



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

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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-2 (Single Family Residential) to O-1 (Office District) *District 6*  
Location: 1145 East Main Street  
Petitioner: Clarence and Thelma Evans  
Representative: Bo Evans

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-2 to O-1**

**1145 East Main Street**

**Clarence & Thelma Evans, Petitioners**

**July 21, 2016**

**Whereas**, Clarence & Thelma Evans have 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-2, Single Family Residential to O-1, Office District; 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-2 to O-1.

**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**

**1145 East Main Street**

Lot Number Fifteen (15) and East Half (1/2) of Lot Number Sixteen (16) in Block Ten (10), as shown on that certain map entitled Revised Map of Prattmont Heights recorded in the Office of the Judge of Probate, Autauga County, Alabama, in Deed Book 81, at Pages 122 and 123.

DRAFT

# CITY OF PRATTVILLE

## Planning Commission

### Planning Department Staff Report

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#### **REZONING APPLICATION**

1145 E. Main Street

Rezoning – RZ-2016-04 – R-2, Single Family Residential to O-1, Office District

July 19, 2016

#### **PROPOSED DEVELOPMENT**

**Petitioner:** Clarence and Thelma Evans  
**Property Owner:** Same as petitioner  
**Agent:** N/A  
**Location:** 1145 E. Main Street – north side of East Main Street between Wingard Street and Kerlin Street

#### **Development Status and History**

*Submission Status:* Applicant is requesting rezoning of 0.26 acre parcel from R-2, Single-family Residential to O-1, Office District. Lot contains one site-built single family structure dating from 1962.

Applicant is requesting the zoning change to allow conversion of the existing residential structure to office commercial use

*Previous Approvals:* No previous development plans are on file for the subject tract.

*Conditions of Previous Approvals:* N/A.

#### **Property Configuration**

*Acreage:* 0.26 acres

*Proposed Number of Lots and Configuration:* Rezoning request is not accompanied by a formal development plan.

*Proposed Uses:* Conversion of existing residential structure to office commercial use

*Consistency with Adopted Future Land Use Plan* The Future Land Use 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”. The requested zoning of O-1, Office District is not consistent with the adopted plan. Additional comment and explanation is provided in the staff comment section.

*Current Zoning:* R-2, Single-family Residential

USES PERMITTED: Single-family dwellings, accessory structures: gardens, playgrounds and parks; public buildings, including public schools and libraries; satellite dishes or discs as herein defined by that ordinance, and no other; and parking of recreational vehicles, as herein defined subject to the following conditions: a) At no time shall such parked or stored camping and recreational equipment be occupied or used for living, sleeping or housekeeping purposes. b) If the camping and recreational equipment is parked or stored outside of a garage, it shall be parked or stored to the rear of the front of the building line of the lot. c) Notwithstanding the provisions of subparagraph (b), camping and recreational equipment may be parked anywhere on the premises for loading and unloading purposes.

USES PERMITTED ON APPEAL: Customary home occupations; public utility structures, such as electric substations, gas metering stations, sewage pumping stations and similar structures; general hospitals for humans, except primarily for mental cases; churches; cemeteries; semi-public buildings; golf courses; municipal, county, state or federal use; kindergartens, nurseries, nursery schools, day care centers, private schools; and satellite dishes or discs, not defined herein.

USES PROHIBITED: Mobile homes, house trailers, trailer courts or camps, commercial and industrial uses,

including parking lots or parking areas in connection with these uses, not specifically permitted.

	<i>R-2</i>
<i>Minimum Lot Size</i>	10,500 ft <sup>2</sup>
<i>Minimum Width at Building Line</i>	75 feet
<i>Maximum Lot Coverage</i>	25%
<i>Front Setback</i>	35 feet
<i>Rear Yard</i>	40 feet
<i>Side Yards</i>	10 feet

*Proposed Zoning:*

O-1, Office District

USES PERMITTED: Business or professional offices; office buildings in which chattels, goods, wares or merchandise are not manufactured, stored, exchanged or sold. Offices which include, but not necessarily limited to, professional offices, medical offices (doctors and dentists), attorneys, accountants, architects, engineers, real estate. Parking lots. Municipal, county, state or federal buildings, state or federal buildings, including schools and libraries. Customary accessory structures or uses.

USES [PERMITTED] ON APPEAL: Offices including not more than ten (10) percent of the total floor area involved in storage and sale of goods or merchandise, provided they meet all other requirements and any other restrictions imposed by the board of adjustment to preserve the character of the neighborhood. Public utility structures. Hospitals. Churches. Customary, accessory structures and uses.

USES PROHIBITED: All uses prohibited in a B-1 District.

**MINIMUM LOT SIZE:** It is the intent of the ordinance that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space required for the normal operations of the business or service.

**MAXIMUM HEIGHT:** Forty-five (45) feet or three (3) stories.

**OFF-STREET PARKING:** Two hundred (200) square feet of parking space for each one hundred (100) square feet of interior space for one story buildings, or per each sixty (60) square feet interior space for two (2) or three (3) story buildings.

**OFF-STREET LOADING AND UN LOADING:** Shall use required rear and side yards for loading and unloading.

	O-1
<i>Minimum Lot Size</i>	See text
<i>Minimum Width at Building Line</i>	See text
<i>Maximum Lot Coverage</i>	See text
<i>Front Setback</i>	25 feet
<i>Rear Yard</i>	20 feet
<i>Side Yards</i>	8 feet were lot abuts residential

*Surrounding Developments and Uses:*

North: Single-family residential structures  
 South: Single-family residential structures  
 East: Single-family residential structures  
 West: Single-family residential units converted to commercial/office use

*Street Extensions or New Streets:*

None proposed.

**PLANNING STAFF EVALUATION**

- Reviewed by:** Joel T. Duke, AICP  
City Planner
- Site Visits Conducted:** Various times during April 2016 and again on July 19, 2016
- Recommendation:** Approval based on the pattern of office commercial zoning established over the last twenty years.

**Staff Comments:**

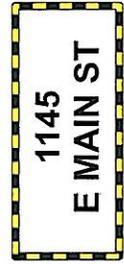
As stated earlier in this report, the city's Future Land Use Map adopted in January 2010 classifies the subject property as "Low Density Residential". This classification is a change from the future land use plan adopted in 1996 which showed the stretch of East Main Street between Memorial Drive and Kerlin Street transitioning to commercial uses. In practice, the Planning Commission has recommended, and the Council has agreed, that B-2 zoning should extend no further than Spencer Street with the remainder of the stretch being zoned O-1, Office Commercial. The 1996 approach assumed that previous pressure to convert to commercial uses should be allowed with the more intense uses (B-2) being encouraged near the Memorial Drive/Main Street intersection. The use of O-1 zoning allowed conversion to limited commercial use while protecting the residential lots on adjacent streets from the intense commercial uses permitted in other commercial zoning classifications.

Efforts were made in the 2010 Future Land Use Plan to both preserve neighborhoods and trim amount of area zoned and dedicated to commercial uses. Limits on commercial uses were considered and adopted based on the market studies conducted during the planning process. The studies showed that Prattville's current inventory of commercially developed or zoned property to be greater than amount that may possibly be used or developed in the next ten year period. The plan adopted for this stretch of East Main Street also reflects the desire to preserve the healthy single-family neighborhoods on either side of the corridor. The plan does not take into account the pattern established by the 1996 plan or the difficulty of sustaining healthy single-family residential uses which front a heavy traffic corridor. The pattern of redevelopment and the likelihood that the structures in this stretch of Main Street will remain or return to viable residential uses is low. In this case and others future petitions, the Commission should consider the local pattern established during the last decade and the likely uses of the property.

**ATTACHMENTS**

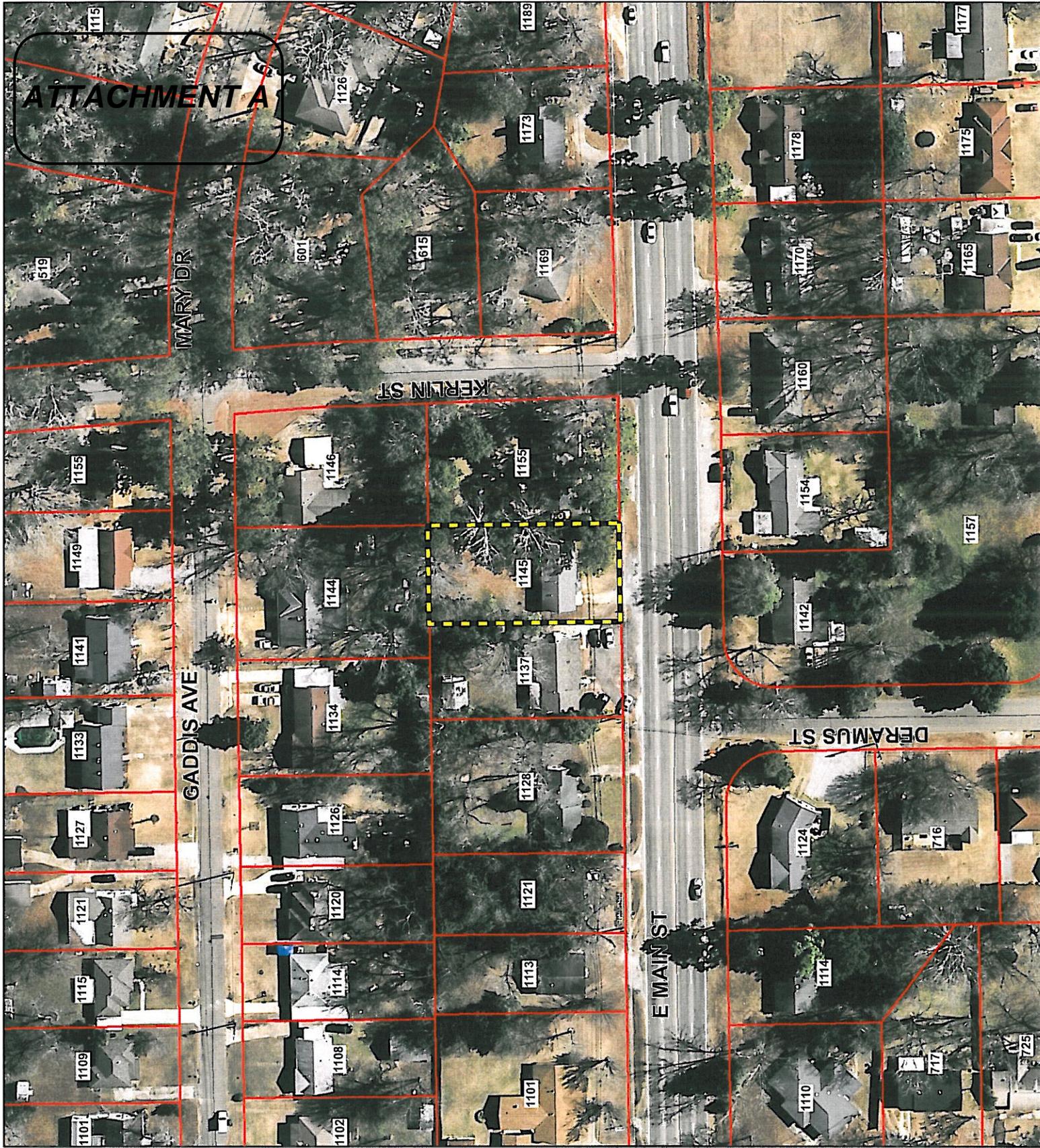
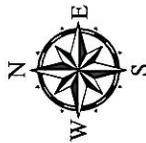
- A. Location Map
- B. Current Zoning Map
- C. Future Land Use Maps – Subject Property Indicated
- D. Staff Photos of the site

CITY OF  
PRATTVILLE, AL

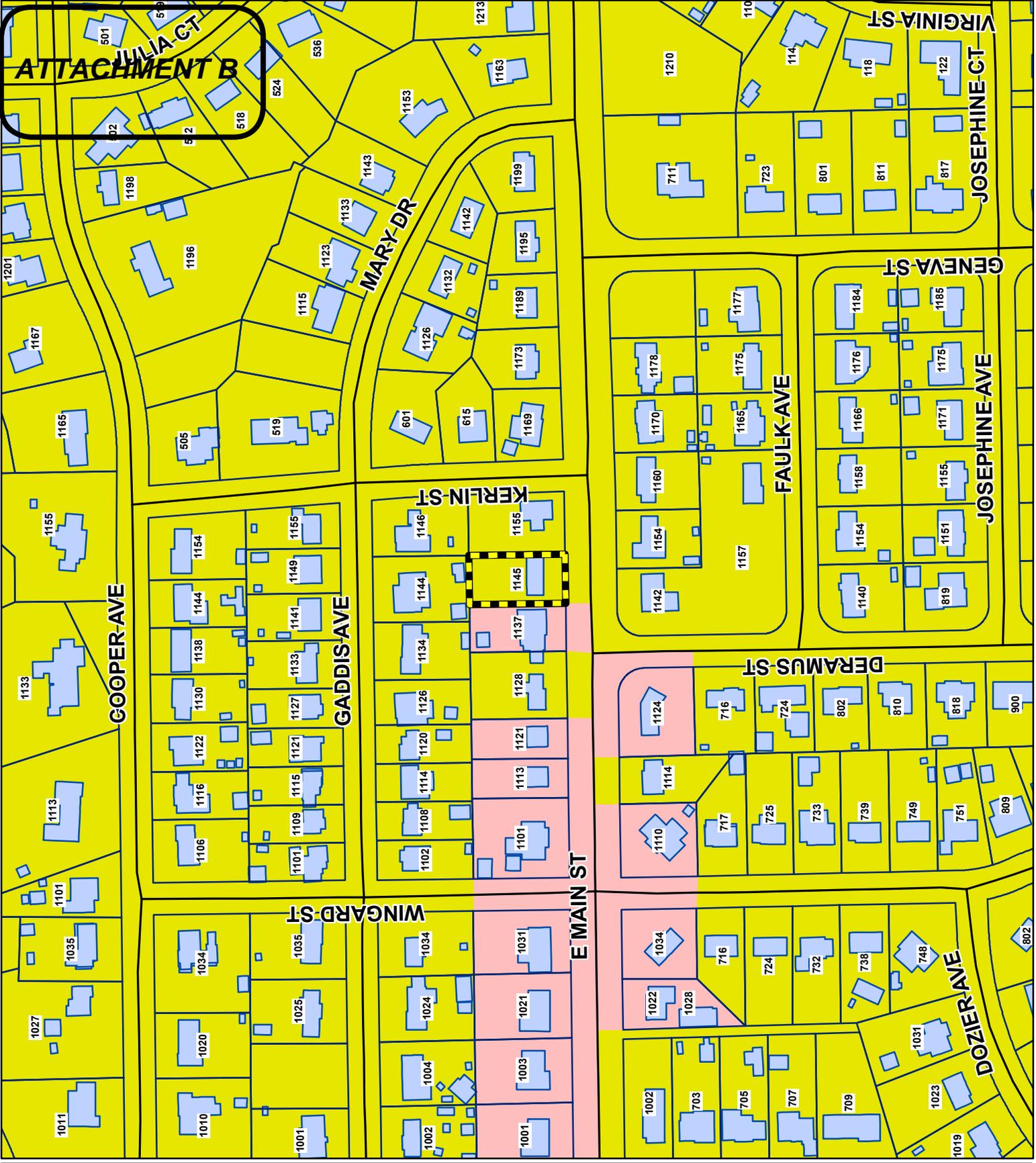


Zoning: R-2

Scale: 1" = 100'



ATTACHMENT A



CITY OF  
PRATTVILLE  
ALABAMA

1145  
E Main St

Zoning: R-2

Scale: 1" = 200'



- STREETS
- TAX PARCELS
- BUILDING FOOTPRINT
- ZONING 2007
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- RD-1
- B-1
- B-2
- B-3
- B-4
- O-1
- M-1
- M-2
- T-1
- T-2
- T-3
- F.A.R.
- NO ZONING VALUE
- HOMEPLACE P.U.D.



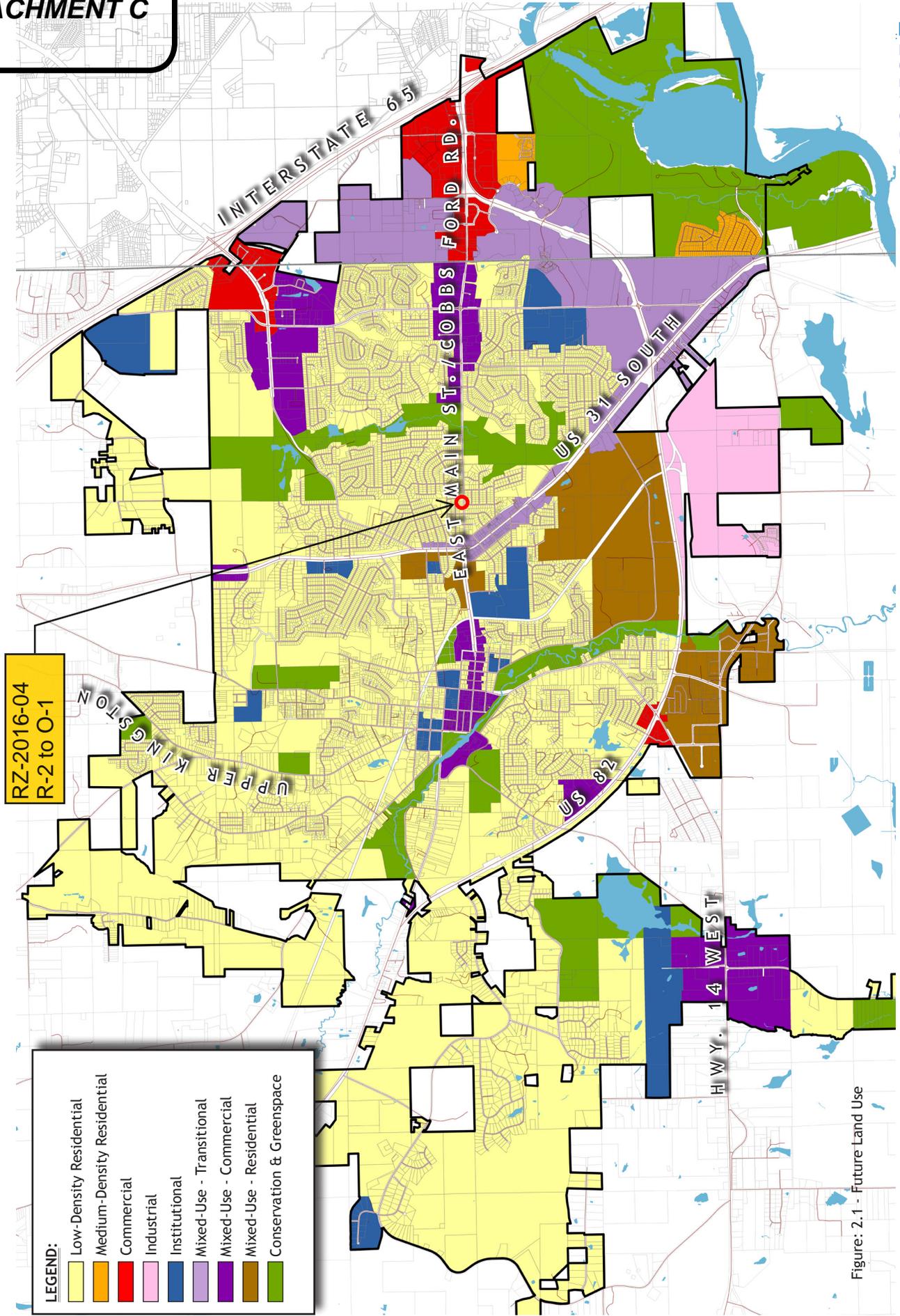


Figure 2.1 - Future Land Use

**ATTACHMENT D**



