

City of Auburn Planning Commission
PC Case # PL-2019-00054 Alberta Ridge – Preliminary Plat'

Review Date: February 4, 2019

Property Owner(s): George R. & Vickie C. Corradino

Owner Address: 7810 Cooper Creek Road
Columbus, GA 31909

Authorized Representative: Mike Maher, Precision Surveying

Request: The applicant seeks preliminary plat approval for a 76-lot (73 residential lots and 3 open space lots) performance single-family subdivision.

Subdivision regulations state: "The Planning Commission shall approve, approve conditionally, or disapprove such Preliminary Plat within thirty (30) days after the submission thereof. If approved conditionally the conditions and reasons therefore shall be stated; and if necessary the Planning Commission may require the Subdivider to submit a revised Preliminary Plat. If any of the requirements are modified or waived, the reasons for such shall be specified. If the Planning Commission should disapprove the Preliminary Plat, the reasons for such action shall be stated and, if possible, recommendations made on the basis of which the proposed Subdivision would be approved.

Location: Terminus of Judd Avenue

Reviewed by: Katie Robison, AICP, Senior Planner

Recommendation: **Approval with staff comments**

Staff Comments: **Planning:**

- The proposed street names must be reviewed and approved by Public Safety.

Engineering:

- An engineering certification has been submitted.
- A traffic impact study is required for this development. Any improvements recommended from the study should be constructed with the development.
- It is recommended that east-west connectivity (either vehicular or pedestrian) be provided via Zellars Avenue or Tucker Avenue.
- As part of the acceptance of the proposed public streets by the City of Auburn, a thorough subsurface investigation

shall be performed, and unsuitable or unstable material be removed or stabilized prior to construction of the streets.

- Prior to final plat submittal, verification should be provided that 73 abuts Tucker Avenue as shown.
- A stormwater analysis will be required for this development, and the City's stormwater detention requirements must be met.
- A Development Agreement will be required for this development. The agreement will include, but may not be limited to, extending the sidewalk along Judd Avenue, to Richland Road, and installation of sidewalk along Alberta Street.
- In accordance with the Public Works Design and Construction Manual, all new subdivision shall have street lighting installed. Lamp sources and spacing must follow the guidelines outlined in the Manual and the cost of street lighting should be included in the engineering estimate as part of the bonding process, if they are not installed at the time of bonding.

Water Resource Management:

- This area is served by AWWB for water service.
- Sanitary sewer service may be provided to this development by the City of Auburn.
- This development is in the Saugahatchee Creek watershed.
- During DRT review, if any utility easements are needed along property lines, it is suggested to verify that the required setbacks can be met with the proposed building structures. Adjustments may be needed to the property lines prior to final platting.

Current Zoning:

Redevelopment District (RDD)

Surrounding Zoning:

North: RDD and DDH– *Shepherd's Cove, LTD (apartment complex); DDH –Baharanyi property (vacant);*

South: RDD – *Washington property (vacant); DDH – Anderson, Wiggins, Windham, Tilton, and McNeal properties (single-family residential);*

East: RDD – *Jackson property (vacant); DDH – Sturdivant, Talley, Allen, and Wade properties (single-family residential) and Williams, Evans, Saxton, and Works properties (vacant);*

West: RDD – *Jones, Dowdell, Dowdell, PHS Properties, LLC, Moore, Gentry, and Moore properties (single-family residential), Parker Waller Insurance, LLC (office), and Auburn Parkway Investors, Inc., and Fuller properties (vacant)*

Site Visit:

October 22, 2018

Property Description: The property is comprised of two (2) lots comprising 18.82 acres and is currently undeveloped and heavily vegetated.

Previous Action Related to this Site:

| | |
|-------------------|---|
| April 4, 2018 | The Board of Zoning Adjustment (BZA) upheld the Planning Director's interpretation that a proposed project submitted as a "multiple family development" is instead a "private dormitory." |
| December 13, 2018 | The Planning Commission recommended denial of a conditional use request for a performance residential development (cottage housing development). |

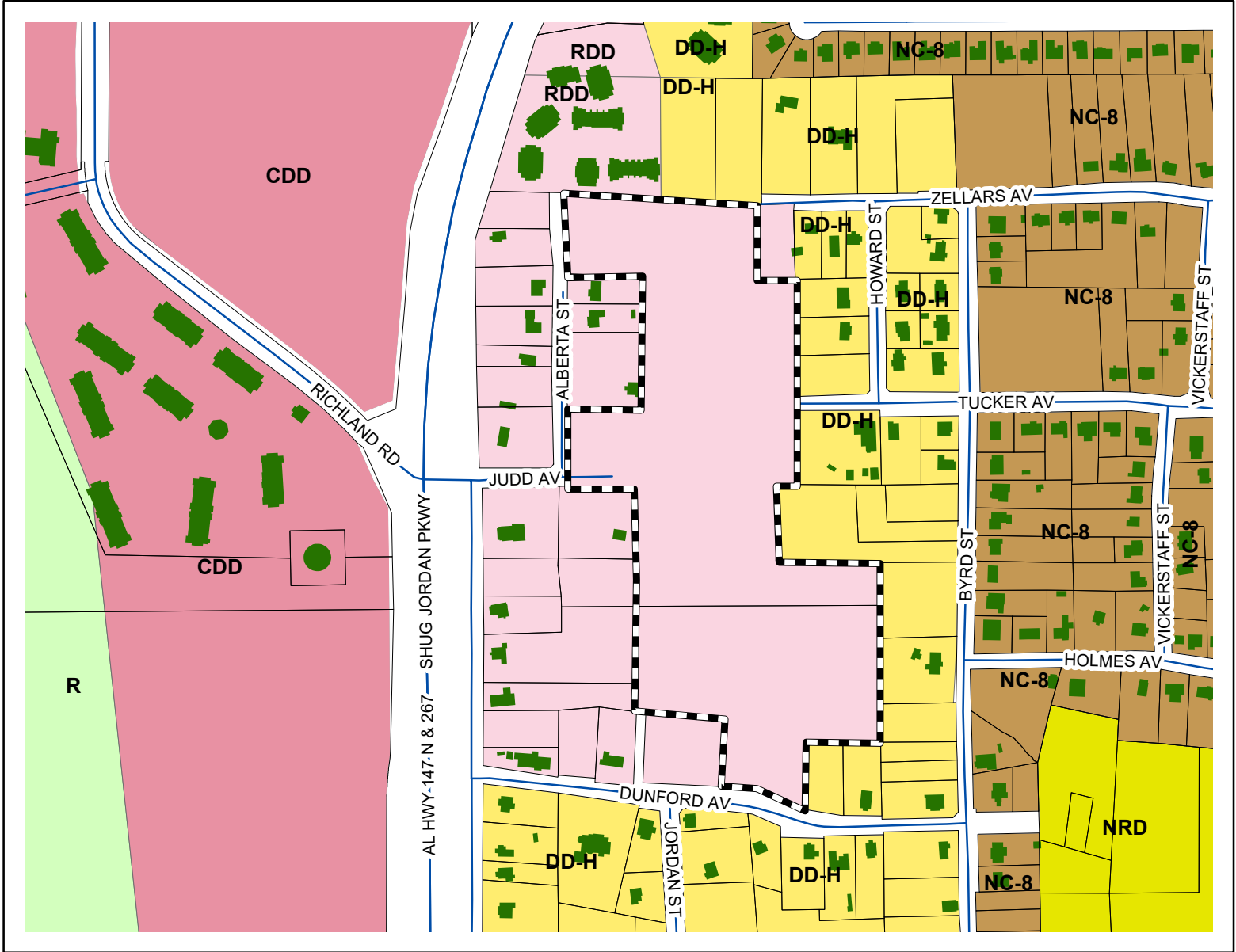
Greenway/Greenspace Impact: There are no greenways associated with this property identified in the Greenways/Greenspace Master Plan (GGMP).

Land Use Plan Designation: The CompPlan 2030 designation of this property is neighborhood preservation. This designation is intended for stable existing neighborhoods and the existing density and housing types should be retained.

Analysis: This request is for preliminary plat approval of a 76-lot performance single-family subdivision and is comprised of 73 residential lots and three (3) open space lots. The average residential lot size is 6,441 square feet. The proposed density of the development is 3.88 dwelling units per acre, which is significantly less than the maximum of 16 dwelling units per acre allowed density for the RDD zoning district. The proposed subdivision includes three (3) open space lots comprising 4.90 acres (26%), exceeding the 20% open space requirement for performance residential developments in the RDD zoning district. Two of the three open space lots contain a stream, stream buffers, and floodplain. This type of open space is referred to as "natural area" per the *City of Auburn Zoning Ordinance*. "Natural areas are areas of undisturbed vegetation or areas replanted with vegetation after construction. Woodlands and wetlands are specific types of natural areas. Natural watercourses area to be maintained as free flowing and devoid of debris. Stream channels shall be maintained so as not to alter floodplain levels." The proposed open space will also serve as a buffer between the proposed development and the surrounding neighborhood. In addition to the open space buffer, a 15-foot wide bufferyard is also required along the perimeter of the development, with the exception of the apartment complex along the north property line.

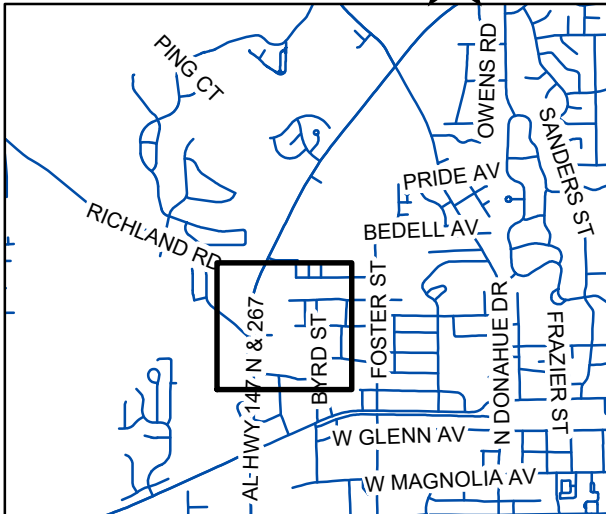
Alberta Ridge Preliminary Plat PC Case #PL-2019-00054

Planning Department
2/4/2019



Subject Property

N



Vicinity Map

The applicant is requesting preliminary plat approval for a 76-lot (73 residential lots and 3 open space lots) performance single-family subdivision.

NOTE: PUBLIC HEARING NOTICE THURSDAY, FEBRUARY 14, 2019 IN THE COUNCIL CHAMBERS AT 141 N. ROSS ST. AT 5:00 P.M. PLEASE CALL KATIE ROBISON WITH THE CITY OF AUBURN PLANNING DEPARTMENT AT (334) 501-3040 FOR ADDITIONAL INFORMATION.

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

ALBERTA RIDGE SUBDIVISION
SECTIONS 24 and 25 T 19 N R 25 E
AUBURN LEE COUNTY ALABAMA

State of Alabama
Lee County

I, Michael T Maher, a Professional Licensed 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 Standards of practice for surveying in the State of Alabama to the best of my knowledge, information, and belief.

In witness whereof, I have hereunto set my hand and seal on this the ____ day of _____, 2019.

Michael T Maher, Alabama License No. 26956
Not a certified survey unless signed and stamped with my seal.

State of Alabama
Lee County

I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Michael T Maher, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date, that being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

In witness whereof, I have hereunto set my hand and seal on this the ____ day of _____, 2019.

Notary Public: _____ My commission expires: _____

State of Alabama
Lee County

I, George Corradino, owner of the real property shown on this plat, hereby join in the statement of Michael T Maher, and certify that it was and is my purpose to subdivide the lands so plotted as shown,

In witness whereof, I have hereunto set my hand on this the ____ day of _____, 2019.

George Corradino
State of Alabama
Lee County

I, the undersigned authority, a Notary Public in and for said county, in said state, certify that George Corradino, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date, that being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

In witness whereof, I have hereunto set my hand and seal on this the ____ day of _____, 2019.

Notary Public: _____ My commission expires: _____

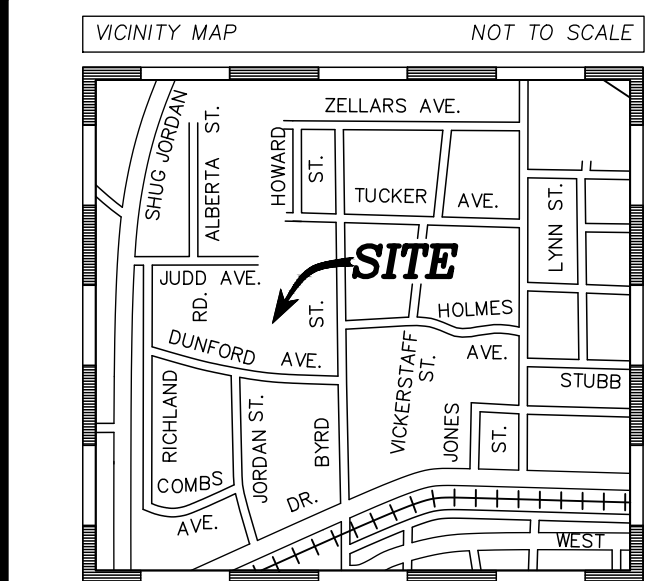
Approved by the Auburn City Planning Commission, Auburn, Alabama:
Planning Director: _____ Date: _____

Accepted by the Auburn City Council, Auburn, Alabama:
Mayor: _____ Date: _____

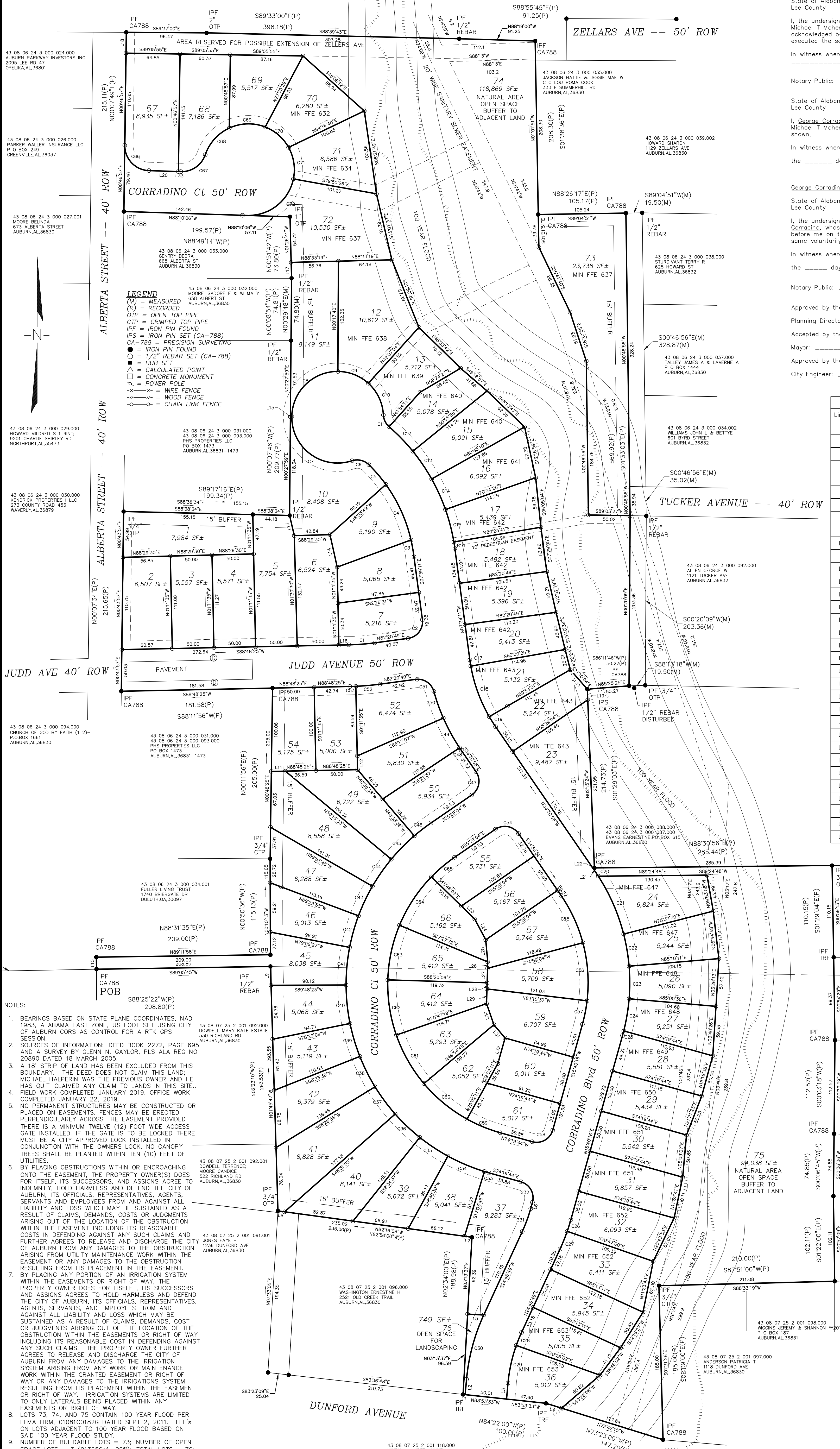
Approved by the Auburn City Engineer, Auburn, Alabama:
City Engineer: _____ Date: _____

| Line Table | | |
|------------|-------------|--------|
| Line # | Direction | Length |
| L1 | N83°53'33"W | 2.48 |
| L2 | S05°11'53"W | 18.48 |
| L3 | N05°11'53"E | 19.27 |
| L4 | N72°42'15"W | 19.56 |
| L5 | N86°46'23"W | 19.40 |
| L6 | S15°40'16"W | 7.73 |
| L7 | N82°16'08"W | 9.20 |
| L8 | N82°16'08"W | 8.07 |
| L9 | N00°54'15"W | 22.57 |
| L10 | N00°57'55"W | 14.51 |
| L11 | N88°48'25"E | 16.90 |
| L12 | S01°11'35"E | 16.49 |
| L13 | N13°07'14"W | 24.84 |
| L14 | N12°35'40"W | 39.90 |
| L15 | N89°32'01"W | 1.69 |
| L16 | N88°48'25"E | 12.07 |
| L17 | N01°26'41"W | 19.14 |
| L18 | N00°46'57"E | 25.00 |
| L19 | N02°15'24"W | 12.78 |
| L20 | N88°10'06"W | 35.41 |
| L21 | N34°30'56"W | 4.44 |
| L22 | S55°29'04"W | 1.66 |
| L23 | S45°46'03"E | 22.44 |
| L24 | S27°48'20"E | 28.18 |
| L25 | N05°18'04"W | 26.64 |
| L26 | N01°39'54"E | 7.70 |
| L27 | N01°39'54"E | 17.35 |
| L28 | N01°39'54"E | 7.40 |
| L29 | N01°39'54"E | 17.65 |
| L30 | N19°12'41"W | 26.81 |
| L31 | N40°05'15"W | 20.83 |
| L32 | N15°42'25"E | 31.86 |
| L33 | N88°10'06"W | 2.85 |

| Curve Table | | | | |
|-------------|--------|--------|-------------|------------|
| Curve # | Length | Radius | CHORD BEAR | CHORD DIST |
| C1 | 31.01 | 275.00 | N85°34'37"E | 30.99 |
| C2 | 31.42 | 20.00 | N37°20'49"E | 28.28 |
| C3 | 17.28 | 185.00 | N10°19'44"W | 17.27 |
| C4 | 73.62 | 185.00 | N24°24'16"W | 73.13 |
| C5 | 31.29 | 185.00 | N40°38'57"W | 31.25 |
| C6 | 21.92 | 20.00 | N76°53'18"W | 20.84 |
| C7 | 104.39 | 55.00 | S53°42'29"E | 89.41 |
| C8 | 86.23 | 55.00 | S45°22'49"W | 77.66 |
| C9 | 40.15 | 55.00 | N68°47'38"W | 39.26 |
| C10 | 43.19 | 55.00 | N25°23'15"W | 42.09 |
| C11 | 16.12 | 20.00 | S25°59'04"E | 15.69 |
| C12 | 41.05 | 235.00 | N14°04'19"W | 41.00 |
| C13 | 40.28 | 235.00 | N34°09'27"W | 40.23 |
| C14 | 40.28 | 235.00 | N24°20'12"W | 40.23 |
| C15 | 40.28 | 235.00 | N14°30'57"W | 40.23 |
| C16 | 8.01 | 235.00 | N08°37'45"W | 8.01 |
| C17 | 7.56 | 185.00 | S08°49'23"E | 7.55 |
| C18 | 64.92 | 185.00 | S20°02'47"E | 64.59 |
| C19 | 14.26 | 185.00 | S32°18'27"E | 14.25 |
| C20 | 6.43 | 235.00 | N17°26'15"W | 6.43 |
| C21 | 76.17 | 235.00 | N23°39'39"W | 75.84 |
| C22 | 39.15 | 235.00 | N09°36'10"W | 39.10 |
| C23 | 39.15 | 235.00 | N00°03'29"W | 39.10 |
| C24 | 39.15 | 235.00 | N09°29'11"E | 39.10 |
| C25 | 5.79 | 235.00 | N14°57'54"E | 5.79 |
| C26 | 14.49 | 235.00 | N17°26'15"W | 14.49 |
| C27 | 22.87 | 235.00 | N21°59'32"E | 22.86 |
| C28 | 16.84 | 185.00 | S22°10'24"W | 16.83 |
| C29 | 46.39 | 185.00 | S12°22'55"W | 46.27 |
| C30 | 80.32 | 235.00 | N14°59'21"W | 79.93 |
| C31 | 29.41 | 185.00 | N20°13'33"E | 29.38 |
| C32 | 31.42 | 20.00 | S29°19'44"W | 28.28 |
| C33 | 5.71 | 235.00 | S33°37'59"E | 5.71 |
| C34 | 47.63 | 235.00 | S67°07'52"E | 47.55 |
| C35 | 40.61 | 235.00 | S56°22'26"E | 40.56 |
| C36 | 40.77 | 235.00 | S46°22'11"E | 40.72 |
| C37 | 40.74 | 235.00 | S36°31'01"E | 40.69 |
| C38 | 40.78 | 235.00 | S26°34'43"E | 40.73 |
| C39 | 41.39 | 235.00 | S16°33'39"E | 41.34 |
| C40 | 46.44 | 235.00 | S05°51'16"E | 46.36 |
| C41 | 45.47 | 235.00 | S05°20'58"W | 45.40 |
| C42 | 39.41 | 235.00 | S15°41'47"W | 39.36 |
| C43 | 39.25 | 235.00 | S25°17'08"W | 39.21 |
| C44 | 39.66 | 235.00 | S34°54'21"W | 39.62 |
| C45 | 39.44 | 235.00 | S44°32'55"W | 39.39 |
| C46 | 25.14 | 235.00 | S52°25'13"W | 25.12 |
| C47 | 31.42 | 20.00 | N10°29'04"E | 28.28 |
| C48 | 3.59 | 235.00 | S34°04'39"E | 3.59 |
| C49 | 40.71 | 235.00 | S28°40'38"E | 40.66 |
| C50 | 33.97 | 235.00 | S19°34'27"E | 33.94 |
| C51 | 28.70 | 20.00 | S56°32'36"W | 26.30 |
| C52 | 29.38 | 325.00 | N84°56'12"E | 29.37 |
| C53 | 7.26 | 325.00 | N88°10'00"E | 7.26 |
| C54 | 31.42 | 20.00 | N79°30'56"W | 28.28 |
| C55 | 62.96 | 185.00 | N24°45'55"W | 62.66 |
| C56 | 70.24 | 185.00 | N04°08'15"W | 69.82 |
| C57 | 28.84 | 185.00 | N11°12'19"E | 28.81 |
| C58 | 31.42 | 20.00 | N60°40'16"E | 28.28 |
| C59 | 43.15 | 185.00 | S67°38'46"E | 43.06 |
| C60 | 67.41 | 185.00 | S50°31'32"E | 67.03 |
| C61 | 67.41 | 185.00 | S28°38'58"E | 67.03 |
| C62 | 67.41 | 185.00 | S08°46'23"E | 67.03 |
| C63 | 67.41 | 185.00 | S12°06'11"W | 67.03 |
| C64 | 70.04 | 185.00 | S33°23'12"W | 69.62 |
| C65 | 36.33 | 185.00 | S49°51'30"W | 36.27 |
| C66 | 46.57 | 30.00 | S43°41'34"E | 42.04 |
| C67 | 38.17 | 30.00 | S55°23'06"E | 35.64 |
| C68 | 44.35 | 55.00 | S42°02'15"W | 43.16 |
| C69 | 44.36 | 55.00 | S88°14'37"W | 43.17 |
| C70 | 37.99 | 55.00 | N48°51'38"W | 37.24 |
| C71 | 39.12 | 55.00 | N08°41'35"W | 38.30 |
| C72 | 77.52 | 55.00 | N52°03'42"E | 71.26 |



Received: 1/22/2019
PL-2019-00054



- NOTES:
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT SET USING CITY OF AUBURN CORS AS CONTROL FOR A RTK GPS SESSION.
 - SOURCES OF INFORMATION: DEED BOOK 2272, PAGE 695 AND A SURVEY BY GLENN N. GAYLOR, PLS ALA REG NO 20890 DATED 18 MARCH 2005.
 - A 18' STRIP OF LAND HAS BEEN EXCLUDED FROM THIS BOUNDARY. THE DEED DOES NOT CLAIM THIS LAND. MICHAEL HALPERIN WAS THE PREVIOUS OWNER AND HE HAS QUIT-CLAIMED ANY CLAIM TO LANDS IN THIS SITE.
 - FIELD WORK COMPLETED JANUARY 2019. OFFICE WORK COMPLETED JANUARY 22, 2019.
 - NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERRECTED PERPENDICULARLY ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM TWELVE (12) FOOT WIDE ACCESS GATE INSTALLED. IF THE GATE IS TO BE LOCKED THERE MUST BE A CITY APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNERS LOCK. NO CANOPY TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF UTILITIES.
 - BY PLACING OBSTRUCTIONS WITHIN OR ENCROACHING ON THE EASEMENT, THE PROPERTY OWNER(S) DOES FOR ITSELF, ITS SUCCESSORS, AND ASSIGNS AGREE TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.
 - BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.
 - BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS. THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY OR ANY DAMAGES TO THE IRRIGATIONS SYSTEM RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY.
 - LOTS 73, 74, AND 75 CONTAIN 100 YEAR FLOOD PER FEMA FIRM, 01081002C DATED SEPT 2, 2011. FTE'S ON LOTS ADJACENT TO 100 YEAR FLOOD BASED ON SAID 100 YEAR FLOOD STUDY.
 - NUMBER OF BUILDABLE LOTS = 73; NUMBER OF OPEN SPACE LOTS = 3 (2136566 ± 268); TOTAL LOTS = 76; NET AREA = 18.83 Ac; AREA IN LOTS = 15.69 Ac; AREA IN RIGHT OF WAY = 3.14 Ac.
 - OPEN SPACE LOTS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - THE NORTHERN PORTION OF LOT 74 IS RESERVED FOR A POSSIBLE EXTENSION OF ZELLERS AVENUE. THE ACQUISITION OF PROPERTY IS NOT GRANTED BY THIS PLAT.

Seal: _____
Drawn By: MTM
Scale: 1"=60'
File Name: 19-035-SD1
Date: 1-22-19

2124 Moores Mill Road
Suite 110
Auburn, Alabama 36830
Phone (334) 821-0105
www.precisionsurveying.com

GRAPHIC SCALE 1"=60'
60' 0 60' 120' 180'