



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

---

## CITY COUNCIL

WILLIE WOOD, JR.  
PRESIDENT  
DISTRICT 2

ALBERT C. STRIPLIN  
PRESIDENT PRO TEMPORE  
DISTRICT 1

DENISE B. BROWN  
DISTRICT 3

JERRY STARNES  
DISTRICT 4

CLYDE CHAMBLISS, JR.  
DISTRICT 5

RAY C. BOLES  
DISTRICT 6

LORA LEE BOONE  
DISTRICT 7

## City of Prattville Planning Commission

The minutes of the April 17, 2014 meeting of the  
City of Prattville Planning Commission were  
approved.

6/19/14

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Tim Smith, Chairman

Date

### PLANNING & DEVELOPMENT DEPARTMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-361-3613 ■ 334-361-3677  
FACSIMILE  
planning.prattvilleal.gov



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

## CITY COUNCIL

WILLIE WOOD, JR.      ALBERT C. STRIPLIN      DENISE B. BROWN      JERRY STARNES      CLYDE CHAMBLISS, JR.      RAY C. BOLES      LORA LEE BOONE  
PRESIDENT      PRESIDENT PRO TEMPORE      DISTRICT 3      DISTRICT 4      DISTRICT 5      DISTRICT 6      DISTRICT 7  
DISTRICT 2      DISTRICT 1

## CITY OF PRATTVILLE PLANNING COMMISSION AGENDA April 17, 2014 3:00pm

### Call to Order:

### Roll Call:

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

### Minutes:

### Old Business:

1. Sketch Plan: Estate of Marjorie Cobb & Dorothy Jones  
Location: 2578 Cobbs Ford Road  
Owner: Estate of Marjorie Cobb & Dorothy Jones  
Representative: Goodwyn, Mills & Cawood

*Held  
District 5*

### New Business:

2. Rezoning: B-2 (General Business) & R-5 (Patio Garden Homes) to R-4 (Multi Family)  
Location: McQueen Smith Road and Cobbs Ford Road  
Owner: Aronov Land Company, Inc.  
Representative: MHL, Inc.
3. Re-Plat: Habitat for Humanity MeHarry Plat 1  
Location: 201 MeHarry Street  
Owner: Autauga County Habitat for Humanity  
Representative: Alabama Land Survey, Inc.

*Public Hearing  
District 5*

### Miscellaneous:

### Adjourn:

## PLANNING & DEVELOPMENT DEPARTMENT

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**CITY OF PRATTVILLE PLANNING COMMISSION  
MINUTES**

**April 17, 2014**

**Call to order:**

Chairman Tim Smith called the meeting to order at 3:01 p.m.

**Roll Call:**

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

***(Quorum present)***

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

**Minutes:**

None

**Old Business:**

- 1. Sketch Plan: Estate of Marjorie Cobb & Dorothy Jones**  
**Location: 2578 Cobbs Ford Road**  
**Owner: Estate of Marjorie Cobb & Dorothy Jones**  
**Representative: Goodwyn, Mills & Cawood**

At the previous meeting, (March 20, 2014) the sketch plan was held and sent to committee for further review. The committee members appointed were Mr. McAuley, Chief Johnson and Chairman Smith. Mr. McAuley represented the committee and provided a report. He stated that the committee met with the developer and requested a road connecting to Cobbs Ford Road at a point east of Legends Parkway and that any future development will require a traffic study.

Mr. Duke stated that the petitioner had submitted a letter of agreement with the committee's recommendations.

Mr. McAuley moved to remove the sketch plan of the Estate of Marjorie Cobb & Dorothy Jones from the table and moved for its approval. Chief Johnson seconded the motion.

The motion to approve passed unanimously.

**New Business:**

- 2. Rezoning: B-2 (General Business) & R-5 (Patio Garden Homes) to R-4 (Multi Family)**  
**Location: McQueen Smith Road and Cobbs Ford Road**  
**Petitioner: MHL, Inc.**

Greg Gillian of Larry Speaks & Associates, Inc., petitioner's representative, presented the rezoning requests for property at McQueen Smith Road and Cobbs Ford Road, north of Pecan Ridge Subdivision. He stated that the proposed rezoning request was for 6.1 acres (indicated on map in blue). He stated that 1.2 acres was dedicated to wetlands. He stated that the petitioner proposes to extend Heather Drive to Cobbs Ford Road. He stated that the current R-5 zoning on the south side of Heather Drive will remain as zoned. He stated that the currently zoned R-4 10.2

acre parcel adjacent to the subject property is propose to be 96 apartment units offered as Phase 1. Phase 2 would include the existing R-4 parcel and the subject parcel and consist of 64 units on the proposed rezoned property.

Tom Gladis, petitioner representative, presented a written outline of the proposal (made a part of the minutes).

Mr. Duke presented the staff report. He stated that the rezoning request was for six acres west of existing R-4 property. He stated that the property was part of the Prattville East Addition subdivision, which received its initial sketch plan and present zoning configuration of B-2, R-3, R-5 and R-4 in 1992. He stated that the existing B-2 zoning allows for apartment use as a use-on-appeal approval.

Chairman Smith opened the public hearing.

The following public comments were offered by adjacent property owners and concerned citizens who spoke in opposition to the rezoning request. The comments may be summarized as concern for security and safety of the neighborhood, the effect of imminent increase in traffic, the need for road improvements to McQueen Smith Road, the proposed growth's effect on the only school in the district (Daniel Pratt Elementary School) and the effect the proposed development would have on the existing sewer system in the area.

Speakers

Rob Mays, 845 Dee Drive

Todd Childers, 1918 Tara Drive

Debra Paggett, 111 Doss Court

Charles Schrichte, 1929 Tara Drive

Eleanor Ballow, 814 Dee Drive

Amanda Senn, 825 Dee Drive

David Gatch, 843 Dee Drive

Paul Beckman, 1803 Tara Drive

Stan Boysen, 1860 Sanford Drive

Josh Dobbs, 114 Dellwood Court

Clyde Chambliss, 1756 Plantersville Court, District 6 Councilman, read letters of opposition from Travis & Gretchen Owens, 842 Heather Drive and Pat & Pam Shirley, 842 Seasons Drive.

Brandon Marvin, 825 Heather Drive

Jon Lee Finnegan, 211 Deer Trace

Catherine Black, 107 Melvina Place

The public hearing was closed.

Also, letters of opposition was received from Ronald and Melissa Short, 107 Doss Court, Debra Kersey, 107 Doss Court, Betty Pelt, 116 Doss Court and email from Brandon Marvin, [brandon.marvin@live.com](mailto:brandon.marvin@live.com).

Mr. McAuley introduced a resolution recommending approval of the rezoning of McQueen Smith Road and Cobbs Ford Road from B-2 & R-5 to R-4 and moved for its approval. Councilman Boles seconded the motion.

Councilman Boles moved to hold the request and send to committee for further review. Mr. McAuley seconded the motion.

The motion to hold passed unanimously.

Chairman Smith appointed Councilman Boles, Mr. McAuley and Chief Johnson to the subcommittee for the rezoning.

**3. Re-Plat: Habitat for Humanity MeHarry Plat 1**  
**Location: 201 MeHarry Street**  
**Owner: Autauga County Habitat for Humanity**  
**Representative: Alabama Land Survey, Inc.**

Mr. Duke presented the request for re-plat for Habitat for Humanity MeHarry Plat 1. He stated that property was originally platted in the College Heights neighborhood as two 25' wide lots and the proposed re-plat was to combine those two lots into one lot.

Mr. McAuley moved to approve the re-plat of the Habitat for Humanity MeHarry Plat 1. Chief Johnson seconded the motion.

The motion to approve passed unanimously.

**Miscellaneous Business:**

**Adjourn:**

The meeting was adjourned at 4:34 p.m.

Respectfully submitted,



Alisa Morgan, Secretary  
Prattville Planning Commission

Prattville Planning Commission

Sign-In Sheet

4/17/14

3:00 p.m.

Name	Address
1. Rob Meyer	845 Dee Drive
2. Todd Childers	1918 Tara Dr
3. Eleanor Ballou	814 Dee Dr.
4. Debra Paggett	111 Doss CT
5. CHARLES SCHRIOTTE	1929 TARA DRIVE
6. David Gatch	843 Dee Dr.
7. Paul Beckman	1803 Tara Dr
8. Amanda Stun	825 Dee Dr
9. STAN Boyser	1860 SAN FORD Pt.
10. Josh Dobbs	114 Dellwood Ct.
11. Clyde Chambliss, Jr	1756 Planters Hill Ct.
12. Brandon Marvin	825 Heather Dr.
13. Janice Ferguson	211 New TRACE ST
14. Catherine Black	107 Melvina Place
15.	
16.	
17.	
18.	
19.	
20.	

**RESOLUTION**

**Sketch Plan**

**The Estate of Marjorie Cobb & Dorothy Jones**

**March 20, 2014**

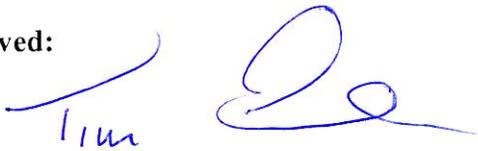
**Whereas,** The Estate of Marjorie Cobb and Dorothy Jones, are the owners of The Estate of Marjorie Cobb and Dorothy Jones property; and

**Whereas,** the proposed development is located inside the city limits at 2578 Cobbs Ford Road; and

**Whereas,** the required city department heads have reviewed and commented on the proposed sketch plan.

**Now, Therefore, Be It Resolved,** that the City Of Prattville Planning Commission hereby gives its favorable review of the submitted sketch plan of The Estate of Marjorie Cobb and Dorothy Jones property.

Approved:



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**Tim Smith, Chairman**



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**Alisa Morgan, Secretary**

The motion to approve passed unanimously.  
4/17/14

# CITY OF PRATTVILLE

## Planning Commission

### Planning Department Staff Report

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**SKETCH PLAN/  
REZONING  
APPLICATION** Cobb/Jones Estate  
Sketch Plan – 140014  
Rezoning – RZ-2014-02

**DATE** March 17, 2014

#### **PROPOSED DEVELOPMENT**

**Petitioner:** Estate of Marjorie Cobb and Dorothy Jones

**Property Owner:** Estate of Marjorie Cobb and Dorothy Jones

**Agent:** Goodwyn, Mills, and Cawood, Inc.

**Location:** East side of Red Eagle Road, south of and adjacent to Cobb/ Jones Subdivision on the south side of Cobbs Ford Rd. West of and adjacent to I-65. See attached map.

#### **Development Status and History**

*Submission Status:* Initial submission for currently configured 135.2 acre parcel. 8.26 acres in SW corner Cobbs Ford Rd/I-65 intersection previously leased for hotel site (presently Hampton Inn). 8.43 acres along Cobbs Ford Rd frontage previously sold and developed as Cobb/Jones Property, Plats 1 – 3.

*Previous Approvals:* Cobb/Jones Property, Plats 1 – 3

*Conditions of Previous Approvals:* Access to five lots in Cobb/Jones Property limited to the Cobbs Ford Rd service road and a new street (Cobb Boulevard)

#### **Property Configuration**

*Acreage:* 135.2 acres

*Proposed Number of Lots and Configuration:* Proposed sketch plan divides the property into three primary land uses, commercial (general business), multi-family residential, and single-family residential, covering 113.8 acres or 84.2% of the property. The remaining 21.4 acres contain sections considered undevelopable due to

steep slopes, drainageways, power easements or wetlands, and vegetated buffers and open space. The complete breakdown is shown below.

Commercial		33.3 acres
Multi-family residential		20.2 acres
Single-family residential		50.3 acres
	Typical 60' x 120' lots	38.0 acres (154 units)
	Typical 70' x 170' lots	22.3 acres (45 units)
Buffers/Open Space		9.1 acres
Undevelopable sections		8.5 acres
Alabama Power Co. power line easement		3.8 acres

Each of the proposed developed land uses has access to Redfield Road. The proposed layout places the 33.3 acres of commercial directly south of the previously developed Cobb/Jones subdivision with additional access from Cobb Boulevard. Other access may be available via the property leased to Williams Prattville Motels, LLC. The multi-family residential 20.2 acres is located between the commercial and proposed single-family. No roadway connections are shown with the commercial or apartment uses. The single-family residential is configured around a looped street with two connections to Redfield Road. No roadway connections are shown from the single-family residential to the apartment or commercial uses.

*Proposed Uses:*

Commercial, Multi-family and Single-family residential

*Consistency with Adopted Future Land Use Plan*

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 Commercial and Mixed Use - Transitional. The requested zoning of B-2, General Business is consistent with the adopted plan. The requested residential uses are also consistent with the plan. Additional comments and explanation are provided in the staff comment section.

*Current Zoning:* Only the northern 45 acres ± of the property is located in the Prattville city limits. This area is zoned FAR, Forest, Agricultural and Recreation. The remaining 90 acres is located outside the city limits and cannot be zoned by the city.

*Required Zoning:* The requested sketch plan layout requires a rezoning from FAR to B-2 to accommodate the proposed 33.3 acre commercial parcel. Application RZ-2014-02 to rezone the commercial tract accompanied the sketch plan application.

The proposed multi-family and single-family residential uses can be accommodated by an R-4 designation once the remainder of the property is annexed.

*Surrounding Developments and Uses:* North: Five commercial parcels in the Cobb Jones Property plat – Zoned B-2  
South: Robert Trent Jones Golf Trail/Capitol Hill Course – Zoned FAR  
East: Interstate 65 – No zoning  
West: Prattville Town Center and Eastwood Subdivision – Zoned B-2

*Street Extensions or New Streets:* The proposed sketch plan provides details on how the proposed single family residential lots will be served by public streets. The plan creates a looped street system that intersects Redfield Road at two points. The northern connection aligns with the existing Eastwood Boulevard. No details are provided for the streets within or traversing the multi-family or commercial parcels. Unclear whether these parcels are intended to be closed systems or connected to each other or the single-family residential.

*Water and Sewer:* Adequate potable water service is available to the site from the Prattville Water Works Board. Mains are available for extension from Redfield Road and adjacent developments.

A City of Prattville sanitary sewer main was extended

through the property over 25 years earlier to serve the initial development of the Cobbs Ford Road/I-65 interchange. The site is located in the basin serviced by the Pine Creek Wastewater Treatment Plant. Sufficient treatment capacity exists for the initial phases of the proposed development.

*Unique Features:*

Due to its location adjacent to I-65 and the RTJ Golf Course, vehicle trips generated by the subject property will be directed to Cobbs Ford Road and Legends Parkway. These impacts are not fully understood by petitioner or city staff at the current time.

**PLANNING STAFF EVALUATION**

**Reviewed by:** Joel T. Duke, AICP  
City Planner

**Site Visits Conducted:** March 13, 2014

**Recommendation:** Request for rezoning of 33.3 acres currently in city limits: Recommend approval, but delaying Council approval until a traffic study can be completed

Sketch Plan revisions: Approval of overall concept.  
Complete traffic study prior to zoning or initial division.

**Staff Comments:**

**Consistency with Plan/Appropriateness**

*RZ-2014-02 Rezoning Request – FAR to B-2, General Business.* As stated earlier in the report, the city's Future Land Use Map adopted in January 2010 classifies the property included in rezoning application RZ-2014-02 as "Commercial". The requested zoning change to B-2, General Business is consistent with the Commercial designation.

*Southern section of the subject property – Multi-family and Single Family Residential.* The Extended Future Land Use Map on page 2.18 of the city's Comprehensive Plan, classifies that portion of the subject property currently outside the city limits as "Mixed-Use – Transitional". The discussion of the Mixed Use – Transitional states that:

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 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.

The proposed zoning of the subject property for high- and low-density residential is compatible with the uses envisioned for the Mixed Use – Transitional land use category.

### Rezoning Timing

While the Future Land Use Plan envisions that the 33.3 acres covered by the RZ-2014-02 request is best developed as retail or service commercial, it also suggests that demand for these commercial land uses may come near the end of the plan's 20 year time horizon rather than in the first 10 years. Under the Commercial section (Page 2.29) the plan states,

A great deal of new retail space has been added to the Prattville market in the last two years (2007 – 2008). By 2008, the City of Prattville had approximately 93.9 square feet of retail space for every person residing in the City; this is well over twice the national rate. While the figure for Prattville is extraordinarily high, it is not surprising when one considers the large trade area served by Prattville retail developments. It is unlikely; however, that future development can continue to take place at such a rapid pace.

The plan goes on to state that the primary demand for retail space will likely be neighborhood scale such as grocery stores or pharmacies. Development patterns since 2008 have been mostly consistent with this projection. Recent development has been limited to primarily small scale retail space or freestanding units such as pharmacies. These developments have generally drawn tenants from existing retail spaces rather than recruiting new retail entities.

An additional indicator of whether there is immediate demand for retail commercial uses is the availability of appropriately zoned parcels. A Planning Department analysis of vacant parcels, developed and undeveloped, shows approximately 345 acres presently zoned for all types of commercial uses. The vast majority of these acres are located in the eastern third of the city limits. For reference, the Prattville Town Center containing Target and Home Depot covers 30 acres. In other words, the city presently has the equivalent of eleven Town Centers of vacant (no structures) land available for retail development; some of which has been zoned commercial for greater than ten years. The map included as Attachment D shows the location and scope of these parcels. While this analysis does not

account for factors such as price, willing sellers, and property configuration, it does suggest that sufficient commercial property is available to meet the demands of the Prattville economic service area. The department's analysis does not include the amount and location of developed, but unoccupied, retail space. Nor does it include the amount of developed commercial property along older corridors such as Memorial Drive and East Main Street suitable for redevelopment. These properties are also available to satisfy demand for commercial property.

Zoning recommendations by the Planning Commission have generally considered the appropriateness of the location, the impact on surrounding land uses, whether negative impacts are appropriately mitigated, and whether city facilities are adequate for the intensity of the proposed use. These considerations were very important in recent decades of intense development; and remain valid in this extended period of slower growth. The comprehensive plan's analysis and the current supply of vacant commercial parcels suggest that when retail parcels are added to the available inventory might be an additional consideration. The current zoning request is not tied to a pending development. This lack of a specific development and light demand for commercial space might allow all parties additional time to analyze and address the impact of the overall development on the city transportation system. The Commission should consider recommending the B-2 rezoning, but that the City Council delay their approval until a traffic analysis can be completed.

**Sketch Plan:** Two primary issues were raised by the city departments during sketch plan review: the impact of increased traffic on the larger city street network and the lack of detail regarding an internal street network. Due to geography and surrounding developments, traffic from the entire development will be focused on Redfield Road and the Legends Parkway/Cobbs Ford Road intersection. The proposed sketch creates a development that could equal the size and scale of the Town Center and Eastwood developments on the opposite side of Redfield Road. Little or no future development information for the subject property was available when the current roadway configuration was designed in 2006 and 2007. The present system was built in 2007 to accommodate the High Point and Town Center commercial developments and anticipated increases in commuter traffic on Cobbs Ford Road. Additional analysis and study are needed to understand the impact of this proposed sketch plan on the larger system.

The sketch plan lacks details concerning how public roads might access and traverse the proposed commercial and apartment section of the site. This information is important for the traffic analysis discussed in the preceding paragraph, but may also eliminate concerns by the Fire Department that the proposed residential streets create remote, dead-end areas. It is anticipated that Cobb Boulevard will be extended into the property from the

current stub-out beside the Raceway convenience store. Additional street detail is needed to evaluate additional routes through the property. Impacts to both the local and larger roadway system can be addressed with a complete traffic study.

### **COMMENTS FROM OTHER CITY DEPARTMENTS**

See Comment Letter – Attachment 5.

### **ATTACHMENTS**

1. Proposed Sketch Plan
2. Rezoning – FAR to B-2
3. Future Land Use Map - 2010
4. Vacant Commercial Property – March 18, 2014
5. Staff Review Comment Letter – March 18, 2014





**LEGEND:**

- Low-Density Residential
- Medium-Density Residential
- Commercial
- Industrial
- Institutional
- Mixed-Use - Transitional
- Mixed-Use - Commercial
- Mixed-Use - Residential
- Conservation & Greenspace

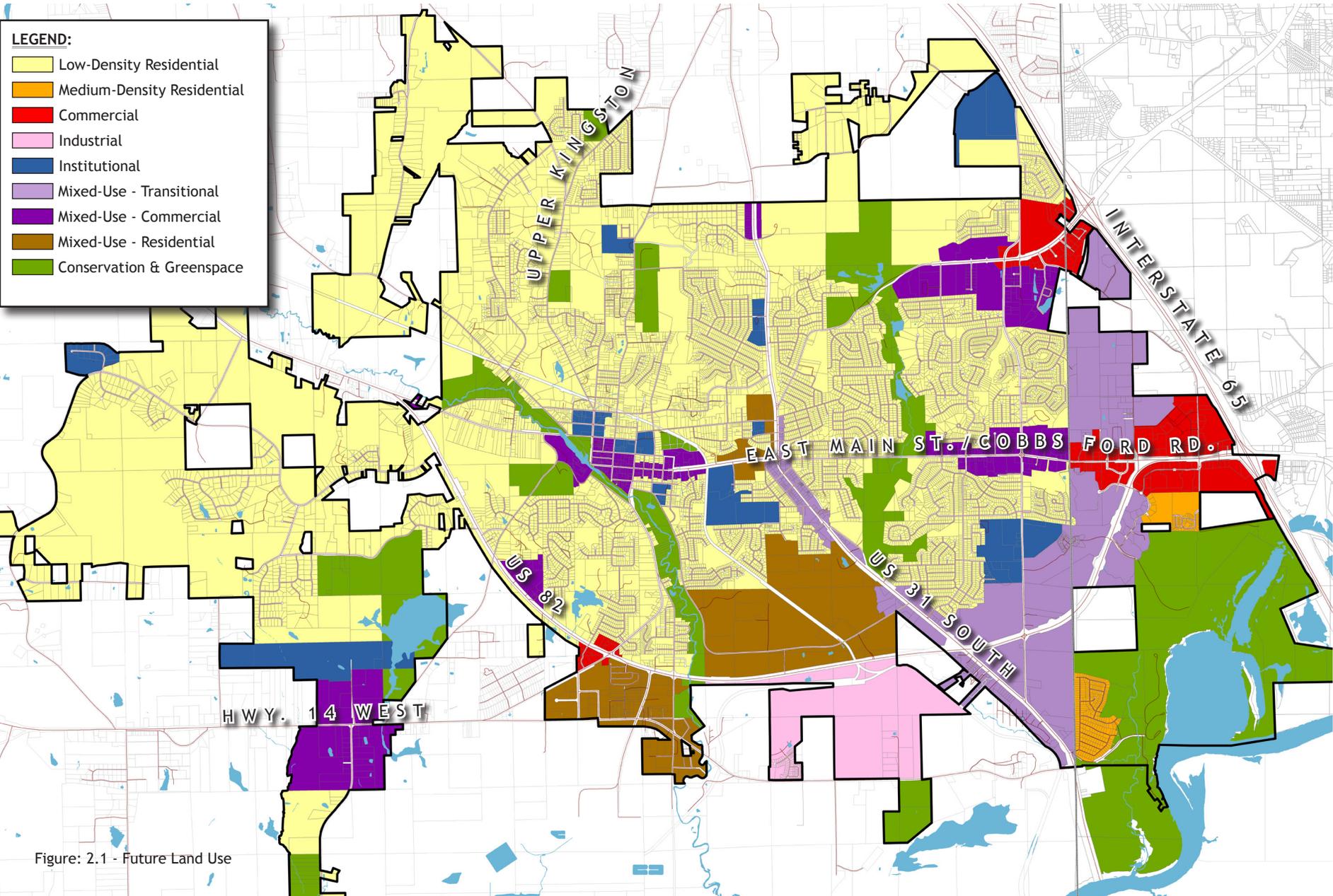


Figure: 2.1 - Future Land Use

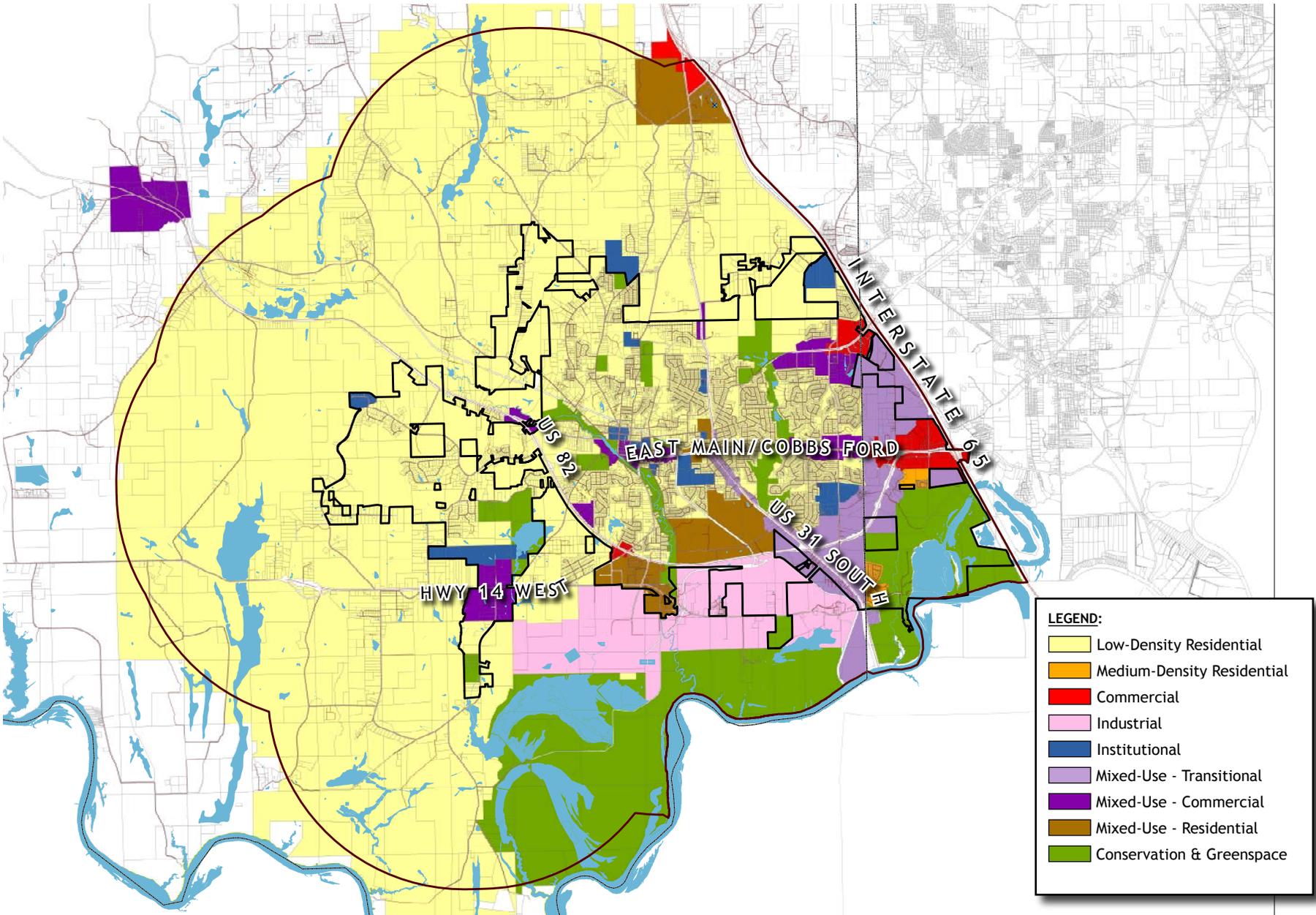


Figure: 2.2 - Extended Future Land Use

**CITY OF PRATTVILLE, ALABAMA**

345 Undeveloped Acres of Business and Office Zoned Property

- STREETS
- PRATTVILLE CITY LIMIT
- UNDEVELOPED BUSINESS PROPERTY



0 0.25 0.5 1 Miles



# CITY OF PRATTVILLE

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DISTRICT 7

**March 18, 2014**

**Ms. Cathryn Gerachis**  
**Goodwyn, Mills, Cawood, Inc.**  
**2600 EastChase Lane, Suite 200**  
**Montgomery, AL 36117**

**RE: Prattville Rvsd. Sketch Plan Review #140014**  
**Estate of Marjorie Cobb & Dorothy Jones Sketch Plan**

**Dear Cathryn,**

**The overall revised sketch plan for the Estate of Marjorie Cobb and Dorothy Jones has been reviewed by the city departments with the following comments:**

**PLANNING DEPARTMENT:**

- 1. Additional traffic analysis and study will be required to determine the extent of roadway improvements required to serve the site. Traffic study/analysis should be submitted as soon as possible.**
- 2. Parameters and assumptions used should be approved by Prattville Planning and Emergency Dispatch at beginning of the study. Study required prior to first division of the property.**
- 3. Additional north/south roadway will be required through the center of the property. Roadway will connect all three land uses. General locations sufficient for general sketch approval.**

**FIRE DEPARTMENT:**

- 1. Remoteness of egress not code compliant with IFC 2009, Section D104.3.**

**ENGINEERING DEPARTMENT:**

- 1. Need Traffic Impact Study. How will Redfield and Legends be addressed?**
- 2. How many apartments units are planned?**

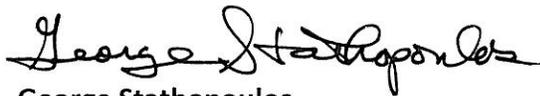
- 3. Need roadway layout for apartments and commercial including access to Cobbs Ford Road.**

**WASTEWATER DEPARTMENT:**

- 1. Need an unobstructed dedication 20 foot for the existing sanitary sewer. Use the existing sanitary sewer for the future road access.**

**These noted comments will need to be addressed. If we can be of further assistance, please do not hesitate to contact.**

Sincerely,



**George Stathopoulos  
Senior Planner**

I am Tom Gladis the Vice President for Business Development for TBG Residential, an apartment development, construction and management company based in Atlanta, Georgia with a portfolio of over 1300 units located in the Southeast and Midwest. TBG is a family owned business that has been in existence for over forty years and is currently headed by Kevin Buckner. We are committed to serving the housing needs of the local community with high quality, professionally managed, energy efficient, affordable apartment homes that feature full amenities typically only offered in much higher cost developments. Attached are photographs of one of our recently completed properties, Farmington Hills that is representative of the type of community that we propose to develop in Prattville.

Last month, our development company, MHL, Inc. entered into an agreement with the Aronov Group to purchase approximately 18 acres of property located east of McQueen Smith Road just south of the intersection with Cobbs Ford Road. Originally, our intention was to buy only that portion of the property currently zoned R-4 for a 96 unit, apartment community to be known as Rochester Hills as is shown on this site plan drawing. Eventually, we came to an agreement that we would purchase all the property north of the proposed Heather Drive extension, except for that portion zoned B-2 with frontage on McQueen Smith Road and those portions south of Heather Drive zoned R-5 and R-3 that would be sold to a single family developer.

As we prefer to develop and own only apartment communities, we immediately began the process of applying for a rezoning of the property currently designated R-5 and B-2, so that we might develop it in the future as a Phase 2 to the Rochester Hills community. We feel that our proposal is consistent with good planning and land use practices and what we understand to be the City's long term plans for this area. Our plan includes extending Heather Drive because we understood that to be a City requirement for any future development of this property and had been planned for 20 years. It is also the best access to the Rochester Hills site due to the physical barrier presented by the ravine along the northern boundary. In addition we expect it to alleviate traffic going through the Pecan Ridge subdivision to reach the apartment entrance and provide better connectivity to the existing dead end street pattern. Our plan also allows the property south of the Heather Drive extension to remain single family and provides a large buffer for the existing homeowners and an opportunity for development of more single family homes. Finally, the consolidation of the different zoning districts to R-4 allows for a more coherent and predictable land use pattern that creates an even larger buffer between the residential development and commercial buildings along Cobbs Ford Road. Finally, it will eliminate to possibility of less desirable development of the B-2 portion and creates an opportunity to develop a second phase of what we believe will be a very successful development at Rochester Hills, or even possibly an age restricted community for seniors depending on the market.

I hope that this gives you an understanding of who we are and what we hope to do by acquiring and rezoning this property. I think that you will find we have an excellent reputation in our industry and have built strong, lasting relationships with our partners and residents. Our goal is to provide our residents with high quality, affordable rental housing in the best locations possible and we look forward to being a part of the Prattville community for a long time to come.

Respectfully Submitted

April 17, 2014

Tom Gladis TBG Residential

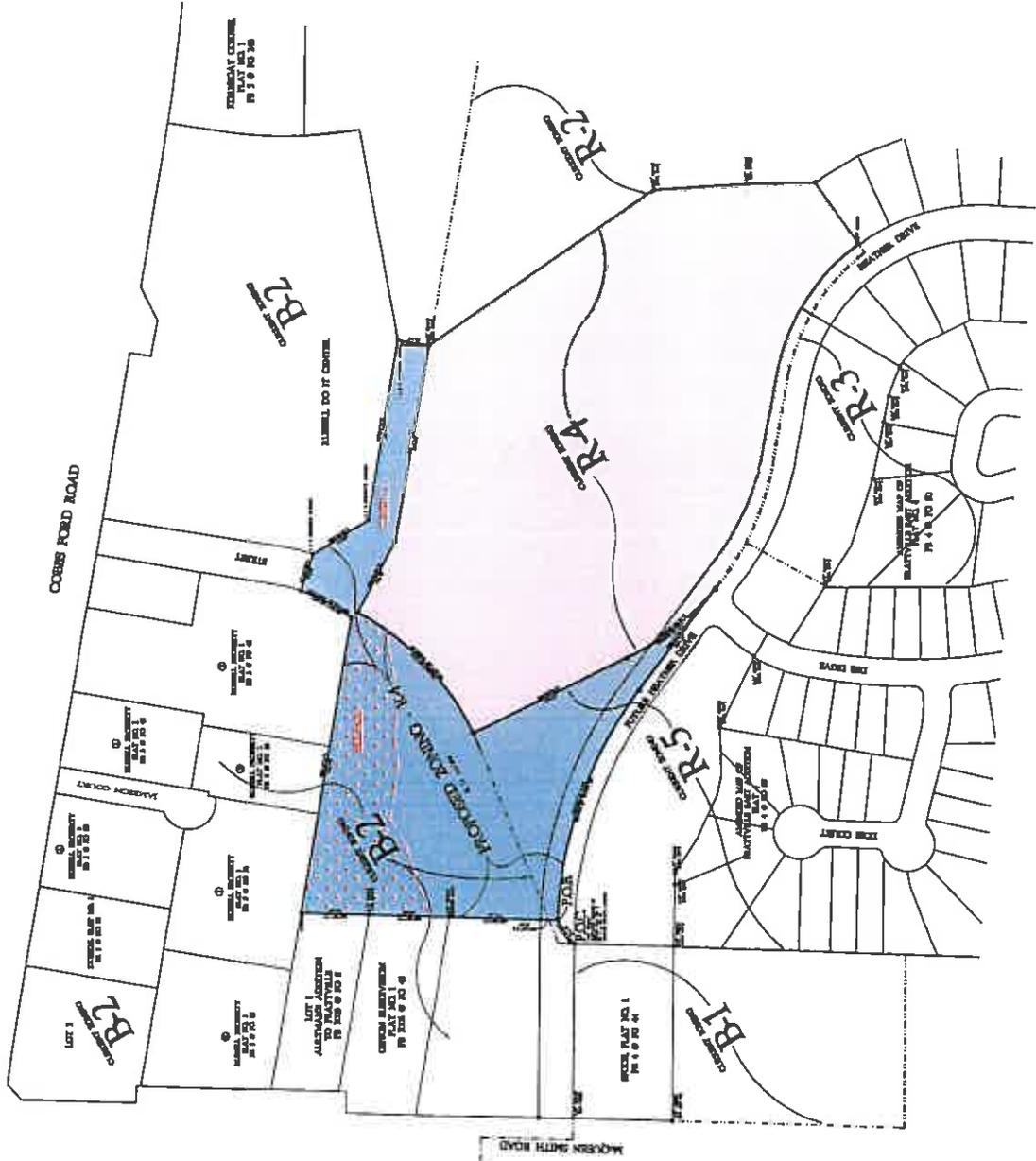
# REZONING SKETCH PROPOSED R-4 ZONING ROCHESTER HILLS, LP Prattville, Alabama

**GRAPHIC SCALE**  
 1" = 100' (1" = 30.48 M)  
 1" = 200' (1" = 60.96 M)

**LEGEND**

- PROPERTY LINE (PER 1/11 PL-2009-7-15) (EXCEPT NOTED OTHERWISE)
- SETBACK LINE (PER 1/11 PL-2009-7-15)
- FOUND CONCRETE MARKER
- ▲ CALCULATED POINT
- [---] CURRENT ZONING BOUNDARY

**NOTES:**  
 1. PROPERTY LINE IS A THEORETICAL BOUNDARY  
 2. SETBACKS ARE 10 FT AC  
 3. MARKERS ARE 1/2" DIA  
 4. DATE: 4-10-14



APRIL 2014

ADJACENT PROPERTY: LIGHT INDUSTRIAL

ADJACENT PROPERTY: VACANT LAND

ADJACENT PROPERTY: RESIDENTIAL

PARCEL "D"  
7.5 ACRES ±  
FUTURE PHASE II  
DEVELOPMENT

ADJACENT PROPERTY:  
SINGLE FAMILY  
RESIDENCES

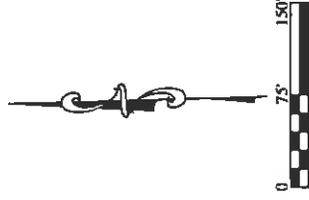
PARCEL "A"  
10.7 ACRES ±  
PHASE I  
DEVELOPMENT

30' SETBACK (TYP.)

HEATHIER DR EXTENSION

HEATHIER DR

# SITE PLAN



ROCHESTER HILLS - PHASE II





APRIL 2014

PARCEL "B"

PHASE II SWIMMING POOL W/ SPLASH PAD  
PHASE II PLAYGROUND

PHASE II CLUBHOUSE W/ BBQ GRILLS

PHASE II GAZEBO

DUMPSTER PAD  
OVERALL UNIT MIX  
(16) 1-BR/1-BA APTS.  
(32) 2-BR/2-BA APTS.  
(16) 3-BR/2-BA APTS.  
(64) TOTAL APTS.

NOTE: UNIT MIX SUBJECT TO CHANGE.

COMMUNITY BUILDING  
SWIMMING POOL  
GAZEBO

PARKING REQUIRED = (128) RESIDENTIAL SPACES  
PARKING PROVIDED,  
(124) TYPICAL RESIDENTIAL SPACES  
(4) ACCESSIBLE RESIDENTIAL SPACES  
(4) TYPICAL GUEST SPACES  
(0) ACCESSIBLE GUEST SPACE  
(133) SPACES TOTAL

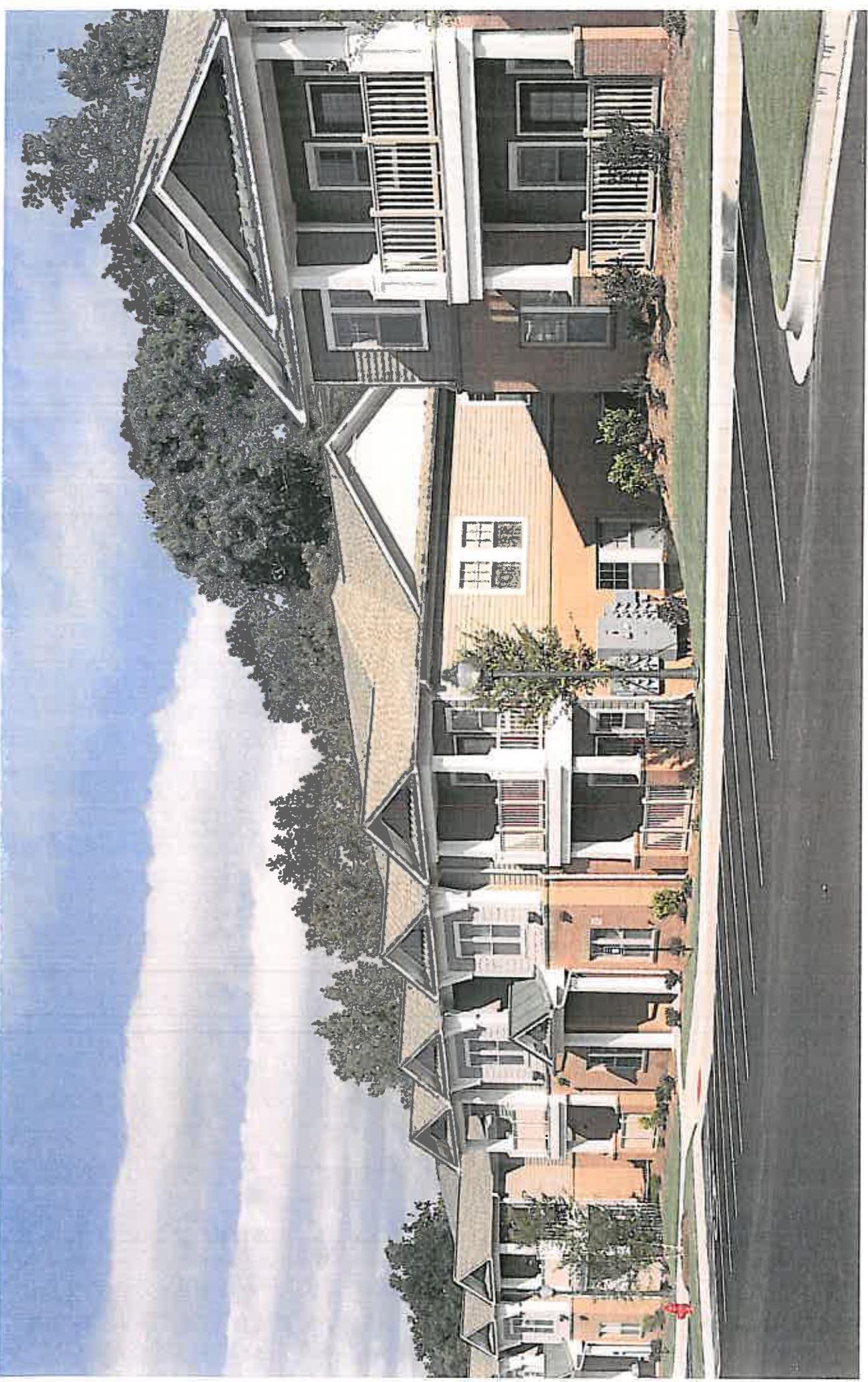
# PRELIMINARY PHASE II SITE PLAN



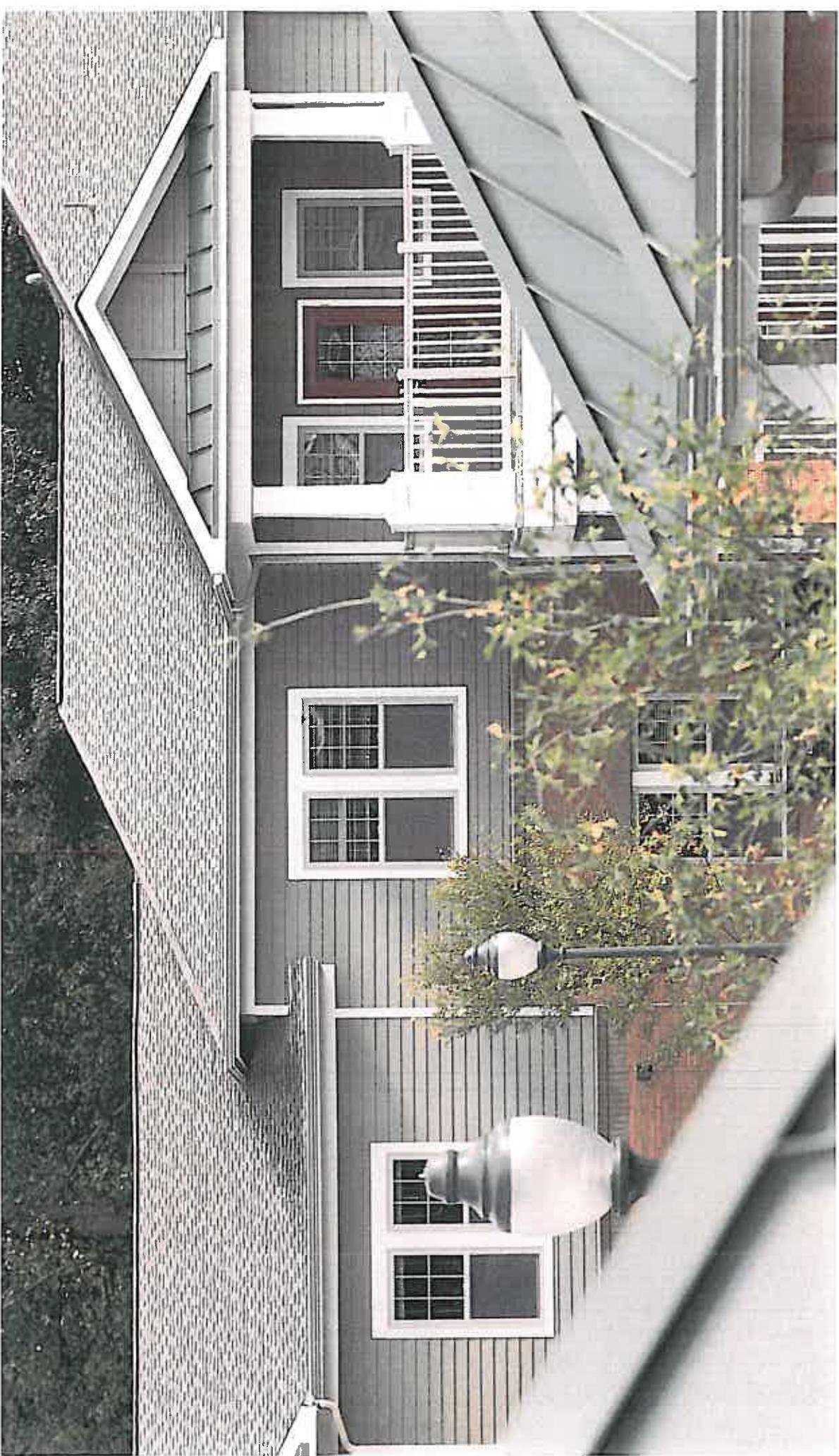
ROCHESTER HILLS - PHASE II





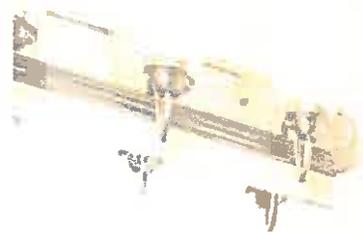






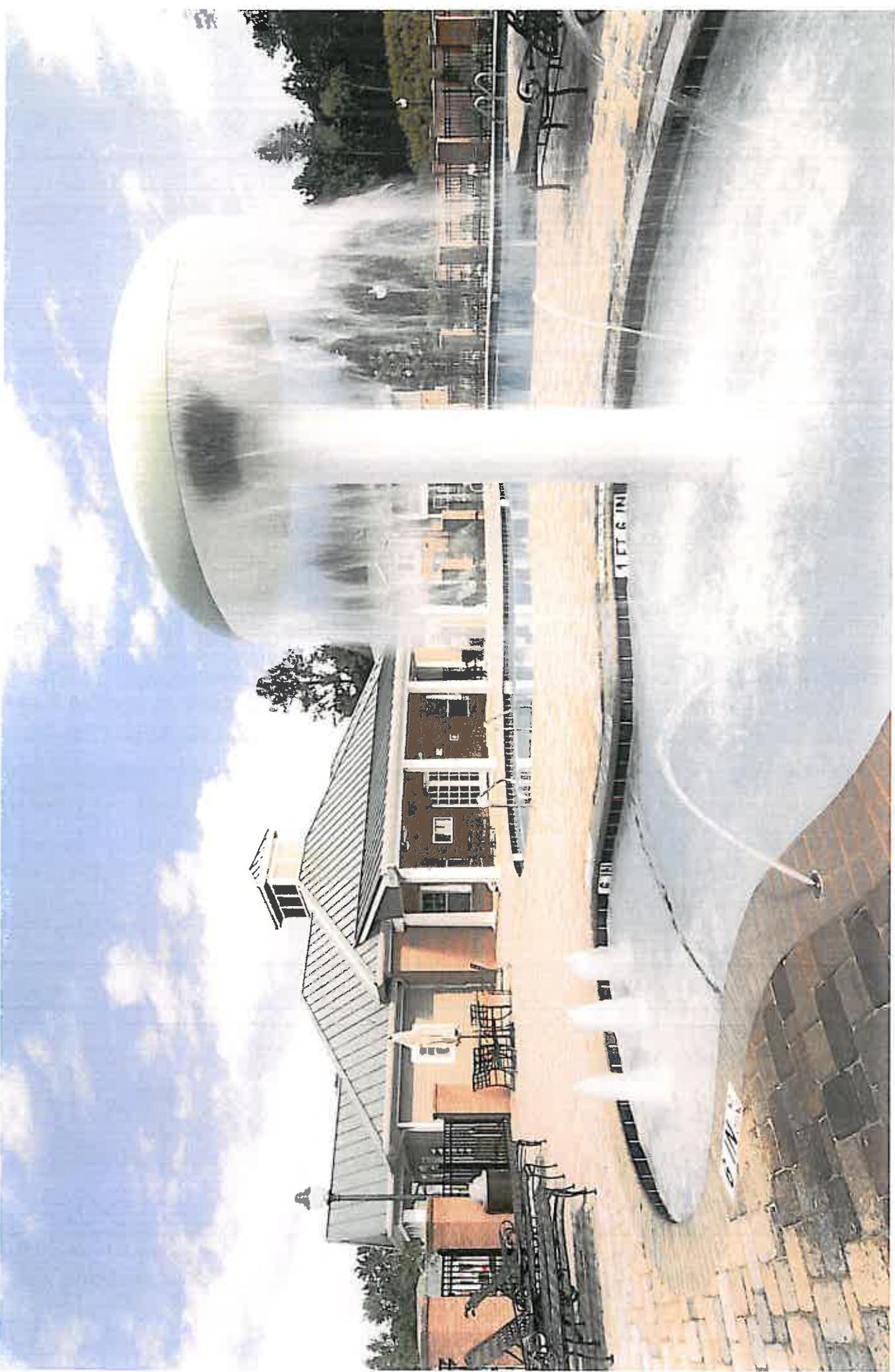


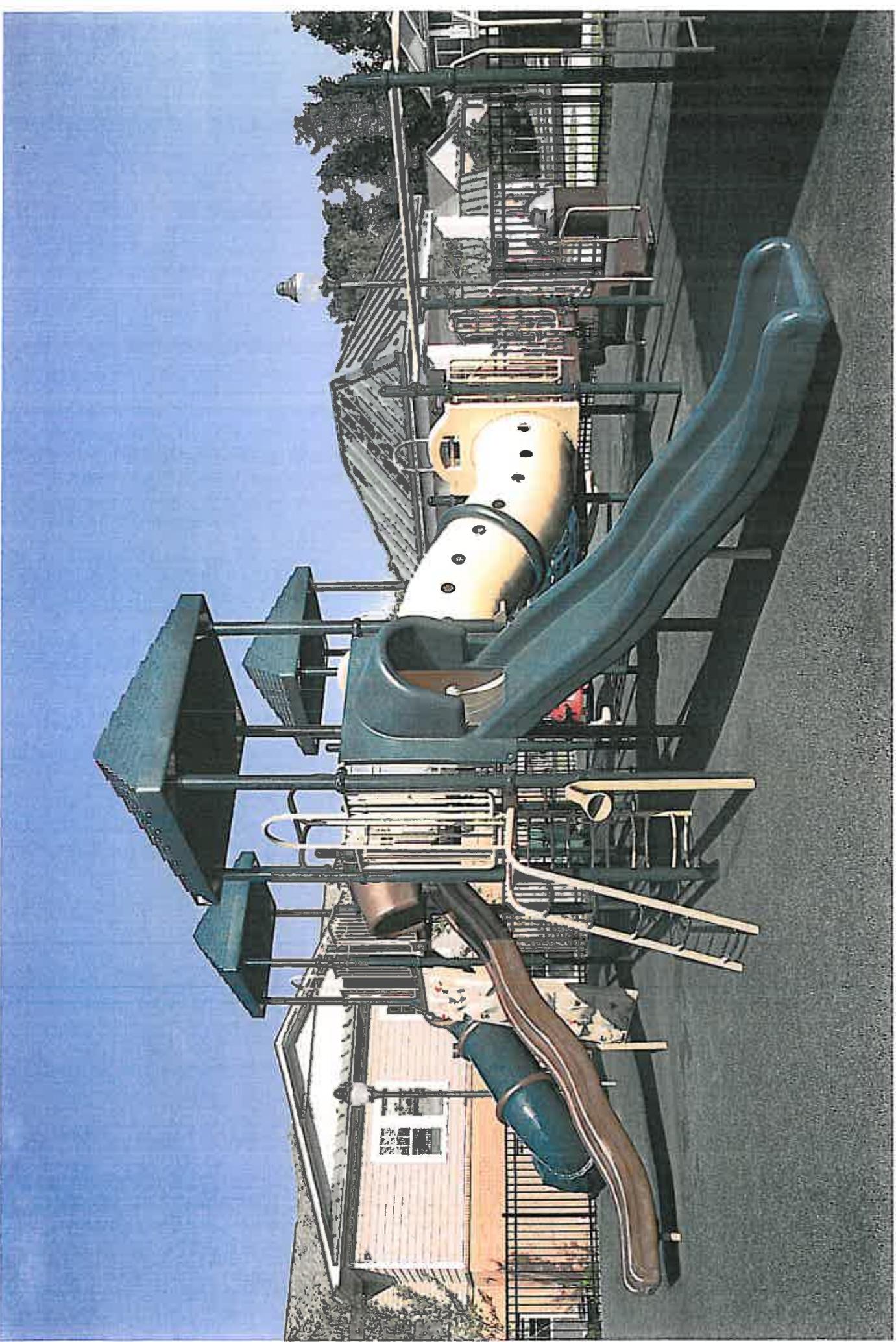














April 10, 2014

City of Prattville  
Prattville Planning Department  
102 West Main Street  
Prattville, AL 36067

Dear Ms. Morgan,

I would like to express my opinion of the proposed rezoning request for McQueen Smith Road and Cobbs Ford Road.

My family moved to Prattville from Montgomery several years ago for the small town environment, better schools and safety. I love the progress Prattville is making and I do all my shopping and business in the area.

My parents picked the Pecan Ridge subdivision to live in because of the quaintness and less traffic congestion. Since then, they have developed all around us. There are approximately seven apartment complexes within a two or three mile radius already. I am extremely upset about them wanting to disrupt our quiet neighborhood and open up the streets to traffic and additional apartments. It is unnerving to think of adding unnecessary traffic through the streets of a subdivision comprised of mostly elderly widows and widowers. There are also families with small children and pets; the added traffic poses a risk to all those who live here.

I am completely against this development and would like to submit my name to the list of unhappy residents who are opposed to the proposed rezoning within our neighborhood.

Sincerely yours,

Ronald J. Short  
107 Doss Court  
Prattville, AL 36066



April 10, 2014

City of Prattville  
Prattville Planning Department  
102 West Main Street  
Prattville, AL 36067

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My parents picked the Pecan Ridge subdivision to live in because of the quaintness and less traffic congestion. Since then, they have developed all around us. There are approximately seven apartment complexes within a two or three mile radius already. I am extremely upset about them wanting to disrupt our quiet neighborhood and open up the streets to traffic and additional apartments. It is unnerving to think of adding unnecessary traffic through the streets of a subdivision comprised of mostly elderly widows and widowers. There are also families with small children and pets; the added traffic poses a risk to all those who live here.

I am completely against this development and would like to submit my name to the list of unhappy residents who are opposed to the proposed rezoning within our neighborhood.

Sincerely yours,

*Melissa Short*

Sheri M. Short  
107 Doss Court  
Prattville, AL 36066



April 9, 2014

City of Prattville  
Prattville Planning Department  
102 West Main Street  
Prattville, AL 36067

Dear Ms. Morgan,

I would like to express my opinion of the proposed rezoning request for McQueen Smith Road and Cobbs Ford Road.

My husband and I moved our family to Prattville a number of years ago from Montgomery to raise them in a small town environment and for better schools. I love the progress Prattville is making and I do all my shopping in the area. Now we only go to Montgomery for work.

When I got divorced, I picked the Pecan Ridge subdivision to live in because of the quaintness and less traffic congestion. Since then, they have developed all around us. I am extremely upset about them wanting to disrupt our quiet neighborhood and open up the streets to traffic and additional apartments. It is unnerving to think of adding unnecessary traffic through the streets of a subdivision comprised of mostly elderly widows and widowers. There are also families with small children and pets; the added traffic poses a risk to all those who live here.

I am completely against this development and would like to submit my name to the list of unhappy residents who are opposed to the proposed rezoning within our neighborhood.

Sincerely,

Debra Kersey  
107 Doss Court  
Prattville, AL 36066



April 10, 2014

City of Prattville  
Prattville Planning Department  
102 West Main Street  
Prattville, AL 36067

Dear Ms. Morgan,

I would like to express my opinion of the proposed rezoning request for McQueen Smith Road and Cobbs Ford Road.

When my husband passed away a few years ago, I moved to Prattville from Montgomery for the small town environment and safety. I love the progress Prattville is making and I do all my shopping in the area.

I picked the Pecan Ridge subdivision to live in because of the quaintness and less traffic congestion. Since then, they have developed all around us. I am extremely upset about them wanting to disrupt our quiet neighborhood and open up the streets to traffic and additional apartments. It is unnerving to think of adding unnecessary traffic through the streets of a subdivision comprised of mostly elderly widows and widowers. There are also families with small children and pets; the added traffic poses a risk to all those who live here.

I am completely against this development and would like to submit my name to the list of unhappy residents who are opposed to the proposed rezoning within our neighborhood.

Sincerely yours,

Betty Pelt  
116 Doss Court  
Prattville, AL 36066

## Morgan, Alisa

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**From:** Morgan, Alisa  
**Sent:** Monday, April 14, 2014 11:27 AM  
**To:** 'Brandon Marvin'  
**Cc:** Mayor; Duke, Joel  
**Subject:** RE: Pecan Ridge/Apartment Complex Issue

Mr. Marvin,

Thank you for your comments. I will forward your email to the City Planner, Joel Duke and to the Prattville Planning Commission.

Sincerely,  
Alisa Morgan

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**From:** Brandon Marvin [mailto:brandon.marvin@live.com]  
**Sent:** Monday, April 14, 2014 10:46 AM  
**To:** Morgan, Alisa  
**Cc:** Mayor  
**Subject:** Pecan Ridge/Apartment Complex Issue

Ms. Morgan

I have been a resident of Pecan Ridge since 1996. I am 35 years old. There have been many plans that have come and gone in terms of our neighborhood. I have some questions and concerns in regards to this proposal by Aronov Realty.

1. Pecan Ridge is not built to hold the amount of traffic that is proposed by adding an apartment complex at the end of Dee and/or Heather Drive. The East side of Tara Drive in Pecan Ridge is very narrow. Not like that on the West side. When people park on the street, it is already tough to maneuver, especially for school busses. Adding a no street parking order would only cause more problems and have people parking in their yards.

2. According to the census bureau, 2013, there are nearly 89,010 empty homes in the South East. There is simply no reason to build another apartment complex in Prattville right now. Especially when there is a new apartment complex currently being built on the corner of Highway 82 and McQueen Smith Road. There are plenty of places to live in Prattville.

3. Let's say that these apartments are needed and they do fill up. Where are all of these kids that live in these new apartment complexes going to go to school? Daniel Pratt Elementary? From my understanding, DPES is currently at full capacity and have no plans to build? This is a huge concern for me and my wife, who currently have an eight year old that goes to DPES and a five month old that we had hoped to send to the same school.

4. Where is the sewage from this new apartment complex going to go to whenever it flows over? Cooter's Pond? This sounds like an environmental issue? Do we need to contact the Environmental Protection Agency to put a stop to this project until a proper sewage disposal option is created?

5. What happened to the proposed park that was going to be built on the other side of Faye Branch (the creek that runs behind Pecan Ridge)? We were told that there was an issue with the land and it could not be developed. Yet, there was no problem selling that land, provided there was enough money pocketed to create that neighborhood adjacent to RTJ Golf Trail. Sounds pretty dirty to me.

6. Aronov has a history of building retirement homes and low income housing. No one is arguing that low income housing shouldn't be available in Prattville. But why build it when there isn't a demand for it? This is just absurd. What other neighborhood can you think of has an apartment complex attached to it?

7. Why the heck are you having the meeting at 3PM on a Thursday afternoon, when everyone that has something negative to say about this new complex coming in is at work? Oh wait, I answered my own question. You want three people to show up and then scoot us right along, take some kick-backs and screw over a small community.

8. Where is our traffic light? Do you realize how hard it is to turn out onto McQueen Smith Road? Even on a Saturday at 8AM? Why is the South Side of McQueen Smith Road not four/five lane'd yet. Why did you prioritize four laning S Old Farm Lane instead of McQueen Smith Road. This makes absolutely no sense. The biggest/longest wait and most troublesome intersection in all of Prattville is the McQueen Smith Road and Cobb's Ford (Main Street) and yet you prioritize four laning S. Old Farm Lane instead of the Southern half of McQueen Smith Road. Apparently nobody understands how traffic works down there because they don't see a problem with that and don't see a problem with adding an apartment complex to Pecan Ridge.

I live on Heather Drive. At the very end. As mentioned above, we have two kids and am surrounded by four houses at the end of Tara Drive that have kids, all ages six to thirteen. You'll be taking away their right to play outside in the front yard without worry of being run over from more traffic.

This is bologna and from my understanding, it's a done deal. If Aronov owns the land, why not build houses? If they want to build apartments and that's the way it is, AT THE VERY LEAST, THE PROPOSED COMPLEX SHOULD HAVE NO CONNECTION/ATTACHMENT WHATSOEVER TO PECAN RIDGE. They are just trying to save a buck and not build a bridge across the ditch/gulley/whatever. If they want to build then make them pay for that and have the apartment connect to Cobb's Ford Road using the road beside Russell Do-It Center. That's why that road exists and that is what it should be used for.. they have the money for an apartment complex, then they have the money for the bridge. Nobody in our neighborhood should have to suffer property value loss, traffic congestion and potential crime from low-income-housing because you didn't want to do your job and look out for the people that put you folks in office. DO YOUR JOB BY MAKING THE REALTY PAY, NOT THE COMMUNITY. We don't want another apartment complex.

Are you angry? Good. Well that is the point. I want you to be angry and have that anger drive you to do what is right and then tell me that I was a jerk. That's fine. I'll be a jerk if it means standing up for what is right.

Sincerely,

Brandon Marvin

334.224.1288

CITY OF  
PRATTVILLE, AL

Rochester  
Site  
Location Map

Scale: 1" = 300'



- STREETS
- TAX PARCELS



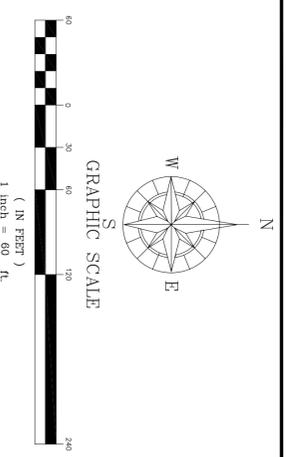


# REZONING SKETCH

## PROPOSED R-4 ZONING

### ROCHESTER HILLS, LP

Prattville, Alabama



- LEGEND:**
- FOUND IRON PIN  
(5/8" REBAR CAPPED)  
W/# CA-00017-LS  
(UNLESS NOTED OTHERWISE)
  - SET IRON PIN  
(5/8" REBAR CAPPED)  
W/# CA-00017-LS
  - FOUND CONCRETE MARKER
  - ▲ CALCULATED POINT
  - CURRENT ZONING BOUNDARY



DATE: 3-17-14

LARRY E. SPEARNS  
ASSOCIATES  
CONSULTING ENGINEERS  
LAND SURVEYORS  
555 HERON STREET  
MOBILE, AL 36688  
TEL: 334/656-1898



CITY OF  
PRATTVILLE, AL

201  
Meharry St  
Lot 1

Scale: 1" = 50'



— STREETS

□ TAX PARCELS

