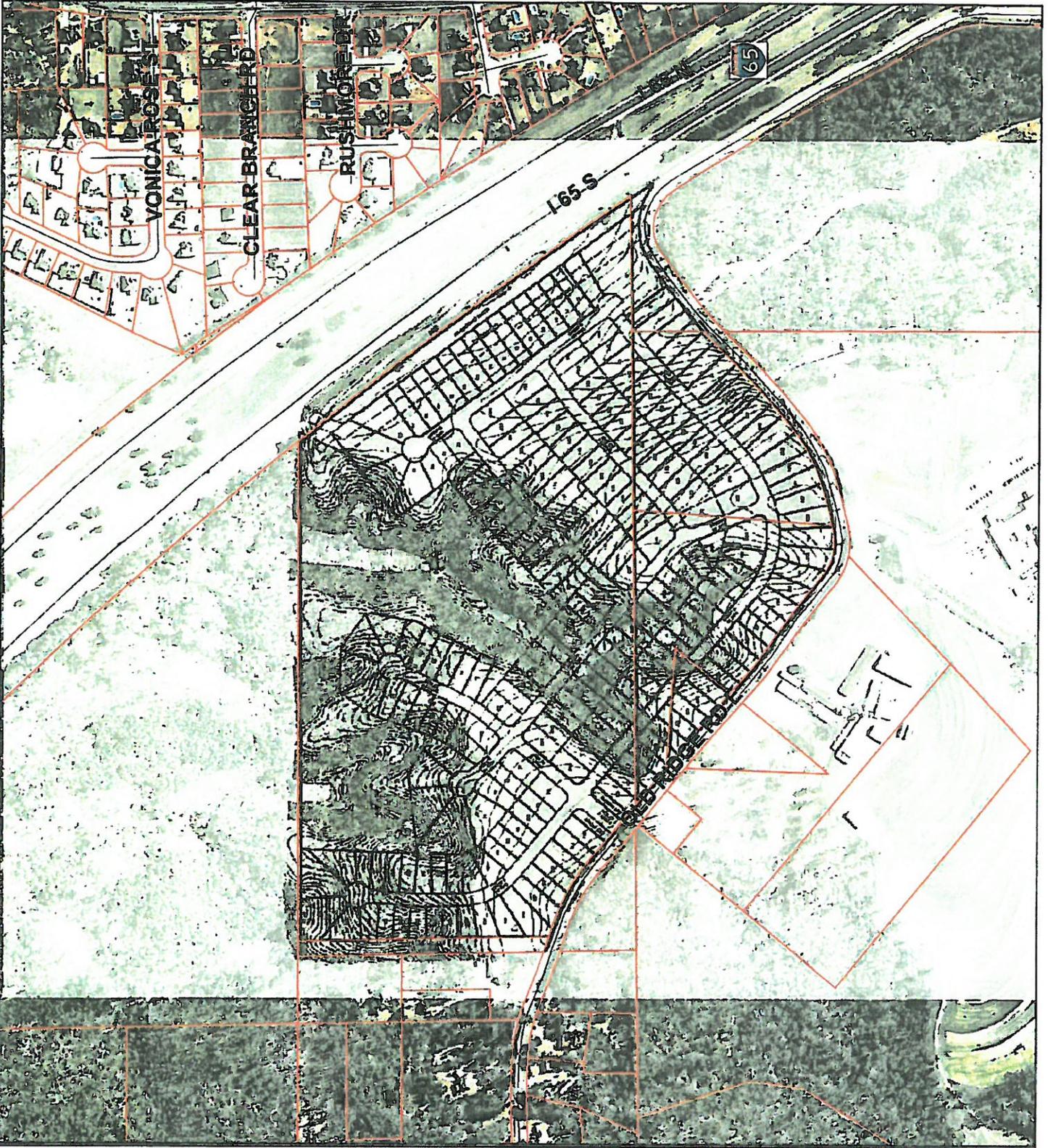


## The Ridge @ Pratt Farms

### Legal Description R3 Zoning:

All that certain tract of land containing 90.08 acres lying in and being a part of Sections 26 and 35, Township 18 North, Range 16 East, Autauga County, Alabama being more particularly described as follows: Starting at the locally accepted Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 26, Township 18 North, Range 16 East, Autauga County, Alabama as evidenced by a ¾" open top iron pipe, go North 89 degrees 31 minutes 27 seconds East a distance of 264.11 feet to a 1" open top iron pipe; thence South 89 degrees 54 minutes 58 seconds East a distance of 62.22 feet to a ½" rebar iron pin with yellow cap stamped "WB Scott 7849", also being the POINT of BEGINNING; thence North 89 degrees 27 minutes 12 seconds East a distance of 1,817.68 feet to a point; thence Southeasterly along a curve concave Southwesterly, with a radius of 17,063.73 feet, an arc distance of 1,684.95 feet, a chord of South 36 degrees 13 minutes 02 seconds East and a chord distance of 1,684.26 feet to a point on the North right of way of Old Ridge Road; thence along the North right of way of Old Ridge Road the following thirteen courses: Westerly along a curve, concave Southerly, having a radius of 280.00 feet, an arc distance of 214.58 feet and a chord of South 75 degrees 02 minutes 32 seconds West and a chord distance of 209.37 feet; South 53 degrees 05 minutes 16 seconds West a distance of 128.43 feet; Southwesterly along a curve, concave Southeasterly, having a radius of 1,667.00 feet, an arc distance of 292.80 feet, a chord of South 48 degrees 03 minutes 22 seconds West and a chord distance of 292.42 feet; Southwesterly along a curve, concave Northwesterly, having a radius of 1,970.01 feet, an arc distance of 240.57 feet, a chord of South 46 degrees 31 minutes 21 seconds West and a chord distance of 240.42 feet; South 50 degrees 01 minutes 15 seconds West a distance of 128.55 feet; Southwesterly along a curve, concave Northerly, having a radius of 719.99 feet, an arc distance of 336.73 feet, a chord of South 63 degrees 25 minutes 09 seconds West and a chord distance of 333.67 feet; Westerly along a curve, concave Northerly, having a radius of 428.98 feet, an arc distance of 372.88 feet, a chord of North 78 degrees 16 minutes 53 seconds West and a chord distance of 361.25 feet; North 53 degrees 22 minutes 48 seconds West a distance of 242.70 feet; Northwesterly along a curve, concave Northeasterly, having a radius of 2,470.00 feet, an arc distance of 289.24 feet, a chord of North 50 degrees 01 minutes 32 seconds West and a chord distance of 289.07 feet; Northwesterly along a curve, concave Southwesterly, having a radius of 3,207.96 feet, an arc distance of 287.14 feet, a chord of North 49 degrees 14 minutes 06 seconds West and a chord distance of 287.05 feet; North 51 degrees 47 minutes 57 seconds West a distance of 562.58 feet; Westerly along a curve, concave Southerly, having a radius of 780.00 feet, and arc distance of 241.73 feet, a chord of North 60 degrees 40 minutes 38 seconds West and a chord distance of 240.76 feet; North 69 degrees 33 minutes 20 seconds West a distance of 53.58 feet; thence leaving the North right of way of Old Ridge Road go North 01 degree 41 minutes 33 seconds West a distance of 990.05 feet to the POINT of BEGINNING.



**CITY OF  
PRATTVILLE, AL**

**Patriot Farms  
Sketch Plan**

**Location Map**

**Scale: 1" = 500'**



|   |                   |
|---|-------------------|
|  | <b>STREETS</b>    |
|  | <b>TAX PARCEL</b> |





**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**

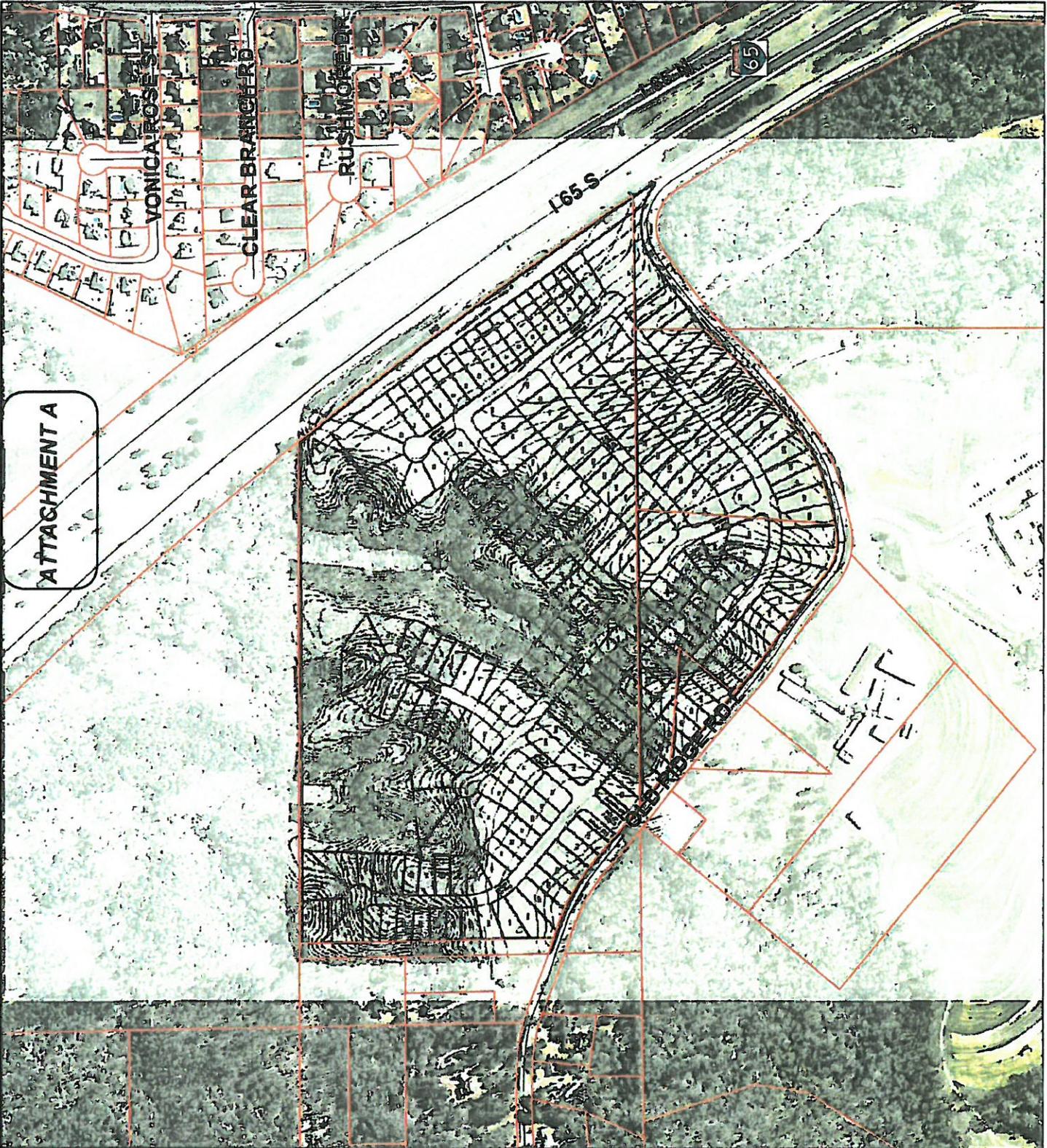
**Patriot Farms  
Sketch Plan**

**Location Map**

**Scale: 1" = 500'**



- STREETS
- TAX PARCEL

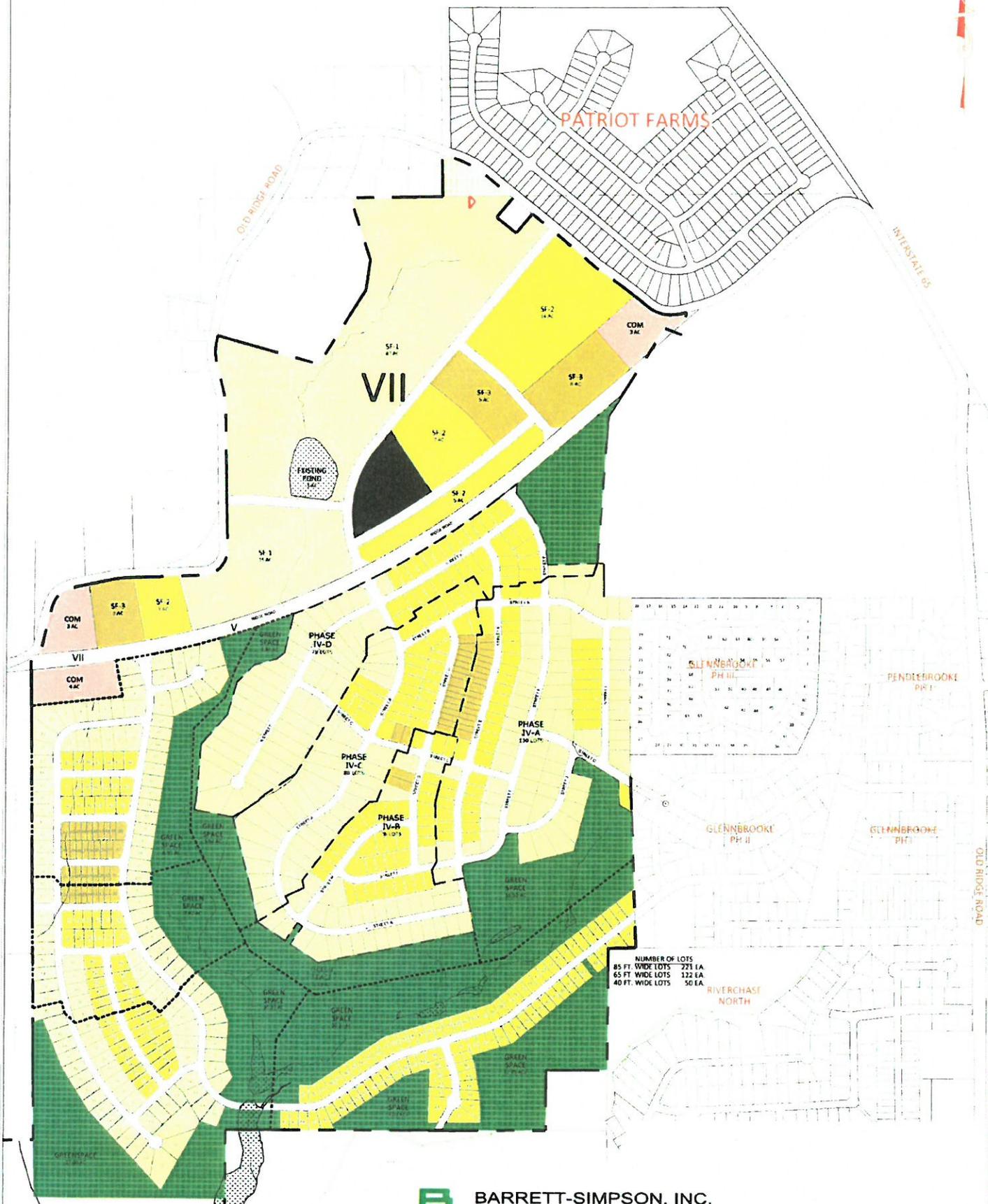


**ATTACHMENT A**



# Overall Map of Glennbrooke & Patriot Farms

ATTACHMENT C



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

**BSI** BARRETT-SIMPSON, INC.  
 Engineering & Land Services  
 706 12th STREET, PHENIX CITY, AL 36860 (PH 334-297-2423, FAX 334-297-2449)  
 121 W BOND STREET, DUNALOA, AL 36027 (PH 334-687-4257, FAX 334-687-8629)  
 223 SOLIM 9th STREET, OPELKA, AL 36851 (PH 334-745-7026, FAX 334-745-4367)



ATTACHMENT D

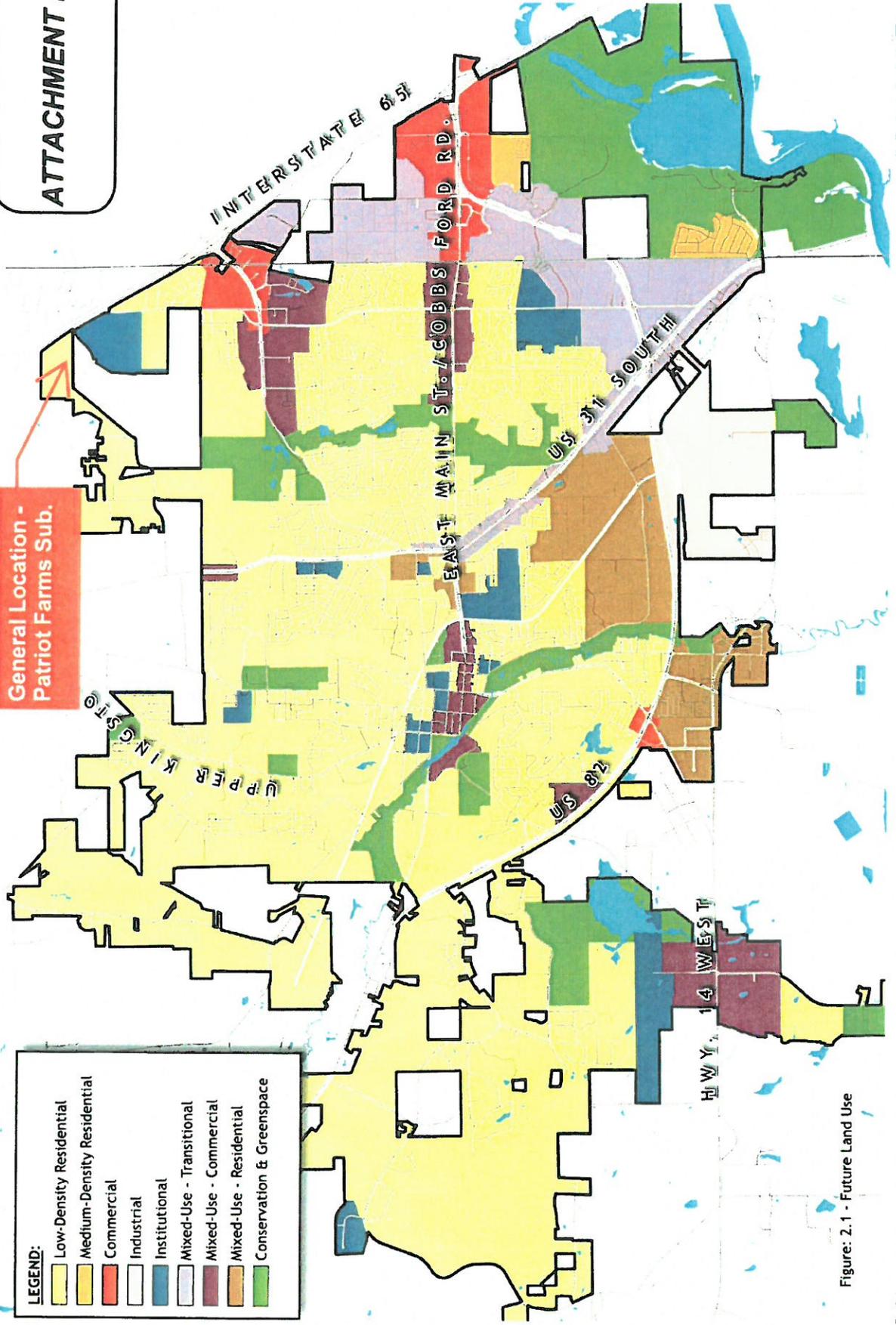


Figure 2.1 - Future Land Use

**ATTACHMENT D**

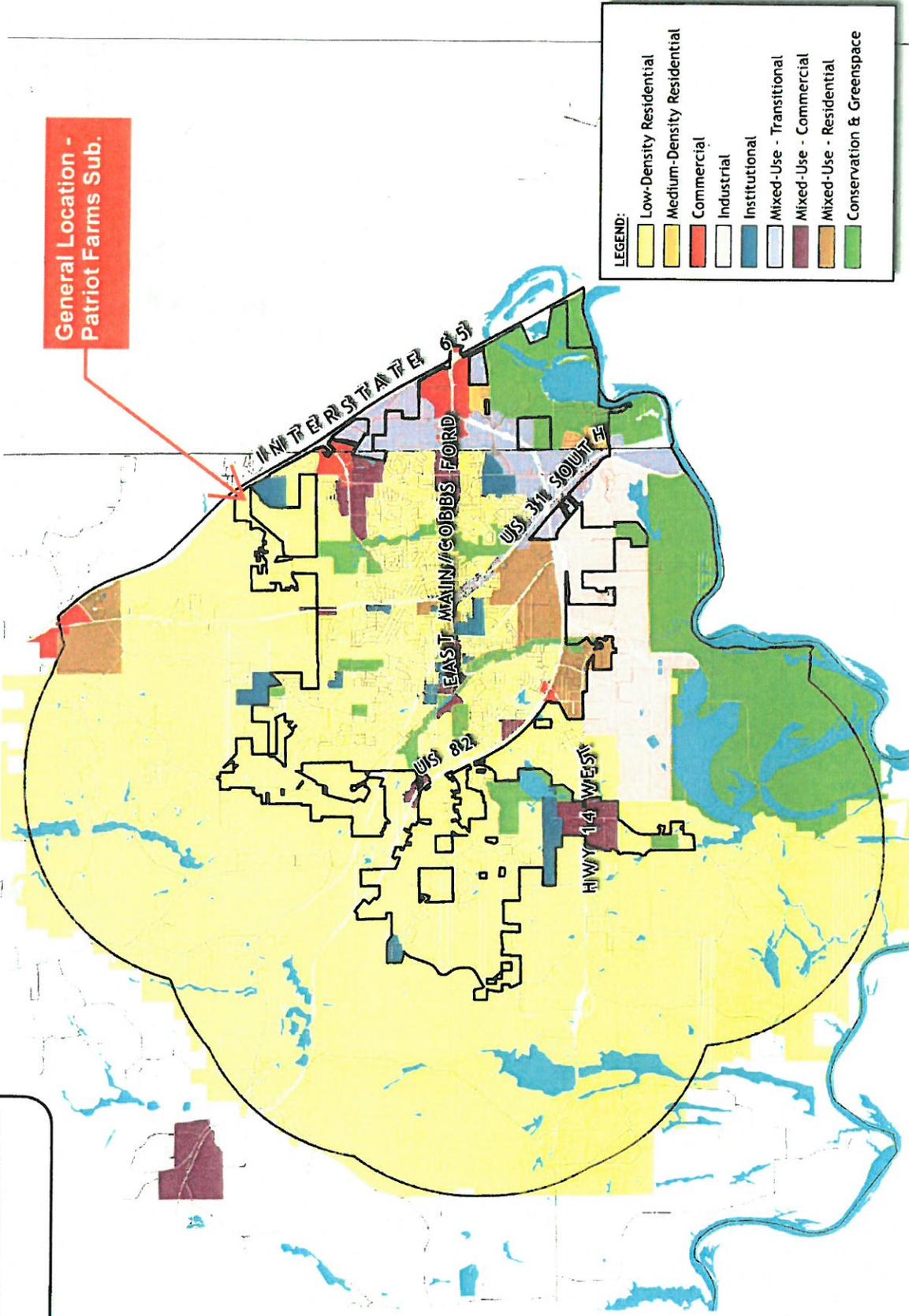


Figure 2.2 - Extended Future Land Use