



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

TOM MILLER
PRESIDENT
DISTRICT 4

MIKE RENEGAR
PRESIDENT PRO TEMPORE
DISTRICT 5

ALBERT C. STRIPLIN
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

DEAN R. ARGO
DISTRICT 3

RAY C. BOLES
DISTRICT 6

NATHAN D. FANK
DISTRICT 7

City of Prattville Planning Commission

The minutes of the March 17, 2011 meeting of the City of Prattville Planning Commission were approved.

5/19/11

Roy McAuley, Chairman

Date



CITY OF PRATTVILLE

CITY OF PRATTVILLE
PLANNING COMMISSION
AGENDA
March 17, 2011
3:00pm

Call to Order:

Roll Call:

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

Minutes:

February 17, 2011

Old Business:

1. Zoning: R4, (Multi-Family Residential); R-5 (Single-Family Residential); T-3 (Mobile Home Subdivision) and B-1 (General Business)
Rice Property Development
Located at County Road 4 and Corley Road
Petitioner: Estate of Charles Bell Rice
Representative: Larry E. Speaks & Associates *Held
1/20/11*
2. Sketch: Hilltop Oaks Subdivision
Located at County Road 4 and Corley Road
Petitioner: Jim Marshall/John Parker
Representative: Larry E. Speaks & Associates *Held
1/20/11*

New Business:

3. Final Plat: Glennbrook Subdivision, Plat 1 (approved at preliminary plat as Pendlebrook South, Plat 1)
Located on Old Ridge Road south of Pendlebrook, Plat 1
Petitioner: Stone Martin Builders, Inc.
Representative: Barrett-Simpson, Inc.

Miscellaneous:

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES
March 17, 2011**

Call to order:

The regular meeting of the Prattville Planning Commission was held on March 17, 2011. Chairman Roy McAuley called the meeting to order at 3:00 p.m.

Roll Call:

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

(Quorum present)

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

Minutes:

Mr. Nelson moved to approve the minutes of the February 17, 2011 meeting. Chief Brown seconded the motion. The motion passed unanimously.

Old Business:

1. **Zoning: R4 (Multi-Family Residential); R-5 (Patio-Garden Homes); T-3 (Mobile Home Subdivision) and B-1 (General Business)**
Rice Property Development
Located at County Road 4 and Corley Road
Petitioner: Estate of Charles Bell Rice (Jim Marshall)
Representative: Greg Gillian
Engineer: Larry E. Speaks and Associates, Inc.

Mr. Duke provided a summary of the zoning request and Hilltop Oaks Subdivision held at the previous meeting. He stated that the property is outside city limits and is unzoned. The request was referred to a committee (McAuley, Brown, and Carpenter) for further discussion at the previous meeting (1/20/11).

Mayor Gillespie made reference to a letter that would allow the property to make connection to city sewer.

Mr. Duke explained that the sewer tap was authorized by former Mayor Mac Gray in the late 1970s. He stated that the letter needs to be addressed by the city's attorney to determine if the connection is for one single family home or allows a subdivision development. Since that issuance the city has passed an ordinance stating that any extension of sewer connection outside of city limits must be approved by the city council.

Mayor Gillespie asked who's responsible for possible upgrade of the lift station if needed. Mr. Duke responded that the Commission could require the developer to make needed upgrades.

Mac Champion addressed the letter for the sewer tap. He stated that the letter was intended for the property where the lift station is located. Mr. Duke replied that the lift station was primarily set up to serve the industrial park.

Mr. Gardner asked if the development was allowed as presented what is the possibility for future industrial development in the area. Mr. Duke replied stating that the area (County Road 4) is well suited for industrial development. He stated that the city's purpose for the South Industrial Park is to preserve an area for industrial growth and development. The city has taken measures to ensure that development of the industrial park continues by conducting an environmental study and obtaining the Corps of Engineers approvals. The city has further obtained necessary funds to put in a bridge crossing the railroad and connecting to the park to Highway 82. He concluded that there is additional land in the area that could be made available for industrial use, but the city has already invested extensively into the south industrial park to make it available for competitive industrial recruitment.

Chairman McAuley provided the committee staff report. Their position is that the city has vested interest in the industrial park's continued development. The proposed zoning is not recommended as presented.

Mr. Champion provided the commission with background information on previous transfers and development of the Rice property.

Greg Gillian of Larry E. Speaks and Associates, Inc. presented the sketch plan of Hilltop Oaks Subdivision. He stated that changes have been made to comply with city comments.

Mr. Duke provided staff comments. He stated that a full review of the revised sketch plan had not been completed. It is staff recommendation that the zoning remain as agriculture or industrial use. However, if the commission recommends residential use a buffer should be used to separate the two incompatible uses. Being that the property is located outside the city limits, the petitioner can continue with the proposed development without zoning or annexation. The subdivision regulations would be applied to the development. City sewer connection would have to be recommended by the City Council or petitioner must develop a major package treatment plant or individual septic tank for each lot.

The vote was called. The motion to approve passed by 4/2 vote as recorded. Favor: Mr. Hall, Mayor Gillespie, Mr. Gardner, and Mr. Nelson. Oppose: Chairman McAuley and Chief Brown.

2. Sketch: Hilltop Oaks Subdivision
Located at County Road 4 and Corley Road
Owner: Rice Property
Representative: Larry E. Speaks & Associates

Greg Gillian stated that they are waiting on a traffic study to be conducted. He asked that the request be held until the next meeting.

Mr. Hall moved to hold until the next meeting. Mr. Nelson seconded the motion.

The motion to hold passed by 4/2 vote as recorded. Favor: Mr. Hall, Mayor Gillespie, Mr. Gardner, and Mr. Nelson. Oppose: Chairman McAuley and Chief Brown.

New Business:

3. Final Plat: Glennbrooke Subdivision, Plat 1

Located on Old Ridge Road south of Pendlebrook, Plat 1

Petitioner: Stone Martin Builders, Inc.

Representative: Barrett-Simpson, Inc.

Chief Brown introduced a resolution recommending approval of the final plat of Glennbrook Subdivision Plat 1 and moved for its approval. Mr. Nelson seconded the motion.

Mr. Gardner moved to amend the request to state that the property is *inside* the city limits (line #16). Mr. Hall seconded the motion.

The motion to amend passed unanimously.

Blake Rice, petitioner representative, stated that the development is close to completion. He requested for approval with full bonding to secure completion.

Mr. Duke stated that the final plat approval with bond assurance is in accordance with the subdivision regulations.

Mr. Nelson moved to amend the amended motion to approve pending staff approval and bond agreement amount. Mr. Brown seconded the motion.

The motion to amend passed unanimously.

The amended motion passed unanimously.

Miscellaneous:

Mr. Duke briefly discussed with the Commissioners some articles to read at their leisure. "An Overview of Parliamentary Procedure for Smaller Entities" and "As Big Boxes Shrink, They Also Rethink".

Adjourn:

The meeting was adjourned at 4:14 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Prattville Planning Commission

Prattville Planning Commission
Sign-In Sheet
3/17/11
3:00 p.m.

Name	Address
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MEMORANDUM

DATE: March 11, 2011

TO: Prattville Planning Commission

FROM: Joel T. Duke, AICP
City Planner 

RE: March 17, 2011 Commission Meeting

Enclosed is the agenda for the March 17, 2011 Commission meeting. Listed below are the staff recommendations for each item. Location maps and copies of each item are enclosed for reference.

- Rice Property – County Road 4 – Initial zoning** – The Estate of Charles Rice has requested the Planning Commission consider and recommend zoning of 145 acres adjacent to the eastern boundary of the Prattville South Industrial Park. The multi-district request includes R-4, R-5, T-3 and B-1. The request was originally heard in conjunction with the sketch plan for the property (Hilltop Oaks) at the January 20, 2011 meeting and referred to a Commission sub-committee. The sub-committee of Terry Brown, Paula Carpenter, and Roy McAuley met with Planning Department staff and the petitioners on February 7, 2011. At the February 17, 2011 meeting, the petitioners asked the Commission to delay further consideration on their request until the March 17, 2011 Commission meeting. Copies of the Planning Commission staff report sent out for the January 20 meeting can be forwarded by e-mail if needed. Planning staff continues to recommend disapproval of the requested zoning.
- Hilltop Oaks Subdivision – Sketch Plan** – John Marshall and John Parker requested approval of the sketch plan for a 145 acre subdivision corresponding with the zoning request listed as Item 1. At the February 17, 2011 meeting, the sketch plan was held at the petitioners request until the March 17, 2011 meeting. Planning staff continues to recommend disapproval of the requested sketch plan.
- Glennbrooke Subdivision, Plat 1 (approved at preliminary plat as Pendlebrooke South, Plat 1) – Final Plat** – Stone Martin Builders, Inc. requests approval of the 32 lot final plat of Glennbrooke Subdivision. The petitioners acknowledge that the subdivision is not

substantially complete as required for final plat approval. The petitioners will be requesting Commission approval of the plat prior to the completion of the public infrastructure. Article III, Section D(b) of the Prattville Subdivision Regulations states "the planning commission may, in its sole discretion, and provided all other requirements of these regulations are met, accept, in lieu of completion of such improvements and utilities; a performance bond with sufficient surety satisfactory to the city attorney, to secure the city actual construction and installation of such improvements and utilities at a time to be set by the planning commission and according to the plans and specifications approved thereof." Planning and Engineering staffs will provide a status report at the commission meeting.

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

RESOLUTION

Zoning Request (R-4, R-5, T-3 and B-1)

County Road 4 and Corley Road

Estate of Charles Bell Rice, Petitioner

January 20, 2011

Whereas, the Estate of Charles Bell Rice is the owner of the property described in Attachment A; and shown in Attachment B; and

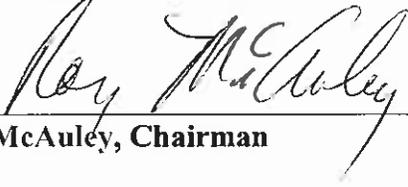
Whereas, the property to be zoned is located off County Road 4 and Corley Road; and

Whereas, the subject property is currently outside the city limits and is un-zoned and the petitioner wishes to zone the property to R-4, Multi-Family; R-5 Patio Garden Homes; T-3, Mobile Home Subdivision; and B-1, General Business; and

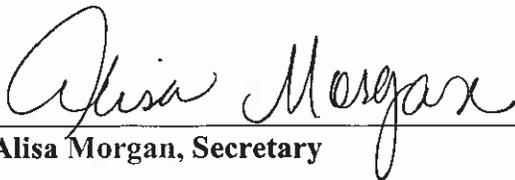
Whereas, a public hearing on the proposed zoning was held by the Prattville Planning Commission on January 20, 2011.

Now, Therefore, Be it Resolved, that the City of Prattville Planning Commission hereby recommends the zoning of said property to R-4, R-5, T-3, and B-1.

APPROVED:



Roy McAuley, Chairman



Alisa Morgan, Secretary

The motion to approve passed by 4/2 vote as recorded. Favor: Mr. Hall, Mayor Gillespie, Mr. Gardner, and Mr. Nelson. Oppose: Mr. McAuley and Chief Brown.

3/17/11

Rice Property Legal Description
County Road No. 4
Autauga County, Alabama

Attachment A
Legal Description

Parcel "A" (Proposed R5 Zoning)

Commence at an iron pin known as the Northwest Corner of Section 26, T-17-N, R-16-E, Autauga County, Alabama; thence S 89°08'26" E 654.96' to an iron pin; thence S 89°08'26" E 335.79' to the Point of Beginning for the herein described parcel of land; thence S 89°08'26" E 334.80' to an iron pin; thence S 88°24'53" E 598.71' to an iron pin; thence N 89°02'07" E 437.63' to a point; thence S 15°29' 12" E 1,768.47' to a point; thence S 83°56'19" E 156.62' to a point; thence S 60°06'34" E 167.14' to a point; thence S 33°45'08" E 222.42' to a point on the North side of Corley Road; thence along said north side the following two (2) courses: (1) S 50°31'28" W 109.08'; (2) S 56°18'26" W 91.70' to a point; thence leaving said North side N 33°41'34" W 145.40' to a point; thence S 46°05'59" W 114.36' to a point; thence S 74°17'15" W 350.00' to a point; thence S 15°29' 12" E 197.15' to a point located on the North R.O. W.(100') of Autauga County Road No. 4; thence along said North R.O.W. S 82°35'50" W 432.48' to a point; thence leaving said North R.O.W. N 07°24' 10" W 246.85' to a point; thence N 15°42'45" W 956.98' to a point; thence N 00°12'28" W 39.45' to a point; thence S 89°47'32" W 585.00' to a point; thence S 00°12'28" E 1,071.29' to a point; thence S 06°51'20" E 243.35' to a point located on the North R.O.W.(100') of Autauga County Road No. 4; thence along said North R.O.W. the following two (2) courses: (1) S 82°35'50" W 225.61'; (2) Chord Bearing S 83°22'51" W, Chord Distance 155.3 l', Radius 5,679.58' to a point; thence leaving said North R.O.W. N 00°12'28" W 2,578.82' to the point of beginning. Containing 74.26 acres, more or less, and lying in and being a part of the North 1/2 of Section 26, T-17-N, R-16-E, Autauga County, Alabama.

Parcel "B" (Proposed T3 Zoning)

Commence at an iron pin known as the Northwest Corner of Section 26, T-17-N, R-16-E, Autauga County, Alabama; thence S 89°08'26" E 654.96' to an iron pin; thence S 89°08'26" E 670.59' to an iron pin; thence S 88°24'53" E 598.71' to an iron pin; thence N 89°02'07" E 437.63' to the Point of Beginning for the herein described parcel of land; thence N 89°02'07" E 264.28' to an iron pin; thence S 89°36'15" E 304.18' to an iron pin; thence S 49°54'3 1" E 1,049.60' to a point; thence Chord Bearing S 55°09'52" E, Chord Distance 271.63', Radius 1,482.69' to an iron pin; thence S 00°13'05" E 1,223.17' to an iron pin on the North side of Corley Road; thence along said North side the following six (6) courses: (1) N 65°40'06" W 445.03'; (2) N 69°07'41" W 56.02'; (3) N 90°00'00" W 46.52'; (4) S 77°10'46" W 50.79'; (5) S 52°39'14" W 78.80'; (6) S 46°36'00" W 118.39' to a point; thence leaving said North side N 33°45'08" W 222.42' to a point; thence N 60°06'34" W 167.14' to a point; thence N 83°56'19" W 156.62' to a point; thence N 15°29'12" W 1,768.47' to the point of beginning. Containing 47.55 acres, more or less, and lying in and being a part of the North 1/2 of Section 26, T-17-N, R- 16-E, Autauga County, Alabama.

Parcel "C" (Proposed R4 Zoning)

Commence at an iron pin known as the Northwest Corner of Section 26, T-17-N, R- 16-E, Autauga County, Alabama; thence S 89°08'26" E 654.96' to an iron pin; thence S 89°08'26" E 335.79' to a point; thence S 00°12'28" E 2,578.82' to a point located on the North R.O.W. (100') of Autauga County Road No. 4; thence along said North R.O.W. the following two (2) courses: (1) Chord Bearing N 83°22'5 1" E, Chord Distance 155.3 l', Radius 5,679.58'; (2) S 82°35'50" W 225.61 ' to the Point of Beginning for the herein described parcel of land; thence leaving said North R.O.W. N 06°51'20" W 243.35' to a point; thence N 00°12'28" W 1,071.29' to a point; thence N 89°47'32" E 585.00' to a point; thence S 00°12'28" E

39.45' to a point; thence S 15°42'45" E 956.98' to a point; thence S 07°24'10" E 246.85' to a point located on the North R.O.W.(100') of Autauga County Road No. 4; thence along said North R.O.W. S 82°35'50" W 850.26' to the point of beginning. Containing 21.46 acres, more or less, and lying in and being a part of the Northwest 1/4 of Section 26, T-17-N, R-16-E, Autauga County, Alabama.

Parcel "D" (Proposed B1 Zoning)

Commence at an iron pin known as the Northwest Corner of Section 26, T-17-N, R-16-E, Autauga County, Alabama; thence S 89°08'26" E 654.96' to an iron pin; thence S 89°08'26" E 335.79' to a point; thence S 00°12'28" E 2,578.82' to a point located on the North R.O.W. (100') of Autauga County Road No. 4; thence along said North R.O.W. the following two (2) courses: (1) Chord Bearing N 83°22'51 " E, Chord Distance 155.31', Radius 5,679.58'; (2) N 82°35'50" E 1,508.34' to the Point of Beginning for the herein described parcel of land; thence leaving said North R.O.W. N 15°29'12" W 197.15' to a point; thence N 74°17'15" E 350.00' to a point; thence N 46°05'59" E 114.36' to a point; thence S 33°41'34" E 145.40' to a point on the North side of Corley Road; thence along said North side the following four (4) courses: (1) S 56°18'26" W 63.99'; (2) S 47°48'28" W 50.53'; (3) S 35°38'10" W 110.45'; (4) S 26°29'57" W 54.86' to an iron pin located on the North R.O.W. (100') of Autauga County Road No. 4; thence along said North R.O.W. S 82°35'50" W 270.09' to the point of beginning. Containing 2.13 acres, more or less, and lying in and being a part of the North 1/2 of Section 26, T-17-N, R -1 6-E, Autauga County, Alabama.

CITY OF PRATTVILLE

Planning Commission

Planning Department Staff Report



SKETCH PLAN/ ZONING REQUEST

Hilltop Oaks Subdivision
R-4, Multi-family Residential; R-5, Single-family Residential; T-3 Mobile Home Park; and B-1, Neighborhood Commercial

DATE

January 5, 2011

PROPOSED DEVELOPMENT

Petitioner: Jim Marshall and John Parker
Property Owner: Estate of Charles Rice
Agent: Larry Speaks and Associates, Inc. (Greg Gillian)
Location: County Road 4 – north side west of and adjacent to the Prattville South Industrial Park (See Attachment A: Location Map)

Development Status and History

Submission Status: Initial development submission. Property is currently used for agriculture and is located outside the city limits. Petitioners have indicated their intention to seek annexation if a development plan is approved.

Previous Approvals: N/A

Conditions of Previous Approvals: N/A

Property Configuration

Acreage: 145.40 acres (currently held in two parcels)

**Proposed Number of Lots and Configuration/
Proposed Uses:** The proposed subdivision is split into residential uses at three different densities. It also includes a small portion of neighborhood commercial property (2.15 acres) fronting County Road 4 and Corley. The residential uses are divided as follows:

T-3, Mobile Home Park	164 lots (47.55 acres)
R-4, Multi-family Residential	100units(21.46 acres)
R-5, Single-family Residential	345 lots (74.26 acres)
Total Housing Units	619 units

The 345 lots in the R-5 zoned subdivision are proposed at dimensions of 45' x 150' with a few lots being 50' or 60' wide at the intersections or ends of streets. The R-5 lots appear to be front access since no provision for rear access is shown.

Access to the property is provided by County Road 4. Two new streets are proposed connect the R-5 lots to County 4. The proposed R-4 parcel fronts County Road 4 indicating that some type of intersection will be required or requested. Access to the B-1 and T-3 parcels is provided via the existing Corley Road which also intersects County 4. Potential connections to the north and east are blocked by the CSX Railroad bordering the property. Connect to the west is blocked by the City of Prattville South Industrial Park.

Current Zoning:

Currently outside the city limits and Prattville zoning authority.

Required Zoning:

The proposed zoning classifications of R-4, R-5, T-3 and B-1 are appropriate for the proposed uses. Details of each district are included with this report as Attachment 3.

*Consistency with Adopted
Future Land Use Plan*

The Future Land Plan/Map adopted by the Planning Commission on January 21, 2010 (included as Attachment 4) shows the subject property's designation as Industrial. The proposed uses are inconsistent with the Future Land Use designation. The Plan states that industrial is to be interpreted as referring, "*specifically to heavy industrial. These are resource-intensive uses that by and large need to be appreciably separated from most other land uses, especially residential. The plan specifically removes the sub-category often known as "light industrial", and addresses it within some of the new Mixed-Use categories. It is anticipated that there will be minimal industrial areas identified, likely along the 82 Corridor to the south, where the existing International Paper facility has established some level of precedent.*" (Prattville Comprehensive Plan, 2010, Page 2.15)

Surrounding Developments and Uses:

North and West: The property is bordered to the west and north by sections of the Prattville South Industrial Park. These section of the park are currently vacant and available to be developed as heavy industrial uses

East: Low density residential uses or wooded lots.

South: Agricultural, forest, low density residential and mining uses. Just to the southwest of the property is the City of Prattville's David Whetstone Sports Complex.

Street Extensions or New Streets:

The subdivision contains five new public streets in the R-5 zoned subdivision and three private streets in the T-3 zoned mobile home park. Three of the public streets run roughly north/south and connect to County Road 4 or Corley Road. The two other public streets run east/west connecting two of the north/south streets. None of the proposed streets are laid out to connect to adjacent properties due to barriers created by the South industrial Park to the north and west and the railroad to the east.

Water and Sewer:

Water: The Prattville Water Works and Sewer Board maintains a 12" water main along County Road 4 with sufficient capacity to serve the potential 620 units.

Sanitary Sewer: The City of Prattville Wastewater Department maintains an 8" pump station and force main near the southeast corner of the Prattville South Industrial Park. The force main empties into 8" gravity main near the intersection of County Road 4 and Reuben Road. Sanitary sewer service would need to be extended by gravity line or force main to the subject property.

Unique Features:

The northern and eastern edges of the property are wooded areas that cover a terrain with slopes of 10% or greater. In the property's current agricultural use this wooded buffer serves to mitigate soil erosion due to wind and stormwater.

A pipeline within a 30' to 40' right-of-way traverses the property running roughly north/south. Additional information concerning the type of pipeline and any existing restrictions imposed by the easement has been requested.

The subject property is bordered to the west and north by the Prattville South Industrial Park. The park has been zoned M-2, Heavy Industrial since 2000 so that the park could be marketed for firms involved in heavy production or warehousing.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP

Site Visits Conducted: January 6, 2011 and January 7, 2011

Recommendation: Zoning: Disapproval based on inconsistency with adopted comprehensive plan and likely conflicts with planned industrial uses in the area.

Sketch Plan: Disapproval due to inability to obtain required zoning, failure to respect site's natural features, lack of internal circulation, and the number of streets intersecting County Road 4.

Staff Comments:

1. Proposed residential uses are inconsistent with city's adopted Future Land Use Map/Plan. While the FLU map is not a zoning map, it has been adopted by the Planning Commission as guide for zoning decisions by the Commission and City Council. The map establishes a general land use pattern for certain areas. The County Road 4 area is designated "Industrial" due to the city's investment in and promotion of the South Industrial Park and the proximity to other industrial uses. Since the proposed use of the Rice Property diverges significantly from the city's designated land use, by the Planning Commission must first address the zoning question before considering the street layout and connections in the Hilltop Oaks sketch plan. If the proposed residential zoning scheme or some other type of residential zoning is acceptable to the Commission or Council, further review of the sketch plan is justified.
2. Section G of the Prattville Subdivision Regulations requires due regard be given for preserving all natural features in a development. The presented lot layout appears to cut into the wooded buffers between the cultivated fields and the 10% and greater slopes on the northern and eastern edges of the property. The developer should explain what steps will be taken to mitigate potential soil erosion in these areas.
3. The developer should explain how slopes will be stabilized at the edge of the lots placed in the fill. Recommend adjusting layout to eliminate any lots outside the

presently cultivated field and to preserve existing wooded buffers as common area. (Reference: Prattville Subdivision Regulations, Article V § G)

4. Plan review by the Natural Resources Conservation Service notes that stormwater flow will be directed to gullies on site and off site that cannot accommodate urban stormwater flows. The presented detention scheme does not seem to address impacts to these drainageways. The developer should explain how the gullies will be protected.
5. Further clarification is needed in regards to the pipeline shown in the center of the property, including what type of pipe line (i.e.: natural gas, petroleum, etc.) is in place, what type of easement exists for this line, and the requirements of the pipeline company for protecting their easement and facilities.
6. As a main access to at least 164 units in the subdivision, Corley Road must be upgraded to meet city standards. Some adjustment to the Corley Rd/County 4 Intersection maybe needed to improve sight distance at the intersection. (Reference: Prattville Subdivision Regulations, Article V, § B (6))
7. The developer should explain how sanitary sewer service will be extended to this property. What will be the impact of the built out development on the city facilities serving the site?
8. The development should explain the lack of roadway connections between the T-3, R-5 & R-4 portions of the development and why cul-de-sacs are used rather than looped streets.
9. Roadway blocks exceed 1200' maximum allowed by Prattville Subdivision Regulations. These needed to be adjusted to meet standard. (Reference: Prattville Subdivision Regulations, Article V, § E)
10. Staff estimates the number street or driveway intersections with County 4 created by the Hilltop Oaks development to be four. If Corley Road is included, five intersections are created. The site plan needs to be adjusted to reduce the number of intersections with County Road 4. Such adjustment will reduce the amount of widening needed on County 4 for left turn and decal lanes and potential conflicts with County 4 traffic.
11. Consideration should be given to shifting apartment site to western boundary so that R-5 lots are not separated by apartments from the larger mass of R-5 lots.
12. Street layout of 2400' deep streets will promote speeds greater than 25 mph. The developer should provide optional designs for reducing speeds on these streets.

COMMENTS FROM OTHER CITY DEPARTMENTS

ENGINEERING DEPARTMENT:

1. A traffic impact analysis & study is required for County Road # 4.
2. Prepare sanitary sewer capacity needs – GPD.
3. Alignment of Corley Road must be addressed.

4. Need to prepare traffic calming solutions.
5. Interconnectivity is required within this sketch plan.

FIRE DEPARTMENT:

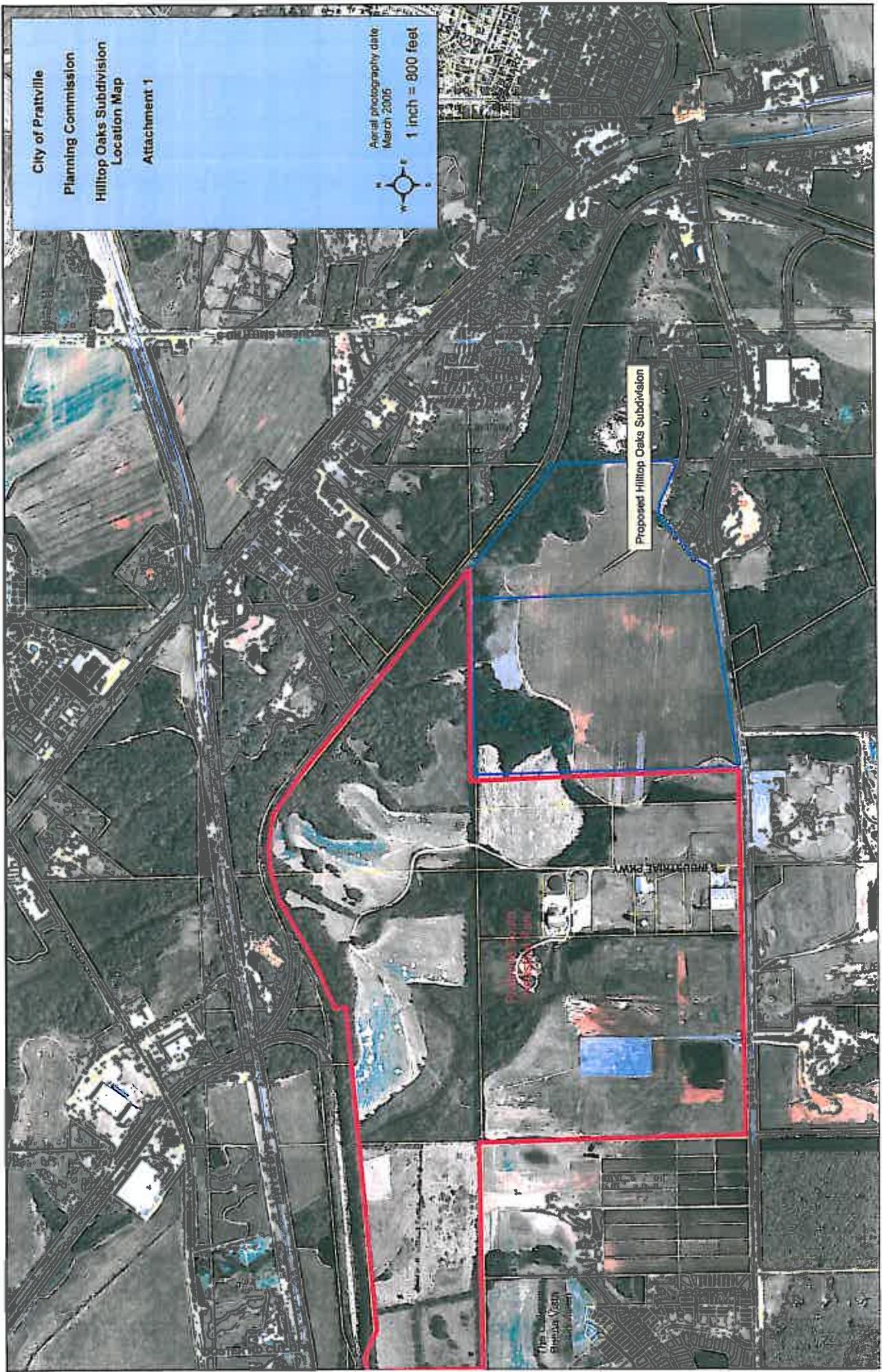
1. T-3 Single access road. Need second access road that is remote (see Appendix D of IFC 2006)
2. R-4 Need to know the number of apartments. Based on the overall number, this may require a remote road. (Appendix D of the IFC 2006)
3. The R-5 layout is acceptable. Need fire hydrant placement for the overall site.

ATTACHMENTS

1. Location Map
2. Sketch Plan
3. Zoning Classifications – R-4, R-5, T-3 and B-1
4. Future Land Use Map

City of Prattville
Planning Commission
Hilltop Oaks Subdivision
Location Map
Attachment 1

Aerial photography date
March 2005
1 inch = 800 feet



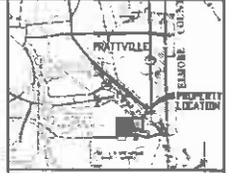
SITE DATA

750 TOTAL ACRES
 150 LF OF STREET
 PROPOSED RESIDENTIAL LOT MIX
 300 40' LOTS (TYPICALLY OF 2 1/2 B/D)
 1 50' LOTS
 2 60' LOTS
 32 TOTAL

SKETCH PLAN
PROPOSED RESIDENTIAL DEVELOPMENT
HILLTOP OAKS
 Autauga County, Alabama



LINE TABLE	
LINE	WIDTH
1	10' SIDEWALK
2	10' SIDEWALK
3	10' SIDEWALK
4	10' SIDEWALK
5	10' SIDEWALK
6	10' SIDEWALK
7	10' SIDEWALK
8	10' SIDEWALK
9	10' SIDEWALK
10	10' SIDEWALK
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98	10' SIDEWALK
99	10' SIDEWALK
100	10' SIDEWALK



LOCATION MAP



SITE DATA
 MANUFACTURED HOME COMMUNITY
 4265 TOTAL ACRES
 150 LF OF STREET
 32 TOTAL LOTS



DISTRICT	USE REGULATIONS	MINIMUM YARD SIZE			MINIMUM LOT SIZE WITHIN AT BUILDING LINE		MAXIMUM HEIGHT		MAXIMUM BUILDING AREA PERCENT	OFF STREET PARKING CAR SPACES	
		FRONT YARD	REAR YARD	SIDE YARD	AREA IN SQ FEET	WIDTH AT BUILDING LINE	FEET	STORIES			
ALL 'R' DISTRICTS	<p>USES PERMITTED: Accessory structures; Gardens, playgrounds and parks; public buildings, including public schools and libraries; satellite dishes or discs hereon defined by that ordinance, and so other; and parking of recreational vehicles, as herein defined subject to the following conditions:</p> <p>a) Also here shall such parked or stored camping and recreational equipment be occupied or used for living, sleeping or housekeeping purposes.</p> <p>b) If the camping and recreational equipment is parked or stored outside of a garage, it shall be parked or stored to the rear of the front of the building line of the lot.</p> <p>c) Notwithstanding the provisions of subparagraph (b), camping and recreational equipment may be parked anywhere on the premises for loading and unloading purposes.</p> <p>USES PERMITTED ON APPEAL: Customary home occupations; public utility structures, such as electric substations, gas metering stations, sewage pumping stations and similar structures; general hospitals for human, except primarily for mental cases; churches, cemeteries; semi-public buildings; golf courses; municipal, county, state or federal use; kindergartens, nurseries, nursery schools, day care centers, private schools, and similar dishes or discs, not defined herein.</p> <p>USES PROHIBITED: Mobile homes, house trailers, trailer courts or camps, commercial and industrial uses, including parking lots or parking areas in connection with these uses, not specifically permitted. (Ord. of 5-23-85)</p>	35	35	35	35	45	50	2			
		Public and semi-public structures									
		Accessory structures									
										<p>OFF-STREET PARKING REQUIREMENTS FOR PUBLIC AND SEMI-PUBLIC STRUCTURES OR USES ARE AS FOLLOWS: School: Two car spaces for each school room. Hospitals: Two car spaces per each five beds. Churches and auditoriums: Two car spaces per each five seats. Other public or semi-public use as determined by each individual case by the Board of Zoning Adjustment.</p>	

DISTRICT	USE REGULATIONS	MINIMUM YARD SIZE			MINIMUM LOT SIZE		MAXIMUM HEIGHT		MAXIMUM BUILDING AREA PERCENT	OFF STREET PARKING CAR SPACES
		FRONT YARD	REAR YARD	SIDE YARD	AREA IN SQUARE FEET	WIDTH AT BUILDING LINE	FEET	STORIES		
R-1	USES PERMITTED: Single-family dwellings. (See: regulations common to all "R" Districts, listed above.)	40	45	15	15,000	100	35	2 1/2	25	1
R-2	USES PERMITTED: Single-family dwellings. (See: regulations common to all "R" Districts, listed above.)	35	40	10	10,500	75	35	2 1/2	25	1
R-3	USES PERMITTED: Single family dwellings USES PERMITTED ON APPEAL: Apartments* Clubs, not conducted for profit; rooming and boarding houses. (See: regulations common to all "R" Districts, listed above) *Amended 9/98	25	30	One Side 8 Other side 6	One and two family dwellings (if two family permitted on appeal) 7,500 For each additional family unit, add: 2,000	60 6	35	2 1/2	35	One per family unit
R-4	USES PERMITTED: Dwellings and apartments for any number of families. USES PERMITTED ON APPEAL: Clubs, not conducted for profit; rooming and boarding houses. (See: regulations common to all "R" Districts, listed above.)	25	30	One side 8 Other side 6	One or two family dwellings 6,000 For each additional family unit 2,000	50 5	35	3	40	One per family unit

Ord. of 7-2-88; Ord. of 3-15-83
(2); Ord. of 5-23-85

NOTE "A": A airport, porte-cochere, porch or structure or part thereof as defined in Section 68 hereof, shall be considered as part of the main building and shall be subject to the setback and side yard requirements for the district in which it is located.

DISTRICT	GENERAL REQUIREMENTS	MINIMUM LOT SIZE	MINIMUM YARD SIZE	MAXIMUM LOT COVERAGE	OFF STREET PARKING								
R-5 PATIO GARDEN HOMES	<p>Not more than two (2) contiguous patio garden homes shall be connected. Each patio home shall be constructed on its own lot, and shall be a minimum of forty (40) feet at the building line, minimum lot area shall be four thousand square feet.</p> <p>The exterior wall of the patio garden home, or any accessory structures on the zero-foot side yard setback shall not project over the property line. Roof overhang may penetrate maintenance and drainage easement of the adjacent lot a maximum of thirty (30) inches, provided the roof shall be so designed that water runoff shall be restricted to the drainage easement area.</p> <p>The number of windows, doors or other openings allowed on walls fronting the side lines shall be governed by the Table 600 of the <i>Southern Building Code, 1997 edition</i>. Where adjacent zero lot line dwellings are not constructed against or along a common lot line, a perpetual wall maintenance easement of three (3) feet in width along and parallel to the adjacent lot shall be provided.</p> <p>Where adjacent zero lot line dwellings are not constructed against or along a common lot line, a perpetual drainage easement shall be provided, which shall be approved by the Planning Commission. Fences and walls may be located on or along this easement provided gates or other openings that will not block local lot drainage are maintained. A "hold harmless agreement" shall be required.</p> <p>The lot adjacent to the zero setback side yard must be under the same ownership at the time of initial construction (ensuring that a developer does not infringe on the property rights of adjacent tracts) or a ten-foot side setback shall be required, provided the adjacent property is not zoned for patio garden homes or is not a permitted use in the adjacent zoning district.</p> <p>No accessory structures shall be erected in a required front, side, [or] rear side yard, or open space. Accessory structures shall be permitted in the rear yard and shall not exceed one and one-half (1 1/2) stories in height and shall not cover more than twenty-five (25) percent of the required rear yard, and shall be permitted a zero-foot setback from the rear yard and side property lines and five (5) feet from any other structure on the same lot.</p> <p>Unattached garages and carports shall be permitted in addition to the twenty-five-percent coverage for accessory structures, but shall not exceed six hundred (600) square feet in area, and shall not be placed in any required front, side, or street side yard or open space; and shall not exceed one and one-half (1 1/2) stories in height; and shall be permitted a zero setback from the rear and side property lines, and five (5) feet from any other structure on the same lot. (Res. Book 2001, Page 079).</p>	<p>Forty (40) feet at the building line, minimum lot area shall be four thousand 4,000 square feet.</p>	<p>Each patio home lot shall have one (1) side yard with a minimum depth of five (5) feet. Minimum depth of front yards shall be twenty (20) feet. Minimum depth of rear yards shall be fifteen (15) feet. Fireplaces and chimneys may be placed in the rear yard setback provided they do not project beyond the thirty-inch permitted roof overhang and provided they do not restrict or obstruct any drainage easement, whether existing or proposed.</p>	<p>Maximum lot coverage permitted for the main dwelling shall be one hundred (100) percent of permitted building area not including coverage permitted for accessory buildings or structures.</p>	<p>Off-street parking shall be provided at the rate of two (2) spaces per dwelling unit and shall be located within the interior of the lot. Garages shall not be credited toward the parking requirements. If said garage is part of the main dwelling or attached to the main dwelling.</p>								
<p>Table 600 of the <i>Southern Building Code, 1997 edition</i>:</p>	<table border="1"> <thead> <tr> <th>Feet</th> <th>Openings</th> </tr> </thead> <tbody> <tr> <td>0' to 3'</td> <td>0%</td> </tr> <tr> <td>3' to 10'</td> <td>20%</td> </tr> <tr> <td>Over 10'</td> <td>40%</td> </tr> </tbody> </table>	Feet	Openings	0' to 3'	0%	3' to 10'	20%	Over 10'	40%				
Feet	Openings												
0' to 3'	0%												
3' to 10'	20%												
Over 10'	40%												

District	Minimum Yard Size			Minimum Lot Size		Maximum Height			Off Street Parking Car Spaces	Permit
	Front Yard Feet	Rear Yard Feet	Side Yard Feet	Area in Sq. Ft.	Width Ft. at Building Line	Feet	Stories	Maximum Building Area Percent		
	(See Note "A" below)									

Use Regulations

USES PROHIBITED: Commercial and industrial uses, including parking lot or parking areas in connection with these uses; double parking or connection of two or more mobile homes except that two mobile homes with locally identical exterior finishes may be connected under one roof.

NOTE "A": A carport, porte-cochere, porch or other structure or part thereof as defined in Section 68 hereof, shall be considered as a part of the main building and shall be subject to the setback and side yard requirements for the district in which it is located.

NOTE "B": Additions and accessory structures shall conform with the requirements of the Southern Building Code Congress as adopted by the City of Prattville.

T-2	25	10	Same as T-1	7,500	60	15	1	40	1	
Area for Permanent or temporary Parking Mobile Homes										
USES PERMITTED: Permitted on appeal in the R-4 residential district and subject to all district requirements of an R-4 district as specified in Section 71 hereof.										

USES PERMITTED ON APPEAL: Same as T-1 district.

District	Use Regulations	Minimum Yard Size			Minimum Lot Size	Maximum Height	Off Street Parking		Permit
		Front Yard Feet	Rear Yard Feet	Side Yard Feet			Maximum Building Area Percent	Stories	
T-3 Mobile Home Park (Rental)	<p>ACCESSORY STRUCTURES</p> <p>USES PROHIBITED: Same as T-1 district</p> <p>USES PERMITTED: Rental spaces for parking mobile homes.</p> <p>MINIMUM REQUIREMENTS: The lots for house trailers shall be plainly staked off or marked. In addition, at least 30 ft. roadway shall be provided between each block of lots. No two house trailers shall be parked closer than within 15 ft. of each other. A sketch of the park site shall be submitted to the Planning Commission, and must have approval by said Commission before construction is begun. Said sketch shall be drawn to</p>	20	10	5	3,150	15	1	30	1

(See Note "A" below)

Minimum Yard Size		Minimum Lot Size		Maximum Height		Off Street Parking		Permit
Front Yard Feet	Rear Yard Feet	Side Yard Feet	Area in Sq. Ft.	Width Ft. at Building Line	Maximum Building Area Percent	Stories	Feet	Car Spaces

(See Note "A" below)

Use Regulations

scale showing the arrangements of house trailer lots, roadways, water outlets, location, and type of sewage and liquid waste disposal, and the locations of the buildings for toilets, baths, laundries, and other facilities concerning the general appearance of the area. The minimum requirements governing the construction, equipment, and operation of trailer courts set forth under law by the Alabama State Health Department must be met.

ACCESSORY STRUCTURES

5 5

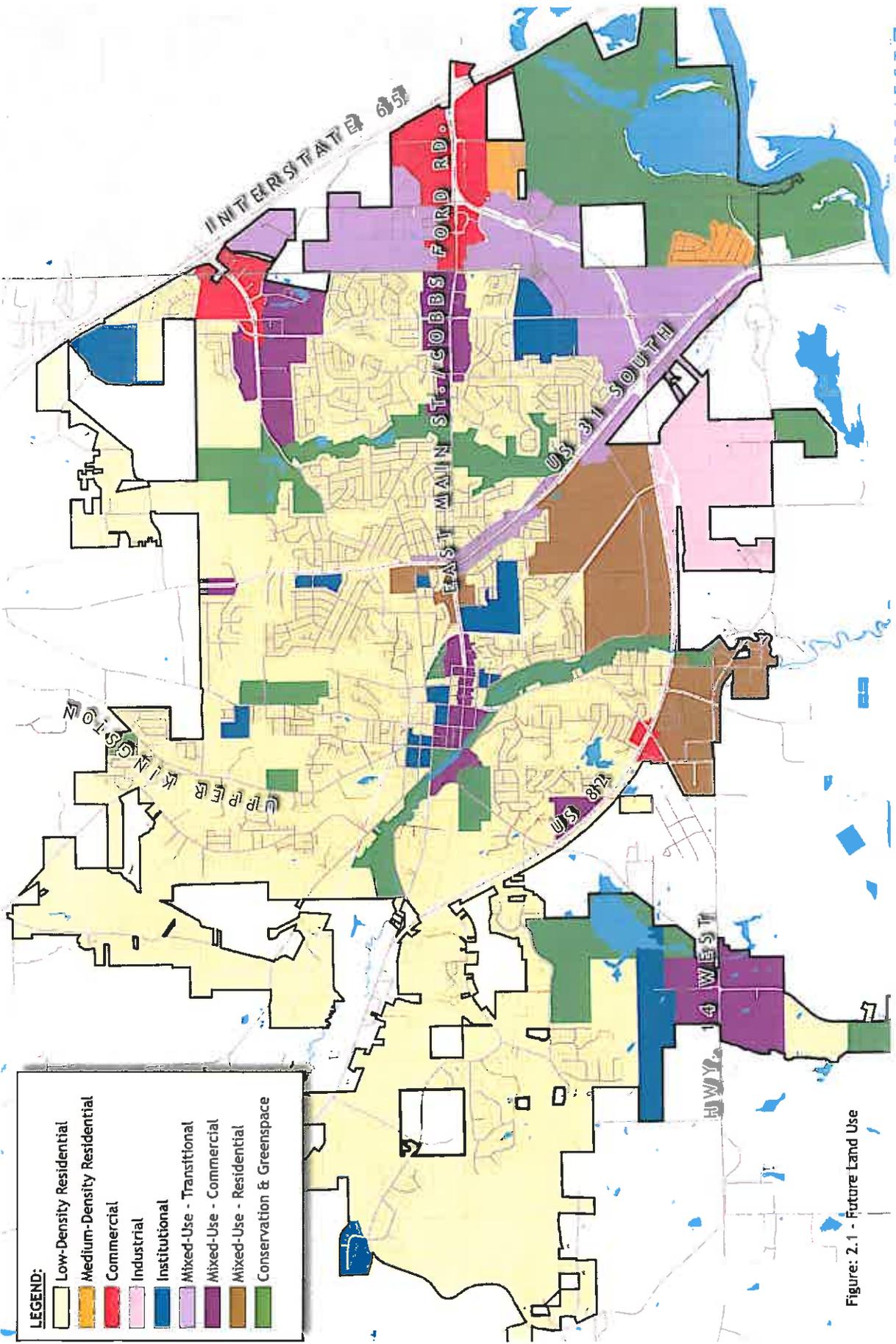
DISTRICT	USE REGULATIONS	MINIMUM LOT SIZE	MINIMUM YARD SIZE	MAXIMUM HEIGHT	OFF STREET PARKING	OFF STREET PARKING AND UNLOADING
<p>B-1 (Local Shopping District)</p>	<p>USES PERMITTED: Neighborhood retail stores and markets, including the following types of stores: food, general merchandise, apparel, furniture, household and hardware, radio and television, drug, and sundries, jewelry and gifts, florist, sporting goods, pet shops and similar types, and business recycling facilities Neighborhood services including the following types: dry cleaning and laundry pickup stations, barber and beauty shops, shoe repair, offices, hotels, banks, post offices, theaters and similar services USES PERMITTED ON APPEAL: Filling stations where no major repair work is done, restaurants, community recycling Any use permitted or permitted on appeal in the R-1 Residential District, and subject to all district requirements of an R-4 District as specified in Section 71, hereof</p> <p>TEMPORARY STRUCTURE: Where such structures shall be used for a period not to exceed 18 months prior to construction of a permanent structure, which will replace the temporary structure. The owner must give evidence satisfactory to the Board of Zoning Adjustment of such owner's good faith and intent to construct or have constructed, a permanent structure. Under no circumstances shall such structures be authorized as a residence or habitation.</p>	<p>It is the intent of the ordinance that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space required for the other operations of the business or service</p>	<p>Front, 25 feet, rear, 20 feet, side, not specified, except on a lot adjoining along its side lot line a lot which is in a residential district, there shall be a side yard not less than eight (8) feet wide</p>	<p>45 feet or 3 stories</p>	<p>200 square feet of parking space per each 100 square feet of one (1) story buildings, or per each 40 square feet of two (2) or three (3) story buildings. Theaters, one car space per each five seats</p>	<p>Shall use required rear or side yard for loading and unloading</p>

<p>B-1</p>	<p>USES PROHIBITED: Major auto repair, filling stations with gasoline storage above the ground in excess of five hundred (500) gallons, laundry and dry cleaning plants, funeral homes, mobile homes, house trailers, trailer courts or camps, manufacturing, any use prohibited in a B-2 Business District</p>	<p>None specified</p>	<p>65 feet or 5 stories</p>	<p>Theaters, one car space per each five (5) seats, hotels, one car space per each four (4) rooms</p>	<p>Shall provide space for loading and unloading for structures hereafter erected or altered when same is on lot adjoining a public or private alley</p>
<p>B-2</p>	<p>USES PERMITTED: Any retail or wholesale business or service not specifically restricted or prohibited Major auto repair, funeral homes, places of amusement and assembly, business recycling facilities, community recycling facilities, any use permitted in a B-1 Local Shopping District USES PERMITTED ON APPEAL: Animal clinics, hospitals or kennels, dry cleaners and laundries Manufacturing incidental to a retail business where articles are sold at retail on the premises, not specifically prohibited herein Any use permitted or permitted on appeal in the R-4 Residential District, and subject to all district requirements of an R-4 District as specified in Section 71, hereof</p>	<p>It is the intent of the ordinance that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space required for the other operations of the business or service</p>	<p>It is the intent of the ordinance that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space required for the other operations of the business or service</p>	<p>Where such structures shall be used for a period of not to exceed 18 months prior to construction of a permanent structure, which will replace the temporary structure. The owner must give evidence, satisfactory to the Board of Zoning Adjustment, of such owner's good faith and intent to construct or have constructed, a permanent structure. Under no circumstances shall such structures be authorized as a residence or habitation</p>	<p>Where such structures shall be used for a period of not to exceed 18 months prior to construction of a permanent structure, which will replace the temporary structure. The owner must give evidence, satisfactory to the Board of Zoning Adjustment, of such owner's good faith and intent to construct or have constructed, a permanent structure. Under no circumstances shall such structures be authorized as a residence or habitation</p>

DISTRICT	USE REGULATIONS	MINIMUM LOT SIZE	MINIMUM YARD SIZE	MAXIMUM HEIGHT	OFF STREET PARKING	OFF STREET PARKING AND UNLOADING
B-2	<p>USES PROHIBITED: Stockyard, live animal or poultry sales, coal yard, lumber yard or mill, auto wrecking, gasoline, oil or alcohol storage above the ground in excess of five hundred (500) gallons, grist or flour mill, ice plant, junk, scrap paper, rag storage or baling, stone or monument works, mobile homes, house trailers, trailer courts or camps</p>					
B-3 Community Shopping	<p>USES PERMITTED: Any community type retail stores and markets including the following types of retail business, supermarkets, general merchandise, apparel, furniture, household and hardware, radio and television, drug and sundries, jewelry and gifts, florist, sporting goods, pet shops, banks, theaters, dry cleaning and laundry pickup stations, barber and beauty shops, shoe repair, delicatessen and variety (5 and 10), business recycling facilities Must have access to major arter. The plat and/or plan of the proposed subdivision shall have approval of the Planning Commission and be filed for record before any commercial structures are built in these proposed districts</p> <p>USES PERMITTED ON APPEAL: Community recycling facilities and community recycling receptacles</p>					

DISTRICT	USE REGULATIONS	MINIMUM LOT SIZE	MINIMUM YARD SIZE	MAXIMUM HEIGHT	MAXIMUM BUILDING AREA	OFF STREET PARKING AND UNLOADING
<p>B-3 Community Shopping</p>	<p>TEMPORARY STRUCTURE: Where such structures shall be used for a period of not to exceed 18 months prior to construction of a permanent structure, which will replace the temporary structure. The owner must give evidence satisfactory to the Board of Zoning Adjustment, of such owner's good faith and intent to construct or have constructed, a permanent structure. Under no circumstances shall such structures be authorized as a residence or habitation.</p> <p>USES PROHIBITED: All uses prohibited in the D-2 (General Business) District</p>	<p>It is the intent of the ordinance that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space required for the other operations of the business or service.</p>	<p>At least 35 feet from all property lines</p>	<p>35 feet or 2 stories</p>	<p>20% of total lot area</p>	
<p>B-4 Highway Commercial</p>	<p>USES PERMITTED: Filling and service stations, automobile repair, truck stops, eating establishments, convenience stores, automobile, boat, mobile home and heavy equipment sales, automobile parts stores, hotels and motels, gift and souvenir shops, recycling facilities and off-site signs</p> <p>USES PERMITTED ON APPEAL: Motor freight terminals and express companies, shopping centers built to the standards of District B-3, individual stores and offices as allowed in Zone B-1, funeral homes which are adequately buffered for other uses, and single family housing, community recycling facilities and community recycling receptacles. All uses on appeal must be accompanied by a site plan which must be approved by the board of adjustment. Such approved site plan may not be modified or changed without the permission of the board of adjustment.</p>					

DISTRICT	USE REGULATIONS	MINIMUM SET BACKS AND YARD SIZES	MINIMUM LOT SIZE	PARKING REQUIREMENTS	MAXIMUM SIGN HEIGHT	OFF STREET PARKING AND UNLOADING
B-4 Highway Commercial	USES PROHIBITED: All uses prohibited in both District B-1 and B-2.	Front – Fifty (50) feet, unless the publicly owned right-of-way upon which the property fronts from which at least one entrance is available (and is greater than one hundred twenty (120) feet, in which case, twenty-five (25) feet shall be required. (Greater setbacks can be required as part of subdivision review. See subdivision regulations, Appendix B.) If the highway right-of-way is two hundred (200) feet or greater, the front setback may be reduced to zero (0) feet. Rear – Twenty (20) feet Sides – Twenty (20) feet	Minimum Area – Twenty thousand (20,000) square feet. Lots or areas leased or sold for off-site signs, of lesser area may be allowed provided that the deed or lease for such property restricts the use of the land to signs only. All sign lots shall have the smallest dimension greater than or equal to twice the height of the sign. Minimum Width at Building Line – One hundred (100) feet Maximum Lot Coverage – Fifty (50) percent Maximum Building Height – Seventy-five (75) feet or five (5) stories, whichever is less	All parking areas shall be paved with an impervious surface approved by the city's engineer, the number of required spaces to be as provided in Article 1	Fifty (50) feet (greater heights may be approved by the Board of Zoning Adjustment where, in the Board's judgement, such additional height is required by topographic conditions)	
Ord. of 9-19-89, Ord. of 4-17-90, Ord. of 10-15-91)						



LEGEND:

[Yellow Box]	Low-Density Residential
[Orange Box]	Medium-Density Residential
[Red Box]	Commercial
[Pink Box]	Industrial
[Blue Box]	Institutional
[Purple Box]	Mixed-Use - Transitional
[Dark Purple Box]	Mixed-Use - Commercial
[Brown Box]	Mixed-Use - Residential
[Green Box]	Conservation & Greenspace

Figure 2.1 - Future Land Use

Section 2.2
CITY-WIDE PLANS

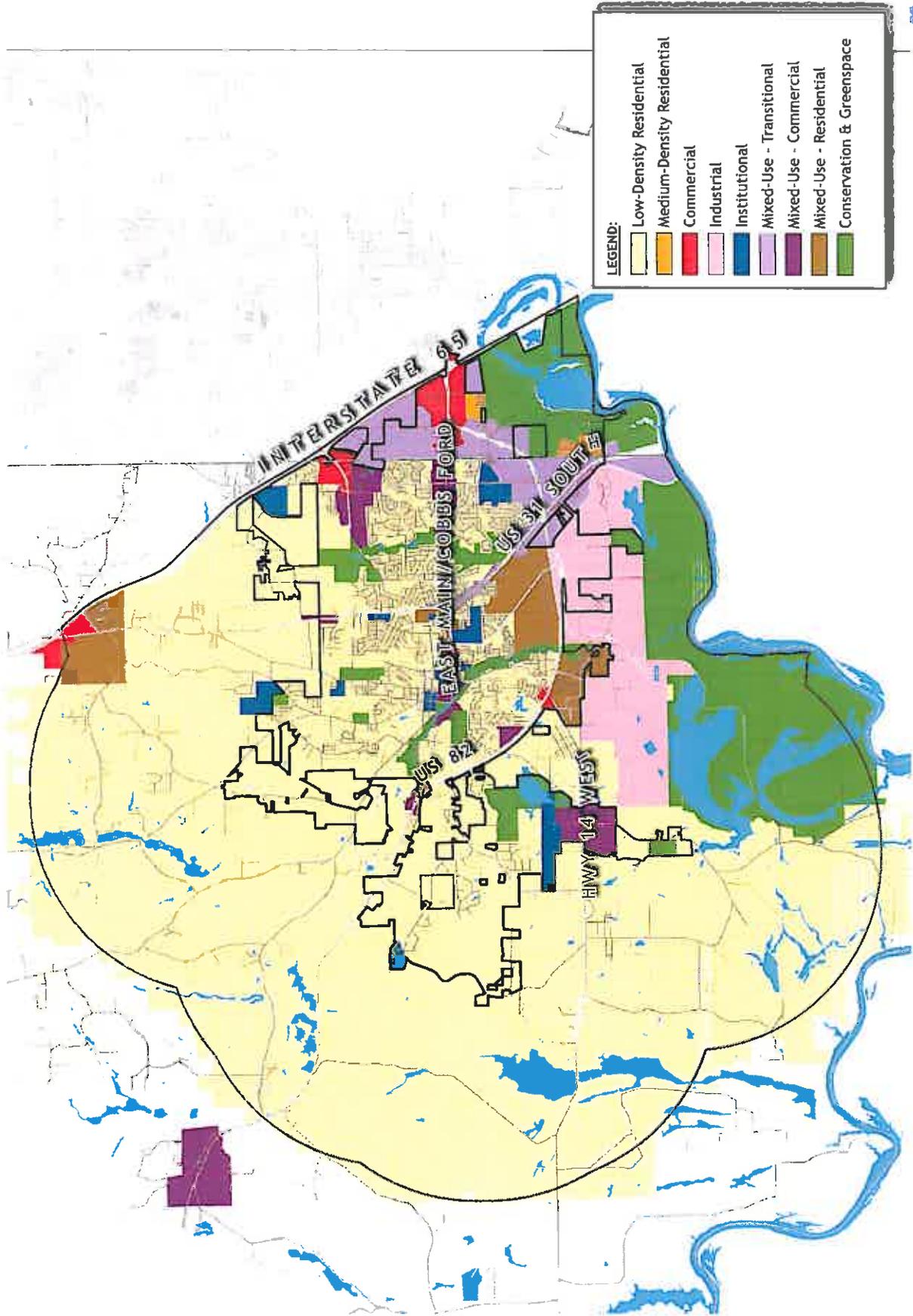


Figure 2.2 - Extended Future Land Use

RESOLUTION

Final Plat

Glennbrooke Subdivision Plat 1

March 17, 2011

Whereas, Stone Martin Builders, LLC is the owner of Glennbrooke Subdivision formerly known as Pendlebrooke South Plat 1; 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 *inside* the city limits; and

Whereas, the sketch plan for the proposed subdivision was approved on November 18, 2010; and

Whereas, the preliminary plat of Glennbrooke Subdivision Plat 1 was approved on January 20, 2011; and

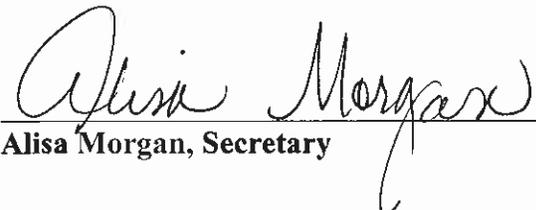
Whereas, the city department heads have reviewed and commented on the proposed final plat.

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby approves the submitted final plat of Glennbrooke Subdivision Plat 1 *pending staff approval and bond agreement amount.*

APPROVED:



Roy McAuley, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously. Mr. Gardner moved to amend the request to state that the property is *inside* the city limits. Mr. Hall seconded the motion. Mr. Nelson moved to amend the amended motion to approve pending staff approval and bond agreement amount. Mr. Brown seconded the motion.

3/17/11

City of Prattville
Planning Commission

LOCATION MAP

Pendlebrook South
Subdivision

Legend

-  Pendlebrooke South
-  Pendlebrook_Subdivision
-  PARCELS

1" = 800'



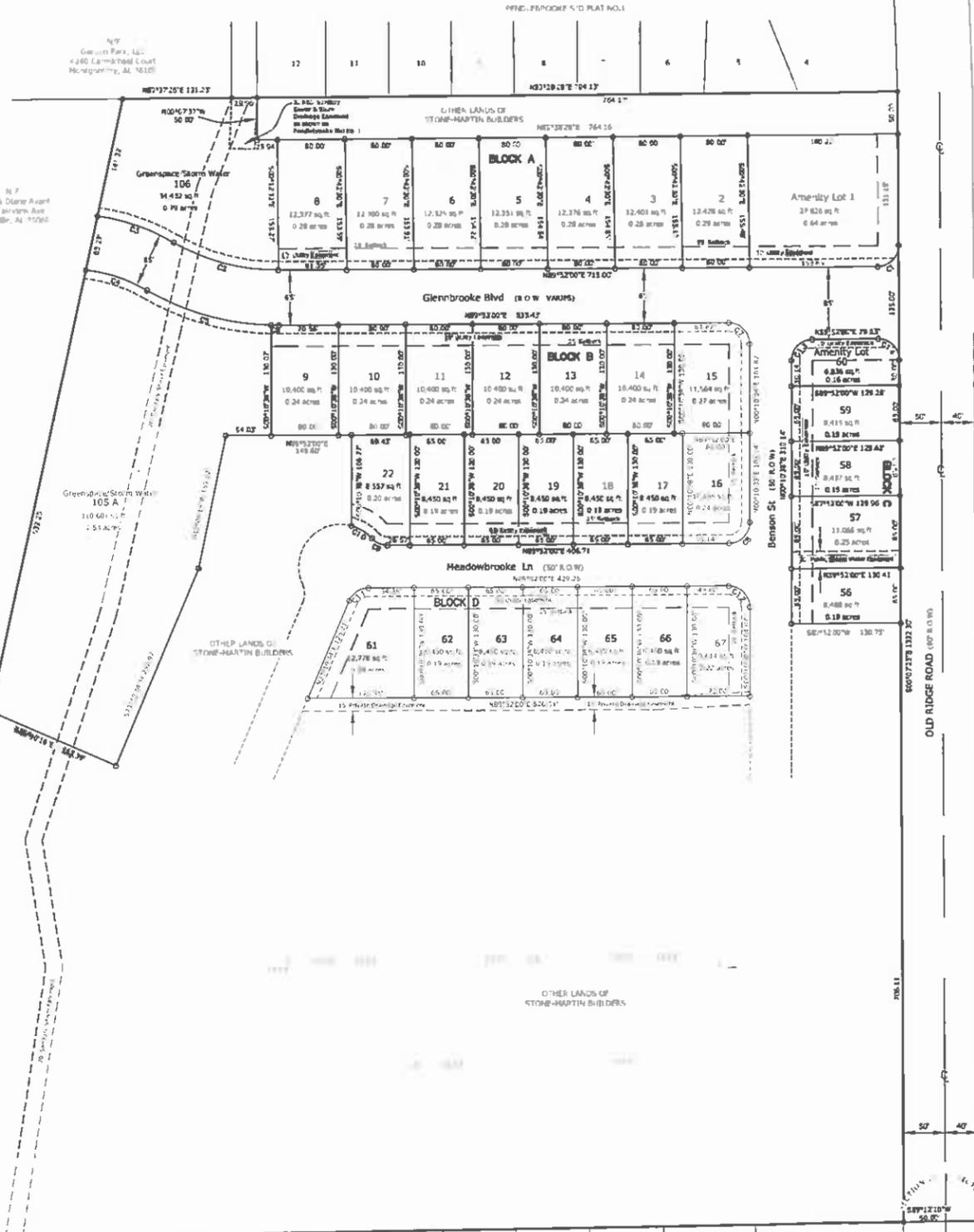
FINAL PLAT OF GLENNBROOKE SUBDIVISION PLAT ONE

BEING A PART OF SECTION 35 TOWNSHIP 18 NORTH,
RANGE 16 EAST
PRATTVILLE, AUTAUGA COUNTY, ALABAMA



Survey North is Grid North based on
Alabama West State Plane Coordinate
NAD 83 by GPS Observation

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN
ATTORNEY'S TITLE OPINION OF TITLE COMMITMENT. THE
SURVEYOR'S SEARCH OF PUBLIC RECORDS WAS LIMITED
TO THOSE MATTERS AFFECTING THE BOUNDARIES OF
THE SUBJECT PROPERTY ONLY. THERE MAY BE MATTERS
OF RECORD, SUCH AS CONVEYANCES, EASEMENTS,
RIGHT OF WAY, ETC. THAT AFFECT THE TITLE TO THE
SUBJECT PROPERTY WHICH ARE NOT KNOWN TO THE
SURVEYOR AND NOT DISCLOSED BY THIS SURVEY.



CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	18.37	21.00	35.37	S84°12'27"E
C2	1.86	245.00	1.96	S74°52'27"E
C3	87.57	355.00	88.96	S71°05'17"E
C4	77.88	198.00	77.26	S71°05'17"E
C5	155.00	110.00	157.00	S60°29'17"E
C6	56.41	118.00	61.44	S60°29'17"E
C7	38.41	25.00	38.43	S60°29'17"E
C8	28.19	25.00	28.25	S60°29'17"E
C9	21.97	25.00	22.11	S60°29'17"E
C10	28.77	50.00	28.84	S60°29'17"E
C11	28.07	25.00	27.49	S60°29'17"E
C12	38.41	25.00	38.43	S60°29'17"E
C13	38.37	25.00	38.24	S60°29'17"E
C14	38.37	25.00	38.24	S60°29'17"E

PLAT DATA:

- TOTAL NUMBER OF LOTS: 36
- TOTAL NUMBER OF RESIDENTIAL LOTS: 32
- AREA OF LARGEST LOT: 2.54 ACRES (110,601 Sq Ft)
- AREA OF SMALLEST LOT: 0.16 ACRES (6,936 Sq Ft)
- GRASS AREA TO BE SUBDIVIDED: 14.91 ACRES

N/T
Larry & Diane Avant
700 Fairview Ave
Prattville, AL 36068



NOTES:

- LOT 60 (AMENITY LOT) IS A NON-BUILDABLE LOT

**CERTIFICATE OF THE FIRE DEPARTMENT
CITY OF PRATTVILLE**

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 Autauga County, Alabama, this the _____ day of _____, 2011.

Fire Department
Prattville, Alabama

**CERTIFICATE OF THE WASTE WATER DEPARTMENT
CITY OF PRATTVILLE**

The undersigned, as authorized by the Waste Water Department 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 the _____ day of _____, 2011.

Waste Water Department
Prattville, Alabama

**CERTIFICATE OF THE CITY ENGINEER
CITY OF PRATTVILLE**

The undersigned, as the City Engineer 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 the _____ day of _____, 2011.

City Engineer
Prattville, Alabama

**CERTIFICATE OF APPROVAL BY
THE DIRECTOR OF PLANNING & DEVELOPMENT
CITY OF PRATTVILLE**

The undersigned, as Director of Planning and 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 the _____ day of _____, 2011.

Director of Planning and Development
Prattville, Alabama

**CERTIFICATE OF THE WATER WORKS BOARD
CITY OF PRATTVILLE**

The undersigned, as authorized by the Water Works Board 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 the _____ day of _____, 2011.

Water Works Board
Prattville, Alabama

**CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
AUTAUGA COUNTY**

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 the _____ day of _____, 2011.

Autauga County Engineer

**OFFICE OF THE JUDGE OF PROBATE
AUTAUGA COUNTY**

STATE OF ALABAMA
AUTAUGA COUNTY

I hereby certify that this Plat or Map was filed in this Office this _____ day of _____, 2011, at _____ o'clock _____ M., and recorded in

Book _____ of Plats and Maps, Page _____ Recording _____ and

JUDGE OF PROBATE
AUTAUGA COUNTY, ALABAMA

DEDICATION

STATE OF ALABAMA
COUNTY OF AUTAUGA

Stone Martin Builders, LLC, owners of the property as shown hereon, have caused the land enclosed in the within plat to be surveyed, laid out, and plat to be known as Glennbrooke South Subdivision, said subdivision being a part of the Southeast Quarter of Section 35, Township 18 North, Range 16 East, Autauga County, Alabama. Easements and right-of-way as shown on said plat, if not previously dedicated, are hereby tendered to the use of the public.

Stone Martin Builders, LLC

Larry & Diane Avant

NOTARY

STATE OF ALABAMA
COUNTY OF AUTAUGA

I, _____, a Notary Public in and for said County, do hereby certify that Stone Martin Builders, LLC, an Alabama Limited Liability Corporation, by Larry & Diane Avant, Manager, whose name is signed to the foregoing conveyance, and as known to me, acknowledged before me on this day, this being informed of the contents of the instrument and the same voluntary.

GIVEN under my hand and official seal this _____ day of _____, 2011.

Notary Public _____ My Commission Expires _____

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
COUNTY OF AUTAUGA

An undivided tract or parcel of land containing 33.00 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, going along the South line of said Section 35 South 89 degrees 22 minutes 10 seconds West a distance of 80.00 feet to an iron pin on the ground; 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 Lawrence North Subdivision, Plat No. 1 and a projection thereof, South 89 degrees 22 minutes 10 seconds West a distance of 12.08 15 feet; thence North 23 degrees 28 minutes 57 seconds East a distance of 1376.14 feet; thence North 89 degrees 57 minutes 28 seconds East a distance of 131.23 feet to an iron pin at the Southwest corner of Penfieldbrook Subdivision, Plat No. 2; thence along the South line of Penfieldbrook Subdivision, Plat No. 2 North 89 degrees 58 minutes 18 seconds East a distance of 794.13 feet to an iron pin on the aforementioned parcel West right of way of Old Ridge Road; thence along the eastern West right of way of Old Ridge Road South 00 degrees 07 minutes 23 seconds East a distance of 1333.90 feet to the POINT OF BEGINNING.

I, George W. Barrett, a Professional Land Surveyor in the State of Alabama, hereby certify that I have surveyed the property of Stone Martin Builders, LLC, an Alabama Limited Liability Corporation, shown herein as Penfieldbrook South Subdivision and located in Autauga County, Alabama.

And that the plat or map attached here is a true and correct map showing the subdivision into which the property described is divided, giving the length and bearings of the boundaries of each lot and its number and showing the streets, ways and public grounds and giving the bearings, length, width, and name of the streets; said map further shows the plat on to the and is placed by the Government Survey, and that all necessary monuments have been placed at points indicated (C) as herein shown; that all parts of this survey and drawing have been completed in accordance with the most recent Technical Standards for the Practice of Land Surveying in the State of Alabama.

WITNESS my hand and seal this _____ day of _____, 2011.

George W. Barrett, P.L.S.
Alabama Registration No. 11666



LEGEND	
Symbol for Survey Boundary	Symbol for Easement
Symbol for Right of Way	Symbol for Utility Line
Symbol for Iron Pin	Symbol for Monument
Symbol for Survey Station	Symbol for Survey Point
Symbol for Survey Line	Symbol for Survey Curve
Symbol for Survey Area	Symbol for Survey Block
Symbol for Survey Lot	Symbol for Survey Parcel
Symbol for Survey Section	Symbol for Survey Township
Symbol for Survey Range	Symbol for Survey County
Symbol for Survey State	Symbol for Survey Country

FILED: _____
 DATE: _____
 BY: _____
 COUNTY: _____
 STATE: _____

**FINAL PLAT OF
GLENNBROOKE SUBDIVISION
PHASE ONE**
 BEING A PART OF SECTION 35 TOWNSHIP 18 NORTH,
RANGE 16 EAST
PRATTVILLE, AUTAUGA COUNTY, ALABAMA

BARRETT-SIMPSON, INC.
 Engineers & Land Surveyors
 106 1/2 Street, Prattville, AL 36068 (904) 334-8974 FAX 334-897-9440
 121 S. Broad Street, Opelika, AL 36807 (904) 234-8877 FAX 334-887-8899
 233 South 9th Street, Oklawaha, FL 32969 (407) 329-4444 FAX 407-329-4444

Project Number: 10-0366



An Overview of Parliamentary Procedure for Smaller Entities

Section 36-25A-5 of the Alabama Open Meetings Act (OMA) requires that all meetings of entities subject to the OMA must be conducted according to rules of parliamentary procedure. Any municipal board or agency that has the power to expend or appropriate municipal funds must conduct open meetings pursuant to the requirements of the OMA. Additionally, the OMA applies to any instrumentality, including separate corporations, whose membership is composed of at least a majority of members who were appointed by the municipality. Thus, most municipal boards and committees are covered and must apply some type of parliamentary procedure rules.

But what does this mean? The main purpose behind parliamentary procedure is to conduct meetings in an orderly and harmonious manner. In small boards the detail that is required in larger or more formal meetings (such as council meetings) may not be necessary or even desirable. Municipal committees and boards are formed to investigate or exert authority over specific areas of government. Often, these meetings are attended by small numbers of individuals and following all the detailed rules of a manual like *Robert's Rules of Order* or *Mason's Manual of Legislative Procedure* could even hinder participation in the meeting. As long as the rules that are followed enable the entity to conduct business in a timely and orderly manner, the rules satisfy the requirement of applying some form of parliamentary procedure.

Many people, though, believe that parliamentary procedure rules must be complicated and difficult to understand and apply. Instead, the opposite is true. In fact, even *Robert's* recognizes the need to modify its own rules when the entity conducting the meeting is small.

But even though the rules may be simplified, the entity must still conform to some set of rules and structure. Even if the Open Meetings Act didn't require following rules of parliamentary procedure, those attending a meeting have a right to know how business will be conducted and that business will be done "by the book" – whatever "book" or

policy will be followed. This article examines parliamentary procedure with the goal of helping those who will serve on smaller, less formal, boards adopt and apply rules of procedure.

Keep in mind that municipal councils, boards and agencies operate under the authority granted by state law and generally have the power to adopt their own rules of order, as long as those rules do not conflict with state law. In some cases, rules of parliamentary procedure may conflict with state laws or a locally adopted rule of order. In those instances, state law prevails. If the entity has adopted its own rules of procedure, that local rule prevails (as long as it doesn't conflict with state law), even if it conflicts with a parliamentary procedural manual. *Robert's* and other manuals are intended to supplement state and local rules of order, and to help address questions that are not otherwise addressed.

Principles of Parliamentary Procedure

It is essential, of course, that the entity adopt whatever rules it will follow in advance so that the attendees know what to expect during the meeting. Rules should not be developed "on the fly" or applied in an ad hoc manner. Advance notice may be as simple as announcing that the entity will follow *Robert's* or some other manual. Be aware, though, that the complete version of *Robert's* is over 700 pages long. If the entity doesn't have a trained parliamentarian, the group may waste so much time looking up the answers to questions to be sure they are properly following the manual that, again, the meeting will be hindered rather than moving smoothly forward. And, as noted above, parliamentary procedure should not make the meeting more difficult.

The primary principle of procedure is to facilitate the transaction of business and to promote cooperation and harmony. Procedure should not be used to entangle and confound the uninformed but rather to expedite business, to avoid confusion and unfair advantage and to protect the rights of members.

Several basic procedural rules have been developed to assure the simplest and most direct procedure for accomplishing a purpose is observed.

First, motions have a fixed order of precedence and only one motion may be considered at a time.

Second, all members have equal rights, privileges and obligations. The presiding officer must be impartial and should use his or her authority to protect and preserve the equal rights of all members to propose motions, speak, ask questions, vote, etc.

Third, the ultimate authority in an organization is vested in the majority. A primary purpose of procedure is to determine the will of the majority and to carry it out. Once a question has been voted upon, the decision becomes that of the organization. Each member should accept and abide by the result.

Fourth, the minority is entitled to the same consideration and respect as members who are in the majority. The protection of the rights of all, both majority and minority, should be the concern of each member.

Fifth, each member is entitled to full and free discussion. Each has the right to express his or her opinion fully and freely without interruption and interference within the framework of the rules.

Sixth, each member is entitled to know the meaning and effect of each question presented. The presiding officer should keep the pending motion clearly before the assembly at all times. Upon request, the presiding officer should explain any procedural motion and its effect so that every member may understand the proceedings.

Finally, it is important to remember that all meetings must be characterized by fairness and good faith. Trickery, dilatory tactics, dealing in personalities and railroading are, or should be, taboo. Fraud, unfairness or absence of good faith may be grounds for a court to invalidate action taken.

I Move We Do . . . Something!

Despite the length of *Robert's* and other procedural manuals, a basic understanding of the rules of parliamentary procedure is not difficult. In fact, there are relatively few rules that must be grasped. At least 95 percent of all the situations that might conceivably arise in the conduct of an average meeting by the governing body of a municipality can be summarized briefly.

Entities and boards composed of more than one person can act only by taking a tally of the membership. In most cases, the majority rules, although statutes may change voting requirements in some instances; in these situations,

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please consult your attorney to determine if voting requirements have been satisfied. There must, then, be a mechanism for bringing matters before the consideration of the members. That mechanism is the motion.

Motions are designed to help the entity determine consensus on issues. In order to facilitate orderly consideration of these matters, motions are classified and ranked so that the entity can deliberate them in proper order. For instance, it would be a waste of time for a board to vote on a motion before considering any amendments to that motion. Until the amendments are dispensed with, the main motion under consideration is not in a final form. Similarly, if several of the members desire to have a committee consider a matter, the motion to refer the issue to the committee should be voted on first. If it passes, there is no need to even consider the main motion.

Rules governing motions are definite and logical. If a member understands the purpose of a motion, he or she can usually ascertain the rules governing it. The following questions should be asked about each motion: What is its precedence? Can the motion interrupt the speaker? Is a second required? Is it a debatable motion? Can it be amended? What are the requirements to pass this particular motion? To what other (usually previous and pending) motion does this motion apply? What other motions (which could be proposed) can be applied to the motion?

Most motions require a seconding motion. It makes little sense to consider matters that are not supported by at least two members. All that is required is for a member to say, "I second the motion." Requests by members to the presiding officer do not require seconds. For example, point of order, inquiry and withdrawal of a motion or question of privilege do not require seconds. Even in this cases, though, seconds of motions may be required by local agreement or customs notwithstanding the general rule.

Motions fall roughly into four types – main, subsidiary, incidental, and privileged motions.

Only One Main Motion May be Pending. One of the most common misunderstandings of parliamentary procedure is that there can be only one motion pending at a time. Instead, there can be only one "main" motion pending at one time. However, there may be many other motions of a different character applied to the main motion all pending at one time.

Definition of Main Motion. The main motion seeks to accomplish some concrete objective or specific item of business on the agenda. It introduces an action to the group for its consideration. It is always debatable and amendable, and it ranks below all other motions. Once the main motion is made, it is subject to three other classes of motions: subsidiary motions, incidental motions and privileged motions.

Subsidiary Motions. Subsidiary motions can be made only when there is a main motion on the floor. This type of motion is supplemental to the main motion. Examples of a subsidiary motion would be to amend, alter, postpone, or temporarily dispose of the main motion. Subsidiary motions rank right below privileged motions, and above the main motion. When a subsidiary motion is made, it must be disposed of before the main motion can be disposed of.

Incidental Motions. The next group of motions to which a main motion is subject are the incidental motions. These are often procedural in nature, dealing with matters such as the method of voting, closing nominations, or an appeal of a decision of the chair. "Incidental" carries with it the thought that it is a minor or subordinate factor, rather than a primary or major one. Again, this motion must also be disposed of before the main motion can be acted upon.

Privileged Motions. Finally, main motions are subject to privileged motions. These motions are considered the most urgent and generally deal with special or important matters not related to pending business. A motion to adjourn, or a motion related to the comfort of the meeting facility, would be considered privileged motions. Once more, this type of motion must likewise be disposed of before a main motion can be acted upon.

Unclassified Motions. Some motions, of course, are considered as unclassified motions. These include motions to "reconsider," "take from the table," "to ratify," "to rescind" and others.

Enumeration of Subsidiary Motions. It is also important to know which motions take precedence over the other, when they yield to another motion and similar matters.

Here are several of the most commonly used subsidiary motions in the order of their priority. They are as follows:

- Lay on the table.
- The previous question
- Limit or extend debate
- Postpone debate until a specified time
- Refer to the committee
- Substitute for the whole
- To amend the amendment
- To amend the main motion
- To postpone indefinitely

Any one or all of these motions could conceivably be applied to any pending main motion. These motions would have to be disposed of before the main motion could be acted upon.

Enumeration of Incidental Motions. In some respects, these incidental motions are similar to subsidiary motions in the sense that they apply to the matter or question immediately pending before the meeting.

- Leave to withdraw motion
- Parliamentary and other inquiries
- Division of question
- Division of vote
- Objection of consideration of question
- Suspension of rules
- Point of order
- Appeal

Since these motions arise out of the pending question, it is logical that they must be disposed of before the main motion out of or because of which they arose. While they take precedence over the main question and most of the subsidiary motions, they yield to and are subordinate to all privileged motions.

Enumeration of Privileged Motions. Privileged motions differ from both the subsidiary and the incidental motions because they do not necessarily relate directly to the pending question. They have to do with the efficient functioning of the meeting and usually pertain to its orderly progress in a manner which will promote the good and welfare of the group as a whole.

The most commonly used privileged motions, in the order of their priority, are the following:

- Motion fixing time to which the meeting shall adjourn.
- Motion to adjourn
- Motion of recess
- Question of privilege
- Call for the order of the day

These motions take precedence not only over the main motions, but over the subsidiary and incidental motions as well. Consequently, they must be disposed of before proceeding with business.

Unclassified Motions. For all practical purposes, unclassified motions should be treated as main motions. All of them pertain to taking further action upon some matter which has already been previously

considered and either acted upon favorably or adversely or upon which final action has been deferred. Among the most commonly used are the following:

- To take from the table
- To ratify
- To rescind
- To reconsider

It may help to think of motions according to their objectives:

Motions to change – Such as to amend or to refer to a committee.

Motions to delay – Such as to postpone consideration to a specific time or to lay on the table.

Motions to limit debate – Such as the motion to limit or to move the previous question.

Motions to suppress the question – Such as to object to the consideration of the question, to postpone consideration indefinitely or to lay on the table.

Motions to bring a question to immediate vote – Such as the motion for the previous question.

Motions to take further action on a matter – Such as the motion to ratify, to rescind or reconsider.

Chart

In addition to deciding the order in which motions can be considered, it is also important to know when motions can be made, whether a second is required, whether the motion is debatable, who determines the result of the motion (chair or membership and the vote required), and whether the motion can be reconsidered.

The chart on the next page lists some of the more common motions and can help board members determine which actions can be applied to various motions. Motions at the top of the chart generally must be dispensed with before motions lower on the chart can be considered.

Committees and other entities should determine the rules that they will follow in their meetings and, if necessary, any amendments to the rules that they wish to adopt. Armed with this knowledge, a member of any board can protect his or her rights to participate in the debate and know how and when to communicate their desires. Presiding officers can determine the will of the membership while protecting the rights of the minority.

This chart is based on *Robert's* and should be considered only as a general guideline. If the entity in question follows a different parliamentary procedure manual, the rules may be different. Additionally, local and state laws may modify these rules. ■

Parliamentary Procedure Motions Chart

(Based on Robert's Rules of Order)

MOTION (in order of precedence)	Interrupt Speakers to Make?	Second?	Debatable?	Amendable?	Can it be Reconsidered?	Vote
Main Motion	N	Y	Y	Y	Y	Majority
Amend	N	Y	If motion amended is Debatable	Y	Y	Majority
Adjourn	N	Y	N	N	N	Majority
Recess	N	Y	Y, only if Question Before Body When Made	Y	N	Majority
Question of Privilege	Y, if unavoidable	N	N	N	N	Chair
Personal Privilege	Y, if unavoidable	N	N	N	N	Chair
Parliamentary Inquiry	Y	N	N	N	N	Chair
Point of Information	Y	N	N	N	N	Chair
Lay on the table	N	Y	N	N	N	Majority
Previous Question (Close Debate)	N	Y	N	N	Only on Negative Vote	2/3
Limit or extend debate	N	Y	N	Y	Y	2/3
Postpone to a certain time	N	Y	Y	Y	Y	Majority
Refer to committee	N	Y	Y	Y	Only If Committee Hasn't Started	Majority
Postpone Indefinitely	N	Y	Y	N	Only on Affirmative Vote	Majority
Reconsider	Not While Speaking	Y	If motion being reconsidered is Debatable	N	N	Majority
Rescind	N	Y	Y	Y	Only on Negative Vote	2/3 or (majority—See Robert's)
Amend Motion Previously Adopted	N	Y	Y	Y	Only on Negative Vote	2/3 or (majority—See Robert's)

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BUSINESS | MARCH 3, 2011

As Big Boxes Shrink, They Also Rethink

By MIGUEL BUSTILLO



Bloomberg News

Retailers like Best Buy are opting for smaller storefronts, called Best Buy Mobile shops, as consumers shop more online.

Major big-box retailers have been shifting to smaller stores—and scratching around for more profitable ways to fill under-used spaces as they go about reinventing themselves.

Some are becoming landlords, turning excess space over to other businesses. Others are trying to fill the space themselves by

stretching into new products and services.

Sears Holdings Corp. is letting prospective tenants browse an online list of Kmart and Sears stores with space to rent. No deal seems too tiny: It let a Rockford, Ill. dental clinic set up shop in two Kmart stores last year, though the venture fizzled after the owner ran into unrelated financial trouble.

"If you want 3,000 square feet in Sarasota, we can work with you on that," says Sears spokeswoman Kimberly Freely.

Sears reached a deal to lease 34,000 square feet of store space in Greensboro, N.C., to Whole Foods Market Inc. for a grocery store set to open in 2012.



Richard B. Levine

Best Buy, which plans this year to open 150 of its small-format Mobile stores, shown at left, also has added musical instruments to its regular electronics offerings at its big stores in an effort to fill floor space.



Home Depot Inc. is selling off portions of its parking lots to fast-food chains and auto repair shops. Gap Inc. is reverting to a Russian nesting-doll strategy: after years of expanding by adding standalone stores such as GapKids and Gap Body, it is shrinking them and stacking them back inside its namesake Gap stores.

As consumers trim their spending and shift their shopping to cyberspace, American retailers are acting on a realization that many of their stores are too big.

"You have a massive rush throughout retail to get small," says Leon Nicholas of consulting firm Kantar Retail. "Honestly, I am not sure what's going to happen with a lot of these giant boxes. I like to joke that perhaps they can be turned into retirement homes for Baby Boomers."

Best Buy Co. last week became the latest retail chain to go smaller, announcing last week that it was slowing growth of new big-box stores this year in favor of adding 150 Best Buy Mobile locations, focused on smartphones.

Best Buy, which already added musical instruments to its regular electronics inventories in an effort to fill floor space, is also getting into health and exercise equipment to better utilize its larger stores.

Too Big of a Buy?

Retailers like Best Buy are opting for smaller storefronts, called Best Buy Mobile shops, as consumers shop more online.

	Best Buy	Best Buy Mobile
U.S. stores	1,099	157
Total square feet	42.4 million	223 thousand
Avg. square feet per store	38,570	1,420
New stores (FY2012)	6-8	150

Note: Data are through 3Q FY 2011 ended Nov. 27, 2010
Source: the company

Wal-Mart Stores Inc. also said last week that it was accelerating the rollout of smaller locations—40,000 square feet or less—after it reported a seventh straight quarterly decline in sales at U.S. stores open at least a year. The retail giant, which rose to dominance with 185,000-foot Supercenters, plans to open its first Walmart Express store in the second quarter of this year, though it won't say where.

U.S. retailers of all stripes super-sized their stores over the past two decades after big-box chains demonstrated the benefits of being larger than the competition. But many outsized outlets now look like dinosaurs in an age when Amazon.com's offerings dwarf even the most bountiful in-store selection, and advances in supply-chain management let retailers replenish shelves quickly without keeping heaps of merchandise handy in the back of the stores.

Many chains are concluding that their future lies in more intimate stores—like the ones showcasing Mattel Inc.'s American Girl dolls and Apple Inc.'s iPhones and iPads—that present visitors with a unique sensory experience and perhaps stock only best-selling items, directing customers online for the rest.

The changes are clear in the shifting strategy of Staples Inc., which prospered after pioneering the office superstore concept 24 years ago but is having to reconsider the point of over 1,900 North American stores. Staples said its fourth quarter profit rose 17% on Wednesday to \$274.7 million. But the company's North American retail sales fell 0.4%, results the company blamed on bad weather.



Reuters

A shopper looks at laptop computers at a Best Buy store in New York in November.

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Editors' Deep Dive: Retailers Downsize Stores

SUPERMARKET NEWS

Wal-Mart Express

THE JOURNAL RECORD

A Shift to Smaller Spaces

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Borders Decline Means Loss of Shelf Space

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Now that its customers can stock up on ball-point pens and letter-size paper through Staples.Com, Staples has become the second largest online seller after Amazon.com, according to trade publication Internet Retailer.

Fewer shoppers need to visit stores to make the unsexy purchases. So just outside Boston in Watertown, Mass., minutes from the original Staples superstore, the company is running a tiny 4,000-square-foot shop, a Staples version of a convenience store.

The miniature Staples carries just 1,200 of the retailer's most high-volume sales items, compared to 8,000 items in traditional stores. It primarily serves small business owners, teachers and families who need something right away.

To jumpstart sales, Staples plans to flood urban and suburban areas with the mini stores in coming years

"This little shop does booming business," says Kerry Anne Carter, Staples' vice president of copy & print global growth.

Office Depot Inc., meanwhile, quietly began opening new shops the size of convenience stores in December. The new 5,000-square-foot Office Depot stores are barely a fifth the size of the company's traditional locations, yet still manage to contain the office supplies and copy and mail services that account for 93%

of the bigger stores' sales, said Kevin Peters, Office Depot's North American retail president.

"Our box was just too big and didn't work for our customers," Mr. Peters said Wednesday. "We are reinventing Office Depot as a convenience retailer. Think CVS and Walgreens."

Write to Miguel Bustillo at miguel.bustillo@wsj.com

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