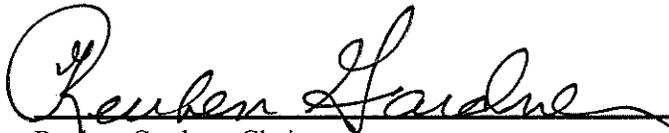


**City of Prattville
Planning Commission**

**The minutes of the December 17, 2009 meeting
of the City of Prattville Planning Commission
were approved.**


Reuben Gardner, Chairman

1/21/10
Date



CITY OF PRATTVILLE

JIM BYARD, JR.
MAYOR

CITY COUNCIL

DEAN R. ARGO
PRESIDENT
DISTRICT 3

TOM MILLER
PRESIDENT PRO TEMPORE
DISTRICT 4

BILL GILLESPIE, JR.
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

MIKE RENEGAR
DISTRICT 5

RAY C. BOLES
DISTRICT 6

NATHAN D. FANK
DISTRICT 7

CITY OF PRATTVILLE PLANNING COMMISSION AGENDA

December 17, 2009

3:00pm

Call to Order:

Roll Call:

Mayor Byard, Councilman Miller, Chairman Gardner, Vice-Chairman McAuley, Chief Brown, Mrs. Carpenter, Mr. Hall, Mr. Nelson, and Mr. Smith.

Minutes:

November 19, 2009

Old Business:

None

New Business:

1. **Sketch Plan : Pebble Cove Plat 2** *District 1*
Located off Durden Road east of Greg Street
Owner: Joe Lambert
Representative: Jeffcoat and Associates.
2. **Re-Plat: Lake Haven 1A Lot 12** *District 2*
Located at 141 Scott Lane
Owner: CVJGJ Land Development, LLC
Representative: Jeffcoat Engineers & Surveyors, LLC
3. **Sketch Plan (Revised): Bridge Creek Reserve** *District 1*
Located at Coleman Way
Owner: Pell Avenue, Inc.
Representative: Charles D. Brown, Jr., P. E., P.L.S.

Miscellaneous:

4. **Project Prattville – Revised Comprehensive Plan**

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES
December 17, 2009**

Call to order:

The meeting of the Prattville Planning Commission was held on December 17, 2009. Chairman Reuben Gardner called the meeting to order at 3:04 p.m.

Roll Call:

The secretary called the roll. Present: Councilman Tom Miller, Chairman Reuben Gardner, Vice-Chairman Roy McAuley, Mr. Gene Hall, Mr. Bobby Nelson, and Mr. Tim Smith. Absent: Mayor Jim Byard, Chief Terry Brown, and Mrs. Paula Carpenter.

(Quorum present)

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

Minutes:

Mr. McAuley moved to approve the minutes of the November 19, 2009 minutes. Mr. Nelson seconded the motion. The motion to approve passed unanimously.

Old Business:

None

New Business:

- 1. Sketch Plan: Pebble Cove Plat 2**
Located off Durden Road east of Greg Street
Owner: Joe Lambert
Representative: Jeffcoat and Associates

Mr. McAuley moved to table the sketch plan of Pebble Cove Plat 2 indefinitely at the petitioner's request. Mr. Nelson seconded the motion.

The motion to table indefinitely the sketch plan of Pebble Cove Plat 2 passed unanimously.

- 2. Re-Plat: Lake Haven 1A Lot 12**
Located at 141 Scott Lane
Owner: CVJGJ Land Development, LLC
Representative: Jeffcoat Engineers & Surveyors, LLC

Guthrie Jeffcoat of Jeffcoat Engineers & Surveyors, LLC, petitioner representative, presented the replat of Lake Haven 1A Lot 12. This is replat for a remnant lot.

Mr. Duke stated that the request matches the commission's 8/20/09 approval for the sale of remnant lots. He recommended approval.

Larry Youngblood, 141 Scott Lane, property owner, spoke in favor of the request.

Mr. McAuley moved to approve the replat of Lake Haven 1A Lot 12. Mr. Smith seconded the motion.

The motion to approve Lake Haven 1A Lot 12 replat passed unanimously.

3. Sketch Plan (Revised): Bridge Creek Reserve
Located at Coleman Way
Owner: Pell Avenue, Inc.
Representative: Charles D. Brown, Jr., P. E., P.L.S.

Mr. Smith introduced a resolution recommending approval of the revised sketch plan of Bridge Creek Reserve and moved for its approval. Mr. Nelson seconded the motion.

Charles Brown of Pell Avenue, Inc., petitioner representative, presented the revised sketch plan of Bridge Creek Reserve. He stated that the proposed plat would continue with the R-3 zoning. The proposed road connection will be aligned with Brierfield Subdivision.

Mr. Duke stated that the staff's major concerns are with street and development connectivity. The next phase of development would require installation of the sanitary sewer pump station on the north portion of the property. Access points are provided to the city's park, which eliminates the need for green space in the development.

The motion to approve the revised sketch plan of Bridge Creek Reserve passed unanimously.

Miscellaneous:

4. Project Prattville – Revised Comprehensive Plan

Mr. Duke discussed the favorable public comments that were received on December 8, 2009 at the Comprehensive Plan "Project Prattville" public hearing. Listed are some issues that were received via e-mail and some basic idea of how they that will be addressed; either making a formal change on the draft map or respond via the city's website:

1. The Humane Society's issues with animal control and funding for the shelter.

The issue never came up during the draft phase. However, it is a concern and will be addressed accordingly.

2. The future land use map does not show the dividing line between residential and institutional uses on West Fifth Street.

Previous rezoning established the division of the zonings. The land use map could be easily adjusted to reflect past zoning decisions.

3. Enforcement of litter control, tourism, the need for medical specialists, and need for a multipurpose facility.

Most of these issues had been addressed in the draft.

4. Address conservation and green space in the Lake Haven area.

The future land use map is a generalized concept of the best uses for the property. It does not address specific uses for the property.

With comments and issues addressed, the project is ready to move forward to the next phase of approval.

Mr. Hall moved to add the Comprehensive Plan to the January 2010 Planning Commission's agenda. Mr. Nelson seconded the motion.

The motion to approve passed unanimously.

Adjourn:

The meeting was adjourned at 3:51 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Alisa Morgan".

Alisa Morgan, Secretary
Planning Commission

Morgan, Alisa

From: Stathopoulos, George
Sent: Wednesday, December 16, 2009 10:52 AM
To: Duke, Joel; Morgan, Alisa; Causey, Jessica
Subject: FW: Sketch Plan Review No. 090057, Pebble Cove Plat No. 2
Attachments: Teresa C. Walley.vcf

I am forwarding Jeffcoat's request on delaying the Sketch plans for the Pebble Cove Plat no. 2. Please remove it from the agenda and let me know as needed.

Thanks, George

From: Jeffcoat Engineers [mailto:jeffcoatllc@jeffcoateng.com]
Sent: Wednesday, December 16, 2009 10:11 AM
To: Stathopoulos, George
Subject: Sketch Plan Review No. 090057, Pebble Cove Plat No. 2

Mr. Stathopoulos,

I have just completed a meeting with my client Mr. Joe Lambert. On his behalf I am hereby asking that you postpone consideration of the sketch plan review above indefinitely. In the meantime, we will make an effort to review and satisfy the concerns of the December 14th letter concerning the same.

Guthrie Jeffcoat
Jeffcoat Engineers & Surveyors, LLC
928 South Hull Street
Montgomery, Alabama 36104
334-265-1246 / 334-265-1268 (fax)
205-755-3677 (Clanton)
334-566-0030 (Troy)

PRESENTATION TO PRATTVILLE PLANNING COMMISSION
LAKE HAVEN PLAT 1-A

December 17, 2009

The owner/developer CVJGJ Land Development, LLC and Mr. Larry Youngblood are desirous of transferring title of 0.11 acres at the rear of Lot 12, Lake Haven Plat No. 1 presently owned and occupied by Mr. Youngblood to encompass that land that is being fenced now by Mr. Youngblood.

In order to meet the requirements of the subdivision regulations of the City of Prattville, the owner/developer and Mr. Youngblood have caused a request for approval of a replat of Lot 12 to be brought before the Planning Commission for final pat approval today. This 12A consists of the previous Lot 12 plus 0.11 acres of remnant land at the rear to take into account the extra property desired by Mr. Youngblood.

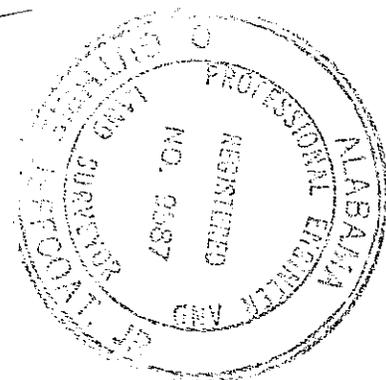
This remnant is part of a larger tract of land owned by CVJGJ Land Development, LLC which is approximately 1,000 feet wide in the east/west direction by 2,400 feet long in the north/south direction and approximates 50 - 55 acres of land proposed for development. This 50 - 55 acres of land has been proposed over the last year to the Prattville Planning Commission at various times with different sketch plans for development into approximately 45 to 50 residential R-2 lots on the east half of this property while leaving the west half of the property as green space for subdivision park of the future development along with retention ponds and remnant lots to be offered for sale to the lot owners of Lake Haven Plat 1. The future land use plans of the comprehensive plan of the City of Prattville under consideration now shows the entire 50 - 55 acres to be conservation and green space and this should not be. The east one half of this land rises up to elevations as high as 300 msl above flood plain elevation and creek bed elevations of approximately 250 msl. These surfaces are at least fifty feet higher than any flood plain adjacent to them. They represent lands that are 85% clear of the floodway, 60% clear of the flood plain and 85% clear of any wetlands and should be left for residential development as planned in the past by the City of Prattville and owner/developers of the land. This would be a continuation of Lake Haven Plat 2 as shown on previous plans approved by the City of Prattville

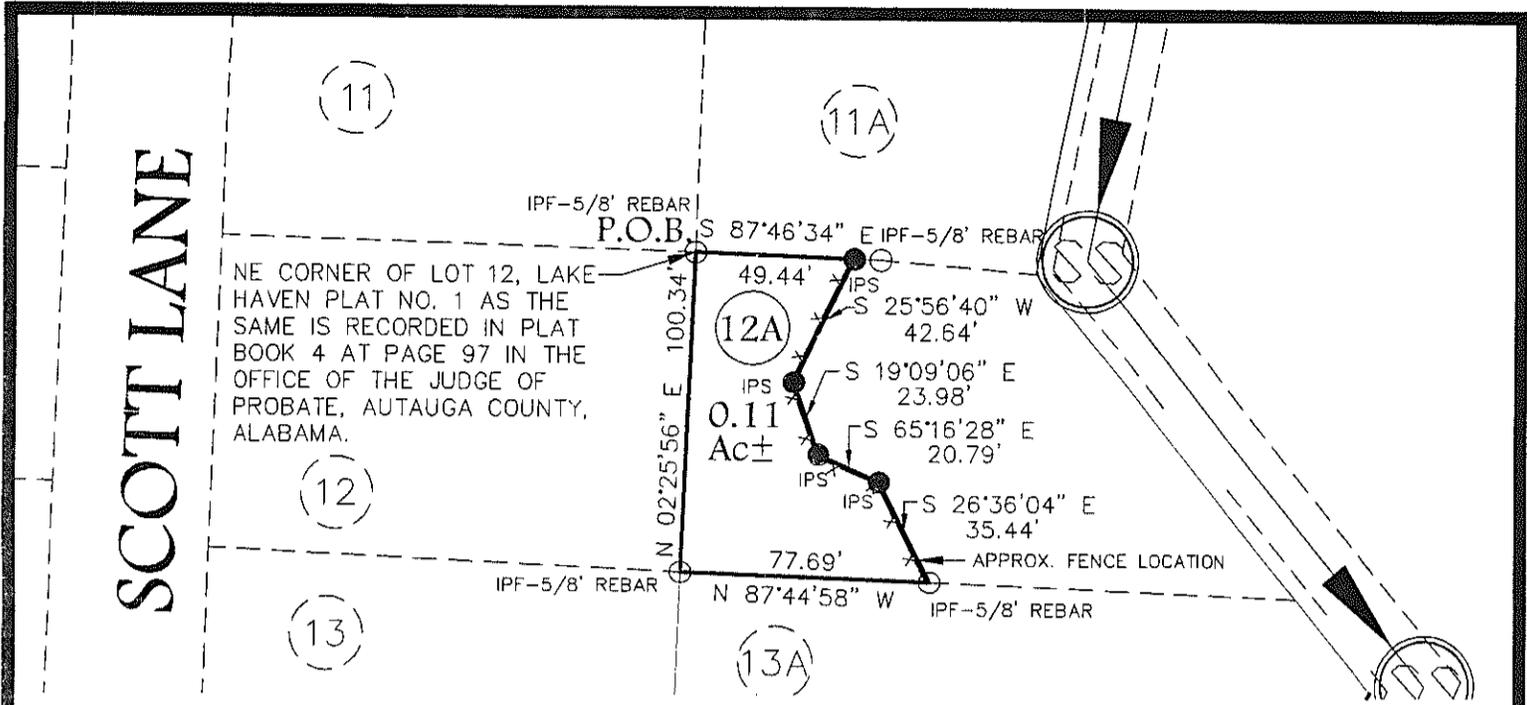
The owner/developer hereby requests that the future land use plan of the comprehensive plan be amended accordingly to show the same.

Respectfully submitted,



O. Guthrie Jeffcoat, Jr.
Consulting Engineer





LEGAL DESCRIPTION - REMNANT LOT 12A, LAKE HAVEN PLAT NO. 1

Begin at the Northeast corner of Lot 12, Lake Haven Plat No. 1 as the same is recorded in Plat Book 4 at Page 97 in the Office of the Judge of Probate, Autauga County, Alabama; Thence South 87 deg. 46 min. 34 sec. East, 49.44 feet; Thence South 25 deg. 56 min. 40 sec. West, 42.64 feet; Thence South 19 deg. 09 min. 06 sec. East, 23.98 feet; Thence South 65 deg. 16 min. 28 sec. East, 20.79 feet; Thence South 26 deg. 36 min. 04 sec. East, 35.44 feet; Thence North 87 deg. 44 min. 58 sec. West, 77.69 feet to the Southeast corner of Lot 12, Lake Haven Plat No. 1; Thence North 02 deg. 25 min. 56 sec. East, 100.34 feet to the Point of Beginning.

All lying in the Southwest 1/4 of Section 11, Township 17 North, Range 16 East, Autauga County, Alabama and containing 0.11 acres, more or less.

SURVEYOR'S NOTES:

SURVEYOR HAS NOT MADE ANY ATTEMPT TO LOCATE IMPROVEMENTS ON LAND (INCLUDING CEMETERIES) EXCEPT WITHIN 25 FEET OF THE PROPERTY LINES.

NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS OR BUILDING FOUNDATIONS OR OTHER IMPROVEMENTS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

THIS SURVEY WAS CONDUCTED WITHOUT REFERENCE TO AN ABSTRACT OR TITLE SEARCH BUT MATERIAL FROM SOURCE OF INFORMATION ABOVE WAS USED.

NOTE: THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT ARE NOT DEPICTED ON THIS SURVEY.



REMNANT BOUNDARY SURVEY MAP OF LOT 12A, LAKE HAVEN PLAT NO. 1

STATE OF ALABAMA
COUNTY OF AUTAUGA

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

This the 6th day of JANUARY, 2009.

O. GUTHRIE JEFFCOAT, JR., P. E. & L. S.
Al. Reg. No. 9587



JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.
928 SOUTH HULL STREET
MONTGOMERY, ALABAMA 36104
(334) 265-1246
BRANCH OFFICES
107 SOUTH 6th STREET-SUITE 2
CLANTON, ALABAMA 35045
107 WEST CHURCH STREET
TROY, ALABAMA 36081

LEGEND:

- CON. MON. - SET CONCRETE MONUMENT
- CON. MON. - FOUND CONCRETE MONUMENT
- IPS - IRON PIN SET (5/8" REBAR W/CAP) (O G JEFFCOAT - 9587)
- IPF - IRON PIN FOUND
- X-X- FENCE LINE
- △ - CALCULATED POINT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.O.W. - RIGHT OF WAY
- CH. - CHORD
- () - DEED OR PLAT CALL
- O.T. - OPEN TOP
- C.T. - CRIMP TOP
- RB - REBAR

PROJECT NAME:> BOB SCOTT
PROJECT NO.:> SR-93-076
DWG NAME:> 93076L12AREM.DWG
DRAWN BY:> PW
DWG PROOFED BY:> OGJ
FIELD CREW:> GS
FIELD DATE:> 01-05-09
COGO FILE:> 9376LHG.ASC

LAKE HAVEN PLAT NO. 1

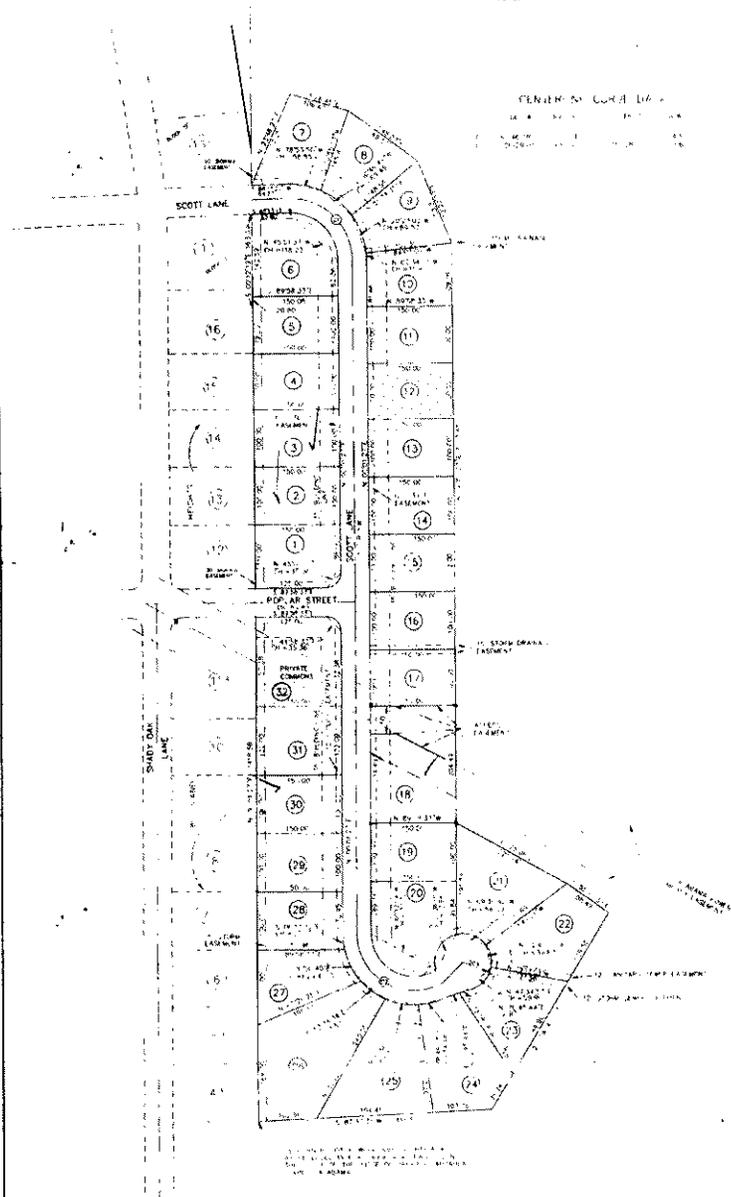
LYING IN THE SW 1/4 OF SECTION 11,
T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA

JEFFCOAT & ASSOCIATES, INC



MAIN OFFICE
928 S HULL ST
MONTGOMERY, AL 36104
PHONE 265-1246
FAX 265-1264

BRANCH OFFICE
177 NORTH 17th ST SUITE A
CLANTON, ALABAMA 35447
PHONE 758-7477
167 WEST CHURCH ST
THEY, ALABAMA 36081
PHONE 564-4111



STATE OF ALABAMA
I, Jeffrey Coats, a Registered Professional Engineer and Licensed Surveyor, do hereby certify that I have prepared the plat above for the plat and that the plat is correct and that the same conform to the provisions of the laws of the State of Alabama. The plat is correct and true to the original survey and that the same have been compared and approved with the original survey and that the same are correct and true to the original survey and that the same conform to the provisions of the laws of the State of Alabama. The plat is correct and true to the original survey and that the same have been compared and approved with the original survey and that the same are correct and true to the original survey and that the same conform to the provisions of the laws of the State of Alabama.

Jeffrey Coats
REGISTERED PROFESSIONAL ENGINEER AND LICENSED SURVEYOR

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Jeffrey Coats
REGISTERED PROFESSIONAL ENGINEER AND LICENSED SURVEYOR

LAKE HAVEN PLAT NO. 1-A

BEING A REPLAT OF LOT 12, LAKE HAVEN PLAT NO. 1 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA IN PB. 4 AT PAGE 97 AND ADJACENT UNPLATTED 0.11 AC± OF LANDS TO EAST.

LYING IN THE SW 1/4 OF SECTION 11, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA

JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.

SURVEYORS, L.L.C.
928 SOUTH PULL STREET
MONTGOMERY, ALABAMA 36104
(334) 269-1246

CLAYTON A. ABAMA
(205) 745-3577

TEX, ALABAMA
(334) 366-0030

NOTE:

THE PURPOSE OF FILING THIS PLAT IS TO CLEAR UP THE FENCE ENCROACHMENT AS SHOWN HEREON.

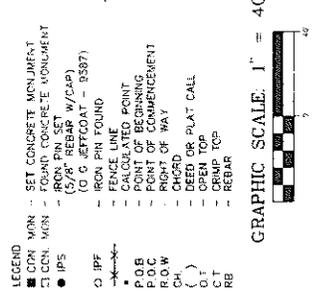
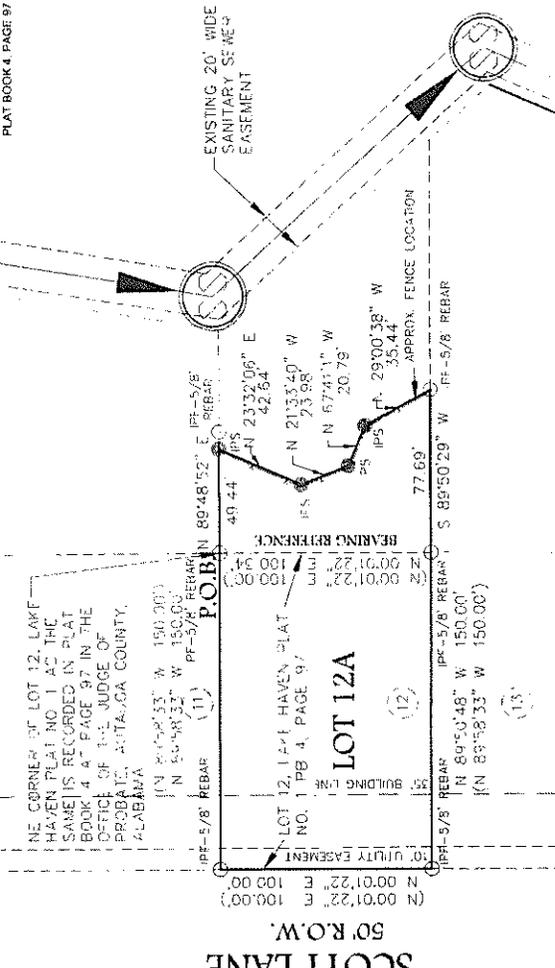
SPECIAL NOTES:

ALL TECHNICAL NOTES OF THE PREVIOUS PLAT HAVE PLAT NO. 1 SHALL ALSO BE APPLICABLE TO THIS PLAT.

FIELD BOOK > 92-14-07
FIELD SURVEY > 92-14-07
RECORD NAME > 92-14-07
DWP NAME > 92-14-07

BEARING REFINANCE
BASIS OF BEARING, THE WEST LINE OF THE ENCROACHMENT PARCEL HAS BEEN REFINANCED TO THE BEARING OF LOT 12, LAKE HAVEN PLAT NO. 1 AS RECORDED IN PLAT BOOK 4, PAGE 97

SOURCE OF INFORMATION & LAKE HAVEN PLAT NO. 1 AS RECORDED IN PLAT BOOK 4, PAGE 97



STATE OF ALABAMA
COUNTY OF AUTAUGA
I, Clayton A. Abama, a registered Engineer/Surveyor of Prattville, Alabama hereby certify that I have surveyed the property of Larry W. Youngblood, and that the plat or map contained herein is a true and correct map showing the subdivision into lots, streets, easements, and public grounds and showing the bearing, length, width, and name of the streets. Said map further shows the relationship of the land platted to the Government Survey, and permanent monuments have been placed at points marked thereon.

WITNESS my hand this 10th day of November, 2009.
Clayton A. Abama
CLAYTON A. ABAMA, REGISTERED ENGINEER/SURVEYOR
AL. REG. 9987

DEDICATION

We, Larry W. and Sandra H. Youngblood, owners of lands shown herein have caused the land embraced in the within plat to be surveyed, laid out and divided into lots as shown on LAKE HAVEN PLAT NO. 1-A, said subdivision lying in SECTION 11, T17N, R16E, Autauga County, Alabama and that the streets, drives, alleys, sewer easements, set shown on said plat are hereby dedicated to the use of the Public.

WITNESS
Larry W. Youngblood
Sandra H. Youngblood

State of Alabama
Autauga County

I, _____, the undersigned authority, a Notary Public in and for the said State of Alabama, hereby certify that Larry W. and Sandra H. Youngblood, whose names are subscribed to the foregoing plat, did execute the same voluntarily at _____ hereinafter on the _____ day of _____, 2009.

Notary Public in and for the State of Alabama
My Commission Expires _____ 2009

CERTIFICATE OF THE WATER WORKS BOARD

The undersigned, as authorized by the Water Works Board of the City of Prattville, Alabama, hereby certifies that the within plat is a true and correct plat for the subdivision of the property of _____ of _____, Autauga County, Alabama, the _____ day of _____, 2009.

WATER AUTHORITY

Mr. Robby Anderson
City Engineer

CERTIFICATE OF THE CITY ENGINEER

The undersigned, as authorized by the Engineering Department of the City of Prattville, Alabama, hereby certifies that the within plat is a true and correct plat for the subdivision of the property of _____ of _____, Autauga County, Alabama, the _____ day of _____, 2009.

CERTIFICATE OF THE PRATTVILLE FIRE DEPARTMENT

The undersigned, as authorized by the Fire Department of the City of Prattville, Alabama, hereby certifies that the within plat is a true and correct plat for the subdivision of the property of _____ of _____, Autauga County, Alabama, the _____ day of _____, 2009.

FIRE DEPARTMENT

CERTIFICATE OF THE ALABAMA POWER COMPANY
The undersigned, as authorized by the Alabama Power Company, hereby certifies that the within plat is a true and correct plat for the subdivision of the property of _____ of _____, Autauga County, Alabama, the _____ day of _____, 2009.

CERTIFICATE OF THE COUNTY ENGINEER

The undersigned, being the County Engineer or Acting County Engineer of Autauga County, Alabama, hereby certifies that the within plat is a true and correct plat for the subdivision of the property of _____ of _____, Autauga County, Alabama, the _____ day of _____, 2009.

COUNTY ENGINEER

Prattville, Alabama

ALABAMA POWER COMPANY
Autauga County, Alabama

CERTIFICATE OF THE COUNTY ENGINEER

The undersigned, being the County Engineer or Acting County Engineer of Autauga County, Alabama, hereby certifies that the within plat is a true and correct plat for the subdivision of the property of _____ of _____, Autauga County, Alabama, the _____ day of _____, 2009.

COUNTY ENGINEER

Prattville, Alabama

FLOOD NOTE: PROPERTY IS NOT LOCATED WITHIN A FLOOD PRONE AREA AS PER FLOOD COMMUNITY MAP NO. 01001C0368D, DATED JUNE 16, 2009.

SPECIAL POWER COMPANY NOTE: SPECIAL POWER COMPANY IS GRANTED THE RIGHT TO CONSTRUCT, INSTALL, OPERATE AND MAINTAIN ITS FACILITIES INCLUDING ITS CONDUITS, CABLES, TRANSCLOSURES AND OTHER APPLIANCES HEREIN OR NECESSARY IN CONNECTION WITHIN A TEN (10) FOOT WIDE UTILITY EASEMENT AS SHOWN ON THE PLAT FOR THE UNDERGROUND OR TRANSMISSION AND DISTRIBUTION ELECTRICAL POWER LINES, TOGETHER WITH ALL RIGHTS AND PRIVILEGES NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OR USE THEREOF, INCLUDING THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID FACILITY AND THE RIGHT TO EXCAVATE AND KEEP CLEAR ALL TREES, UNDERGUSH, SHRUBBERY, ROCKS, STUMPS, LIMBS, BRANCHES AND ABOVE SAID FACILITY. ALSO INCLUDED IN THE RIGHTS GRANTED HEREIN IS THE RIGHT TO INSTALL SERVICE LATERALS RUNNING FROM SAID TEN (10) FOOT WIDE EASEMENT TO THE DWELLINGS OR BUILDINGS CONSTRUCTED ON THE LOTS WITHIN THE PLAT.

RESOLUTION

Sketch Plan (Revised)

Bridge Creek Reserve

December 17, 2009

Whereas, Pell Avenue, Inc., is the owner and developer of Bridge Creek Reserve; and

Whereas, the proposed development is located on Bridge Creek Road north of Durden Road; and

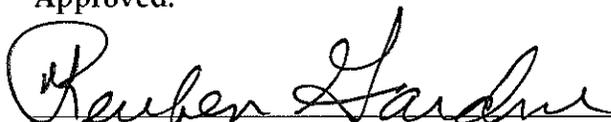
Whereas, the proposed development is located inside the Prattville city limits; and

Whereas, the initial sketch plan on the proposed development was approved on November 5, 2005; 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 gives its favorable review of the submitted revised sketch plan of Bridge Creek Reserve.

Approved:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
12/17/09

CITY OF PRATTVILLE
Planning Commission

Planning Department Staff Report



SKETCH PLAN Bridge Creek Reserve (Revised)
DATE December 11, 2009

PROPOSED DEVELOPMENT

Petitioner: Pell Avenue, Inc.
Property Owner: Pell Avenue, Inc.
Agent: None
Location: On east side of Bridge Creek Road .25 miles north of Durden Road.

Development Status and History

Submission Status: Proposed revision of the sketch plan for Bridge Creek Reserve – approved by the Planning Commission November 3, 2005

Previous Approvals: A single preliminary plat – Bridge Creek Reserve, Plat 1, was approved by the Commission on January 5, 2006.

From the approved preliminary plat, two finals have been presented, approved and platted – Bridge Creek Reserve, Plats 1 and 1A.

Conditions of Previous Approvals: The approved preliminary plat required the exact location of the Carson Drive/Bridge Creek Road intersection to maximize visibility.

Property Configuration

Acreage: 70.5 acres in the total Bridge Creek Reserve subdivision. Approximately 41.6 acres remain undeveloped.

Proposed Number of Lots and Configuration: 92 lots at a ¼ acre of greater. Two parcels are reserved for storm water management and a sanitary sewer lift station. The revised sketch plan continues the street loop found in the original plat and relocates the long cul-de-sac. The revised sketch plan keeps the stub street to the east and adds an intersection with Bridge Creek Road and a stub to the north.

<i>Proposed Use:</i>	Single-family residential
<i>Current Zoning:</i>	R-3, Single family residential Minimum Lot Size: 7,500ft ² Setbacks: 25' F, 30' R, 8' ¹ / ₆ ' S
<i>Required Zoning:</i>	The presented sketch plan needs the requirements for an R-3 district.
<i>Surrounding Developments and Uses:</i>	North: Large lot single-family development – Webb Drive South: Bridge Creek Reserve, Plats 1 and 1A and large lot single-family lots fronting Durden Road. East: Windrose Subdivision, Plats 1-3 and undeveloped 60± acres owned by the Autauga County Board of Education. West: Opposite side of Bridge Creek Road – approved Brierfield Subdivision. Adjacent – 17 acres of undeveloped property in the Ed Burt Estate.
<i>Street Extensions or New Streets:</i>	The revised sketch includes an additional stub to Webb Drive and a new intersection with Bridge Creek Road.
<i>Water and Sewer:</i>	Water service is available from the Prattville Water Works Board. Sanitary sewer service is available by extension of City of Prattville mains installed with Bridge Creek Reserve, Plats 1 and 1A. Development will require installation of sanitary sewer pump station on the north portion of the property.
<i>Unique Features:</i>	No new features in the revised sketch plan.

PLANNING STAFF EVALUATION

Reviewed by:	Joel T. Duke, AICP
Site Visits Conducted:	December 11, 2009
Recommendation:	Approval if Bridge Creek Road intersection can be engineered within city regulations and aligned with Brierfield Subdivision.

Staff Comments:

1. Uncertain of exact location of proposed stub connection to north and proposed intersection with Bridge Creek Road. Show Planning Commission approved street in Brierfield Subdivision in relation to proposed Bridge Creek intersect, and show how northern will line-up with potential development of property off Webb Drive.
2. Consider stubbing 1000' cul-de-sac into Ed Burt Estate parcel located between site and Bridge Creek Road.

COMMENTS FROM OTHER CITY DEPARTMENTS

FIRE DEPARTMENT:

1. Check to see if there is an existing hydrant around Lot 2. If so, do not add one at Lot 4/5. This sheet 090061 conflicts with 090060. One sheet shows another road coming out, one does not.
2. Appears to create problems with long streets with lack of interconnectivity. Plat 2 shows a long run (above 1000 ft) relying on future phases to connect.
3. Please clarify the difference between the two drawings.

ATTACHMENTS

1. Location Map
2. Sketch Plan
3. Original Sketch Plan and minutes from November 3, 2005 Planning Commission meeting.

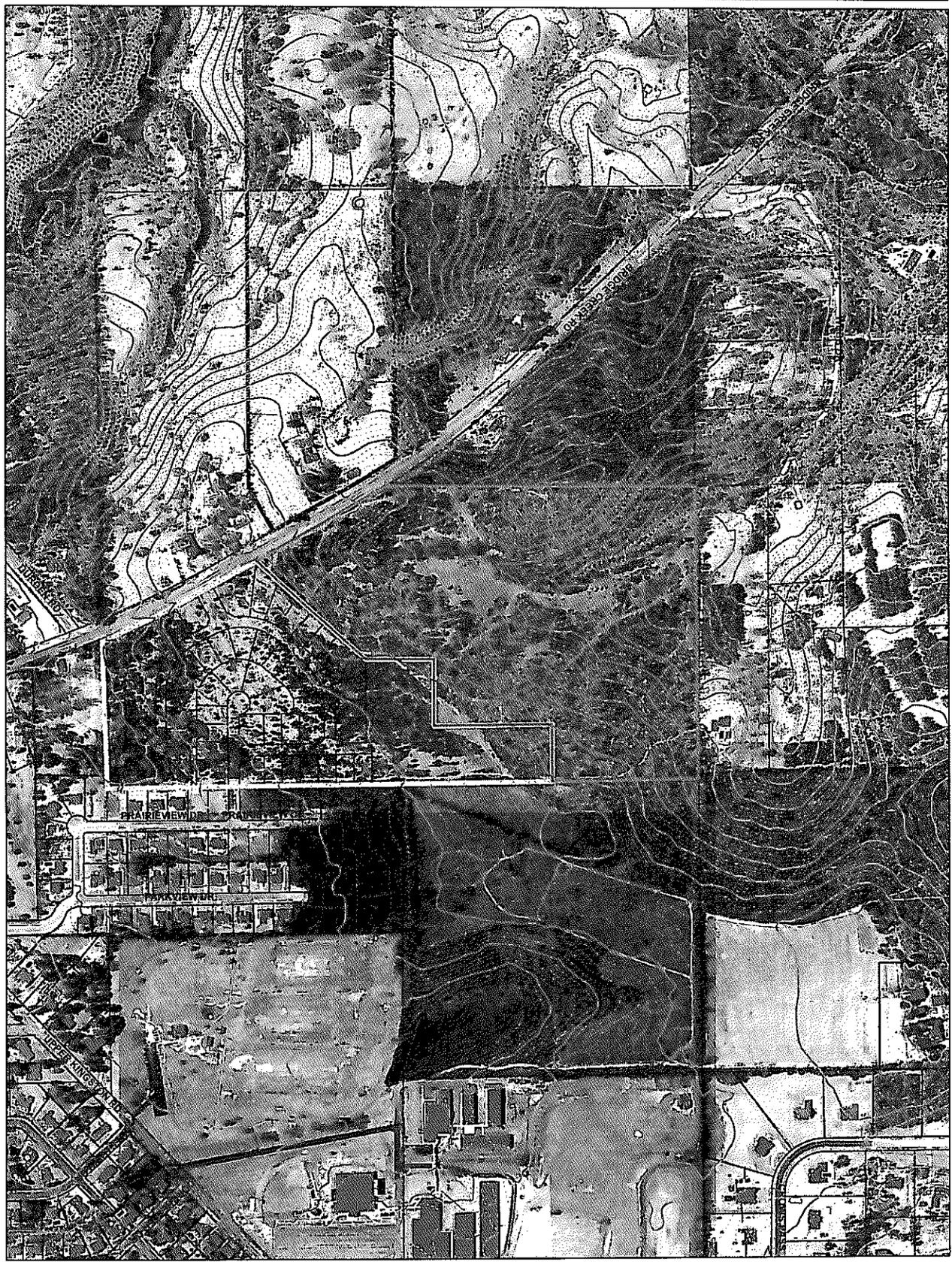
City of Prattville
Planning Commission

Location Map

Bridge Creek Reserve

- Legend
- Bridge Creek Reserve - Remainder
 - Bridge Creek Reserve, Plats 1 & 1A
 - Interfield Subdivision
 - INDEX_TOPOGRAPHY
 - INTERMEDIATE_TOPOGRAPHY
 - Hydrology - Stream/River
 - Structures - March 2005
 - Tax Parcel

1 inch = 400 feet



warehouses. He stated that the surrounding property was zoned B-1 but that the primary use of the surrounding property is residential (Dozier Ave south along Peachtree Street).

Mr. Hall commented that he had visited the site and that it was aesthetically unattractive for residential use.

Mr. Brown stated that B-2 zoning was too intense for the area and it did not have appropriate access for emergency apparatus.

Mrs. Carpenter asked if the request fit with the future Land Use Plan. Mr. Duke responded that the Future Land Use Plan in this area called for land uses that match the existing neighborhood.

Mr. Colson moved to hold the item until the next meeting to allow more time to consider the type of rezoning and more available options for the property use. **Councilman Fank** seconded the motion. The motion passed unanimously.

2. **Sketch Plan: Avalon Place #5**
Located off Valleyview Drive & Sweetbriar Lane
Owner/Developer: Claude Walker, Pat Maious and Guthrie Jeffcoat
Engineer: Jeffcoat Engineers & Surveyors, LLC

Councilman Fank introduced a resolution recommending the approval of the sketch plan of Avalon Place #5 and moved for its approval. **Mr. Nelson** seconded the motion.

Guthrie Jeffcoat, petitioner, stated that they are requesting approval of the sketch plan for Avalon Place #5. He stated that there would be 77 lots on the plat. He stated that there was a big ditch at the rear of the lots that would not be touched. He stated that there would be streets connections to the existing subdivision (Avalon Forest) and a new street developed at the intersection out to the school (Prattville Jr. High). He stated that they are considering placing electrical gates at the entrance to restrict thorough fare traffic.

Mr. Duke stated that the proposed road (Valley View Drive) would have to be vacated and realigned to allow for lots on both sides of the road and to allow for a better intersection, which is favorable. He stated that as the project develops and nears the preliminary plat phase careful study must be done of Pine Creek tributary that runs the length of the property (as outlined) is currently dry but storm situation causes a great deal of flooding in the area.

The vote was called. The motion passed unanimously.

3. **Sketch Plan: Bridge Creek Reserve**
Located on Bridge Creek Road across from proposed Brierfield Estates
Owner/Developer: Pell Avenue LLC
Engineer: Macon Engineering & Land Surveying, Inc.

Councilman Fank introduced a resolution recommending approval of the sketch plan of Bridge Creek Reserve and moved for its approval. **Mr. Colson** seconded the motion.

Charles Brown of Macon Engineering & Land Surveying, Inc., petitioner representative, stated that they plan to annex the 70.5 acre property inside the city limits. He stated that the proposed to connect to the existing Windrose Subdivision. He stated that the property is currently

set up as R-3 zoning requirements. He stated that they plan to connect to the city's sanitary sewer system.

Mr. Duke stated that the subdivision has several positive aspects. He stated that connectivity should be shown to north and west of property. He stated that traffic calming issues need to be addressed for the new road during the preliminary plat phase. He stated that the west intersection with Bridge Creek Road should be aligned with the Brierfield Estates approved sketch. He also stated that the proposed typical lot sizes in the subdivision was a little under the minimum R-2 zoning requirements. He stated that the proposed R-3 zoning would not be a wide variation of the existing area that is predominately zoned R-1 and R-2. He stated that the city was not opposed to pumping station for sanitary sewer. He stated that an in-depth analysis must be done on the outfall for stormwater.

The vote was called. **The motion passed unanimously.**

- 4. Sketch Plan: Mallard Rise Plat #3**
Located at Durden Road at Bell Maison
Owner/Developer: Dennis Mullins
Engineer: Jeffcoat Engineers & Surveyors, LLC

Mr. Duke stated that the owner requested that the item be held for two weeks until some questions could be answered.

Mr. Hall moved to hold the item until the next meeting. **Mr. Colson** seconded the motion.

The motion passed unanimously.

- 5. Sketch Plan: Roland Hepburn Property**
Located off Highway 31 South
Owner/Developer: Roland Hepburn
Engineer: Jeffcoat Engineers & Surveyors, LLC

Mr. Brown introduced a resolution recommending approval of the sketch plan of Roland Hepburn Property and moved for its approval. **Mr. Nelson** seconded the motion.

Guthrie Jeffcoat of Jeffcoat Engineers, petitioner representative, stated that they have proposed an 18 lot (commercial) subdivision in Phase 1 of the development. He stated that only Phase 1 is in the Prattville city limits. He stated that apartments are proposed for Phase 2 (at the west end of the street. He stated that the parking streets and driveways would have a grid line of interconnection that would meet regulations for emergency vehicles.

Mr. Duke stated that the lots need to have a compaction test before they are built on due to the past filling. He stated that the proposed road should be renamed to retain the existing Hare Street.

The vote was called. **The motion passed unanimously.**

- 6. Final Plat: Silver Hills #18 (Patio Homes)**
Located off of Greystone Way and west of Pebble Creek Drive
Owner: Southern Boulevard Corporation
Engineer: Goodwyn, Mills and Cawood

RESOLUTION

Sketch Plan

Bridge Creek Reserve

November 3, 2005

Whereas, Pell Avenue, LLC, is the owner and developer of Bridge Creek Reserve; and

Whereas, the proposed development is located on Bridge Creek Road adjacent to the proposed Brierfield Estates and Windrose Subdivision Plat #2; and

Whereas, the proposed development is located outside the Prattville city limits; 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 gives its favorable review of the submitted sketch plan of Bridge Creek Reserve.

Approved:

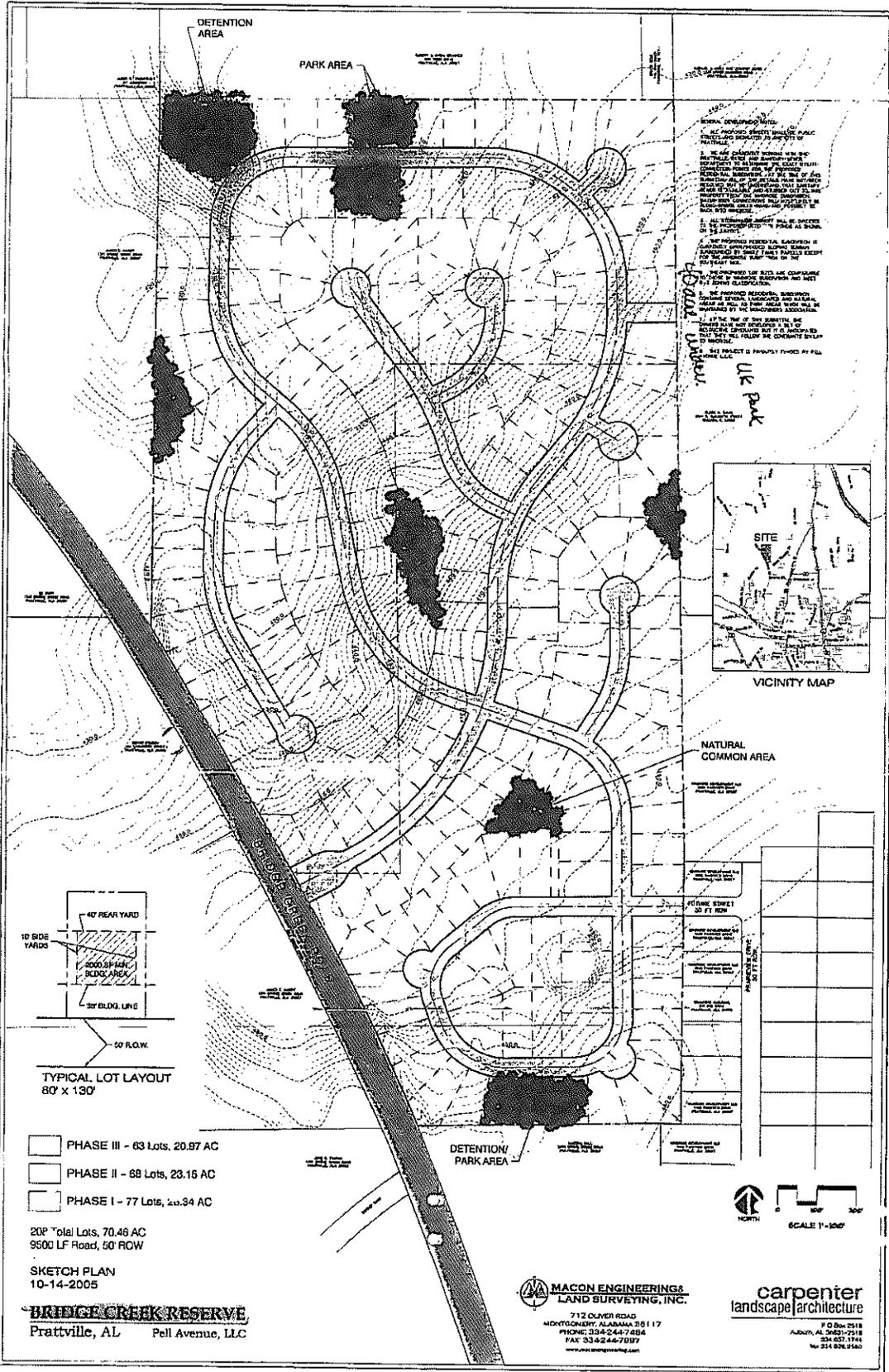


Paula Carpenter, Vice-Chairwoman



Alisa Morgan, Secretary

The motion passed unanimously.
11/03/05



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