



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 September 20, 2012 meeting of the City of Prattville Planning Commission were approved.



Reuben Gardner, Chairman

11/15/12

Date



CITY OF PRATTVILLE

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CITY OF PRATTVILLE PLANNING COMMISSION

AGENDA

September 20, 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:

August 16, 2012

Old Business:

None

New Business:

1. Zoning: B-2 (General Business) *Public Hearing*
East of Hwy 82 adjacent to RTJ *District 5*
Representative: AllSouth Corporation
2. Preliminary Plat: New Tower Run (*Time Extension*) *District 2*
Located on Upper Kingston Road
Owner/Developer: Edward J. Kelly/Hightower LLC.
Representative: Marc Newman, Omni Consulting Services
3. Final Plat: Glennbrook Subdivision, Plat2-B *District 3*
Located on Sydney Drive South
Owner: Stone Martin Builders, LLC
Representative: Barrett-Simpson, Inc.

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES**

September 20, 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: Chairman Reuben Gardner, Vice-Chairman Roy McAuley, Chief Dallis Johnson, Mr. Gene Hall, and Mrs. Paula Carpenter. Absent: Councilman Ray Boles, Mr. Bobby Nelson and Mr. Tim Smith. Mayor Bill Gillespie arrived at 3:05 p.m.

(Quorum present)

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

Minutes:

Mr. Smith moved to approve the minutes of the August 16, 2012 meeting. Mrs. Carpenter seconded the motion. The motion passed unanimously.

Old Business:

None

New Business:

- 1. Zoning: B-2 (General Business)
East of Hwy 82 adjacent to RTJ
Representative: AllSouth Corporation**

Chairman Gardner opened the public hearing for comments.

Joe Turner, petitioner representative, introduced the zoning request for vacant property east of Highway 82. He stated that the property would be zoned for the multifamily residential use.

Mr. Duke provided the staff report for the B-2 zoning request. He stated that the B-2 zoning is the most appropriate for this area.

The public hearing was closed.

Mr. Smith introduced a resolution to approve the zoning of property East of Highway 82/Constitution Avenue adjacent to RTJ and moved for its approval. Mr. Hall seconded the motion.

The motion to approve passed unanimously.

- 2. Preliminary Plat: New Tower Run *(Time Extension)*
Located on Upper Kingston Road
Owner/Developer: Edward J. Kelly/Hightower LLC.
Representative: Marc Newman, Omni Consulting Services**

Mrs. Carpenter introduced a resolution recommending the approval of the time extension of the preliminary plat of New Tower Run and moved for its approval. Chief Johnson seconded the motion.

Mr. Duke stated that this is the fifth (5th) time extension requested by the developer. He stated that there have been no changes in the zoning or subdivision regulations since the initial June 2007 approval.

Mark Newman, petitioner representative, stated that the owner is trying to find a buyer for the 19 lot subdivision before starting development.

The motion to approve passed unanimously.

3. Final Plat: Glennbrook Subdivision, Plat2-B
Located on Sydney Drive South
Owner: Stone Martin Builders, LLC
Representative: Barrett-Simpson, Inc.

Mr. Hall introduced a resolution recommending the approval of the final plat of Glennbrook Subdivision Plat 2 and moved for its approval. Mr. Nelson seconded the motion.

Mr. Duke stated that the final plat matches approved preliminary plat. He stated that the subdivision is not substantially complete. He stated that the developer had made a bond request with approval. He recommended approval with bond.

Martin Sweet, 1609 Trolley Road, presented to the Commission that there is significant water runoff that has caused damage to his property.

Mr. Duke stated that the city staff is aware of the water runoff and would discuss with Mr. Sweet the post-development maintenance.

Mrs. Carpenter moved to amend approval contingent upon staff approved bond. Chief Johnson seconded the motion.

The motion to amend passed unanimously.

The amended motion to approve passed unanimously.

Miscellaneous Business:

None

Adjourn:

The meeting was adjourned at 3:10 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Prattville Planning Commission

Prattville Planning Commission

Sign-In Sheet

9/20/12

3:00 p.m.

Name	Address
1. Joe Turner	511 Mossy Oak Ridge
2. Marc Newman	40 Spring Forest Ct. Shubsbury, GA
3. Martin Sweet	1609 Trolley Rd Prattville, GA
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CITY OF PRATTVILLE

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MAYOR

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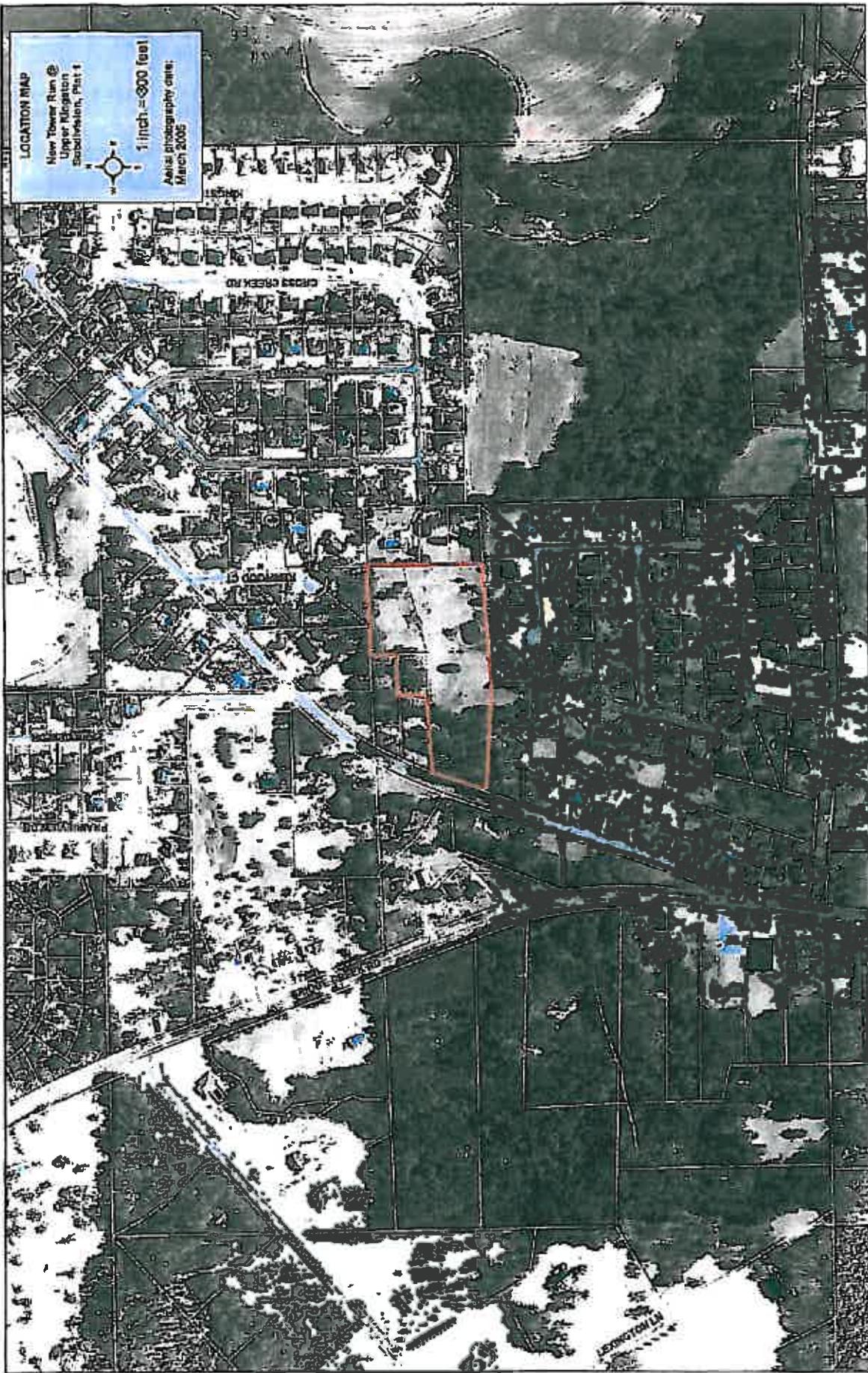
MEMORANDUM

DATE: September 18, 2012
TO: Prattville Planning Commission
FROM: Joel T. Duke, City Planner
RE: September 20, 2012 - Agenda

Please accept this memorandum as the Planning Department staff report for items on the September 20, 2012 agenda.

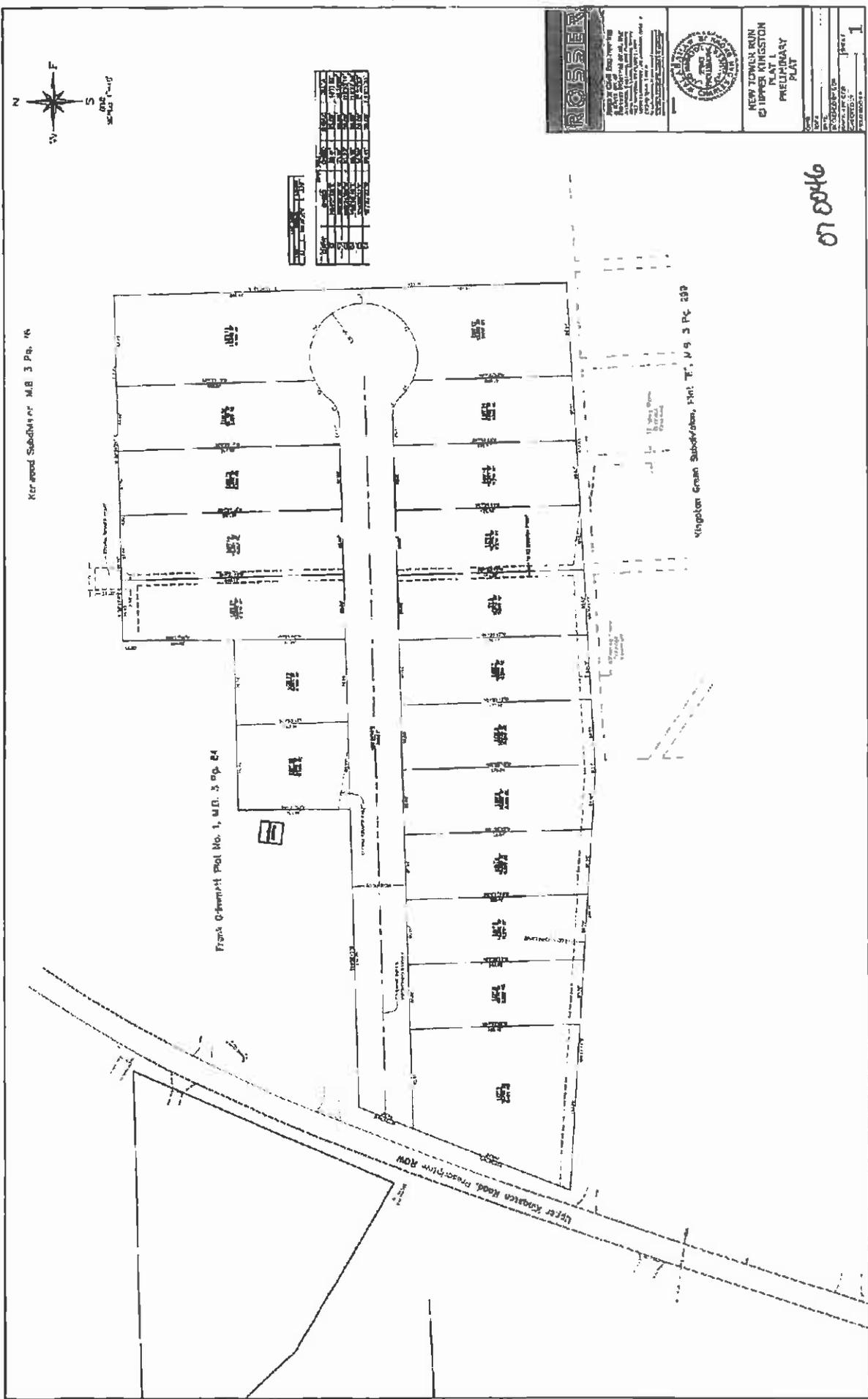
- Zoning Change: Vacant James H. Sanford Property, U.S. 82/Constitution Avenue, FAR to B-2, General Business:** See attached staff report.
- Preliminary Plat: New Tower Run Subdivision (Time Extension):** Hightower, LLC is requesting to extend their preliminary plat initially approved on June 7, 2007 for an additional twelve months. This will be the fifth extension of the preliminary plat.
- Final Plat: Glennbrooke Subdivision, Plat 2-B:** Stone Martin Builders, Inc. requests approval of the 40 lot final plat in Glennbrooke Subdivision, Plat 2. The petitioners acknowledge that the subdivision is not substantially complete as required for final plat approval. The petitioners are 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 these items, please do not hesitate to stop by the office or call me at 361-3657.



LOCATION MAP
New Tower Run @
Upper Migration
subdivision, Plot 1

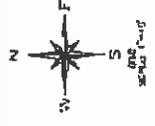
1 inch = 300 feet
Aerial photography date:
March 2005



Kerrwood Subdivision M.B. 3 Pgs. 16

Frank Gammitt Plat No. 1, M.B. 3 Pgs. 84

Knottswood Urban Subdivision, Plat. T, M.B. 3 Pgs. 289



Lot No.	Area (Ac.)	Area (Sq. Ft.)
1	0.10	6,900
2	0.10	6,900
3	0.10	6,900
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100	0.10	6,900

ROBIN

Project: Upper Knottswood Urban Subdivision, Plat. T, M.B. 3 Pgs. 289
 Prepared by: [Name]
 Date: [Date]

**NEW TOWER RUN
 UPPER KNOTTWOOD
 PLAT 1
 PRELIMINARY
 PLAT**

Scale: 1/4" = 1'-0"

Sheet No. 1 of 1

07 0046

RESOLUTION

Zoning Request (B-2)

U.S. Highway 82 @ Constitution Avenue

James H. Sanford, Petitioner

September 20, 2012

Whereas, James H. Sanford is the owner of the property described in Attachment A; and shown in Attachment B; and

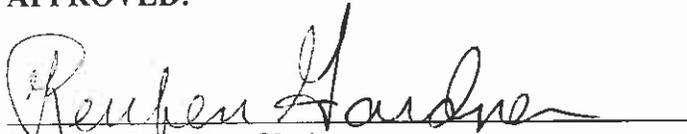
Whereas, the property to be zoned is located inside the city limits at U.S. Highway 82 at Constitution Avenue; and

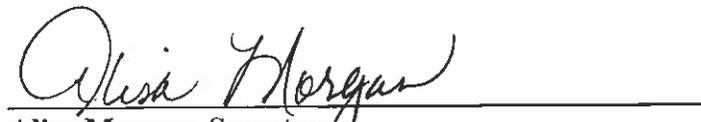
Whereas, the petitioner wishes to zone the property to B-2, General Business; and

Whereas, a public hearing on the proposed zoning was held by the Prattville Planning Commission on September 20, 2012.

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

APPROVED:


Reuben Gardner, Chairman


Alisa Morgan, Secretary

The motion to approve passed unanimously.
9/20/12

**Legal Description
Sanford Property
U.S. Highway 82 @ Constitution Ave.
Elmore County, Alabama**

**Attachment A
Legal Description**

Beginning at the intersection of Fay Branch and the southeast right-of-way line of U. S. Highway 82 and proceed in a northerly direction along the southeast right-of-way line of U. S. Highway 82 to the intersection of the southeast right-of-way line of U. S. Highway 82 and southwesterly line of the property of Rock Hill, LLC that was previously zoned B-2. Thence proceed in a southeasterly direction along said line of the previous zoning to the intersection of Legends Drive. Thence continue in a southeasterly direction along the Southwesterly, South, and West property lines of the Teachers and Employees Retirement Systems of Alabama property to the intersection of Fay Branch. Thence continue in a northeasterly direction along the northeast property line of the William Howard Murfee Irrevocable Trust dated December 22, 1980 generally along Fay Branch to the intersection of the east right-of-way line of U. S. Highway 82, said point being point of beginning, less and except the public right-of-ways of Constitution Avenue and Legends Drive, containing approximately 43.53 acres. The intent of this description and zoning is to zone all of the applicants' properties east of U.S. Highway 82 to 8-2 and to include any gaps in this or previous descriptions.

CITY OF PRATTVILLE
Planning Commission

Planning Department Staff Report



REZONING Sanford Property – U.S. Highway 82 at Constitution Avenue. FAR to B-2, General Business

DATE September 18, 2012

PROPOSED DEVELOPMENT

Petitioner: James H. Sanford
Property Owner: James H. Sanford
Representative: AllSouth Corporation (Joe Turner)
Location: Vacant property NE and SE corners of the intersection of U.S. 82 and Constitution Avenue

Development Status and History

Submission Status: Initial request for zoning of this site following annexation.
Previous Approvals: N/A
Conditions of Previous Approvals: None.

Property Configuration

Acreage 43.58 acres (See Attachment A)
Proposed Number of Lots and Configuration: Property will be divided at a future date for higher density residential and commercial uses. Configuration has not been presented at this time.
Current Use: Vacant, agricultural land.
Proposed Use: Petitioner proposes to develop property for uses compatible with the adjacent commercial and residential development. These uses include commercial, retail, office and hospitality uses.
Current Zoning: Property is currently held in the lowest use following annexation until zoned by the city or the owner.

<i>Required Zoning:</i>	Petitioner has indicated that the property will be offered for development as commercial, retail, office and hospitality uses. These uses are best accommodated under the B-2, General Business classification.
<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 – Transitional. The requested zoning of B-2, General Business is consistent with the adopted plan. Additional comment and explanation is provided in the staff comment section.
<i>Surrounding Developments and Uses:</i>	North: Legends Office Park - B-2 zoning. East: Capitol Hill golf Course West: HomePlace residential and commercial development – HomePlace PUD. South: Vacant wooded property and low density single-family residential development – FAR zoning.
<i>Street Extensions or New Streets:</i>	Development of the site for uses permitted in B-2 districts may require street realignment and construction.

PLANNING STAFF EVALUATION

Reviewed by:	Joel T. Duke, AICP
Site Visits Conducted:	August and September 2012
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 subject property as "Mixed Use - Transitional". On page 2.16 of the city's Comprehensive Plan, the "Mixed Use – Transitional" land use classification is defined as

"...a very targeted land use category, 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 green space, among others. Retail might be accommodated, but at a very limited scale, and of a purely local-serving variety. 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 – Transitional 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. Mixed Use – Transitional was applied to the Old Farm Lane and U.S. 82 corridors in an effort to promote land uses that are complementary to the retail developments added in the later part of the last decade. Efficient implementation of the new mixed use land use categories will require new zoning classifications, which are currently being developed. In the interim, the B-2 classification is the only designation that provides the mix of uses envisioned for the subject property and the U.S. 82 corridor. If zoned B-2 based on this petition, the Commission should consider rezoning the property when a more appropriate classification is available.

ATTACHMENTS

- A. Location Map
- B. Future Land Use Map
- C. Comprehensive Plan – Sub-District 1 Plan

Attachment A

LOCATION MAP
RZ-2012-02

CITY OF PRATTVILLE
PLANNING COMMISSION

FAR to B-2, General Business

Legend

 Sanford_Property

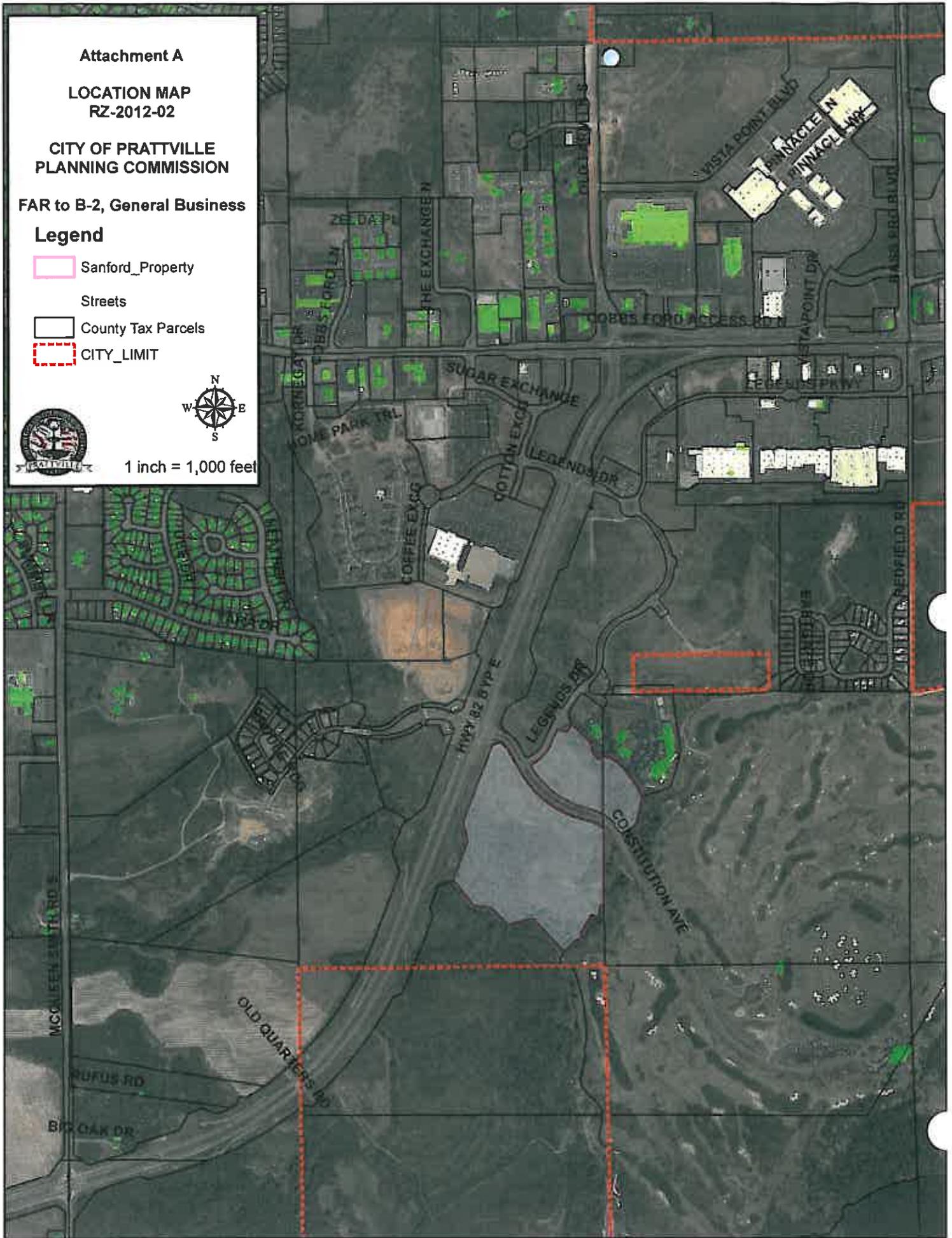
Streets

 County Tax Parcels

 CITY_LIMIT



1 inch = 1,000 feet



Section 2.2
CITY-WIDE PLANS

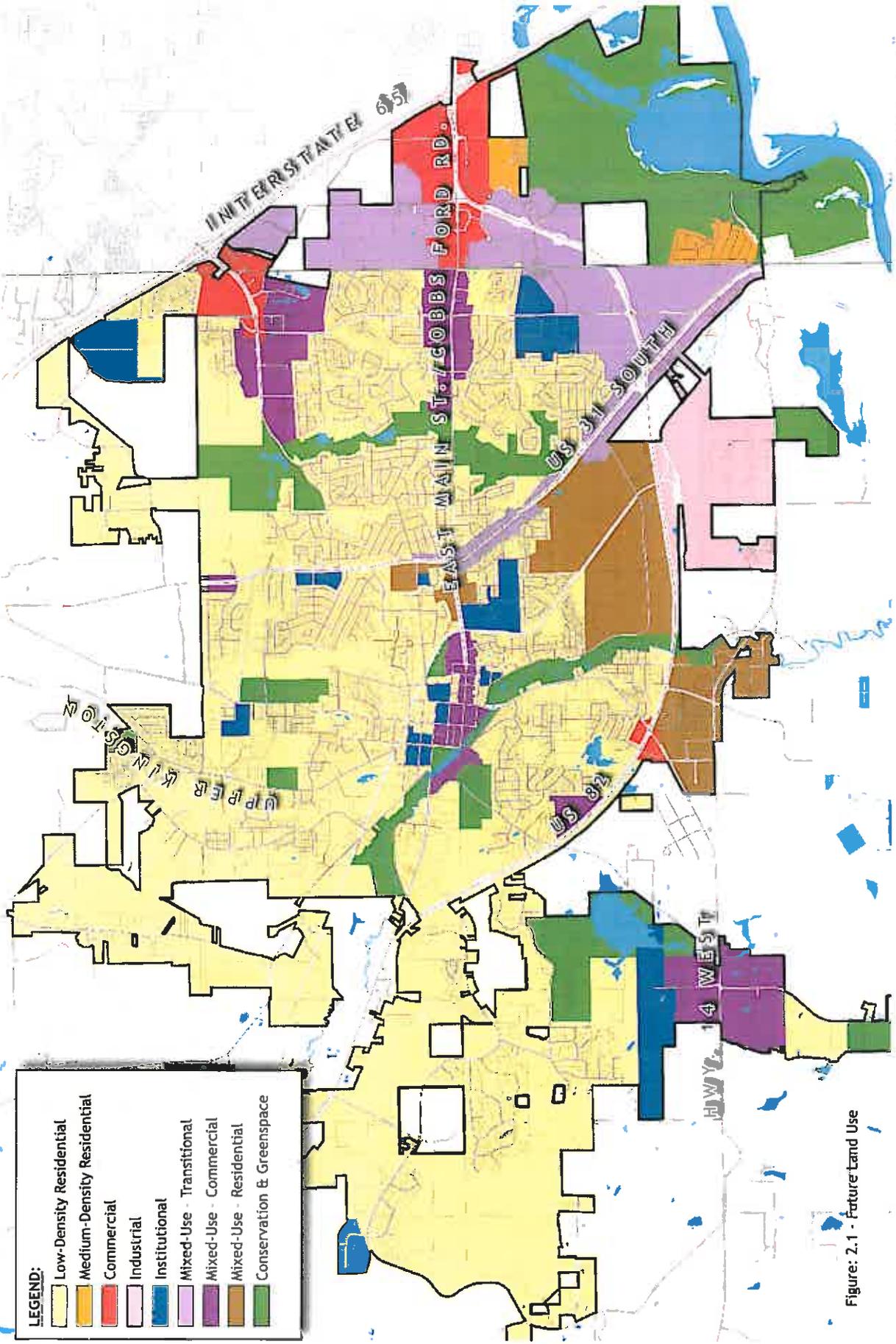


Figure: 2.1 - Future Land Use

single-use counterparts. They also provide for more extended levels of activity, creating an atmosphere that is more conducive to public safety and security. The addition of this land use category can help the city satisfy an as-yet unmet demand for a variety of housing types, and do so in a format that is consistent with the popular vision.

Mixed-Use - Transitional. This is a very targeted land use category, 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.

Conservation & Greenspace. Only slightly different from the nomenclature of the existing Parks & Open Space designation, this category seeks to include any

and all riparian and undisturbed areas in addition to passive and active parks. This plan identifies, for the most part, existing parks within the existing city limits, with the understanding that specific sites need to be actively sought out and that all other land use categories include allowances for the inclusion of greenspace. More specificity - with regard to identifying potential sites - can be found in the subsequent section, Parks and Trails Network.

Agricultural (Removed). Currently, approximately 14% of the acreage within the city limits is being used for agriculture. It is anticipated that over the coming decades, this number will only shrink, and very likely disappear entirely, based on current growth projects. As such, this category was eliminated from the legend, though this by no means mandates the active removal of agricultural uses from within the city boundary.



Sample images, left to right: Mixed-use residential; Mixed-use transitional; Conservation & Greenspace

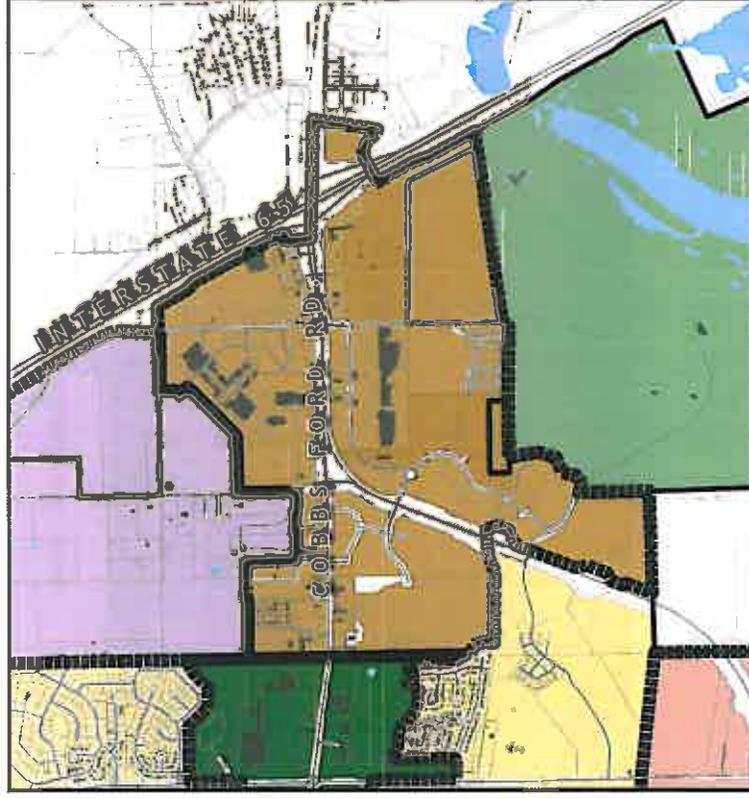
Planning Districts

District One - Cobbs Ford Road

Vision. In the past five years, this district has been the flashpoint for development in Prattville. This heavy level of build-out has established a strong sense of character for the area in a relatively short time. Going forward, it is anticipated that the district will not change in character much from what has been established, though a good bit of complementary infill should occur in the form of supportive office and high-end residential uses. For the long-term, this district should continue to be the major retail center of Prattville, and indeed a draw for the metropolitan region.

Existing Considerations. The current environment is dominated by commercial use, particularly in the form of “big box” and outparcel retail. Those parcels that are not yet filled in are slated for a mix of additional commercial, office and housing. The District is centered on the Cobbs Ford Road corridor and opens directly on to Interstate 65. This combination of large retail centers, ready highway access and proximity to Downtown Montgomery gives this district a lot of gravity as a regional draw.

Future Development. Challenges in moving forward will involve the balancing of additional retail uses with other related uses. By all accounts, the retail market in this area is satiated, meaning the market for additional shops and restaurants might be a bit soft. The focus should instead shift to those uses that can provide local customers for the retail - daytime uses like office and light industrial; evening and weekend uses like residential and recreation.



Planning District One - Cobbs Ford Road

Policies. The City should continue to support the retail uses along the corridor, and shift to supportive uses as parcels move beyond the immediate Cobbs Ford area. One key move to facilitate this should be the implementation of connectivity efforts - sidewalks, multi-use paths, secondary access roads - between the primary retail corridor and the areas immediately beyond. This includes districts farther down Cobbs Ford/East Main Street, as well as those neighborhoods that currently exist or are slated to develop to the north and south of the main artery. Combining this policy with that of access management along Cobbs Ford itself should serve to mitigate the effects of increases in traffic, as well as provide better access between retailers and their potential customers.

More specifically:

- Create an off-street multi-use path along Cobbs Ford Road, connecting west towards the Silverhills District (and beyond);
- Create similar connections between Cobbs Ford Road and:
 - The Old Farm Lane Corridor;
 - The existing and pending Home Place developments to the south;
 - Rocky Mount Rd.;
 - The RTJ course, and farther south into Cooter's Pond Park.
- As redevelopment opportunities occur, particularly in the western part of the district (west of Old Farm Lane), look for opportunities to reduce curb cuts and create shared drives and parallel access roads.



Recent development in Planning District One

RESOLUTION

Preliminary Plat (*Time Extension*)

New Tower Run @ Upper Kingston

September 20, 2012

Whereas, Edward J. Kelly is the owner and Hightower LLC is the developer of New Tower Run @ Upper Kingston; and

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

Whereas, the preliminary plat was granted a time extension for one year on September 15, 2011.

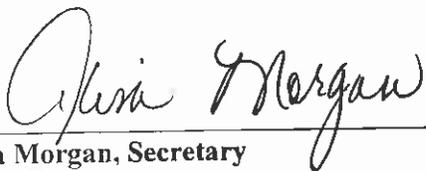
Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its approval to extend the time of completion for the approved preliminary plat New Tower Run @ Upper Kingston.

Now, Therefore, Be It Further Resolved, that all contingencies of June 7, 2007 preliminary plat approval remain in effect.

APPROVED:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

**The motion to approve passed unanimously.
9/20/12**

RESOLUTION

Final Plat

Glennbrooke Subdivision Plat 2B

September 20, 2012

Whereas, Stone Martin Builders is the developer of Glennbrooke Subdivision Plat 2B; and

Whereas, the proposed development is located off Sydney Drive; and

Whereas,

1. the proposed development is located outside the city limits
2. the sketch plan was approved on November 1, 2011 with contingencies;
3. the preliminary plat was approved on March 15, 2012; 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 gives its favorable review of the submitted final plat of Glennbrooke Subdivision Plat 2B *contingent upon staff approved bond.*

APPROVED:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

**The amended motion to approve passed unanimously.
9/20/12**

