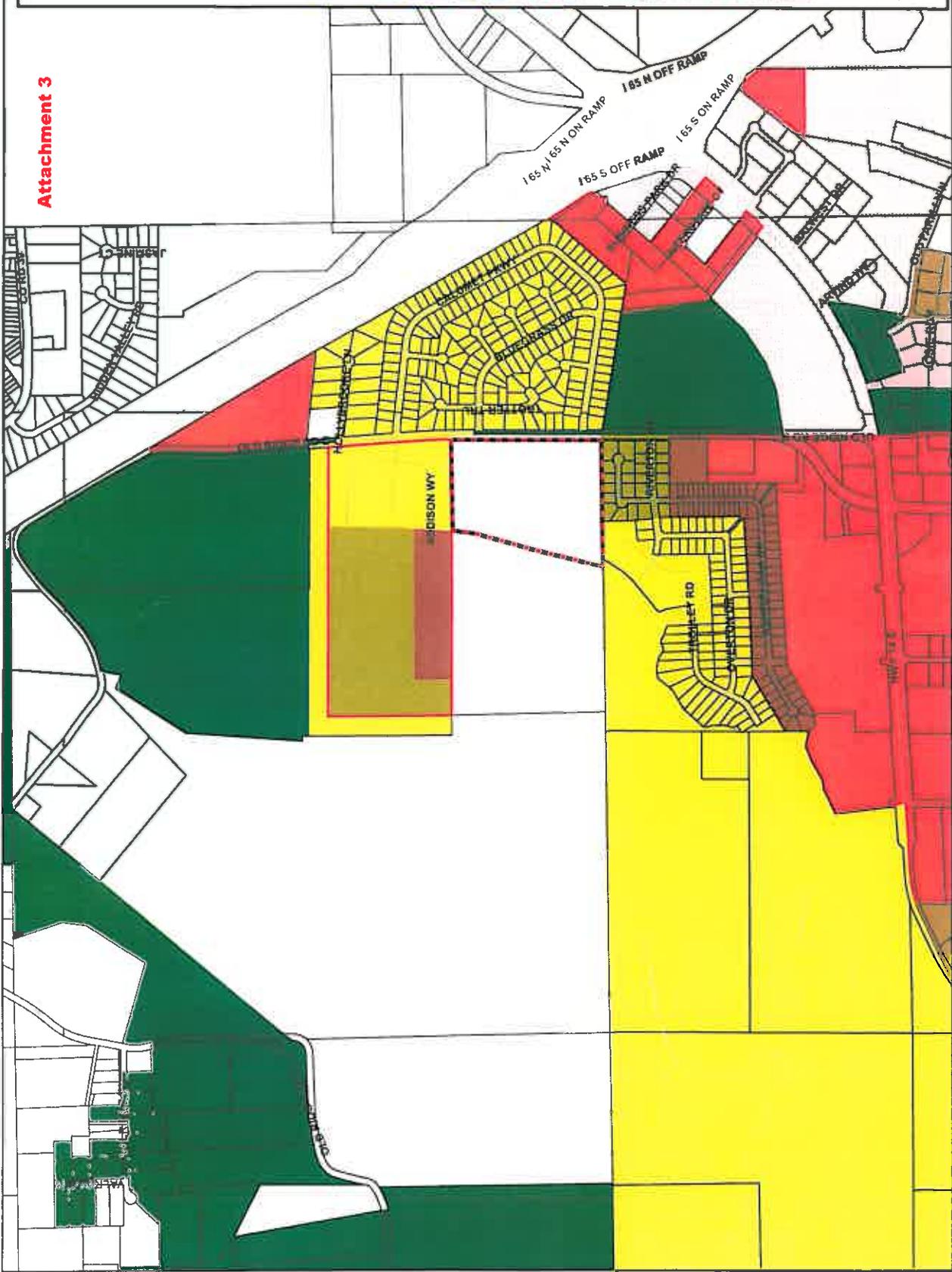
-  Pendlebrooke South
-  Pendlebrook Subdivision
-  PARCELS
-  Hollybrook Zoning
-  R-1
-  R-2
-  R-3
-  R-4
-  R-5
-  R-6
-  RD-1
-  B-1
-  B-2
-  B-3
-  B-4
-  O-1
-  M-1
-  M-2
-  T-1
-  T-2
-  T-3
-  FAR

HOMEPLACE P.U.D.

1" = 800'



Attachment 3



RESOLUTION

Sketch Plan

Pendlebrooke South Subdivision

November 18, 2010

Whereas, Larry and Diane Avant are the owners and the developers of Pendlebrooke South Subdivision; and

Whereas, the proposed development is located on the north side of Riverchase North Subdivision, south of Pendlebrooke Subdivision, west of Hollybrooke Subdivision; and

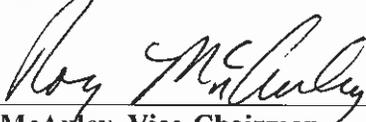
Whereas, the proposed development is located outside the city limits; and

Whereas, the developer has petitioned for annexation into the Prattville 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 submitted sketch plan of Pendlebrooke South Subdivision *contingent that a solution for a secondary access is worked out that meets the fire codes and is acceptable to the (Engineering and Planning) staff.*

APPROVED:



Roy McAuley, Vice-Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
11/18/10