

COMPPLAN 2030

THE COMPREHENSIVE PLAN FOR THE CITY OF AUBURN

Public Meeting #3

December 2, 2010

A Brief Note

- The intent of the presentation this evening is to give a broad overview of the CompPlan 2030 process and its recommendations, as cover the recommendations in their entirety would be time-prohibitive.
- All of the plan's recommendations as well as the Future Land Use Plan will available online beginning mid-week next week. Comments will be accepted through January 18.
- Visualizations included in this presentation are conceptual design examples only and do not represent actual designs or plans and are not binding upon the property owner.



What is CompPlan 2030?

- CompPlan 2030 is the City of Auburn's comprehensive plan. As a plan, CompPlan 2030:
 - Provides guidance for the future, based on analysis of existing and future conditions, best practices, and Auburn's best vision for itself
 - Gives the aspirations of the community substance and form
 - Provides predictability and fairness for citizens, elected officials, city staff, and the development community
 - Integrates many disparate systems into one harmonious whole



Why CompPlan 2030 is important

- First comprehensive long-range planning effort in Auburn in over a decade
- Plan uses input from diverse sources:
 - The public
 - Stakeholder groups
 - Quantitative data
 - The best practices of planning
- Recommendations address a broad range of subject areas, from land use and transportation to the natural environment and parks



Why CompPlan 2030 is important

- If adopted, the plan will be an official policy document of the City
- The future land use plan helps determine the type, location, and scale of new development and associated improvements for the next 20 years
- Recommendations may result in substantial changes to zoning ordinance and subdivision regulations, as well as City-initiated rezoning



Why CompPlan 2030 is important

- The plan coordinates and unifies the dozens of existing plans and other documents that currently guide the City of Auburn.
- Fundamentally, CompPlan 2030 is a plan about good growth. Auburn is a fast-growing community that faces many challenges in the days and years ahead. Because we know we will grow, the question must become: how do we grow, and how do we do it well?



Public engagement to date

- Five public meetings with over 200 attendees
- Four focus groups
- Engaged with over 100 stakeholder organizations
- 700 comments received

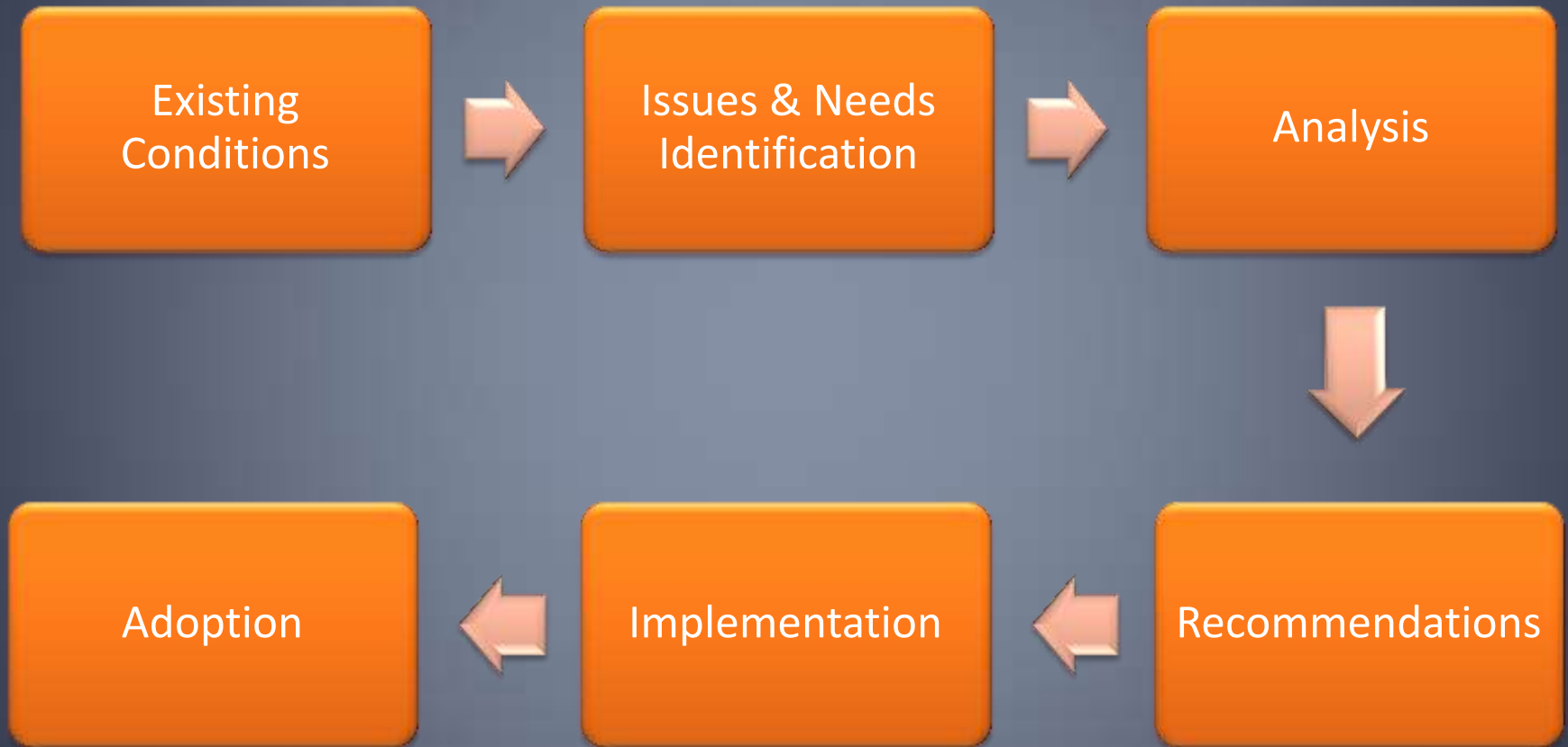


Other engagement to date

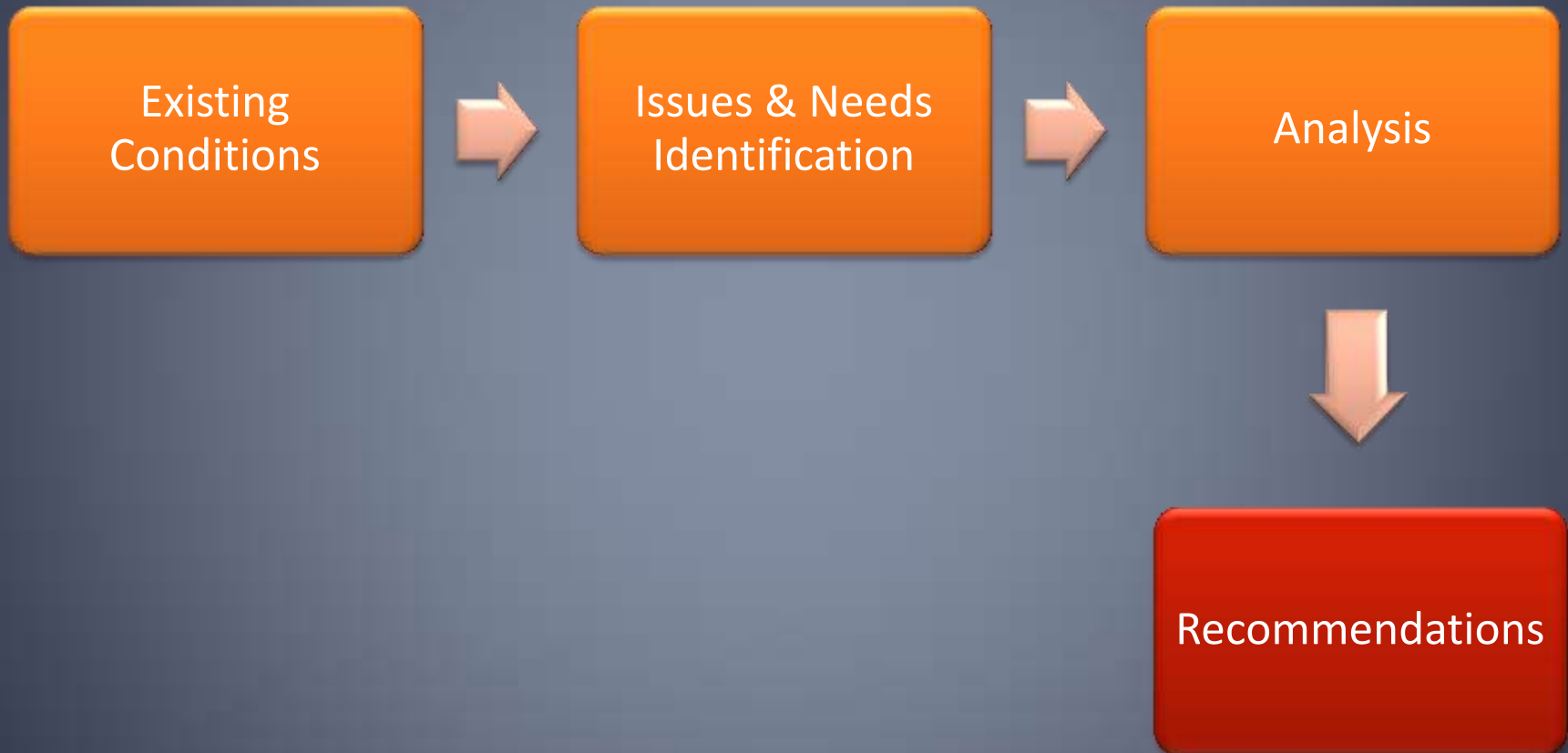


- Ten Planning Commission work sessions
- Two joint meetings of the Planning Commission and City Council
- Multiple presentations to civic organizations
- Radio, television, and print interviews

The CompPlan Process



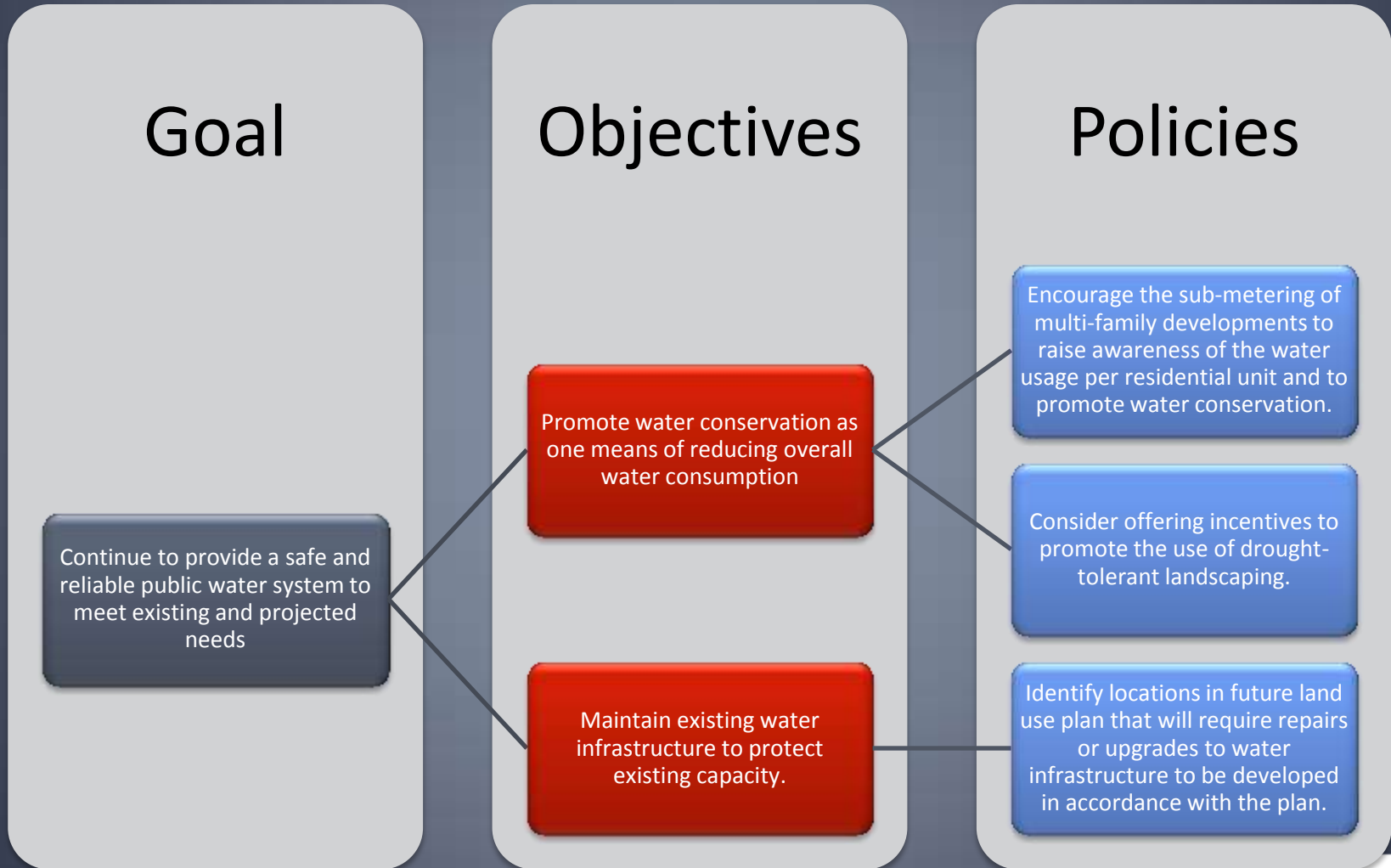
Recommendations Process



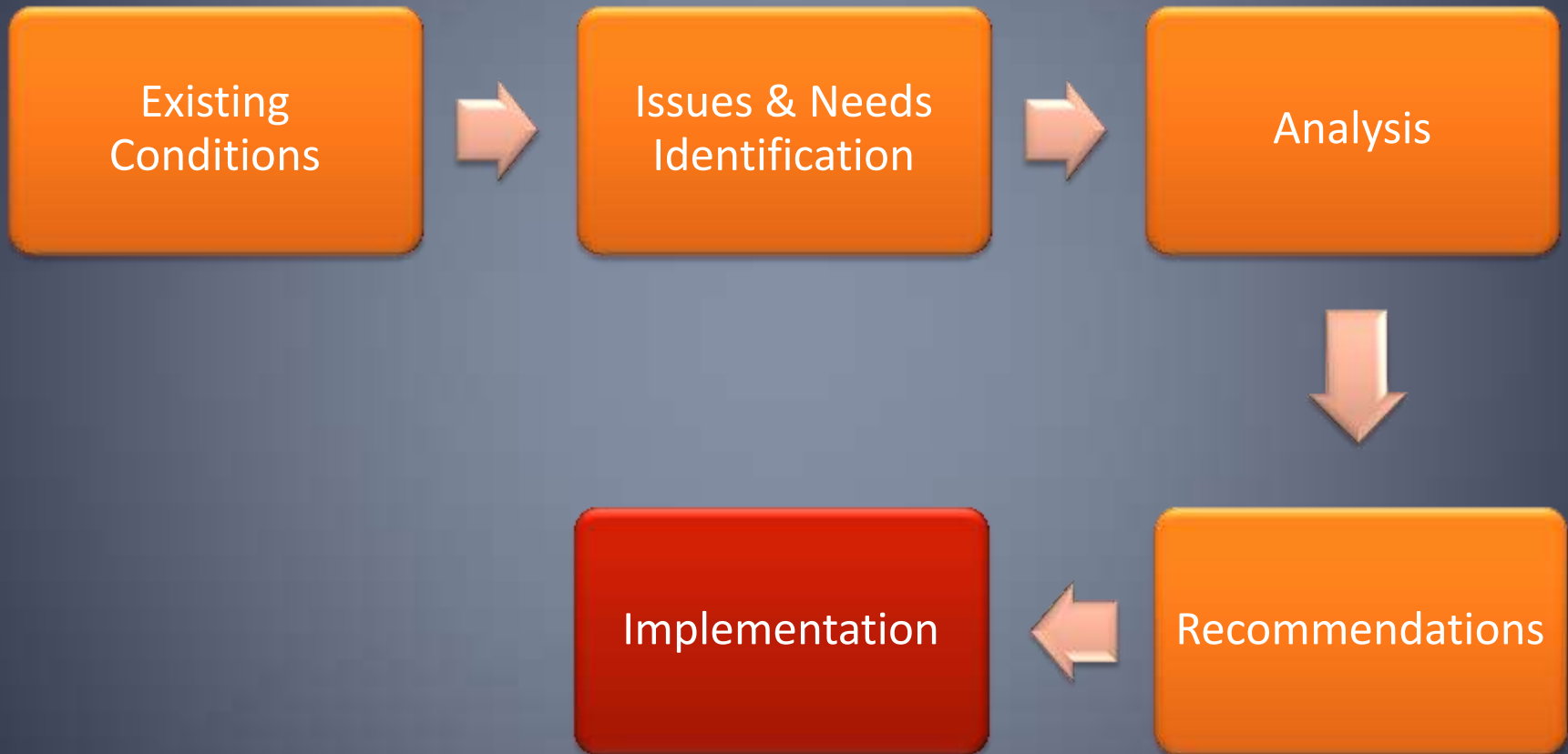
Recommendations Process



Recommendations Process



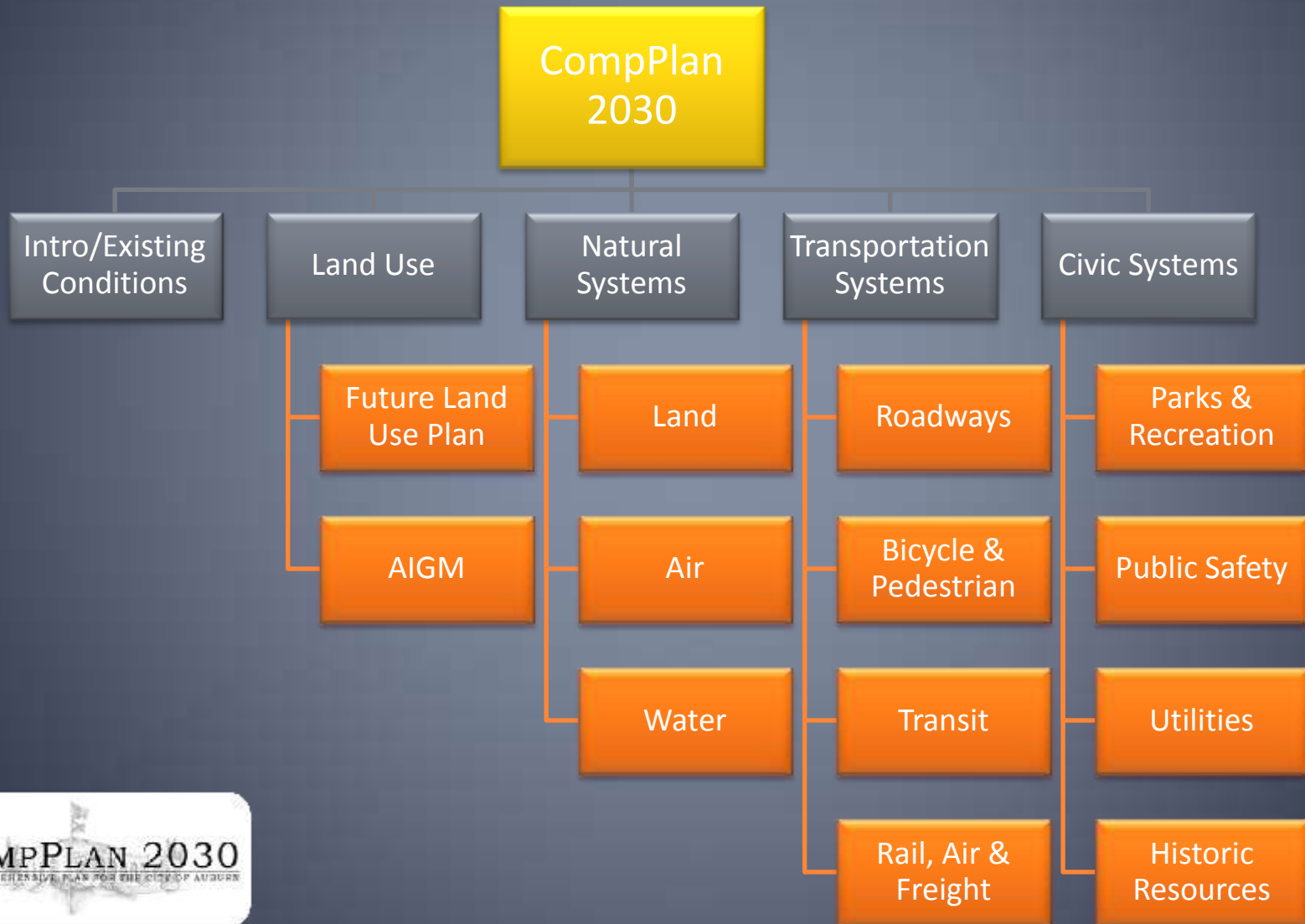
Implementation Process



Implementation Process

- Includes all action steps
- Action steps are assembled, and timelines and responsible agencies or stakeholders are assigned.
- Example:
 - Complete a facility review to identify underutilized facilities
 - Responsible Agency: City of Auburn Parks & Rec
 - Timeline: 1-3 years

CompPlan 2030 Structure



Auburn Interactive Growth Model

- The growth model is an analytical tool for predicting the population of Auburn over time
- The model helps us predict the location of future growth based on a variety of factors
- Other components of the model assist predicting desirable future locations for:
 - Schools
 - Parks
 - Commercial Centers
 - Fire Stations



Future land use plan methodology

- AIGM modeling served as the foundation for the Future Land Use Plan
- The baseline scenario tells us where growth is projected to occur by 2030 based on existing city limits and zoning

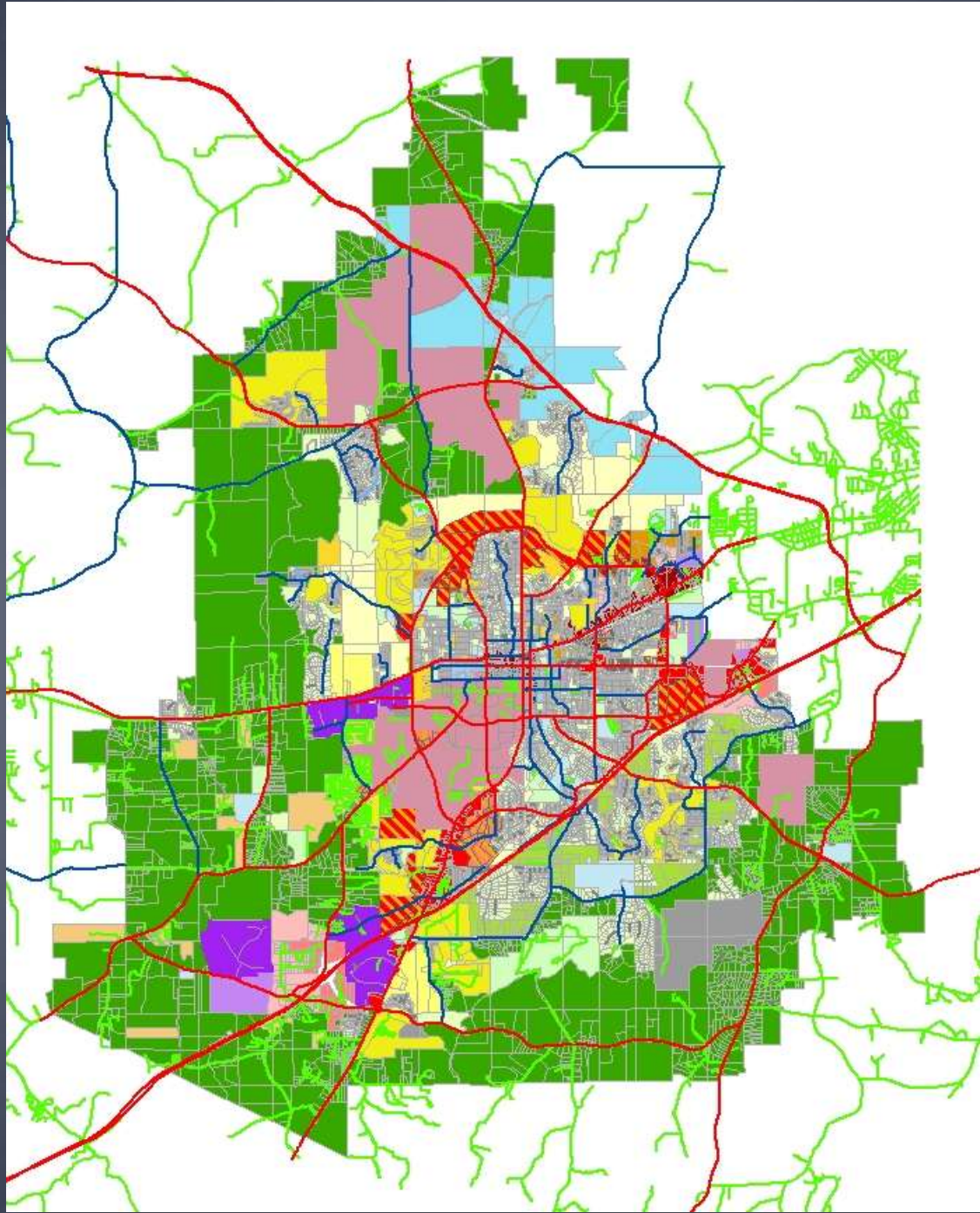


Future land use plan methodology

- The AIGM allows us to test what impact changes to land uses, zoning, or other factors will have on our future growth
- As part of the development of the future land use plan, a concept plan scenario was tested
- The concept plan scenario tested changes to Auburn's current growth pattern
- The results of the scenario validated the effectiveness of the City's infill/redevelopment strategy

What is the Future Land Use Plan?

- The Future Land Use Plan provides parcel-level recommendations for how land should be used, looking forward to the year 2030

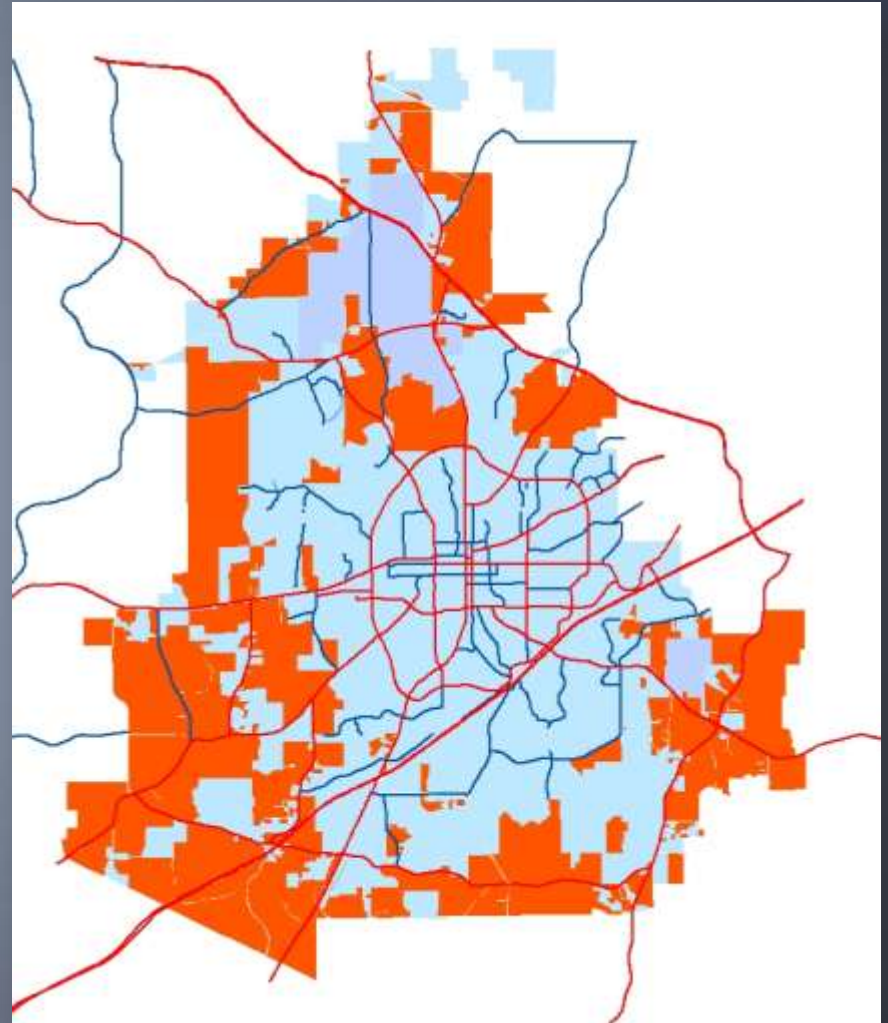


What is the difference between future land use and zoning?

- **Zoning** is a tool used to implement plans and policies. It is a legal, enforceable part of City Code that is used to regulate the use of land and the type, scale, and intensity of use on that land.
- **Future Land Use** is advisory in nature and is intended to help achieve Auburn's long-range vision. A parcel's future land use designation may be the same or may differ from what it is currently used for.

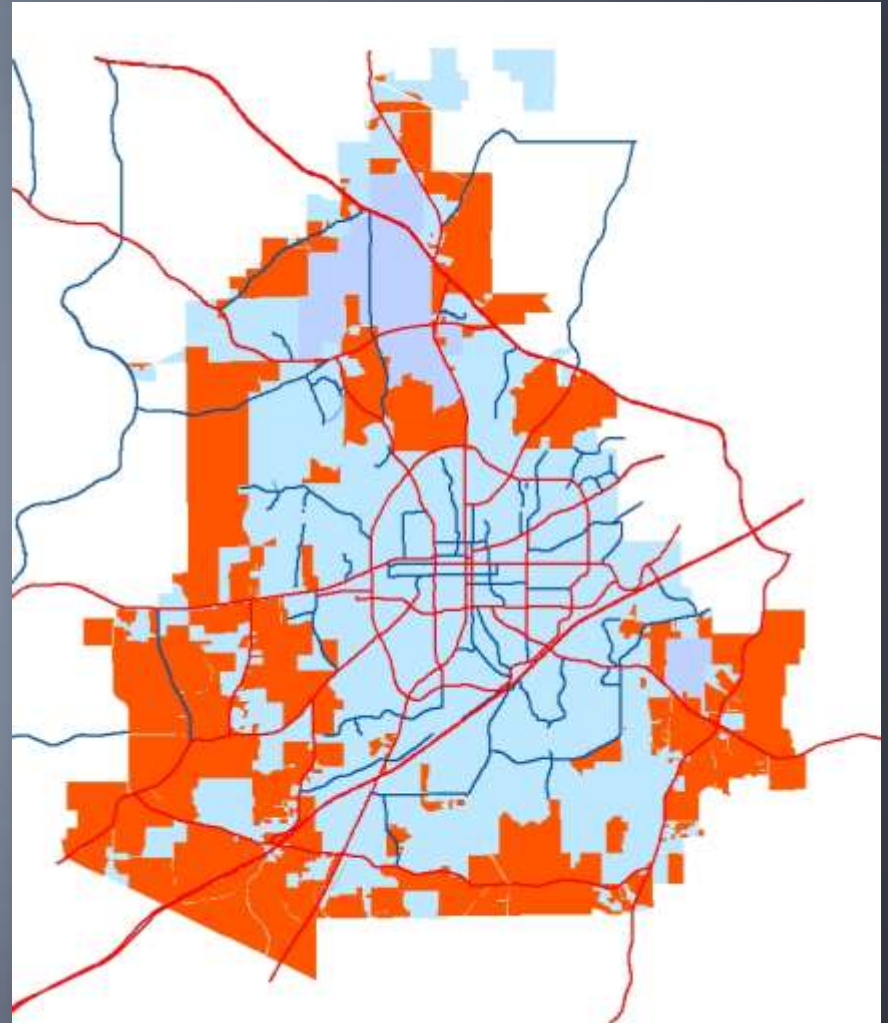
The Optimal Boundary

- Area of approximately 37 square miles
- Consists of areas that are most logical to be part of City in 2030 based on priorities of the CompPlan
- Boundary established through use of a proprietary annexation model



The Optimal Boundary

- Future Land Use Plan provides recommendations for current city limits and optimal boundary
- The optimal boundary is not an annexation plan

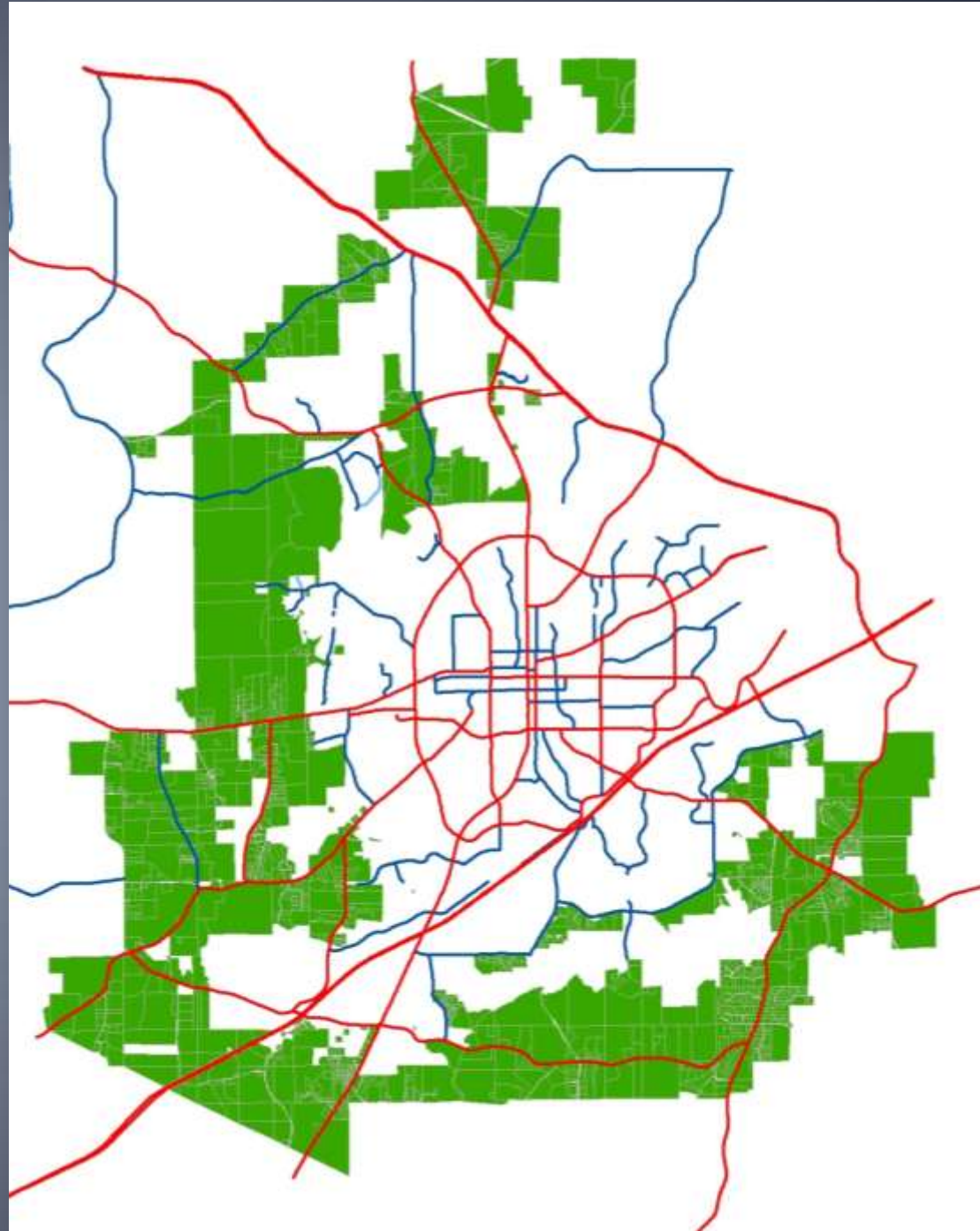


Priorities that Shaped the Future Land Use Plan

- Promote infill development and redevelopment and reduce sprawl
- Provide an expanded urban core
- Provide options for developing new mixed-use centers
- Encourage a development pattern that promotes transportation choices
- Limit multifamily development to infill and mixed-use areas

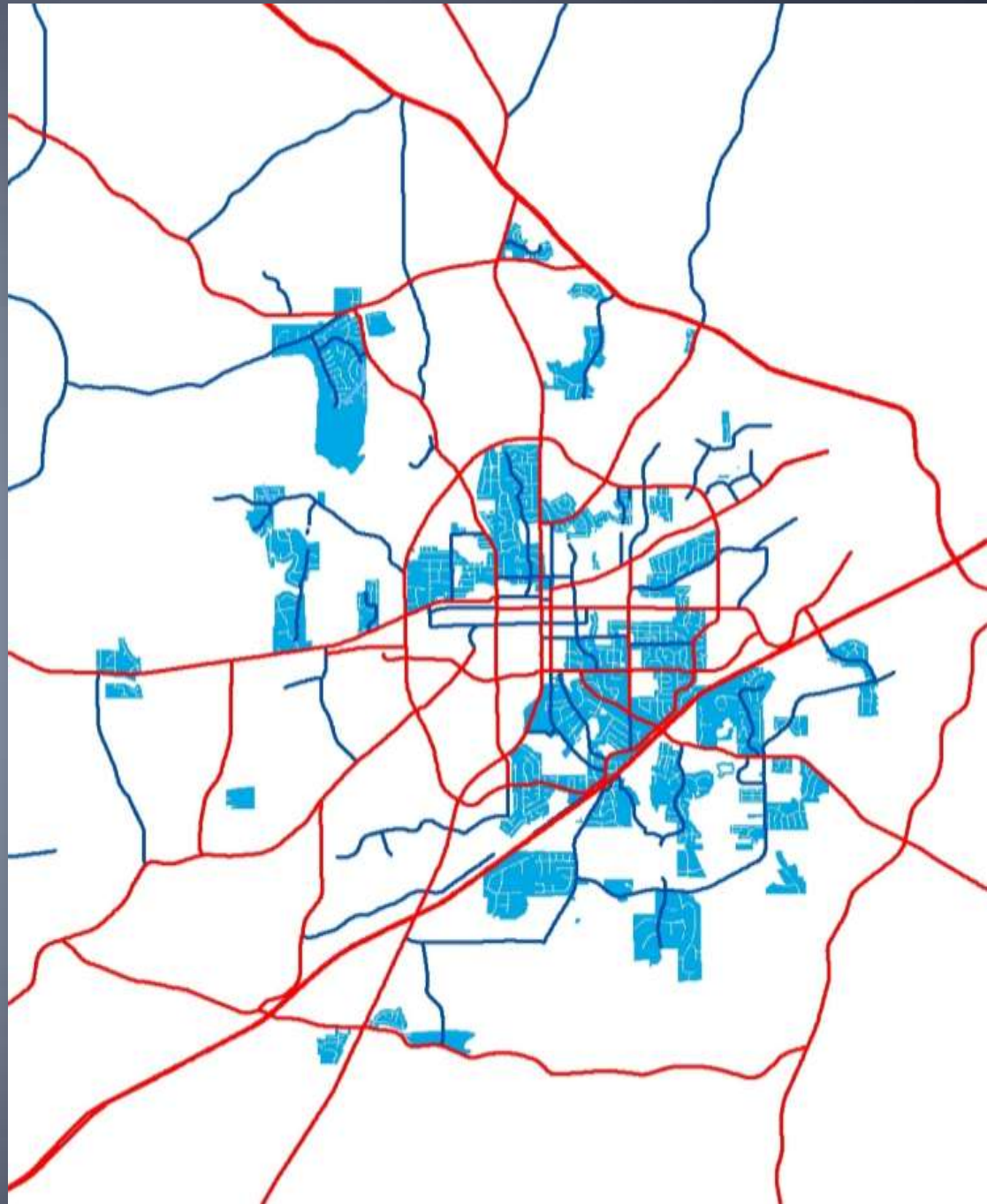
Rural

- Outlying areas, including much of the optimal boundary, are recommended to remain rural.
- Allows 1 dwelling unit per 3 acres.



Neighborhood Preservation

- Intent is to protect existing, stable neighborhoods
- Existing zoning and densities will be retained



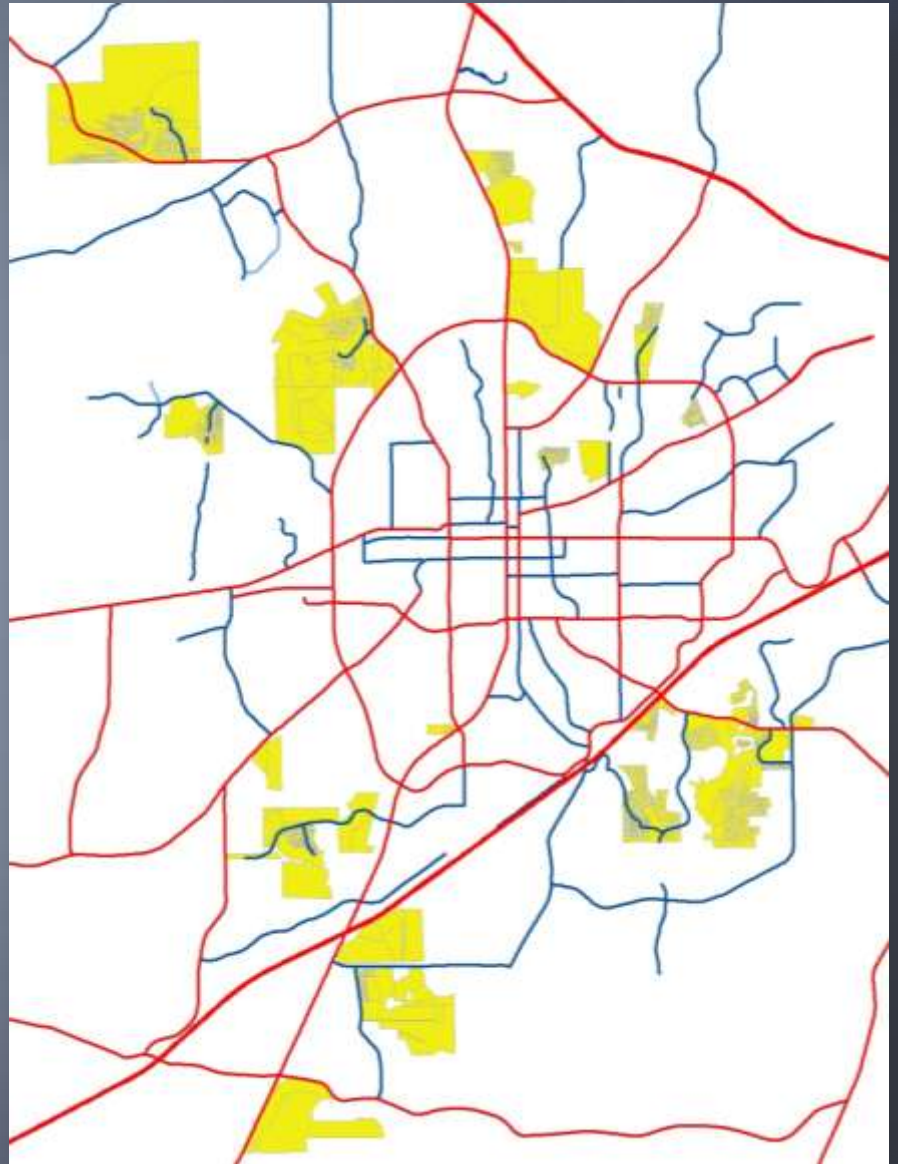
Conservation Subdivisions

- Intended to help maintain existing residential character south of I-85.
- 5 acre minimum size for conservation subdivisions, may develop at 2 du/ac
- Lots of less than 5 acres may develop at 1 du/ac



Planned Development Districts

- Existing areas zoned PDD
- Designation remains binding unless requested for removal by owner/applicant

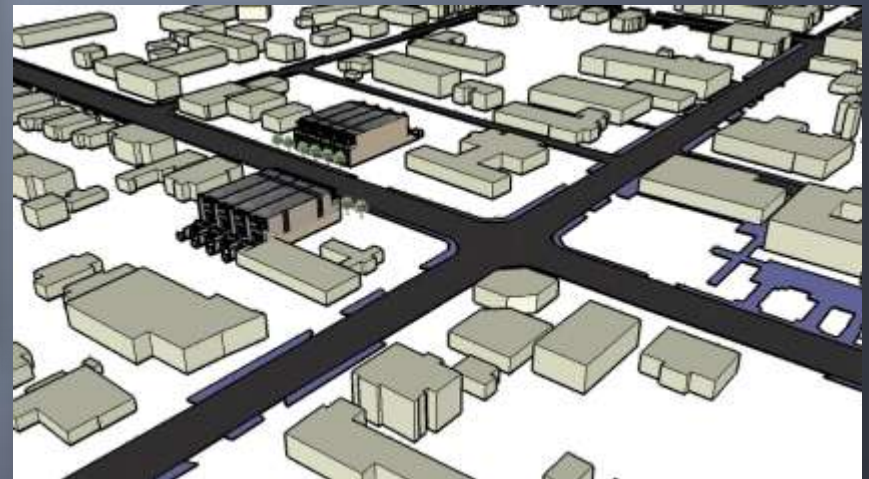
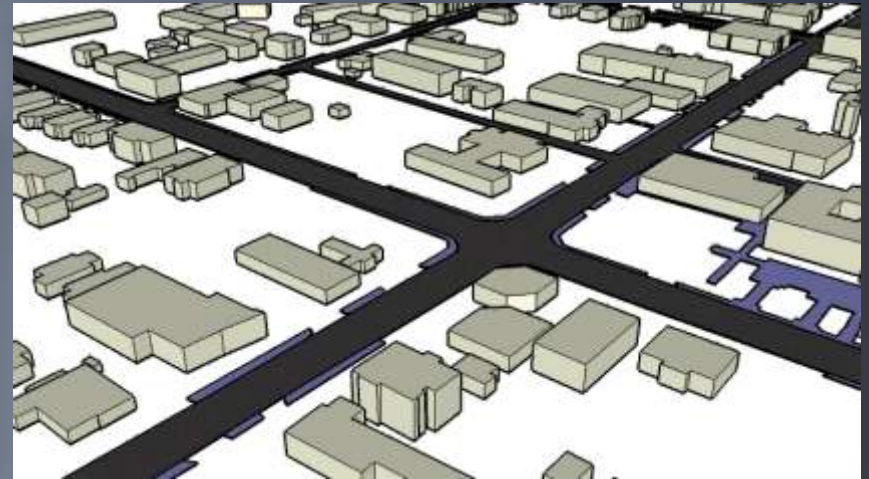


The Urban Core

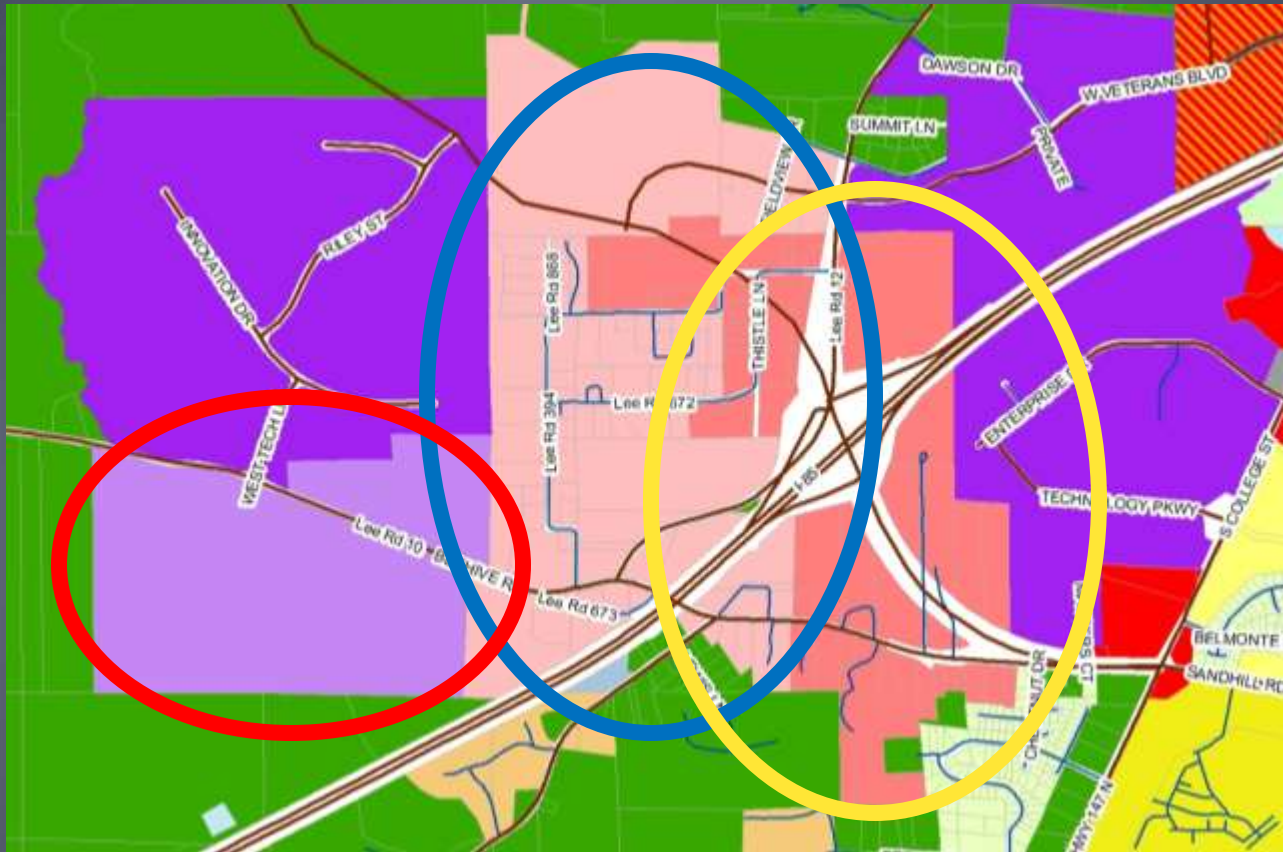
- A major expansion of the Urban Core is recommended by the plan
- The current Urban Core designation will be extended west to Donahue and south to Miller
- Urban Core 2, with less emphasis on commercial, will be located on the interior lots between Glenn and Magnolia
- Urban Core 3, with low maximum building heights and an emphasis on reuse of existing buildings, will be located from Miller to Reese



Glenn Avenue Urban Infill

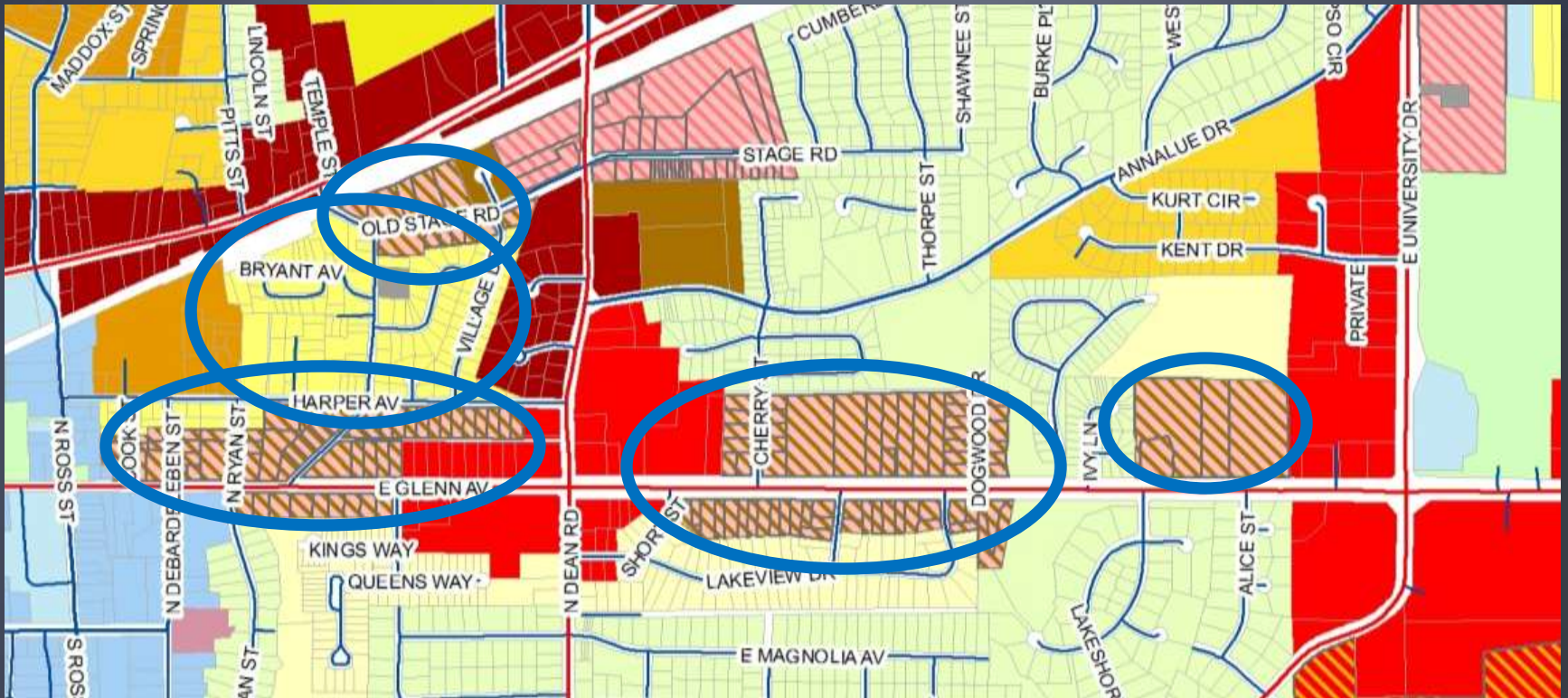


Beehive Road Interchange



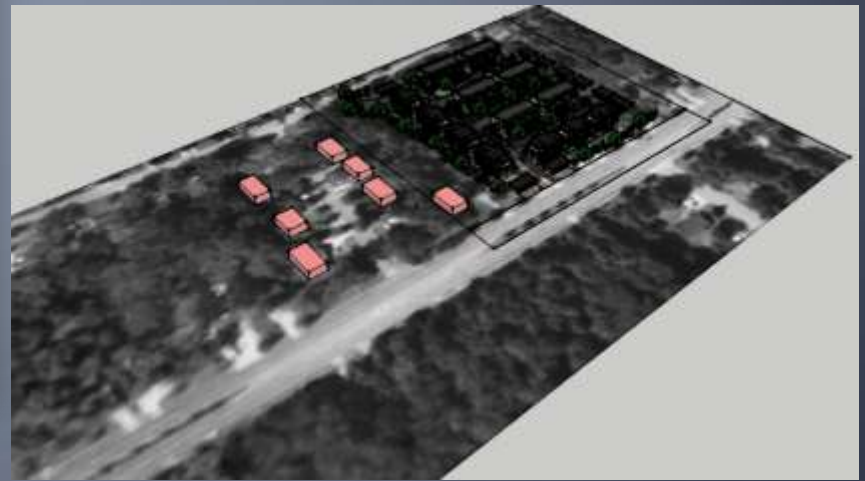
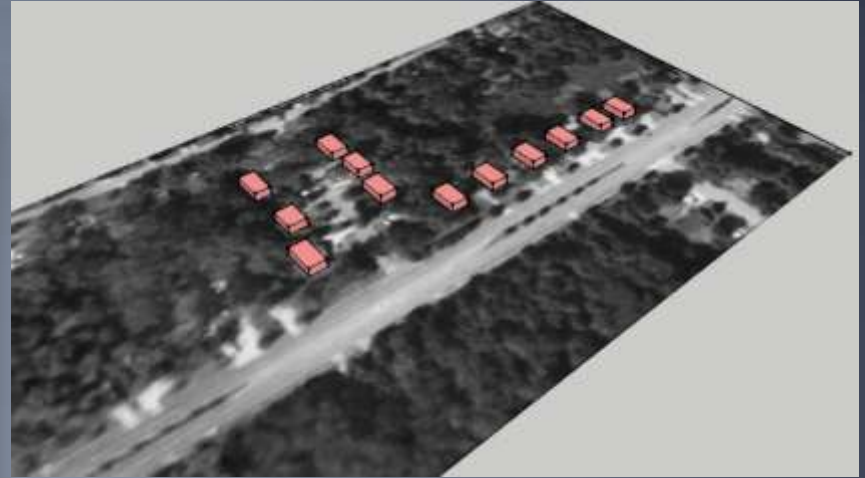
- Provides new land use recommendations for land in proximity to the new Beehive Road interchange
- New land uses include, from east to west, **interstate commercial**, **office park**, and **light industrial**

Glenn Avenue Corridor



- Encourages redevelopment of segments as mixed-use office/residential
- Neighborhood north of Harper Ave recommended for redevelopment with similar mix of uses
- Bright red areas are Gateway Commercial, with a broad mix of uses and an emphasis on access management, overlay requirements and quality aesthetics

Glenn Avenue Office/Residential



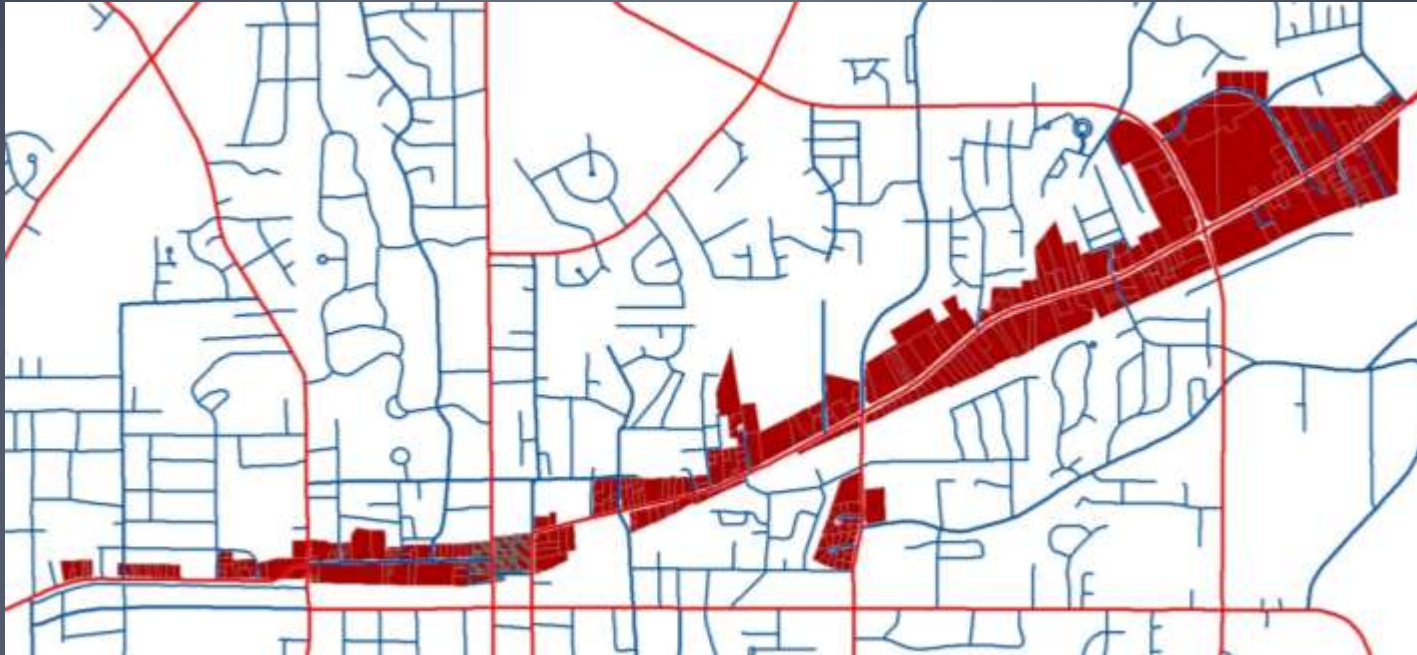
East University Drive / Shug Jordan Drive

- Yellow areas are zoned PDD, Planned Development District
- Red and yellow hatched area is designated Master-Planned Mixed-Use
 - CDD mix of uses
 - Internal street network
 - Incentives for following nodal principles
 - Form-based overlay zone permitted



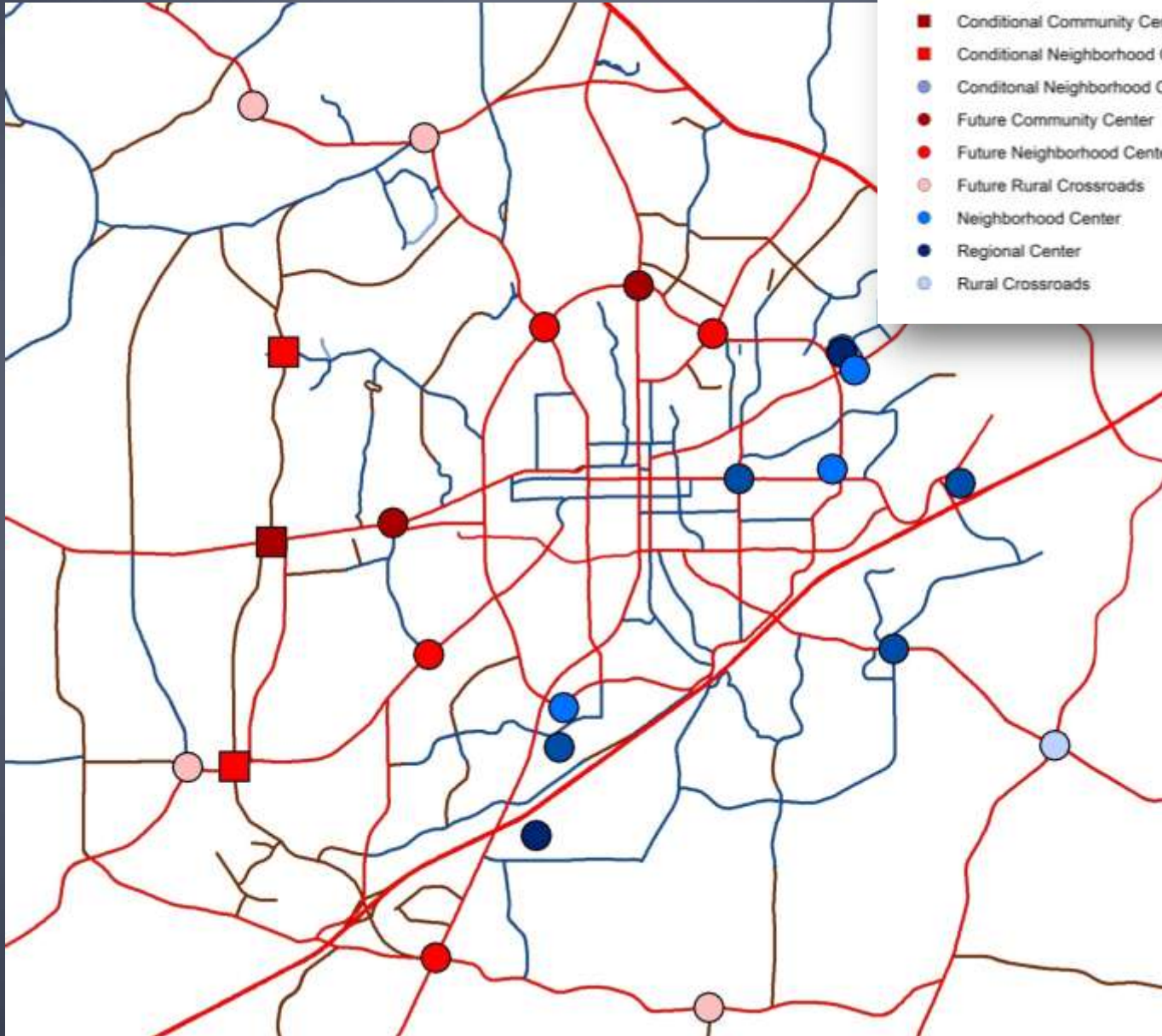
- While commercial will be allowed along the corridor, the Master-Planned Mixed-Use Designation is intended to encourage development forms that differ from typical corridor development

Corridor Redevelopment



- Offers incentives for redevelopment, reduced setbacks, shared parking, possible City investments in infrastructure
- Promotes limited mixed-use
- Area in historic district recommended to retain and reuse existing historic structures
- Will be first candidate for a corridor plan following adoption of the CompPlan

Node Locations



What are nodes?

Nodes are physically and aesthetically unified, concentrated mixed-use areas containing commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, pedestrian- and transit-friendly manner. All elements and land uses are designed to function as an integrated whole (rather than as a series of unconnected, unrelated developments). They are focal points for the surrounding neighborhood and community, and should have a strong sense of identity.

Purpose of Nodes

- Reduce sprawl and promote compact, efficient development with a strong sense of place
- Reduce vehicle trips by providing daily needs (commercial and civic) in close proximity to housing
- Improve access management and the built form along corridors
- Promote transportation choices by creating walkable neighborhoods of sufficient density to make mass transit a viable option

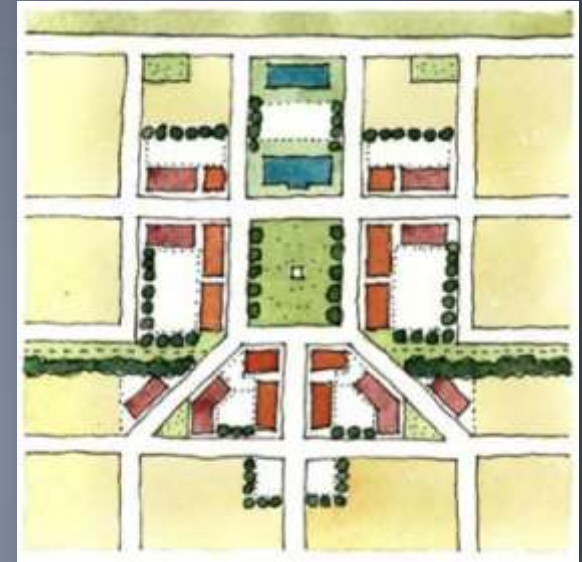
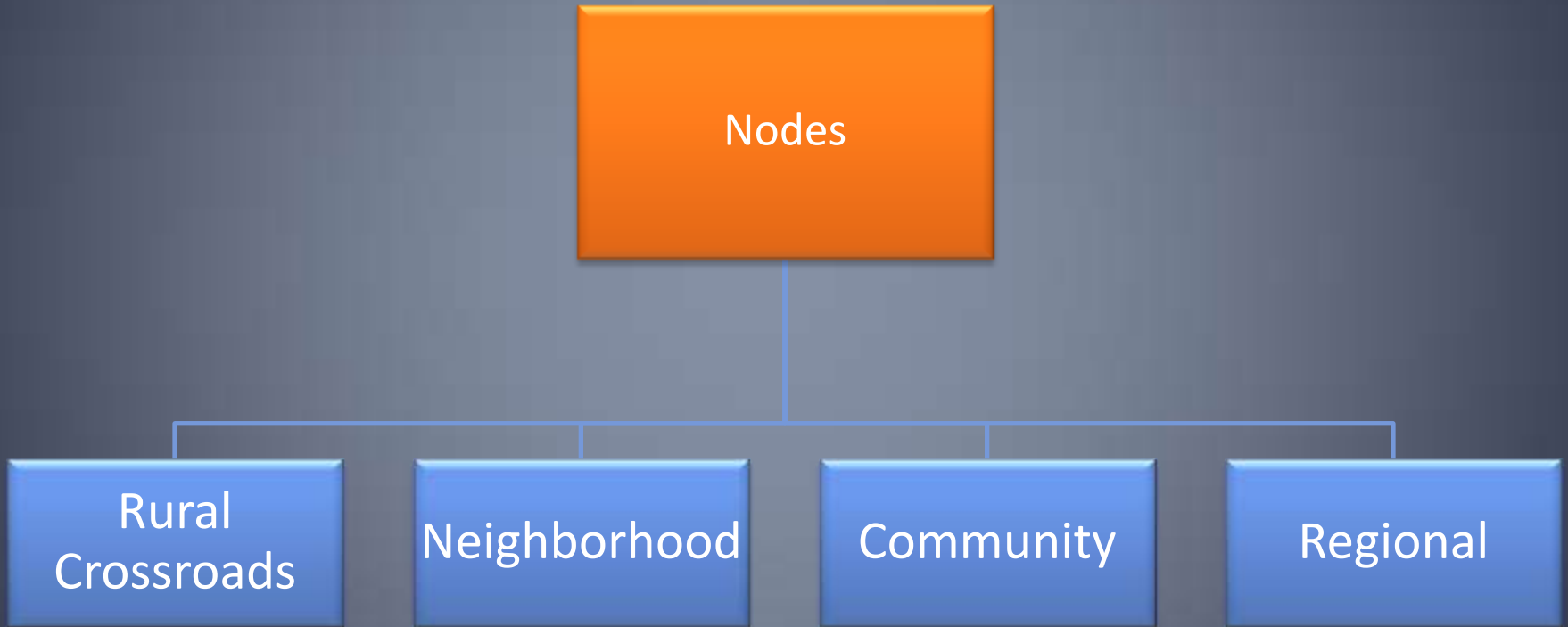


Image Courtesy of CHCRPA

Purpose of Nodes

- Maintain the excellent quality of life currently enjoyed by citizens of Auburn
- Promote redevelopment of existing corridors and expansion of the urban core
- Promote efficiency in delivery of city services

Node Hierarchy



Nodes in general

- Future nodes are intended to meet a significant proportion of our future commercial and office space needs
- Node sizes and locations (except for rural crossroads) are linked to the sizes of centers in the AIGM commercial submodel
- Node locations may move as the AIGM is updated
- If mixed-use zoning already exists at a node location, the node is a development **option**. If existing zoning is not mixed-use and the desire is to build a mixed-use development, the node is a **requirement**.

Node Characteristics

- Mixed-use, both horizontal and vertical

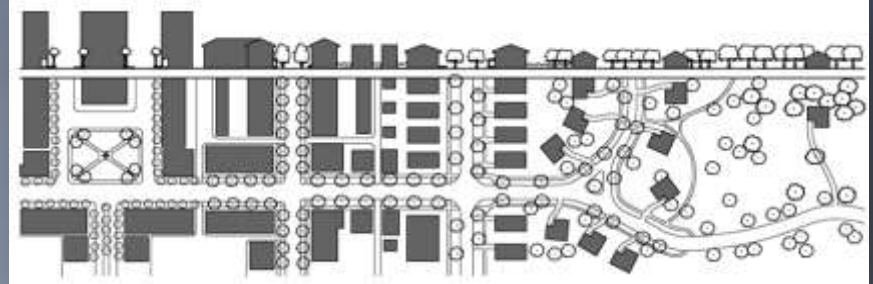


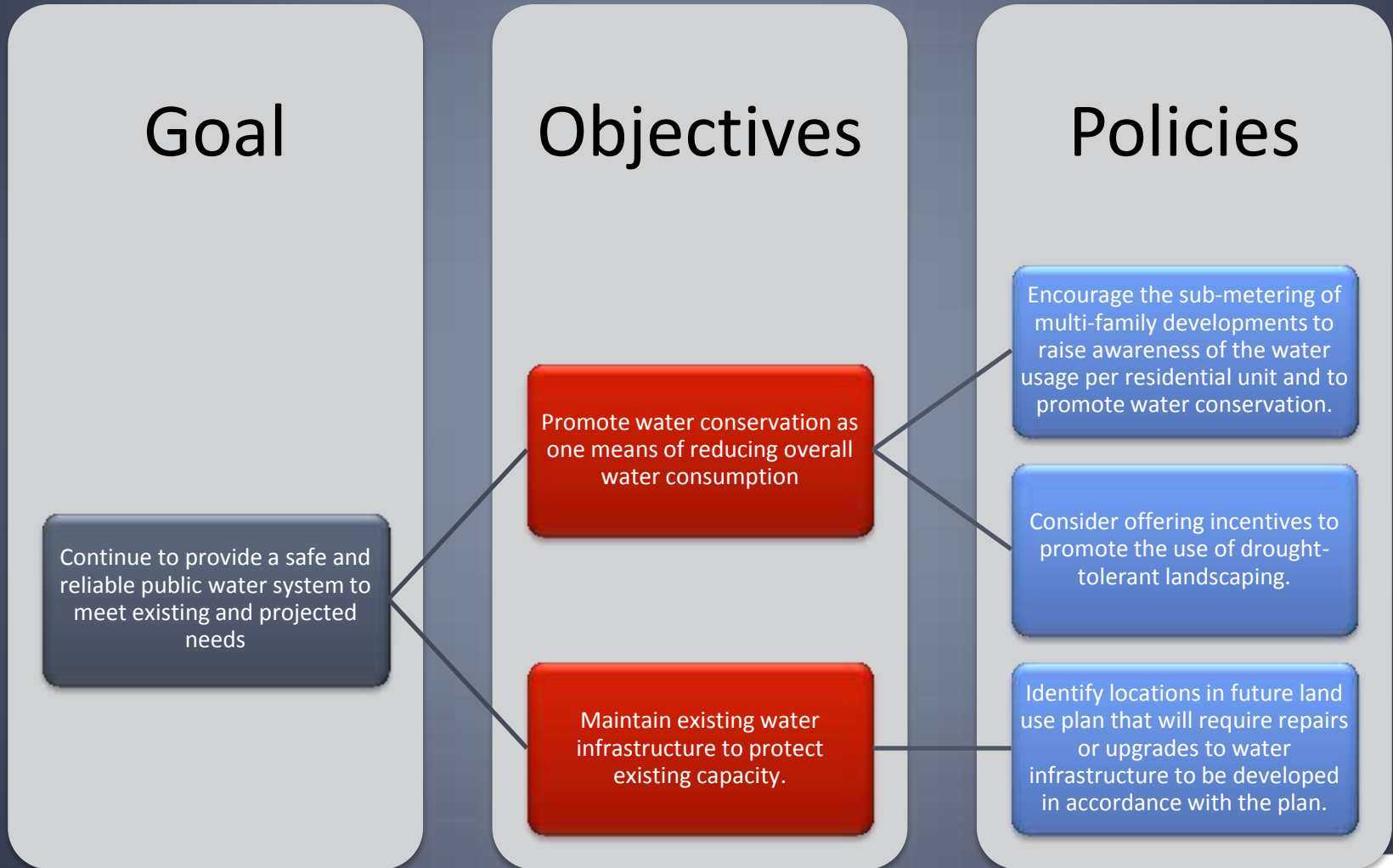
Image Courtesy of Duany Plater-Zyberk & Co.

- Internal street and path connections
- Most intense uses in core, gradually decreasing in intensity and density moving outward to edge
- Compact development pattern
- Sense of place

General Recommendations

- There are approximately 36 pages of general recommendations, so only limited highlights will be presented here.

Recommendations Process



Land Use Recommendations

- **Goal 1:** Develop and maintain a Future Land Use Map guiding the distribution, location and extent of future land uses by type, density and intensity while protecting natural and man-made resources and the City's unique character, providing essential services in a cost-effective manner, discouraging urban sprawl and providing for the expansion of the City's population growth and its physical boundaries commensurate with the highest quality standards that define the City's character.

Land Use Recommendations

- **Objective 1.2:** Encourage infill development and provide appropriate incentives as a means to efficiently utilize existing infrastructure, discourage urban sprawl, and promote walkable neighborhoods and alternative transportation choices.

Land Use Recommendations

- **Policy 1.2.1:** Provide for density and intensity bonuses, expedited permitting, possible fee waivers, but requiring necessary parking for multifamily, where such measures can be effectively used to promote infill development.
- **Policy 1.2.2:** Along older redevelopment corridors such as Opelika Road, review existing zoning provisions at those locations that serve to impair redevelopment/infill objectives.



Selected Land Use Policies

- Policy 3.1.2: Determine opportunities for cooperation or areas of concern regarding the impact of the Auburn University Master Plan and Strategic Plan on the City of Auburn and the impact of Comprehensive Plan 2030 on Auburn University.
- Policy 4.1.5: Consider use of a form-based code overlay zone to implement mixed-use development at appropriate locations, including nodes.
- Goal 5: Encourage the annexation of land that lies within the City's optimal boundary, with an emphasis on enclaves created between the city limits as they were in 1984 and land annexed thereafter and after analysis of criteria and impacts of the true costs and benefits of individual annexation proposals

Selected Transportation Recommendations

- **T 1.1.2:** Provide incentives for providing a higher level of street connectivity in new development.
- **T 1.2.6:** Establish a sidewalk bank; in cases where a sidewalk waiver or variance is granted, require contribution of funds equal to the value of the waived sidewalk to a sidewalk fund for sidewalk construction elsewhere in the City.
- **T 2.1.1:** Promote alternate forms of transportation such as walking, biking, and transit as alternatives to driving. Set targets for use of each transportation mode.



Selected Transportation Recommendations

- **T 2.3:** Evaluate the timing and feasibility of providing a viable mass transit system that serves the entire City.
- **T 2.6.1:** Establish a process to review bicycle connectivity when reviewing proposed development.
- **T 3.1.2:** Review the City's current parking regulations and consider methods for reducing excess parking in order to promote the highest and best use of land, as well as determining what uses many require additional parking.
- **T 3.1.6:** Consider implementation of transportation impact fees to adequately fund needed transportation infrastructure triggered by new development while balancing the cost burden across all new users, avoiding concentrating impacts on first-in or last-in projects.

Selected Natural Systems Policies

- **NS 1.1.4:** Review open space requirements to encourage more usable open space.
- **NS 1.2.1:** Develop an environmental protection model to assess areas in need of protection.
- **NS 1.3:** Identify and protect working lands (farm, timberlands and agricultural lands), heritage lands (land with historic significance), and natural lands (places of exceptional natural beauty or significance).

Selected Natural Systems Policies

- **NS 3:** Expand efforts to plant trees in public spaces and along streets and pedestrian pathways, while educating the public about the benefits of planting and preserving trees.
- **NS 4:** Promote the preservation of existing tree canopy and the planting of plentiful canopy trees as development occurs.
- **NS 5.1:** Promote reduction in the amount of stormwater runoff from existing and newly-developed sites and smart reuse of stormwater.



Selected Parks and Recreation Policies

- **PRC 1:** Create a Parks, Recreation and Culture Master Plan to grow the City's parks, recreation, and cultural opportunities as the City grows.
- **PRC 1.4:** Actively promote the completion of the existing Greenways Master Plan and pursue opportunities for additional greenways.
- **PRC 2.2.2:** As development occurs, leverage opportunities to acquire and build additional parks & recreation facilities, including voluntary land swaps and donations via development agreements.



Selected Utilities Policies

- **U 1.1.1:** Proceed with projects to maximize the use of the existing Lake Ogletree reservoir and increase the treatment capacity of the existing water treatment facility by 2020.
- **U 1.2.6:** Promote the use of drought-tolerant landscaping and native species to promote water conservation as well as promote the use of rain sensors on irrigation systems to reduce non-essential irrigation system use.
- **U 2.4.2:** Evaluate opportunities to extend sewer to areas within the City that are not currently served by municipal sewer.

Selected Historic Preservation Policies

- **HP 1.2.1:** As the urban core expands, prioritize the protection and adaptive reuse of historically significant single-family homes in surrounding zoning districts that allow for high density redevelopment.
- **HP 3.1.1:** Conduct a thorough survey of all historic structures within the City. This survey, and some element of preservation planning, should be incorporated into any future disaster response and hazard mitigation planning efforts.



Selected Public Safety Policies

- **PS 1.1.6:** Work to integrate Police Division review into the planning process, including assessing the impacts of annexations on police services and incorporating Crime Prevention Through Environmental Design principles into development review and development regulations.
- **PS 1.2.1:** Continue to use the projections of the fire stations submodel of the Auburn Interactive Growth Model and the City-developed fire station location model to provide guidance to the Fire Division regarding desirable locations for future fire stations.



Selected Schools Policies

- **S 1.1:** Plan for improved and future facilities in conjunction with new growth.
- **S 1.2:** Assist Auburn City Schools in planning for future educational facility locations.
- **S 3:** Provide school facilities that serve as community focal points and that are well-integrated into the urban fabric.

Public Comment

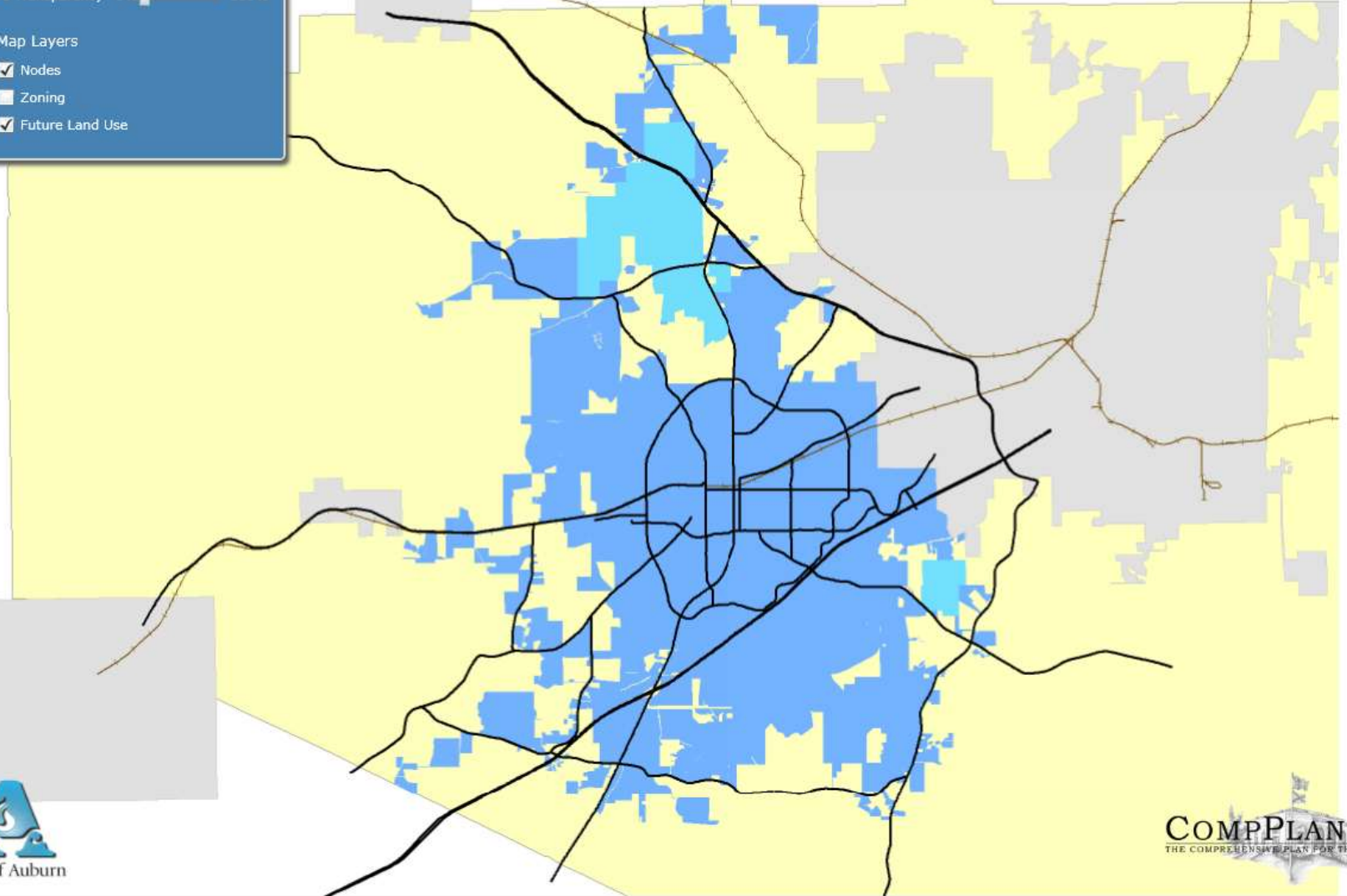
- The Future Land Use Map and the plan's recommendations will be posted on the CompPlan 2030 website at www.auburnalabama.org/compplan2030
- Comments on the Future Land Use Map can be submitted through the Future Land Use Viewer

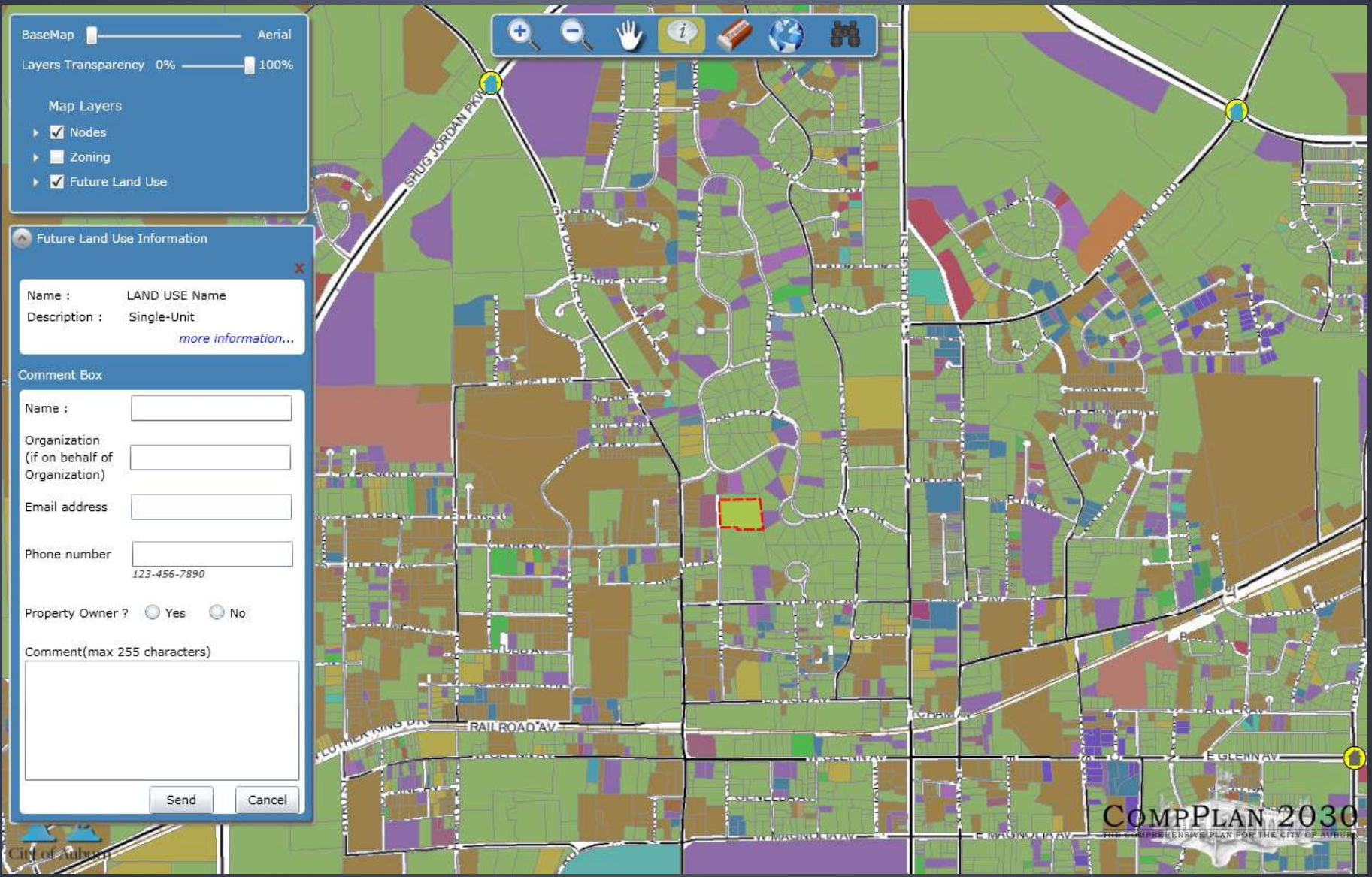
BaseMap Aerial

Layers Transparency 0% 100%

Map Layers

- Nodes
- Zoning
- Future Land Use





BaseMap Aerial

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Map Layers

- Nodes
- Zoning
- Future Land Use

Future Land Use Information

Name : LAND USE Name

Description : Single-Unit
[more information...](#)

Comment Box

Name :

Organization (if on behalf of Organization)

Email address

Phone number
123-456-7890

Property Owner ? Yes No

Comment(max 255 characters)

Public Comment

- Comments on the plan's general recommendations can be submitted via email.
- Open House @ Development Services Building
 - Opportunity to review future land use map and recommendations in person, ask questions of planners
 - Monday, December 6 from 4pm to 6pm

What's Next?

- Public comment period through January 18
- Comments will be summarized and provided to Planning Commission and City Council on February 8.
- February 8: Joint Planning Commission/City Council Meeting
- March (preliminary): Planning Commission Public Hearing
- April (preliminary): City Council Public Hearing



What's Next?

- After plan adoption, the City will begin a priority round of code revisions and zoning changes to implement the recommendations of the plan.
- Those and any later efforts will include their own public process including public meetings and opportunities for comments.

Questions?

Recommendations available online at
www.auburnalabama.org/compplan2030

For more information, contact:

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