

STATE OF ALABAMA
MONTGOMERY COUNTY
TOWN OF PIKE ROAD

BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF PIKE ROAD, ALABAMA as follows:

SECTION 1 That the Zoning Ordinance of Pike Road, Alabama, adopted October 14, 2014, be amended by rezoning the following described property from Agriculture (AG) to Residential (R-10).

Subject Property:

154.5 ACRES BEING THE SE 1/4 OF SECTION 30, T-16-N, R-20-E LESS ROW & RR ROW (TAX PARCEL ID NUMBER: 08-09-30-4-000-001.000). THE SUBJECT PROPERTY BORDERS THE PROVIDENCE SUBDIVISION TO THE NORTH, HIGHWAY 85 (PIKE ROAD) TO THE WEST, OLD PENN ROAD TO THE SOUTH AND PENN LOOP AS WELL AS WOODLAND CREEK SUBDIVISION TO THE EAST.

This conveyance is made subject to all restrictions, rights of way and easements of record affecting subject property.

The applicant has self-imposed a maximum density of 152 lots on the subject property and a 250-foot buffer going into the subject property from the right of way line along Pike Road.

SECTION 2: this ordinance shall take effect upon its passage, approval and publication, or as otherwise provided by law.

APPROVED AND ADOPTED THIS 23rd DAY OF January, 2019

MAYOR













ATTEST:



CLERK



TO: Mayor Gordon Stone and
Members of the Town Council

DATE: January 15, 2019

FROM: Jonathan I. Smith
Planning Director

SUBJECT: ZC 18.02 – Pinkston Family Estate Zoning Request from Agriculture (AG) to Residential (R-10)

OVERVIEW: Connor Farmer with Highpoint Properties, LLC on behalf of the Pinkston Family Estate (R. H. Pinkston Jr. Family, LLC) seeks rezoning approval for what is known as the Pinkston Family Estate (Tax Parcel ID #: 08-09-30-4-000-001.000). The subject property is currently zoned Agriculture (AG). The applicant is requesting Residential (R-10) zoning with a self-imposed restriction of a maximum of 152 lots, per the attached narrative letter submitted. This will amount to just over one (1) lot per acre. The applicant has also committed to a 250' buffer along Pike Road. The property is located on the east side of Pike Road and is the 160+/- acres at the northeast corner of Pike Road and Old Penn Road (just south of Providence Subdivision).

★ **SUBJECT PROPERTY:**



ADJACENT ZONING & LAND USE: The site is bordered to the north by Planned Unit Development (PUD) property (Providence Subdivision). To the south lies Old Penn Road and

Residential Estate (RE) zoned property. East there is PUD (Woodland Creek) and Unincorporated Montgomery County property and to the west lies Pike Road, properties in the City of Montgomery and RE property in the town of Pike Road.

BACKGROUND: The subject/current application was received by the Planning Department on October 1, 2018. The Town of Pike Road Engineer and the Town of Pike Road Fire Department was consulted. Due to the fact this is a zoning request and the request does not involve the installation of infrastructure and no improvements are proposed at this time, no comments were generated. The Town Council voted to annex the property into the Town of Pike Road on August 22, 2018.

ANALYSIS: The subject property consists of approximately 160 acres. The applicant is proposing to zone the property from Agriculture (AG) to Residential (R-10).

The Town of Pike Road Zoning Ordinance defines the Residential (R-10) district as follows: "R5 and R10 districts are designed for higher intensity single-family development, these districts are appropriate for implementing the residential medium density policies of the comprehensive plan. As a general rule, these districts should have good access to major streets within the community".

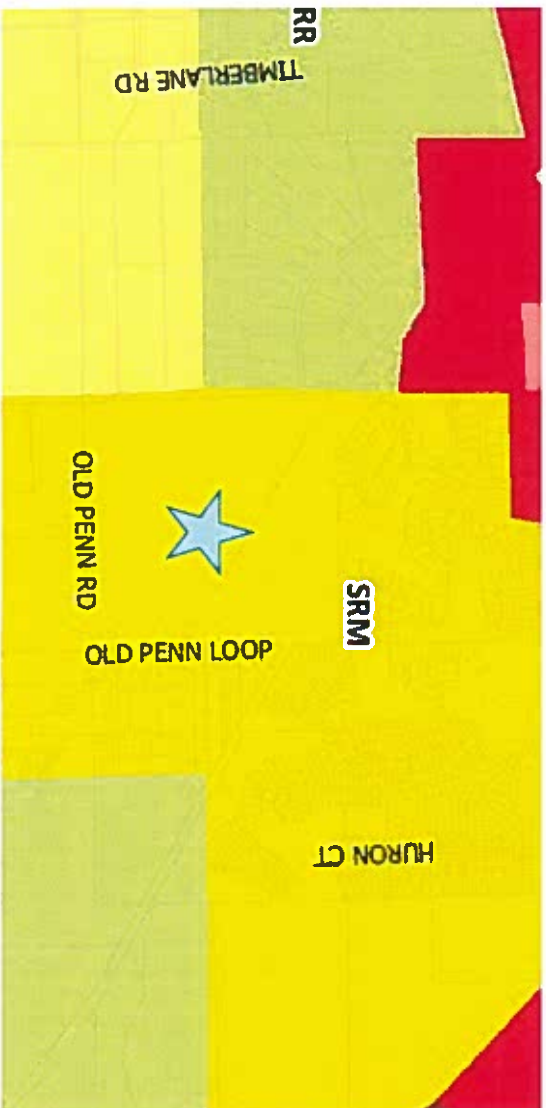
The R-10 zoning district requires a minimum lot area of 10,000 square feet. The maximum building coverage allowed in the R-10 district is 45% of the lot. A minimum rear setback of 20' is required, side setbacks are 5', and street-side setbacks are 10'. The maximum allowed building height is 3 stories.

149, 80' wide residential lots and 3, 10-acre+ lots are shown on a conceptual plan provided by the applicant. This plan is only conceptual and is a supporting document for the subject rezoning request. The ingress and egress is shown on Pike Road and Old Penn Road. The lot sizes vary from 11.75-acre estate lots to lots ranging from approximately 12,000 to 18,000 square feet. The conceptual layout is attached, along with a narrative where the applicant has limited site density to just under one (1) dwelling unit per acre; 1.05 units per acre. A typical R-10 zoned piece of land would allow approximately three (3) to four (4) units per acre, depending on site conditions.

If this request is approved, any subdivision plat submitted will be reviewed against all applicable regulations and any outside agency approvals required shall be submitted to the Town.

The Town of Pike Road Comprehensive Plan indicates that Suburban Residential-Medium (SR-M) is desirable in the area in which the subject property exists. The SR-M area is intended for existing and future residential developments characterized by densities of 3 to 4 dwellings units per acre. The proposed zoning request appears to be in keeping with the goals and intent of the Area Plan for the Mt. Meigs/Merry (Town Hall) Community within the Town's adopted Comprehensive Plan.

★ SUBJECT PROPERTY – FUTURE LAND USE PLAN:



PLANNING COMMISSION RECOMMENDATION: On December 10, 2018 the Planning Commission unanimously recommended approval to the Town Council, contingent upon the following conditions, recommended by staff:

1. Upon development of the subject property all Town of Pike Road development standards and regulations shall apply. Any required outside agency approvals/permits shall be obtained (e.g., ADEM, Montgomery County, etc.).
2. The applicant's self-imposed condition of not exceeding 152 lots on the approximate 160 acre parcel (a maximum density of approximately 1.05 units per acre) and the 250' buffer shown on the conceptual plan shall be written into the Ordinance approved by the Town Council and shall run with the land, in perpetuity.

Attachments



HIGHPOINTE

120 BISHOP CIRCLE
PELHAM, AL 35124
(205) 444-2272

To: The town of Pike Road

Highpointe Properties is real estate Company that specializes in residential land development. We are based in Birmingham, AL and work with reputable homebuilders to create desirable neighborhood developments that complement the surrounding areas. We currently have 160+/- acres located at the corner of Penn Road and Pike Road under contract to purchase from the Pinkston Family Estate. We are respectfully requesting a change zoning for the subject property after recently agreeing to annexation into the Town of Pike Road. After several revisions, we feel the proposed design meets the concerns of the adjacent neighbors and would be a good addition to the Town of Pike Road.

We have a proposed layout that maintains the properties natural beauty by incorporating approximately 50% greenspace. That is around 80 acres on natural forest, streams and ponds. We have had environmental engineers locate all of the existing wetlands, streams, and ponds and re-designed a layout that protects those areas with minimal impact. The neighborhood will be tucked away behind a 250 foot natural wooded buffer along the entire length of Pike road with the exception of the entrance and driveways to three estate lots. There will be 3 large estate between 10 and 12 acres each across from the existing neighborhood. The new subdivision entrance will lead thru the wooded buffer to a maximum of 149 homes with a minimum lot size of 80 feet in width by 150 feet deep (12,000 Sq. Feet). This area will have a clubhouse and pool along with a walking trail thru the natural areas that lead to the lake. There will be a wooded buffer around the entire development. The requested zoning would be for the minimum lot size of 12,000 square feet but a conditional agreement that would not exceed the total of 152 total lots that meet the above stated lot sizes.

We feel that the central location of this property to the commercial area and the increase of a great demographic will allow the town to recruit more commercial tenants and help drive demand for quality restaurants, grocery, retail and commercial uses that will increase the tax base and offer convenient service amenities.

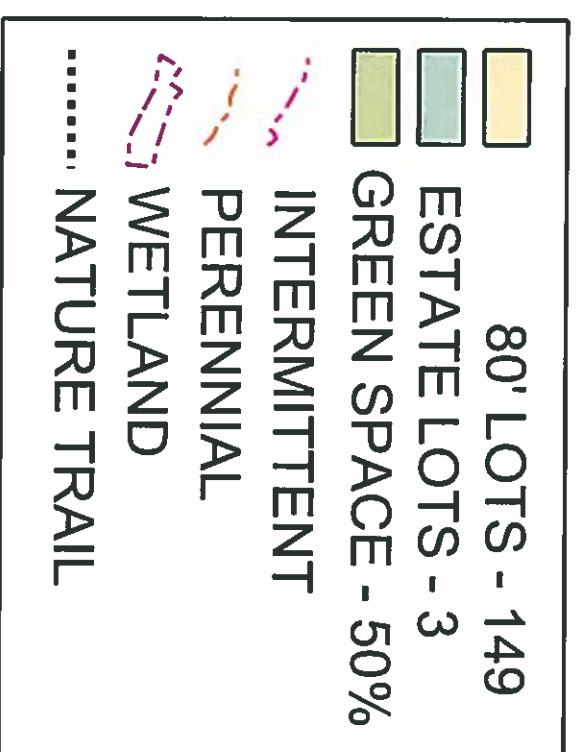
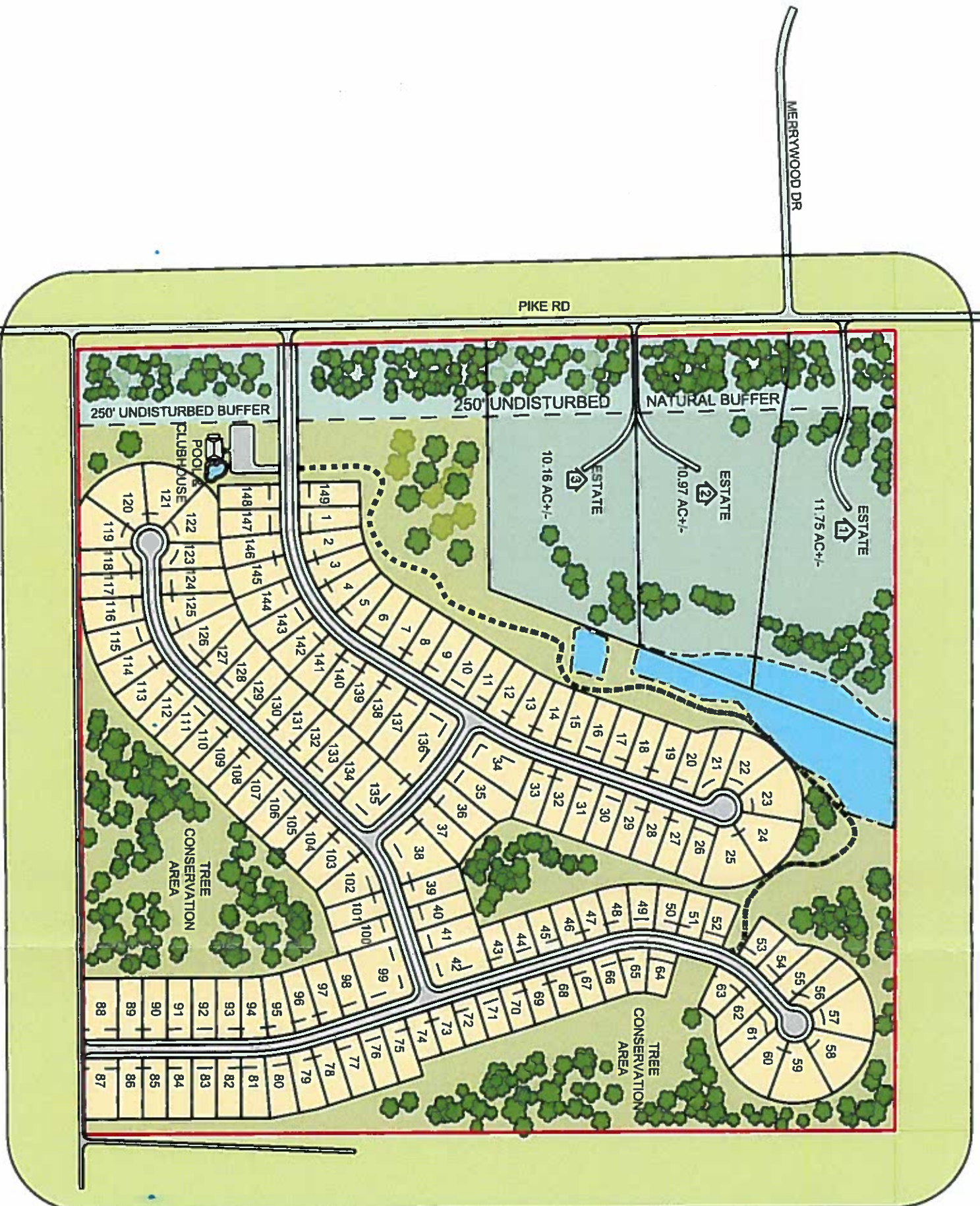
Please feel free to contact us with any questions.

Thank you for your consideration to join the Town of Pike Road,

Connor Farmer

CONCEPTUAL PLAN

PIKE RD MONTGOMERY, AL



GRAPHIC SCALE

