

April 24, 2012

The City of Opelika Planning Commission held its regular monthly meeting April 24, 2012 in the Planning Commission Chambers, located at the Public Works Facility, 700 Fox Trail. Certified letters were mailed to all adjacent property owners for related issues.

MEMBERS PRESENT: Lewis Cherry, James Morgan, Arturo Menefee, Ira Silberman, Gary Fuller, Keith Pridgen, Lucinda Cannon, Michael Hilyer

MEMBERS ABSENT: David Canon

STAFF PRESENT: Gerald Kelley, Planning Director
Martin Ogren, Assistant Planning Director
Rachel Dennis, Planning and Zoning Technician
Walter Dorsey, City Engineer
Josh Hawkins, Opelika Utilities Board
Brian Kriel, Opelika Power Services
Guy Gunter, City Attorney

CALL TO ORDER: Chairman Pridgen called the meeting to order at 3:00 p.m.

I. Approval of March 27, 2012 Minutes

Chairman Pridgen asked for any changes or corrections to the March 27, 2012 Planning Commission Minutes.

Mayor Fuller made a motion to accept the March 27, 2012 minutes of Planning Commission as written.

Dr. Menefee seconded the motion.

Ayes: Cherry, Morgan, Menefee, Fuller, Cannon, Hilyer

Nays: None

Abstention: None

A. PLATS (preliminary and preliminary & final) – Public Hearing

1. East Point Crossing Subdivision, Phase 2, 37 lots, Old Columbus Road, Argo & Sons, LLC, preliminary and final approval

Mr. Silberman joined the Commission at 3:03.

Mr. Ogren reported the applicant is requesting preliminary and final plat approval for a 37 lot subdivision. Single family homes will be constructed on 36 lots. The 36 lots will have access to new streets; the streets are under construction. Lot 60 (3 acres) fronts along South Uniroyal Road and located in an M-1 zoning district. Phase 1 was approved at the August 2008 Planning Commission meeting and consists of 58 lots. About twelve homes are constructed or under construction in Phase 1 with sidewalks and underground utilities installed. Planning staff recommends for Phase 2 sidewalks installed on at least one side of streets and underground utilities installed.

The 37 lots are located in an R-2 zoning district with lot width minimum requirements of 100 foot and lot size 15,000 square foot. The lots range in size from 15,000 square feet to 131,316 sf. Each lot meets lot width and lot size minimum requirements.

See note #8 on the plat concerning a 6 foot high fence and a 20 foot wide undisturbed wooded buffer installed along the east property line. The note also includes wooded visual buffers along other property lines of this subdivision. The note relates to discussions and conditions required at the August 2008 Planning Commission meeting. The fence and buffer on the east side serves as a residential buffer between the R-1 zone of the adjacent property and the R-2 zoning district of East Point. In note #8 the

length of the fence is shown as 1,050 feet. The fence length needs to be changed to 1,450 feet. Planning Staff recommends that those areas that do not meet a 20 foot natural wooded buffer and therefore require plant material should be designated on the plat.

Planning Department recommends preliminary and final plat approval subject to recommendations stated in this report (see underlined sentences).

Mr. Dorsey reported sanitary sewer service is available to all 36 residential lots in this subdivision phase via in-place gravity mains within the public rights-of-way and dedicated easements. Vehicle access is available via East Point Way, which intersects Old Columbus Road approximately 700 feet east of its intersection with South Uniroyal Road. Stormwater will be managed via an in-place detention pond located on Lot 59. The Engineering Department has reviewed and approved all public works construction plans for this phase.

The Engineering Department recommends preliminary and final plat approval, subject to the following:

1. Indicate a tie to a section corner on the plat.
2. Prior to the recording of the plat, the developer shall provide a performance bond or letter of credit in an amount equal to 125% of the estimated cost of all uncompleted public works improvements. The bond or letter of credit shall remain in effect until all public works improvements have been completed.
3. Upon the completion of all public works improvements and their acceptance by the Engineering and Public Works Departments, the developer shall provide a two-year maintenance bond or letter of credit in an amount equal to 25% of the final cost of those improvements.

Mr. Hawkins reported Opelika Utilities currently serves this location.

Mr. Kriel reported this subdivision is outside the Opelika Power Services territory.

Chairman Pridgen opened the public hearing.
No comments from the audience were given.
Chairman Pridgen closed the public hearing.

Ms. Cannon motioned to grant approval for preliminary and final plat with staff recommendation.

Mayor Fuller seconded the motion.

Ayes: Cherry, Morgan, Silberman, Menefee, Fuller, Cannon, Hilyer

Nays: None

Abstention: None

2. National Village Subdivision, Phase 1B, 26 lots, Robert Trent Jones Trail, Retirement Systems of Alabama, preliminary and final approval

Mr. Ogren reported the applicant is requesting preliminary and final plat approval for a 26 lot subdivision located in the National Village PUD development and Saugahatchee Watershed off of Robert Trent Jones Trail. Single family homes are planned for 24 lots. The 24 lots range in size from 10,770 sf to 18,145 sf. The primary access to each lot is from an alley (Quail Run) located along the rear lot lines. Most of the homes will face open space areas. The minimum front and rear building setback line is shown at 15 feet and 10 feet respectively.

Planning Department recommends preliminary and final plat approval.

Mr. Dorsey reported sanitary sewer service is available to all 24 residential lots in this subdivision phase via an in-place gravity main along the eastern side of the lake on Parcel B and within the public rights-of-way of Quail Run and Quail Hollow. Vehicle access to all lots is available via Quail Trace and National Village Loop. Stormwater will be managed via the in-place lake on Parcel B. Parcels A and B are common areas and

will not be developed with residential structures. The Engineering Department has reviewed and approved all public works construction plans for this phase.

The Engineering Department recommends preliminary and final plat approval as submitted.

Mr. Hawkins reported Opelika Utilities currently serves this location.

Mr. Kriel reported this subdivision is outside the Opelika Power Services territory.

Chairman Pridgen opened the public hearing.

No comments from the audience were given.

Chairman Pridgen closed the public hearing.

Mayor Fuller motioned to grant approval for preliminary and final plat with staff recommendation.

Mr. Morgan seconded the motion.

Ayes: Cherry, Morgan, Silberman, Menefee, Fuller, Cannon, Hilyer

Nays: None

Abstention: None

B. CONDITIONAL USE APPROVAL

3. Opelika Board of Education, Lafayette Parkway, I-1, GC-2, New educational and athletic facilities

Mr. Kelley reported the applicant is requesting conditional use approval for construction of a new high school on site providing new educational and athletic facilities expansions, plus additional parking. Major construction will begin immediately at the end of the current school term and be ready for occupancy in August, 2014. Phase 1 will be new construction and renovation of existing building on the south end of the campus, Phase 2 will be new construction of the athletic building plus the football stadium on the north end of the campus, and Phase 3 will be new construction in the central portion of the campus.

Temporary classrooms (approximately 35) will be located between the existing track and Lafayette Pkwy. A possible safety concern is the location of the eastern tier of classrooms (8) located adjacent to Lafayette Pkwy (a distance of between 40'-100'). Also, the noise factor from vehicular and truck traffic merits consideration for a relocation. Staff is suggesting the relocation of those 8 classrooms to the southern portion of the temporary classroom campus.

Six hundred and forty-four (644) spaces provided exceed the current required standard of two-hundred eighty nine (289) spaces set forth in Section 8.1 OFF-STREET PARKING.

Maximum impervious coverage does not exceed the 75% requirement in GC-2.

Open space between the Right of Way (ROW) for Lafayette Parkway and parking lots exceed the fifteen (15) foot minimum.

No landscaping plan was submitted as the horticulture classes at the high school provide the design, plantings, locations etc. as part of their academic elective requirements and extracurricular landscaping projects. If the Planning Commission desires a generic concept of landscape initiatives, such a concept may be available by Tuesday. If not, staff will review along with the expertise of ESG, if needed, and make recommendations.

Recommendation: Planning Department recommends conditional use approval subject to install 4 foot construction fence as a precautionary safety measure along the eastern edge of the 8 units along Lafayette Pkwy.

Mr. Dorsey reported sanitary sewer service is available to this developed, 45-acre institutional parcel via an in-place gravity main that drains in a southward direction across the baseball field. The site is bordered on the east by Lafayette Parkway (U.S. Highway 431) and on the west by CSX Railroad. Vehicle access to the site is currently available via three in-place curb cuts along Lafayette Parkway. As part of the renovations, the in-place curb cut nearest the Lake Condy Road intersection will be relocated approximately 230 feet southward so it aligns with Lake Condy Road. This relocation will eliminate an overlap for opposing left-turn vehicles in the center lane of Lafayette Parkway. A fourth curb cut for an exclusive bus entrance will be constructed approximately 270 feet south of the southernmost in-place curb cut. This new curb cut will create a clockwise driving loop around the campus for buses, and will enable all bus passengers to enter and exit the buses on the passenger side of the vehicle instead of walking in front of or behind the vehicle to enter and exit the school building. 644 paved, on-site parking spaces are indicated, of which 13 must be designated for use by the disabled. The proposed renovations will create a minimal change to the on-site impervious surfaces; therefore, no additional storm water detention is required.

The Engineering Department recommends conditional use approval, subject to the following:

1. The engineer shall submit a completed set of site improvement plans to the Engineering Department for review and approval. The Alabama Department of Transportation must also review and approve the new and relocated curb cuts on Lafayette Parkway.

Mr. Hawkins reported Opelika Utilities currently serves this location.

Mr. Kriel reported this use is in the Opelika Power Services territory.

Dr. Menefee motioned to grant approval for conditional use approval with staff recommendation.

Mayor Fuller seconded the motion.

Mr. Silberman suggested a 6 foot high fence for safety of the students.

Ayes: Cherry, Morgan, Silberman, Menefee, Fuller, Cannon, Hilyer

Nays: None

Abstention: None

C. ZONING ORDINANCE TEXT AMENDMENT – Public Hearing

4. Amend Section 9 Sign Regulations, Add new section 9.7.2 concerning outside lighting

Mr. Kelley reported this item to be tabled to the May 22, 2012 meeting. This will allow Mainstreet Board time to review this item.

With no further business on the agenda, Chairman Pridgen adjourned the meeting at 3:18 p.m.

Keith Pridgen, Chairman

Rachel Dennis, Secretary