



COMPLAN 2030

THE COMPREHENSIVE PLAN FOR THE CITY OF AUBURN

Five Year Update

Joint City Council/Planning Commission Meeting

Harris Center

November 21, 2017



COMPPLAN 2030

THE COMPREHENSIVE PLAN FOR THE CITY OF AUBURN

Five Year Update

July, 2016	Began Updating
April 18, 2017	Chapters 1, 2, 9 & 10
May 2, 2017	Chapter 4
June 6, 2017	Chapters 5 & 6
June 27, 2017	Chapters 5, 6, & 7
July 18, 2017	Chapter 3
August 8, 2017	Chapter 3
Sept. 12, 2017	Public Meeting
Nov. 21, 2017	Joint CC & PC Work Session
Jan. 11, 2018	Planning Commission
Feb. 6, 2018	City Council

Research

Planning Commission Work Sessions

Adoption



City of Auburn

Chapter 1: Introduction

2012 Forbes.com ranks Auburn 17th on its list of “Best Small Places for Cities and Careers.”

CNN Money ranks Auburn as one of the 100 “Best Places to Live.”

Auburn receives Quality of Life Award from the Alabama League of Municipalities for cities greater than 12,000 in population.

CompPlan 2030 receives “Outstanding Planning Award for a Comprehensive Plan” from the Alabama Chapter of the American Planning Association.

Exit 50, Auburn’s third interstate interchange opens.

2013 The Renew Opelika Road corridor plan is adopted.

2014 The Renew Opelika Road corridor plan receives the “Outstanding Planning Award for a Plan or Planning Program” from the Alabama Chapter of the American Planning Association.

CompPlan 2030 is updated to reflect land use changes as a result of the Renew Opelika Road plan and the Exit 50 land use study.



Chapter 1: Introduction

2015 The estimated population of Auburn is 62,059, an increase of 16.2 percent over 2010, making it the 22nd fastest growing community in the United States.

The City Council adopts the Auburn Downtown Master Plan.

The Toomer's Corner construction project wins the Alabama Chapter of the American Society of Landscape Architects State Merit Award.

2016 CompPlan 2030 is updated to include the land use recommendations prescribed in the Auburn Downtown Master Plan.

The Auburn Downtown Master Plan wins the "Outstanding Planning Award for a Plan or Planning Program" from the Alabama Chapter of the American Planning Association.

Forbes.com ranks Auburn 10th in job growth and 26th in education.

Chapter 2: Demographics

Auburn Population:

2015 Estimate	62,059
<u>2010 Census</u>	<u>53,380</u>
Increase	8,679 16%

Auburn/Opelika MSA:

2015 Estimate	156,993
<u>2010 Census</u>	<u>140,247</u>
Increase	16,746 12%

College Students:

2015 Estimate	22,046
<u>2010 Estimate</u>	<u>20,865</u>
Increase	1,181 6%

Non-students:

2015 Estimate	40,013
<u>2010 Estimate</u>	<u>32,515</u>
Increase	7,498 23%

Housing Units by Type:

	Apartment/Condo		Private Dorm		Single-Family Detached	
2016	13,019	43.0%	565	1.9%	12,077	39.9%
<u>2011</u>	<u>12,149</u>	<u>45.4%</u>	<u>0</u>		<u>10,329</u>	<u>38.6%</u>
Change	870	- 2.4%	565	1.9%	1,748	1.3%

Chapter 2: Demographics

Median Family Income

2015	\$77,638
2010	<u>\$73,452</u>
Change	\$4,186

Median Non-family Income

\$18,530
<u>\$19,683</u>
- \$1,153

Estimated Poverty Rates

	US	Alabama	Lee County	Auburn
2014	15.6%	18.9%	23.6%	31.3%
2010	<u>14.4%</u>	<u>17.4%</u>	<u>19.2%</u>	<u>24.1%</u>
Change	1.2%	1.5%	4.4%	7.2%

The higher poverty rate is likely a result of a larger college student population.

College Student Poverty Rates

	Undergraduate		Graduate	Total of City Population	
2014	10,525	20.0%	1,600	3.0%	12,125 23.0%
2010	<u>7,449</u>	<u>16.1%</u>	<u>1,235</u>	<u>2.7%</u>	<u>8,684 18.8%</u>
Change	3,076	3.9%	365	0.3%	3,441 4.2%

Chapter 4: Natural Systems

- This chapter was updated and reorganized extensively.
- The common open space throughout the community has increased by 150 acres.
- The Saugahatchee Streambank Stabilization project was completed in 2008. This section was moved to Appendix J.
- Since 2011:
 - The City has planted 180 trees in parks and other open space.
 - 130 trees planted as part of the Downtown Master Plan and Renew Opelika Road Plan implementation.
- In addition, the City has provided 12,000 seedlings as part of the City's Arbor Day celebration and the Christmas Parade.

Chapter 5: Transportation

- The total number of roadway miles has increased from 292 miles to 323 miles.
- The Public Works Design and Construction Manual was adopted and combined all design and construction standards into one document.
- Exit 50 was completed in 2012.
- Major improvements EUD and Shelton Mill Road intersection were made
- The following access management and three lane cross sections completed:
 - Glenn & Magnolia Avenues - Donahue Drive to College Street.
 - Alabama Highway 14 – from Donahue Drive to Shug Jordan Parkway.
 - Moores Mill Road Bridge.
- Donahue Drive between Cary Drive and Bedell Avenue was widened to accommodate three lanes and extensions of the sidewalk. The widening of Donahue Drive between Martin Luther King Drive and Cary Drive is in the CIP.
- Dean Road improvements between Annalue Drive and Opelika Road are included in the Capital Improvement Plans (CIP).
- The City is developing a Scope of Services to determine which segment of the outer loop should be constructed first.

Chapter 5: Transportation

Bike Facilities

- 15 miles added - 49 miles total - 110 more proposed.
- North Donahue Drive widening and resurfacing.
- Woodfield Drive resurfacing.
- East Longleaf Drive restriping (South Donahue Drive to South College Street).
- South Donahue Drive restriping (East University to East Longleaf Drive).
- Highway 14 Multi-use Path project.
- War Eagle Bike Share program – 2015 began with 75 bicycles now 125.

Pedestrian Facilities

Sidewalk Construction Plans:

- Samford Avenue from East University Drive to the New Auburn High School.
- Moores Mill Road from EUD to Samford Avenue.
- West Glenn Avenue from Donahue Drive to Byrd Street.
- East Glenn Avenue from Airport Road to East Samford Avenue.

Chapter 5: Transportation

Pedestrian Facilities (continued)

- EUD from Carolyn Court to Samford Avenue.
- Wright Street Sidewalk plan.
- South Cary Drive from Sanders Street to College Street.
- East Glenn Avenue from Airport Road to near Samford Avenue.
- East University Drive from Glenn Avenue to Carolyn Court.
- South Cary Drive.

Goals and Policies Completed

- T 1.2.3:** Updated City of Auburn sidewalk GIS data to include all sidewalks in the City.
- T 1.2.5:** Updated the Sidewalk Master Plan to reflect land uses proposed in the Future Land Use Plan. Provide future updates in conjunction with updates to the Future Land Use Plan.
- T 2.5.2** Completed replacement of existing street signs to comply with federal mandates by 2018.

Chapter 6: Parks, Recreation and Culture

- Comprehensive Parks, Recreation and Culture Plan currently being developed.
 - Site specific designs and programming for parks.
 - Library Component.
 - Program assessments.
- Renovation of the Boykin Community Center
- Hubert and Grace Harris Center
- Additional ceramics space provided in 2013 at the Dean Road Recreation Center.
- Property purchased on Richland Road for future park and recreation uses.

Chapter 7: Utilities

- The Northside Water Pollution Control Facility was mothballed in 2013.
- Several sanitary sewer rehabilitation projects have been complete since 2008 and the City has implemented a long term sanitary sewer monitoring project for provide for a quick and efficient response to inflow and infiltration issues.
- Lake Ogletree Spillway reconstruction is currently underway.
- Several water main replacement projects have been completed.

Chapter 8: Public Safety

- Replacement of Station 1 as part of the new Public Safety Complex.
- City Insurance Service Office (ISO) rating has been upgraded to 2/2X. The improved rating benefits the community at large with lower insurance costs.
- The number of reported crimes has been trending downward from a high of 2,156 incidents reported in 2011 to a low of 1,630 in 2015, a decrease of twenty-five percent (25%).
- In October 2017, the Police Division will add twenty-two sworn positions in response to growth and the additional staffing for the Auburn University campus precinct. All positions, as well as the administrative overhead, operating and capital costs, will be reimbursed by the University as part of the new agreement.
- The Police Division now has a Spanish language speaking, female, and minority on every shift and in the Investigative section.

Chapter 9: Historic Preservation

- **Auburn Depot-** 120-124 Mitcham Avenue. Built in 1904, listed January 25, 1977. The Depot underwent substantial restoration and adapted for reuse as the Depot Restaurant which opened in 2016.
- **Halliday-Cary-Pick House-** 360 N College Street. Two-story Greek Revival raised cottage built circa 1848, listed June 19, 1976. This property was gifted to Auburn University in 2011 and is the headquarters for the Cary Center for the Advancement of Philanthropy and Nonprofit Studies.
- **Sunny Slope-** 1031 S College Street. Built circa 1857, listed June 27, 2007. In 2016, a restoration of the property was completed and the Osher Lifelong Learning Institute began using the site for its activities.

Chapter 10: Schools

The original CompPlan 2030 did not have a section on schools included. Chapter 10 is a new addition to the document and was a collaboration with Auburn City Schools.

- Chapter 10 includes a map with the location of the current school facilities.
- The chapter includes future growth projects and capital improvement schedules.
- The chapter includes information on other educational facilities, such as Lee-Scott Academy, Southern Union State Community College, and Auburn University.

Chapter 3: Land Use

The CompPlan is continually reviewed and updated as land use patterns change. Since the 2011 adoption of the Plan the following planning initiatives have been accomplished:

The Renew Opelika Road Plan resulted in: (2014)

- Four new land use categories: Mixed Use 1, Mixed Use 2, Neighborhood Center and Regional Center. All four categories allow for mixed uses but at different mixes.
- Two new zoning districts: Corridor Redevelopment- Urban and Suburban to replace the Commercial Conservation district.

South College Corridor Focus area resulted in: (2015)

- A new land use category: Gateway Corridor Commercial focusing on commercial uses geared toward local, regional and interstate markets. The land uses excludes all types of residential uses and most institutional uses.
- A new zoning district South College Corridor District (SCCD) was placed along both sides of South College Street from South Donahue Drive to the intersection of Veterans Boulevard.

Chapter 3: Land Use

The Downtown Master Plan resulted in: (2015, 2016)

- Three new land use categories: Urban Neighborhood East, Urban Neighborhood West and Urban Neighborhood South. The new categories emphasize uses that are more urban in nature, particularly the removal of most road service uses. In addition, density regulations are tied to bedroom count - 85 for East and South, 255 for West.
- Three new zoning districts: Urban Neighborhood-East (UN-E), Urban Neighborhood-West (UN-W) and Urban Neighborhood-South (UN-S) to replace the University Service district.
- The expansion of the Urban Core by 23 acres.
- Introduction of a new housing type – Private Dormitory permitted in the UN-E and UN-W and conditionally permitted in UN-S.

Chapter 3: Land Use

Exit 50 Study Area resulted in: (2014)

- A new land use category: Office Park/Commercial and Industrial Support which envision the transition of parcels to either office park or commercial and industrial support uses.

New Residential Lots:

- Since January 2011, new development has added 1,547 new single-family residential lots with approximately 692 of the new lots being located in a Planned Development District (PDD).

Chapter 3: Land Use

New Future Land Use Designation

Gateway Corridor Commercial:

- Broad mix of uses (see SCCD zone) along existing corridors with emphasis on access management, corridor overlay requirements and quality aesthetics. The primary land use focus is on commercial uses geared toward local, regional, and interstate markets. Residential, outdoor residential and most institutional uses are not permitted.

Chapter 3: Land Use

Total number of building permits have increased since 2011.

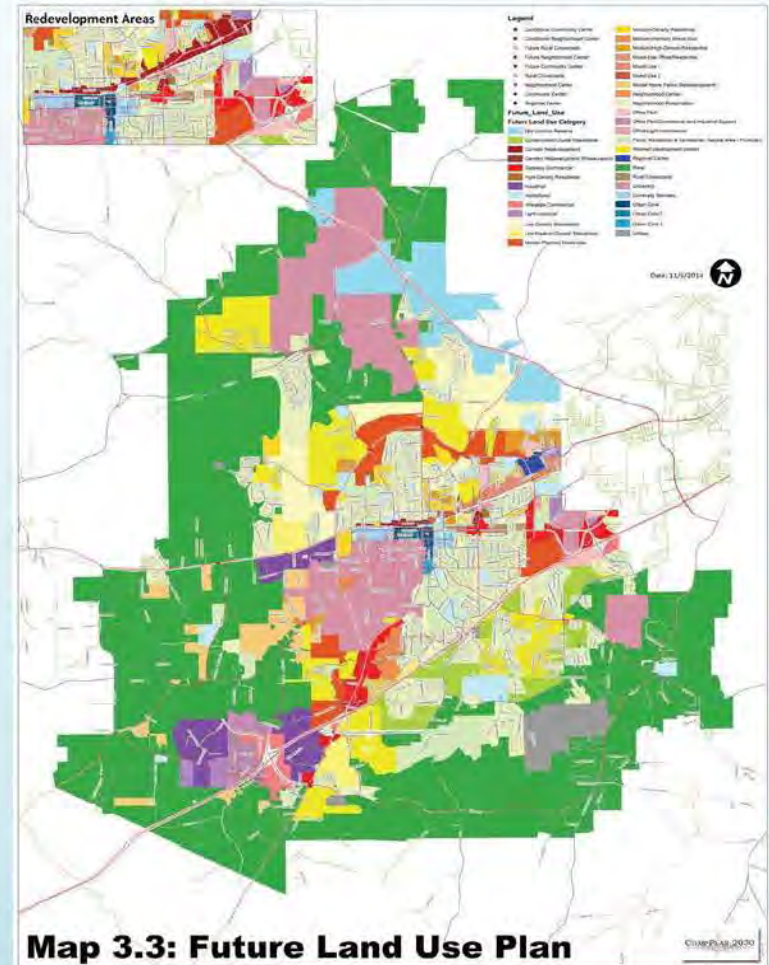
	2011	2012	2013	2014	2015	2016	Total
Single-Unit detached	278	359	398	410	449	465	2359
Single-Unit Attached	7	7	0	17	25	30	86
Duplex Unit	0	0	1	1	7	0	9
Apartment Buildings	3	3	2	1	6	5	20
Commercial/Industrial	11	17	18	14	19	10	89
Total	299	386	419	443	506	510	2563

Change in Residential Units (based on Land Use)

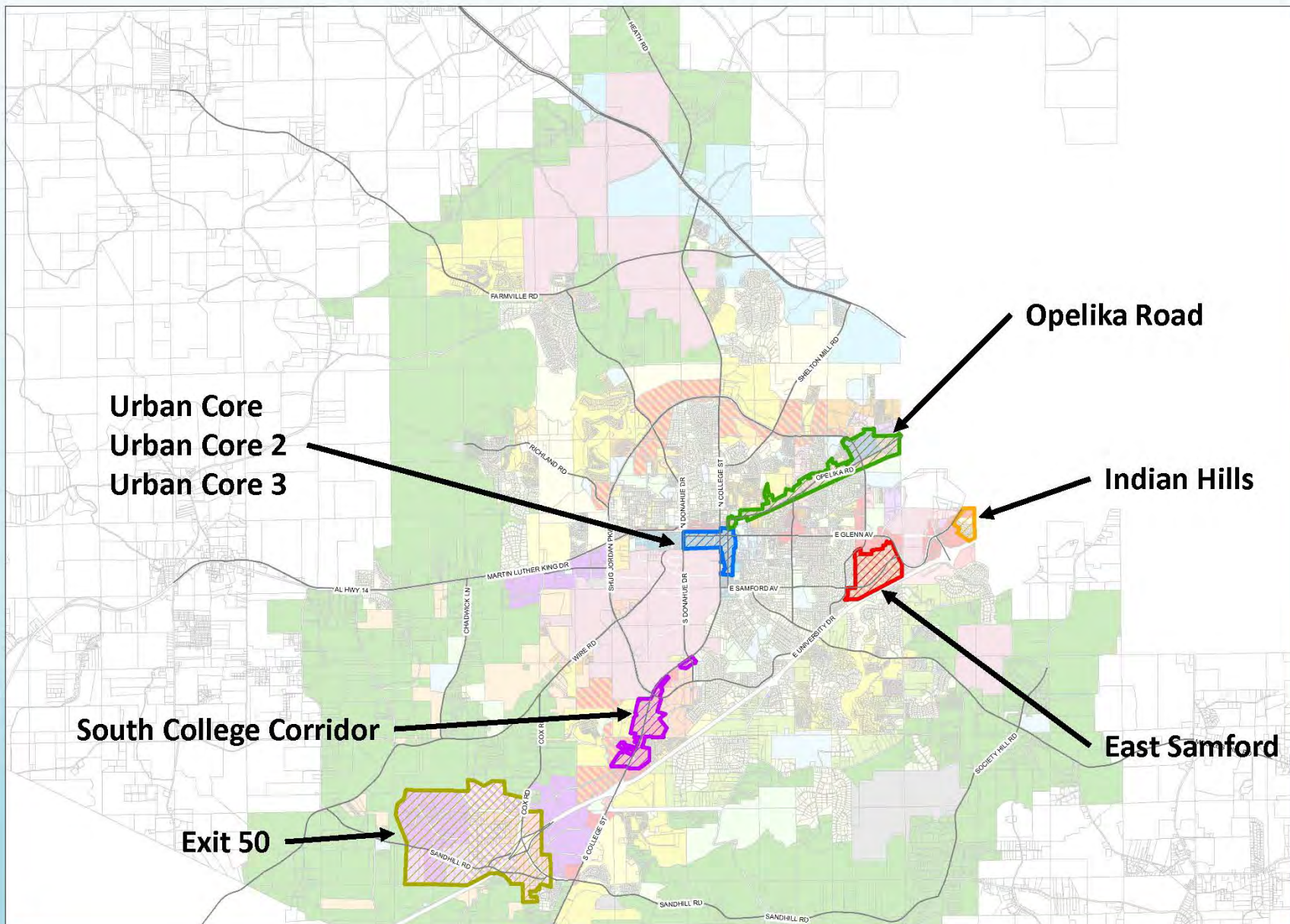
	2011	%	2016	%	Change
Single-unit	10,329	38.6	12,231	39.7	1,902
Duplex	1,765	6.6	1,945	6.3	180
Apartments/Condos	12,149	45.4	13,858	44.6	1,709
Private Dormitory	0	0	565	1.8	565
Townhouses	784	2.9	793	2.6	9

Annexation and Optimal Boundary

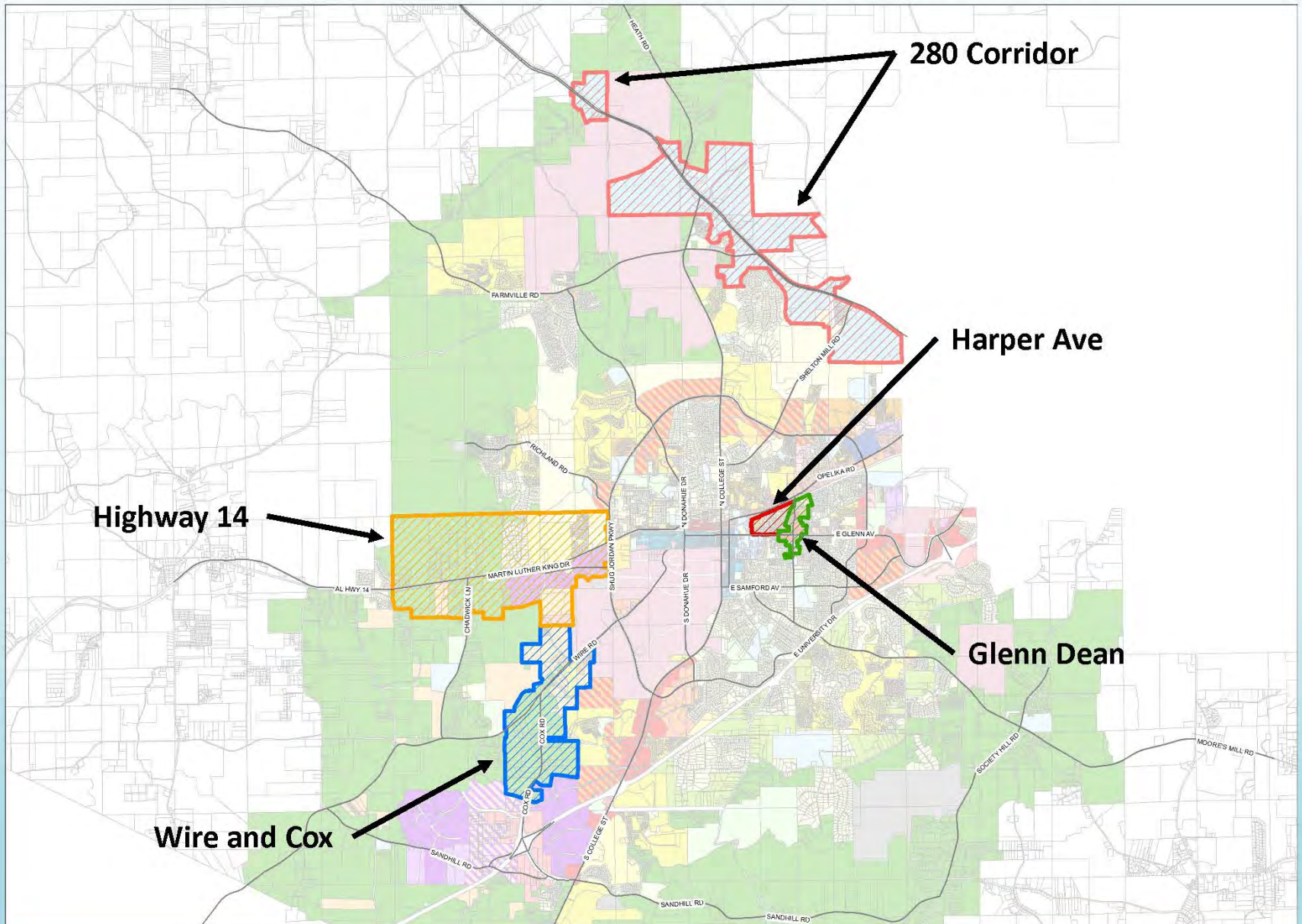
- The optimal boundary serves as a useful guide for whether or not an area should be eligible for annexation based on the City's plan for future growth.
- Prior to the adoption of CompPlan 2030, the City's annexation policy was not strategic in nature, but rather provided guidelines for determining whether individual annexations were permissible, such as requirements for contiguity and minimum acreage of individual lots to be annexed.
- In 2012, the city revised the annexation policy, addressing Land Use Goal 5 of CompPlan 2030, by requiring the analysis of the property to determine if the property is ripe as a logical extension to the corporate boundary of the City as how it is rated according to the CompPlan 2030 Optimal Boundary. Applicants are not guaranteed that City services will be provided to them.



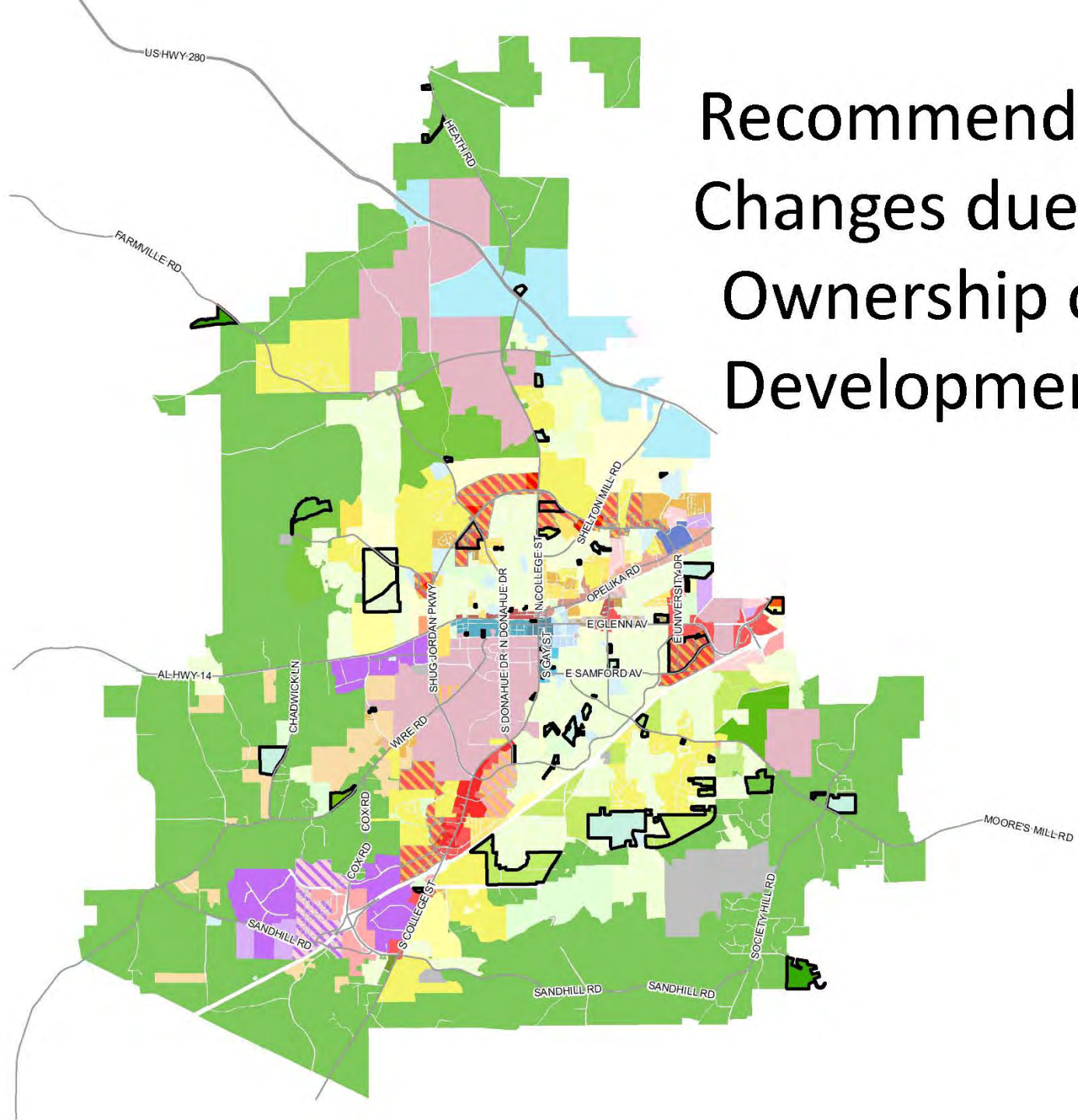
Completed Focus Areas



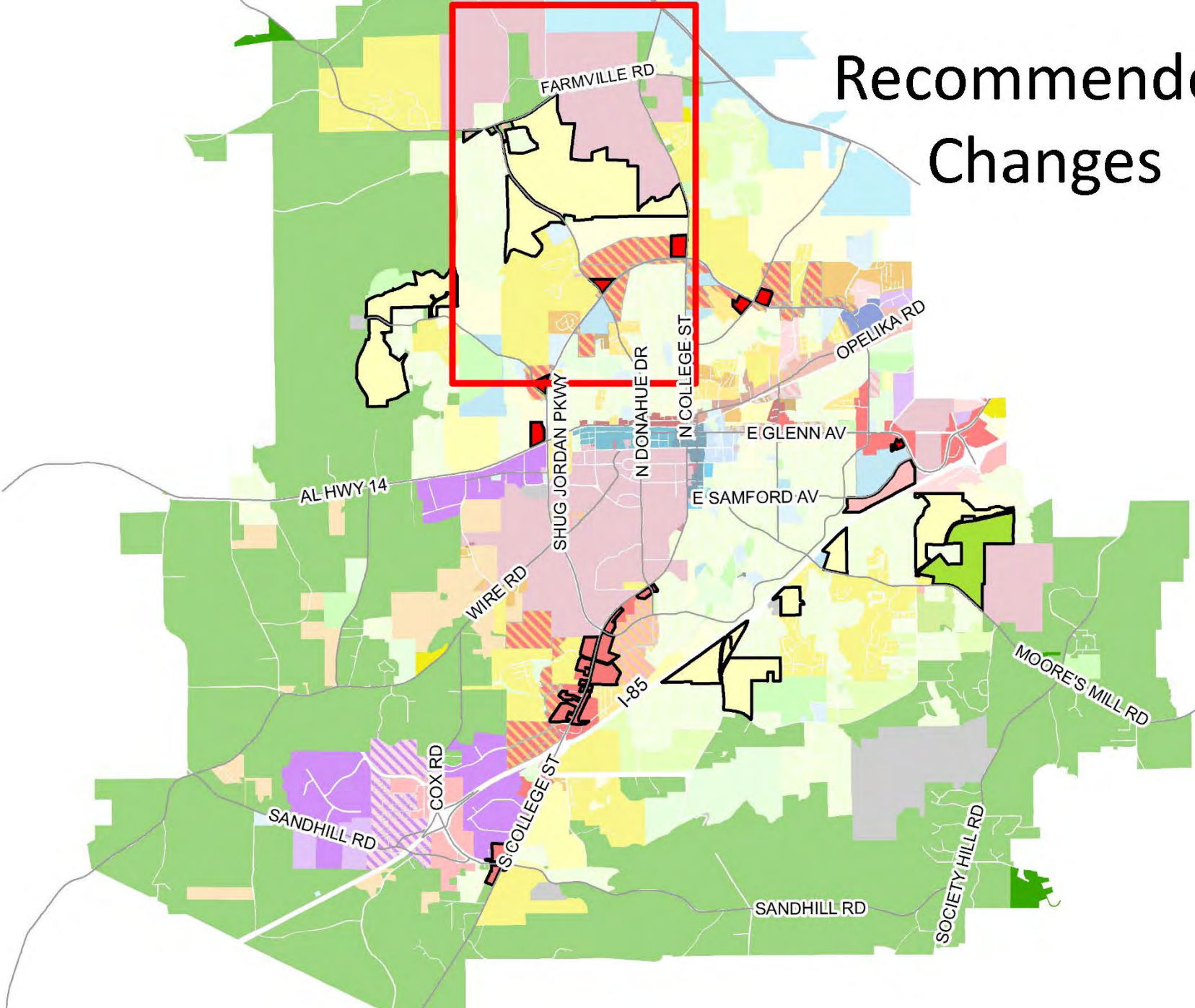
Recommended Focus Areas

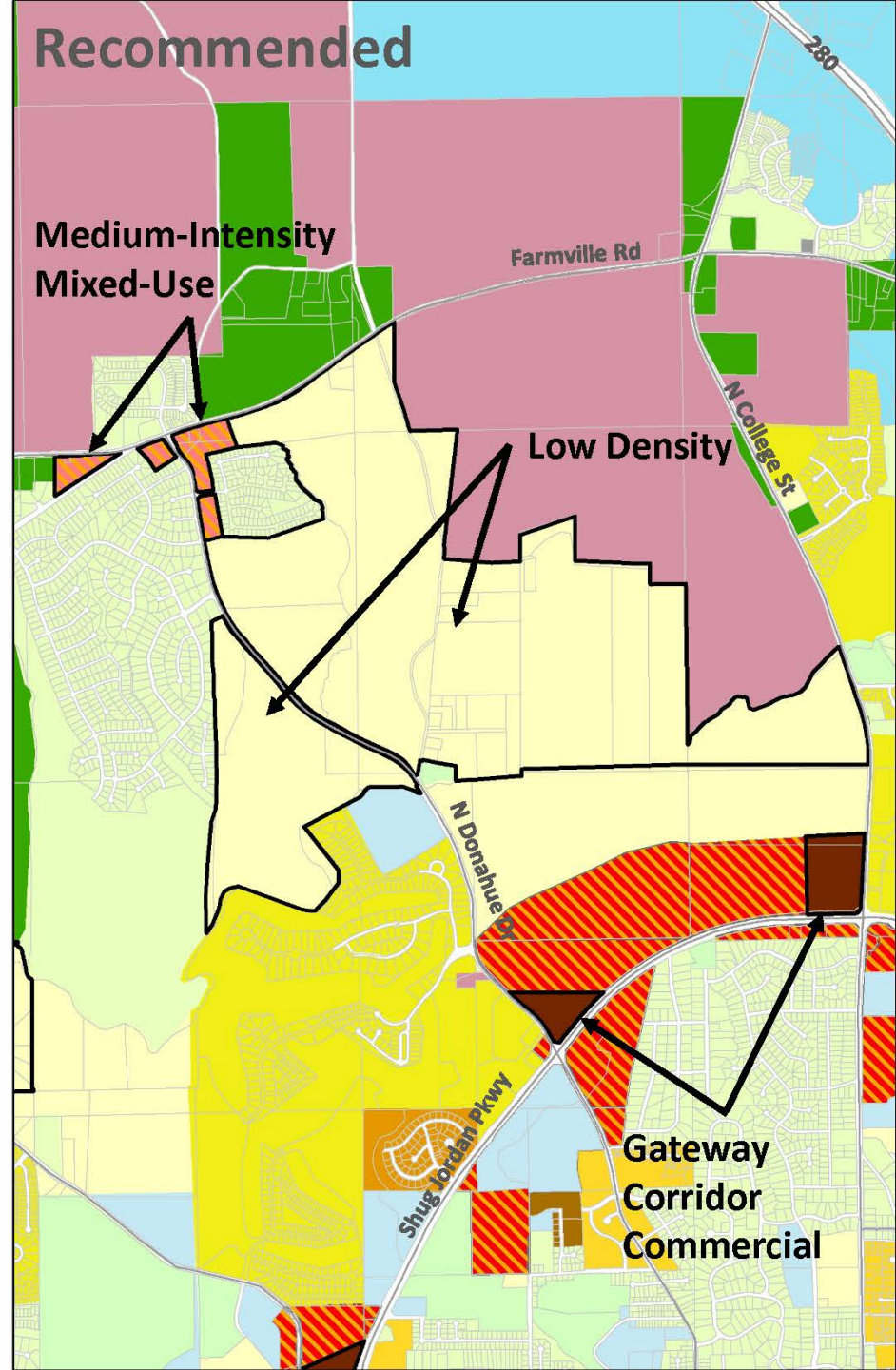
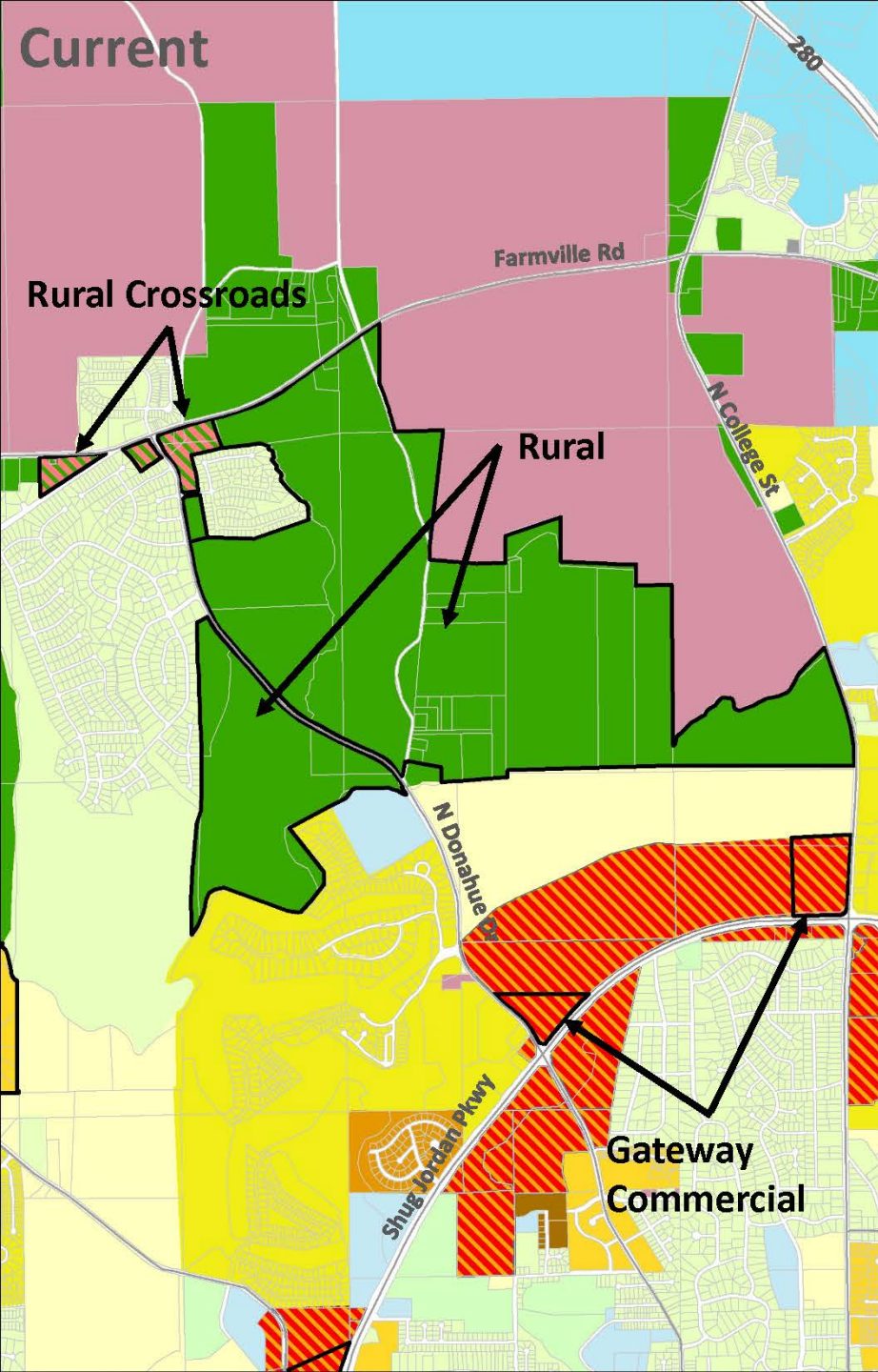


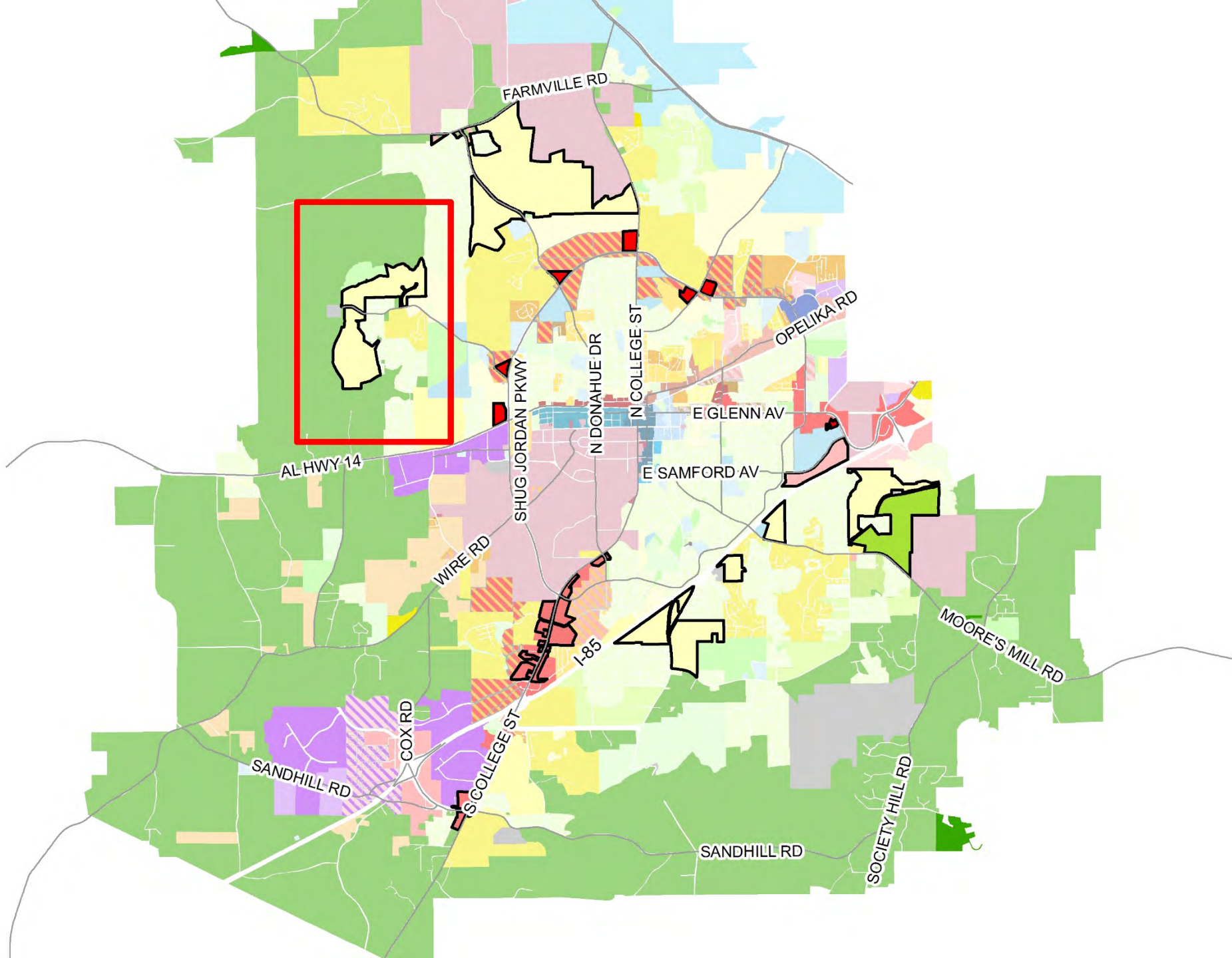
Recommended Changes due to Ownership or Development

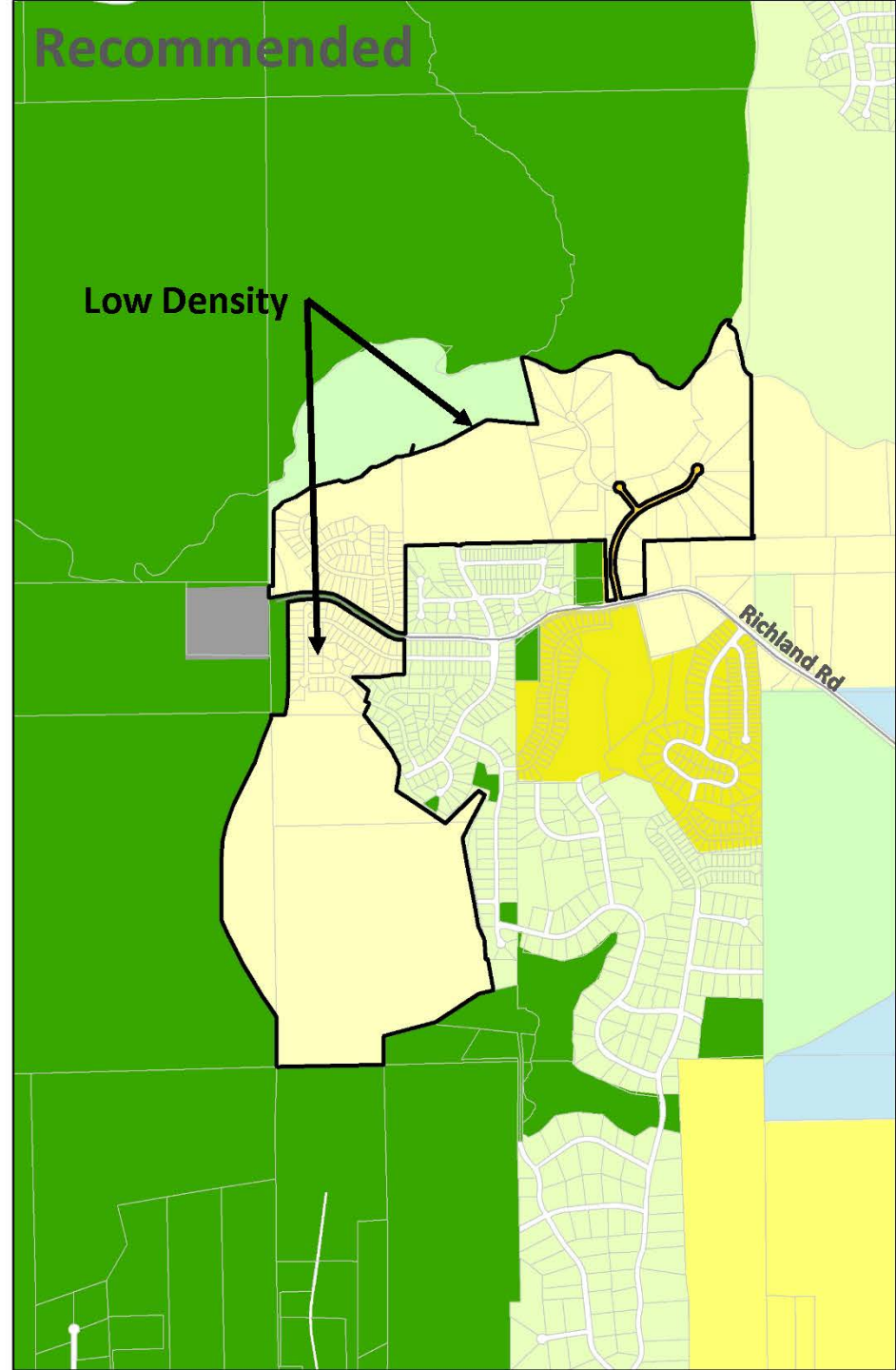
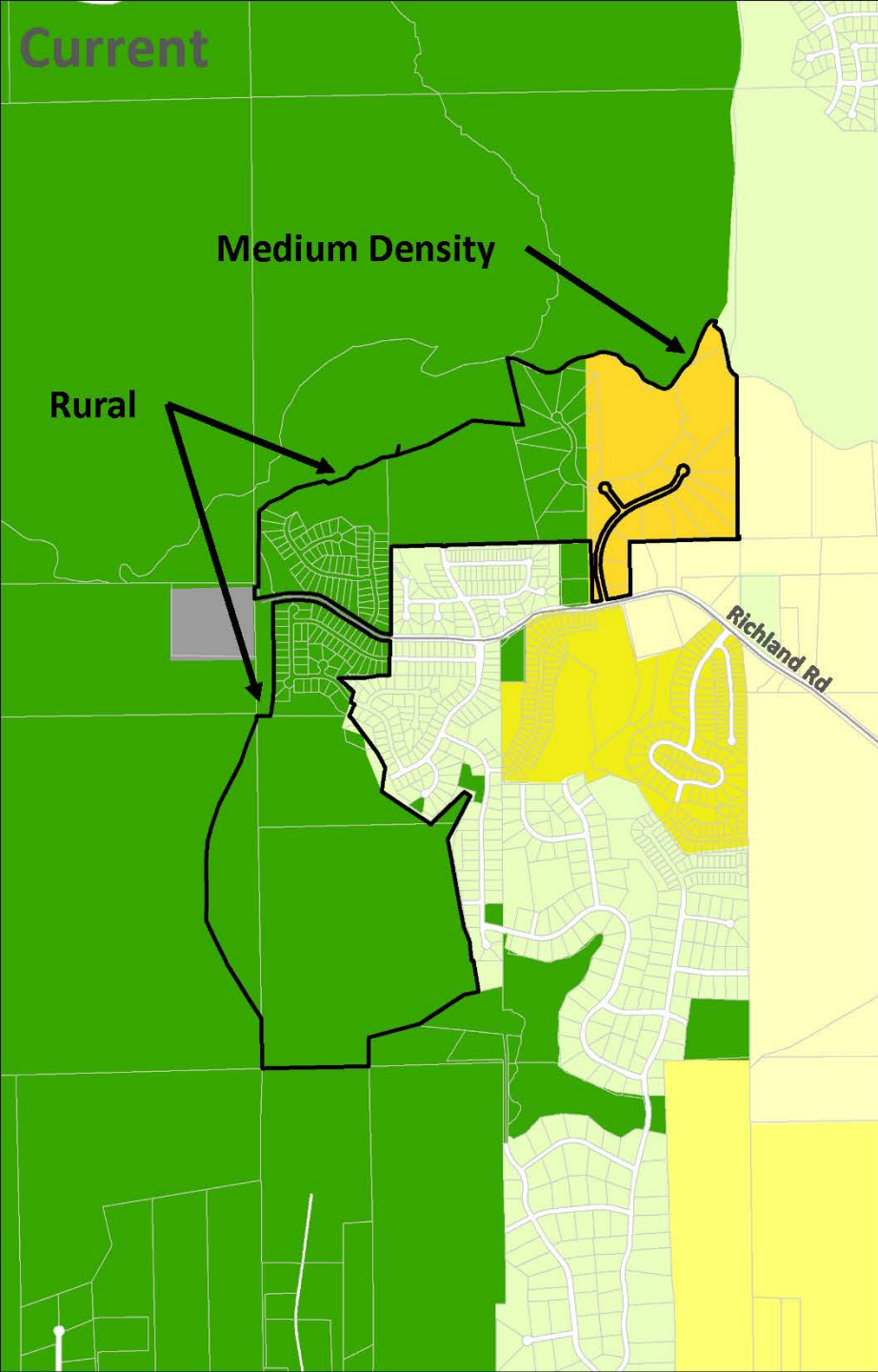


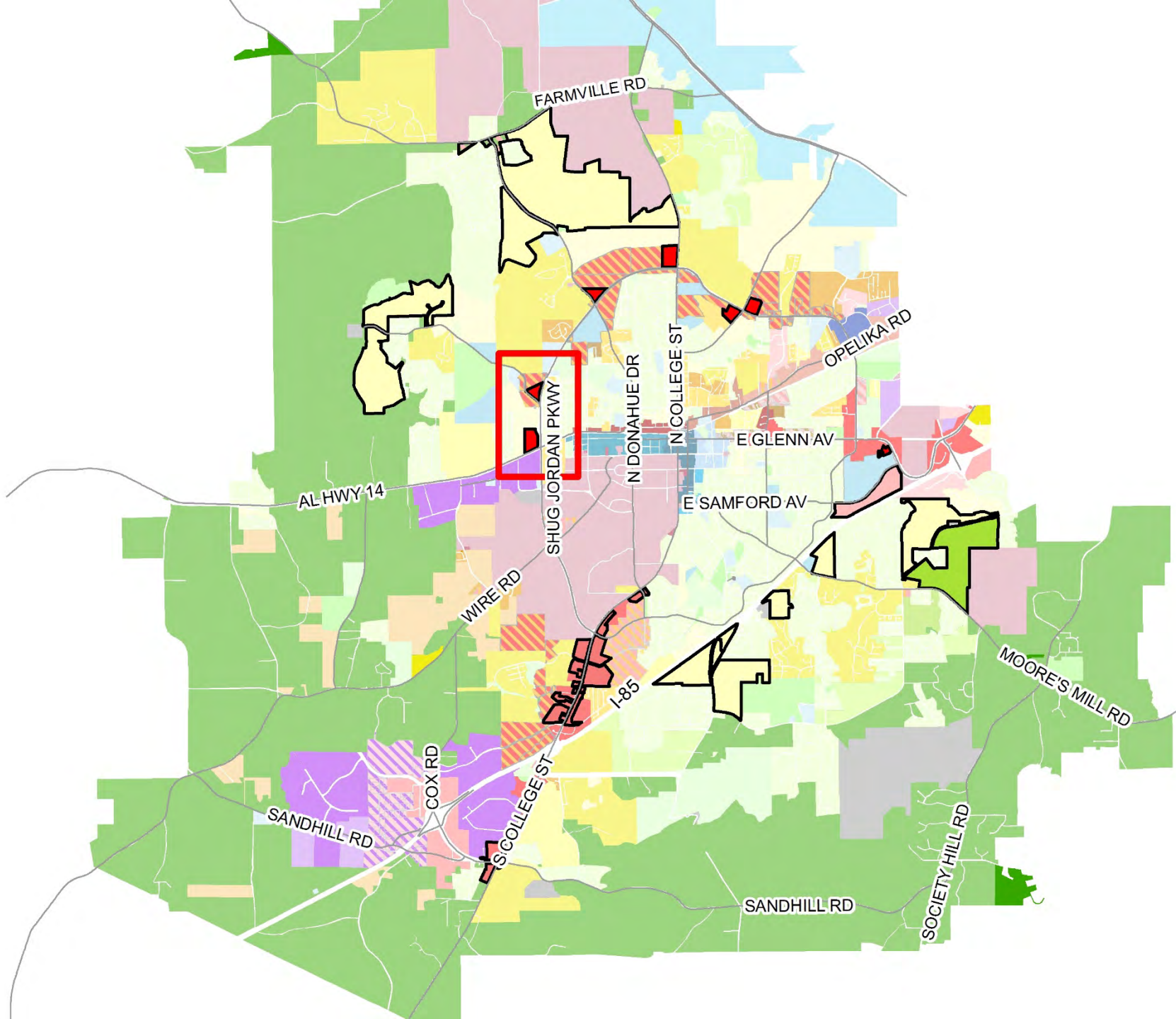
Recommended Changes











FARMVILLE RD

AL HWY 14

SHUG JORDAN PKWY

N DONAHUE DR

N COLLEGE ST

E GLENN AV

E SAMFORD AV

OPELIKA RD

WIRE RD

I-85

SANDHILL RD

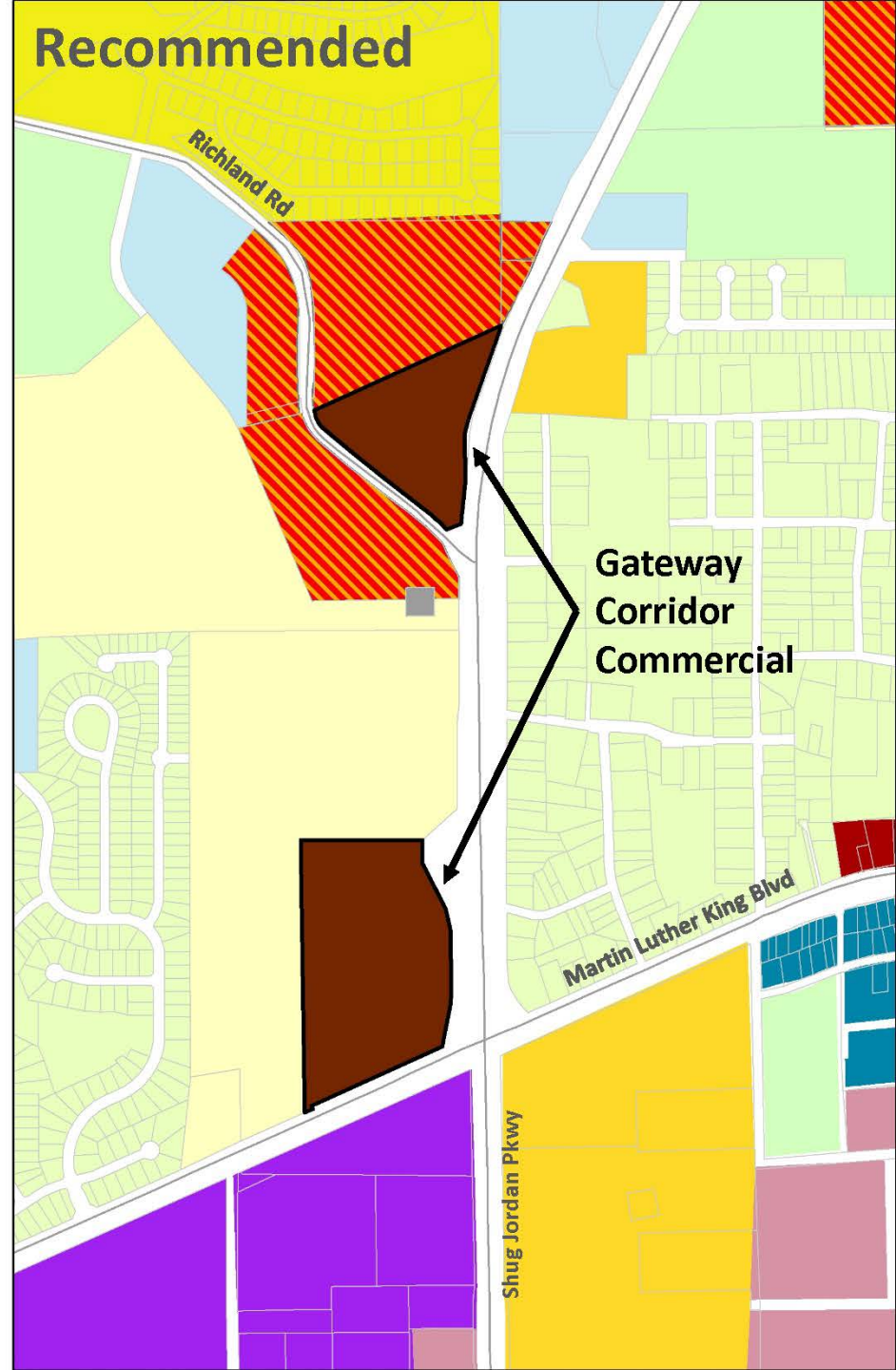
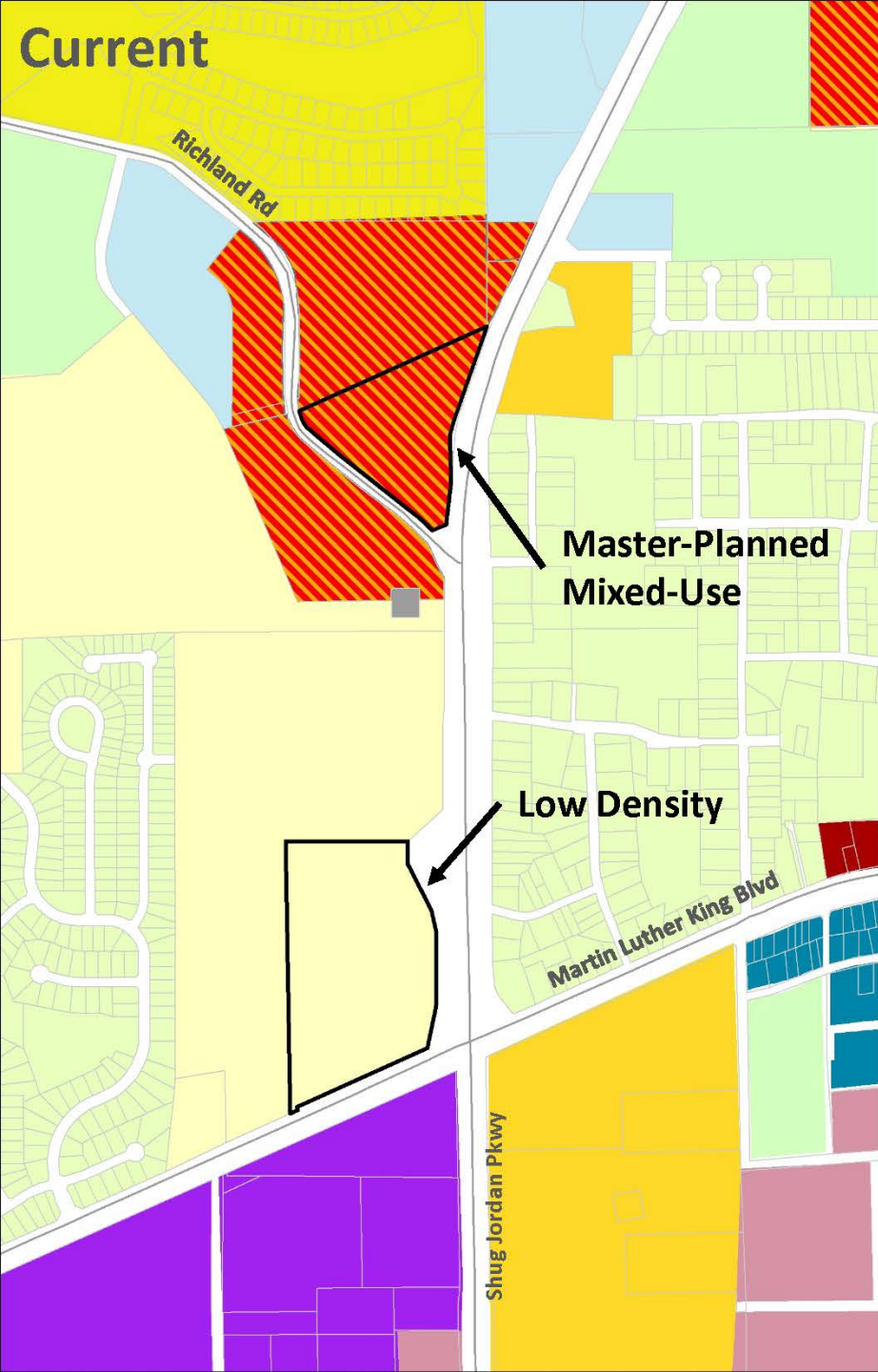
COX RD

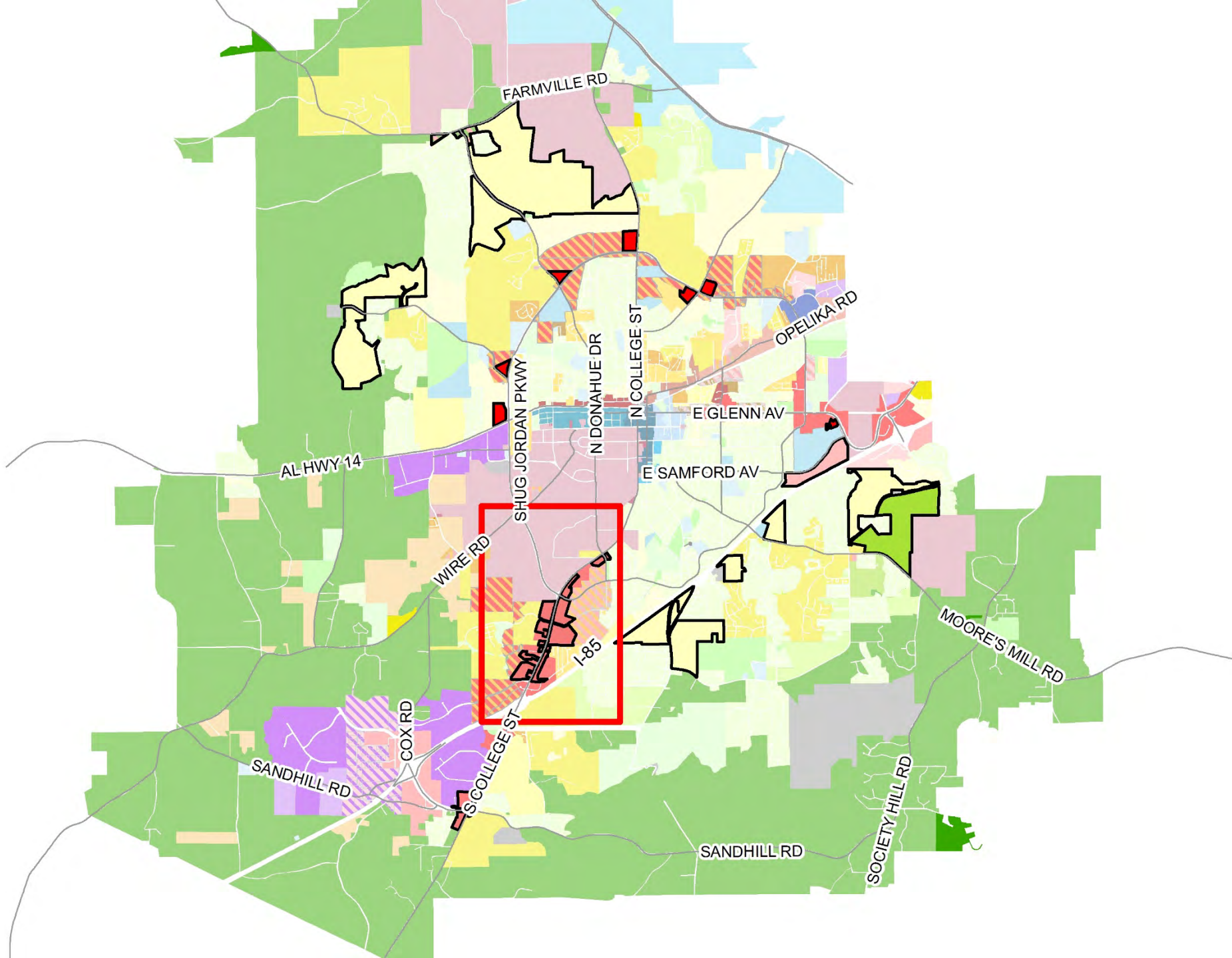
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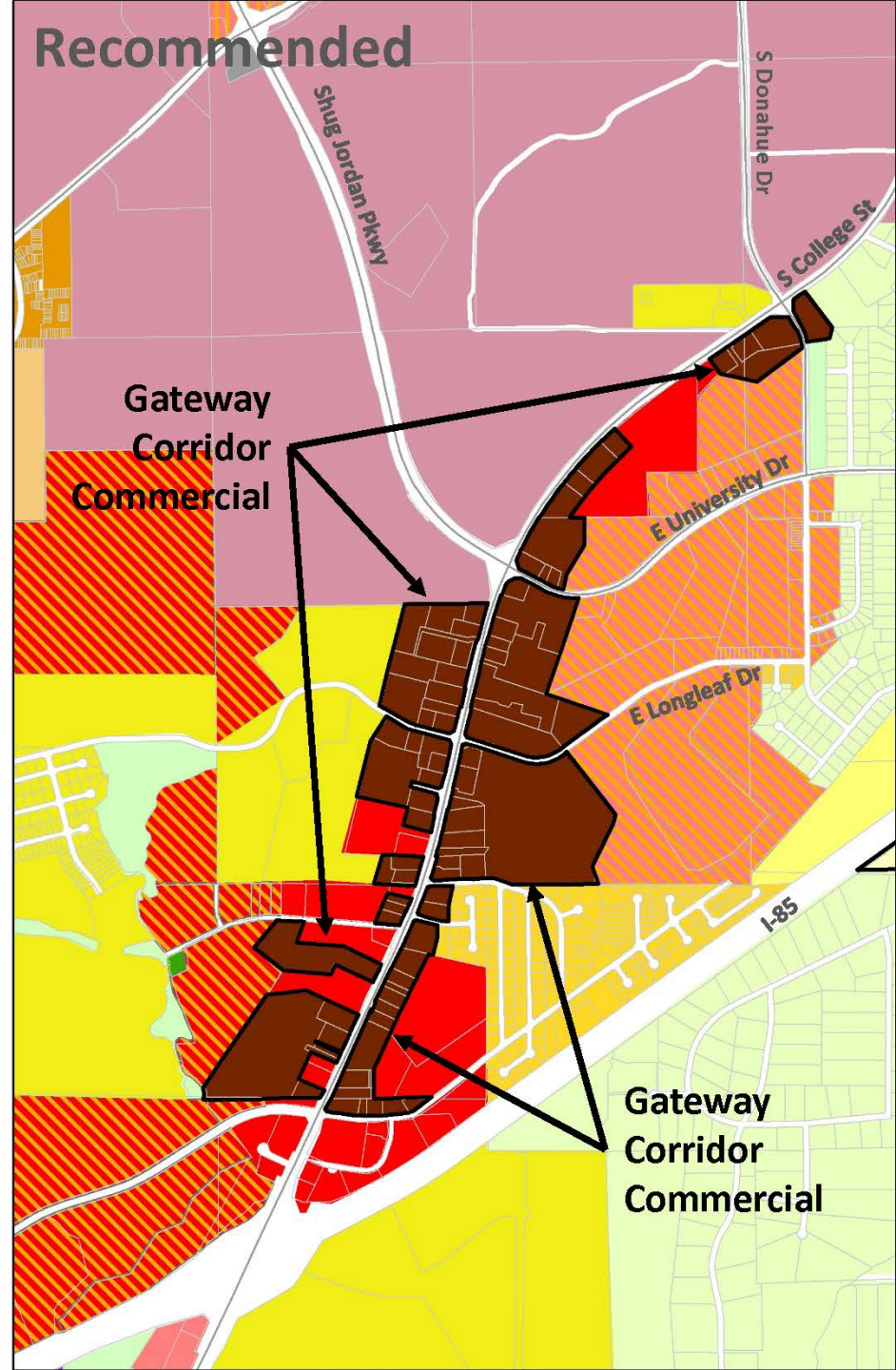
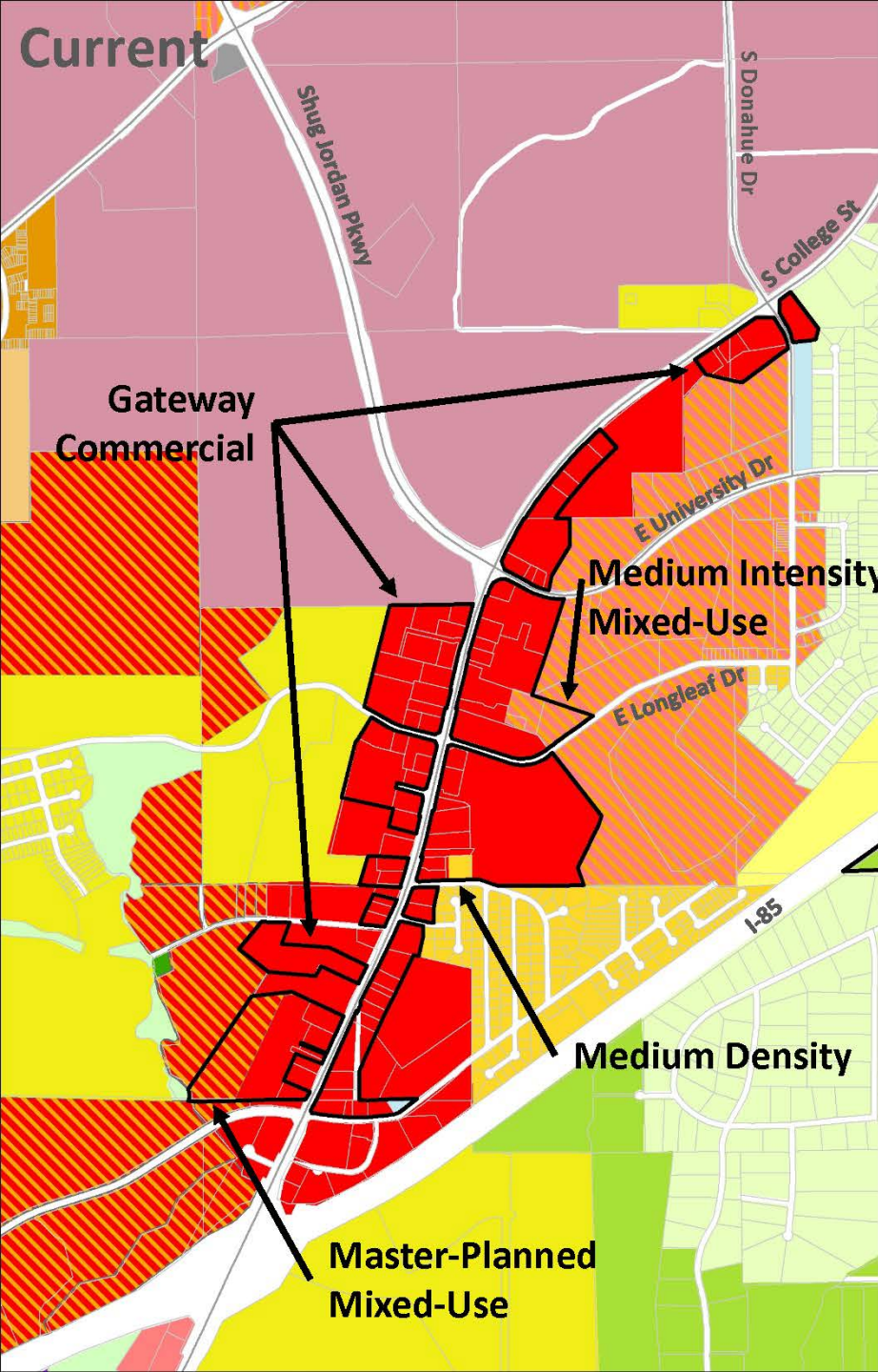
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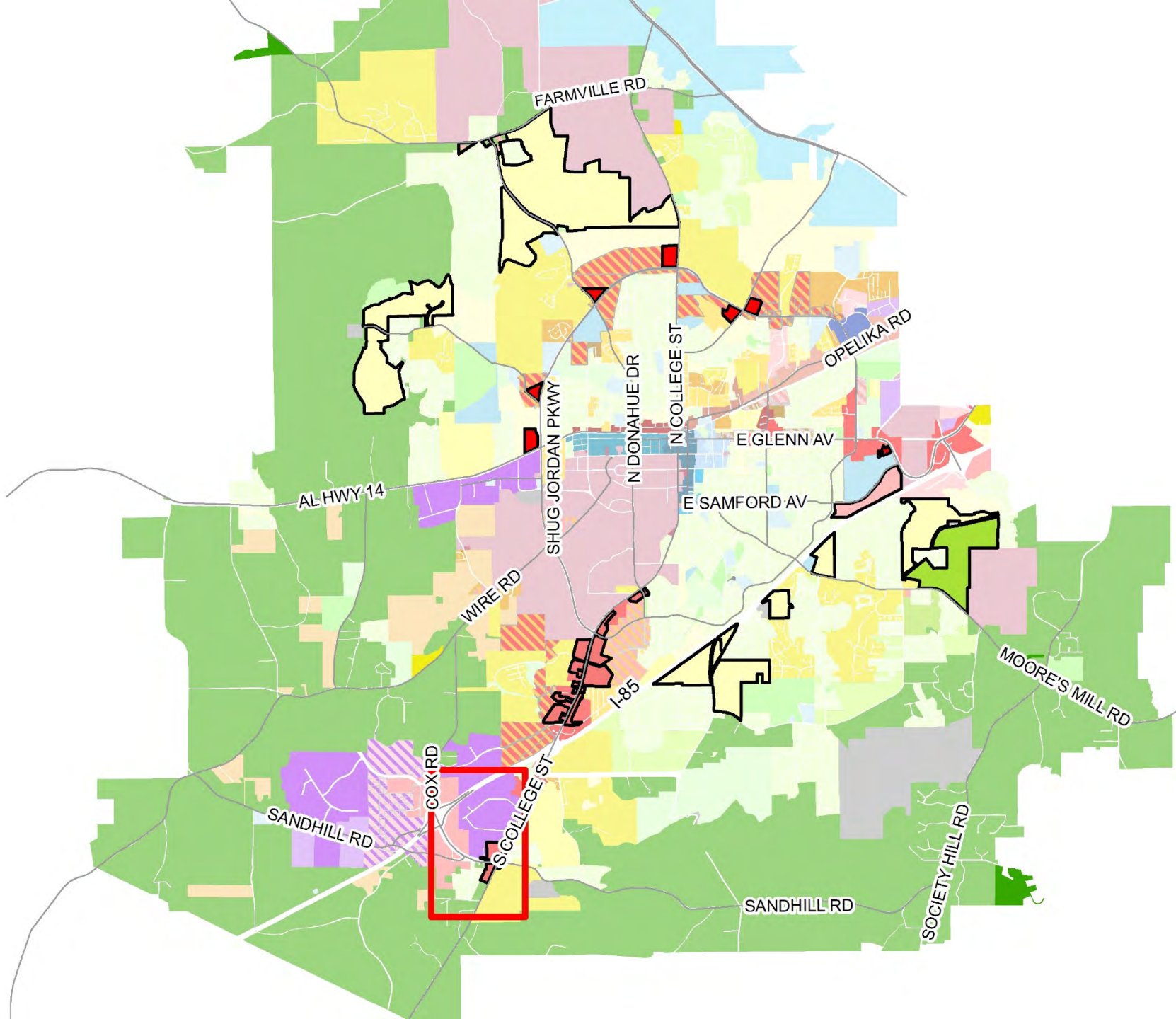
SOCIETY HILL RD

MOORE'S MILL RD









FARMVILLE RD

AL HWY 14

WIRE RD

SHUG JORDAN PKWY

N DONAHUE DR

N COLLEGE ST

E GLENN AV

E SAMFORD AV

OPELIKA RD

I-85

MOORE'S MILL RD

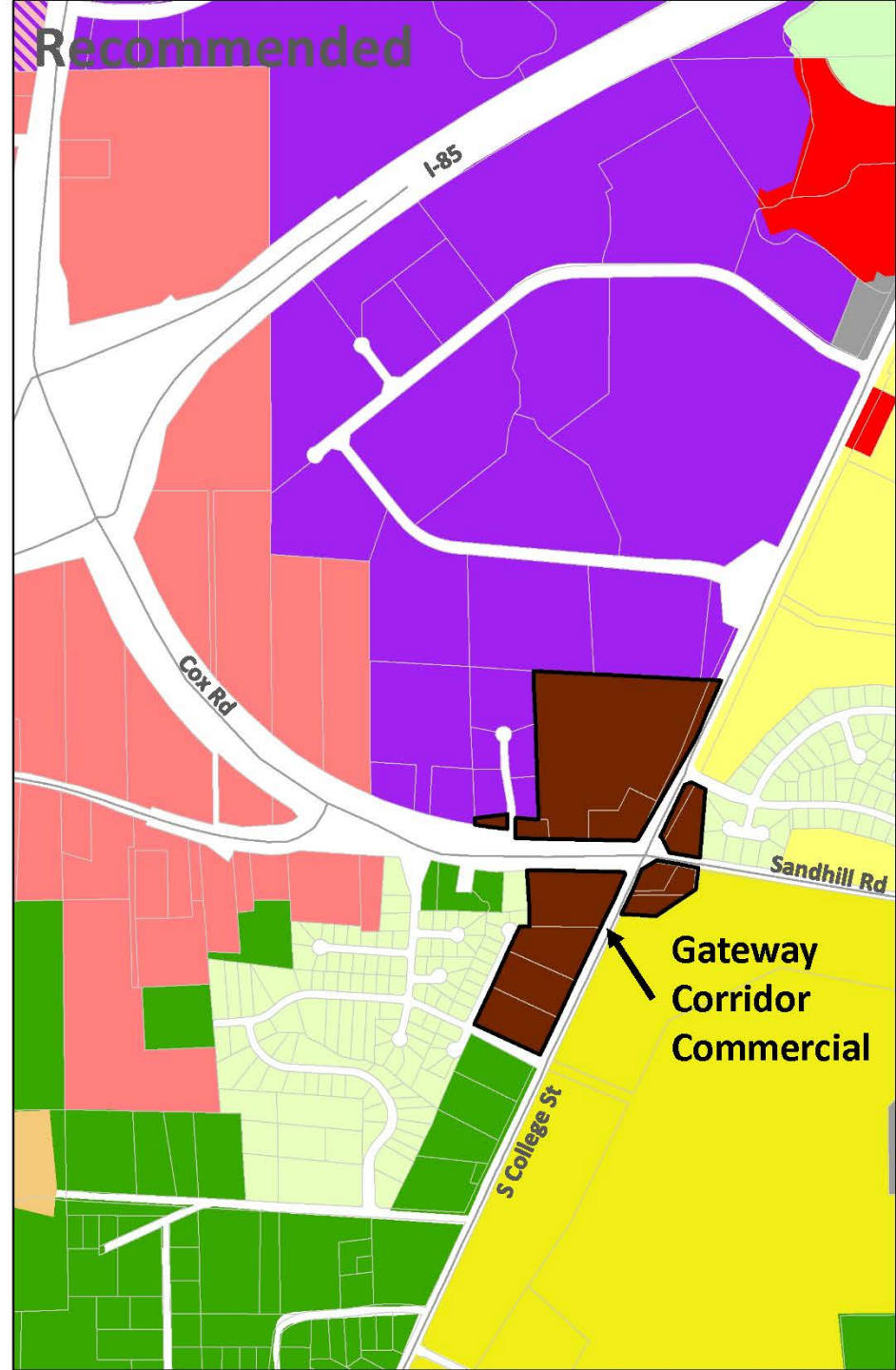
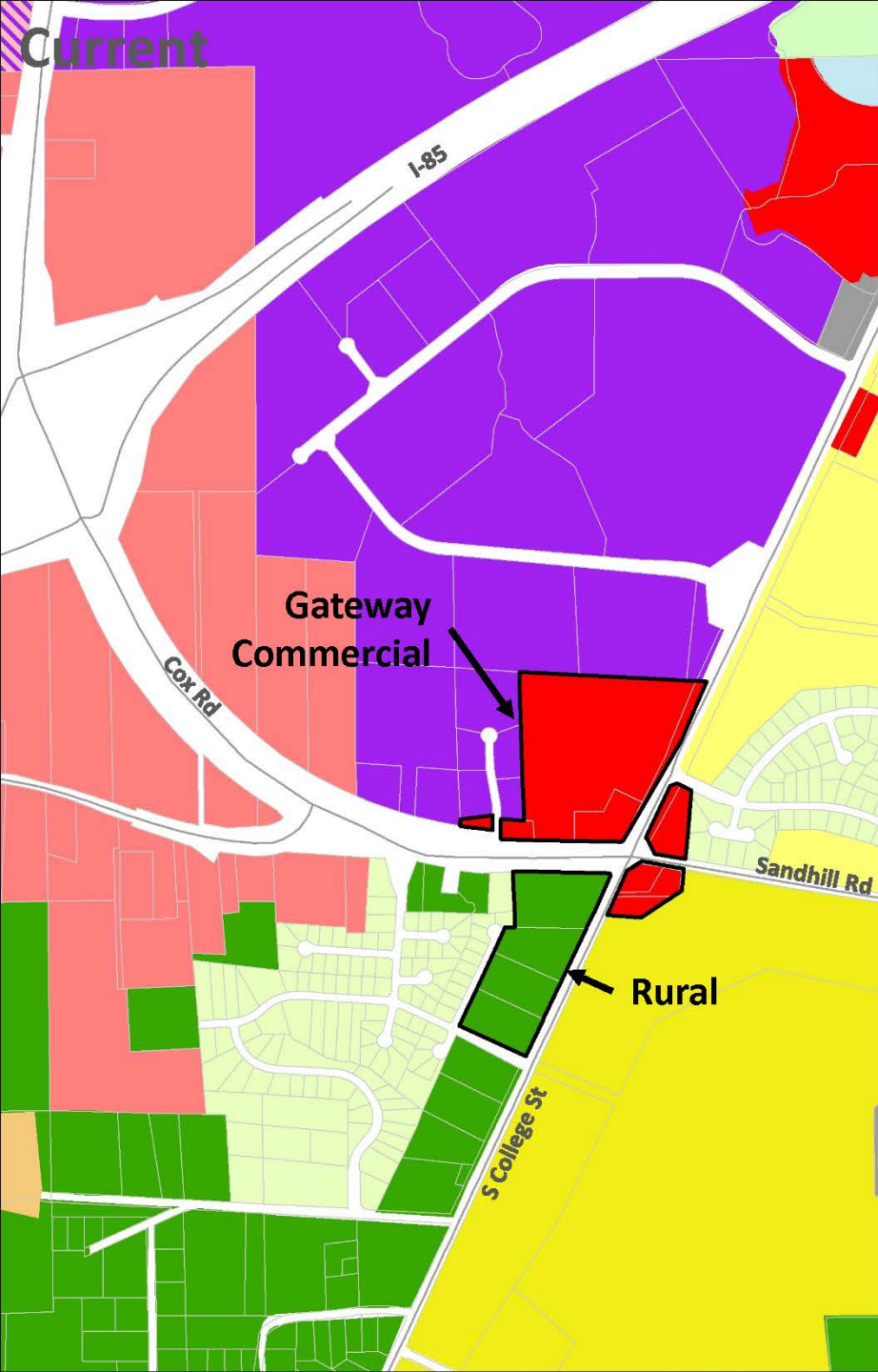
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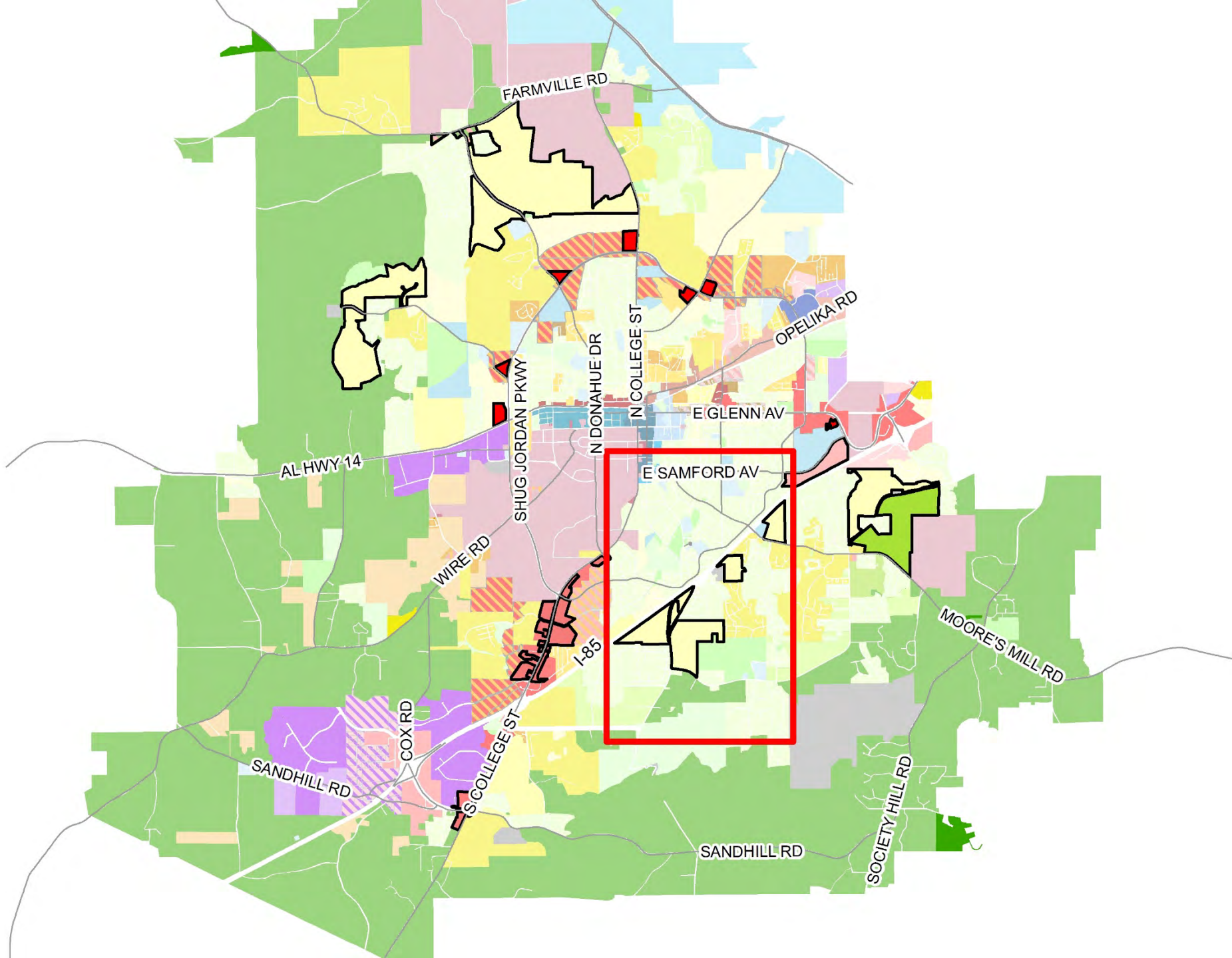
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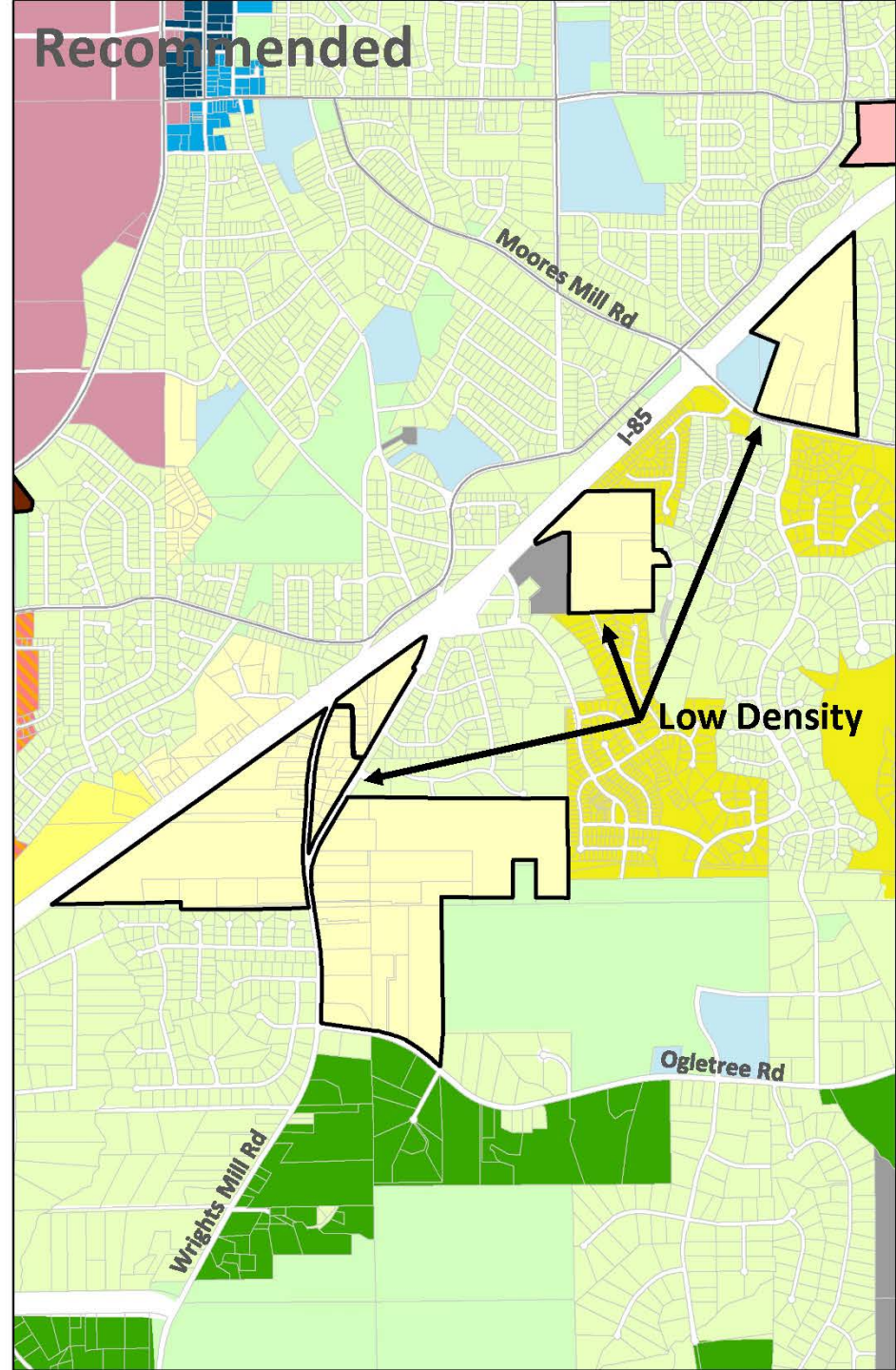
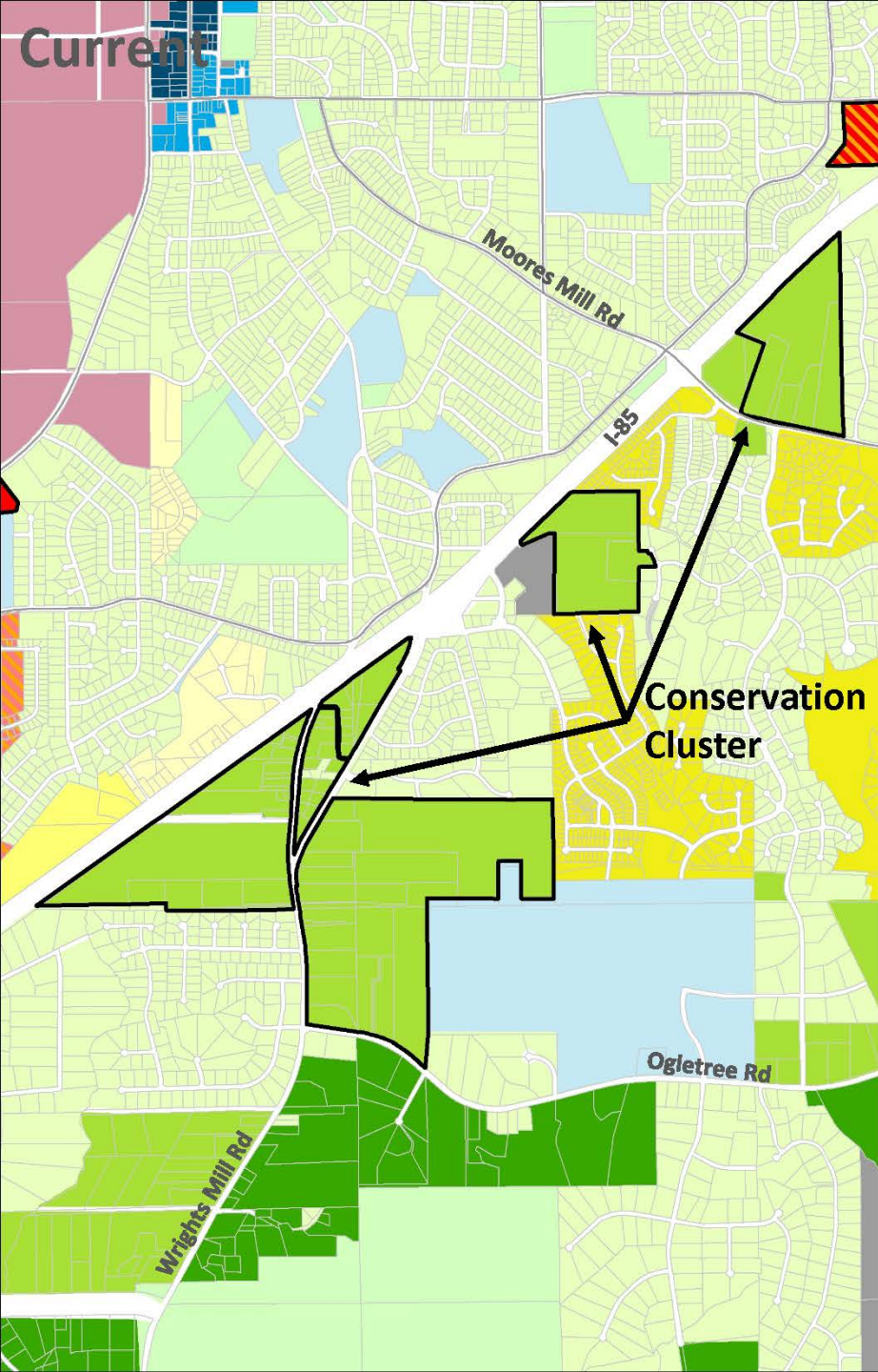
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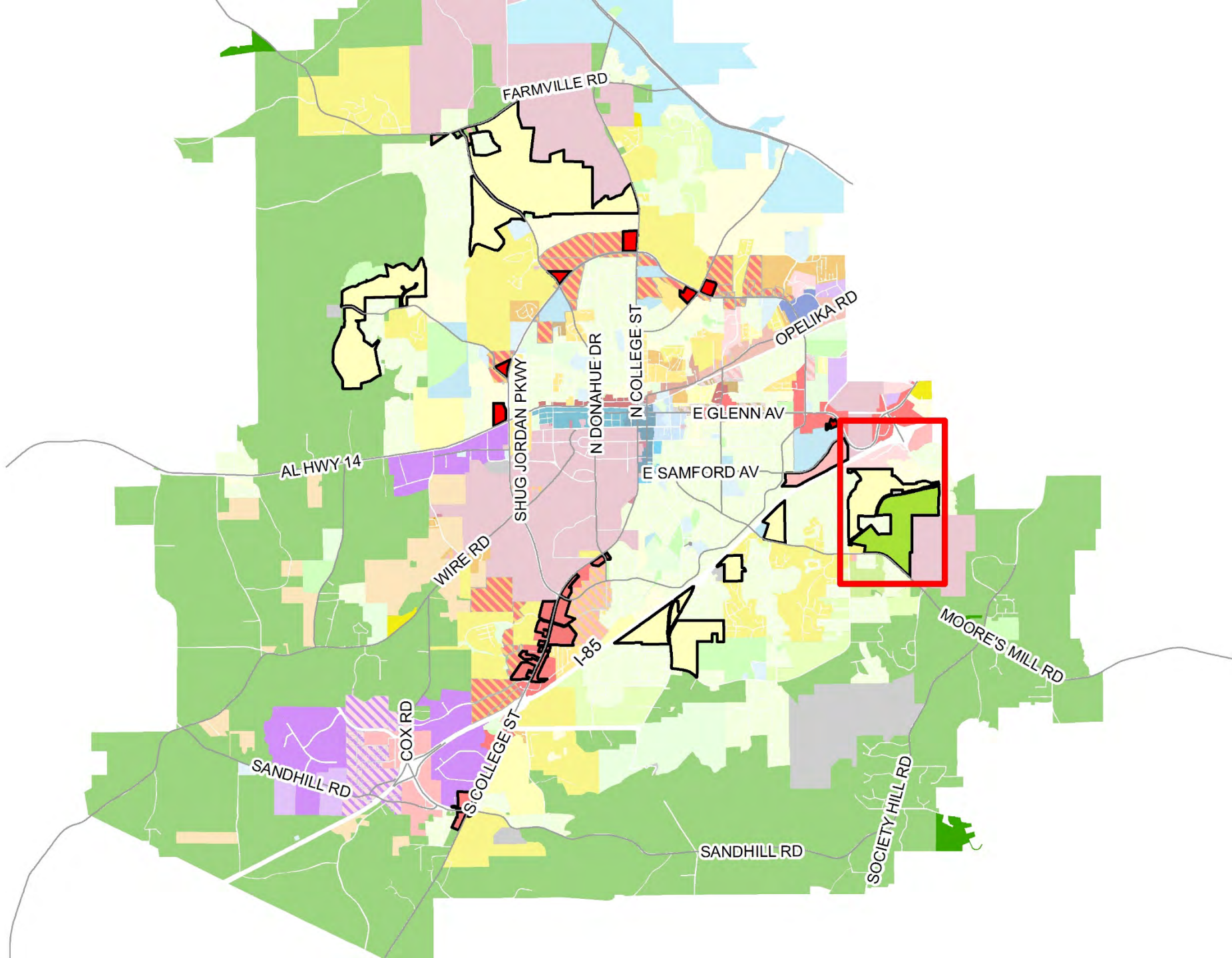
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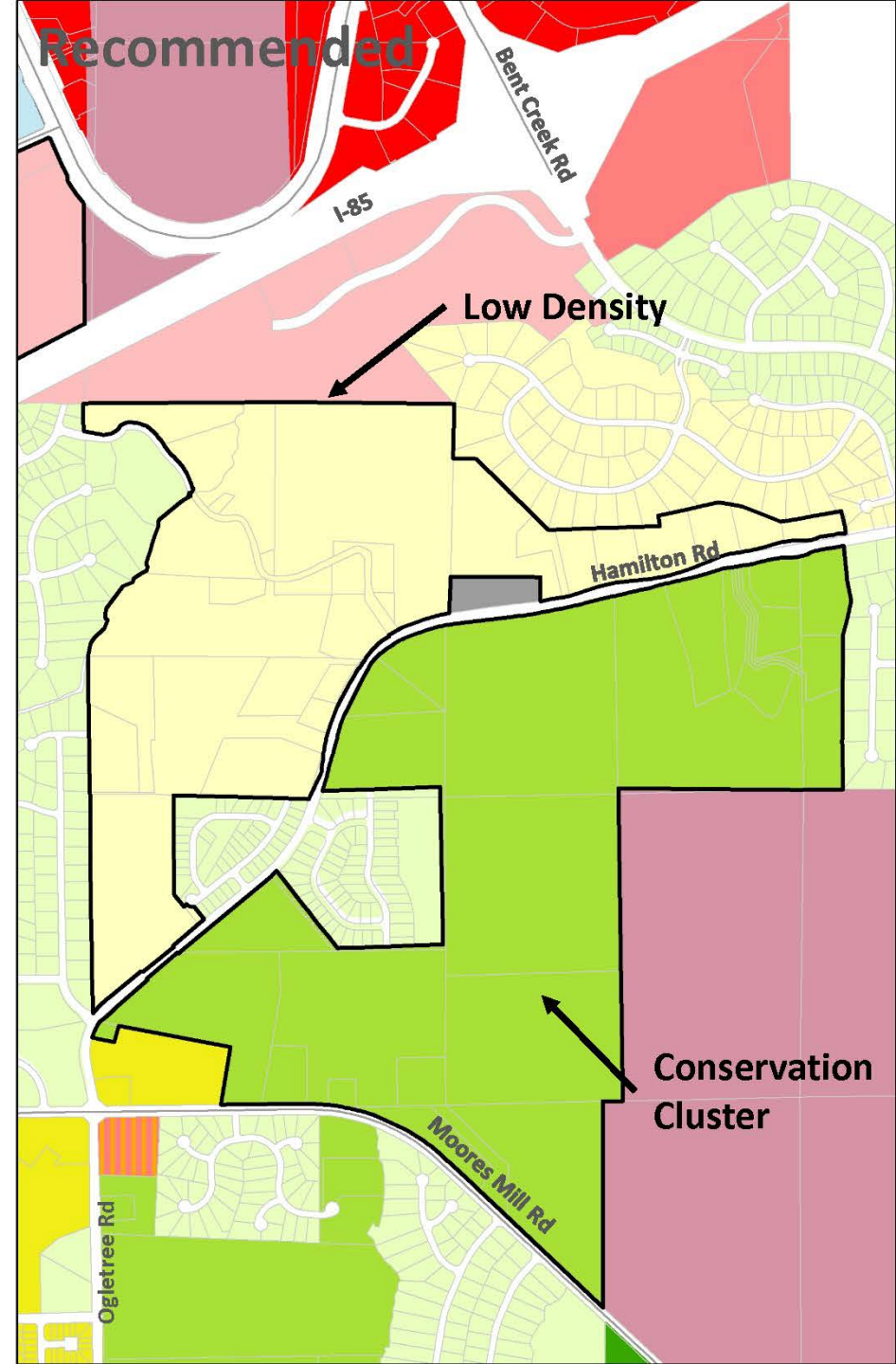
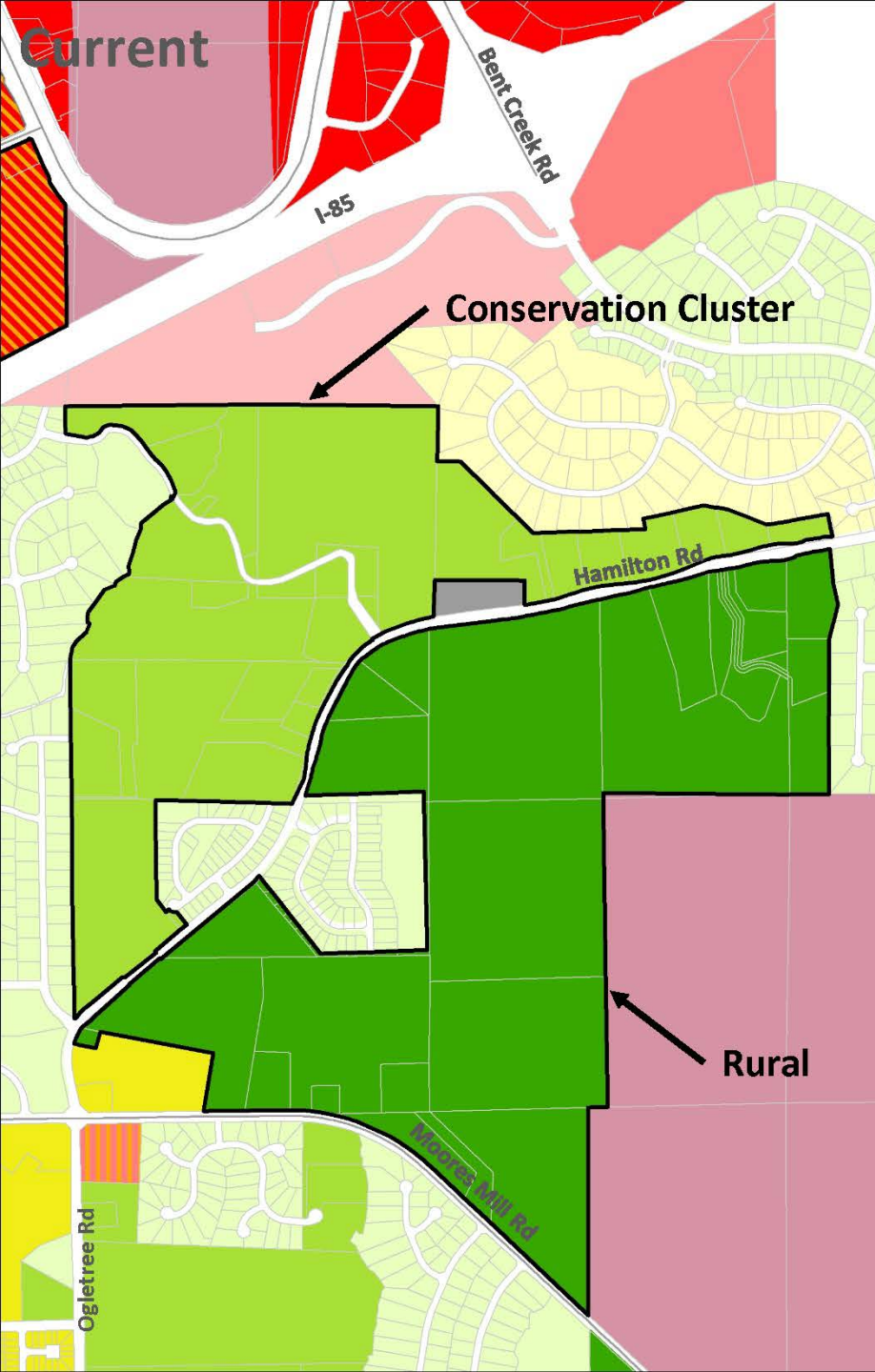
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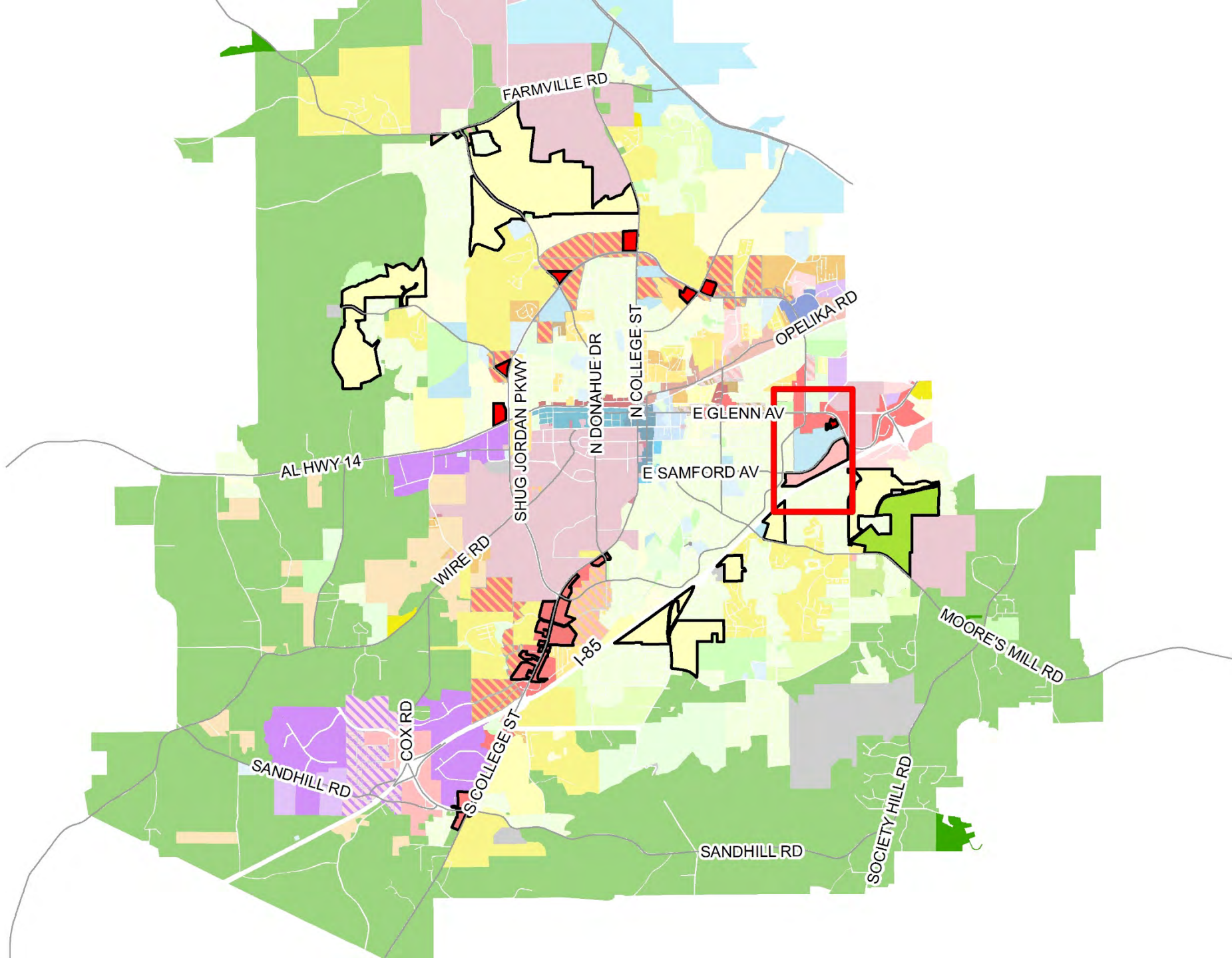


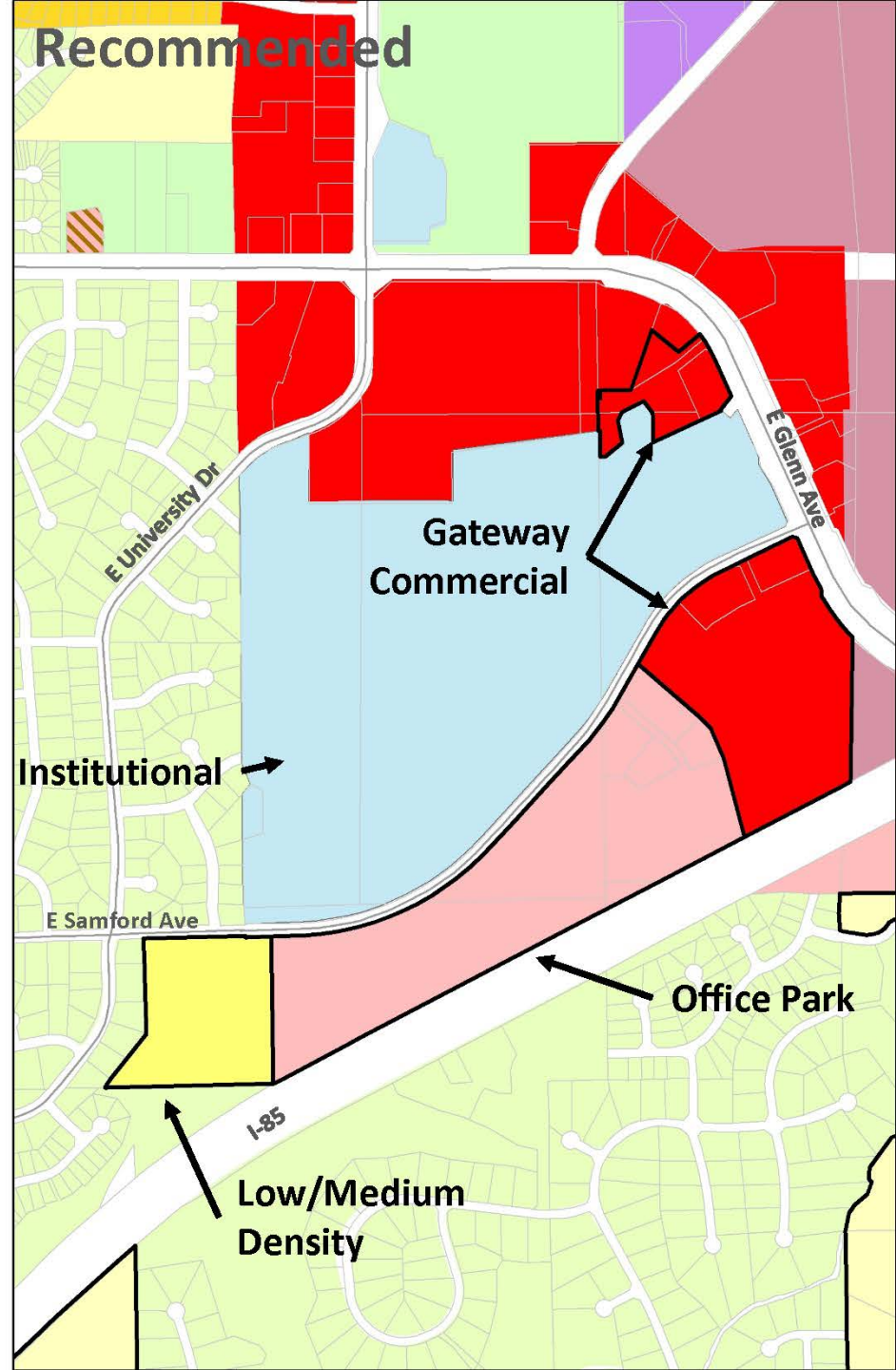
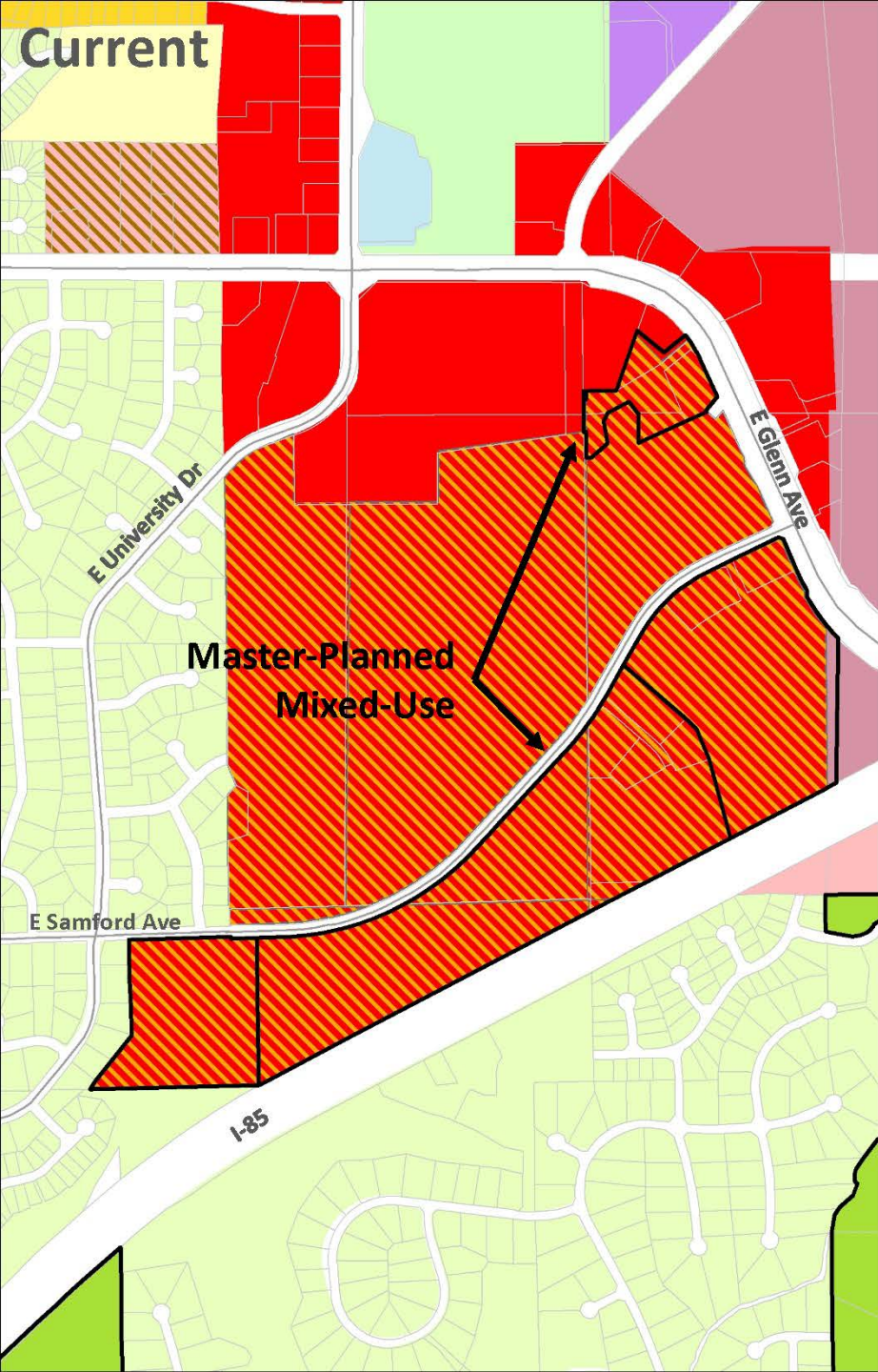


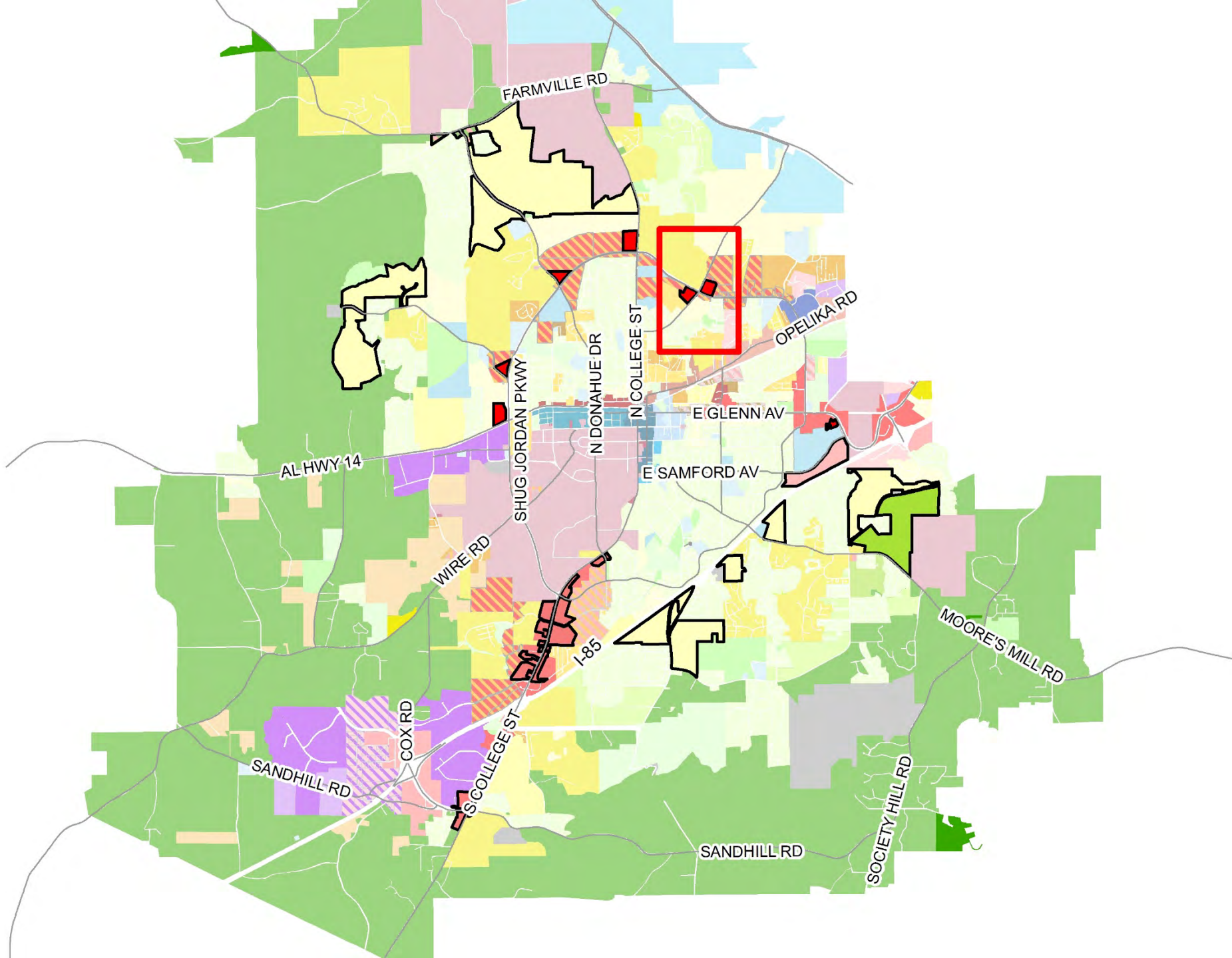


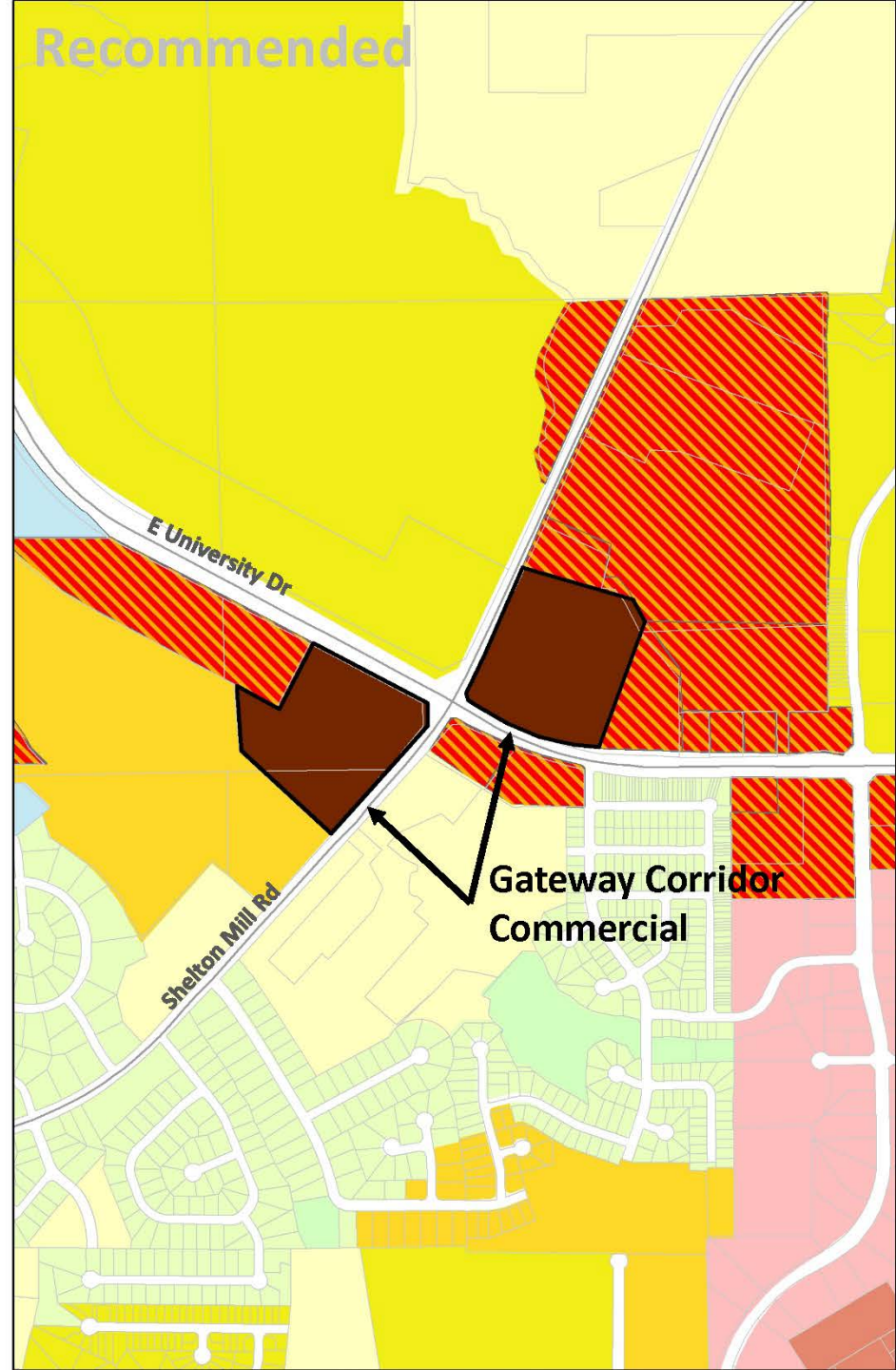
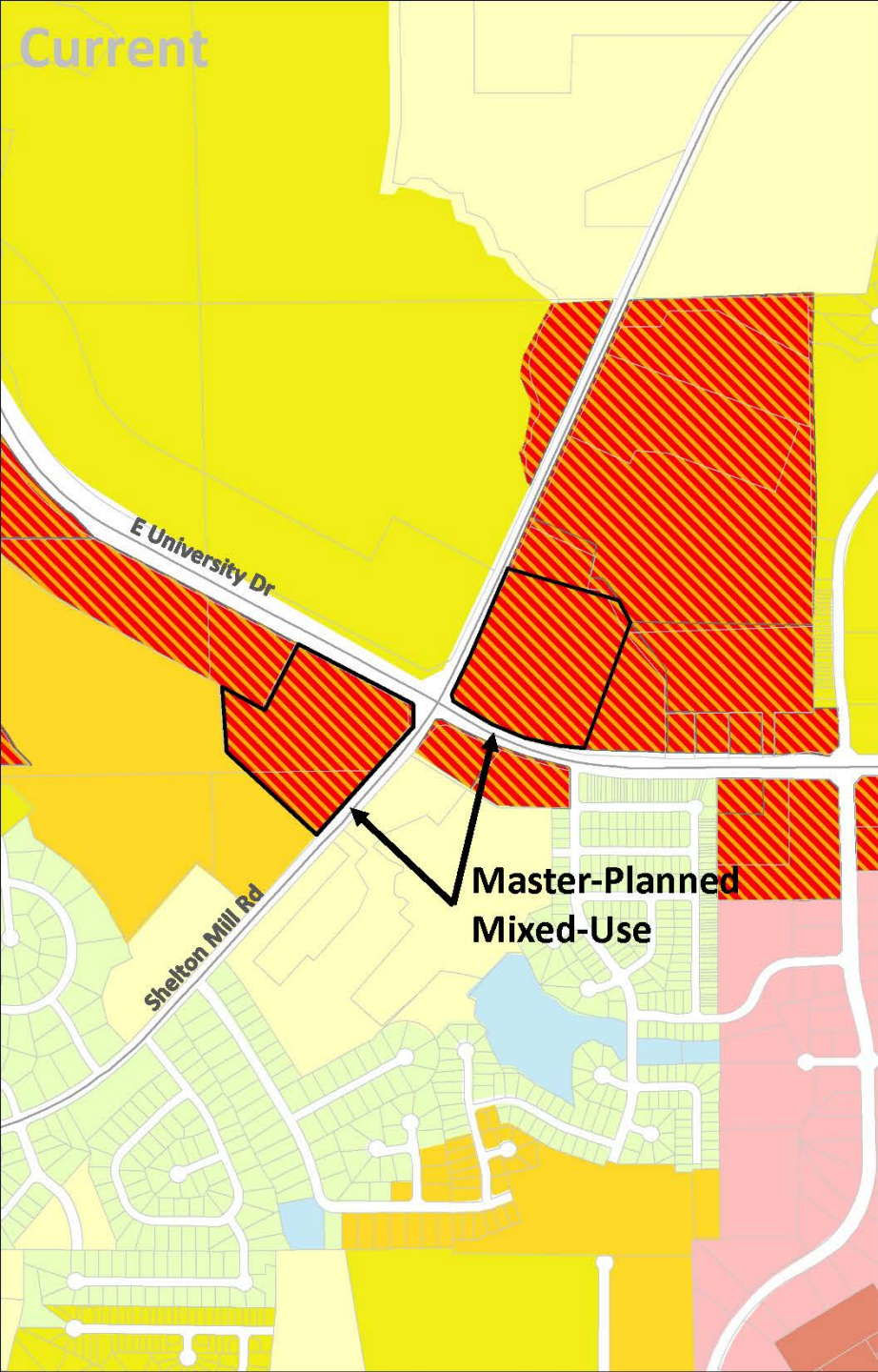














COMPPLAN 2030
THE COMPREHENSIVE PLAN FOR THE CITY OF AUBURN

Questions???

NW AUBURN NEIGHBORHOOD PLAN

BRAGG AVENUE | MLK DRIVE



City Council & Planning Commission Joint Meeting | November 21, 2017

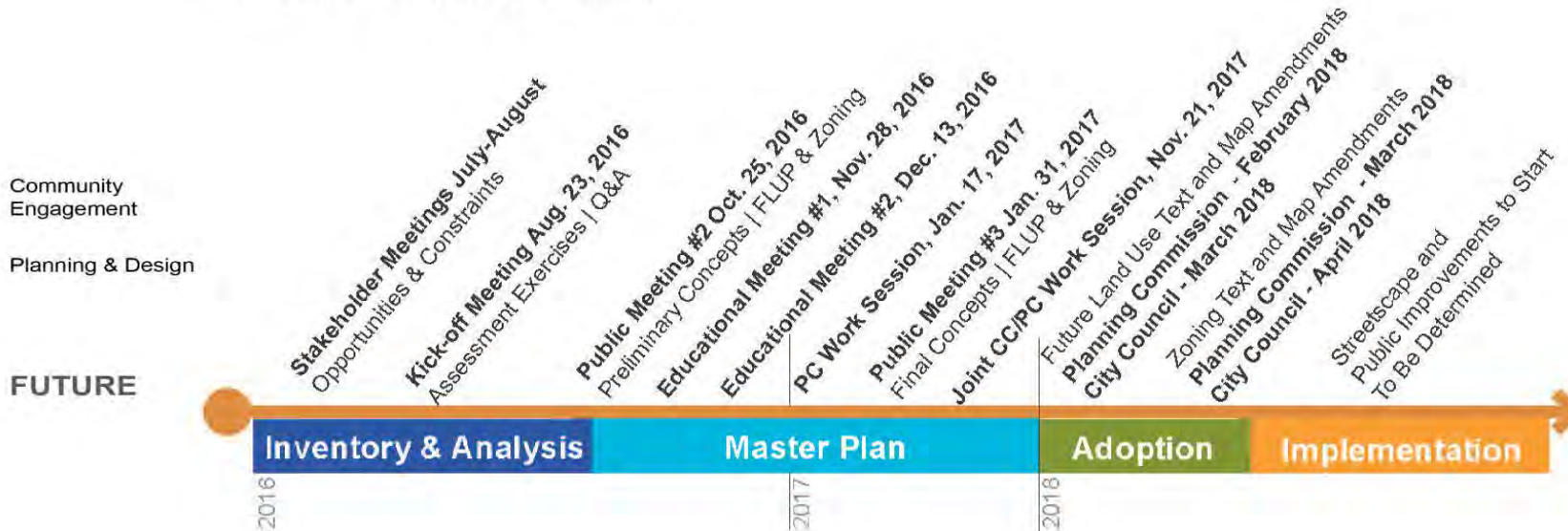


STAFF UPDATES

KEY STAKEHOLDERS

	INFORM	INVOLVE	CONSULT	COLLABORATE	EMPOWER
WHO?	General Public	Key Stakeholder Groups + Public	Interested Public	Implementers	Decision-makers
WHAT?	Provide & Present Information, aid in understanding	Involved in outcome	Collect input	Partner on the outcome	Inform final decisions
HOW?	<ul style="list-style-type: none"> Press Releas TV Interview Presentation - shared at public meeting Website (1) 	<ul style="list-style-type: none"> Stakeholder Groups (5) - July-Aug 2016 Public Meeting (1) - Aug. 23 Public Meeting (2) - Oct. 25 Public Meeting (3) - January 31 	<ul style="list-style-type: none"> Public comment Public Meetings Phone, voice, text Email from consulting team 	<ul style="list-style-type: none"> Advisory Committes - City Council Boards/Commisions 	Public hearings

TIMELINE: MASTER PLAN UPDATE



PUBLIC MEETINGS

During the planning process, there were a number of stakeholder meetings including three (3) public meetings, two (2) educational meetings, and various stakeholder meetings with engaged citizens ranging from local church ministers to developers to business owners.

Kick-off Meeting – August 23, 2016

Boykin Community Center

Second Public Meeting – October 25, 2016

Boykin Community Center

First Educational Meeting – November 28, 2016

AME Zion Church

Second Educational Meeting – December 13, 2016

Boykin Community Center

Third Public Meeting – January 31, 2017

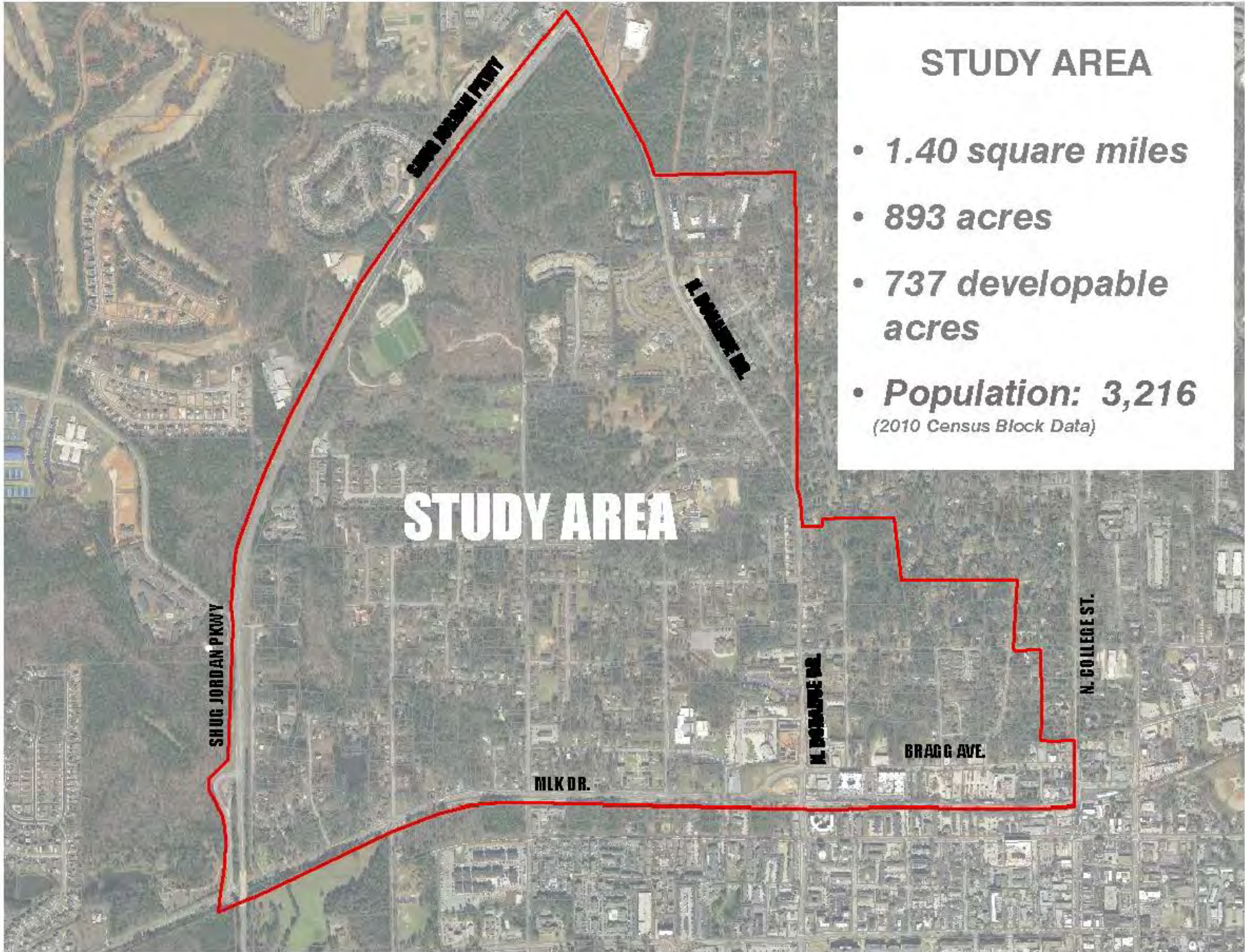
Boykin Community Center



MEETING AGENDA:

- *Background*
- *Recommendations*
- *Staff Updates*
- *Questions*





STUDY AREA

- 1.40 square miles
- 893 acres
- 737 developable acres
- **Population: 3,216**
(2010 Census Block Data)

EXISTING LAND USE

Land Use by Unit

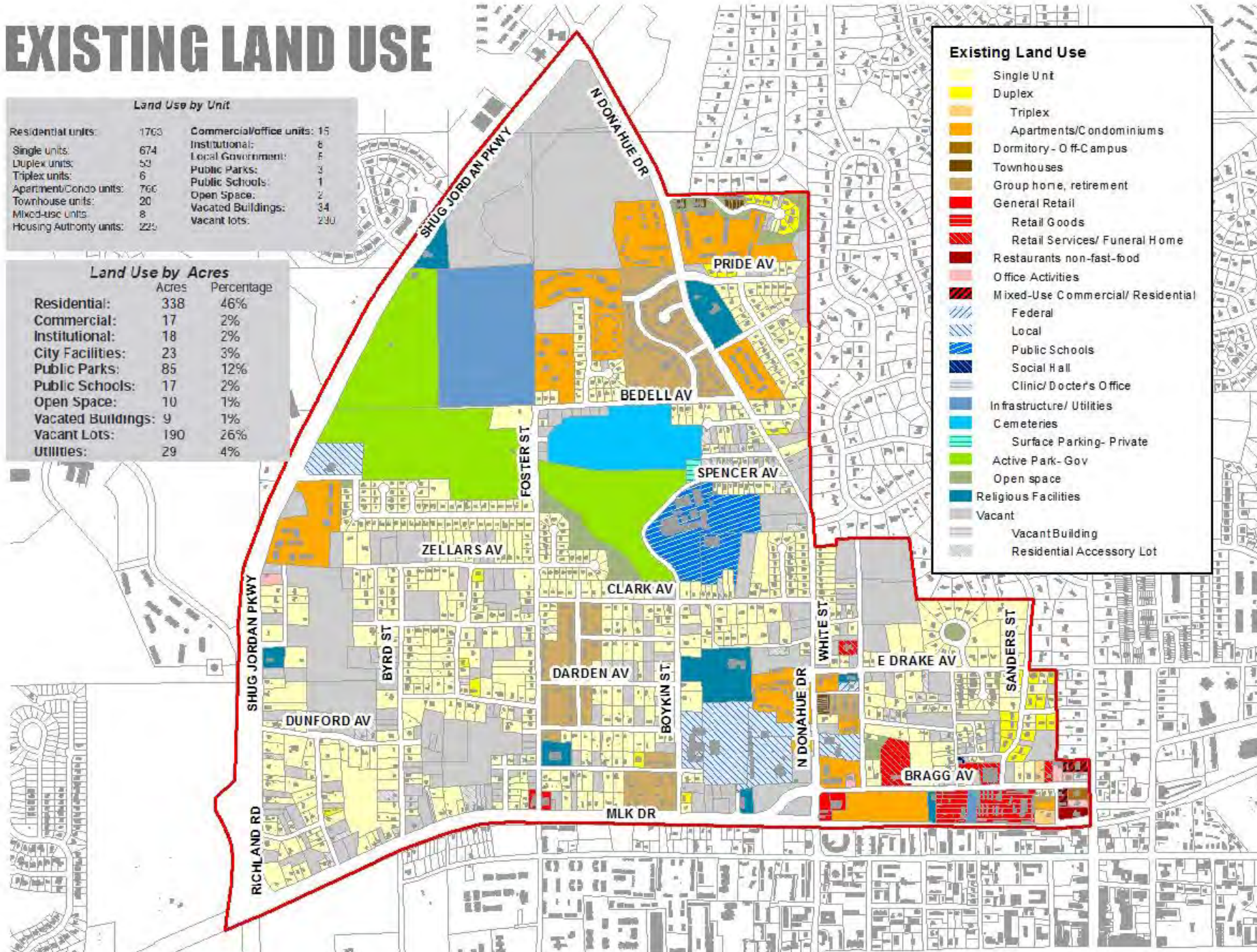
Residential units:	1763	Commercial/office units:	15
Single units:	674	Institutional:	6
Duplex units:	53	Local Government:	5
Triplex units:	6	Public Parks:	3
Apartment/Condo units:	766	Public Schools:	1
Townhouse units:	20	Open Space:	2
Mixed-use units:	8	Vacated Buildings:	34
Housing Authority units:	225	Vacant lots:	230

Land Use by Acres

	Acres	Percentage
Residential:	338	46%
Commercial:	17	2%
Institutional:	18	2%
City Facilities:	23	3%
Public Parks:	85	12%
Public Schools:	17	2%
Open Space:	10	1%
Vacated Buildings:	9	1%
Vacant Lots:	190	26%
Utilities:	29	4%

Existing Land Use

- Single Unit
- Duplex
- Triplex
- Apartments/Condominiums
- Dormitory - Off-Campus
- Townhouses
- Group home, retirement
- General Retail
- Retail Goods
- Retail Services/ Funeral Home
- Restaurants non-fast-food
- Office Activities
- Mixed-Use Commercial/ Residential
- Federal
- Local
- Public Schools
- Social Hall
- Clinic/ Doctor's Office
- Infrastructure/ Utilities
- Cemeteries
- Surface Parking- Private
- Active Park- Gov
- Open space
- Religious Facilities
- Vacant
- Vacant Building
- Residential Accessory Lot



Character of Primary Neighborhood Corridors

Bragg Avenue



Martin Luther King Drive



North Donahue Drive



Shug Jordan Parkway



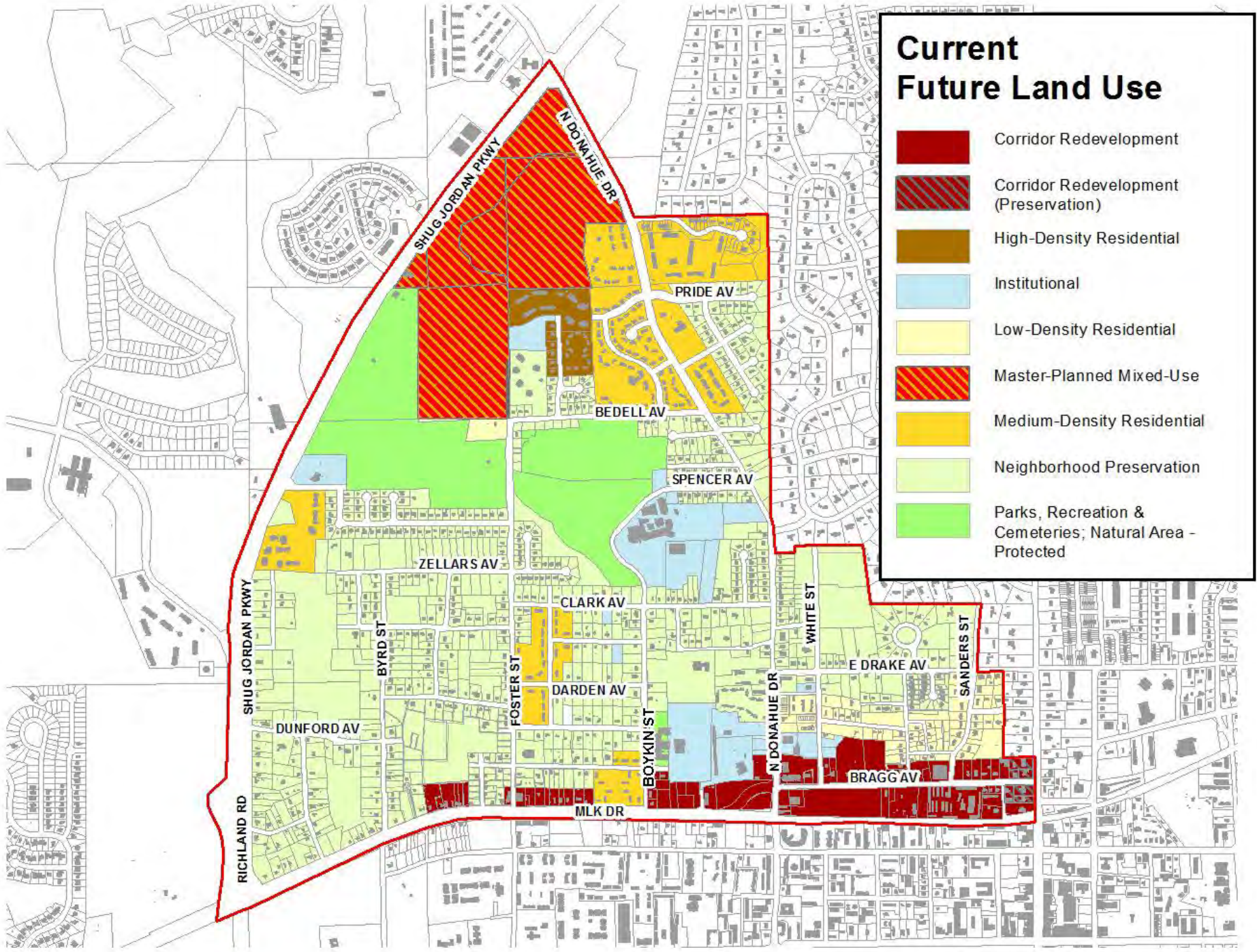
MEETING AGENDA:

- *Background*
- *Recommendations*
- *Staff Updates*
- *Questions*



Current Future Land Use

-  Corridor Redevelopment
-  Corridor Redevelopment (Preservation)
-  High-Density Residential
-  Institutional
-  Low-Density Residential
-  Master-Planned Mixed-Use
-  Medium-Density Residential
-  Neighborhood Preservation
-  Parks, Recreation & Cemeteries; Natural Area - Protected



Future Land Use Revisions (Remove):

THE FOLLOWING DESIGNATIONS ARE PROPOSED TO BE REMOVED:

Corridor Redevelopment:

- *Additional subsection of CRD along the corridor designated streets within the study boundary.*

Corridor Redevelopment (Preservation):

- *Redevelopment is encouraged, but with reuse and protection of existing historic structures is a priority. The average breakdown of uses should be 85% commercial, 5% office, and 10% residential (10 du/ac).*

Low-Density Residential:

- *Average density of four (4) dwelling units per acre. Permitted uses include single-family detached and duplex.*

Future Land Use Revisions (Add):

THE FOLLOWING DESIGNATIONS ARE PROPOSED TO BE ADDED:

Mixed Use 1:

- *This designation may include retail, commercial, residential and office uses. A mixture of uses is expected to be more horizontal than vertical.*

Mixed Use 2:

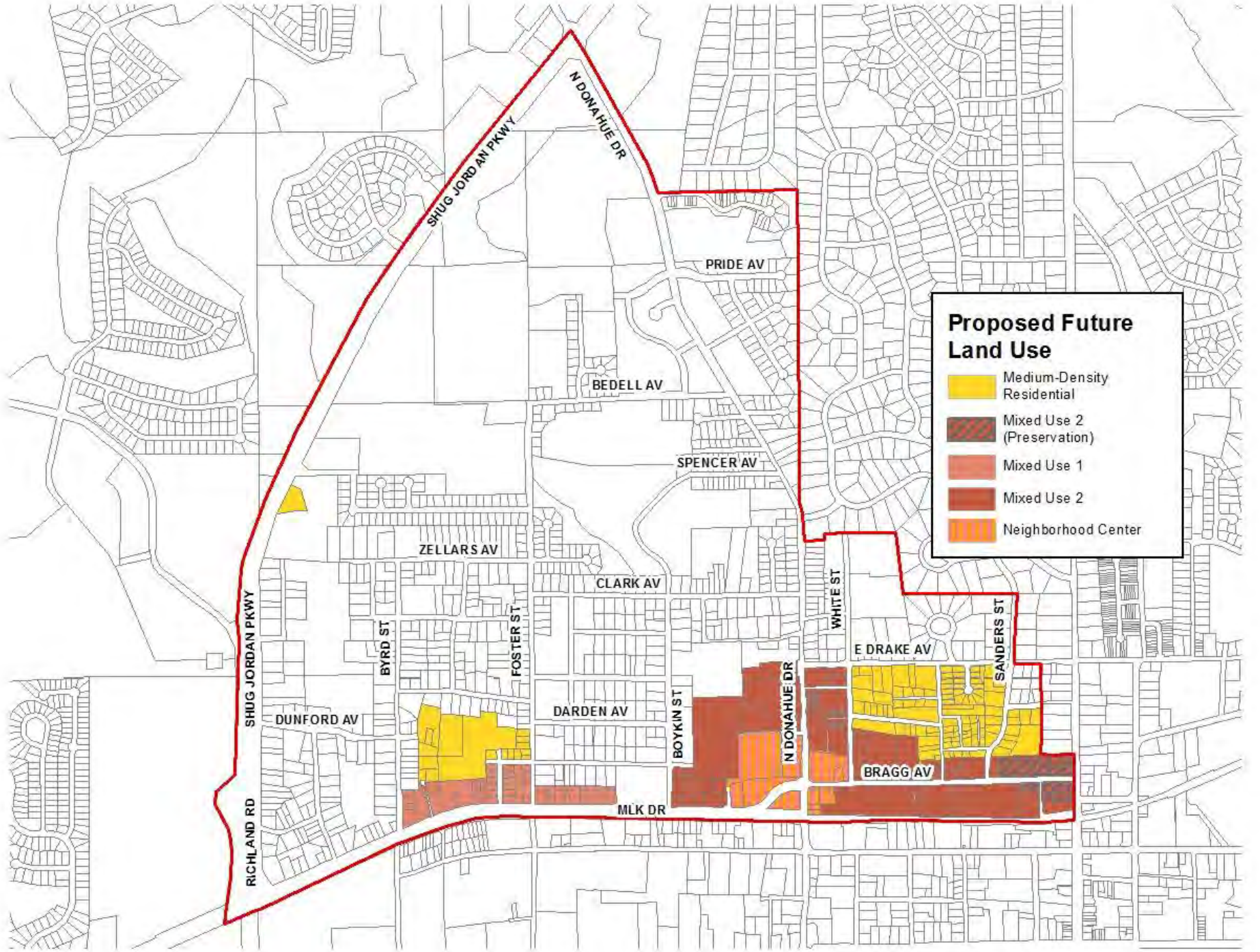
- *Uses are focused on retail and adaptive reuse of existing structures with an urban feel. Residential uses are permitted in integration with retail uses, albeit at a lower intensity than in the Neighborhood Centers. Mixed uses are permitted both horizontal and vertical.*

Mixed Use 2(Preservation):

- *Redevelopment is encouraged, but with reuse and protection of existing historic structures is a priority. The average breakdown of uses should be 85% commercial, 5% office, and 10% residential (10 du/ac).*

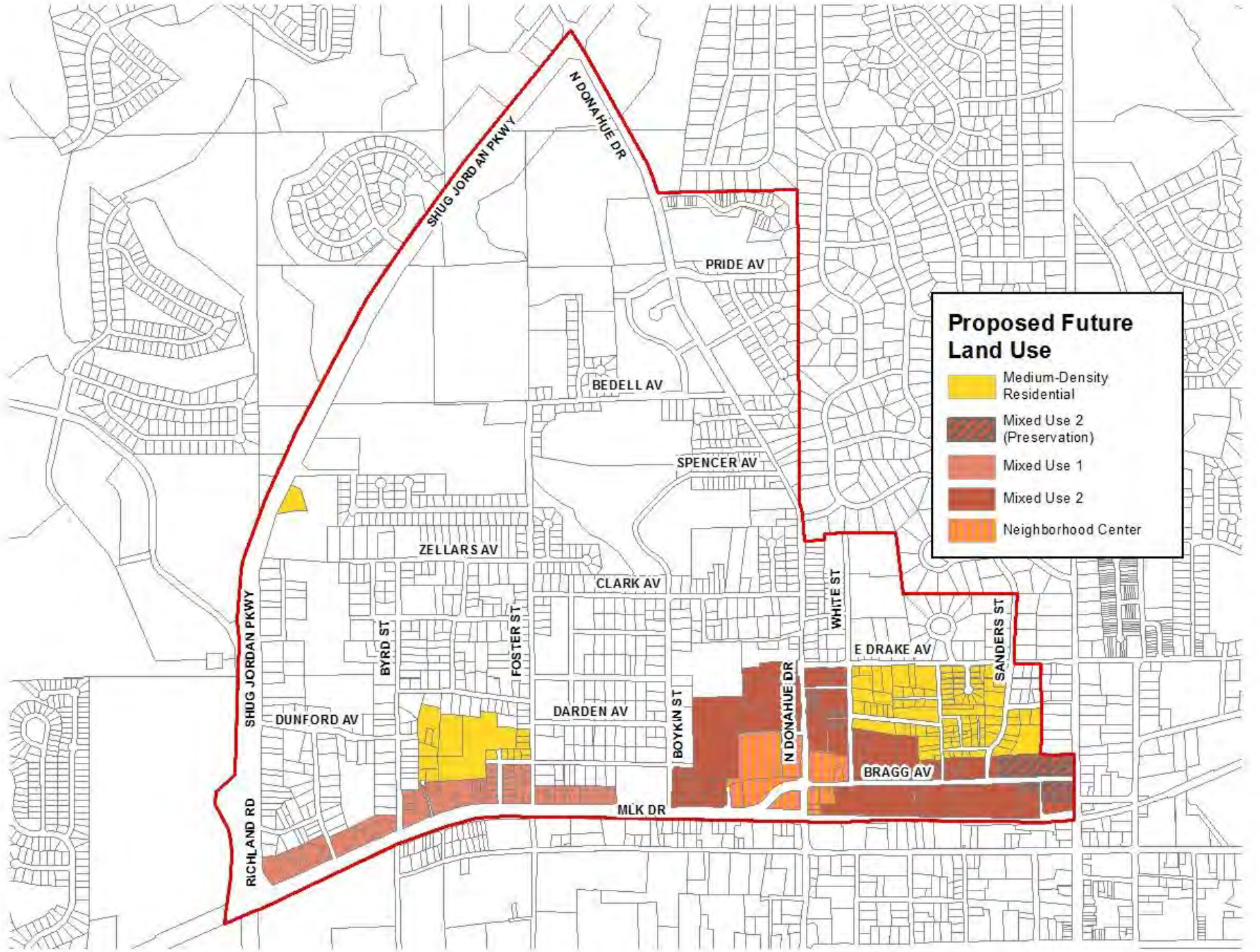
Neighborhood Center:

- *Neighborhood Center designation allows both horizontal and/or vertical mixed-uses. Many uses are permitted within this area, the focus being high density residential, retail and entertainment uses.*



Proposed Future Land Use

- Medium-Density Residential
- Mixed Use 2 (Preservation)
- Mixed Use 1
- Mixed Use 2
- Neighborhood Center



PROPOSED ZONING

WHY CHANGES ARE BEING RECOMMENDED:

Target Development/Redevelopment

- *Encourage retail and commercial uses along the corridors of Martin Luther King Drive and Bragg Avenue*
- *Encourage new neighborhood-scale residential development and redevelopment*
- *To increase mixed-use development along the corridors and adjacent properties*

Improve the Streetscape and Pedestrian Environment

Create a Consistent Corridor Aesthetic

Creation of two (2) new zoning districts:

Corridor Redevelopment District – West (CRD-W):

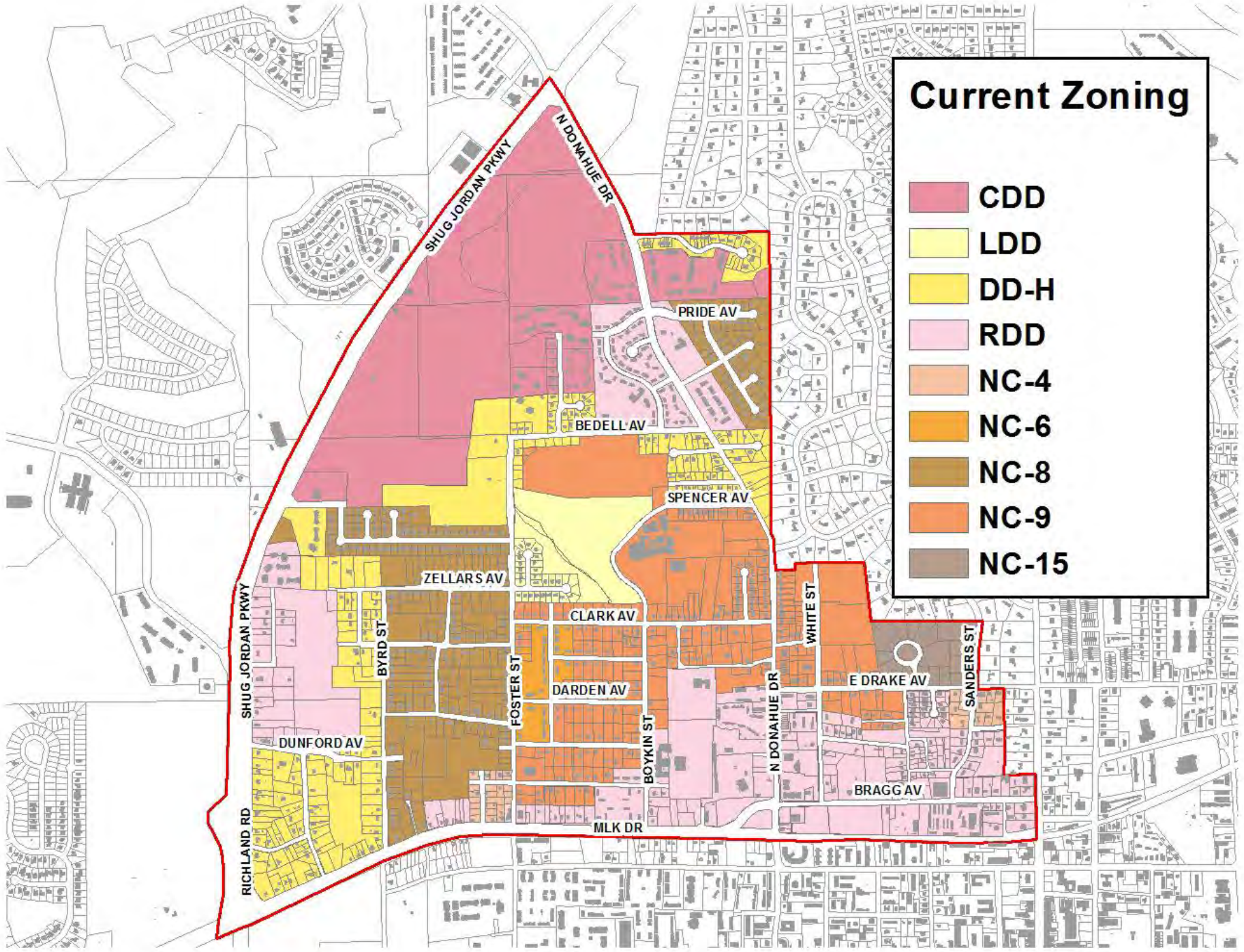
- *Additional subsection of CRD along the corridor designated streets within the study boundary.*
- *Residential density is similar to what is allowed in CRD-S (10 dwelling units per acre).*
- *Commercial uses similar to those allowed in CRD-S, however more restrictive on road service uses.*
- *Residential occupancy allows up to five (5) unrelated individuals.*
 - ***Private dormitories will not be allowed.***

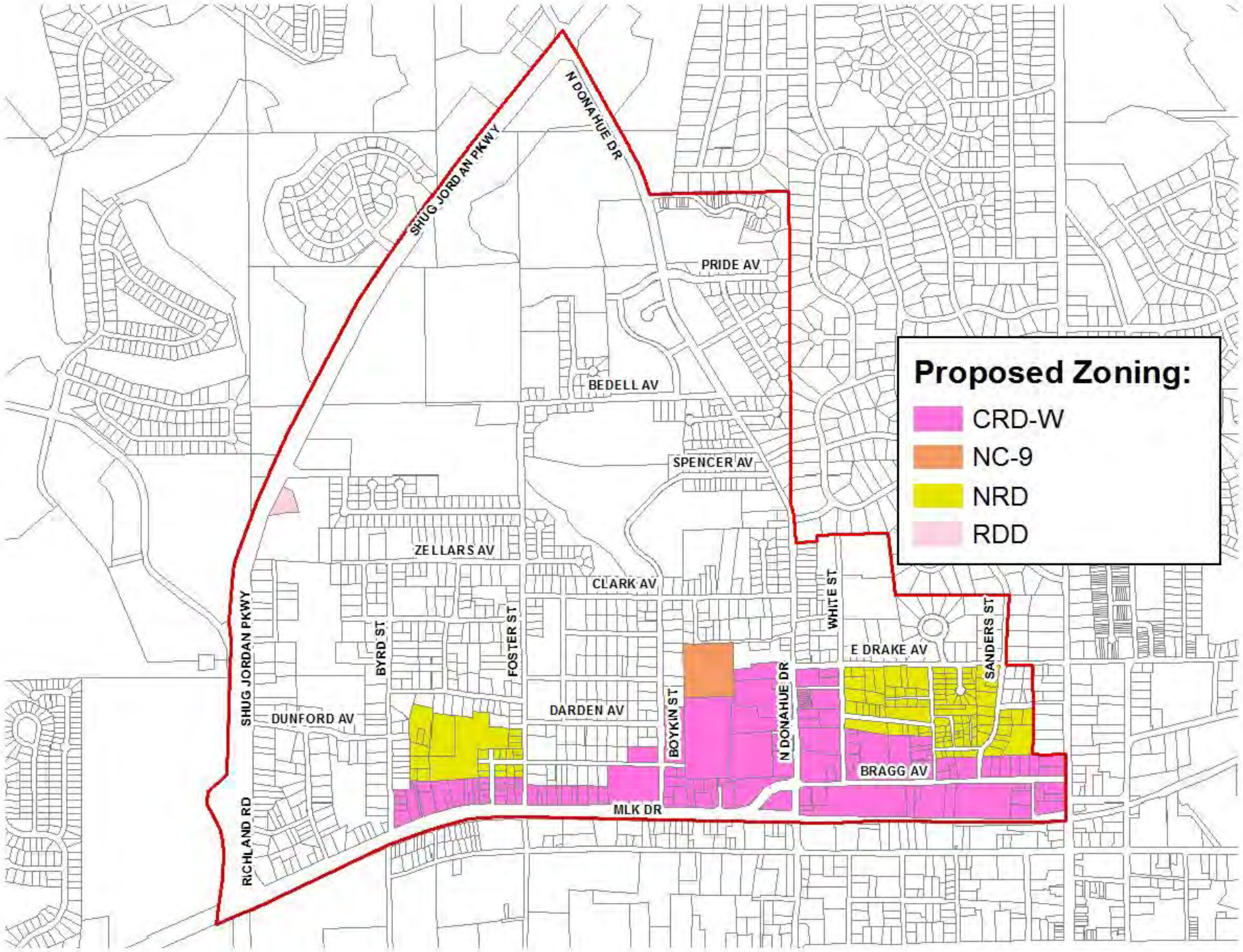
Neighborhood Redevelopment District (NRD):

- *Exclusively residential with a variety of types to including single family, duplex, twin house, townhouse, cottage housing, and multi-family.*
 - ***Private dormitories will not be allowed.***
- *Residential density is limited to 6 dwelling units per acre.*
- *Residential occupancy*
 - *West of North Donahue Drive is limited to the more restrictive family definition.*
 - *East of North Donahue Drive allows up to five (5) unrelated individuals*

Current Zoning

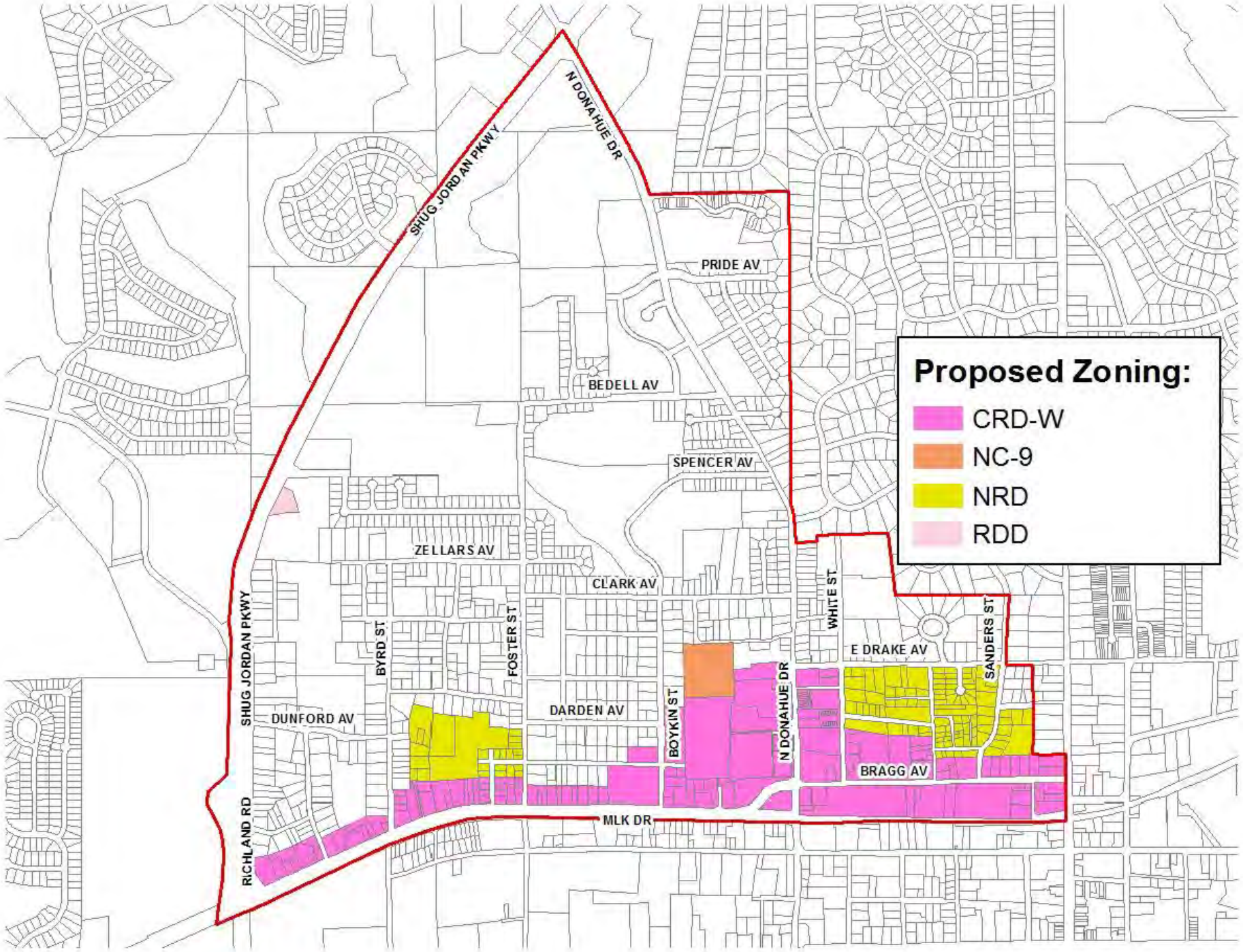
- CDD
- LDD
- DD-H
- RDD
- NC-4
- NC-6
- NC-8
- NC-9
- NC-15





Proposed Zoning:

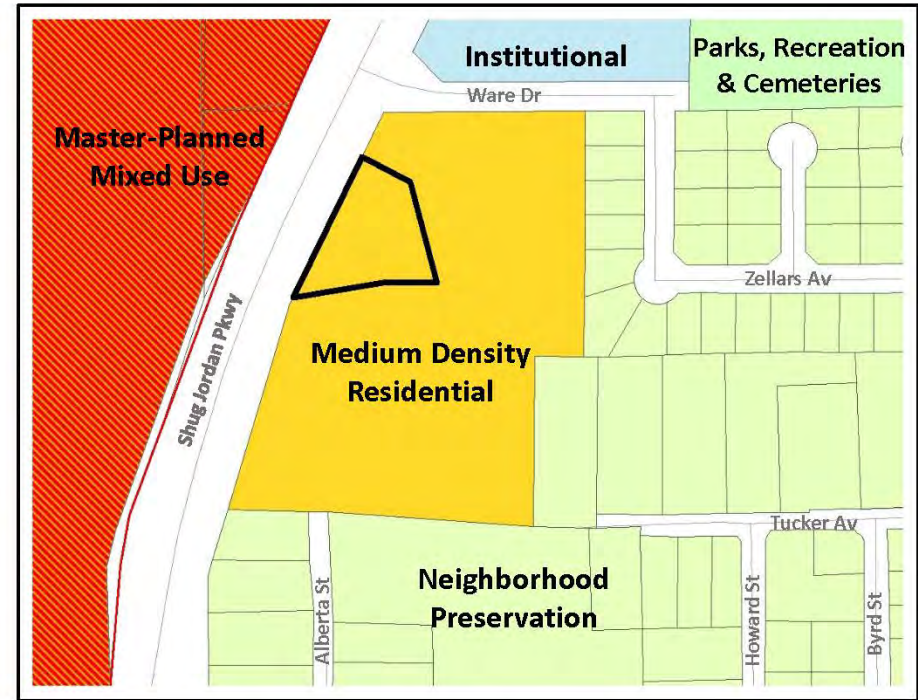
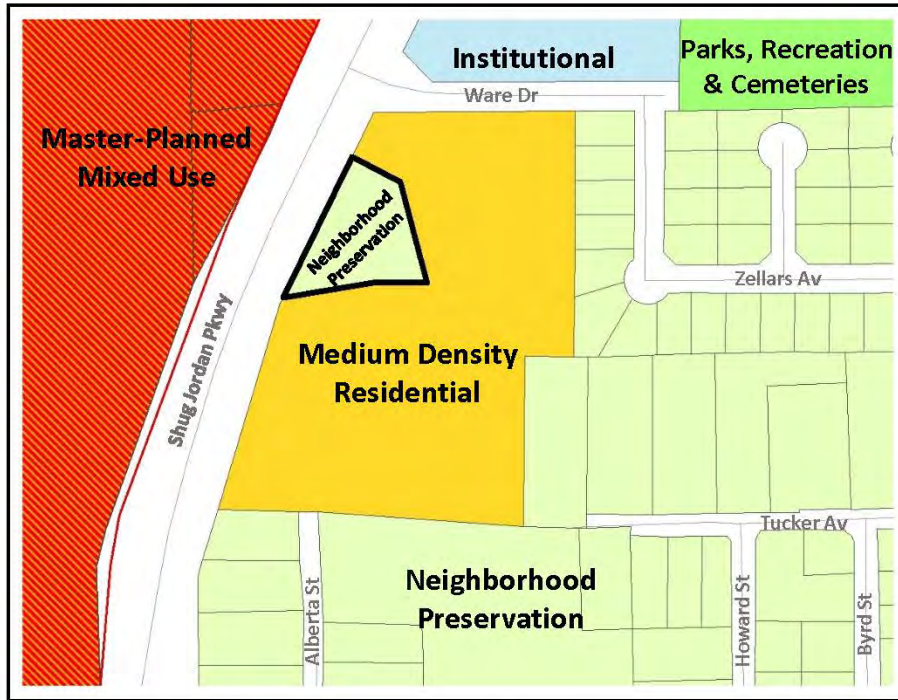
- CRD-W
- NC-9
- NRD
- RDD



Proposed Zoning:

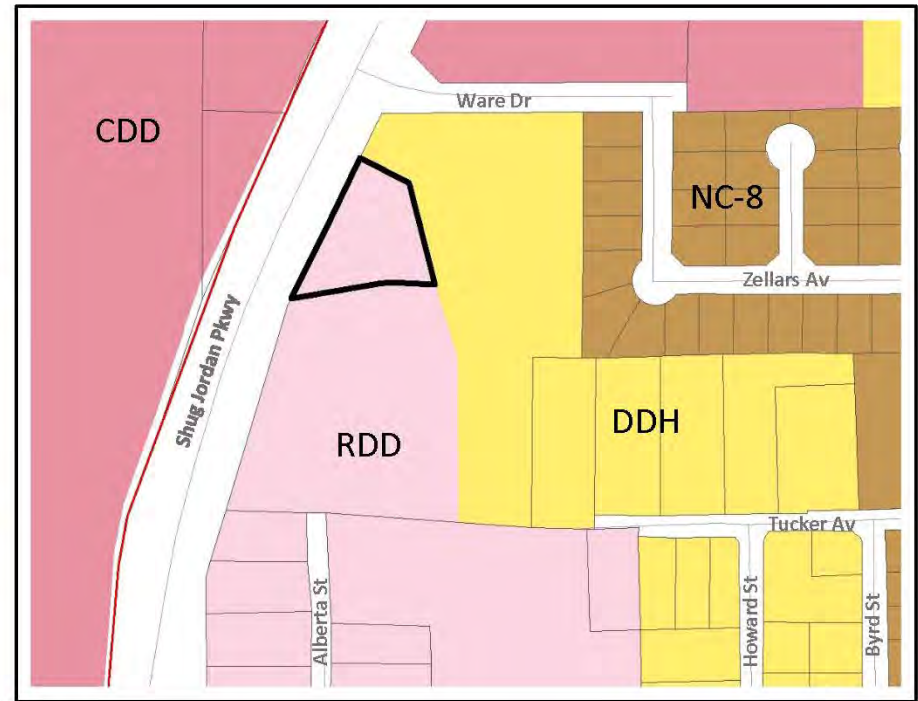
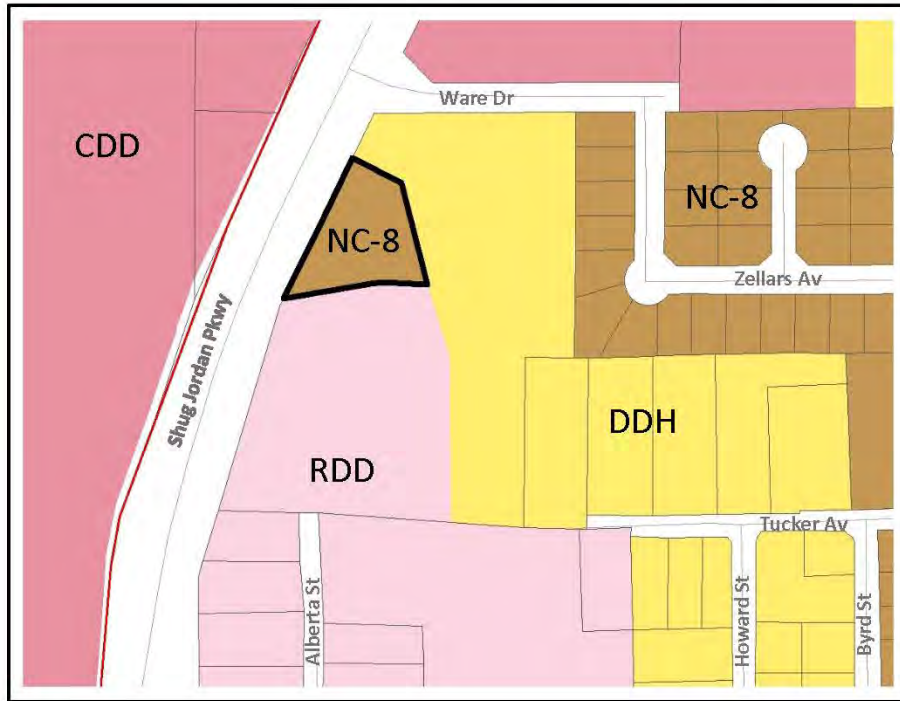
- CRD-W
- NC-9
- NRD
- RDD

Proposed Future Land Use Changes



- Current land use – **Neighborhood Preservation**
 - For stable existing neighborhoods, retaining the existing density and housing types
- Proposed land use – **Medium-Density Residential**
 - Various residential housing types allowed
 - Average density of eight (8) dwelling units per acre

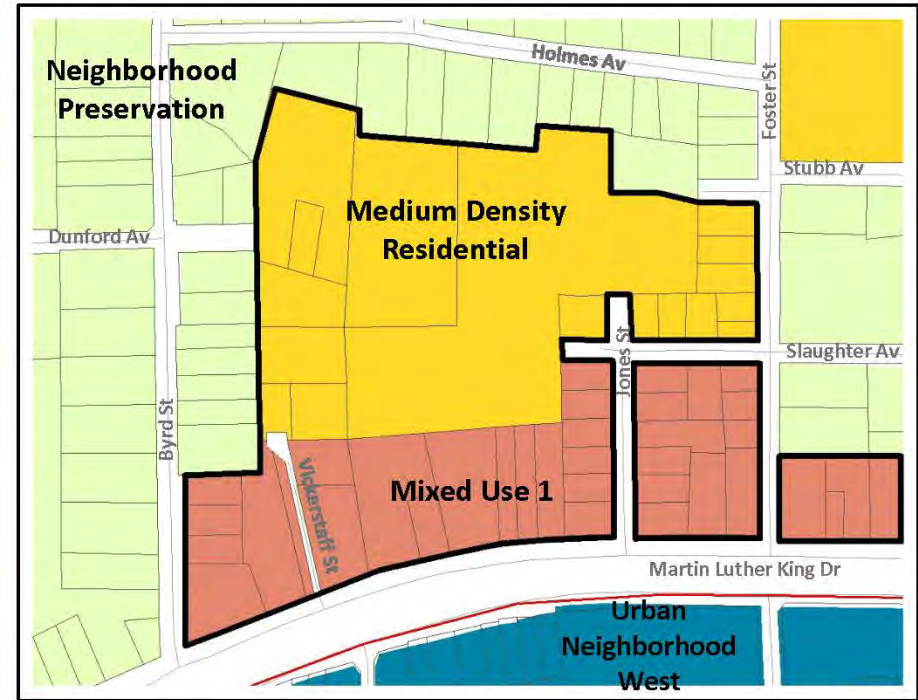
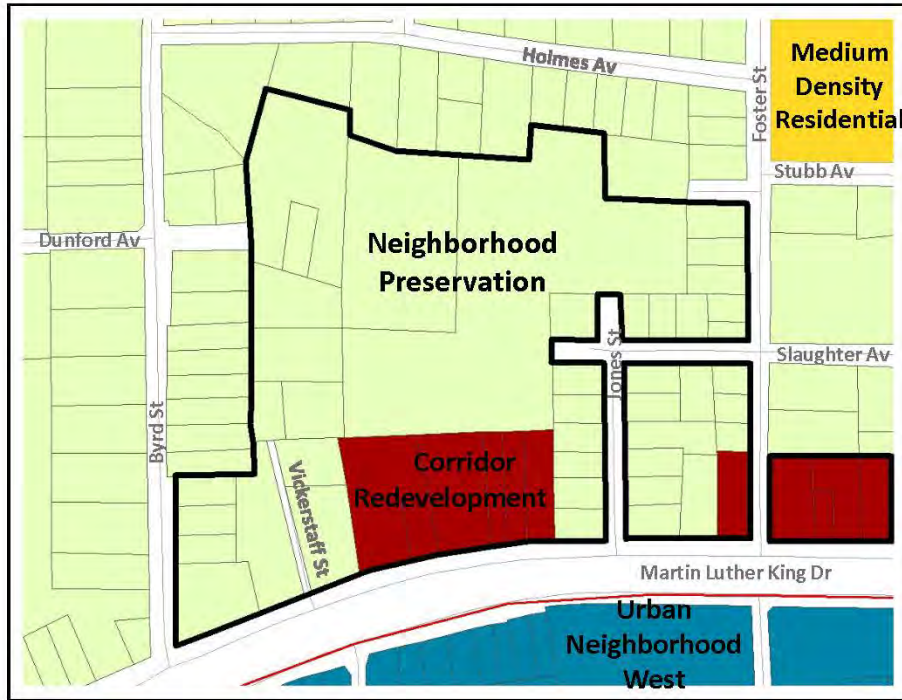
Proposed Zoning Changes



- Current zone – NC-8
- Single-family residential only

- Proposed zone – RDD
- Various residential allowed, all but single-family require conditional use approval
- Most commercial uses require conditional use approval

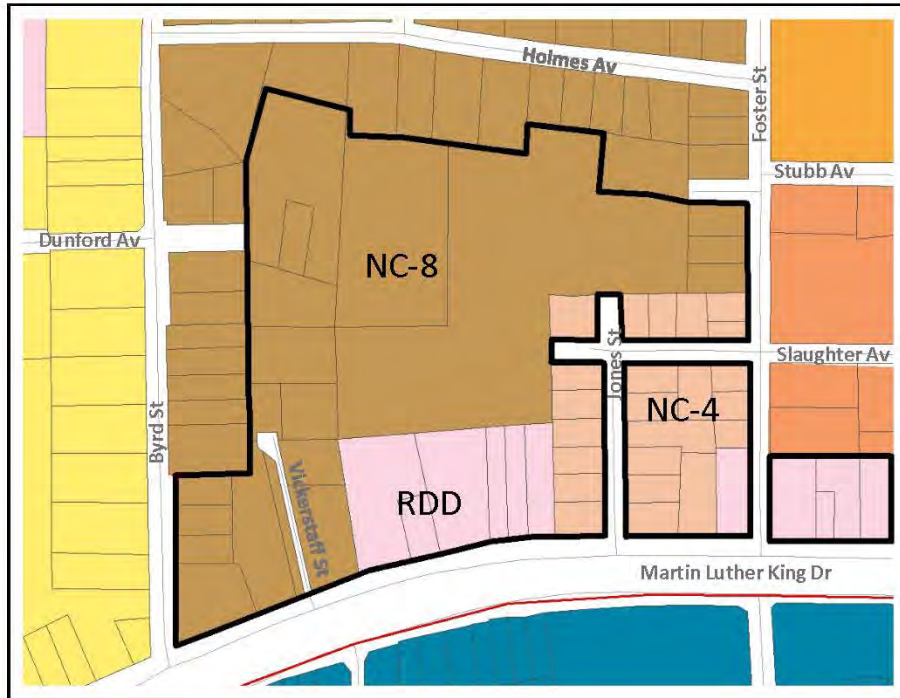
Proposed Future Land Use Changes



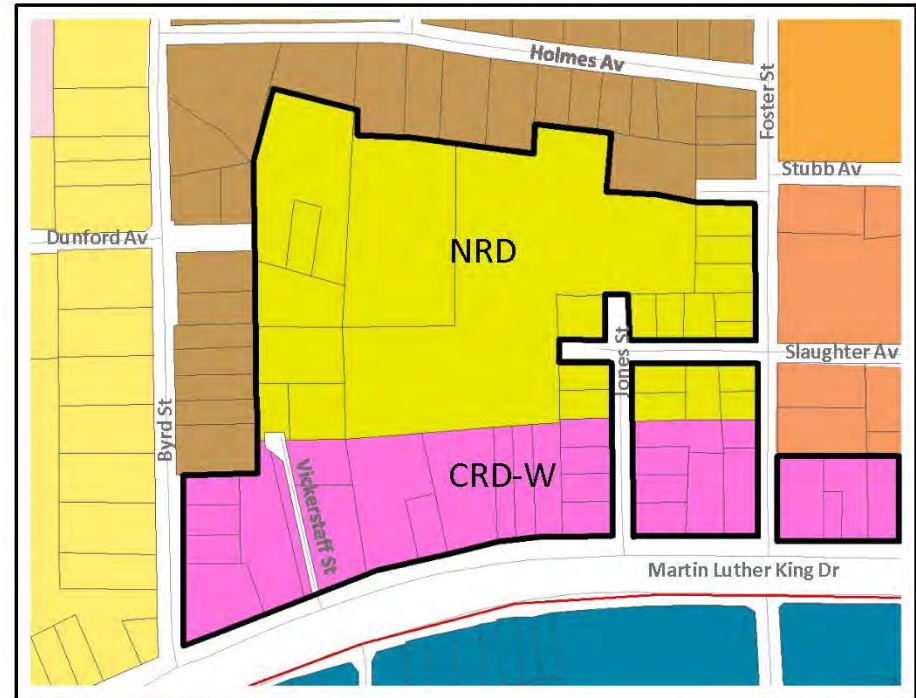
- Current land use – **Neighborhood Preservation**
 - For stable existing neighborhoods, retaining the existing density and housing types
- Current land use – **Corridor Redevelopment**
 - Encourages redevelopment along corridors
 - Average breakdown of uses should be 85% commercial, 5% office, and 10% residential (12 du/ac)

- Proposed land use – **Medium-Density Residential**
 - Various residential housing types allowed
 - Average density of eight (8) du/ac
- Proposed land use – **Mixed Use 1**
 - Includes retail, commercial, residential, and office uses
 - A mixture of uses is expected to be more horizontal than vertical

Proposed Zoning Changes

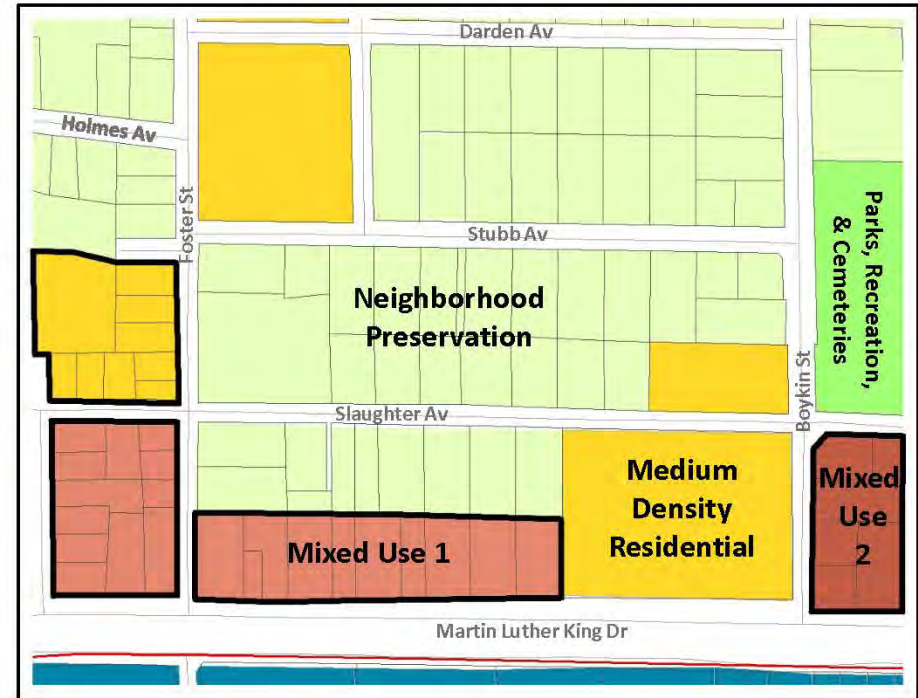
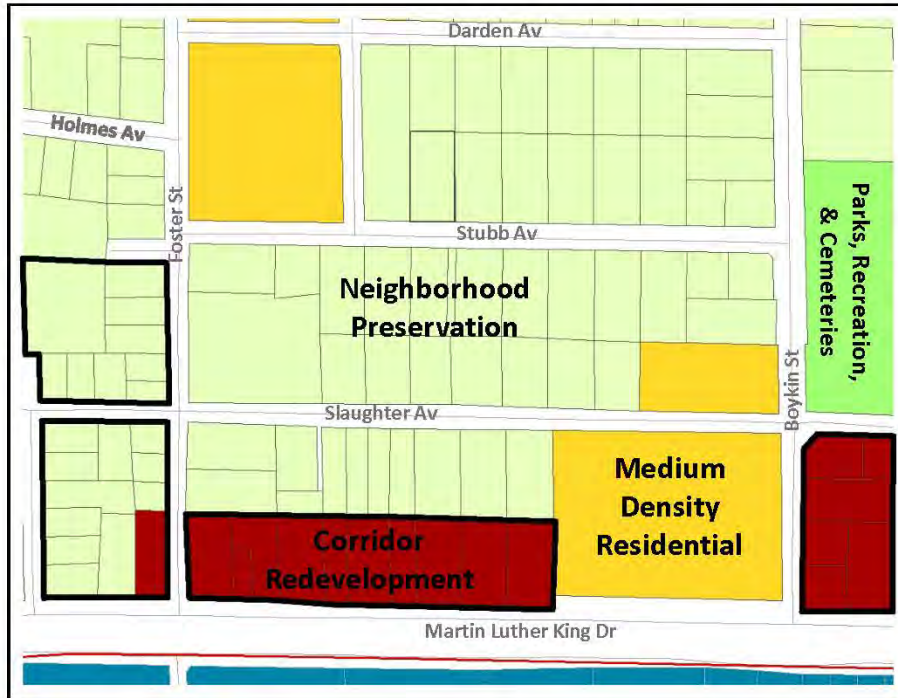


- Current zone – **NC-8, NC-4, and RDD**
- Single-family residential only in **NC**
- **RDD** allows various types of residential and commercial; most uses require conditional use approval



- Proposed zone – **NRD and CRD-W**
- **NRD** – strictly residential with various housing types; residential occupancy west of North Donahue Drive is limited to the more restrictive family definition
- **CRD-W** – allows for residential and commercial uses; residential occupancy allows up to 5 unrelated individuals; commercial uses will be similar to those allowed in the CRD-S, however more restrictive on road service uses

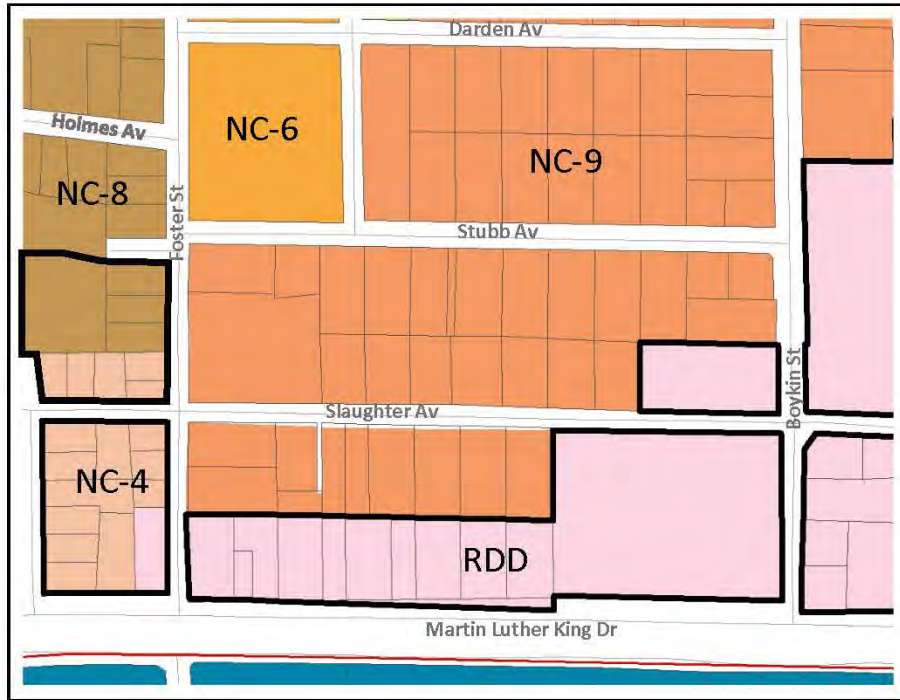
Proposed Future Land Use Changes



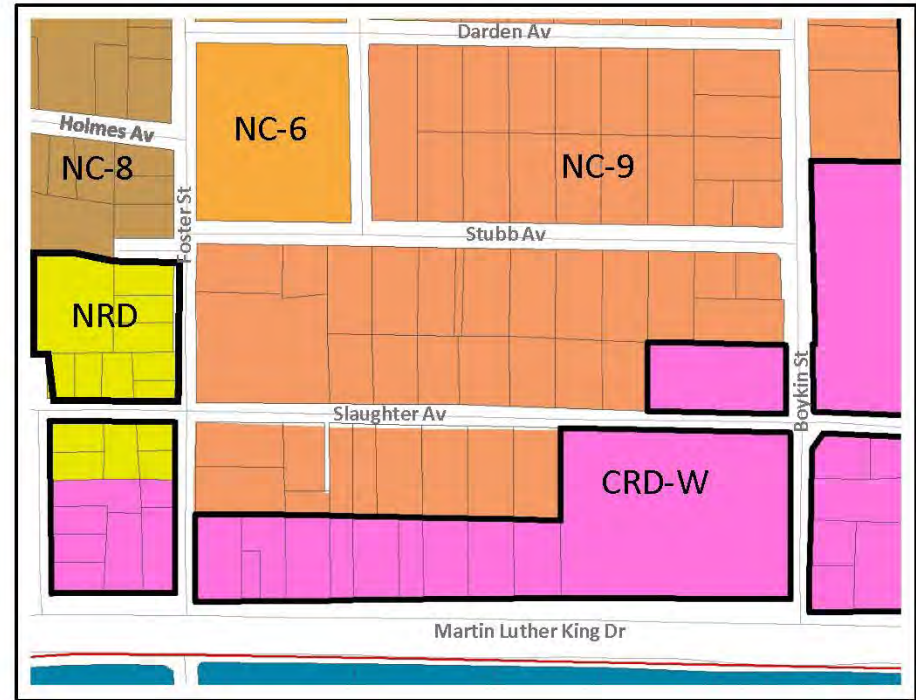
- Current land use – **Neighborhood Preservation**
 - For stable existing neighborhoods, retaining the existing density and housing types
- Current land use – **Corridor Redevelopment**
 - Encourages redevelopment along corridors
 - Average breakdown of uses should be 85% commercial, 5% office, and 10% residential (12 du/ac)

- Proposed land use – **Medium-Density Residential**
 - Various residential housing types allowed
 - Average density of eight (8) du/ac
- Proposed land use – **Mixed Use 1**
 - Includes retail, commercial, residential, and office uses
 - Mixture of uses expected to be more horizontal than vertical
- Proposed land use – **Mixed Use 2**
 - Focused on retail and adaptive reuse of existing structures with an urban feel
 - Residential uses are permitted in integration with retail uses
 - Mixed uses are permitted both horizontal and vertical

Proposed Zoning Changes

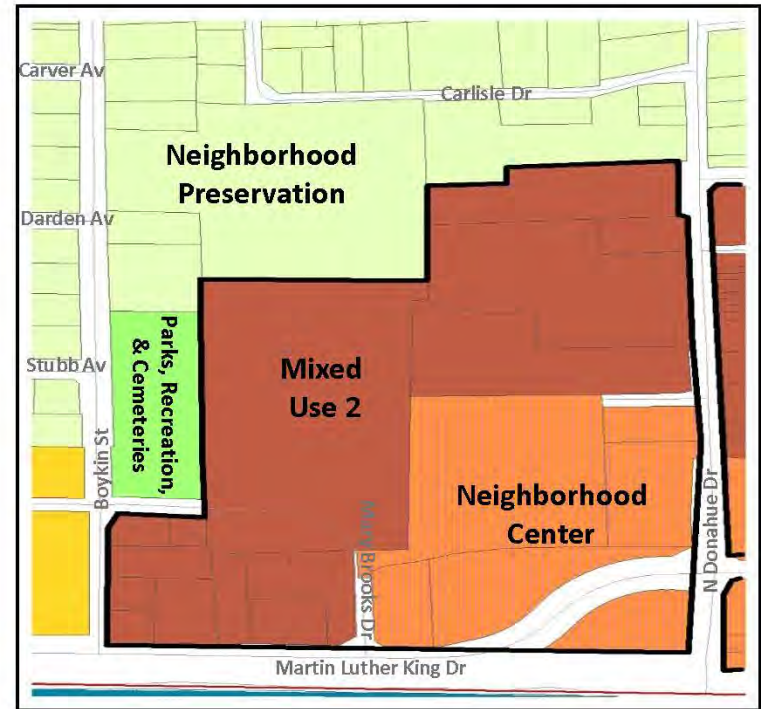
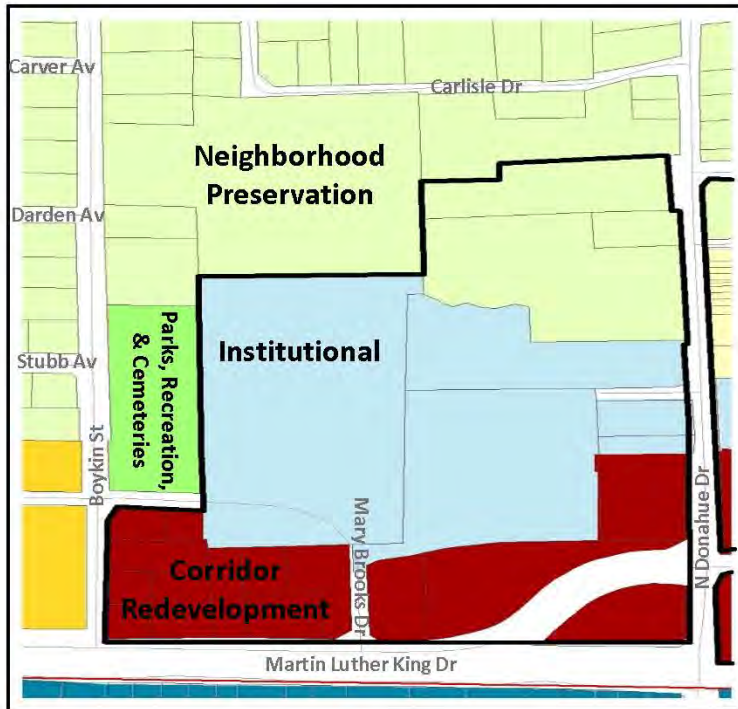


- Current zone – **NC-8, NC-4, and RDD**
- Single-family residential only in **NC**
- **RDD** allows various types of residential and commercial; most uses require conditional use approval



- Proposed zone – **NRD and CRD-W**
- **NRD** – strictly residential with various housing types; residential occupancy west of North Donahue Drive is limited to the more restrictive family definition
- **CRD-W** – allows for residential and commercial uses; residential occupancy allows up to five (5) unrelated individuals; commercial uses will be similar to those allowed in the CRD-S, however more restrictive on road service uses

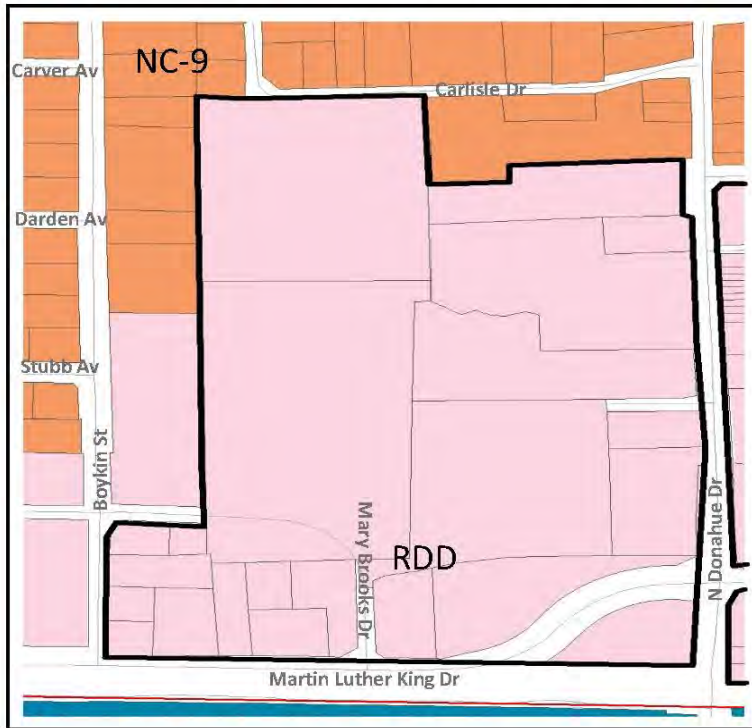
Proposed Land Use Changes



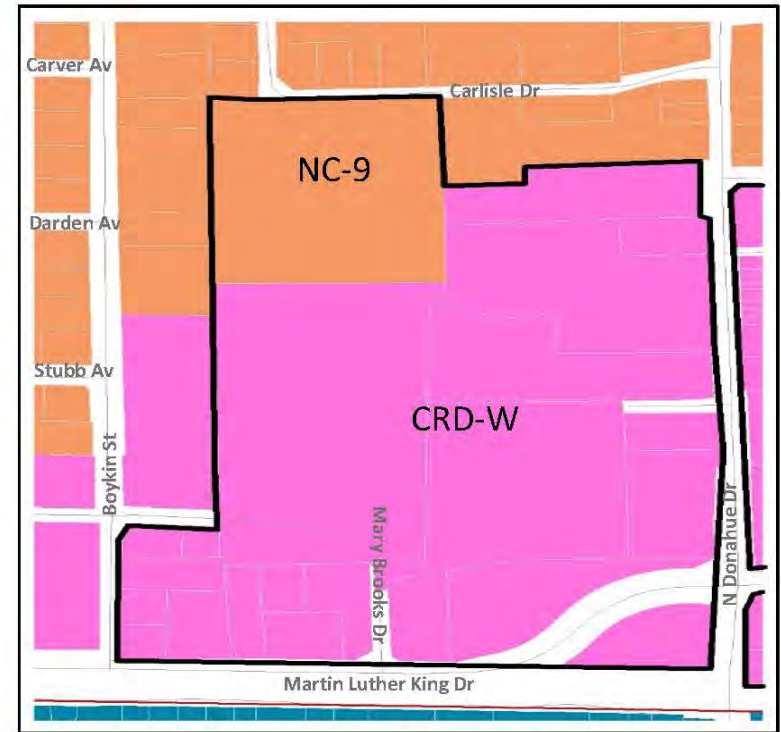
- Current land use – **Neighborhood Preservation**
 - For stable existing neighborhoods, retaining the existing density and housing types
- Current land use – **Institutional**
 - Uses include schools, churches, and government buildings
- Current land use – **Corridor Redevelopment**
 - Encourages redevelopment along corridors
 - Average breakdown of uses should be 85% commercial, 5% office, and 10% residential (12 du/ac)

- Proposed land use – **Mixed Use 2**
 - Focused on retail and adaptive reuse of existing structures with an urban feel
 - Mixed uses are permitted both horizontal and vertical
- Proposed land use – **Neighborhood Center**
 - Permitted uses include neighborhood-serving commercial uses as well as Martin Luther King Dr residential

Proposed Zoning Changes

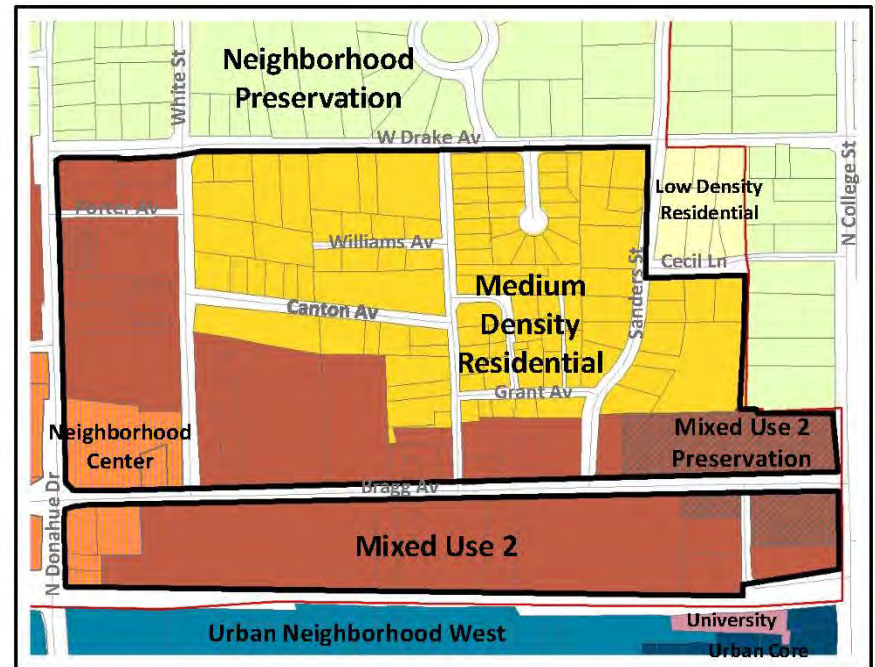
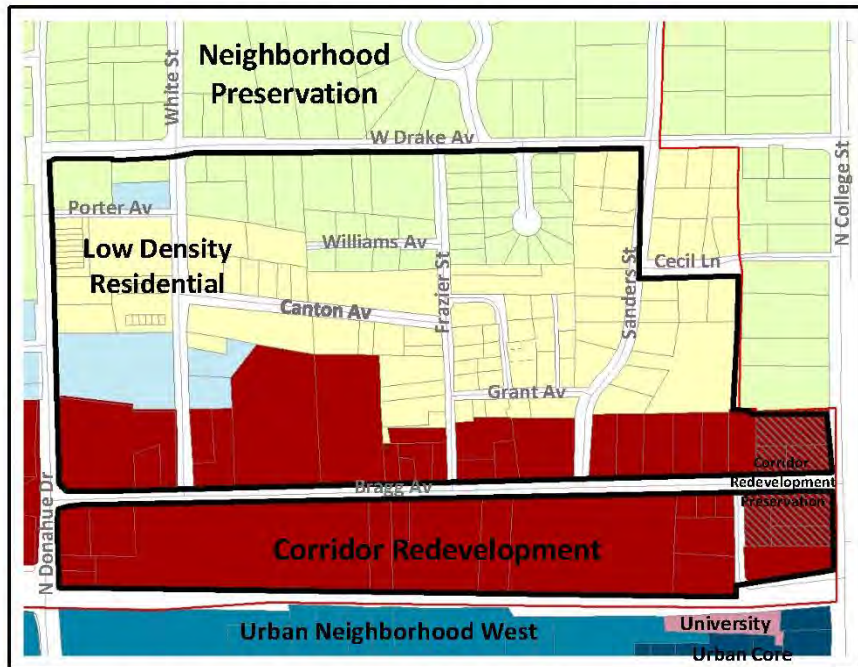


- Current zone – **NC-9** and **RDD**
- Single-family residential only in **NC**
- **RDD** allows various types of residential and commercial; most uses require conditional use approval



- Proposed zone – **CRD-W** and **NC-9**
- **CRD-W** – allows for residential and commercial uses; residential occupancy allows up to 5 unrelated individuals; commercial uses will be similar to those allowed in the CRD-S, however more restrictive on road service uses
- **NC-9** - single-family residential

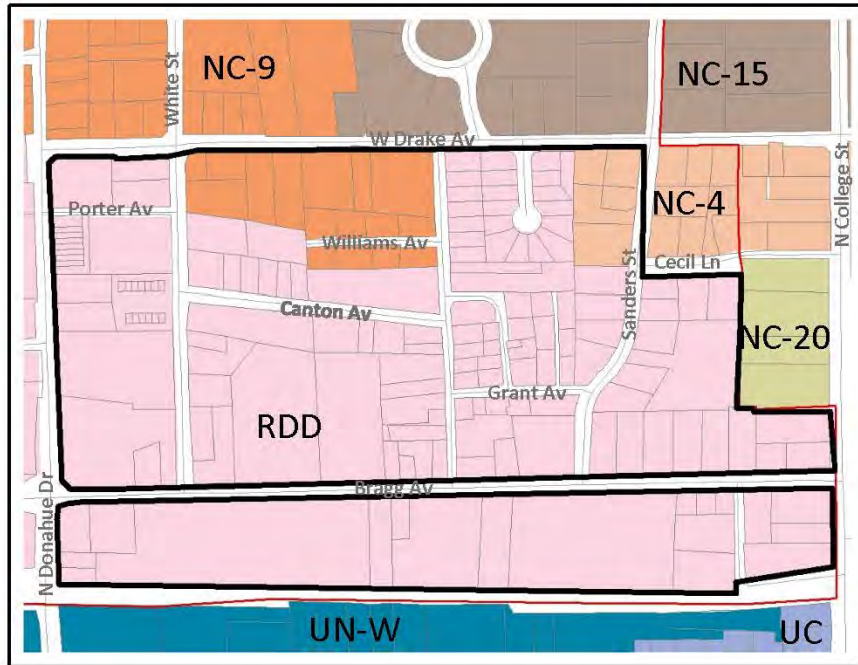
Proposed Land Use Changes



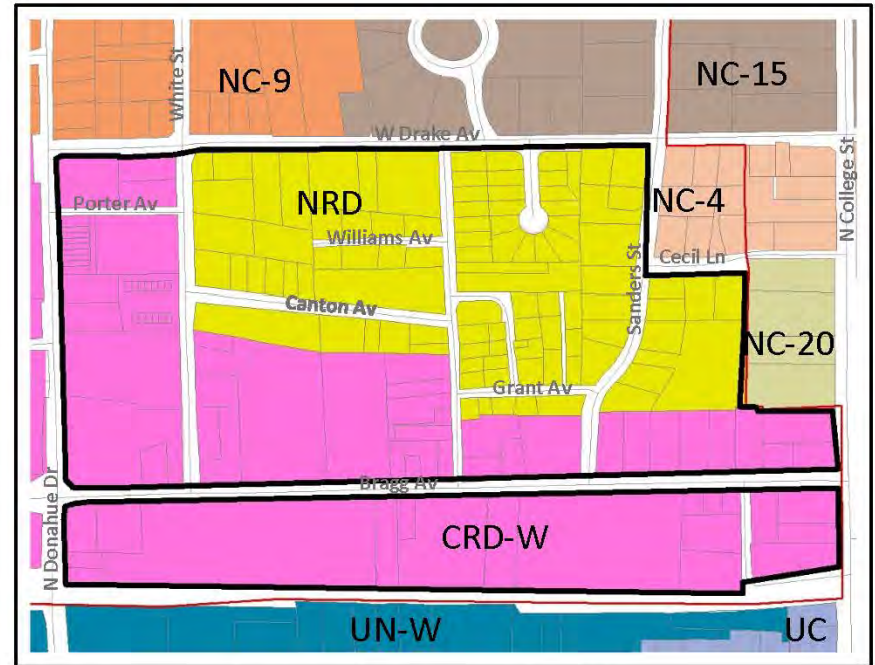
- Current land use – **Low-Density Residential**
 - Average density of four (4) du/ac
- Current land use – **Neighborhood Preservation**
 - Stable existing neighborhoods, retaining existing density & housing types
- Current land use – **Institutional** (schools, churches, or gov't buildings)
- Current land use – **Corridor Redevelopment**
 - Encourages redevelopment along corridors
 - Average breakdown of uses should be 85% commercial, 5% office, and 10% residential (12 du/ac)
- Current land use – **Corridor Redevelopment Preservation**
 - Redevelopment is encouraged, but reuse and protection of existing historic structures is a priority

- Proposed land use – **Neighborhood Center**
 - Permitted uses include neighborhood-serving commercial uses as well as residential
- Proposed land use – **Medium-Density Residential**
 - Various residential housing types allowed
 - Average density of eight (8) du/ac
- Proposed land use – **Mixed Use 2 Preservation**
 - Redevelopment is encouraged, but reuse and protection of existing historic structures is a priority
 - Average breakdown of uses should be 85% commercial, 5% office, and 10% residential (10 du/ac)
- Proposed land use – **Mixed Use 2**
 - Focused on retail and adaptive reuse of existing structures with an urban feel
 - Mixed uses are permitted both horizontal and vertical

Proposed Zoning Changes



- Current zone – **NC-4, NC-9 and RDD**
- Single-family residential only in **NC**
- **RDD** allows various types of residential and commercial; most uses require conditional use approval



- Proposed zone – **CRD-W and NRD**
- **CRD-W** – allows for residential and commercial uses; residential occupancy allows up to 5 unrelated individuals; commercial uses will be similar to those allowed in the CRD-S, however more restrictive on road service uses
- **NRD** - strictly residential with various housing types; residential occupancy east of North Donahue Drive allows up to five (5) unrelated individuals

MEETING AGENDA:

- *Background*
- *Recommendations*
- *Staff Updates*
- *Questions*



STAFF UPDATES

WORK SCHEDULED FOR 2017 and 2018:

PLANNING

- *Martin Luther King Drive and Bragg Avenue Streetscape Plan (CC November 2017)*
- *Future Land-Use: Text and Map Amendments (PC February 2018/CC March 2018)*
- *Zoning: Text and Map Amendments (PC March 2018/CC April 2018)*

PUBLIC WORKS

- *Completion of North Donahue Drive widening and sidewalks (December 2017)*
- *Widen Martin Luther King Drive/Richland Road and add a turn lane (December 2017)*
- *Extend the multi-use path from Webster Road to Richland Road (End of 2018)*

NW AUBURN NEIGHBORHOOD PLAN

BRAGG AVENUE | MLK DRIVE

QUESTIONS?



City of Auburn