



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

DENISE B. BROWN
DISTRICT 3

TOM MILLER
DISTRICT 4

RAY C. BOLES
DISTRICT 6

City of Prattville Planning Commission

The minutes of the April 19, 2012 meeting of the City of Prattville Planning Commission were approved.

6/21/12

Reuben Gardner, Chairman

Date



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CITY OF PRATTVILLE PLANNING COMMISSION

AGENDA
April 19, 2012
3:00pm

Call to Order:

Roll Call:

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

Minutes:

February 15, 2012 and March 15, 2012

Old Business:

1. 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

Held 12/15
District 5

New Business:

2. Rezoning: B-2 (General Business) to R-4 (Multi Family)
Pratt Mill Lofts
201 Gin Shop Hill Road
Representative: Pratt Mill Partners, LLC
3. Preliminary Plat: Brierfield Estates, Plat 1
Located on Bridge Creek Road
Owner: Stinson Development
Engineer/Representative: Jarvis & Associates, Inc.

Public Hearing
District 1

Public Hearing
District 1

Miscellaneous:

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES**

April 19, 2012

Call to order:

Chairman Reuben Gardner called the meeting to order at 3:00 p.m.

Roll Call:

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

(Quorum present)

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

Minutes:

The minutes of the February 15, 2012 and March 15, 2012 minutes were approved unanimously.

Old Business:

1. 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

Mr. Duke stated that the petitioner has requested that the item be held until the next meeting. (Letter attached and made a part of the minutes).

Mr. Nelson moved to hold as requested. Councilman Boles seconded the motion. The motion to hold passed unanimously.

New Business:

2. Rezoning: B-2 (General Business) to R-4 (Multi Family)

Pratt Mill Lofts

201 Gin Shop Hill Road

Representative: Pratt Mill Partners, LLC

Burke Lambert, petitioner representative, introduced the rezoning request for the property at 201 Gin Shop Hill Road. He stated that the commercial property is proposed for 160 units loft apartments. He stated that the plans are to utilize the historic building in place by preserving as much as possible.

Simon Tuohy, representative, stated that they are working on the unit layout.

The public hearing was opened. The public comments were made concerning increase traffic on Maple Street, flood concerns and adequate water supply for the number of proposed units.

Fred Harris, 148 Maple Street

Lisa Castaldo, 124 Maple Street

Jon Lee Finnegan, 211 Deer Trace
Jeffrey Matthews, 131 Bridge Street

The public hearing was closed.

Mr. Nelson introduced a resolution recommending the approval of the rezoning request of 201 Gin Shop Hill Road from B-2 to R-4 and moved for its approval. Councilman Boles seconded the motion.

Mr. Duke stated that at the public's concerns regarding traffic, floodplain, and garbage are regulated by city ordinance and would be addressed further during development review.

The motion to approve passed unanimously.

- 3. Preliminary Plat: Brierfield Estates, Plat 1**
Located on Bridge Creek Road
Owner: Stinson Development
Engineer/Representative: Jarvis & Associates, Inc.

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

Larry Jarvis of Jarvis & Associates, Inc. presented the proposed preliminary plat. He stated that the plat was previously approved in 2007 and time lapsed on the approval. He stated that the proposed plat is the same 50 lot layout as presented previously except the lots size changed for 75' to 65'.

Councilman Boles introduced a resolution recommending approval of the preliminary plat of Brierfield Estates, Plat 1 and moved for its approval. Mr. Hall seconded the motion.

Mr. Duke provided the staff report. He stated that the preliminary plat was initially approved by the Commission in June 2007 and two time extensions thereafter. He stated that the preliminary plat approval was not renewed in 2010 and expired on September 17, 2010. He stated that the width change to 65' meets the zoning requirement of this R-3 zoning district.

The motion to approve passed unanimously.

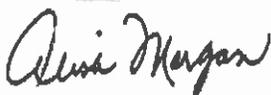
Miscellaneous Business:

None

Adjourn:

The meeting was adjourned at 3:46 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Prattville Planning Commission

Prattville Planning Commission

Sign-In Sheet

4/19/12

3:00 p.m.

Name	Address
1. FRED SPREIS	148 MAPLE
2. LISA CASTALDO	124 Maple
3. JOANNE FURNOGAN	211 Deer Trace
4. JEFF MATTHEW	131 BRIDGE ST.
5. MARY JACVIS	1832 Glynnwood Dr., Prville
6.	
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MEMORANDUM

DATE: April 13, 2012
TO: Prattville Planning Commission
FROM: Joel T. Duke, AICP
City Planner 
RE: April 19, 2012 Commission Meeting

Enclosed is the agenda for the April 21, 2011 Commission meeting. Listed below are the staff recommendations for each item.

1. 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

Petitioner requests this item be held until the Commission's May 17, 2012 meeting.

2. Rezoning: B-2 (General Business) to R-4 (Multi Family)

201 Gin Shop Hill Road
Owner: Continental Eagle Corporation
Petitioner/Representative: Pratt Mill Partners, LLC

Planning staff recommends approval. See enclosed staff report.

3. Preliminary Plat: Brierfield Estates, Plat 1

Located on Bridge Creek Road, north of Durden Road
Owner: Stinson Development
Engineer/Representative: Jarvis & Associates, Inc.

On June 7, 2007, the Prattville Planning Commission conditionally approved the preliminary plat for the Brierfield Estates, Plat 1. Preliminary plat approval was renewed, at

the owner's request, on June 19, 2008 and September 17, 2009. Preliminary plat approval was not renewed in 2010 and expired on September 17, 2010.

The owner is requested preliminary approval based on the same street and utility layout approved in 2007. The current submission reduces the average lot width and increases the number of lots from 43 to 50. The resubmitted plans have been reviewed by city departments and comments returned to the owner and his engineer. Copies of the staff comments, location map and lot layout are enclosed with this packet. Planning staff recommends approval contingent on comments being addressed.

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



356 Highway 82 West Prattville, AL 36067

April 3, 2012

George Stathopolous
City of Prattville
102 West Main Street
Prattville, AL 36067

RE: Preliminary Plan Review #110065
HomePlace PUD Subdivision

George:

As the representative for DHS Holding-4, Inc. and the William Howard Murfee Irrevocable Trust, we are requesting that the referenced preliminary plat be held until the May 17, 2012 meeting of the Planning Commission.

As an update: the 20 acre parcel has been conveyed to McQueen Partners, LLC (aka Davis Development) from Georgia. Lancaster and Associates is preparing the engineering plans for the development and the entrance roads. It is my understanding that the plans will be submitted to you on or before the April 17th deadline.

Per your request, enclosed are the Declaration of Covenants.

If you have any questions or need additional information, please do not hesitate to call.

Sincerely,

CHAMBLISS ENGINEERING, LLC.



Clyde Chambliss, Jr., P.E.

CCJ/cc



RESOLUTION

Rezoning Request (B-2 to R-4)

201 Gin Shop Hill Road

Continental Eagle Corporation, Petitioner

April 19, 2012

Whereas, Continental Eagle Corporation is the owner of the property described in Attachment A; and shown in Attachment B; and

Whereas, the property to be rezoned is located inside the city limits at 201 Gin Shop Hill Road; and

Whereas, the petitioner wishes to rezone the property from B-2, General Business to R-4, Multi-Family; and

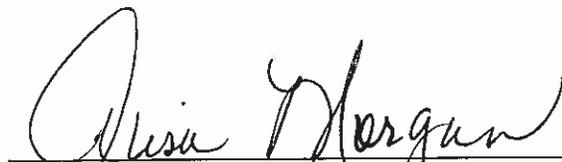
Whereas, a public hearing on the proposed rezoning was held by the Prattville Planning Commission on April 19, 2012.

Now, Therefore, Be it Resolved, that the City of Prattville Planning Commission hereby recommends the rezoning of said property from B-2 to R-4.

APPROVED:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
4/19/12

Legal Description
201 Gin Shop Hill Road
Autauga County, Alabama

Attachment A
Legal Description

PARCEL ONE: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA; THENCE S 89°17'31" E ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 17, 645.84 FEET; THENCE N 23°53'54" E, 99.01 FEET; THENCE N 16°21'10" E 50.14 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE INTERSECTION OF GIN SHOP HILL ROAD AND THE NORTH RIGHT OF WAY OF OLD AUTAUGAVILLE ROAD; THENCE ALONG THE NORTH RIGHT OF WAY OF OLD AUTAUGAVILLE ROAD RUN THE FOLLOWING COURSES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THENCE S 77°58'24" E, 177.47 FEET TO A CURVE CONCAVE SOUTHWESTERLY, THENCE ALONG THE CHORD OF SAID CURVE (RADIUS=592.23 FEET) S 51°07'43"E, 535.23 FEET; THENCE S 24°17'01" E, 512.83 FEET TO A CURVE CONCAVE NORTHEASTERLY, THENCE ALONG THE CHORD OF SAID CURVE (RADIUS=180.00 FEET), S 83°54'55" E, 310.60 FEET; THENCE N 36°27'12" E, 352.00 FEET TO A POINT, SAID POINT IS WHERE OLD AUTAUGAVILLE ROAD CHANGES TO BRIDGE STREET; THENCE CONTINUE ALONG THE WEST RIGHT OF WAY OF BRIDGE STREET N 35°08'19" E, 184.12 FEET TO A POINT ON A CONCRETE RETAINING WALL; THENCE ALONG SAID RETAINING WALL THE FOLLOWING COURSES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THENCE N 56°15'00" W, 77.03 FEET; THENCE N 46°40'00" W, 212.96 FEET; THENCE N 65°15'00" W, 145.24 FEET TO THE END OF SAID RETAINING WALL; THENCE N 63°41'30" W, 96.12 FEET TO THE NORTHWEST CORNER OF A BRICK BUILDING; THENCE N 49°14'00" W, 33.04 FEET TO THE SOUTHWEST OF A CONCRETE DAM ; THENCE MEANDER ALONG THE SOUTHWESTERN BANK OF A MILL POND THE FOLLOWING COURSES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THENCE N 32°15'42" W, 478.02 FEET; THENCE N 37°46'16" W, 687.86 FEET; THENCE N 51°20'13" W, 257.25 FEET TO THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 82; THENCE ALONG SAID RIGHT OF WAY RUN N 84°50'53" W, 601.09 FEET TO THE EAST RIGHT OF WAY OF GIN SHOP HILL ROAD; THENCE RUN ALONG THE EAST RIGHT OF WAY OF GIN SHOP HILL ROAD THE FOLLOWING COURSES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THENCE S 05°09'07" W, 58.92 FEET TO A CURVE CONCAVE NORTHEASTERLY; THENCE ALONG THE CHORD OF SAID CURVE RUN S 23°03'07" E, 234.45 FEET; THENCE S 51°15'20" E, 295.79 FEET TO A CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG THE CHORD OF SAID CURVE RUN S 18°43'08" E, 609.71 FEET TO THE POINT OF BEGINNING; SAID PARCEL LIES IN THE SOUTH HALF OF SECTION 8 AND THE NORTH HALF OF SECTION 17, BOTH SECTIONS ARE IN T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA.

PARCEL TWO: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA; THENCE S 89°17'31" E ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 17, 645.84 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING IS ON A CURVE ON THE SOUTHEAST RIGHT OF WAY OF GIN SHOP HILL ROAD; THENCE CONTINUE ALONG S 89°17'31"E, 369.56 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY ON THE SOUTHWEST RIGHT OF WAY OF OLD AUTAUGAVILLE ROAD; THENCE ALONG A CHORD IN SAID CURVE (RADIUS=542.63 FEET) RUN N 69°21'26" W, 162.59 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY N 77°58'24" W, 181.26 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY OF OLD AUTAUGAVILLE ROAD WITH A CURVE CONCAVE SOUTHWESTERLY ON THE SOUTHEAST RIGHT OF WAY OF GIN SHOP HILL ROAD; THENCE ALONG A CHORD IN SAID CURVE RUN S 23°53'54" W, 99.01 FEET TO THE POINT OF BEGINNING; SAID PARCEL LIES IN THE SOUTH HALF OF SECTION 8, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA.

PARCEL THREE: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA; THENCE S 89°17'31" E ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 17, 1015.40 FEET; THENCE S 42°30'46" E, 339.48 FEET; THENCE S 24°17'01" E, 512.71 FEET; THENCE S 36°18'59" E, 96.14 FEET TO THE POINT OF BEGINNING WHICH IS ON A CURVE CONCAVE NORTHEASTERLY ON THE SOUTH RIGHT OF WAY OF THE OLD AUTAUGAVILLE ROAD; THENCE RUN S 25°08'27" E, 168.96 FEET; THENCE S 53°58'14" E, 102.10 FEET TO A CONCRETE MONUMENT; THENCE N 36°27'13" E, 308.68 FEET TO A CURVE CONCAVE NORTHEASTERLY IN THE SOUTHEAST RIGHT OF WAY OF OLD AUTAUGAVILLE ROAD; THENCE ALONG A CHORD (RADIUS=230.00 FEET) RUN S 84°02'12" W, 339.60 FEET TO THE POINT OF BEGINNING; SAID PARCEL LIES IN THE NORTH HALF OF SECTION 17, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA.

PARCEL FOUR: FOURTH PARCEL CONTAINS MILL POND AND CONCRETE DAM ON AUTAUGA CREEK. COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA; THENCE RUN S 89°17'31" E, 645.84 FEET; THENCE N 23°53'54" E, 99.01 FEET; THENCE N 16°21'10" E, 50.14 FEET; THENCE N 18°43'08" W, 609.71 FEET; THENCE N 51°15'20" W, 295.79 FEET; THENCE N 23°03'07" W, 234.45 FEET; THENCE N 05°09'07" E, 58.92 FEET; THENCE S 84°50'53" E, 601.09 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING IS ON THE SOUTH RIGHT OF WAY OF U. S. HIGHWAY 82; THENCE CONTINUE ALONG SAID RIGHT OF WAY S 84°50'53" E, 290.59 FEET TO THE NORTHEAST SIDE OF MILL POND; THENCE RUN ALONG THE NORTHEAST SIDE OF SAID MILL POND AT THE FOLLOWING COURSES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THENCE S 62°13'00" E, 374.50 FEET; THENCE S 51°01'30" E, 353.74 FEET; THENCE S 33°59'00" E, 370.27 FEET TO A CONCRETE RETAINING WALL; THENCE S 17°10'40" E, 53.99 FEET; THENCE S 38°48'00" W, 43.67 FEET; THENCE S 15°01'00" W, 44.64 FEET TO THE NORTHWEST SIDE OF A CONCRETE DAM; THENCE S 34°30'00" E, 83.30 FEET TO THE NORTHEAST CORNER OF THE CONCRETE SPILLWAY OF SAID DAM; THENCE ALONG SAID SPILLWAY RUN S 39°01'00" W, 146.81 FEET TO THE CENTERLINE OF AUTAUGA CREEK; THENCE ALONG THE CENTERLINE OF SAID CREEK, RUN S 45°04'57" E, 452.18 FEET TO THE SOUTHWEST RIGHT OF WAY OF BRIDGE STREET; THENCE ALONG THE SOUTHWEST RIGHT OF WAY OF BRIDGE STREET, RUN S 13°56'00" W, 63.54 FEET TO A POINT ON A CONCRETE RETAINING WALL; THENCE ALONG SAID RETAINING WALL RUN THE FOLLOWING COURSES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THENCE N 56°15'00" W, 77.03 FEET; THENCE N 46°40'00" W, 212.96 FEET; THENCE N 65°15'00" W, 145.24 FEET; THENCE RUN N 63°41'30" W, 96.12 FEET TO THE NORTHWEST CORNER OF A BRICK BUILDING; THENCE RUN N 49°14'00" W, 33.04 FEET TO THE SOUTHWEST CORNER OF A CONCRETE DAM; THENCE MEANDER ALONG THE SOUTHWEST SIDE OF A MILL POND THE FOLLOWING COURSES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THENCE N 32°15'42" W, 478.02 FEET; THENCE N 37°46'16" W, 687.86 FEET; THENCE N 51°20'13" W, 257.25 FEET TO THE POINT OF BEGINNING; SAID PARCEL LIES IN THE SOUTH HALF OF SECTION 8 AND THE NORTH HALF OF SECTION 17, BOTH SECTIONS IN T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA.

CITY OF PRATTVILLE

Planning Commission

Planning Department Staff Report



REZONING 201 Gin Shop Hill Road – B-2, General Business to R-4, Multi-family Residential

DATE April 11, 2012

PROPOSED DEVELOPMENT

Petitioner: Pratt Mill Partners, LLC
Property Owner: Continental Eagle Corporation
Representative: Burke Lambert, Pratt Mill Partners, LLC
Location: 201 Gin Shop Hill Road

Development Status and History

Submission Status: Initial request for redevelopment of this site.
Previous Approvals: August 3, 2004 - Rezoned by City Council Ordinance Book 2004, Page 012 from M-1, Light Industrial to B-2, General Business.
Conditions of Previous Approvals: None.

Property Configuration

Acreage: Approximately 42 acres (See Attachment A)
Proposed Number of Lots and Configuration: Property will remain as a single lot.
Current Use: Manufacturing – Continental Eagle Corporation – operations on site ceased in January 2012.
Proposed Use: Petitioner proposes conversion of existing historic industrial buildings (shown as A, B, C, and D on Attachment B) into approximately 160 to 170 multi-family residential units. Request for rezoning includes the entire property. No plan for development of the remainder of the site has been submitted at this time.

<i>Current Zoning:</i>	The subject parcel is currently zoned B-2, General Business. Existing industrial use is a legal non-conforming use as permitted by Article I, Section 4 of the Prattville Zoning Ordinance.
<i>Required Zoning:</i>	Proposed conversion to multi-family residential use is permitted by right only in an R-4 zoning district.
<i>Consistency with Adopted Future Land Use Plan</i>	The Future Land Plan/Map in Section 2.2 of the Prattville Comprehensive Plan adopted by the Planning Commission on January 21, 2010 shows the subject property as Mixed-Use – Commercial. The requested change to R-4 zoning is consistent with the adopted plan. Additional comment and explanation is provided in the staff comment section.
<i>Surrounding Developments and Uses:</i>	North/East: Vacant industrial property, city, county and other semi-public uses – R-3 and B-2 zoning. East: commercial areas of the Prattville Historic District and vacant industrial property – B-2 zoning West: Vacant commercial and wooded property – mixture of low density residential (R-1 and R-3) and commercial (B-2) zoning. South: Vacant wooded property and low density single-family residential development – R-1 and R-2 zoning.
<i>Street Extensions or New Streets:</i>	Redevelopment of the site for residential and recreational use may require street realignment and construction.

PLANNING STAFF EVALUATION

Reviewed by:	Joel T. Duke
Site Visits Conducted:	March and April 2010
Recommendation:	Approval. See staff comments.
Staff Comments:	

Consistency with Plan/Appropriateness

As stated earlier in the report, the city's Future Land Use Map adopted in January 2010 classifies the Continental Eagle Corporation property as "Mixed Use - Commercial". On page 2.15 of the city's Comprehensive Plan, the "Mixed Use – Commercial" land use

classification is defined as “a mixed-use category with a focus on commercial.” The discussion of the Mixed Use – Commercial states that:

It implies a rezoning, within the framework of which would be outlined allowances – most likely by percentage of square footage – for commercial and accessory uses. It is geared towards the redevelopment of existing commercial areas, so that there would not be a large net gain in retail, while additional complementary uses would be added.

The Mixed Use – Commercial and other mixed use land use categories were added in the 2010 plan in response to changes in development patterns and comments from Prattville residents. The category of High-Density Residential used in the city's 1996 plan was eliminated as a stand-alone designation in the 2010 plan. High-Density Residential is the designation that typically covers condominium and apartment developments. As discussed on Page 2.14 of the 2010 plan:

It (High-Density Residential) was not viewed as compatible with the bulk of Prattville uses, and did not have a lot of support among the general population. There was one moderating circumstance, however. As part of a mixed use development, most citizens felt that multi-family housing would be acceptable and even appropriate. Ergo, this category was removed, with its use rolled in to select Mixed-Use categories.

The proposed rezoning of the subject property for high-density residential is compatible with the uses envisioned for the Mixed Use – Commercial land use category.

The proposed rezoning and conversion of the subject property is further supported by the Development Plan beginning on Page 2.27 of the 2010 Plan. The proposed redevelopment of the mill buildings for high density residential advances both housing and commercial development goals. The Housing section recommends the following for downtown housing:

Currently, Prattville doesn't have a lot of housing options to appeal to the single young professional. The most logical place to create this type of housing would be in the historic downtown. This would be a small market, and the product would most likely need to be rental. (Page 2.28)

Under the Commercial section the plan recommends, “for the foreseeable future, downtown doesn't need any additional retail space. Efforts should focus on adding more customers instead of more buildings.” (Page 2.29)

The proposed rezoning is consistent with the Planning Commission's 2007 recommendations to eventually shift the use of the subject property from industrial to uses

compatible with the redevelopment of Prattville's historic district. The 2007 goals have been further refined and clearly stated in the 2010 Plan. Rezoning the subject property to R-4, Multi-family Residential is appropriate and necessary to allow for redevelopment of the site.

ATTACHMENTS

- A. Location Map
- B. Current Site Plan
- C. Zoning Map
- D. Preliminary Site Plan

Attachment A

**LOCATION MAP
RZ-2012-01**

**CITY OF PRATTVILLE
PLANNING COMMISSION**

**B-2 General Bus. to
R-4 Residential**

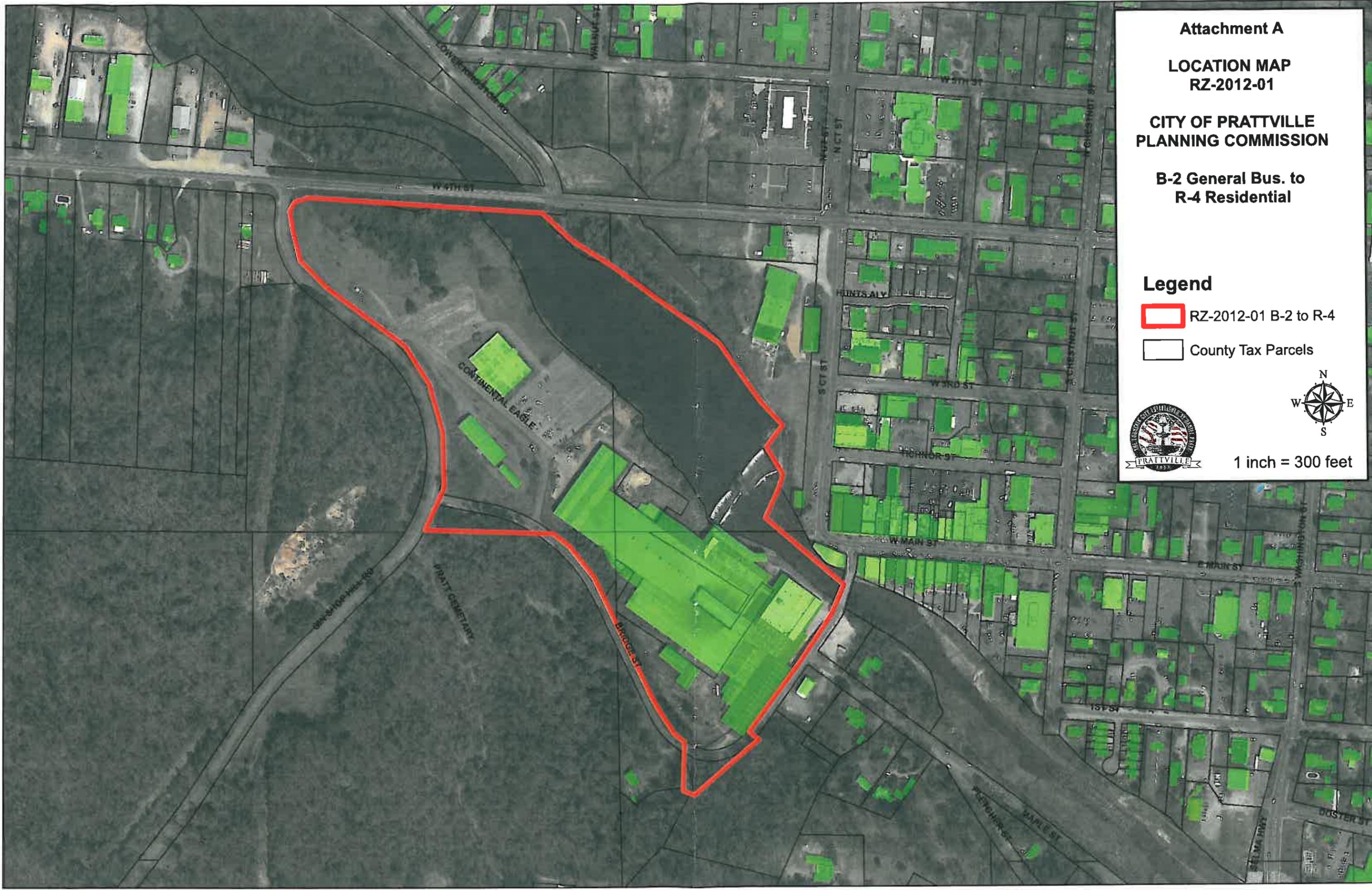
Legend

 RZ-2012-01 B-2 to R-4

 County Tax Parcels



1 inch = 300 feet



Attachment B

**CURRENT SITE MAP
RZ-2012-01**

**CITY OF PRATTVILLE
PLANNING COMMISSION**

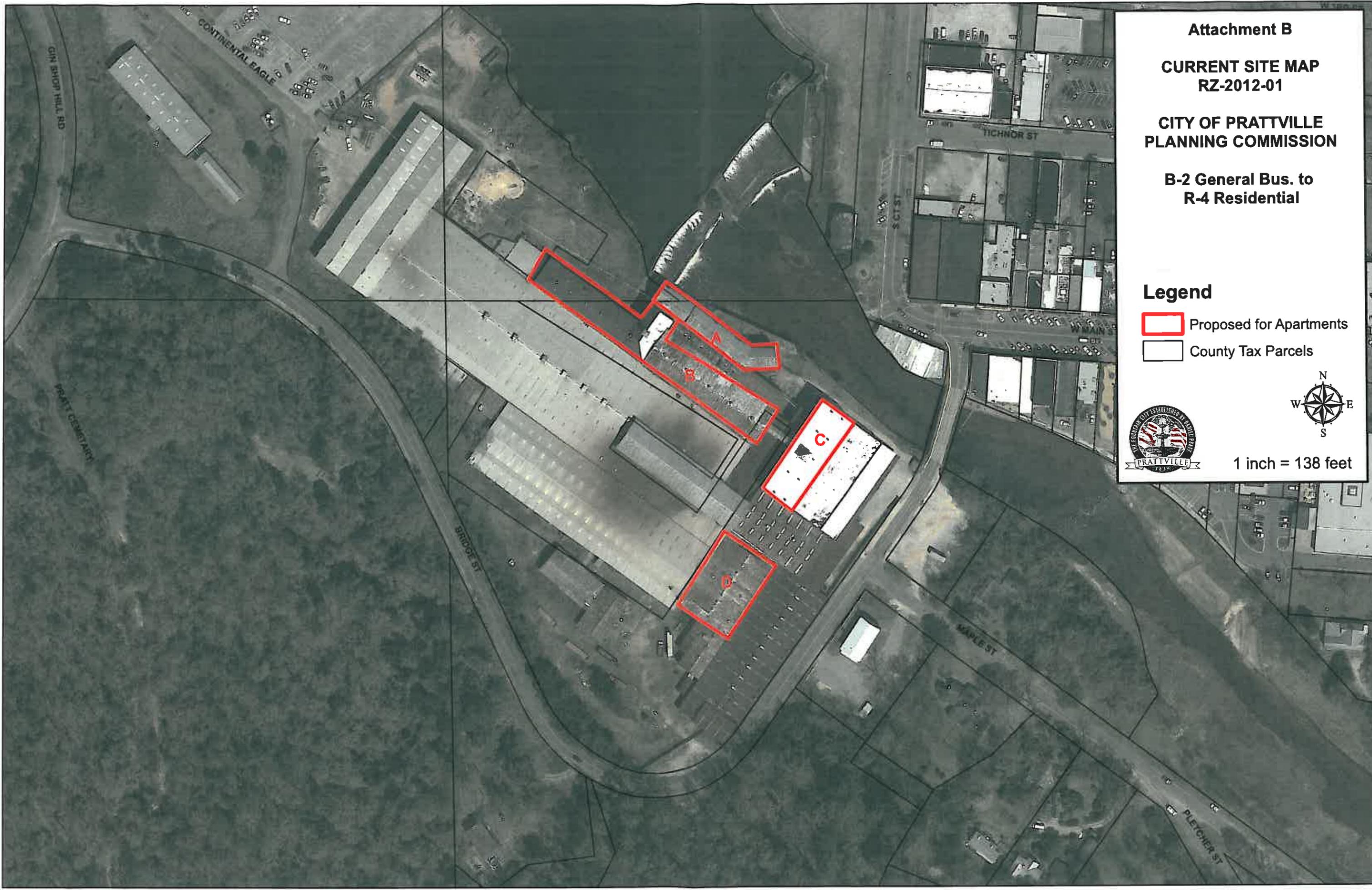
**B-2 General Bus. to
R-4 Residential**

Legend

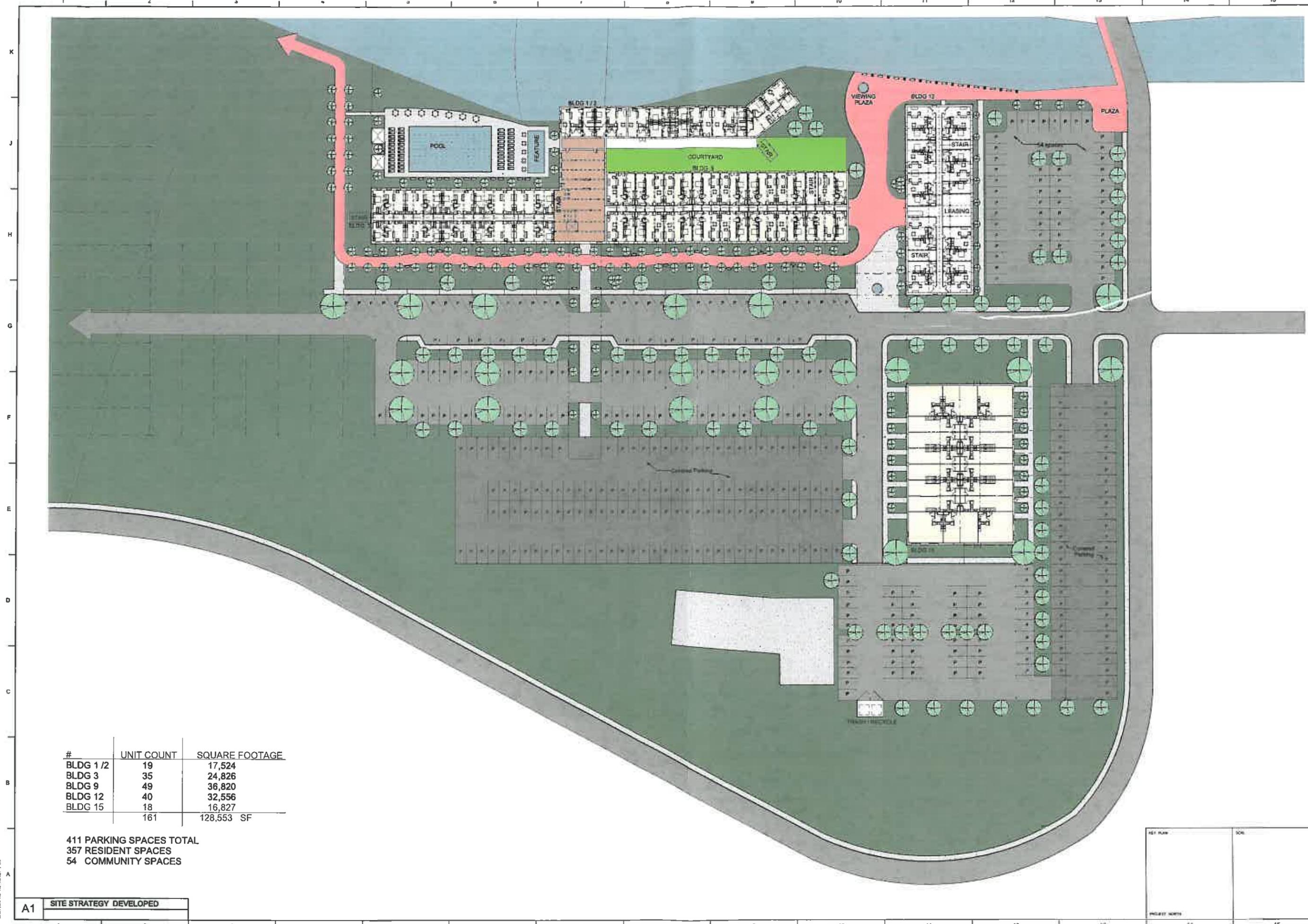
-  Proposed for Apartments
-  County Tax Parcels



1 inch = 138 feet



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3/27/2012 12:15:27 PM



#	UNIT COUNT	SQUARE FOOTAGE
BLDG 1/2	19	17,524
BLDG 3	35	24,826
BLDG 9	49	36,820
BLDG 12	40	32,556
BLDG 15	18	16,827
	161	128,553 SF

411 PARKING SPACES TOTAL
357 RESIDENT SPACES
54 COMMUNITY SPACES

A1 SITE STRATEGY DEVELOPED

KEY PLAN	SCALE
PROJECT NORTH	

LORD · AECK · SARGENT
ARCHITECTURE
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827 700 1400 Fax 877 826 1407
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REVISION

PROJECT TITLE
Site Strategy
SCALE (AS SHOWN)

CLIENT NAME
Owner
PROJECT LOCATION
Prativilla Gln Complex
Enter address here

ISSUE DATE
Issue Date
JOB NO.
Project Number
DWG. NO.
A006

NOT FOR CONSTRUCTION

RESOLUTION

Preliminary Plat

Brierfield Estates #1

April 19, 2012

Whereas, Stinson Development, Inc., is the owner and developer of Brierfield Estates #1; and

Whereas, the proposed development is located inside the city limits on the west side of Bridge Creek Road north of Durden Road; and

Whereas, the sketch plan of Brierfield Estates was approved on August 3, 2006; and

Whereas, the preliminary plat for the proposed subdivision was approved on June 7, 2007; and

Whereas, the public hearing on the proposed subdivision was heard on April 19, 2012; and

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

Now, Therefore, Be It Resolved, that the City Of Prattville Planning Commission hereby gives its favorable review of the submitted preliminary plat of Brierfield Estates #1.

Approved:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
4/19/12



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

MIKE RENEGAR
PRESIDENT
DISTRICT 5

NATHAN D. FANK
PRESIDENT PRO TEMPORE
DISTRICT 7

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DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

DENISE B. BROWN
DISTRICT 3

TOM MILLER
DISTRICT 4

RAY C. BOLES
DISTRICT 6

April 10, 2012

Larry Jarvis
Jarvis & Associates
1832 Glynwood Drive
Prattville, Alabama 36066

**RE: Prattville Preliminary Plan Review # 120017-2
Brierfield Estates Subdivision, Plat 1**

Dear Larry:

The preliminary plan for **Brierfield Estates Subdivision, Plat 1** has been reviewed by the city departments with the following comments:

PLANNING DEPARTMENT:

1. Lot 32 (Lot 38 revised layout) appears to be unbuildable due to zoning setbacks. Variances will not be granted or self-created plat hardships.
2. Sidewalk ramps require detectable warning insets – provide details.
3. Lots placed over engineered fill require compaction testing. Compaction test results must be filed with the Planning Department when final plat is submitted.
4. Submit updated or reviewed NPDES permit.
5. Erosion control plan required in addition to detail sheet.

FIRE DEPARTMENT:

1. Would like to see interconnectivity with future expansion allowing multiple means of entry/exit.

ENGINEERING DEPARTMENT:

1. Provide pavement buildup and striping plan for Bridge Creek Road widening.
2. 20 ft sanitary sewer ROW required for sewer not currently in a dedicated ROW.
3. Show 100' ROW around temporary turn around.
4. Separate storm easements and sanitary sewer ROW (check for overlapping).
5. 3:1 maximum slope in detention areas.

6. Sanitary sewer ROW graded for vehicle access (all weather).
7. Storm sewer access graded for all weather.
8. Entire sanitary sewer ROW must be provided with this plat or dedicate separately at time of final plat.
9. Insure rip rap stilling basin is adequate for design flow.
10. When will detention area for Plat #2 be constructed and verify if it is needed to address stormwater for Plat #1?
11. Update lift station details to current city design standards.
12. Check that all sanitary sewer easement or converted to ROW.

These items noted above need to be addressed with revised plans submitted. If I can be of further assistance, please do not hesitate to contact me at (334) 361-3613.

Sincerely,



George Stathopoulos
Senior Planner

cc: Benny Stinson

CITY OF
PRATTVILLE, ALABAMA

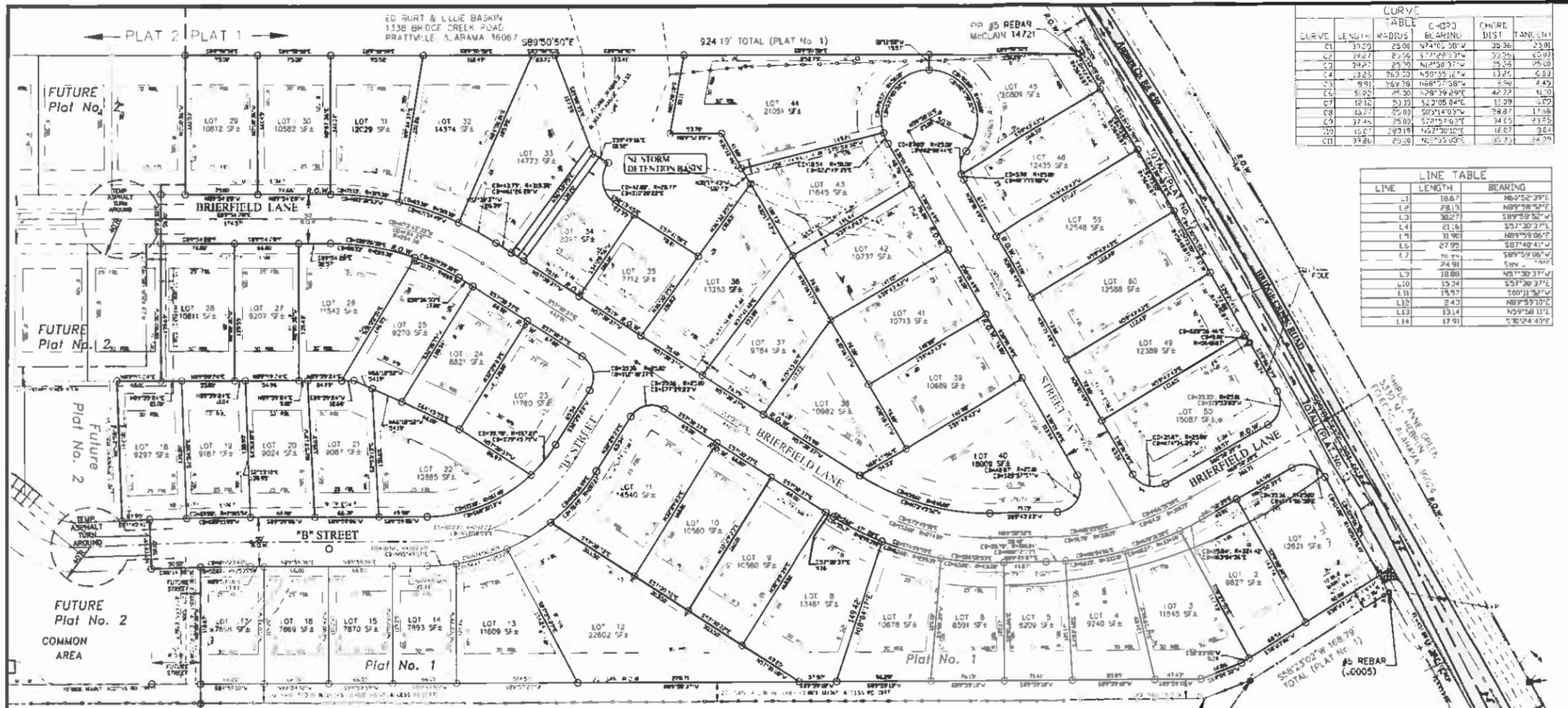
Preliminary Brierfield
Estates Subdivision
Plat 1

1" = 300'



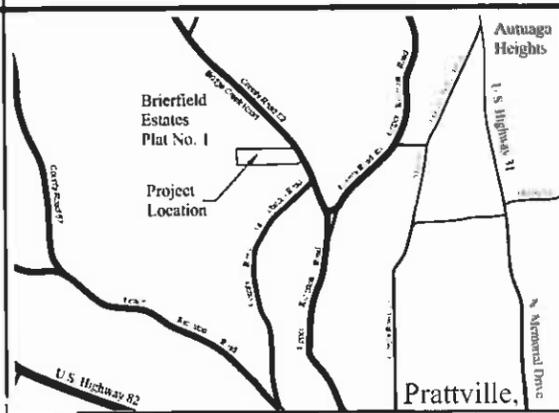
- STREETS
- TAX PARCELS



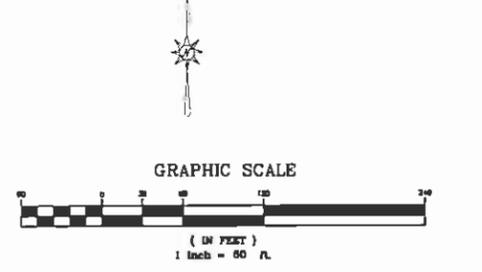


CURVE	LENGTH	RADIUS	CHORD	CHORD DIST.	TANGENT
C1	30.29	29.00	N74°05'30"W	35.36	23.01
C2	19.27	27.06	S77°29'37"W	31.26	20.09
C3	24.27	25.20	N42°30'37"W	29.35	25.10
C4	23.23	25.20	N50°19'21"W	13.22	6.53
C5	8.91	25.20	N68°57'58"W	2.90	4.45
C6	5.20	25.20	N87°39'29"W	4.27	11.10
C7	12.16	23.23	S27°05'04"E	11.29	3.29
C8	13.27	25.00	S50°14'03"W	28.87	17.56
C9	37.46	25.00	S22°52'02"E	34.05	23.25
C10	15.07	23.23	N23°20'20"E	16.07	9.43
C11	39.26	29.30	N73°05'03"E	45.32	24.99

LINE	LENGTH	BEARING
L1	18.67	N69°52'39"E
L2	28.13	N89°58'52"E
L3	30.27	S89°58'52"W
L4	21.16	S71°29'37"E
L5	31.92	N89°58'52"E
L6	27.92	S87°40'41"W
L7	24.91	S89°58'52"W
L8	18.89	N89°58'52"E
L9	15.20	S57°39'29"E
L10	13.22	S50°19'21"E
L11	13.22	S60°11'32"W
L12	24.27	N89°58'52"E
L13	13.14	N59°58'11"E
L14	17.91	S30°24'42"E



VICINITY MAP
NOT TO SCALE



PRELIMINARY PLAT
Brierfield Estates
Plat No. 1

- LEGEND:**
- FOUND IRON PIN
 - SET #4 REBAR W/ CAP# 11621
 - CONCRETE RIGHT-OF-WAY MARKER
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - () DEED OR PLAT

DEVELOPMENT DATA:

- PHASE 1**
- 50 LOTS - SINGLE FAMILY RESIDENTIAL
 - SMALLEST LOT - LOT 35 (9,988 SF)
 - LARGEST LOT - LOT 12 (22,602 SF)
 - PRESENT ZONING - R3
 - FRONT BUILDING LINE - MIN. 25'
 - SIDE BUILDING LINE - MIN. ONE SIDE 8' - OTHER SIDE 6'
 - REAR BUILDING LINE - MIN. 30'
 - NEAREST FIRE HYDRANT - 770' SE OF SE PROPERTY CORNER.
 - PROPOSED SANITARY CONNECTION - TO OLD BRIDGE SUBDIVISION.
 - 2470 LF NEW STREET

SURVYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATED

STATE OF ALABAMA
AUTAUGA COUNTY

I, Larry R. Jarvis, a professional engineer licensed in the State of Alabama, License Number 14621, do hereby certify that the streets and drainage system for Brierfield Estates, Plat No. 1 have been designed under my supervision.

I further certify that the drainage system has been designed to meet the 25 year storm criteria. The design will ensure that all drainage water occurring during a storm of less than 25 year storm magnitude will flow within the right-of-way or drainage easement indicated as such on the utility plat for this subdivision.

I further certify that the streets are designed for a design speed of 20 to meet applicable design criteria for safety, geometry, profile, and typical sections according to the Alabama Department of Transportation's "County Road Design Policy".

And that the plat or map contains here 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, alleys, and public grounds and giving the bearings, length, width, and name of the streets, alleys, easements, and other things so far as they pertain to the subdivision, and that permanent monuments have been placed at points marked thus () on here shown, that all parts of the survey and drawing have been completed in accordance with the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.

WITNESS my hand and the _____ day of _____, 2012.

LARRY R. JARVIS
Alabama Registration No. 11621
ENGINEER

OWNER'S APPROVAL OF PLAT

Sinson Development, Inc. (an Alabama Corporation), its owner has caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Brierfield Estates Plat No. 1, subdivision lying in the NE 1/4 of Section 31 and the NW 1/4 of Section 32, T-18-N, R-16-E, Autauga County, Alabama, and I, the undersigned, as the owner of said plat, do hereby dedicate to the use of the Public:

WITNESS my hand and the _____ day of _____, 2012.

Benny Stinson,
President

WITNESS

Benny Stinson,
President

NOTARY
STATE OF ALABAMA
COUNTY OF AUTAUGA

Notary Public in and for said county in said State, hereby certify that Benny Stinson, as President of Sinson Development, Inc., and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that he is the owner of the land described in the instrument, executed the same voluntarily.

GIVEN under my hand and official seal this _____ day of _____, 2012.

NOTARY PUBLIC

CERTIFICATE OF THE CITY ENGINEER
CITY OF PRATTVILLE

The undersigned, as City Engineer of the City of Prattville, Alabama hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

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 same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

Director of Planning & 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 same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

Water Works Board
Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE
AUTAUGA COUNTY EMERGENCY MANAGEMENT AGENCY

The undersigned, as authorized by the Autauga County Emergency Management Agency hereby approved the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

Director # 9-1-1

CERTIFICATE OF THE WASTE WATER DEPARTMENT
CITY OF PRATTVILLE

The undersigned, as authorized by the 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 _____, 2012.

Waste Water Department
Prattville, Alabama

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 _____, 2012.

Fire Department
Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE
AUTAUGA COUNTY ENGINEER

The undersigned, being the County Engineer of Autauga County, Alabama hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

Autauga County Engineer

CERTIFICATE OF APPROVAL BY THE
AUTAUGA COUNTY EMERGENCY MANAGEMENT AGENCY

The undersigned, as authorized by the Autauga County Emergency Management Agency hereby approved the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

Director # 9-1-1

CERTIFICATE OF APPROVAL BY THE
AUTAUGA COUNTY EMERGENCY MANAGEMENT AGENCY

The undersigned, as authorized by the Autauga County Emergency Management Agency hereby approved the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

Director # 9-1-1

CERTIFICATE OF APPROVAL BY THE
AUTAUGA COUNTY EMERGENCY MANAGEMENT AGENCY

The undersigned, as authorized by the Autauga County Emergency Management Agency hereby approved the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

Director # 9-1-1

CERTIFICATE OF APPROVAL BY THE
AUTAUGA COUNTY EMERGENCY MANAGEMENT AGENCY

The undersigned, as authorized by the Autauga County Emergency Management Agency hereby approved the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

Director # 9-1-1

CERTIFICATE OF ENGINEERING DESIGN
BY A PROFESSIONAL ENGINEER

I, Larry R. Jarvis, a professional engineer licensed in the State of Alabama, License Number 14621, do hereby certify that the streets and drainage system for Brierfield Estates, Plat No. 1 have been designed under my supervision.

I further certify that the drainage system has been designed to meet the 25 year storm criteria. The design will ensure that all drainage water occurring during a storm of less than 25 year storm magnitude will flow within the right-of-way or drainage easement indicated as such on the utility plat for this subdivision.

I further certify that the streets are designed for a design speed of 20 to meet applicable design criteria for safety, geometry, profile, and typical sections according to the Alabama Department of Transportation's "County Road Design Policy".

LARRY R. JARVIS
PLAT # 1621
PRESIDENT
JARVIS AND ASSOCIATES, INC.
2012

HEALTH OFFICER
Autauga County, Alabama

OFFICE OF THE JUDGE OF PROBATE
AUTAUGA COUNTY

The undersigned, as authorized by the Autauga County Health Department, Alabama hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

STATE OF ALABAMA
AUTAUGA COUNTY

I hereby certify that this Plat or Map was filed in this Office this _____ day of _____, 2012, at _____ o'clock _____ M., and recorded in Book _____ of Plats and Maps, Page _____ Recording _____ paid _____.

Judge of Probate
Autauga County, Alabama

STATE OF ALABAMA
AUTAUGA COUNTY

I hereby certify that this Plat or Map was filed in this Office this _____ day of _____, 2012, at _____ o'clock _____ M., and recorded in Book _____ of Plats and Maps, Page _____ Recording _____ paid _____.

Judge of Probate
Autauga County, Alabama

Note: This Plat is not valid without the signature and seal of the Land Surveyor responsible charge of the here.

PROJECT
BRIERFIELD ESTATES PLAT NO. 1
County Road 59
Prattville, Alabama

SHEET
PRELIMINARY PLAT
BRIERFIELD ESTATES
PLAT No. 1

JARVIS & ASSOC.
CONSULTING ENGINEERS & LAND SURVEYORS

SHEET NO. **1A**