



# 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 July 24, 2014 meeting of the  
City of Prattville Planning Commission were  
approved.

8/21/14

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Tim Smith, Chairman

Date

### PLANNING & DEVELOPMENT DEPARTMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-595-0500 ■ 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

Special Meeting  
July 24, 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, and Mr. Nelson.

### Minutes:

May 15, 2014 and June 19, 2014

### Old Business:

1. Preliminary Plat: HomePlace Phase 1 Plat J (*Revised*)  
Location: Fire Fly at Constitution Avenue  
Owners: HomePlace Developers, Inc.  
Representative: Chambliss Engineering

*Held 6/19*  
*District 5*

### New Business:

### Miscellaneous:

2. Re-Plat: Oster Properties Plat 1-A  
Location: 2498 Constitution Avenue  
Owner: Oster Properties, LLC  
Representative: Alabama Land Surveyors, Inc
3. Re-Plat: Willow Ridge Apartments, Plat 2  
Location – 520 Old Farm Lane South  
Owner: Old Farm Properties, LLC  
Representative: J.M. Garrett and Son, Inc.

*District 5*

*District 5*

### Adjourn:

## PLANNING & DEVELOPMENT DEPARTMENT

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**CITY OF PRATTVILLE PLANNING COMMISSION  
MINUTES**

**Special Meeting  
(July 17, 2014 Regular Agenda)**

**July 24, 2014**

**Call to order:**

Chairman Tim Smith called the meeting to order at 3:00 p.m.

**Roll Call:**

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

*(Quorum present)*

Staff present: Mr. Joel Duke, City Planner and George Stathopoulos, Senior Planner.

**Minutes:**

A correction to line 59 of the June 19, 2014 minutes was noted by Chairman Smith – “Bart Bush” rather than “Mark Bush”. Councilor Boles motioned to approve the May 15, 2014 minutes as mailed and the June 19, 2014 minutes as corrected. Chief Johnson seconded the motion. The motion was approved unanimously.

**(Chair elected to hear and discuss Items 2 and 3 prior to considering Item 1)**

**Old Business:**

**1. Preliminary Plat: HomePlace Phase 1 Plat J (*Revised*)**

**Location: Fire Fly at Constitution Avenue**

**Owners: HomePlace Developers, Inc.**

**Representative: Chambliss Engineering**

Chairman Smith introduced item, which was held at the June 19, 2014 meeting. He asked that the record reflect that he had conversations in the preceding week with Bob Champion (HomePlace Farms) and Cathryne McCall (1006 Saddle Ridge – adjacent property) concerning the plat under consideration. He asked that Mr. Duke provide background on the request and information concerning the status.

Mr. Duke reviewed the items in his July 16, 2014 memorandum to the Commission. DHS-Holding-3, Inc. requests approval of a 6 lot subdivision contained in 6.68 acres at the current end of Firefly in the residential section of the HomePlace PUD. The subdivision’s lots range from 1 acre to 1.22 acre. The lots will front on an extension of a street, Firefly, designed in accordance the original HomePlace PUD street standards and terminating as a cul-de-sac. Phase 1(J) was initially submitted and approved in 2005 with 19 lots, but never constructed.

The original plat continued Barn Cut from Phase 1(C) to an intersection with Firefly creating a looped street. He stated that the item was held at the June 19, 2014 meeting pending resolution of two primary questions raised in the public hearing by neighbors: 1) treatment of the terminated street, Barn Cut and 2) preservation of the non-buildable lots platted with Phase 1(C).

Mr. Duke stated that the applicant addressed the questions in a letter that was forwarded Commissioners and submitted a revised lot layout including the existing non-buildable lots from Plat 1(C). Mr. Duke stated that city staff has no objection to the submitted plat and finds it to be in substantial compliance with the HomePlace PUD development agreement.

The chairman recognize Mr. Bob Champion, representing HomePlace Development, and asked him to provide further details. Mr. Champion stated that he had met with adjacent residents on July 15 to discuss their concerns and present the proposed plans. He stated that the non-buildable portions of the Plat J that had been platted with Plat C now appeared in the plan unaltered and that Barn Cut will be formally terminated with curb and gutter and a sidewalk connection each side of the street. He state his belief that the adjacent residents were satisfied with the proposed changes.

Mr. Hall asked about a letter submitted to the Commission by Ms. Cathryne McCall. Chairman Smith noted that Ms. McCall was in attendance. Mr. Hall asked if she was satisfied with the adjustments proposed by HomePlace. She stated that she was in agreement with the adjusted plat.

The motion held on June 19, 2014 was approved unanimously.

**New Business:**

- 2. Re-Plat: Oster Properties, Plat 1-A**  
**Location: 2498 Constitution Avenue**  
**Owner: Oster Properties, LLC**  
**Representative: Alabama Land Surveyors**

Chairman Smith asked Mr. Duke to provide information on the item. Mr. Duke stated that in early 2013, a 1.1 acre parcel was created from the James Hopson Sanford Property located in the southeast corner of the intersection of Constitution Avenue and U. S. Highway 82 intersection using the one-lot sell-off provision of the Prattville Subdivision Regulations (Article IV, Section E.4). The buyer of the 1.1 acre parcel, Oster Golf Houses, developed the B-2 zoned property as a short-term lodging overlooking the Capitol Hill Golf Course. Mr. Duke further stated that Oster Golf Houses is requesting permission to re-plat the single lot into a .53 acre lot and a .57 acre lot to permit development of another rental unit. These units are served by an access easement that will be converted to a public road with the future development of Sanford property. Mr. Duke added a recommendation that the re-plat be approved as submitted.

Mr. Hall made a motion to approve the re-plat as presented. Mr. Gardner seconded the motion. The motion was approved unanimously.

- 3. Re-Plat: Willow Ridge Apartments, Plat 2**  
**Location: 520 Old Farm Lane South**  
**Owner: Old Farm Properties, LLC**  
**Representative: J.M. Garrett and Son, Inc.**

At the Chairman's request, Mr. Duke presented the re-plat submitted as Willow Ridge Apartments, Plat 2. He stated that Old Farm Properties, LLC request permission to adjust the location of lines platted in the Willow Ridge Apartments, Plat 1 as a part of a restructuring of the property's financing and ownership. The adjustment places the vacant property in one lot and the built apartment buildings in the other. He recommended approval as submitted.

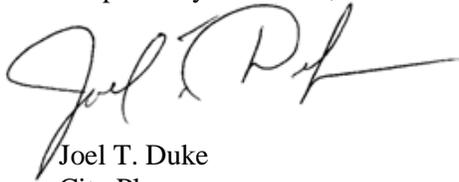
Mr. Boles moved to approve the re-plat known as Willow Ridge Apartments, Plat 1 as submitted. Mr. Nelson seconded the motion. The motion was approved unanimously.

**Miscellaneous Business:**

**Adjourn:**

The meeting was adjourned at 3:20 p.m.

Respectfully submitted,



Joel T. Duke  
City Planner



# CITY OF PRATTVILLE

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DISTRICT 7

## MEMORANDUM

**DATE:** July 16, 2014  
**TO:** Prattville Planning Commission  
**FROM:** Joel T. Duke, City Planner  
**RE:** July 17, 2014 - Agenda

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Please accept this memorandum as the Planning Department staff report for items on the July 17, 2014 agenda.

- 1. Preliminary Plat – HomePlace PUD, Phase 1(J) – Firefly at Constitution Avenue:** DHS-Holding-3, Inc. requests approval of a 6 lot subdivision contained in 6.68 acres at the current end of Firefly in the residential section of the HomePlace PUD. The subdivision's lots range from 1 acre to 1.22 acre. The lots will front on an extension of a street, Firefly, designed in accordance the original HomePlace PUD street standards and terminating as a cul-de-sac. Phase 1(J) was initially submitted and approved in 2005 with 19 lots, but never constructed. The original plat continued Barn Cut from Phase 1(C) to an intersection with Firefly creating a looped street. This item was held at the June 19 meeting pending resolution of two primary questions raised in the public hearing by neighbors: 1) treatment of the terminated street, Barn Cut and 2) preservation of the non-buildable lots platted with Phase 1(C).

The applicant has addressed these questions in the attached letter and submitted a revised lot layout including the existing non-buildable lots from Plat 1(C). City staff has no objection to the submitted plat and find it to be in substantial compliance with the HomePlace PUD development agreement.

- 2. Re-Plat – Oster Properties, Plat 1A:** In early 2013, a 1.1 acre parcel was created from the James Hopson Sanford Property located in the southeast corner of the intersection of Constitution Avenue and U. S. Highway 82 intersection using the one-lot sell-off provision of the Prattville Subdivision Regulations (Article IV, Section E.4). The buyer of the 1.1 acre parcel, Oster Golf Houses, developed the B-2 zoned property as a short-term lodging overlooking the Capitol Hill Golf Course. Oster Golf Houses is requesting permission to re-plat the single lot into a .53 acre lot and a .57 acre lot to permit development of another  
**Planning & Development Department**

rental unit. These units are served by an access easement that will be converted to a public road with the future development of Sanford property. Recommend approval.

3. **Re-Plat – Willow Ridge Apartments, Plat 2:** Old Farm Properties, LLC request permission to adjust the location of lines in the Willow Ridge Apartments, Plat 1 as a part of a restructuring of the property's financing and ownership. Recommend approval.

If you have any questions concerning these items, please do not hesitate to contact me or stop by the office.

# ITEM 1

July 11, 2014

Dear Mr. Duke and Planning Commissioners,

On behalf of HomePlace Developers, I would like to address the areas of concern brought to you in a letter dated June 25, 2014 from Kathryn McCall. Preliminary Plat Phase 1(J) has evolved from changing economic conditions and current market demand. Modifications from the initial sketch plan to what is being presented for approval as Phase 1(J) have developed from a specific buyer. The deviation in lot size resulting in a reduction in the number of lots to be developed and the redesign of Firefly and completion of Barn Cut works to preserve natural areas such as Fay Branch while enhancing the overall HomePlace residential plan by providing greater variety of lot sizes and housing types.

The following three paragraphs specifically address areas of concern presented by Mrs. McCall in her letter: 1) Planned Unit Development (PUD) District Inconsistencies; 2) Barn Cut Street; 3) Green Space and "No build" Zones.

## 1) PUD Inconsistencies

- a. One of the main objectives for the HomePlace PUD zoning as stated in Attachment C is to protect/maintain Fay Branch (See Paragraph 1). The reduction in the proposed number of lots in the original HomePlace sketch plan from 19 to now 6 proposed in Phase 1(J) significantly helps to obtain that objective by reducing the overall impact to the creek bank and bed. Phase 1(J) eliminates the original design that presented alleyways being constructed closer to the creek which would have created a larger impact to that area. Also, the houses will be constructed further away from the creek bank which also aids in obtaining this first PUD objective.
- b. Another objective of the HomePlace PUD is providing portions of the property as open space. The areas of green space included as part of the Phase 1(C) plat were significantly more than required by Attachment C. Phase 1(J) preliminary plat has been revised to illustrate the areas of open green space located between existing alleyway and proposed lots.
- c. Responses to Prattville Codes for PUDs in relation to neighborhood compatibility and natural preservation: The letter only points out part of the code that covers compatibility while not covering the end of the sentence that permits greater variety in type of design, siting of structures, and combination of uses. It is our opinion that the larger lots will provide a product that was not in the original plan so therefore it is actually more in line with the City's definition of PUD. Also, the letter points out that Phase 1(J) is contrary to Section 112-Community Objectives, paragraphs 1 and 4. Actually, the change in design from the original 19 lots to 6 lots "...promotes choice in housing type, lot size, or neighborhood environment..." better. In reference to the harmony of comprehensive plan in paragraph 4, the covenants and restrictions for The HomePlace and the Design Criteria for each home constructed protects and promotes the harmony of the development.

# ITEM 1

## 2) Barn Cut Street

- a. The letter states that the proposed plan has the potential to reduce property value, negatively affect traffic flow, and impede access by emergency services. The proposed termination of Barn Cut was not to leave as it currently is unfinished but to complete as deemed necessary by the Planning Commission and Staff. Phase 1(J) has been revised to illustrate the three point turn or "T" turn around, as determined acceptable with Clyde Chambliss and Dallis Johnson of the Fire Department. This has been deemed as appropriate access for emergency services by Planning Department staff and officials. The proposed development of Phase 1(J) should not negatively impact the property values of the established Phase 1(C) development but should actually help to increase the values of the established neighborhood.

## 3) Green Space and "No build" Zones

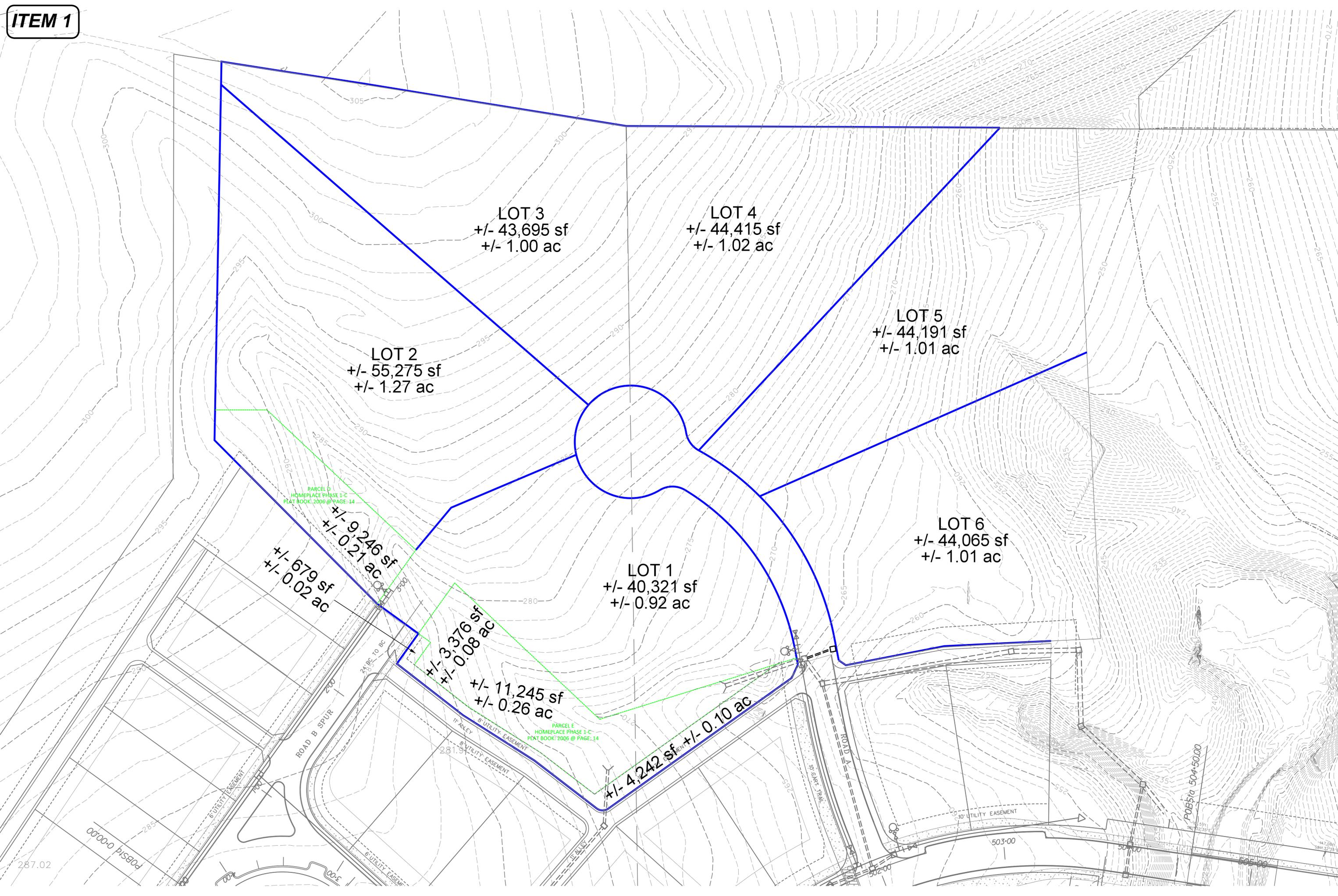
- a. The green space that was platted in Phase 1(C) as Parcel D and E is not to be disturbed or changed. This area was inadvertently left off the preliminary Phase 1(J) plat, but the plat has been revised to include the parcels as originally platted. The inclusion of the green space area mitigates the letter's stated concern that there could be potential damage to the neighborhood and the Prattville drainage system. Regardless, this is an overstatement in that the platted green space provides proper drain pipe already in place to promote proper drainage from these areas.
- b. In the last paragraph related to green space, the statement is made that substantial green space is shown between existing alleyway and proposed Phase 1(J) on the original development plan. As mentioned above, that area will remain in order to preserve the neighborhood's natural features providing mature tree cover, natural groves, and watercourses. Phase 1(J) adheres to the proper amount of green space as mandated by PUD agreement Attachment C.

In conclusion, I hope that the concerns of the letter have been fully addressed to all parties' satisfaction and will be presented as such at the appropriate time for the Commission's consideration in approving this preliminary plat. There will be an effort to reach out to all residents of The HomePlace to inform them of these concerns before the appropriate meeting of the Planning Commission.

Please do not hesitate to contact me on this or any other issue. Thank you for your time and service to our community.

Sincerely,

Bob Champion



**LOT 3**  
+/- 43,695 sf  
+/- 1.00 ac

**LOT 4**  
+/- 44,415 sf  
+/- 1.02 ac

**LOT 5**  
+/- 44,191 sf  
+/- 1.01 ac

**LOT 2**  
+/- 55,275 sf  
+/- 1.27 ac

**LOT 6**  
+/- 44,065 sf  
+/- 1.01 ac

**LOT 1**  
+/- 40,321 sf  
+/- 0.92 ac

**PARCEL D**  
HOMEPLACE PHASE 1-C  
PLAT BOOK: 2006 @ PAGE: 14  
+/- 9,246 sf  
+/- 0.21 ac

**PARCELE**  
HOMEPLACE PHASE 1-C  
PLAT BOOK: 2006 @ PAGE: 14  
+/- 3,376 sf  
+/- 0.08 ac  
+/- 11,245 sf  
+/- 0.26 ac

+/- 4,242 sf +/- 0.10 ac

POBSta 0-00.00

6' UTILITY EASEMENT

ROAD B SPUR

6' UTILITY EASEMENT

11' ANLEY

8' UTILITY EASEMENT

8' UTILITY EASEMENT

ROAD A

10' UTILITY EASEMENT

POBSta 504-50.00

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# Location Map

## Willow Ridge Apts, Plat 2

### Legend

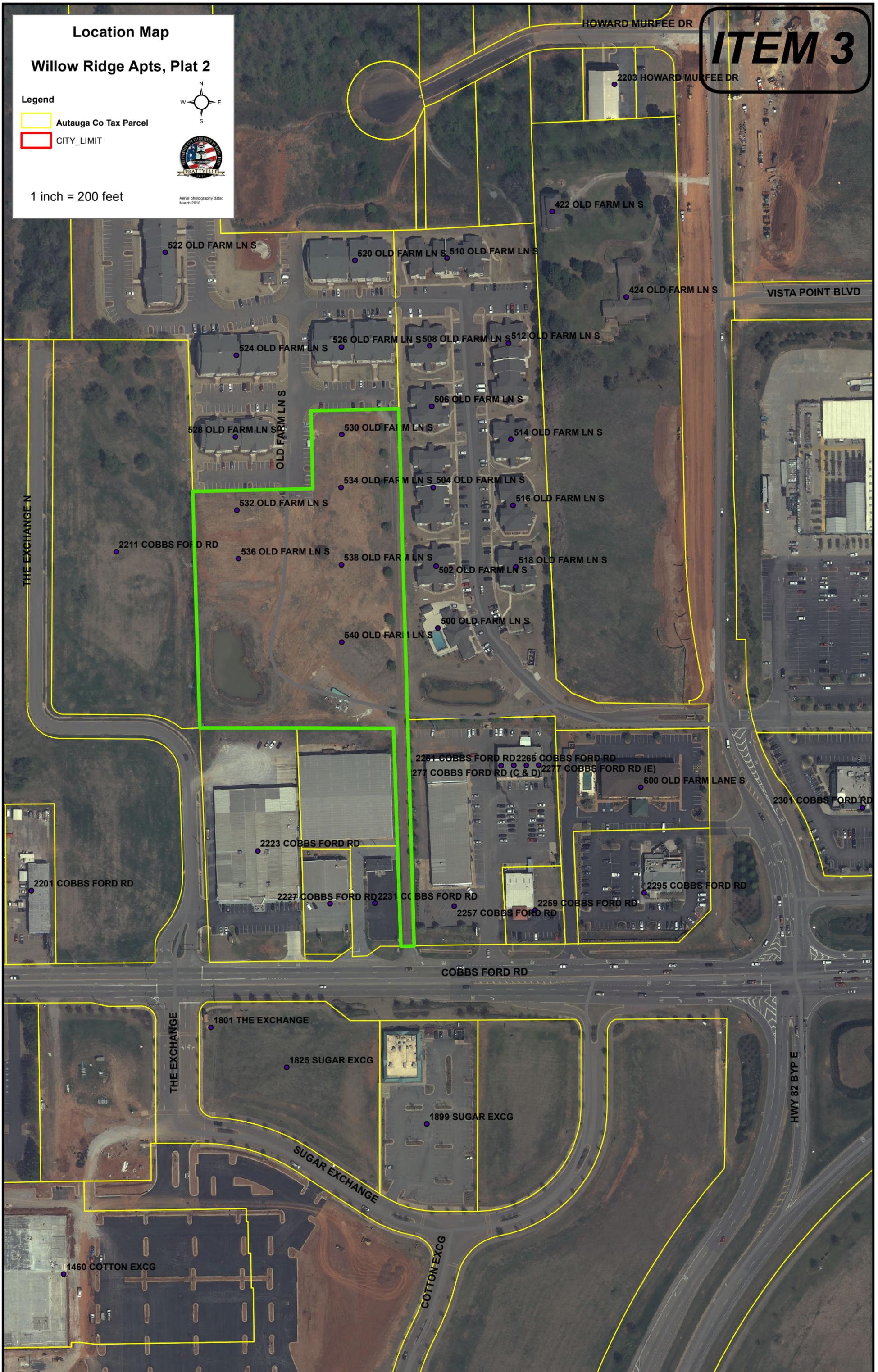
-  Autauga Co Tax Parcel
-  CITY\_LIMIT



1 inch = 200 feet

Aerial photography date:  
March 2010

# ITEM 3



**RESOLUTION**

**Preliminary Plat**

**HomePlace Phase 1 Plat J (Revised)**

**June 19, 2014**

**Whereas,** HomePlace Developers, Inc. are the owners of the property presented as HomePlace Phase 1 Plat J; and

**Whereas,** the proposed development is located off Constitution Avenue at Fire Fly; and

**Whereas,** the proposed development is located inside the city limits; and

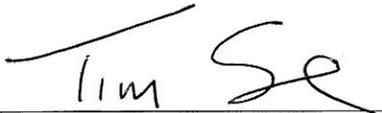
**Whereas,** a preliminary plat for the proposed development was approved with contingencies on December 15, 2005; and

**Whereas,** a public hearing for the proposed development was held on June 19, 2014; and

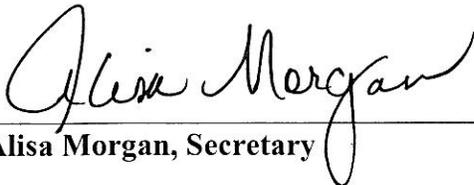
**Whereas,** the city department heads have reviewed and commented on the proposed development.

**Now, Therefore, Be It Resolved,** that the City of Prattville Planning Commission hereby approves the submitted revised preliminary plat of HomePlace Phase 1 Plat J.

**APPROVED:**



**Tim Smith, Chairman**



**Alisa Morgan, Secretary**

The motion to approve passed unanimously.

~~7/24/14~~ 7/24/14



DATE	5/19/2014
PROJECT NO.	019-14-113
DESIGNED	CLC
DRAWN	CCJ
APPROVED	CLC
SCALE	AS SHOWN
SHEET TITLE	

PLAN SHEET

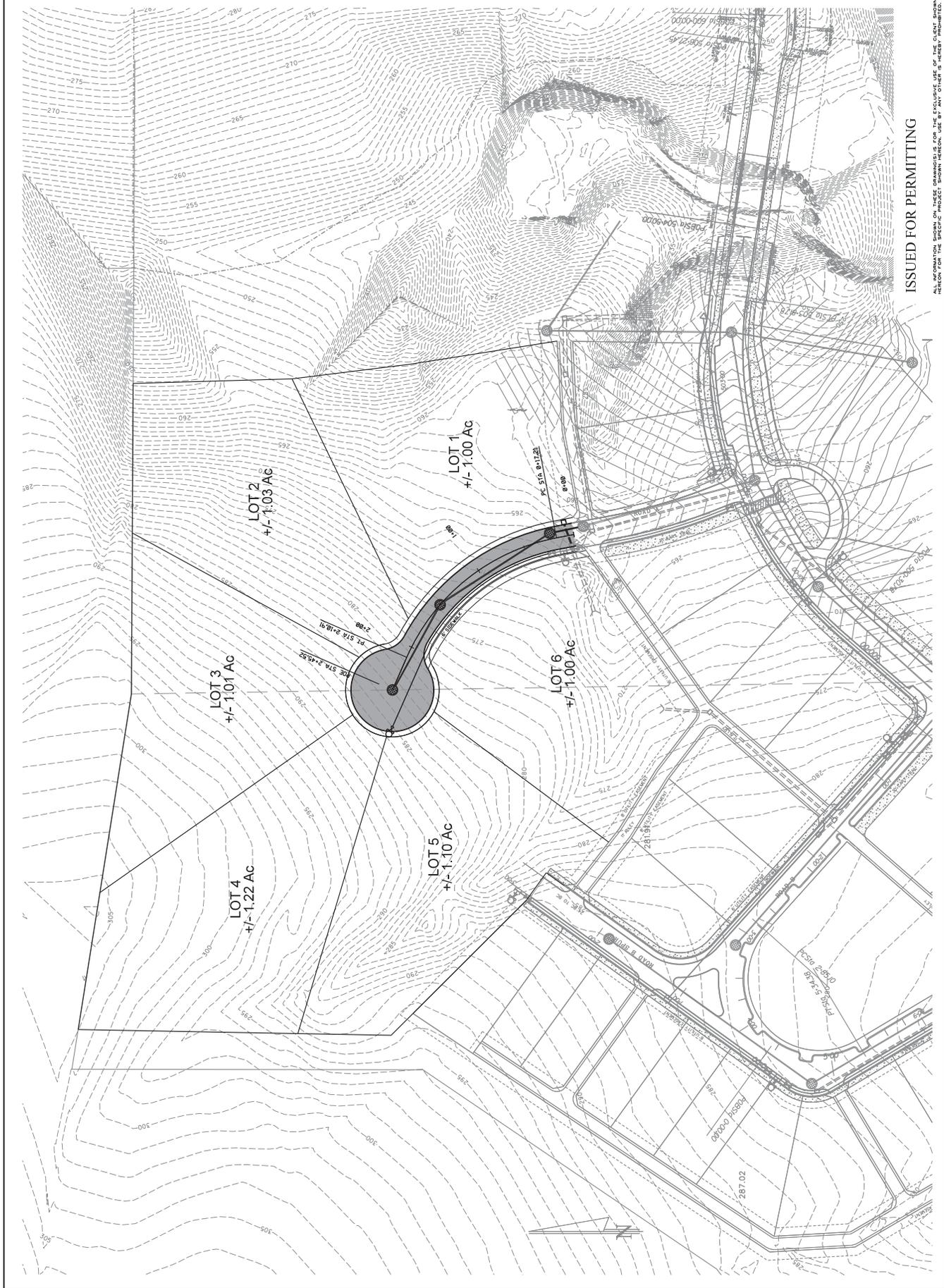
SHEET NO.

**04**

ISSUED FOR PERMITTING

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

SHEET 04 OF 10



June 25, 2014

Dear Mr. Duke:

I'd like to thank you for the opportunity to speak at last week's Planning Commission Public Hearing. The Homeplace developer's Phase I(j) proposal differed significantly from the proposal explained to residents at the April, 2014 Homeplace Owners Association (HOA) meeting (proposed Phase I(j) submitted to Planning Commission enclosed).

In April, Bob Champion and Catherine Sanford told residents that the revised Phase I(j) development plan would differ from the original development plan *only* by substituting five large lots for the original 19 small lots. Bob explained that the rest of the Phase's original development plan would remain constant: Fire Fly Street would still expand to connect Barn Cut Street and the substantial green space would be preserved between the Saddle Ridge Alley and new Phase's lots. Residents were assured the opportunity to view and discuss the Phase's plan proposal once it was in presentation form. Since the April HOA meeting, residents were not told of the significant Phase development changes, nor were they offered to view the proposal prior to the Planning Commission Public Hearing.

The proposed Phase I(j) deviates significantly from the original Homeplace development plan. The Phase I(j) proposal is also inconsistent with the purpose and objectives of the Homeplace's Planned Unit Development (PUD) District designation. Major concerns resulting from the proposed Phase I(j) are detailed below:

**1) Planned Unit Development (PUD) District Inconsistencies: The Homeplace Phase I(j) proposal fails to meet requirements of PUD objectives and the resulting negative effects could extend to the entire neighborhood.**

In 2005, the Homeplace was presented to the City Council for consideration as a PUD district on the grounds that the designation would, "support in their [*Homeplace developers*] efforts to preserve the community's nature." At the 2005 public hearing, Mr. Jimmy Sanford, stated that, "it was critical to develop this property to meet the needs of the community and to maintain natural resources" (Public Hearing Minutes, October 5, 2004: enclosure). Proposal Phase I(j) is inconsistent with the PUD justification; providing zero green space, endangering drainage and waterways, and leaving portions of the street system unfinished.



If the purpose of a PUD to allow, “a development pattern in harmony with the comprehensive plan with a more desirable environment than would be achieved through the strict application of zoning and subdivision requirements,” the proposed Homeplace Phase I(j) plan’s fails to support both PUD purpose and objectives. In this instance, the development plan would be better guided through adherence to the traditional zoning and subdivision requirements. The Phase I(j) proposal does not fulfill the two key purposes of a PUD designation by failing to provide neighborhood compatibility or natural feature preservation:

**The Prattville, Alabama, Code of Ordinances. Part II – Land Development Ordinances: Appendix A-Zoning. Article 11.- Planned Unit Developments:**

**Section 111. - Purpose.**

*The Planned Unit Development (PUD) District is intended to provide flexible land use regulations by using a review and approval process to impose a mixture of standards from other zoning districts or to negotiate specific performance criteria. The overall character of the PUD District shall be compatible to surrounding neighborhoods and preserve valuable natural features while permitting greater variety in the type of design, siting of structures, and combination of uses.*

Moreover, the Phase I(j) proposal is contrary to numbers one and four in the Community Objectives standards of a PUD plan.

**The Prattville, Alabama, Code of Ordinances. Part II – Land Development Ordinances: Appendix A-Zoning. Article 11.- Planned Unit Developments:**

**Section 112. - Community objectives.**

1. *PUD Districts shall be reviewed in terms of addressing the following general objectives and specific standards set forth in subsequent sections of this ordinance: Promotes choice in housing type, lot size or neighborhood environment available to residents.*
2. *Preserves trees, slopes, geological features or prevents adverse effects such as erosion.*
3. *Attains more efficient use of land resulting in smaller utility networks.*
4. *Achieves a development pattern in harmony with the comprehensive plan with a more desirable environment than would be achieved through the strict application of zoning and subdivision requirements.*

**2) Barn Cut Street: The current Homeplace Phase I(j) proposal has potential to reduce property value, negatively affect traffic flow, and impede access by emergency services.**

The proposed Phase I(j) shows Barn Cut Street terminated “as is”, unfinished and without a cul-de-sac or turn around (picture enclosed). Currently, Barn Cut Street abruptly ends and is overgrown with limited access to a fire hydrant and causes traffic maneuverability issues that extend to emergency services. Originally, Barn Cut Street was supposed to connect to Fire Fly Street (original development rendering enclosed). At the Planning Commission Hearing it was explained that the new proposal for Phase I(j) would not connect Fire Fly Street to Barn Cut

Street because the land purchaser wanted to keep the proposed Lot 5, “as isolated” as possible from the surrounding neighborhood. Moreover, there is no construction entrance extension, would result in heavy equipment and trucks traversing a resident-only 11-foot alleyway.

Residents would prefer that the two streets connect as originally planned. In the case that Barn Cut Street will remain a dead end, residents would urge the Planning Commission to enforce the turnaround / cul-de-sac requirements detailed in ***The Prattville, Alabama, Code of Ordinances***, which states that dead end streets require a turn-around.

The ordinance section follows:

**The Prattville, Alabama, Code of Ordinances. Part II – Land Development Ordinances: Appendix B-Subdivision Regulations, Article V. General Requirements and Minimum Design Standards: Section B. – Streets.**

**(11) Cul-de-sacs (dead end streets):**

*a. Turn-arounds required:*

*Minor terminal streets or courts designed to have one end permanently closed shall be no more than one thousand (1000) feet long unless greater length is necessitated by topography. All such streets shall be provided at the closed end with a turn-around having an outside roadway diameter of at least eighty (80) feet and a street right-of-way of at least one hundred (100) feet.*

**3) Green Space and “No build” Zones: The Homeplace Phase I(j) proposal does not provide the necessary, designated area for “no build” and green space between Saddle Ridge Alley and the new Phase I(j) lots.**

The proposed Phase I(j) shows only an eight-foot utility easement and no preserved green space between Saddle Ridge Alley and the Phase’s new lots. The proposed Phase I(j) map topography details (elaborated by Bob Champion’s statements at the Planning Commission Hearing) the southern area of proposed Lot 5 and Lot 6 constitute a major drainage way for Prattville. Without a designated “no build” and green space area, the drainage way may be disrupted, possibly resulting in potential damage to both the neighborhood and the Prattville drainage system.

Residents urge the Planning Commission to enforce ***The Prattville, Alabama, Code of Ordinances*** which states that subdivisions traversing a drainage way will allow for easements to protect those areas- in this case, a substantial green space easement and “no build zone” for the area between Saddle Ridge Alley and proposed Phase I(j) .The ordinance section follows:

**The Prattville, Alabama, Code of Ordinances. Part II – Land Development Ordinances: Appendix B-Subdivision Regulations, Article V. General Requirements and Minimum Design Standards: Section D- Easements.**

**(2) Major drainages:**

*Where a subdivision is traversed by a watercourse, drainage way, channel or stream or if such a proposed drainage way is shown on an adopted drainage plan, there shall be provided a storm water drainage easement or right-of-way conforming substantially with the lines of such existing or planned drainage way. The width of such drainage easement shall be sufficient to contain the ultimate channel and maintenance way for the tributary area upstream.*

The same area between Saddle Ridge Alley and proposed Phase I(j) also provides mature tree cover, natural groves, and watercourses. The original Homeplace development plan shows this area as substantial green space. In addition to its function as a major drainage way, the area between Saddle Ridge Alley and proposed Phase I(j) should be maintained to preserve the neighborhood's natural features. ***The Prattville, Alabama, Code of Ordinances*** details subdivision development responsibilities to maintain natural features and this point was the basis for seeking PUD approval. The ordinance states:

**The Prattville, Alabama, Code of Ordinances. Part II – Land Development Ordinances: Appendix B-Subdivision Regulations, Article V. General Requirements and Minimum Design Standards:**

**Section G. Preservation of Natural Features:**

*In all subdivisions, due regard shall be given to the preservation of all natural features such as tree cover, natural groves, watercourses, scenic points, historic points, and similar community assets which will add attractiveness and value to the property.*

Although the residents generally view the potential new construction a positive, concerns surround Homeplace developers proceeding in a way that may negatively affect the neighborhood. Residents again contacted the Homeplace developers after the Planning Commission Hearing to express their interest in and willingness to work with the planning process.

We urge the Planning Commission to ensure the Homeplace developers meet at least the municipal code for sub-divisions in the above cases where the PUD designation produced a negative variance in design. We hope that the developers will proceed with development in a responsible manner.

Sincerely,

Kathryn McCall  
1006 Saddle Ridge  
Prattville, AL 36066

Enclosure (4)

## Enclosure 1:

**PUBLIC HEARING MINUTES  
TUESDAY, OCTOBER 5, 2004  
6:00 P.M.**

The Prattville City Council met in Public Hearing on October 5th at 6:00 p.m. in the Council Chambers at City Hall. Roll was called and all were recorded as being present.

### AGENDA ITEMS

#### **1. RESOLUTION: TO GRANT A RESTAURANT RETAIL LIQUOR LICENSE TO LIA & MARK MUIR, LLC, D/B/A THE DAILY GRIND.**

Lia Muir, 211 Doe Drive, Prattville, AL 36067, appeared before the Council to ask for council support in her request to sell beer and wine. Councilman Miller questioned if food would be served with the alcohol. Ms. Muir stated that if meals or appetizers were not served, snacks would be available on the tables. Councilman Argo asked if Ms. Muir had plans to enlarge her building and she stated that she plans to add a deck which will overlook the creek walk.

The following citizens appeared before the Council in favor of the proposed Resolution: Michael Jones, 320 Northington Street, Prattville, AL 36067, owner of the Stained Glass Emporium; June Booth, 1417 Indian Hills Road, Prattville, AL 36067; Mark Muir, 211 Doe Drive, Prattville, AL 36067; Denise King, 823 Cottage Lane, Prattville, AL 36067; Estelle Call, 419 Cargil Drive, Prattville, AL 36067.

The following citizens appeared in opposition to the proposed Resolution: Beverly Meeks, 104 Grove Court, Prattville, AL 36067, representative of The Carousel of Shops; George Kennedy, 136 W. Main Street, Prattville, AL 36067, owner of Main Street Toys.

#### **2. ORDINANCE: REQUEST TO REZONE FOR A PLANNED UNIT DEVELOPMENT PROPERTY LOCATED OFF OF COBBS FORD ROAD AND ALABAMA 6.**

Mr. Clyde Chambliss of Chambliss Engineering and representative of Home Place Farms, appeared before the Council to request support in their efforts to preserve the community's nature. Councilman Macready questioned how much of the proposed property is in Elmore County. Mr. Chambliss stated that approximately 40% is in Elmore County while 60% is in Autauga County.

Mr. Jimmy Sanford, 973 McQueen Smith Road, Prattville, AL 36066, stated that it was critical to develop this property to meet the needs of the community and to maintain natural resources. Councilman Renegar questioned the length of the development process. Mr. Sanford stated that their plans are to begin development on the Autauga County side. He further stated that there will be no more than 24 homes.

City Planner Joel Duke stated that Mr. Joe Turner and Mr. Jimmy Sanford plan to present some proposed changes to the original request to rezone. These changes provide open space in the residential and park areas, as well as the provisions to protect a stream.

#### **ADJOURN:**

There being no further business to come before the Council, Councilman Renegar made the motion to adjourn and Councilman Macready seconded the motion. The meeting closed at 6:25 p.m.

#### **APPROVED:**

\_\_\_\_\_  
Gina P. Smith  
City Clerk

\_\_\_\_\_  
Dean R. Argo, President  
Prattville City Council

**Enclosure 2:  
Picture of Barn Cut Street Dead End  
Image June 23, 2014**

The proposal for Phase I(j) shows Barn Cut Street terminated "as is", unfinished and without a cul-de-sac or turn around. Concern stems from proposed Phase I(j) to leave the abrupt dead end of Barn Cut Street in its current condition; overgrown, limited access to a fire hydrant, and traffic maneuverability issues.

Fire hydrant



**Enclosure 3:  
Homeplace Original Masterplan Illustration**

The original Homeplace development plan shows substantial designated green space preserved between the Saddle Ridge Alley and Phase I (j) lots.

- A. Phase I(j) area for lot development.
- B. Designated "no build" green space between Phase I(j) and Saddle Ridge Alley



