



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

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## 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

## Memo

**Date:** 7/27/16

**To:** Cathy Dickerson, City Clerk

**From:** Alisa Morgan, Planning Commission Secretary

**RE:** Rezoning request for upcoming Council Agenda

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**CITY OF PRATTVILLE  
PLANNING COMMISSION  
Prattville City Council Agenda Request**

A public hearing for the following was held on July 21, 2016. The following recommendation for approval was made by the Prattville Planning Commission.

Zoning Amendment: R-5 (Patio Garden Homes) to R-3 (Single Family Residential) *District 3*  
Glennbrooke 4  
Location: Glennbrooke Subdivision  
Petitioner: SMB Land, LLC  
Representative: Barrett-Simpson, Inc.

I am requesting to place this item on the upcoming City Council Agenda. Enclosed is a draft copy of the resolution with attached legal description and location map.

Thank you.

**Planning & Development Department**

**RESOLUTION**

**Zoning Request from R-5 to R-3**

**Glennbrooke Subdivision Phase 4**

**SMB Land, LLC, Petitioner**

**July 21, 2016**

**Whereas**, SMB Land, LLC has submitted a request zone the property in Attachment A; and

**Whereas**, the subject property is located inside the city limits; and

**Whereas**, the petitioner wishes to rezone the property from R-5, Patio Garden Homes to R-3, Single Family Residential; and

**Whereas**, a public hearing on the proposed zoning was held by the Prattville Planning Commission on July 21, 2016.

**Now, Therefore, Be it Resolved**, that the City of Prattville Planning Commission hereby recommends the rezoning of said property from R-5 to R-3.

**APPROVED:**

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**Tim Smith, Chairman**

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**Alisa Morgan, Secretary**

The motion to recommend approval passed unanimously.  
7/21/16

**Attachment A**  
**Legal Description**

**Glennbrooke Subdivision Phase 4**

All that certain tract or parcel of land containing 2.55 acres located in and being a part of the Southeast Quarter of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama and being more particularly described as follows: Starting at the Southeast corner of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama go along the South line of said Section 35, also being the South line of Glennbrooke Subdivision Plat 1B, S89°12'10"W 1276.15 feet to the Southwest corner of Lot 104, Glennbrooke Subdivision Plat 1B ; thence continue along the South line of said Section 35, also being the South line of Glennbrooke Subdivision, Plat 2-B, S89°12'28"W 728.31 feet to the Southwest corner of Lot 144, Glennbrooke Subdivision, Plat 2-B; thence continue along the South line of said Section 35, also being the South line of Glennbrooke Subdivision, Plat 2-C, S89°12'28"W 413.52 feet to the Southwest corner of Lot 137, Glennbrooke Subdivision, Plat 2-C; thence along the West line of Glennbrooke Subdivision, Plat 2-C, N02°04'40"W 617.13 feet; thence continue along the West line of Glennbrooke Subdivision, Plat 2-C, N02°04'40"W 343.84 feet to the Northwest corner of Lot 129, Glennbrooke Subdivision, Plat 2C; thence N02°04'40"W 389.45 to the Southwest corner of Lot 27, Glennbrooke Subdivision, Plat 3C; thence along the West line of Glennbrooke Subdivision, Plat 3C, N00°15'16"W 1090.86 feet to the Northwest corner of Lot 18, Glennbrooke Subdivision, Plat 3C; thence N8°06'13"W 187.36 feet; thence N00°20'23"W 229.31 feet; thence N89°45'00"W 43.49 feet; thence S18°07'21"W 85.89 feet; thence S88°18'02"W 310.69 feet; thence 551°25'50"W 62.50 feet; thence S88°18'02"W 150.00 feet; thence S01°41'58"E 22.50 feet; thence 588°18'02"W 180.00 feet; thence S01°41'58"E 64.57 feet; thence along a curve to the right having an Arc Length of 37.70 feet, a Radius of 25.00 feet, and a Chord of S42°48'44"W 35.66 feet; thence S88°18'02"W 50.06 feet; thence along a curve to the left having an Arc Length of 42.24 feet, a Radius of 275.00 feet, and a Chord of S83°54'02"W 42.19 feet; thence S01°46'33"W 51.30 feet; thence S12°56'56"E 191.85 feet to the POINT of BEGINNING; thence S88°15'08"W 41.83 feet; thence S00°38'14"W 131.18 feet; thence S15°11'07"W 598.86 feet; thence S74°48'57"E 35.01 feet; thence S15°11'03"W 150.00 feet; thence S74°48'57"E 70.00 feet; thence along a curve to the left having an Arc Length of 39.27 feet, a Radius of 25.00 feet, and a Chord of N60°11'03"E 35.36 feet; thence N15°11'03"E 671.18 feet; thence along a curve to the left having an Arc Length of 142.92 feet, a Radius of 485.00 feet, and a Chord of N06°44'33"E 142.40 feet; thence N01°41'58"W 78.49 feet; thence S88°15'08"W 82.82 feet to the POINT of BEGINNING.



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**LORA LEE BOONE**  
DISTRICT 7

## MEMORANDUM

**DATE:** July 19, 2016

**TO:** Prattville Planning Commission

**FROM:** Joel T. Duke, City Planner

**RE:** July 21, 2016 – Agenda Items 3, 4, and 5  
Glennbrooke Subdivision, Phase 4

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At the April 16, 2015 meeting, the Commission approved the preliminary plat for Glennbrooke Subdivision, Phase 4A and recommended approval of a zoning scheme for the subdivision that included both R-3 and R-5 lots. The zoning request was subsequently approved unchanged by the City Council on June 2, 2015. The preliminary plat has been completed in three phases with the Commission approving Plat 4A on October 15, 2015 and Plat 4B on December 17, 2015.

Your July 21, 2016 agenda includes three items covering the last phase of Glennbrooke, Phase 4. Due to a change in market conditions and strategy, the developer proposes to convert 19 lots along the western edge of the plat originally approved as 40' wide, R-5 lots to 10 lots at approximately 85' wide zoned R-3. The change also adds area to two lots; one at the corner of Barkley Street and the other at the corner of Campbell Street. City regulations require changes to a preliminary plat impacting more than 10 lots require a new public hearing and approval by the Commission. The preliminary plat change is covered by Item 4 on your agenda. To eliminate any potential confusion and conflicts between subdivision covenants and city zoning, the developer has elected to change the zoning of the impacted lots from R-5 to R-3. Agenda Item 3 addresses the proposed zoning change. Finally, Item 5 is an ordinary request for final plat approval of Plat 4C. The subdivision is substantially complete and ready for Commission consideration. Planning staff recommends approval of all three agenda items.

Attached for clarification and review:

Attachment A: Preliminary Plat, Glennbrooke 4, approved April 16, 2015

Attachment B: Lots Layout, Proposed Rezoning from R-5 to R-3

Attachment C: Proposed Final Plat, Glennbrooke, Plat 4C

### Planning & Development Department

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

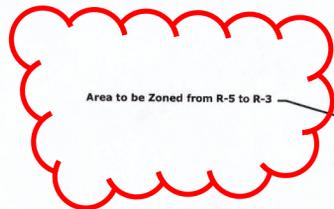
# GLENNBROOKE SUBDIVISION, PHASE 4

## ATTACHMENT B

BEING A PART OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 16 EAST  
PRATTVILLE, AUTAUGA COUNTY, ALABAMA

**NOTES:**

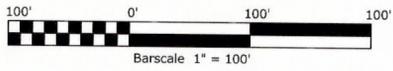
1. Basis for Map:  
-Glennbrooke Subdivision, Plat 4B, recorded in Plat Book 2016, Page 2, in the Office of the Judge of Probate of Autauga County, Alabama.
2. The propose of this map is to show the area to be zoned R3
3. This map was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
4. This drawing becomes void if any alterations or changes are made by others.
5. This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.



Area to be zoned from R-5 to R-3:

All that certain tract or parcel of land containing 2.55 acres located in and being a part of the Southeast Quarter of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama and being more particularly described as follows:

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DATE: 14 JUNE, 2016    SCALE: 1"=100'    DRAWN BY: JAH/JRP  
FILE: GLENNBROOKE 4    PROJECT NO: 14-0272    DRAWING NO:  
FIELD BY: JAH

**LEGEND**

●	1/2" REBAR WITH ORANGE CAP AL CA718 LSF000600	⊙	CALCULATED POINT
○	1/2" REBAR WITH ORANGE CAP SET AL CA718 LSF000600	⊗	WATER METER
■	CONCRETE MONUMENT FOUND	⊕	WATER VALVE
□	CONCRETE MONUMENT SET WITH PLASTIC IDENTIFICATION CAP	⊖	FIRE HYDRANT (FH)
-x-	FENCE	R.O.W.	RIGHT-OF-WAY
-e-	ELECTRIC LINE W/POLE	N/F	NOW OR FORMERLY
☆	LIGHT POLE (LP)	DB:	DEED BOOK
⊥	GUY WIRE (GW)	PB:	PLAT BOOK
⊞	ELECTRIC METER (EM)	PG:	PAGE
⊞	SEWER LINE W/SSMH	( )	RECORD DISTANCE OR BEARING
-w-	WATER LINE	(TYP.)	TYPICAL EXAMPLE
-t-	TELEPHONE BOX/CABINET	P.O.C.	POINT OF COMMENCEMENT
-t-	TELEPHONE LINE	P.O.B.	POINT OF BEGINNING
		-/-	NOT TO SCALE

N/F  
DAVID B LARRY AVANT  
620 FAIRVIEW AVENUE  
PRATTVILLE, AL 36066

**BARRETT-SIMPSON, INC.**  
Engineers & Land Surveyors  
706 12th STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)  
121 W. BROAD STREET, EUPAULA, AL 36027 (PH 334-687-4257, FAX 334-687-8829)  
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)