Long Range Planning CompPlan 2030 / AIGM



City of Auburn, Alabama November 6, 2023

- 1 -









- CompPlan 2030 is the City of Auburn's long range planning document. It is an advisory document.
- Adopted in 2011, updated in 2018, update in 2023
- Chapter 3, Land Use contains the *Future Land Use Plan* and *Optimal Boundary*
- Guides the city on planning decisions related to:
 - o Rezoning of property
 - o Conditional Uses
 - o Recommended Uses & Density



- Gives the vision of the community substance and form
- Provides predictability and fairness for citizens, elected officials, city staff, and the development community
- Helps the many plans that guide the City of Auburn work together effectively and towards a common purpose
- Emphasizes managing growth in a logical manner
- "Comprehensive"



"Imagine the best possible Auburn in the year 2030. Describe one aspect of it."

Sample Vision Statements (12 total)

- Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
- Provide enhanced cultural and recreational opportunities for all ages, especially youth and seniors.
- Utilize our land, make public investments and manage our natural resources in a manner that encourages growth that is both economically viable and environmentally responsible for the long-term.
- Encourage continued diversity in housing opportunities with a sensitivity toward affordability.
- Provide a vibrant, expanded downtown with green space, public parking, public gathering spaces and a mix of commercial, institutional and residential uses oriented toward pedestrians.



Optimal Boundary

- CompPlan 2030 Chapter 3, Land Use
- Developed and adopted in 2011
- Provides the recommended maximum extent of the city limits by 2030
- One of the requirements for eligibility to annex into the city limits (Annexation Policy for the City of Auburn)
- ~22,000 acres remaining (35.6%)



Optimal Boundary

• Why was the Optimal Boundary created?



City Limits 1839-Present







Optimal Boundary

2011 Optimal Boundary Design Process

- Analysis ranked parcels from least to most desirable based on access to roads, ability to provide city services & utilities, and proximity to existing city limits
- Stay within Lee County and outside planning areas of Opelika
- Select parcels which meet the criteria to form a logical boundary





Figure 3.1: City Population by Scenario in 2030



Future Land Use Plan

- CompPlan 2030 Chapter 3, Land Use
- Provides parcel level recommendations for appropriate land uses and densities for properties inside <u>and</u> outside the city limits
- Provides recommendations on where commercial nodes are encouraged
- Appears similar to a zoning map, but more general language and is advisory.
- Focus Area Studies conducted to address changing conditions between 5-year updates



Future Land Use Plan

Pulls together data of existing conditions from:

- Existing & proposed water utilities
- Existing & proposed sewer lines & treatment capacity
- Major Street Plan
- Parks, Recreation and Cultural Master Plan
- Public Safety response times
- Garbage collection routes
- Floodplain Maps
- Adjacent uses



Water & Sanitary Sewer Planning

Comprehensive Water and Sewer Facility Master Plans

- Updated every 5 years
- Establishes general guidance for 20+ year outlook
- Uses Population Growth, Demand, and Flow Projections
- Evaluates High Growth Areas
- Analyzes Service Area with respect to Optimal Growth Boundary
- Evaluates condition and capacity of existing treatment and conveyance facilities
- Encourages use of gravity systems over on-site sewage treatment and private pump stations
- Hydraulic Water and Sewer System Models
- Evaluates current and projected regulatory requirements
- Guides development of Water and Sewer Capital
 Improvement Plans



Major Street Plan





- The Major Street Plan provides a map of the current major streets and projected, future major streets. The locations and classifications of projected future streets are based on information from the Long Range Transportation Plan (LRTP), citywide comprehensive traffic study, staff analysis, terrain and other alignment considerations.
- The Major Street Plan is utilized as a tool for analyzing traffic needs and impacts on the City, and as an informational device for citizens and developers.
- Guides the city on planning decisions related to projects for inclusion in the CIP
- Guides developers with knowing where major streets are planned and the impacts to their developments and required connections to other major routes

Major Street Plan



COMPPLAN 2030

Five-Year Update



CompPlan 2030 – 5 Year Update

DO:

- Patch up holes, typos, and inconsistencies in the document text
- Add new information to the text
- Assess how conditions have changed
- Make recommendations to address changes in conditions
- Program areas that need future study

DON'T:

- Write a new comprehensive plan
- Rewrite the zoning ordinance
- Write a new strategic plan

16 -

CompPlan 2030 – 5 Year Update

Tentative Schedule

Phase 1 (March-May)

Update the document text (maps, charts, graphs, data, text, names) Add new information to the text (new projects, policies, plans)

Phase 2 (June-February) Review Future Land Use Plan, Zoning, Optimal Boundary Public Input & Open Houses Planning Commission Work Sessions

Phase 3 (February-March) Planning Commission City Council





Auburn Interactive Growth Model





- Statistics based spatial model using land use and zoning data to "build-out" vacant lands
- Original model developed from 2006-2009 through a collaborative effort with Dr. Van Buskirk, FAICP of Van Buskirk, Ryffel and Associates, Inc. (now Metro Forecasting Models LLC). Informed the basis for the Optimal Boundary.
- Updated in 2010, 2012, 2013, 2015, 2016, & 2018
- Model update, AIGM20, developed capturing available data to Spring 2022
- Calculates logistic curves for each zone and generates reports projecting residential, commercial, & industrial demands.
- AIGM is a "snap-shot" in time, which allows alternative scenarios to be assessed.





Original AIGM projections used in developing CompPlan 2030 Future Land Use Plan & Optimal Boundary

The City of Auburn according to the AIGM:

Land Use (Auburn)	Count	Square Feet	Acres	Percent of Land
Single Family	16,531 Units	n/a	12,541	34.10%
Planned Development Districts	49	n/a	5,675	15.39%
Vacant	1,519 Parcels	n/a	4,963	13.46%
Auburn University	n/a	n/a	3,668	9.95%
Rights of Way	n/a	n/a	3,140	8.51%
Parks, Golf Courses, Open Space	418 Parcels	n/a	2,501	6.78%
Multi-Family (incl. Private Dormitory)	16,706 Units	n/a	1,410	3.82%
Industrial	103 Parcels	6,627,108	1,226	3.32%
Retail (incl. Shopping Centers)	369 Parcels	5,344,915	910	2.47%
Shopping Centers	10 Centers	2,026,475	218	-
K-12 Schools	17	n/a	441	1.20%
Office & Institutional	182 Parcels	1,473,781	353	0.96%
Hotels	21 Hotels	2000 rooms	51	0.14%

AIGM 2020 Population: 77,304 Mean HH Size: 2.32 COA Actual Area = 37,107 ac AIGM Area = 36,879 ac 99.4% Capture

- 20 -

Planned Developments in Auburn

~7,200 potential housing units remaining in approved PDDs

Buildout of Existing PDDs



Vacant Land in Auburn

Percent Vacant Acreage by Zoning District



Zone	Allowable Densities
R	1 DU/3 AC
DDH	4 - 5.5 DU/AC
CDD	4 – 9.5 DU/AC
LDD	2 – 5 DU/AC

AIGM20 Population Projection & Census Data



Comparison of AIGM20 & Census Data



Comparison of AIGM Versions & Census Data





Area 4 maintains largest growth driven by Planned Developments (Woodward Oaks, The Preserve, Old Samford).

2030: +5,800 Pop, +2,400 HU

Area 5 to grow from additional multi-family developments and buildout of Farmville Lakes and Tivoli (Tuscany Village).

2030: +3,100 Pop, +1,200 HU

Area 3 to see residential growth from buildout of Silos at Conway and two approved PDDs (Dawson Corner, Swann Farm).

2030: +1,500 Pop, +700 HU



Scenario-Based Projections







1. Existing Optimal Boundary

What is the current and future population of the land outside of the city limits and within the current optimal boundary?

2. Sewer Expansion

What is the current and future population of lands in the modeled area (basin) with and without a sanitary sewer main extension?

3. Future Land Use Change

What is the current and future population of lands located in southwest quadrant (A3) with and without changing the future land use designation?





Existing Optimal Boundary Scenario Parameters

No Change

- Existing City Limits
- Existing Optimal Boundary
- "Build-out" vacant land in Optimal Boundary at 0.33 du/ac
- HH Size: 1.7





Existing Optimal Boundary Scenario Summary

- Large land area, small population (mean parcel size 14 ac)
- If all lands in the OB annexed immediately, +3,600 residents
- If all lands in the OB annexed after buildout, +7000 residents

Sewer Expansion Scenario Parameters

No Change

- Existing City Limits & Zoning
- Existing Optimal Boundary
- "Build-out" vacant land
- Density: 0.33 du/ac
- HH Size: 1.7

Change

- Extend a SS main
- Annex and rezone lands in the basin LDD
- "Build-out" vacant land in the basin
- Density: 2.2 du/ac
- HH Size: 2.1





Modeled Area 2085 (AIGM Zones 23 & 24)





Modeled Area 2085 (AIGM Zones 23 & 24)



Scenario Summary

- Extension of sewer into basin affects ~1,500 acres of vacant land
- Extension of sewer and annexation and rezoning of vacant land could generate additional 2,800 housing units and 6,200 additional residents (7,900 total) at full build out

FLU Change Scenario Parameters

No Change

- Existing City Limits & Zoning
- Existing Optimal Boundary
- "Build-out" vacant land
- Density: 0.33 du/ac
- HH Size: 1.7

Change

- Annex and rezone land with existing SS access
- Existing Optimal Boundary
- "Build-out" vacant land
- Density: 0.33-5.0 du/ac
- HH Size: 2.1





Scenario Summary

- +8,500 additional residents in this area with no changes (+1,500 by 2030)
- ~1000 acres identified as suitable for higher intensity (greater than 3 ac lot size) development with existing infrastructure
- Build out of identified lands generates additional 3,300 residents (11,700 total)

Area 3 Buildout Population by Scenario



- 36 -

AIGM20 Scenarios and City Population



Conclusion

- CompPlan 2030 was created as a land use plan to manage growth so that excellent city services can continue to be provided. The plan's philosophy encourages development and redevelopment where existing infrastructure and roads are located, limiting the development of peripheral lands. An update of the plan is underway in 2023-24.
- The CompPlan 2030 guides staff and provides consistency for development requests related to annexations, rezoning, conditional use, and density.
- The City of Auburn planning process utilizes data, modeling, and other department plans in analyzing requests and formulating recommendations. Data inputs include utility availability, the Major Street Plan, costs and impacts to provision of city services, among others.
- Current population projections indicate that the city population could reach ~100k by 2040 with the <u>existing</u> vacant land, zoning, and optimal boundary "carrying capacity". Existing approved PDD's constitute a large holding of vested residential units.
- If adjustments are desired to encourage additional development and population beyond the current projections in other areas of the city (or potential city limits), long range planning tools provide the levers to change the trajectory of the city. Such changes should be reviewed comprehensively and with consideration to the long-term effects.