



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

GARY L. WHITESIDE
DISTRICT 5

RAY C. BOLES
DISTRICT 6

LORA LEE BOONE
DISTRICT 7

City of Prattville Planning Commission

The minutes of the November 19, 2015 meeting of the City of Prattville Planning Commission were approved.

1/21/16

Tim Smith, Chairman

Date

Planning & Development Department

102 West Main Street ■ Prattville, Alabama 36067 ■ 334-595-0500 ■ 334-361-3677 Facsimile
planning.prattvilleal.gov



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DISTRICT 7

CITY OF PRATTVILLE PLANNING COMMISSION AGENDA

**November 19, 2015
3:00pm**

Call to Order:

Roll Call:

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

Minutes:

August 20, 2015 and October 15, 2015

Old Business:

1. Preliminary Plat: Oak Creek Plat 3
Location: Dunvegan & Portree Drive
Owner: Magna Development & Builders, LLC
Engineer/Representative: Larry Speaks & Associates

*Held 3/19, 4/16, 5/21,
6/18, 8/20
District 1*

New Business:

2. Re-Plat: Hearthstone Estates Phase 2-A
Location: 979 & 981 Fireside Drive
Owners: David and Evelyn Brown
Engineers/Representative: Alabama Land Surveyors, Inc.
3. Sketch Plan: Patriot Farms
Location: Old Ridge Road
Owners: SMB Lands, LLC
Engineers/Representative: Barrett Simpson, Inc.

District 7

District 3

Miscellaneous:

Adjourn:

Planning & Development Department

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**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES**

November 19, 2015

Call to order:

Chairman Tim Smith called the meeting to order at 3:08 p.m.

Roll Call:

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

(Quorum present)

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

Minutes:

Chief Johnson moved to approve the minutes of the August 20, 2015 and October 15, 2015 meetings. Mr. Nelson seconded the motion.

The motion passed unanimously.

Old Business:

- 1. Preliminary Plat: Oak Creek Plat 3**
Location: Dunvegan & Portree Drive
Owner: Magna Development & Builders, LLC
Engineer/Representative: Larry Speaks & Associates

Mr. Duke presented preliminary plat of Oak Creek Plat 3. He stated that the plat was held several times. He stated that the questions regarding fire flow had been addressed sufficiently. In the absence of a representative, he recommended denial of approval.

The motion to approve was denied unanimously.

New Business:

- 2. Re-Plat: Hearthstone Estates Phase 2-A**
Location: 979 & 981 Fireside Drive
Owners: David and Evelyn Brown
Engineers/Representative: Alabama Land Surveyors, Inc.

Mr. Duke recommended approval of the re-plat of Hearthstone Estate Phase 2-A combining lot 33 and lot 34 into one lot, creating lot 33A.

Mrs. Carpenter moved to approve the re-plat of Hearthstone Estates Phase 2-A 979 and 981 Fireside Drive as presented. Mr. Nelson seconded the motion.

The motion to approve passed unanimously.

- 3. Sketch Plan: Patriot Farms**
Location: Old Ridge Road
Owners: SMB Lands, LLC
Engineers/Representative: Barrett Simpson, Inc.

Mrs. Carpenter introduced a resolution recommending approval of the sketch plan of Patriot Farms and moved for its approval. Chief Johnson seconded the motion.

Blake Rice of SMB Lands, LLC, petitioner's representative, introduced the plan for a 230 lot subdivision north east of Glennbrooke Subdivision. He stated that the proposed subdivision is a different layout than Glennbrooke Subdivision, proposing no R-5 type with zero lot line. Portions of the property are inside city limits and some are outside city limits. He stated that rezoning and annexation request will follow if proposed sketch plan is approved.

Mr. Duke presented the staff report for the sketch plan of Patriot Farms. He stated that the 93 acre sketch plan proposes R-3 zoning for the entire subdivision which poses no issue except for the 100' wide power line easement along the rear property lines of lots 9-26 and the billboard access at lot 235. He stated that the B-1 zoning must remain for lot 235 to allow for 2002 BZA approval for billboards. He further stated that the lots are configured around and accessible by 6 new residential streets. The streets provide two intersections with Old Ridge Road (Street A and Street F). The new street layout does not provide connections to the 117 acre tract to the north and west.

Mr. Rice addressed the comments of the staff report stating that there is no issue with leaving lot 235 as B-1 and there is no issue with aligning the roads to meet connectivity to adjacent property. He stated that lot 9 is dedicated as an amenity lot for a clubhouse or pool, and lot 57 is dedicated amenity lot for storm water retention.

Mrs. Carpenter moved to hold the request. Mr. Hindman seconded the motion.

The motion to hold passed unanimously.

Chairman Smith along with Chief Johnson and Mrs. Carpenter was appointed to a subcommittee to review issues related to amenity lots, power lines and billboards, and connectivity related to the sketch plan of Patriot Farms.

Miscellaneous Business:

Adjourn:

The meeting was adjourned at 4:00 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Prattville Planning Commission

RESOLUTION

Preliminary Plat

Oak Creek Subdivision Plat #3

March 19, 2015

Whereas, Magna Development & Builder, LLC, is the owner of Oak Creek Subdivision Plat 3; and

Whereas, the proposed development is located inside the Prattville city limits at Dunvegan Drive and Portree Drive; and

Whereas, the revised sketch plan of the proposed development was approved on July 19, 2007; and

Whereas, the initial preliminary plat of the proposed development was approved November 1, 2007 with contingencies; and

Whereas, a public hearing for the proposed development was heard March 19, 2015; 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 preliminary plat of Oak Creek Subdivision Plat 3.

Approved:

Tim Smith, Chairman

Alisa Morgan, Secretary

The motion to approve was DENIED unanimously.
3/19/15



CITY OF PRATTVILLE

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MAYOR

CITY COUNCIL

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

March 17, 2015

Mr. Greg Gillian, P.E.
Larry Speaks & Associates
535 Herron Street
Montgomery, AL 36104

RE: Prattville Preliminary Plan Review #150006
Oak Creek Plat 3

Dear Mr. Gillian:

The preliminary plans for the Oak Creek Plat 3 have been reviewed by the city departments with the following comments:

PLANNING DEPARTMENT:

1. Unclear on purpose for 20 ft. easement/buffer on the west property line.
2. Adjust phasing to allow for advance of both Portree Dr. and Dunvegan Dr. in Plat 3-B. Connect in Plat 3-C, sheet 3.
3. Explain cross lot drainage 28 – 33, and 36 – 40, sheet 4.
4. Compaction reports required for all areas at time of final plat.
5. Why end O1 to O2 run short of property line, can extend onto undeveloped property, sheet 4.
6. PMH # 12 to PMH # 13 run unclear, will this be run across existing lots?
7. Initial sketch plan review indicated Prattville Water Board and Prattville Fire Department concerns about water pressure north of Live Oak.

ENGINEERING DEPARTMENT:

1. Show rain-stopper lids for sanitary sewer manholes.
2. SDR 26 pipe required for sanitary sewer except where D.I. is needed for crossing.
3. Provide stormwater detention details.
4. Street grades do not seem to reflect same grading as contour and storm drainage page.
5. Provide sanitary sewer lateral for each lot.
6. Do not split storm easements with lot lines.

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FIRE DEPARTMENT:

1. Note past review 10-16-2007: Low water flow & pressure was dropping below minimum requirements. Still need information showing how water supply will be improved.

WASTEWATER DEPARTMENT:

1. 20 L.F. of D.I. sanitary sewer at all intersections of sanitary sewer and storm piping.
2. Clarify sheets 8, 9, 10 showing sanitary sewer to be RCP.
3. Lot 15 has no sanitary sewer lateral.

Please review the comments noted above as provided to address the preliminary plan phase. If there are any questions or need of further assistance please contact.

Sincerely,

A handwritten signature in black ink, appearing to read "George Stathopoulos", with a long, sweeping horizontal stroke extending to the right.

George Stathopoulos
Senior Planner

CITY OF
PRATTVILLE, AL

Oak Creek
Plat 3

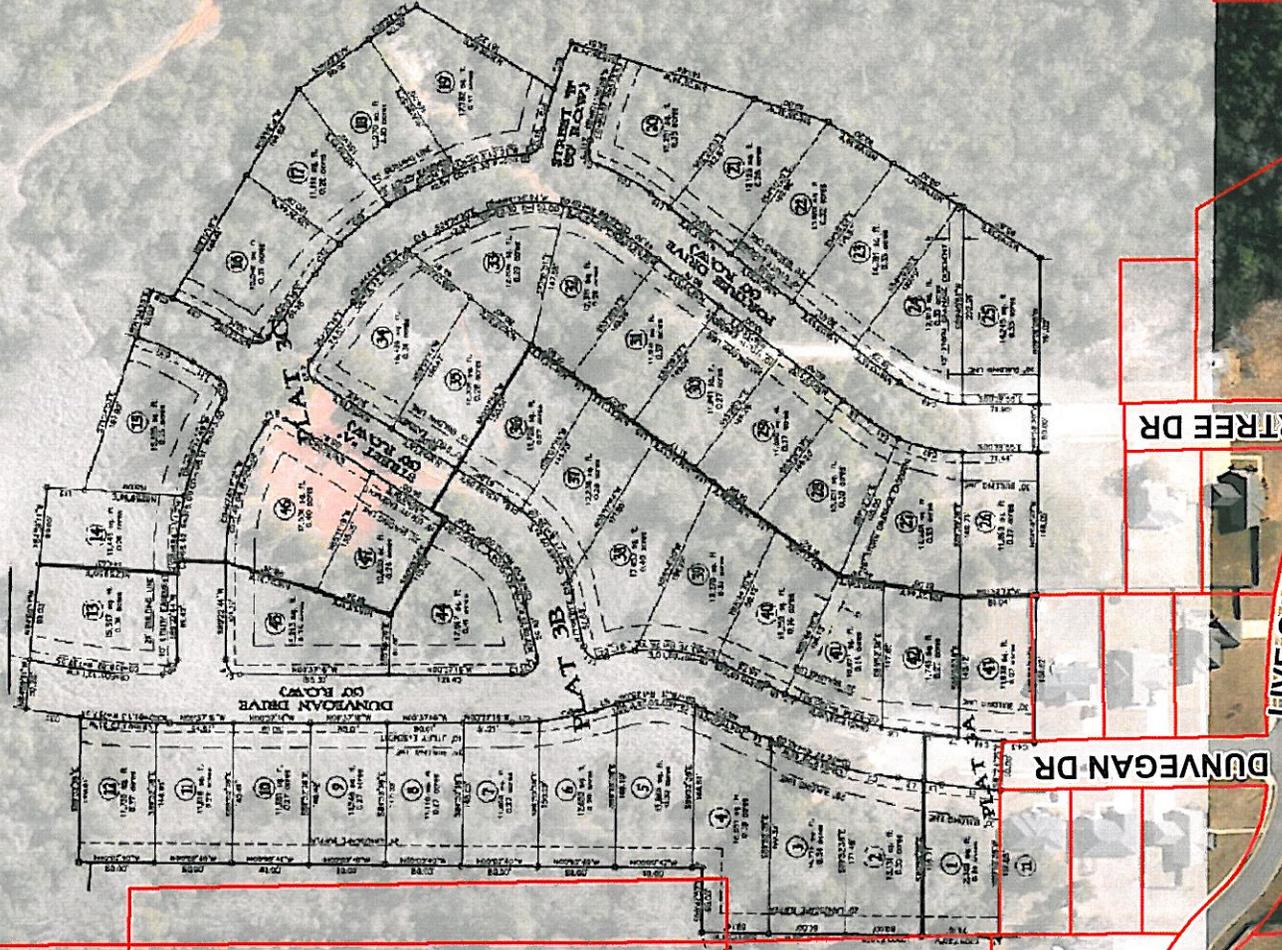
Zoning: R-3

Scale: 1" = 200'



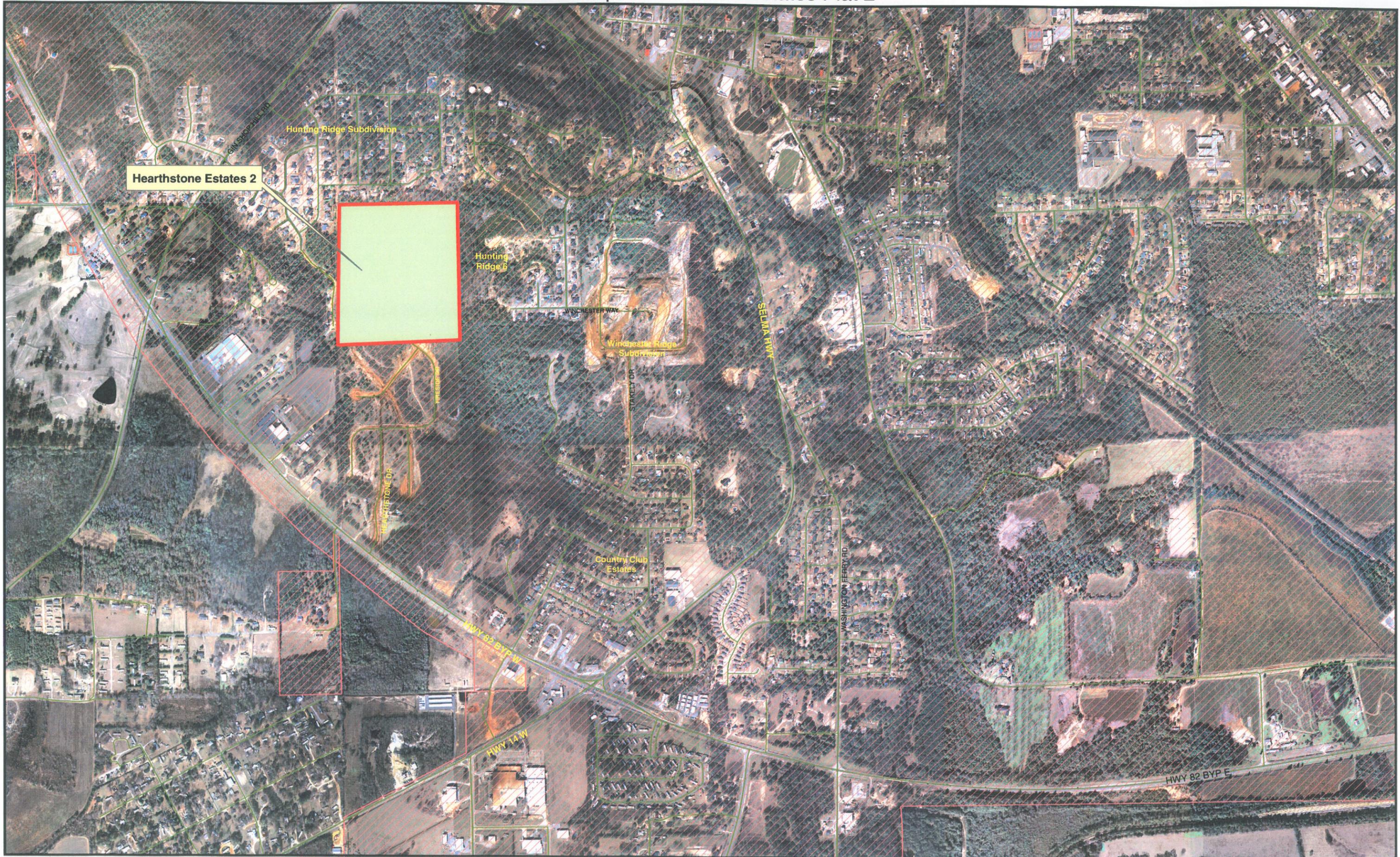
— STREETS

□ TAX PARCELS



Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Location Map: Hearthstone Estates Plat 2



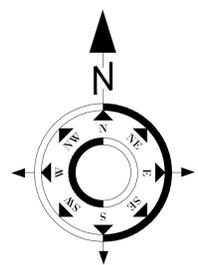
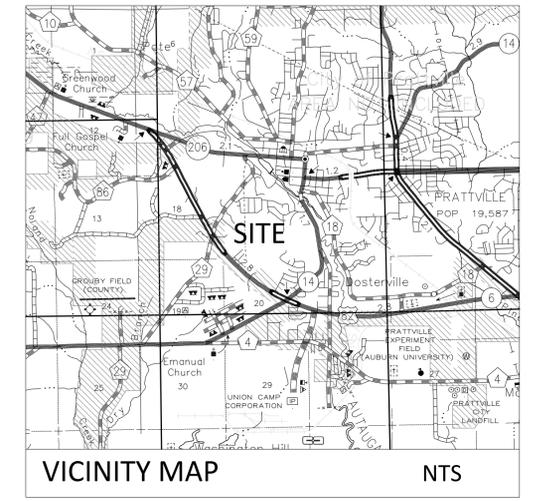
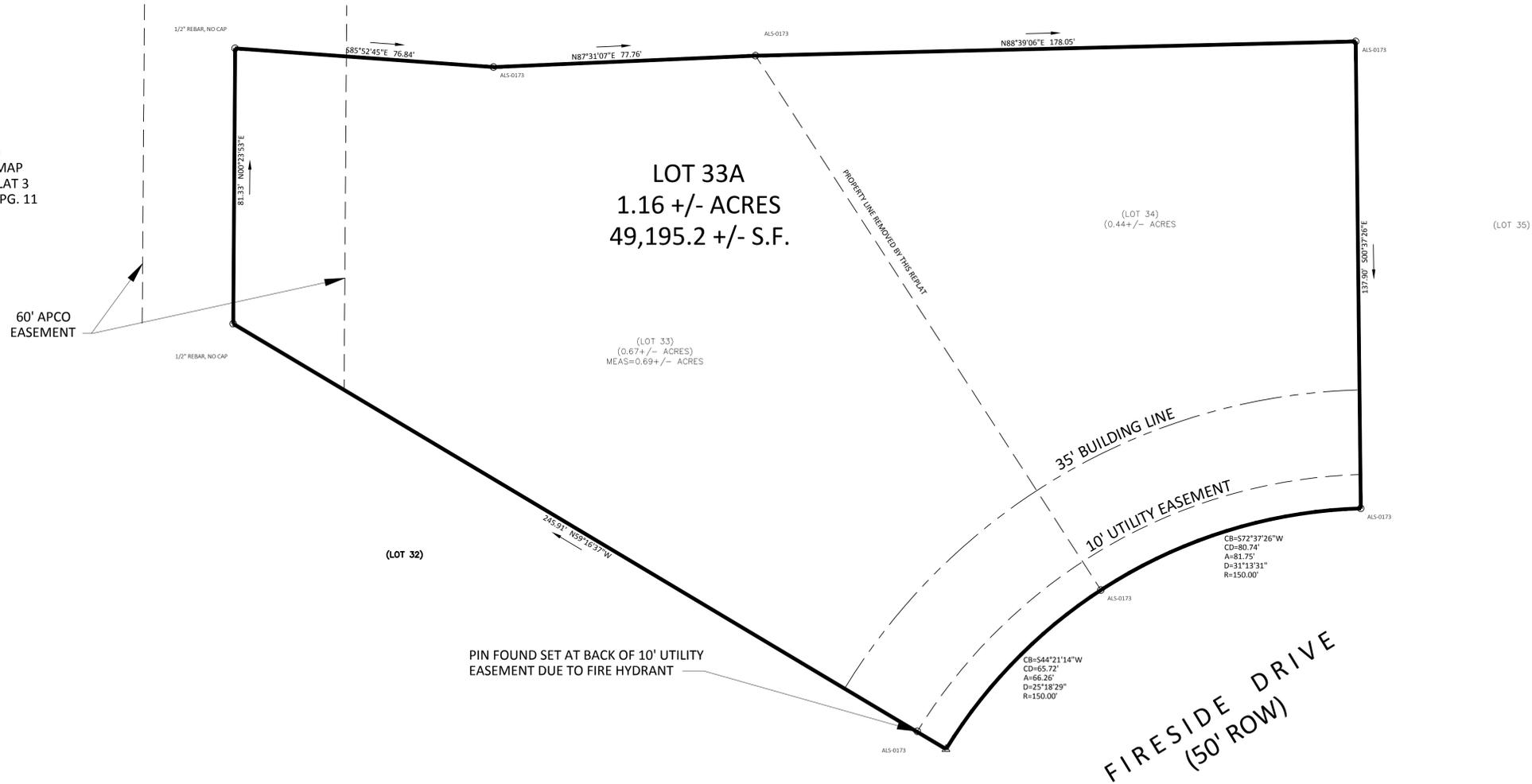
Hearthstone Estates Plat #2 located off of Fireside Dr in Hearthstone Estates Subdivision

HEARTHSTONE ESTATES PHASE 2-A

BEING A REPLAT OF LOTS 33 AND 34 OF HEARTHSTONE ESTATES, PHASE 2 AS RECORDED IN PLAT BOOK 2007, PAGE 24 IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA. SAID PARCEL LIES IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 16 EAST, AUTAUGA COUNTY, ALABAMA.

DEERWOOD SUBDIVISION MP. 3, PG. 94

(BLOCK 9)
CORRECTED MAP
DEERWOOD PLAT 3
PART "A" PB. 4, PG. 11



CERTIFICATE OF THE CITY ENGINEER
THE UNDERSIGNED, AS THE ENGINEER OF THE CITY OF PRATTVILLE ALABAMA HEREBY ACCEPTS THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA. THIS THE ____ DAY OF _____, 2015.

BY: _____
CITY ENGINEER
PRATTVILLE, ALABAMA

CERTIFICATE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
THE UNDERSIGNED, AS DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF PRATTVILLE, ALABAMA HEREBY ACCEPTS THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA. THIS THE ____ DAY OF _____, 2015.

BY: _____
DIRECTOR OF PLANNING AND DEVELOPMENT
PRATTVILLE, ALABAMA

CERTIFICATE OF THE COUNTY HEALTH DEPARTMENT
THE UNDERSIGNED, AS AUTHORIZED BY THE AUTAUGA COUNTY HEALTH DEPARTMENT HEREBY ACCEPTS THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA. THIS THE ____ DAY OF _____, 2015.

HEALTH OFFICER
AUTAUGA COUNTY, ALABAMA

CERTIFICATE OF THE COUNTY ENGINEER
THE UNDERSIGNED, BEING THE COUNTY ENGINEER OR ACTING COUNTY ENGINEER OF AUTAUGA COUNTY, ALABAMA, HEREBY ACCEPTS THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA. THIS THE ____ DAY OF _____, 2015.

COUNTY ENGINEER
PRATTVILLE, ALABAMA

CERTIFICATE OF THE PRATTVILLE FIRE DEPARTMENT
THE UNDERSIGNED, AS AUTHORIZED BY THE FIRE DEPARTMENT OF THE CITY OF PRATTVILLE, ALABAMA, HEREBY ACCEPTS THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA. THIS THE ____ DAY OF _____, 2015.

FIRE DEPARTMENT
PRATTVILLE, ALABAMA

OFFICE OF THE JUDGE OF PROBATE
STATE OF ALABAMA
AUTAUGA COUNTY)
I HEREBY CERTIFY THAT THIS PLAT OR MAP WAS FILED IN THIS OFFICE FOR RECORD THIS THE ____ DAY OF _____, 2015, AT ____ O'CLOCK ____ M, AND RECORDED IN BOOK ____ OF PLATS AND MAPS, PAGE _____, RECORDING PAID.

BY: _____
JUDGE OF PROBATE
AUTAUGA COUNTY, ALABAMA

WE, DAVID & EVELYN BROWN, AS LAND OWNER HAVE CAUSED THE LAND EMBRACED HERE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS HEARTHSTONE ESTATES PHASE 2-A, LOT 33A. THE STREETS, ALLEYS, SEWER EASEMENTS, ETC. SHOWN ON PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DAVID BROWN _____
EVELYN BROWN _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AT LARGE, HEREBY CERTIFY THAT _____, WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND THIS ____ DAY OF _____, 2015.
NOTARY PUBLIC _____ (SEAL)
MY COMMISSION EXPIRES: _____

CERTIFICATE OF THE PRATTVILLE WATER WORKS BOARD
THE UNDERSIGNED, AS AUTHORIZED BY THE PRATTVILLE WATER WORKS BOARD OF THE CITY OF PRATTVILLE, ALABAMA, HEREBY ACCEPTS THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA. THIS THE ____ DAY OF _____, 2015.

PRATTVILLE WATER WORKS BOARD

MONUMENTATIONS	ABBREVIATIONS	ABBREVIATIONS
○ FIP - FOUND IRON PIN	AC - ACRES / SQ. FT. - SQUARE FEET	CONC - CONCRETE
● SIP - SET IRON PIN (ALS-0173)	(XX.XX) - RECORDED DISTANCE / BEARING	DRAIN - DRAINAGE
△ CP - CALCULATED POINT	XX.XX - FIELD MEASURED DISTANCE / BEARING	PL - PLAT BOOK
⊠ CM - CONCRETE MONUMENT	ROW - RIGHT OF WAY	DB - DEED BOOK
⊠ FP - FENCE POST	UTIL - UTILITY	PG - PAGE
	ESMT - EASEMENT	
LINE TYPES		
-----	EASEMENT LINE	
-----	FENCE LINE	
-----	ADJOINING PROPERTY	
-----	RIGHT OF WAY LINE	

BASIS OF BEARING:
MAP HAS BEEN ROTATED TO MATCH THE SAME BEARINGS AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA IN

SOURCE OF INFORMATION:
FOLLOWING DEEDS AND OR PLATS RECORDED IN AUTAUGA COUNTY, ALABAMA:
- PLAT BOOK 2007, PAGE 24
- AUTAUGA COUNTY TAX MAPS

Alabama Land Surveyors, Inc.
752 S Memorial Drive, Prattville, AL 36067
334-264-0266 www.alabamalandsurveyors.us

SHEET TITLE: REPLAT	NO.	REVISIONS	DATE
SHEET NUMBER: 01			
SURVEY END DATE: 10/19/2015			
DRAWING SCALE: AS SHOWN			
DRAWING END DATE: 10/20/2015			

HEARTHSTONE PHASE 2-A
LOT 33A
PRATTVILLE, ALABAMA



STATE OF ALABAMA
AUTAUGA COUNTY
I, JAMES D. MONK, A PROFESSIONAL LAND SURVEYOR OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE OF SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY SIGNATURE AND SEAL THIS THE 20TH DAY OF OCTOBER, 2015.
JAMES D. MONK, P.L.S., ALABAMA LICENSE NO. 34763

CITY OF PRATTVILLE, AL

Patriot Farms Sketch Plan

Location Map

Scale: 1" = 500'



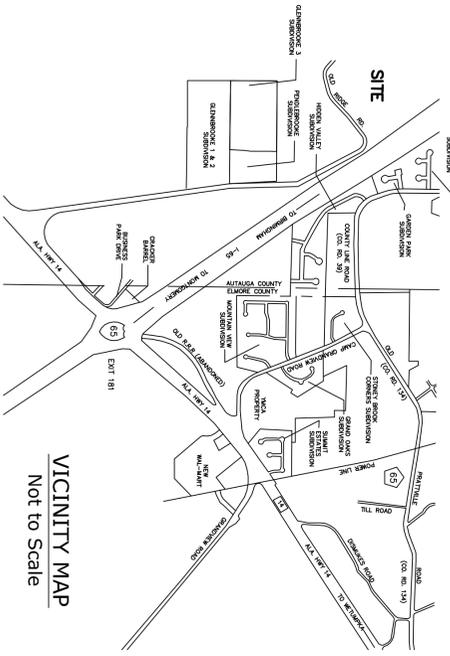
— STREETS
□ TAX PARCEL





SKETCH PLAN OF
PATRIOT FARMS
 BEING A PART OF SECTIONS 26 & 35
 TOWNSHIP 18 NORTH, RANGE 16 EAST
 AUTAUGA COUNTY, ALABAMA

- NOTES:
1. CONTOURS SHOWN ARE BASED ON THE CITY OF PRATTVILLE GIS DATA SHOWN AT 2 FOOT INTERVALS.
 2. **PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.**
 3. THIS DRAWING REPRESENTS A CONCEPTUAL PLAN FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY. THERE ARE DEVELOPMENT STANDARDS AND REGULATIONS WHICH WOULD ONLY BE DISCLOSED BY A THOROUGH SITE ASSESSMENT, INCLUDING SURVEY, TOPOGRAPHIC SURVEY, ENVIRONMENTAL ASSESSMENT, WETLANDS DELINEATION AND UTILITY AVAILABILITY, WHICH HAVE NOT BEEN PERFORMED FOR THE PURPOSE OF THIS SKETCH PLAN. THERE IS NO ASSURANCE BY BARETT-SIMPSON, INC. THAT THE PROPERTY CAN BE DEVELOPED ACCORDING TO THIS PLAN, OR A REASONABLE COST.
 4. THIS PROPERTY IS CURRENTLY OUTSIDE THE CITY OF PRATTVILLE CITY LIMITS AND WILL REQUIRE ANNEXATION.
 5. THE PROPOSED ZONING FOR THIS PROPERTY IS R-3.



DEVELOPMENT DATA:

Total Acreage:	93.38 AC ±
Developed Acreage:	72.53 AC ±
Undeveloped Acreage:	20.85 AC ±
Number of Lots:	235
Number of Buildable Lots:	228
Linear Feet of Streets:	9,440 LF ±



DATE: 16 OCT. 2015
 FILED: MAWY SUBDIVISION
 SCALE: 1"=100'
 PROJECT NO: 15-0073
 DRAWING NO:

CITY OF PRATTVILLE

Planning Commission

Planning Department Staff Report



SKETCH PLAN/ APPLICATION

Patriot Farms Subdivision
Sketch Plan – 1500019

DATE

November 18, 2015

PROPOSED DEVELOPMENT

Petitioner: Stone Martin Builders

Property Owner: Avant

Agent: Barrett-Simpson, Inc.

Location: North side of Old Ridge Road, between the two access drives to East Memorial Baptist Church. Adjacent to north phase of the existing Glennbrooke Subdivision sketch plan. (See Attachment A)

Development Status and History

Submission Status: Initial subdivision submission for 93.38 acre tract. (Currently held in the four parcels identified by Autauga County Revenue Office parcel numbers: 10072600000170000, 10073500000040010, 10073500000040070, and 10073500000040060.)

Portions of the property were annexed in 2002 at the request of the property owner. With exception of frontage on I-65, which is zoned B-1 to accommodate the installation of billboard signs, that portion located in the city limits is zoned FAR.

Previous Approvals: No previous subdivision requests for the tract. Portion fronting Interstate 65 was zoned B-1 in 2002 to accommodate installation of billboard signs.

Conditions of Previous Approvals: No previous Planning Commission or development conditions other than the BZA use-on-appeal/variance for billboard installation.

Property Configuration

Acreage: 93.38 acres

Proposed Number of Lots and Configuration: Property is presently divided into cultivated fields and wooded, undeveloped areas. The cultivated fields are contained on a 10.5 acre tract and a 38.5 acre tract near Old Ridge Road. The wooded areas correspond with drainageways and areas of steep slope on the northern portion of the property. The property also contains four billboard signs fronting Interstate 65. The illuminated signs range in height from 44' to 74'. Adjacent to the signs and running parallel to and the length of the interstate frontage is an Alabama Power Company transmission line in a 100' wide easement. The property is bounded by Interstate 65 to the east, Old Ridge Road to the south, and 117 acre undeveloped, wooded parcel to the north.

The proposed sketch plan creates 228 residential lots and streets on roughly the southern two-thirds of the property. The northern portion of the property corresponding with the steep slopes and drainageways are reserved in a common amenity lot. The sketch plan proposes R-3 zoning for the entire subdivision. The typical lot dimensions of 60' – 65' and 150' – 175' deep meets the 7,500 square foot minimum area and 60' minimum lot width required by R-3 zoning. Lots having double frontage (front and rear) with a new subdivision street and the interstate or Old Farm Lane are provided additional depth.

The lots are configured around and accessible by 6 new residential streets. The streets provide two intersections with Old Ridge Road (Street A and Street F). The new street layout does not provide connections to the 117 acre tract to the north and west.

The sketch plan places the 4 billboards in a non-buildable lot 60' x 1,500' lot adjacent to the interstate. The Alabama Power transmission line and 100' wide easement are placed along the rear property lines of lots 9 through 26. The sketch plan also includes 6 other non-buildable lots identified as "Amenity". These include two on either side of the two intersections with Old Ridge Road (Streets A and F), an approximately 1.5 acre parcel on Street B with frontage on Old Ridge Road, and a single approximately 20 acre parcel covering the northern portion of the tract.

Proposed Uses: 228 Single-family residential lots zoned R-3.

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 Low Density Residential. Section 2.2 states that, "Low Density Residential refers to single family homes on single lots, usually at least one-sixth of an acre or larger. These lots have front, side and rear setbacks, and will only in very rare cases abut a land use other than single-family or greenspace. Target densities would not exceed eight units per acre."

The presented site plan proposes a density of 3.5 units per acre on the developed portion of the tract and a density of 2.5 units per acre over the entire 93.38 acres. The layout and the expected request for R-3 zoning are consistent with the adopted land use plan.

Current Zoning:

Only the northern 72 acres ± of the property are located in the Prattville city limits. The majority is zoned FAR, Forest, Agricultural and Recreation. A portion corresponding with the proposed Lot 235 and the 4 existing billboard signs is zoned B-1, Local Shopping. The remaining 21 acres are 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 R-3 to accommodate the proposed 228 residential lots.

The existing B-1 designation or another business district must remain for Lot 235 in order for the billboard use to continue as a permitted use-on-appeal.

The applicant has not submitted an annexation petition or application for rezoning at this time.

Surrounding Developments and Uses: North/West: 117 acre, undeveloped tract and 5 parcels located on a private street (Ricky Drive); all located outside the city limits.
South: Old Ridge Road, future phases of the Glennbrooke Subdivision, and East Memorial Baptist Church/East Memorial Christian Academy; all presently zoned FAR.
East: Interstate 65 – No zoning

Street Extensions or New Streets: The lots are configured around and accessible by 6 new residential streets. The streets provide two intersections with Old Ridge Road (Street A and Street F). The new street layout does not provide connections to the adjacent 117 acre tract.

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

A City of Prattville sanitary sewer main was extended to the property during the last decade and terminated near the southeast corner. In addition, sewer mains are being extended through the adjacent Glennbrooke development. The site is located in the basin serviced by the Pine Creek Wastewater Treatment Plant. Sufficient treatment capacity exists at this time for the proposed development. Adequacy of the Pine Creek interceptor system should be closely examined by the Planning Commission when the Patriot Farms subdivision is presented for preliminary plat review and approval.

Unique Features: The existing 45' and 75' tall billboard signs and the Alabama Power Company transmission lines located adjacent to or as a part of Lots 9 – 2.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP
City Planner

Site Visits Conducted: Various times – November 2015

Recommendation: Request that a Planning Commission committee be appointed to review issues related to amenity areas, power lines and billboards, and connectivity.

Staff Comments:

The following items should be addressed by the Commission prior to approval:

Consistency with Glennbrooke Subdivision Sketch Plan. As shown on Attachment B, the proposed Patriot Farms subdivision is located just north of the seventh phase of the Glennbrooke Subdivision on the opposition side of Old Ridge Road. The Glennbrooke sketch shows a central street from phase seven intersecting Old Ridge Road near the in the Patriot Farms Street F. These two streets should align. The adjustment may be made to either sketch plan.

Amenity Areas. The proposed sketch plan includes two significant amenity areas. The first, listed as Lot 9, is located in the southeast corner of the site. The 1.5 acre lot appears to be a neighborhood oriented recreational area. Given the 228 lots, the density of the subdivision, and the distance and inaccessibility to the 10 acre park proposed with the Glennbrooke subdivision, the amenity lot should be centrally located in the development and increased in size.

The second amenity area, listed as Lot 57, covers 20 acres is in the northern portion of the tract. The lot consist of steep slopes and drainageways. While not indicated on the sketch plan, this area is likely the location for any necessary stormwater detention. Access to the lot is limited to a 20' wide, 100' long corridor intersecting Street F between Lots 52 and 53. If the area is intended for use by the general public or other neighborhood as a natural recreation area or park, additional access points are needed. In addition, the access should be easily located and designed to minimize impacts on adjacent lots and encourage use by the public.

Billboards and Powerlines. The proposed sketch plan seeks to preserve the two existing developments on the property without consideration for their potential impact on the new residential lots. Care should be taken to lessen or eliminate any negative impacts in the design and layout of the lots. Arguably, the billboards, their illumination, and their height present the greatest negative impact. The proposed lot layout places them in their own non-residential lot separated from the housing units by the 100' deep power easement. The easement provides needed separation, however, the power company's restrictions against trees in their easement limits opportunities for screening. In an effort to accommodate the power easement, but preserve the number of lots, the easement is included as a part of Lots 9 – 26. If the power easement is shifted to the billboard lot (Lot 235), then rear lines of Lots 9 – 26 would be available for developer or homeowner to create a vegetated screen. In addition, the owners of Lots 10 -26 would not be forced to pay ad valorem taxes on property they cannot improve or vegetate.

COMMENTS FROM OTHER CITY DEPARTMENTS

FIRE DEPARTMENT:

1. Dead end Street "B" is over 1000 ft., and has over 30 homes. City ordinance restricts dead end roads to 1,000 maximum without a waiver. Section D-107 of IFC 2009 limits 30 dwellings to a single access road unless all homes are protected with a NFPA13R systems.
2. Will need hydrant detail that complies with City Ordinance, Hydrant at each intersection. Maximum distance between hydrants 800 feet, and 400 ft. maximum in a single direction.

ENGINEERING DEPARTMENT:

1. Show street connection to the north.
2. Consider traffic calming devices on longer streets.
3. Indicate stormwater management areas.

ATTACHMENTS

- A. Location Map
- B. Proposed Sketch Plan
- C. Proposed Patriot Farms in relation to approved Glennbrooke Sub. Sketch plan
- D. Future Land Use Map - 2010

**CITY OF
PRATTVILLE, AL**

**Patriot Farms
Sketch Plan**

Location Map

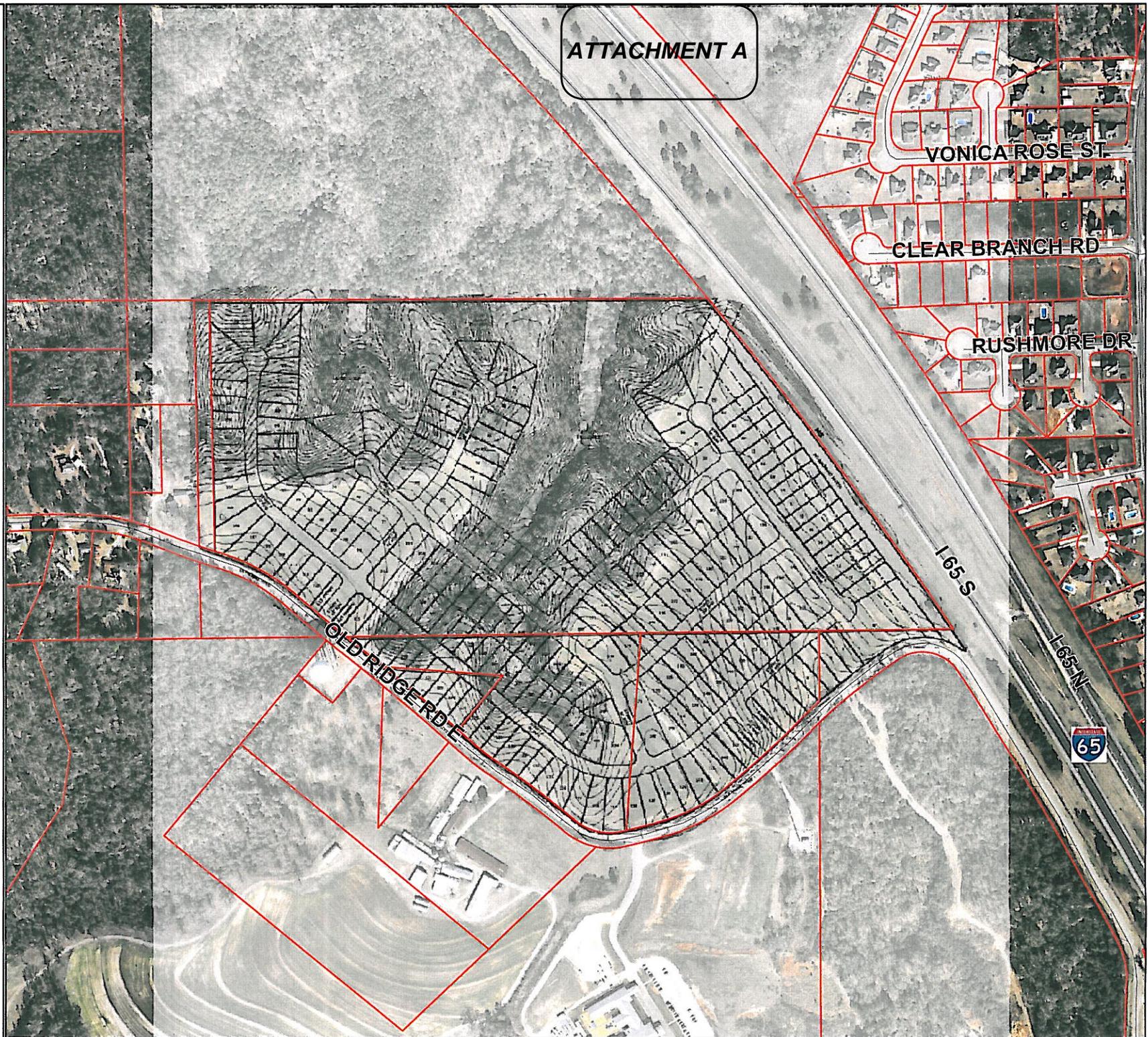
Scale: 1" = 500'



- STREETS
- TAX PARCEL



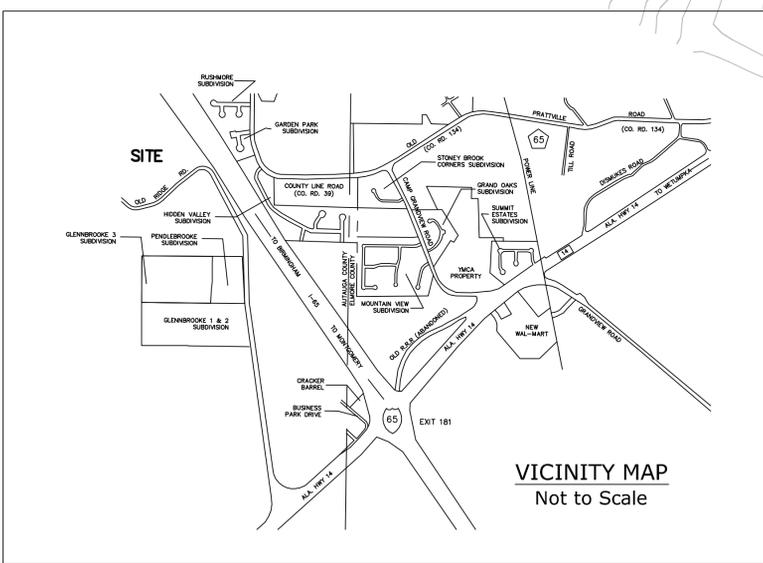
ATTACHMENT A



SKETCH PLAN OF
PATRIOT FARMS
 BEING A PART OF SECTIONS 26 & 35
 TOWNSHIP 18 NORTH, RANGE 16 EAST
 AUTAUGA COUNTY, ALABAMA

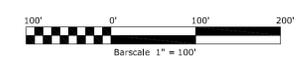
NOTES:

1. CONTOURS SHOWN ARE BASED ON THE CITY OF PRATTVILLE GIS DATA SHOWN AT 2 FOOT INTERVALS.
2. **PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.**
3. THIS DRAWING REPRESENTS A CONCEPTUAL PLAN FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY. THERE MAY BE FACTORS THAT COULD AFFECT THE DEVELOPMENT, USE AND/OR YIELD OF THE PROPERTY WHICH WOULD ONLY BE DISCLOSED BY A THOROUGH SITE ASSESSMENT, INCLUDING SURVEY, TOPOGRAPHIC SURVEY, ENVIRONMENTAL ASSESSMENT, WETLANDS DELINEATION AND UTILITY AVAILABILITY, WHICH HAVE NOT BEEN PERFORMED FOR THE PURPOSE OF THIS SKETCH PLAN. THERE IS NO ASSURANCE BY BARRETT-SIMPSON, INC. THAT THE PROPERTY CAN BE DEVELOPED ACCORDING TO THIS PLAN, OR A REASONABLE COST.
4. THIS PROPERTY IS CURRENTLY OUTSIDE THE CITY OF PRATTVILLE CITY LIMITS AND WILL REQUIRE ANNEXATION.
5. THE PROPOSED ZONING FOR THIS PROPERTY IS R-3.



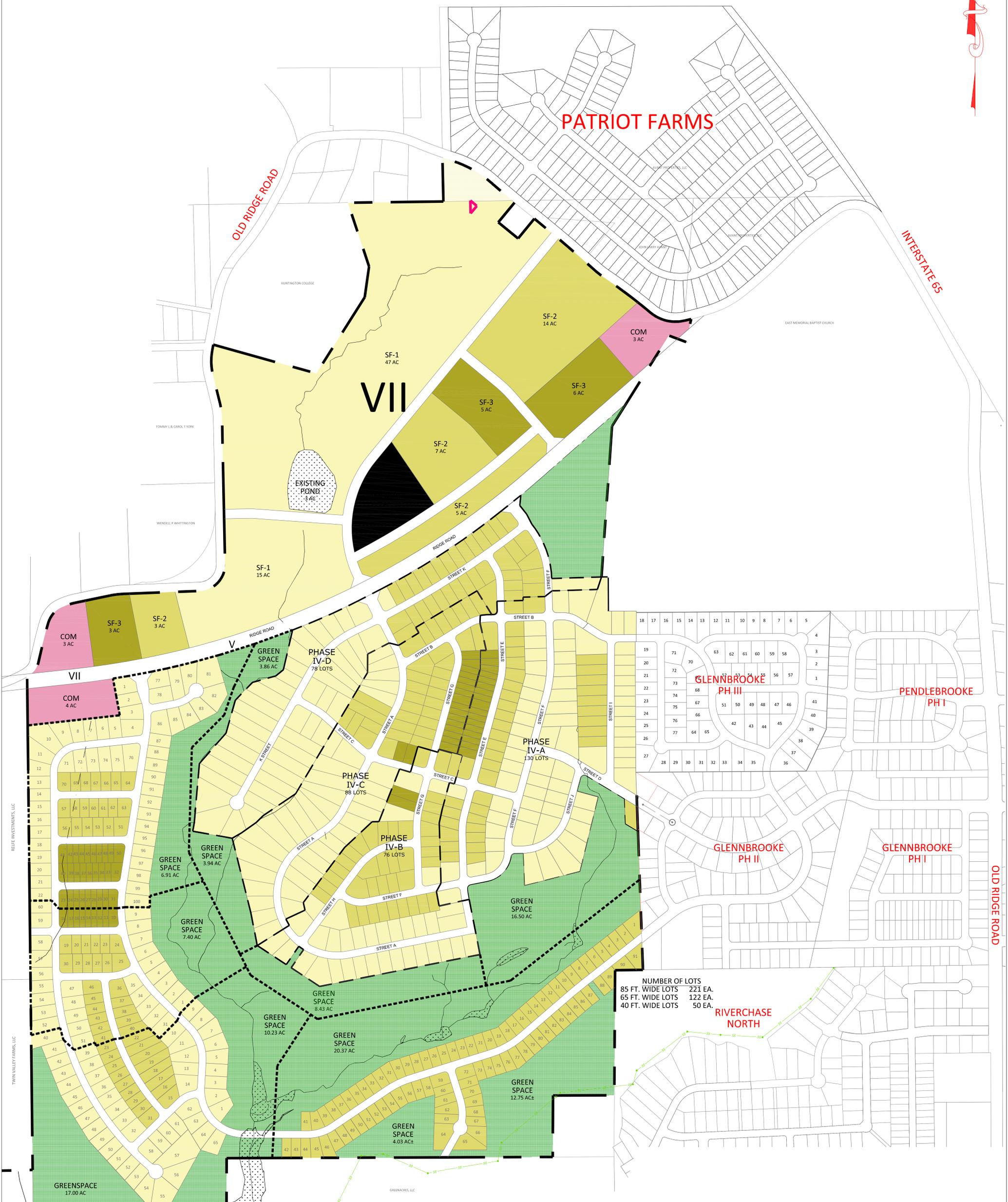
DEVELOPMENT DATA:

Total Acreage:	93.38 Ac ±
Developed Acreage:	72.35 Ac ±
Undeveloped Acreage:	21.03 Ac ±
Number of Lots:	235
Number of Buildable Lots:	228
Linear Feet of Streets:	9,440 LF ±



Overall Map of Glennbrooke & Patriot Farms

ATTACHMENT C



NUMBER OF LOTS	221 EA.
85 FT. WIDE LOTS	122 EA.
65 FT. WIDE LOTS	50 EA.
40 FT. WIDE LOTS	

ATTACHMENT D

LEGEND:

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

**General Location -
Patriot Farms Sub.**

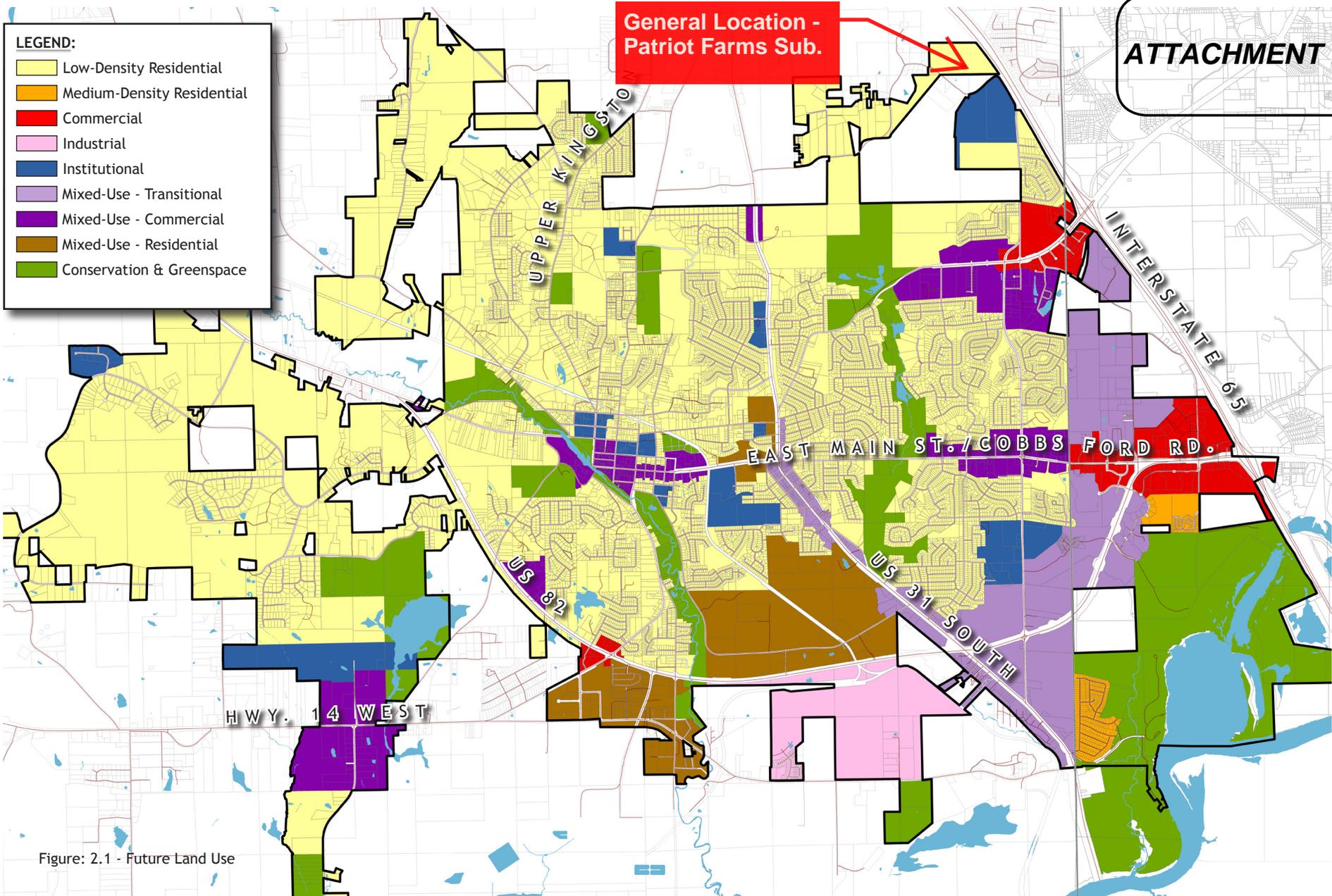


Figure: 2.1 - Future Land Use

ATTACHMENT D

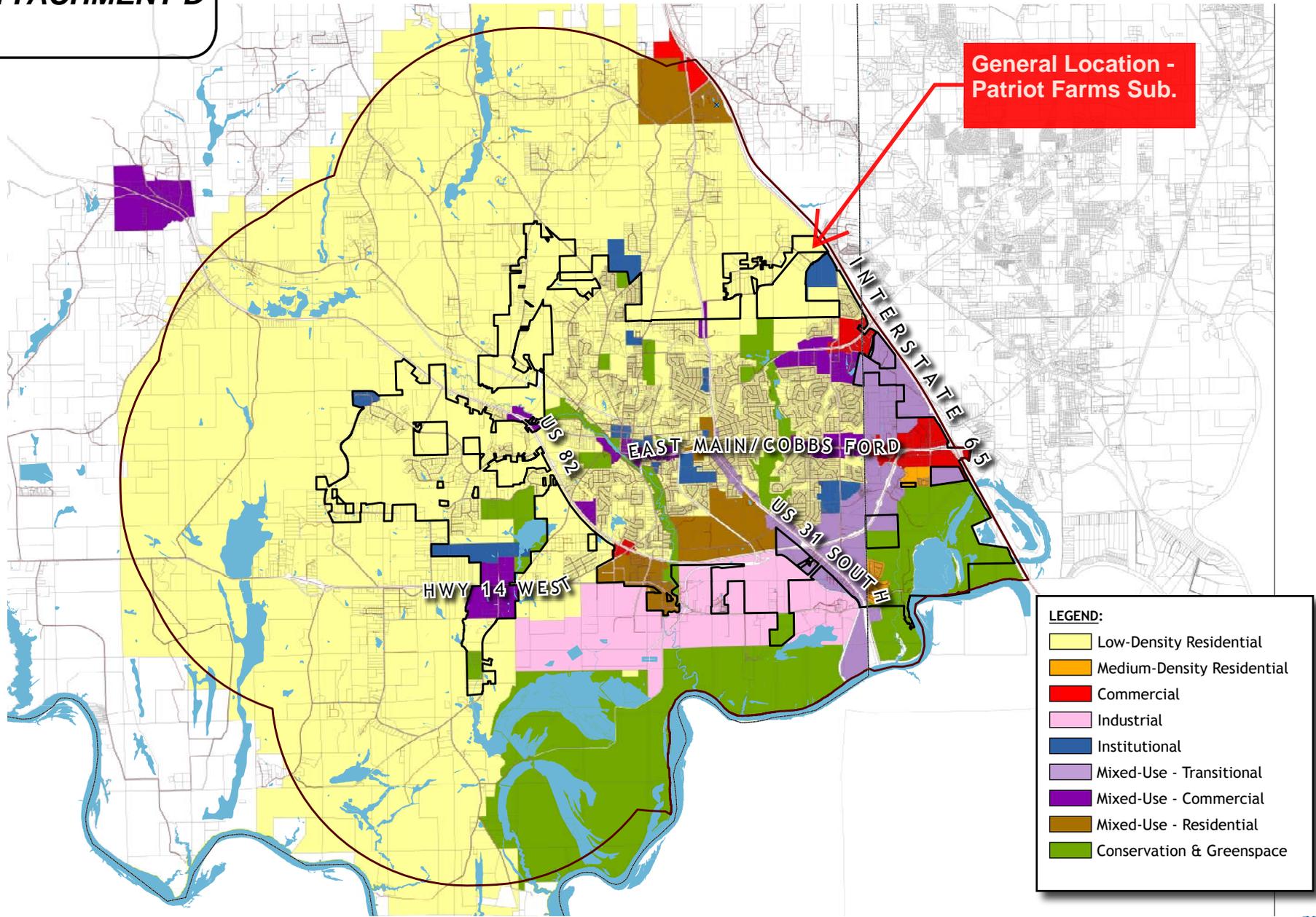


Figure: 2.2 - Extended Future Land Use