



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

MIKE RENEGAR
PRESIDENT
DISTRICT 5

NATHAN D. FANK
PRESIDENT PRO TEMPORE
DISTRICT 7

ALBERT C. STRIPLIN
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

DEAN R. ARGO
DISTRICT 3

TOM MILLER
DISTRICT 4

RAY C. BOLES
DISTRICT 6

City of Prattville Planning Commission

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

2/15/12

Reuben Gardner, Vice-Chairman

Date



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CITY OF PRATTVILLE PLANNING COMMISSION AGENDA

November 17, 2011

3:00pm

Call to Order:

Roll Call:

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

Minutes:

Old Business:

None

New Business:

1. Sketch Plan: HomePlace Residential PUD *(Revised)* *District 5*
Located at the Intersection of Hwy 82 Bypass and McQueen Smith Road S
Owner: DHS Holding-4, Inc. & the William Howard Murfee Irrevocable Trust
Representative: Chambliss Engineering
2. Preliminary Plat: HomePlace Residential PUD *Public Hearing*
Located at the Intersection of Hwy 82 Bypass and McQueen Smith Road S *District 5*
Owner: DHS Holding-4, Inc. & the William Howard Murfee Irrevocable Trust
Representative: Chambliss Engineering
3. Final Plat: Glennbrooke Subdivision, Plat 1-B *District 3*
Located at Old Ridge Road & Benson Street
Owner: Stone Martin Builders
Engineering/Representative: Barrett-Simpson Engineering

Miscellaneous:

Adjourn:

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

Call to order:

The regular scheduled meeting of the Prattville Planning Commission was held on November 17, 2011. Vice-Chairman Reuben Gardner called the meeting to order at 3:00 p.m.

Roll Call:

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

(Quorum present)

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

Minutes:

None

Old Business:

None

New Business:

1. Sketch Plan: HomePlace Residential PUD *(Revised)*

Located at the Intersection of Hwy 82 Bypass and McQueen Smith Road S

Owner: DHS Holding-4, Inc. & the William Howard Murfee Irrevocable Trust

Representative: Chambliss Engineering

Mr. Nelson introduced a resolution recommending approval of the sketch plan of HomePlace Residential PUD and moved for its approval. Mrs. Carpenter seconded the motion.

Clyde Chambliss of Chambliss Engineering, representative, introduced the revised sketch plan of HomePlace Residential PUD. He stated that the revised sketch plan is to amend the single family residential to multi-family residential (apartments) and some commercial.

Mr. Duke provided the staff report for the revised sketch plan of HomePlace Residential PUD. He stated that the street design had been modified from city standards based on the overall concept. He stated that details of the street design have not been presented. He stated that he is unclear on how the residential street and lot layout would be altered to allow integration of the apartments into the sketch plan. He stated that this is a change to commercial property which was not presented in the initial sketch plan or approved PUD zoning. He stated that Mr. Chambliss' response letter indicated that the property shown as commercial could also be used for some kind of residential use. Mr. Duke disagreed with Mr. Chambliss' comments in the response letter. He stated that once this sketch plan is approved and the apartments built there would be little room for modification of the commercial. He stated that the PUD zoning is governed by approved covenants; city staff needs to review those covenants. He stated that apartments are allowed as long as it fits well and the street design is appropriate. He also stated that a preliminary plat

procedure requires construction drawings at the time of submission. He recommended that the preliminary plat of HomePlace Residential PUD be held until designs can be presented for review.

Mr. Hall inquired about the validity of the access points. Mr. Duke replied that the access points presented match the approved PUD sketch.

Mr. Chambliss stated that Street D is in error, changes would have to be made to add a cul-de-sac. He stated that the PUD ordinance referred to as Attachment C permits apartments in this area. He addressed that the area of concerns for the future commercial lots. He stated that the road will divide the commercial and residential properties similar to the current Outback restaurant. He stated that the proposed design for Highway 82 and McQueen Smith Road entrances 60' R.O.W. and 65' R.O.W. with four (4) lanes with grass median. He stated that Street A proposed as designed is 60' a R.O.W. with two (2) 12' lanes and Street D proposed as designed is a 50' R.O.W. with two (2) 12' lanes.

Mr. Duke stated that the proposed street design is consistent with the initial sketch plan of PUD. He stated that a traffic study has been requested with the apartment development which may require minimal modification to the proposed street design.

The motion to approve passed unanimously.

2. Preliminary Plat: HomePlace Residential PUD

Located at the Intersection of Hwy 82 Bypass and McQueen Smith Road S

Owner: DHS Holding-4, Inc. & the William Howard Murfee Irrevocable Trust

Representative: Chambliss Engineering

Vice-Chair Gardner opened the public hearing.

Joe Turner, petitioner representative, stated that they are aware that the street and building designs are needed to proceed with the preliminary plat. He stated that the developer is out of town and they wanted to get as much information from the commission and their perspective of the design layout and address any underlying issues.

The public hearing was closed.

Mrs. Carpenter introduced a resolution recommending approval of the preliminary plat of HomePlace Residential PUD and moved for its approval. Mr. Nelson seconded the motion.

Mr. Duke stated that the submitted preliminary plat of HomePlace Residential PUD is not a traditional submission. He stated that the incomplete design does not show the road layout and public utilities. He stated that access from Highway 82 will be dictated by the traffic study that was request for apartment use.

Clyde Chambliss, representative, stated that the developer and property owner wants to be sure that the property can be developed as they wish.

Mrs. Carpenter moved to hold until designs can be presented. Mr. Smith seconded the motion.

The motion to hold passed by a 5/2 vote as recorded. Favor: Mayor Gillespie, Vice-Chair Gardner, Chief Johnson, Mrs. Carpenter, and Mr. Smith. Oppose: Mr. Hall and Mr. Nelson.

3. Final Plat: Glennbrooke Subdivision, Plat 1-B
Located at Old Ridge Road & Benson Street
Owner: Stone Martin Builders
Engineering/Representative: Barrett-Simpson Engineering

Mayor Gillespie introduced a resolution recommending approval of the final plat of Glennbrooke Subdivision, Plat 1-B and moved for its approval. Mr. Nelson seconded the motion.

Blake Rice, petitioner representative, introduced the preliminary plat of Glennbrooke Subdivision, Plat 1-B. He stated that the plat is designed for 33 single family residential lots. He stated that a temporary access is needed for fire apparatus. He stated that the subdivision covenants restrict them from using a lot for anything other than single family dwelling without owner's consent. He stated that they are proposing to note the restrictive use of lot 47 as the designated temporary access road. He stated that the remaining items to be completed are included in the bond agreement along with the wearing surface of Old Ridge Road.

Mr. Duke stated that the development is not substantially complete but is more than 90% complete. He stated that bonding of roadway improvements on Old Ridge Road is inadvisable; that needs to be completed before this plat is signed.

Mrs. Carpenter moved to amend the motion to approve contingent upon Planning, Fire, and Engineering approval. Chief Johnson seconded the motion.

The motion to amend passed unanimously.

The amended motion to approve passed unanimously.

Miscellaneous:

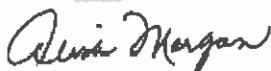
Mr. Rice addressed the commission on coming up with a way to make (sketch plan) approval binding.

Mr. Hall was dismissed at 4:24 p.m. and Mr. Smith was dismissed at 4:29 p.m.

Adjourn:

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

Respectfully submitted,



Alisa Morgan, Secretary
Prattville Planning Commission

Prattville Planning Commission

Speaker Sign-In Sheet

11/17/11

3:00 p.m.

Name	Address
1. JOE TUNNEY	511 Wagon Oak Ridge
2.	
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RESOLUTION

**Sketch Plan
(Revised)**

HomePlace Residential PUD

November 17, 2011

Whereas, DHS Holding-4, Inc. and the William Howard Murfee Irrevocable Trust are the owners of the property presented as HomePlace Residential PUD; and

Whereas, the proposed development is located in the City of Prattville at the southeast corner of the intersection of McQueen Smith Road South and U.S. Highway 82; and

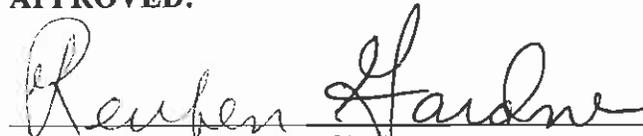
Whereas,

1. the initial sketch plan was approved on August 19, 2004
2. a revised sketch plan was approved on April 21, 2005
3. a revised sketch plan was approved on April 19, 2007; and

Whereas, the required city departments have reviewed and commented on the revised sketch plan.

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby approves the submitted revised sketch plan of HomePlace Residential PUD.

APPROVED:



Reuben Gardner, Vice-Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
11/17/11

CITY OF PRATTVILLE

Planning Commission

Planning Department Staff Report



SKETCH PLAN HomePlace Planned Unit Development
(Revised Sketch Plan)

Development Plan – 110064

DATE November 10, 2011

PROPOSED DEVELOPMENT

Petitioners: DHS Holdings-4, Inc.
Property Owners: DHS Holdings-4, Inc.
Agent: Chambliss Engineering, LLC
Location: Southeast corner of the intersection of McQueen Smith Road South and U.S. Highway 82 (see Attachment 1)

Development History

- **August 19, 2004** - The Planning Commission approved the initial sketch plan and PUD agreement for the subject property. The approved design relied heavily on rural pods connected to a central boulevard. The Commission approved the request for narrower streets and less front yard setback to promote human scale development, reduce stormwater runoff and reserve large areas of open space.
- **October 5, 2004** - The Prattville City Council approved the Planning Commission's recommendation of Planned Unit Development (PUD) zoning for the subject property.
- **April 21, 2005** - A revised sketch plan layout was presented for approval abandoning the rural pod layout. The revised layout changed the street configuration and introduced a large number of joint access alleys. The central boulevards were maintained.
- **June 2006** – The Planning Commission granted final plat approval for the initial 29 single-family residential lots in Plats 1(A) and 1(C).

- **September 5, 2006** – Based on a recommendation from the Planning Commission, the City Council approved an amendment to the initial PUD agreement adding 71.75 acres to the HomePlace development. Approximately 50% of the addition has since been developed as the Park at HomePlace apartments.
- **April 19, 2007** - A revised sketch plan was presented and approved by the Planning Commission. The sketch expanded the use of alleys and private driveways and reduced the amount of property available for stormwater management. The revised sketch did not alter the PUD agreement.

Submitted Revision (Attachment 2)

- **Scope:** The submitted revision impacts the southern undeveloped half or southwestern corner of the parcel. The revision has been submitted to accommodate the near term development of a 20 acre apartment complex.
- **Use and Lot Adjustments:** The proposed revision replaces single family residential lots with a 20 acre lot for apartments and 10 potential commercial lots fronting McQueen Smith Road and US 82. Adjustments to the single-family residential layout are referenced, but not included.
- **Zoning:** Uses indicated in the revised sketch include single-family residential, apartments and commercial. The agreement governing the Planned Unit Development established in 2005 permits residential uses including single-family and apartment units. Commercial uses are not permitted in the agreement. A zoning amendment is necessary to permit commercial uses.
- **Street Realignments/Adjustments:** The proposed revision does not change the location or number of street intersections with McQueen Smith Road or US 82. The sketch plan retains a central collector street (Street A) and a minor street (Street B) approved in the 2005 sketch revision. Two new streets (Streets B and C) are presented separating the proposed apartment site and the 10 commercial lots. Adjustments to the remainder of the street network are not included.
- **Utilities:** Adequate potable water is available to the site via the Prattville Water Works Board's mains on McQueen Smith Road. Sanitary sewer service has been extended into the HomePlace development to a point approximately 1500' from the area of revision.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP

Site Visits Conducted: November 10, 2011

Recommendation: Assignment to Commission committee for evaluation

Planning Staff Comments:

1. The overall design and concept presented do not appear to address the entire area included in the revised sketch plan. Clarification is required in the following areas:
 - a. How will the proposed streets be constructed and maintained? Will the modified street segments and sidewalk design from earlier phases of HomePlace continue in this section? Details are needed for the right-of-way and street dimensions and sidewalk and utility location and design.
 - b. Sketch plan does not indicate how residential street and lot layout will be altered to integrate the 20 acre apartment complex into the PUD. The sketch references the remaining residential development, but does not provide sufficient detail to evaluate the location of the proposed street and the impacts of the proposed apartments and commercial uses on the residential layout.
2. The revised sketch replaces planned residential lots with commercial lots on the McQueen Smith and Highway 82 frontage. Attachment C, Item 7 of the 2005 PUD agreement limits the use of the property to single-family and multi-family residential. The city adopted Future Land Use plan places the HomePlace PUD in a category called *Mixed-Use – Transitional*. The plan states that the category is:

“designed specifically to support a broad range of redevelopment types while limiting additional retail that might soften the existing market. The two primary applications would be the Old Farm Lane corridor, and Home Place. The designation is geared towards creating a model of development and redevelopment that augments and supports the existing retail corridor on Cobbs Ford Road. Acceptable uses would include office, housing (of a variety of densities), hospitality, institutional, light industrial, flex office and greenspace, among others. Retail might be accommodated, but at a very limited scale, and of a purely local-serving variety.”

Approval of the presented sketch plan and the anticipated apartment complex will limit the use of the 10 frontage lots for anything other than commercial. While amendment of the PUD agreement is not presently being considered, approval of the revised sketch plan will effectively rezone the property. A more complete assessment is needed showing how the proposed commercial lots complement the overall development and impact the underutilized commercial property on Cobbs Ford Road and the northern portions of the HomePlace development.

3. The PUD agreement allows the covenants to function as the zoning ordinance for this property. Proposed covenants have not been submitted for review. The preliminary plat and planned apartment development cannot be properly reviewed without the covenants.
4. Questions remain about how much of the shown sketch plan will be included in anticipated preliminary and final plats?

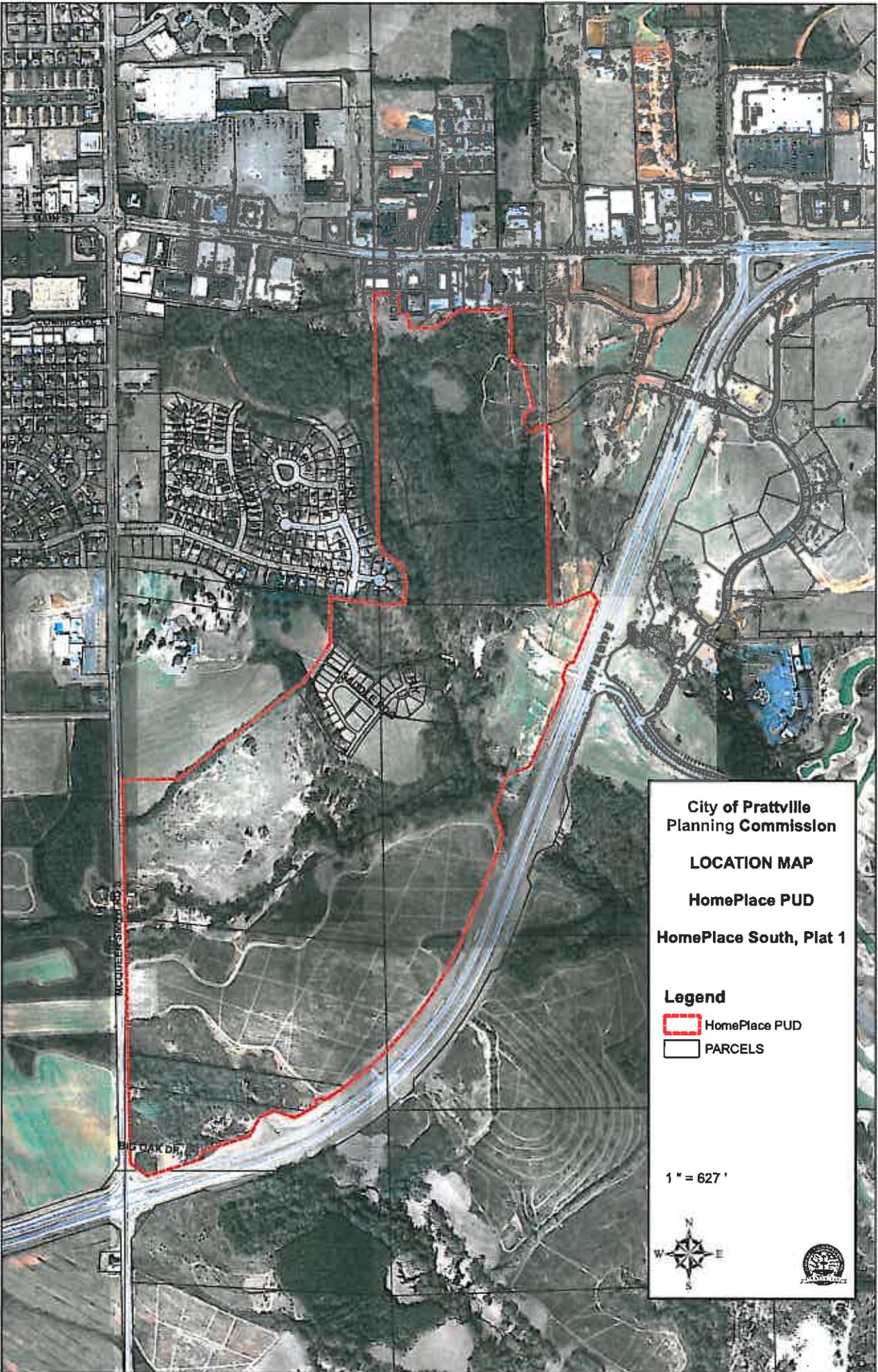
COMMENTS FROM OTHER CITY DEPARTMENTS

FIRE DEPARTMENT:

Detailed information is needed to clarify the clear width of the streets. Hydrant placement also needs to be provided.

ATTACHMENTS

1. Location Map
2. Revised Sketch Plan
3. Last approved sketch plan (April 2007)
4. Future Land Use Map (January 2010)



**City of Prattville
Planning Commission**

LOCATION MAP

HomePlace PUD

HomePlace South, Plat 1

Legend

-  HomePlace PUD
-  PARCELS

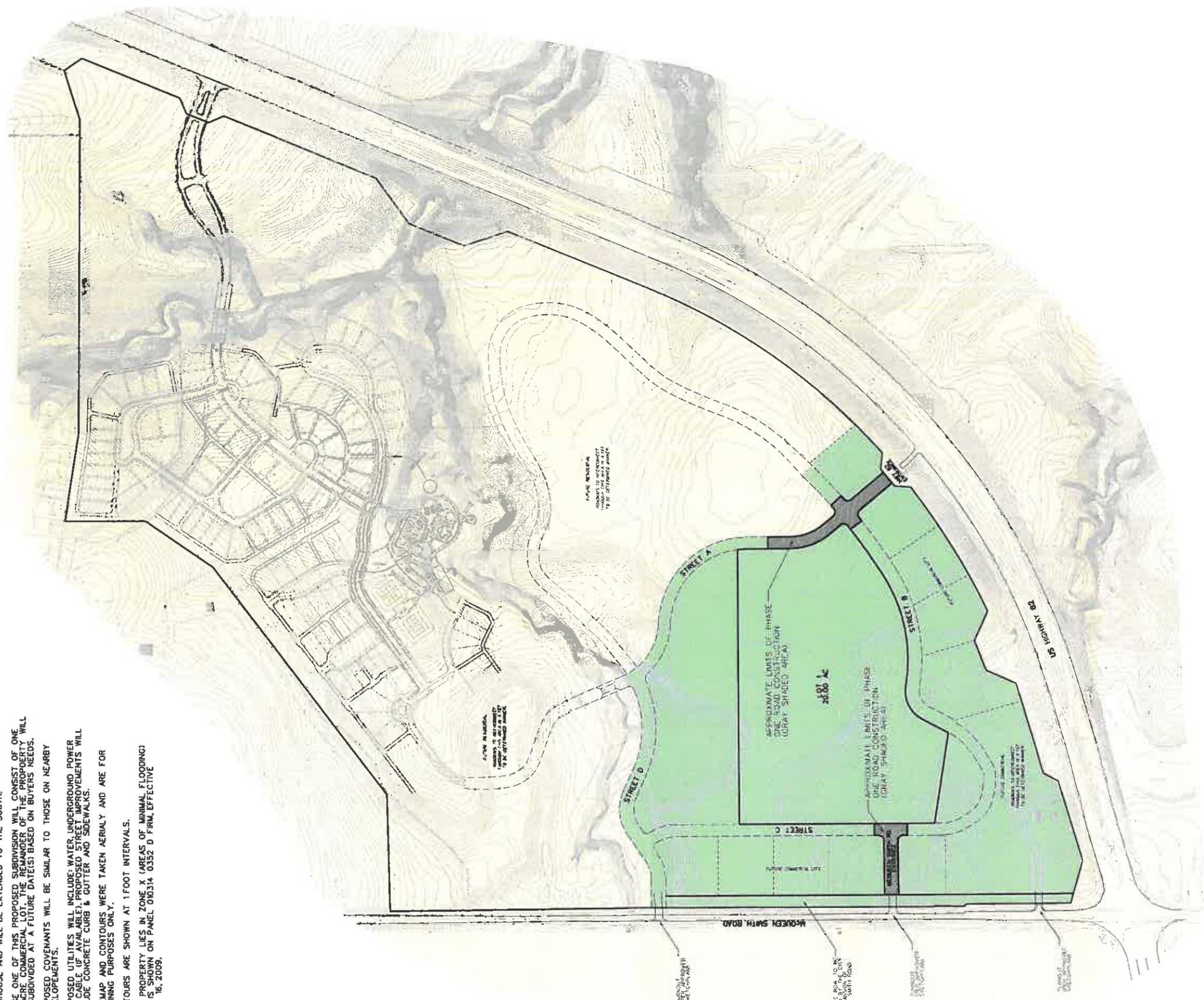
1" = 627'



PROJECT NO. 019-11-010
 DATE 10/14/2011
 DRAWN BY CCI
 CHECKED BY CCI
 DESIGNED BY CCI
 PROJECT LOCATION: 019-11-010
 SHEET NO. 01 OF 01

GENERAL NOTES:

1. OTHER THAN THE PUD ZONING REQUIREMENTS, THERE ARE NO KNOWN COVENANTS ON THE PROPOSED PARCELS.
2. WATER CURRENTLY EXISTS ON McQUEEN SMITH ROAD. ESTIMATED FLOWS ARE NOT KNOWN AT THIS TIME.
3. SANITARY SEWER CURRENTLY EXISTS NORTH OF THE PROPOSED CLUBHOUSE AND WILL BE EXTENDED TO THE SOUTH.
4. PHASE ONE OF THIS PROPOSED SUBDIVISION WILL CONSIST OF ONE 20 ACRE COMMERCIAL LOT. THE REMAINDER OF THE PROPOSED SUBDIVISION WILL BE SUBDIVIDED AT A FUTURE DATE(S) BASED ON BUYERS NEEDS.
5. PROPOSED COVENANTS WILL BE SIMILAR TO THOSE ON NEARBY DEVELOPMENTS.
6. PROPOSED UTILITIES WILL INCLUDE WATER, UNDERGROUND POWER AND UNDERGROUND CABLE TELEVISION. PROPOSED IMPROVEMENTS WILL INCLUDE CONCRETE CURB & GUTTER AND SIDEWALKS.
7. BASEMAP AND CONTOURS WERE TAKEN AERIALY AND ARE FOR PLANNING PURPOSES ONLY.
8. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
9. THIS PROPERTY LIES IN ZONE X (AREAS OF MINIMAL FLOODING) AND IS SHOWN ON PANEL 010.314 0352 D FROM EFFECTIVE JUNE 16, 2009.



PRELIMINARY - NOT FOR CONSTRUCTION

ALL INFORMATION SHOWN ON THESE DRAWINGS IS FOR THE EXCLUSIVE USE OF THE CLIENT SHOWN HEREON FOR THE SPECIFIC PROJECT SHOWN HEREON. USE BY ANY OTHER IS HEREBY PROHIBITED.



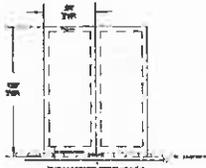
HomePlace South
Sketchplan
 Prattville, Alabama

DATE	10/14/2011
PROJECT NO.	019-11-010
DESIGNED	CCI
DRAWN	CCI
APPROVED	CCI
SCALE	1"=200'
SHEET TITLE	SKETCHPLAN
SHEET NO.	

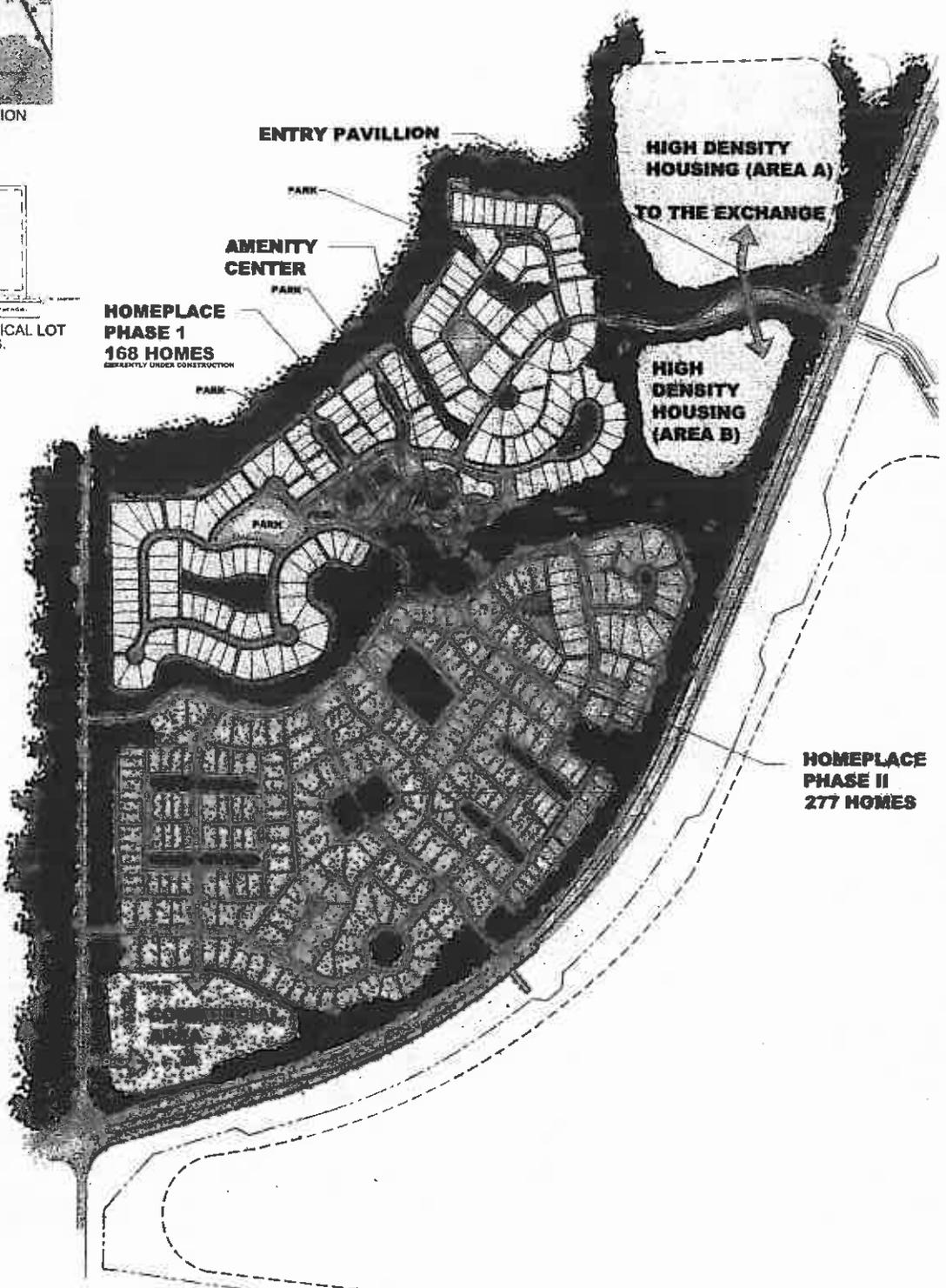
01



SITE LOCATION



MINIMUM TYPICAL LOT
N.T.S.



**HOMEPLACE
PHASE I
168 HOMES**
PRESENTLY UNDER CONSTRUCTION

**HOMEPLACE
PHASE II
277 HOMES**

SITE INDEX

TOTAL AREA	+/- 189 ACRES
SINGLE FAMILY HOMES	445 HOMES
COMMERCIAL AREA	+/- 8 ACRES
HIGH DENSITY HOUSING	
AREA A:	+/- 23 ACRES
AREA B:	+/- 9 ACRES
TOTAL:	+/- 32 ACRES
TOTAL OPEN SPACE	+/- 47 ACRES

ILLUSTRATIVE MASTERPLAN FOR:
HOMEPLACE
PRATTVILLE, ALABAMA

DEVELOPER: HOMEPLACE DEVELOPERS, INC.
542 MCQUEEN SMITH ROAD, NORTH
PRATTVILLE, ALABAMA 38068



SCALE: 1" = 200'



file copy
070031

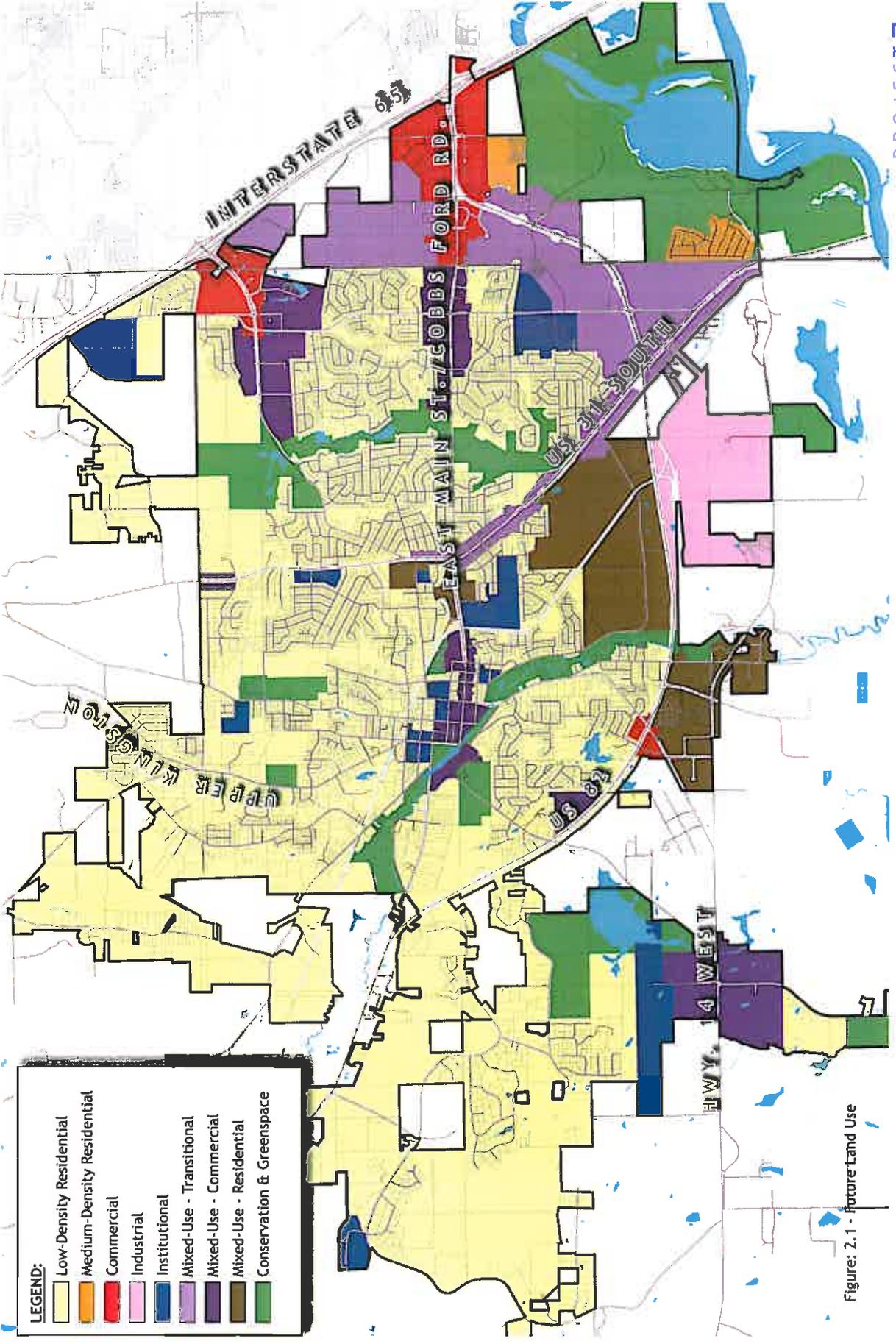


Figure 2.1 - Future Land Use

RESOLUTION

Final Plat

Glennbrooke Subdivision Plat 1-B

November 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 in the City of Prattville on Benson Street; and

Whereas,

1. the sketch plan for the proposed subdivision was approved on November 18, 2010
 2. the preliminary plat of Glennbrooke Subdivision Plat 1 was approved on January 20, 2011;
- and

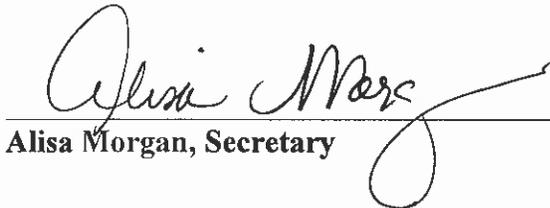
Whereas, the required city departments have reviewed and commented on the proposed final plat.

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby approves the submitted final plat of Glennbrooke Subdivision Plat 1-B *contingent upon Planning, Fire, and Engineering approval.*

APPROVED:

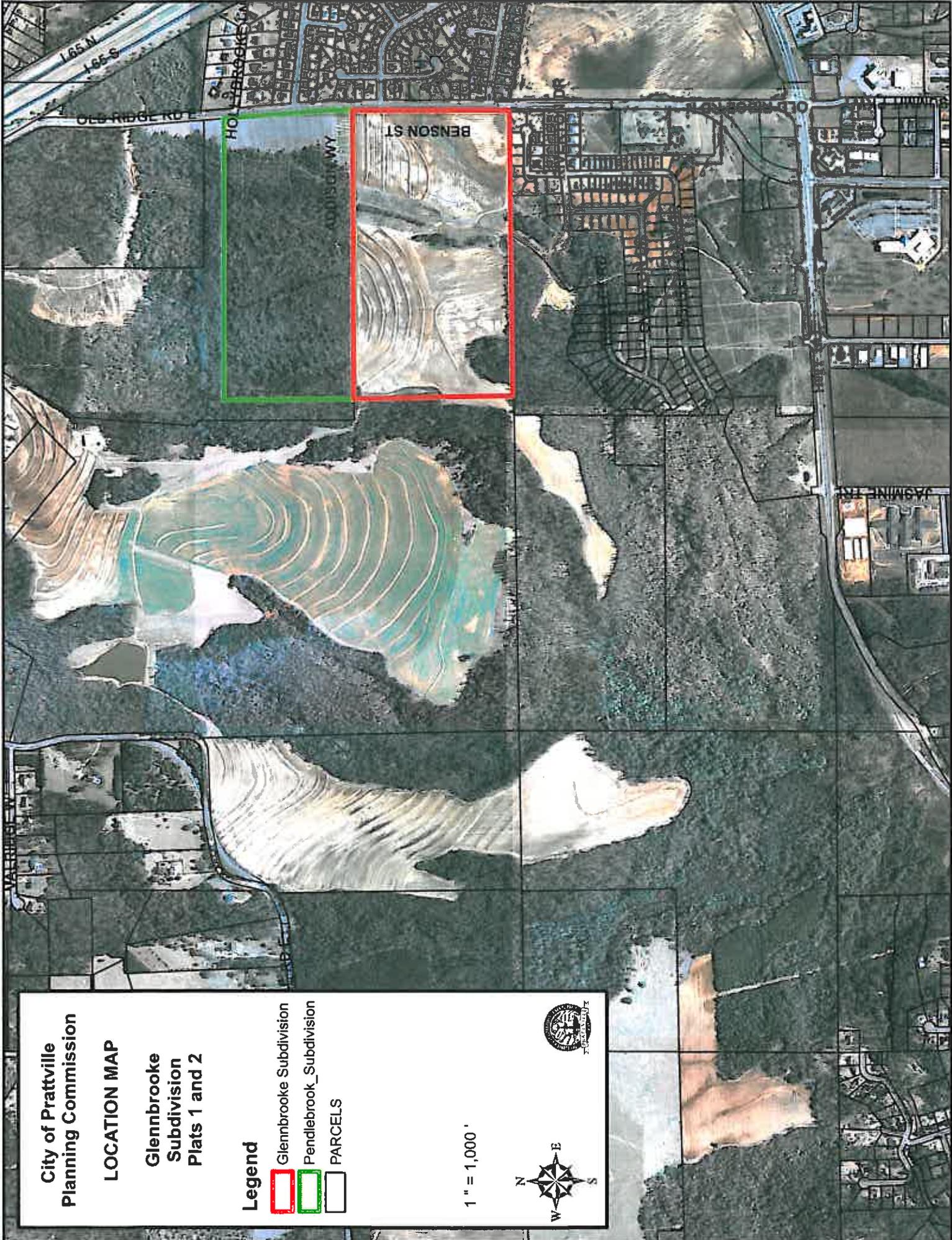


Reuben Gardner, Vice-Chairman



Alisa Morgan, Secretary

Mrs. Carpenter moved to amend the motion to approve contingent upon Planning, Fire, and Engineering approval. Chief Johnson seconded the motion. The motion to amend passed unanimously. The amended motion to approve passed unanimously.
11/17/11



**City of Prattville
Planning Commission**

LOCATION MAP

**Glennbrooke
Subdivision
Plats 1 and 2**

Legend

-  Glennbrooke Subdivision
-  Pendlebrook_Subdivision
-  PARCELS

1" = 1,000'



