

CompPlan 2030

5 Year Update - Executive Summary



City of Auburn

City of Auburn, Alabama | _, 2024

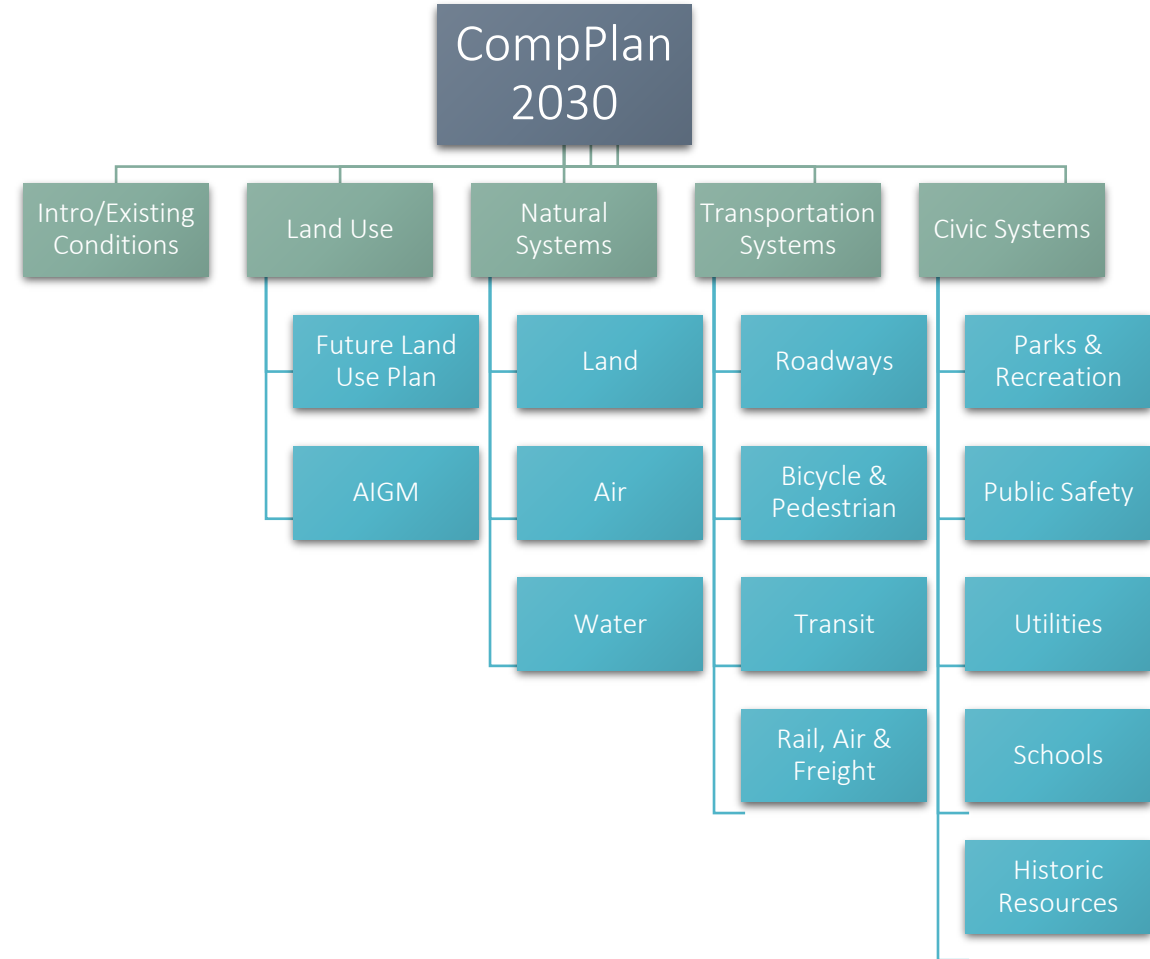
What is it?

- 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 2023/24
- Chapter 3, Land Use contains the *Future Land Use Plan* and *Optimal Boundary*
- Guides the city on planning decisions related to:
 - Rezoning of property
 - Conditional Uses
 - Recommended Uses & Density



What is it?

- 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”



CompPlan 2030

12 vision statements to guide land use decisions:

- Build a strong community upon a foundation of a world-class university, a vibrant and innovative business community, an involved citizenry, and an efficient and responsive City government.
- Encourage continued diversity in housing opportunities with a sensitivity toward affordability.
- Enhance the walkability of Auburn with a pedestrian-friendly downtown and a street network that is safe and promotes circulation, health and well-being throughout the City.
- Maintain existing parks and greenspace while acquiring additional land as needed to provide a quality park system that is accessible to all citizens.
- Promote a government that is engaged with its citizenry, is transparent, and able to balance diverse interests.
- Promote redevelopment, densification and infill development in an effort to better utilize existing infrastructure and limit sprawl.
- Protect Auburn's rich and distinct character and heritage while continuing to foster a future character and heritage worth preserving.
- 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.
- Provide a well-balanced range of transportation choices including a well-functioning road network, a viable mass transit system and a system of on- and off-street walking/biking paths that connect the places we live, work, learn and play.
- Provide enhanced cultural and recreational opportunities for all ages, especially youth and seniors.
- Sustain a high standard of living for all residents by valuing diversity, quality education and a healthy economy while maintaining a high level of civic services to our citizens.
- 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.

AIM20 Population Projection & Census Data

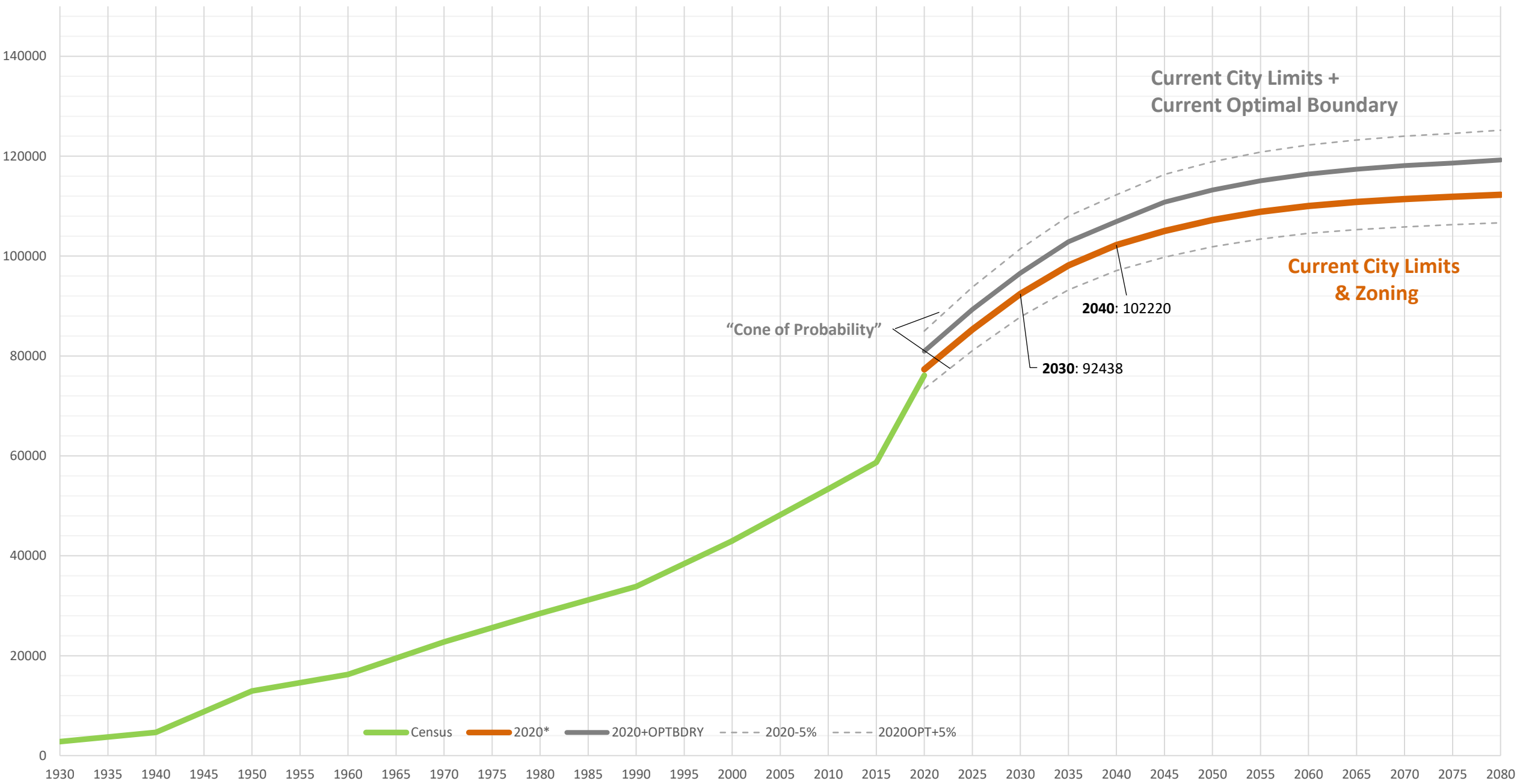


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COMPPLAN 2030

Five-Year Update

CompPlan 2030 Five-Year Update

Chapter 1.0

Introduction

1.0 Introduction Summary of Changes:

- Amended Timeline/Key Achievements

Notable Achievements / Projects 2018-2023

- Northwest Auburn Neighborhood Plan adopted. The Northwest Auburn Neighborhood Plan wins “Outstanding Planning Award for a Plan of Planning Program for Communities with a Population over 50,000” from the Alabama Chapter of the American Planning Association.
- Parks, Recreation and Cultural Master Plan adopted.
- The Water Works Board of the City of Auburn authorizes the construction of a new water well with an anticipated output capacity of 4.4 million gallons per day.
- Harper Avenue Focus Area Study completed, creating CRD-E and MDRD zoning districts.
- Glenn/Dean Corridor Focus Area Study completed.
- Cox/Wire Road Focus Area Study completed, creating the LLRD zoning district and the Limited Residential future land use designation which allows one acre lots.
- U.S. Census Bureau 2020 decennial census reports population of Auburn as 76,143, making Auburn the 7th largest municipality in Alabama by population with a +43% growth since 2010.
- U.S. Highway 280 Corridor Focus Area Study completed. Corridor Protection Zone future land use designation created.
- Downtown Development & Design Standards codified into the Zoning Ordinance from recommendations by the Downtown Design Review Committee.
- U.S. Census Bureau 2020 decennial census reports population of Auburn as 76,143, making Auburn the 7th largest municipality in Alabama by population with a +43% growth since 2010.
- City Council adopts Redistricting Plan revising council wards based on equal populations from 2020 Census.
- Cox/Wire Road Roundabout completed.
- Will Buechner Parkway connector road completed.
- Martin Luther King Drive Multi-Use Path under construction.



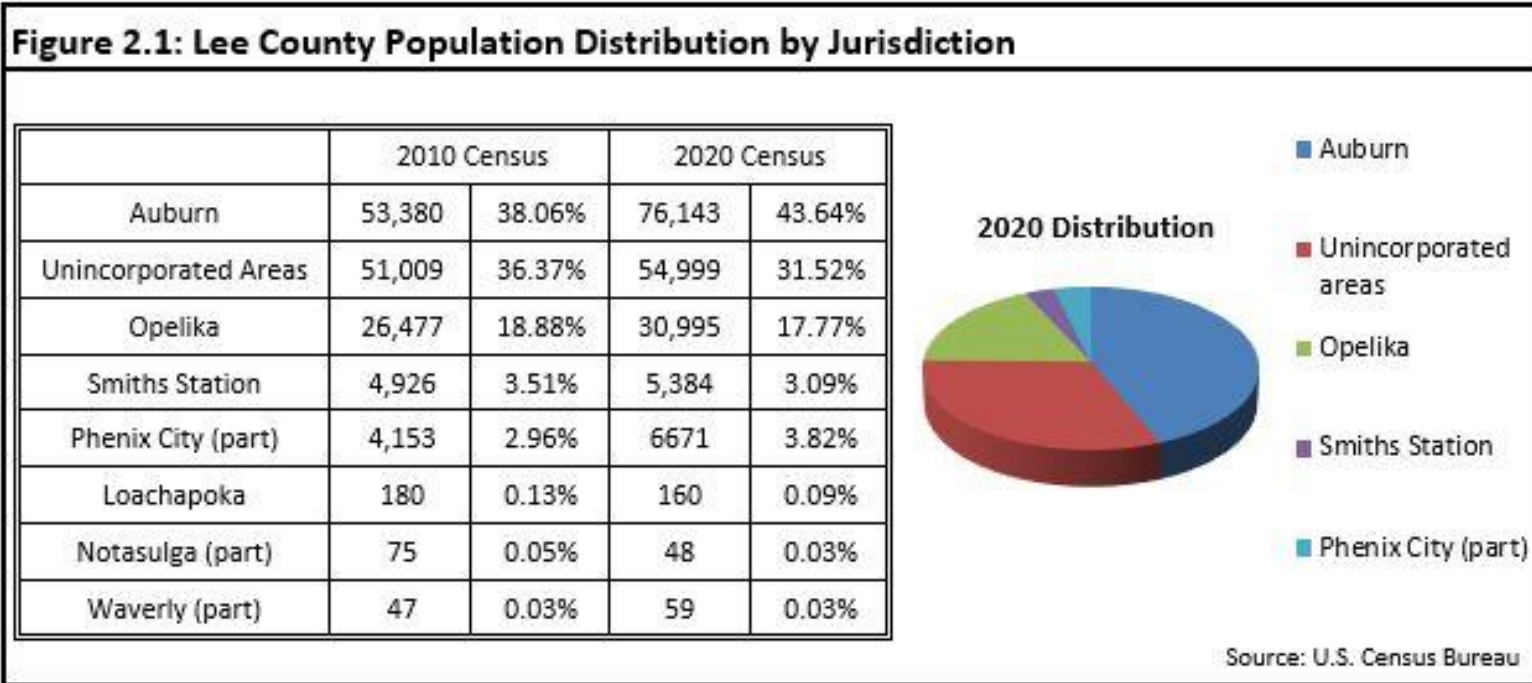
City of Auburn City Hall

Chapter 2.0

City Profile

2.0 City Profile Summary of Changes:

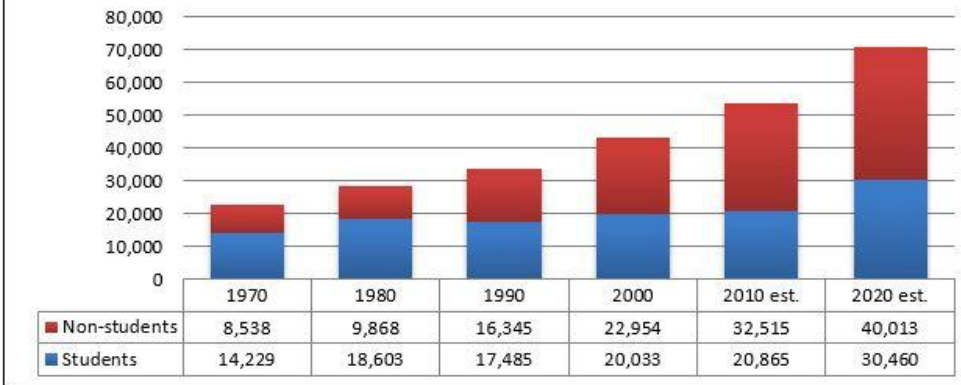
- Updated population throughout
- Updated Tables 2.3, 2.4, 2.5, 2.6, 2.7, 2.9, 2.10,
- Updated Civilian Employment by Industry
- Added Table 2.11 Housing Tenure
- Updated ETC Citizen Survey information



2022 American Community Survey 1-Year Estimate: 80,006

- The City of Auburn continues to be the largest population cluster in Lee County while other jurisdictions have seen small decreases in their proportion of the county’s population.

**Figure 2.2 - Student/Non-Student Population:
1970 to 2020**



- Auburn continues to grow its non-student resident population. The proportion of residents in the 15-19 and 20-24 age brackets has dramatically decreased since 1990. These changing demographics suggest the largest increase in population growth is coming from mid-career professionals and retirees.

Figure 2.3 - Age Distribution Auburn 1990-2020

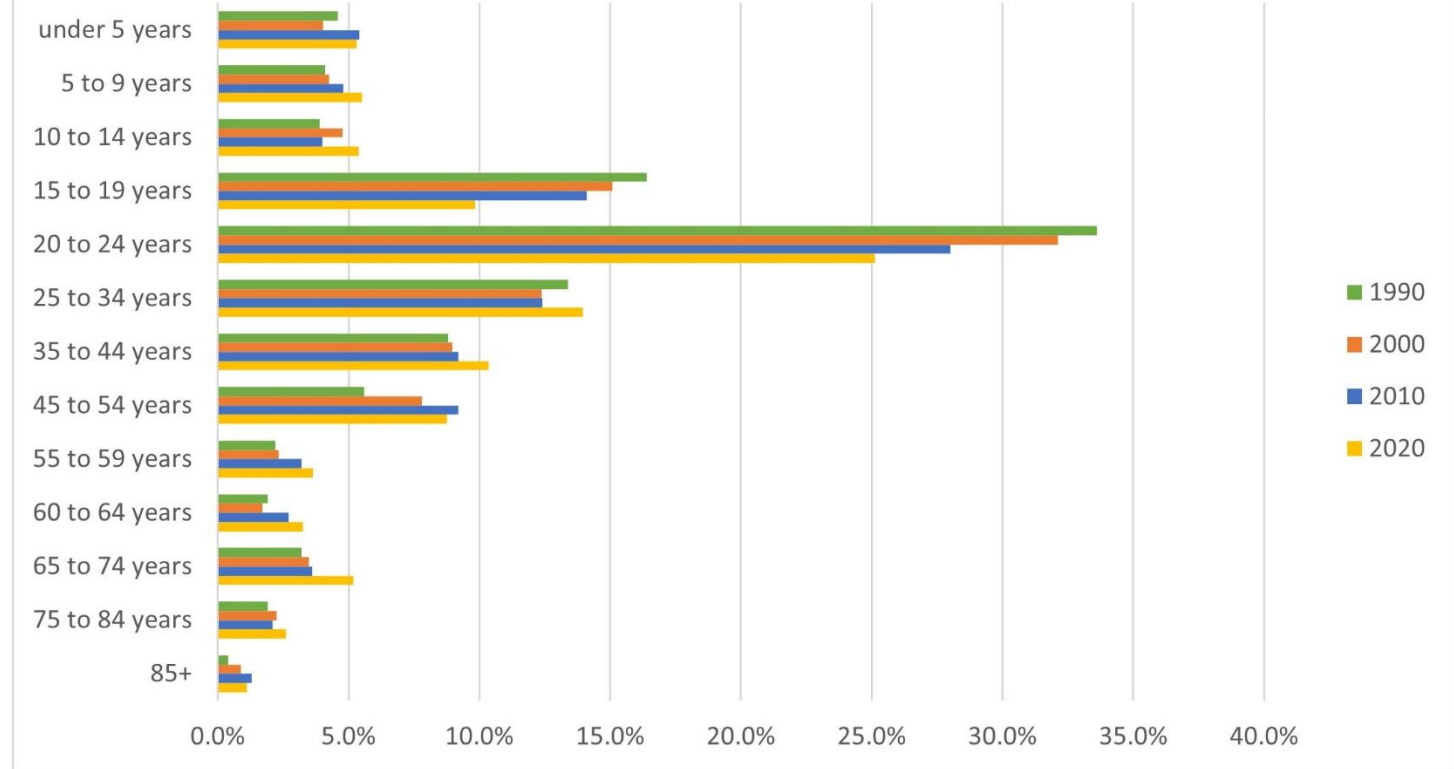
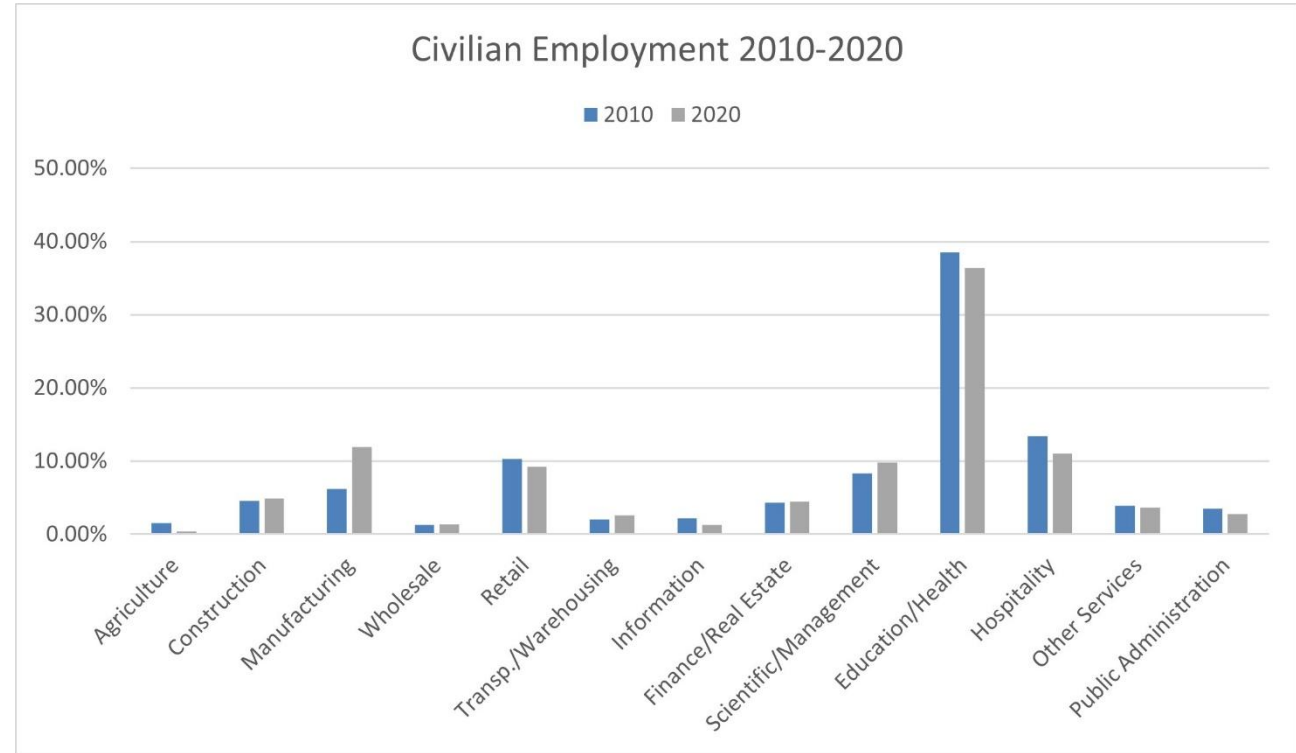


Table 2.9 – 2023 Top Ten Largest Employers			
Source: City of Auburn Economic Development Department, Alabama Department of Labor			
Employer ranking based on 2015 & 2023 data	Product(s)	# of Employees 2023	% Total Employment 2023
Auburn University ⁽¹⁾	Public University	8,630	25.7%
Auburn City Schools	Public Education	1,120	3.3%
Briggs & Stratton, LLC	Small Engine	800	2.4%
City of Auburn and Auburn Water Works Board	Municipal Government	770	2.3%
Aptar CSP Technologies, Inc.	Specialty Plastic Packaging	560	1.7%
Wal-Mart	Retail & Grocery	450	1.3%
Publix	Grocery	350	0.9%
SCA, Inc.	Automotive Plastic Components	300	0.9%
SiO2 Medical Products, Inc.	Medical Vial, Cartridges & Containers	250	0.7%
Seohan Auto USA Corporation	Automotive Axles	250	0.7%
Total		13,480	39.9%
⁽¹⁾ Includes temporary and seasonal employees			Total Civilian Labor Force: 33,362



- The largest employers continue to be Auburn University and the Auburn City School system. There has been a large increase in manufacturing employment in part due to the City’s efforts in recruiting key industry and promoting economic development.

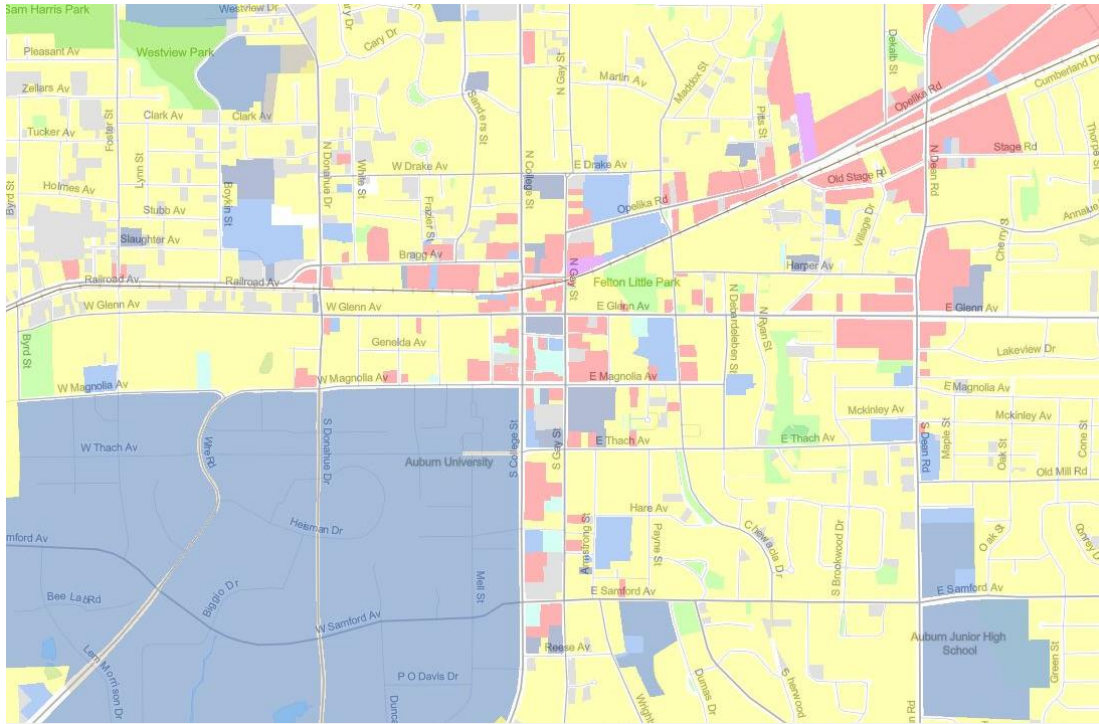
Table 2.3 - Racial Composition								
	1990	%	2000	%	2010	%	2020	%
Total Population	33,830	100%	42,987	100%	53,380	100%	76,143	100%
White	27,016	80.0%	33,553	78.1%	40,069	75.1%	48,918	67.7%
Black or African-American	5,531	16.4%	7,217	16.8%	8,834	16.5%	14,009	18.4%
Asian	1,138	3.4%	1,422	3.3%	2,825	5.3%	7,414	9.7%
Otherⁱ	85	0.3%	795	1.8%	1,652	0.3%	3,071	4.0%
Hispanic or Latino*	314	0.9%	666	1.5%	1,551	2.9%	3,619	4.7%

*People who classify themselves as "Hispanic" or "Latino" may be of any race. For example, in the 2010 column the 1,551 people who identify themselves as Hispanic are all also included in one of the four other categories above.

ⁱThe 2020 quantity and percentage of "Other" is calculated for American Indian and Alaska Native alone, Native Hawaiian and Other Pacific Islander alone, Some Other Race alone, and all multi-race identities (two or more races). Previous quantities reported Some Other Race alone.

Source: U.S. Census Bureau, Redistricting Data (PL-94-171)

- Auburn continues to become a more racially and ethnically diverse city, reflecting national trends.



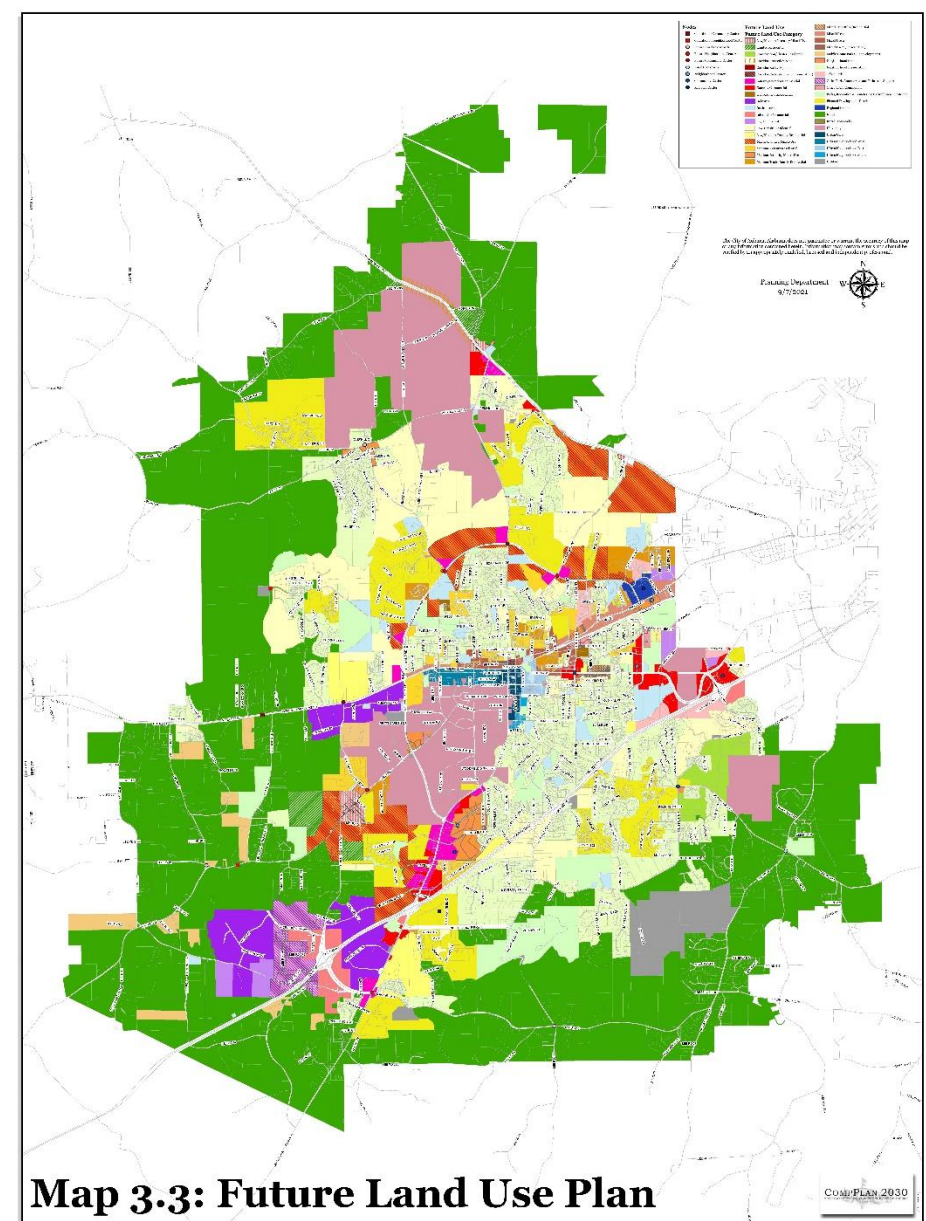
A mixture of uses helps to create a vibrant Auburn

Chapter 3.0

Land Use

Future Land Use Plan

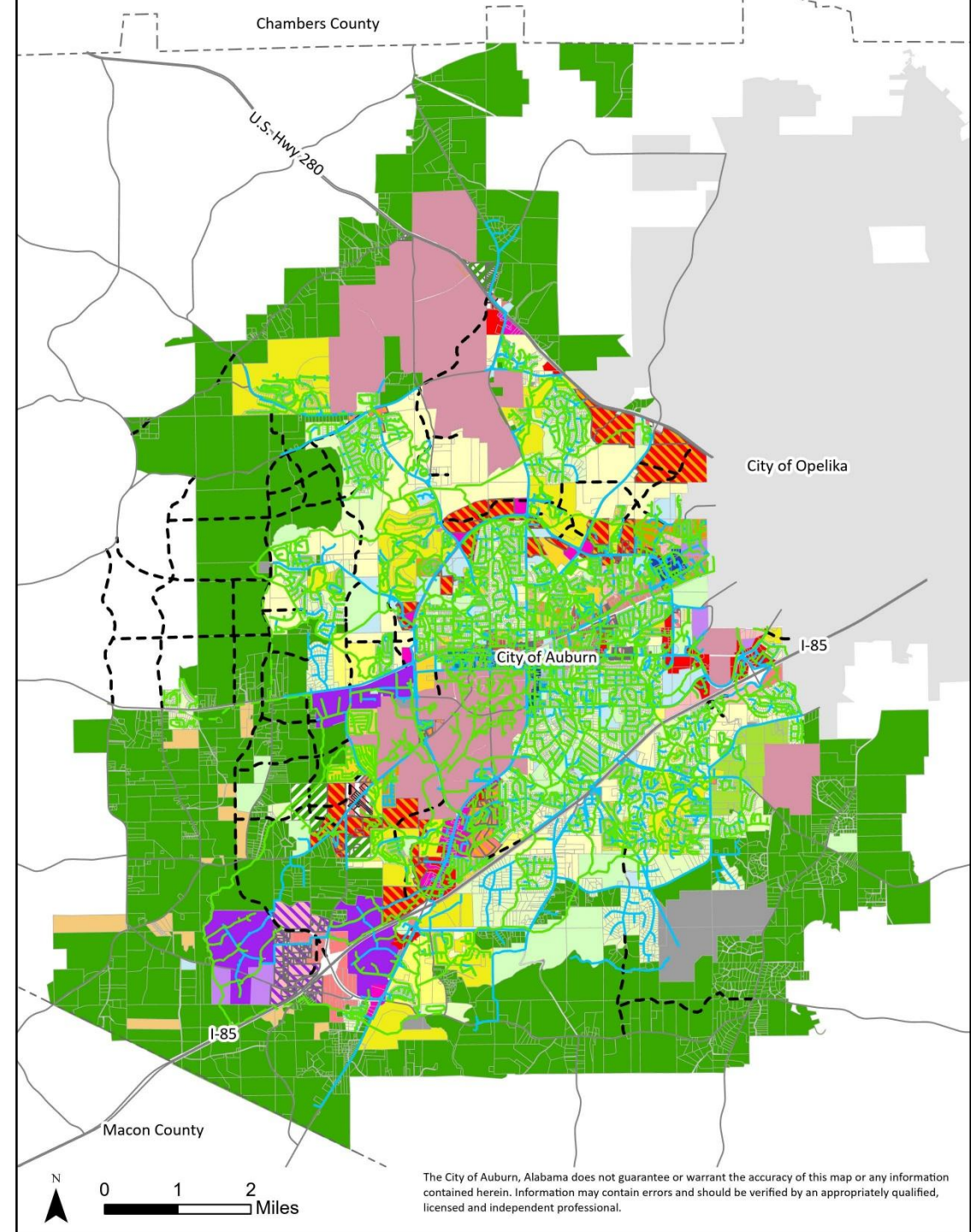
- CompPlan 2030 - Chapter 3, Land Use
- Provides parcel level recommendations for appropriate land uses and densities for properties inside and outside the city limits
- Provides recommendations on where commercial nodes are encouraged
- Appears similar to a zoning map, but more general language and 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



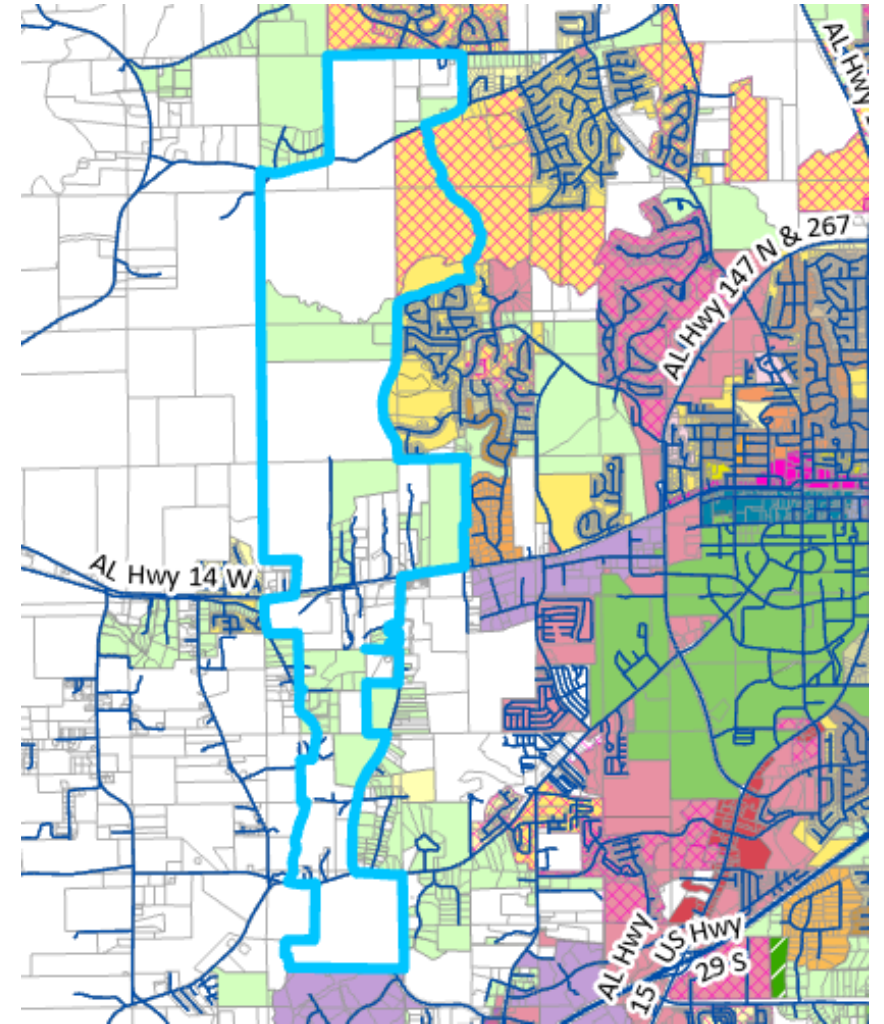
3.0 Land Use Summary of Changes:

- Updated population
- Updated Section 3.1 Existing Conditions
- Updated Tables 3.1, 3.2, 3.3, 3.4
- Updated Map 3.1, 3.2
- Revised definition for Planned Development District future land use classification.
- Added West Outer Loop Focus Area

3.0 Land Use Summary of Changes:

West Outer Loop Focus Area Study

- Mrs James Rd to Corporate Pkwy
- 4,200 Acres



3.0 Land Use Summary of Changes:

Revised definition for Planned Development District future land use classification.

Planned Development ~~District~~

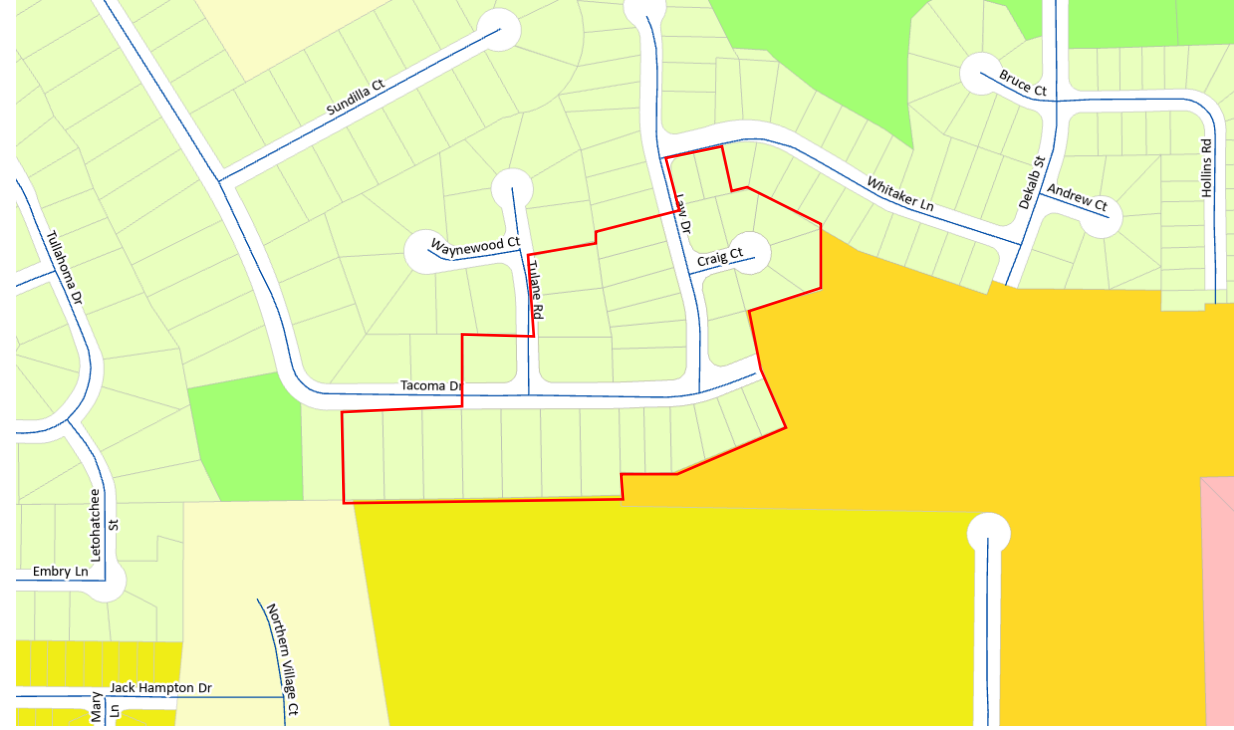
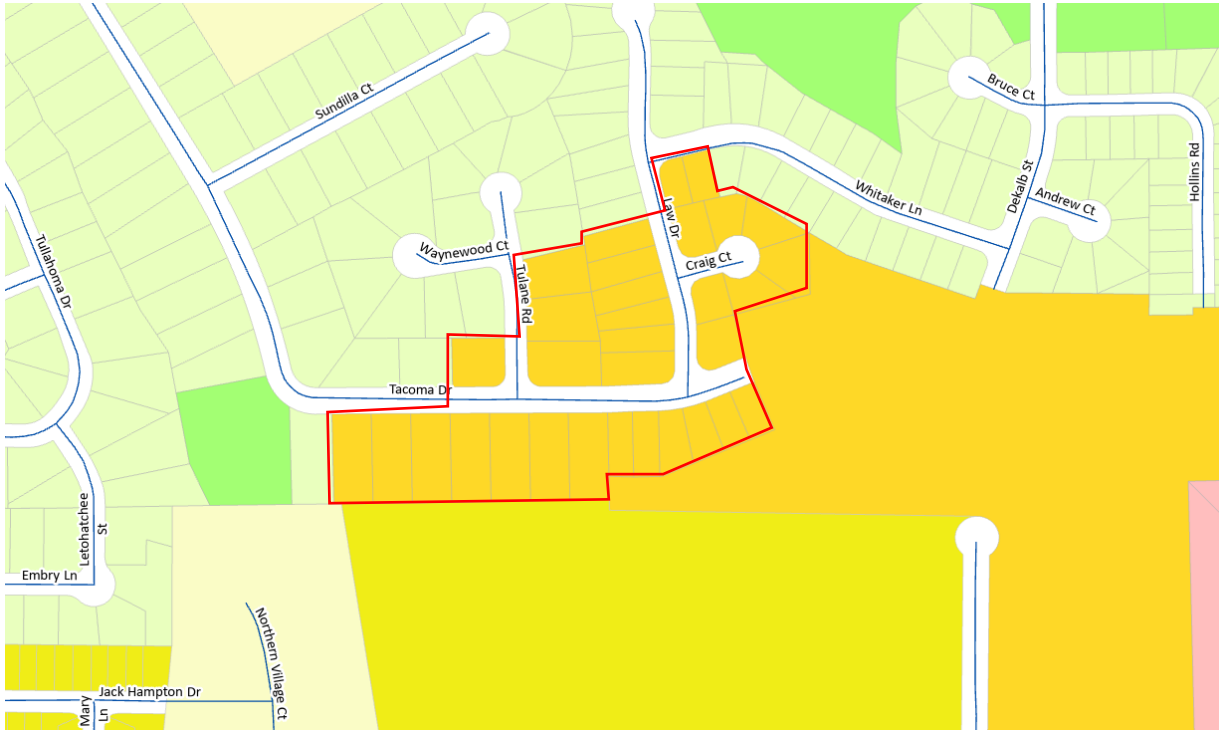
Existing areas with an approved master development plan. ~~zoned PDD, Planned Development District.~~ For more information on the uses permitted in a specific planned development ~~PDD~~, please contact the Planning Department.

3.0 Land Use Summary of Changes:

- **363 Future Land Use Potential Changes Identified**
 - 252 Corrections
 - 71 Growth Changes
 - 23 Edits
 - 17 Optimal Boundary Changes

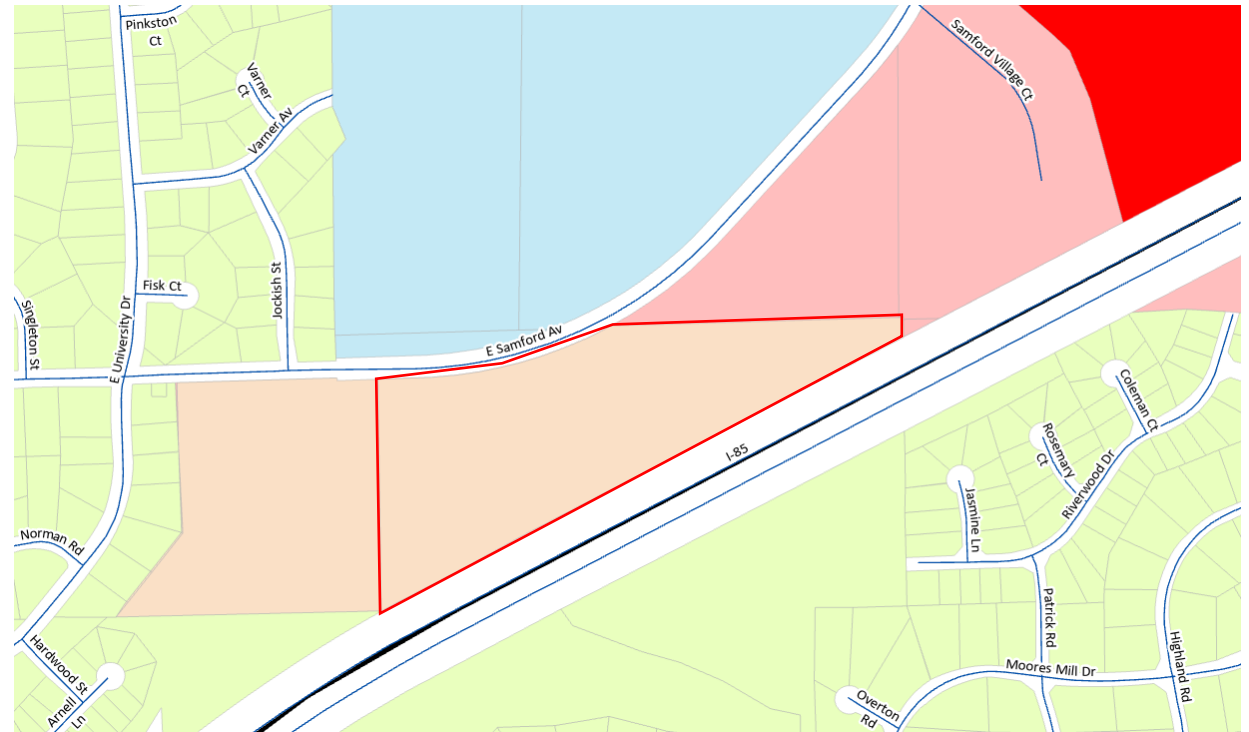
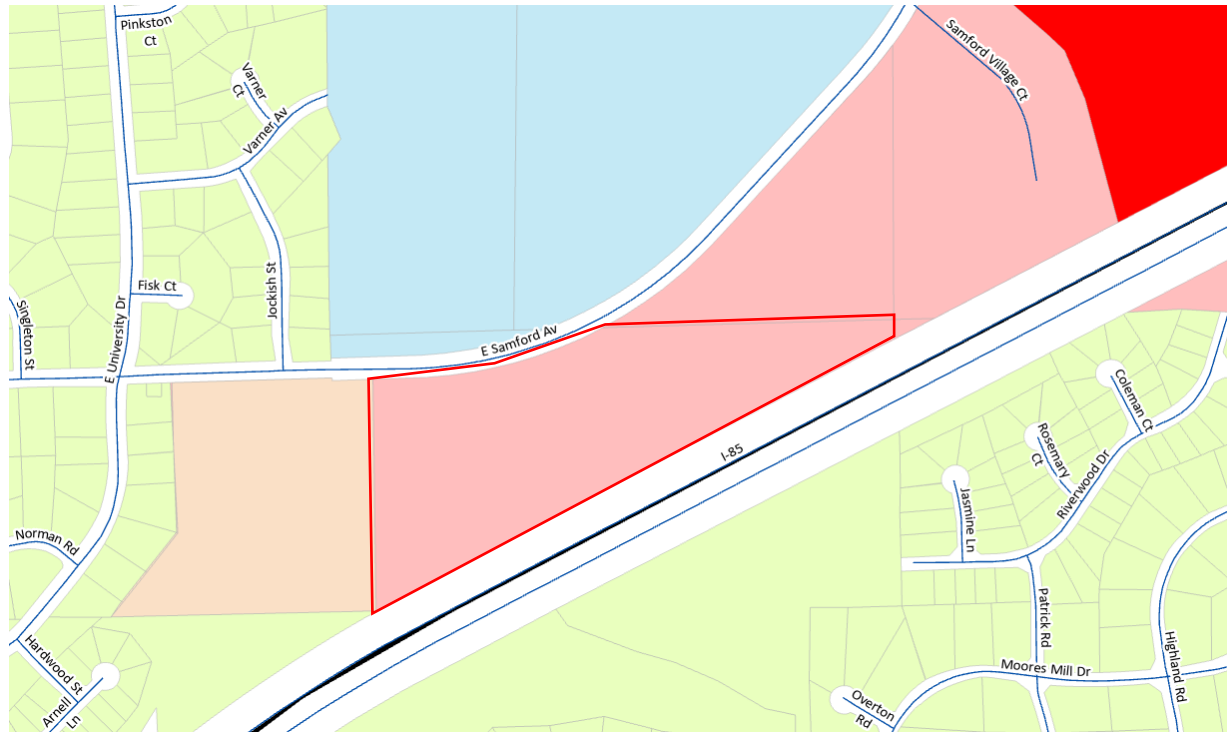
Change Type	Example
Correction (C)	A new church has been constructed on a property that was designated for residential. The designation is corrected from residential to institutional to match.
Growth (G)	A property has been identified for potential new development. The designation is proposed to be changed to allow development in context with surrounding uses.
Edits (E)	The property lines have been adjusted and the GIS layer is being edited to correct geometry errors. No change in designation.
Optimal Boundary (OB-A, OB-R)	Property has been identified to be either removed from the Optimal Boundary or added to the Optimal Boundary.

Corrections



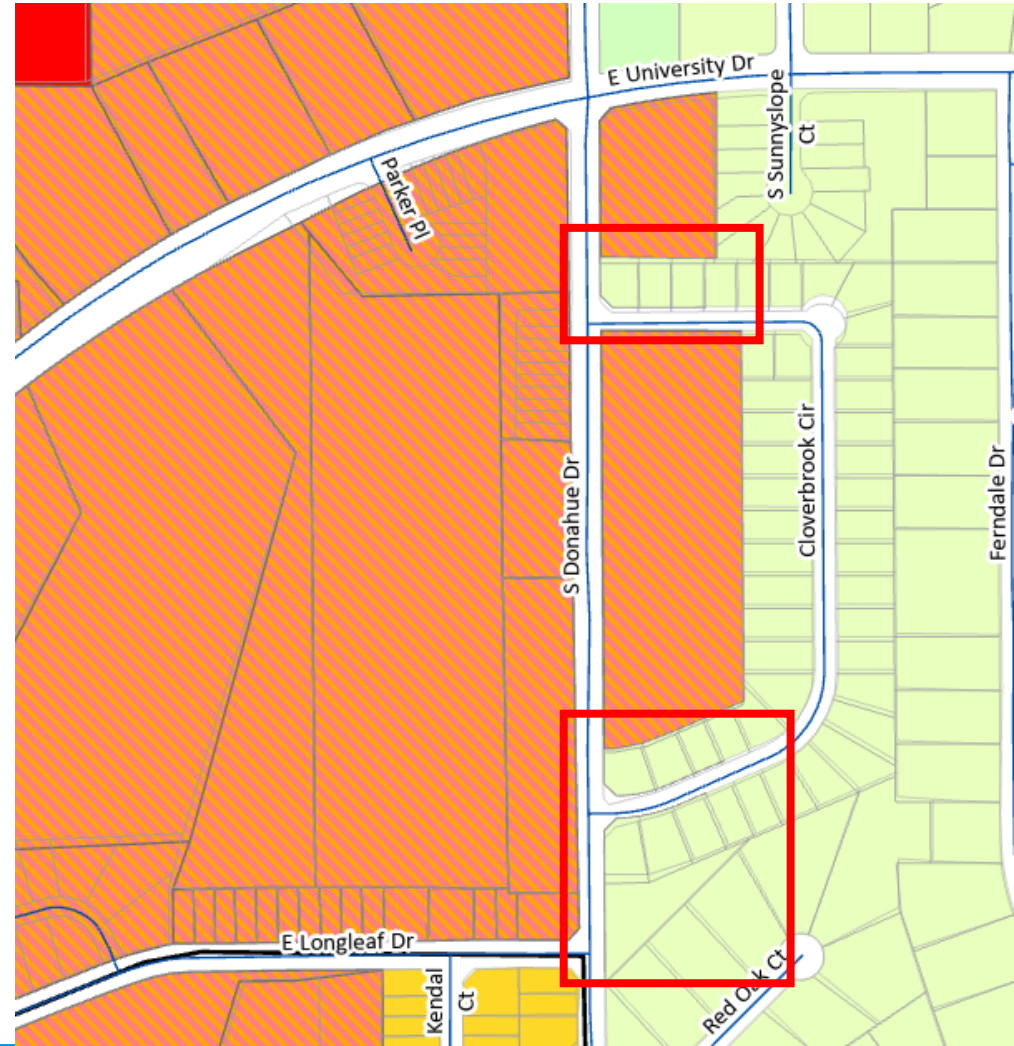
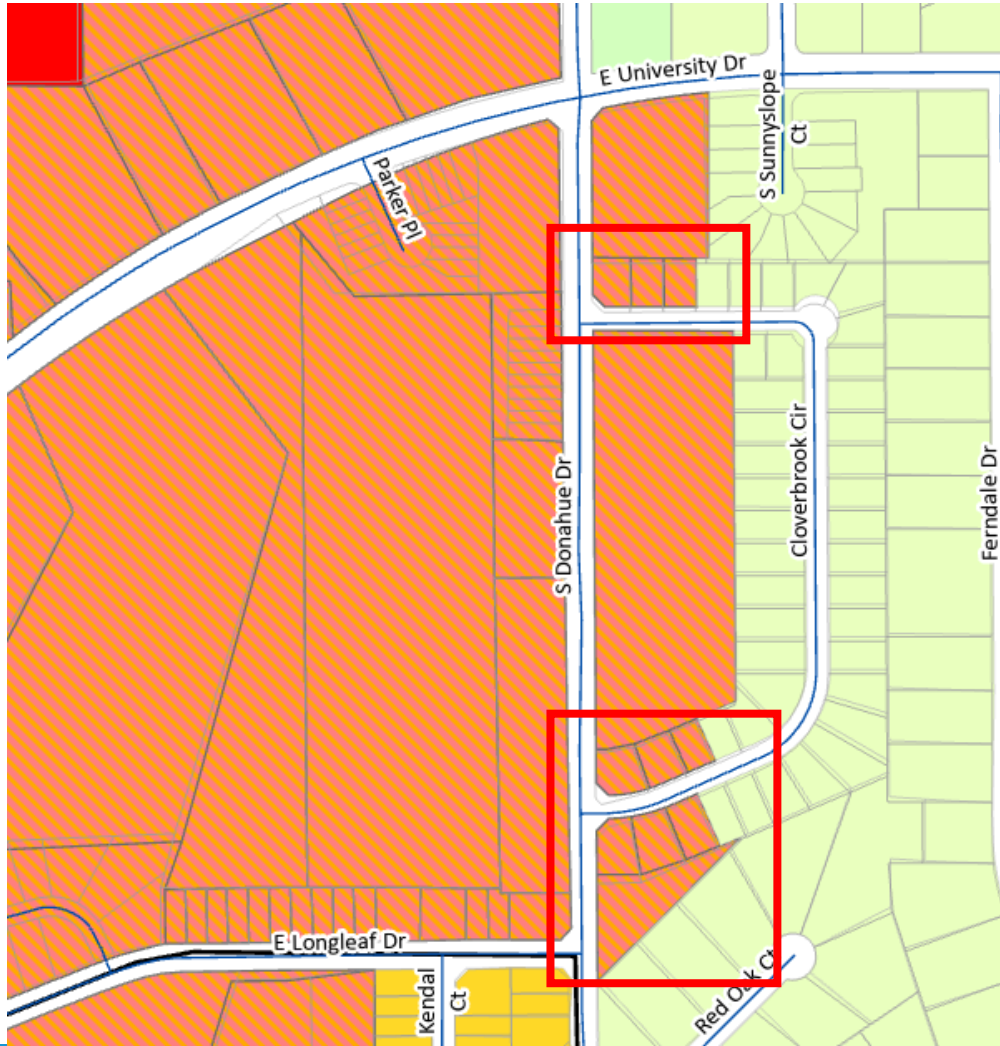
32 Parcels (8.8 ac)
Medium-Density Residential -> Neighborhood Preservation

Corrections

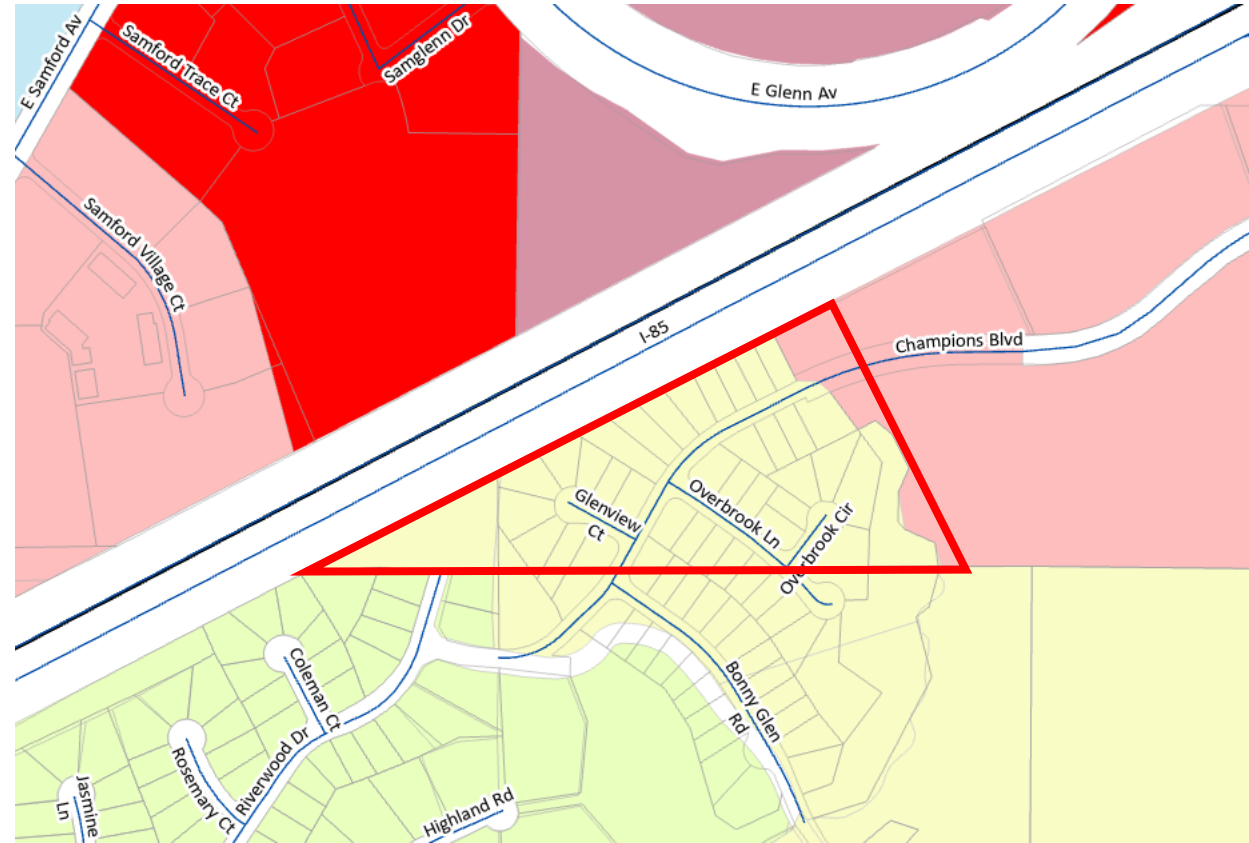
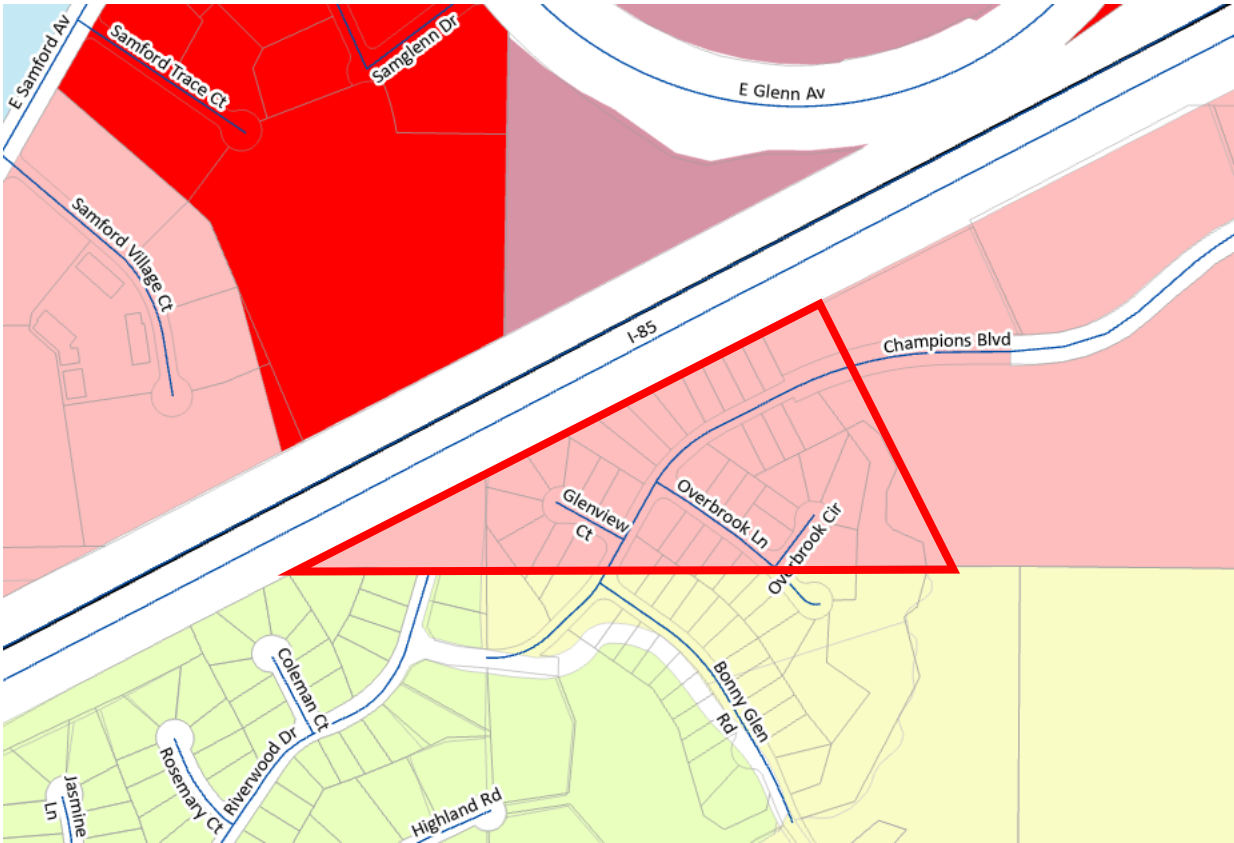


1 Parcel (20.5 ac)
Office Park -> Low/Medium-Density Residential

Corrections

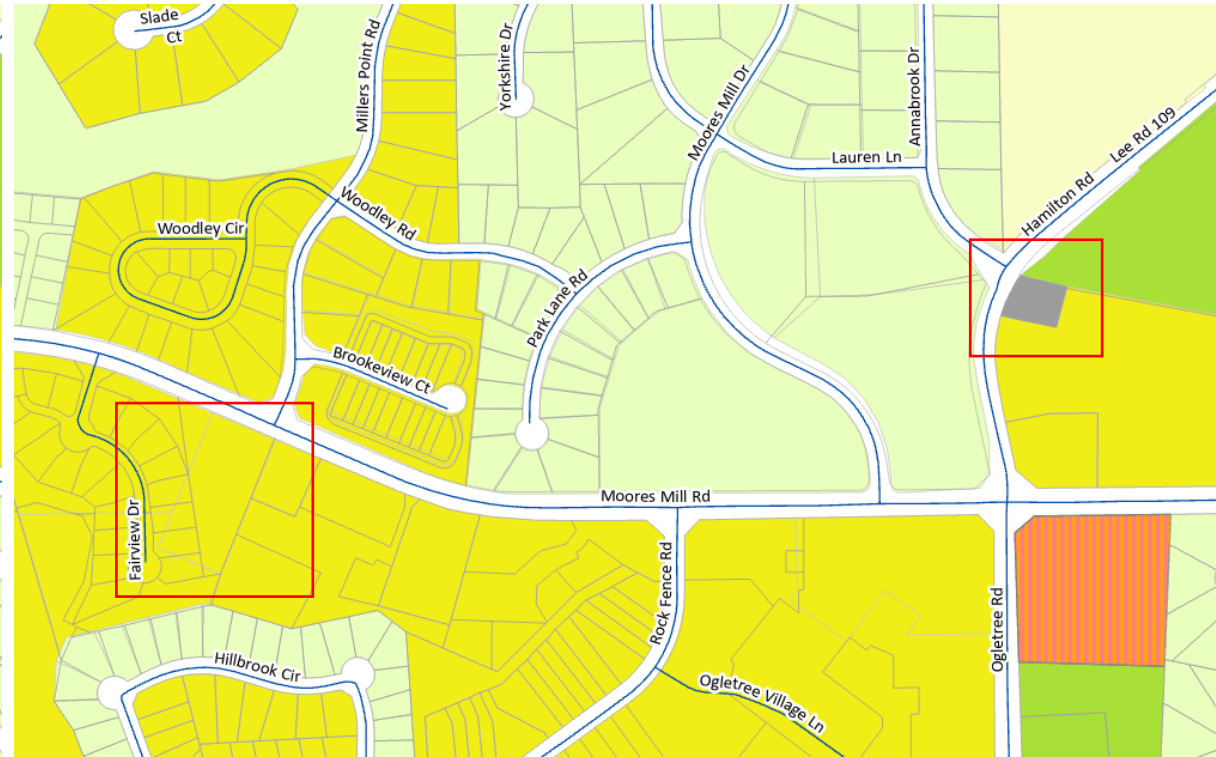
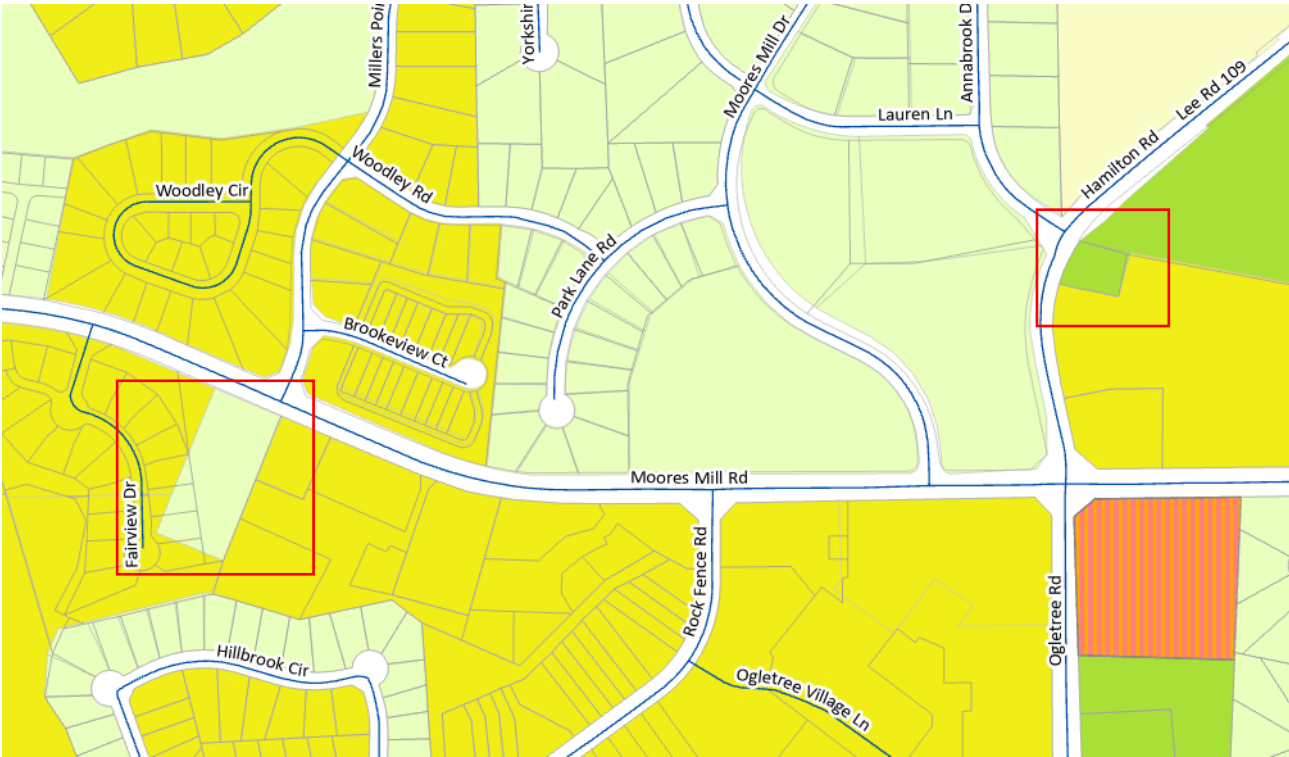


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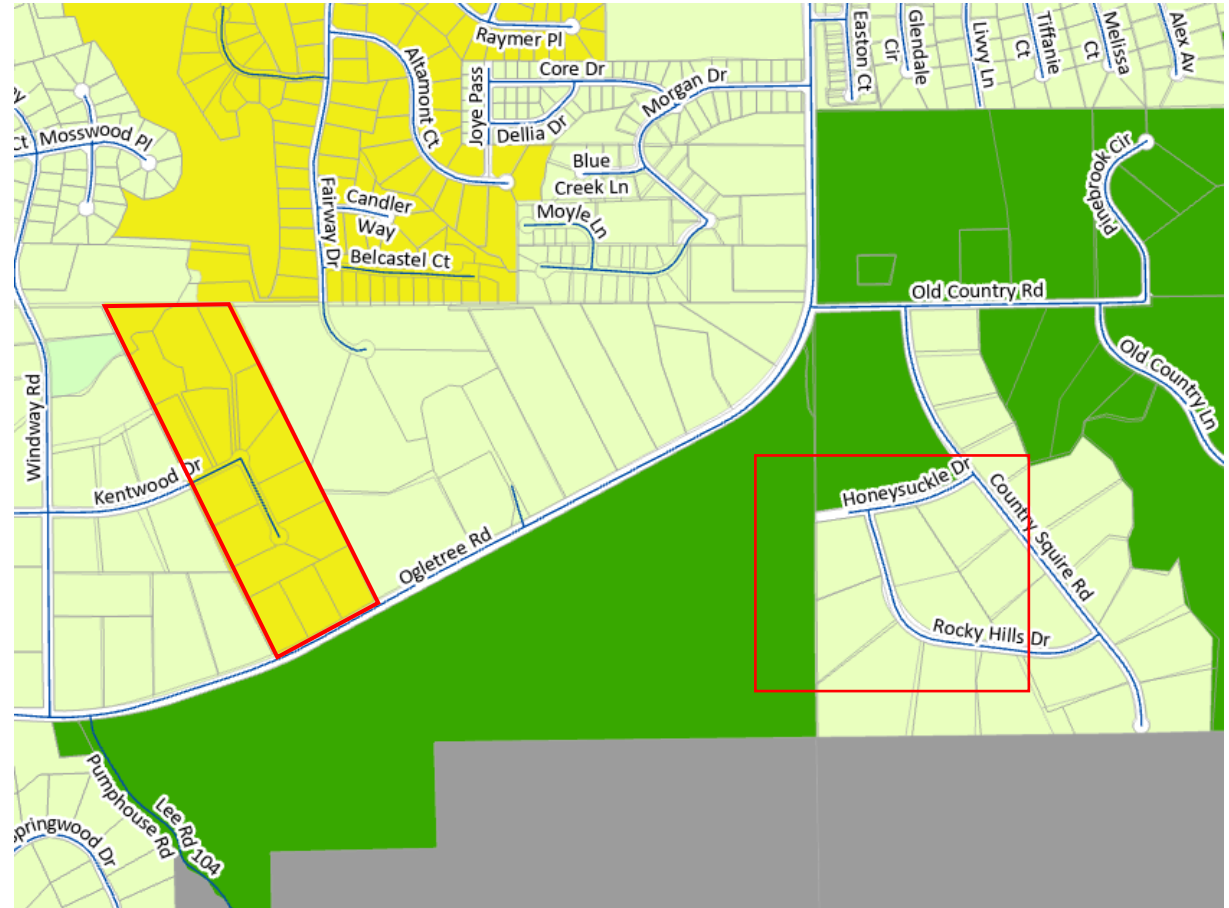
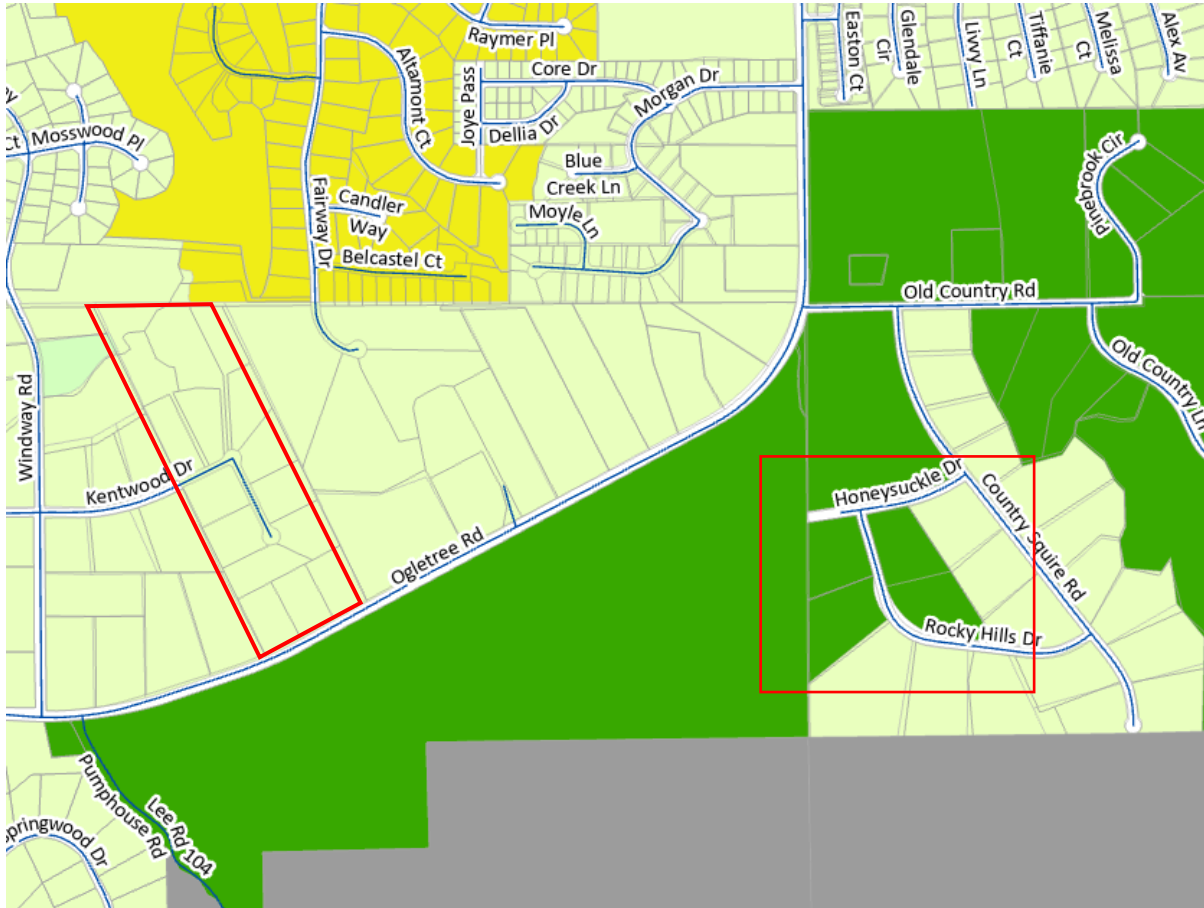
38 Parcels (12.8 ac)
Office Park -> Low-Density Residential

Corrections



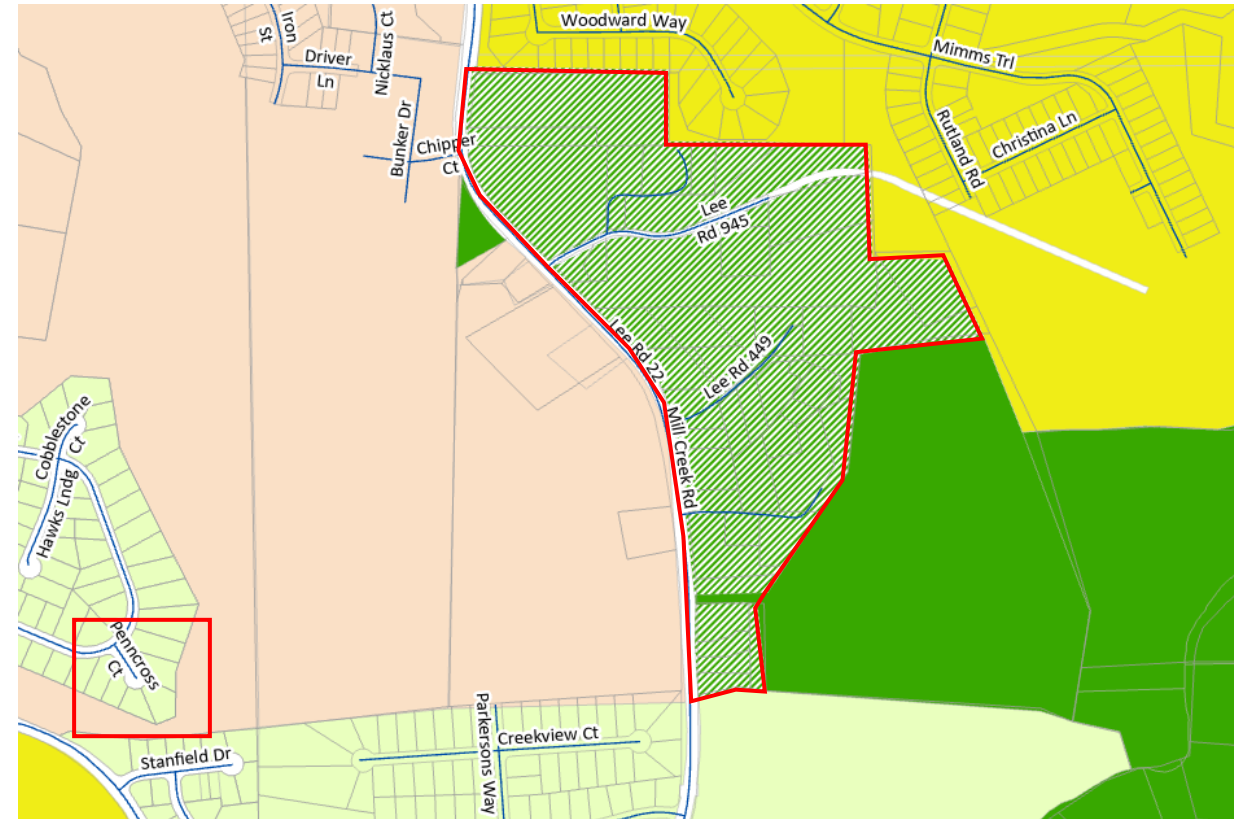
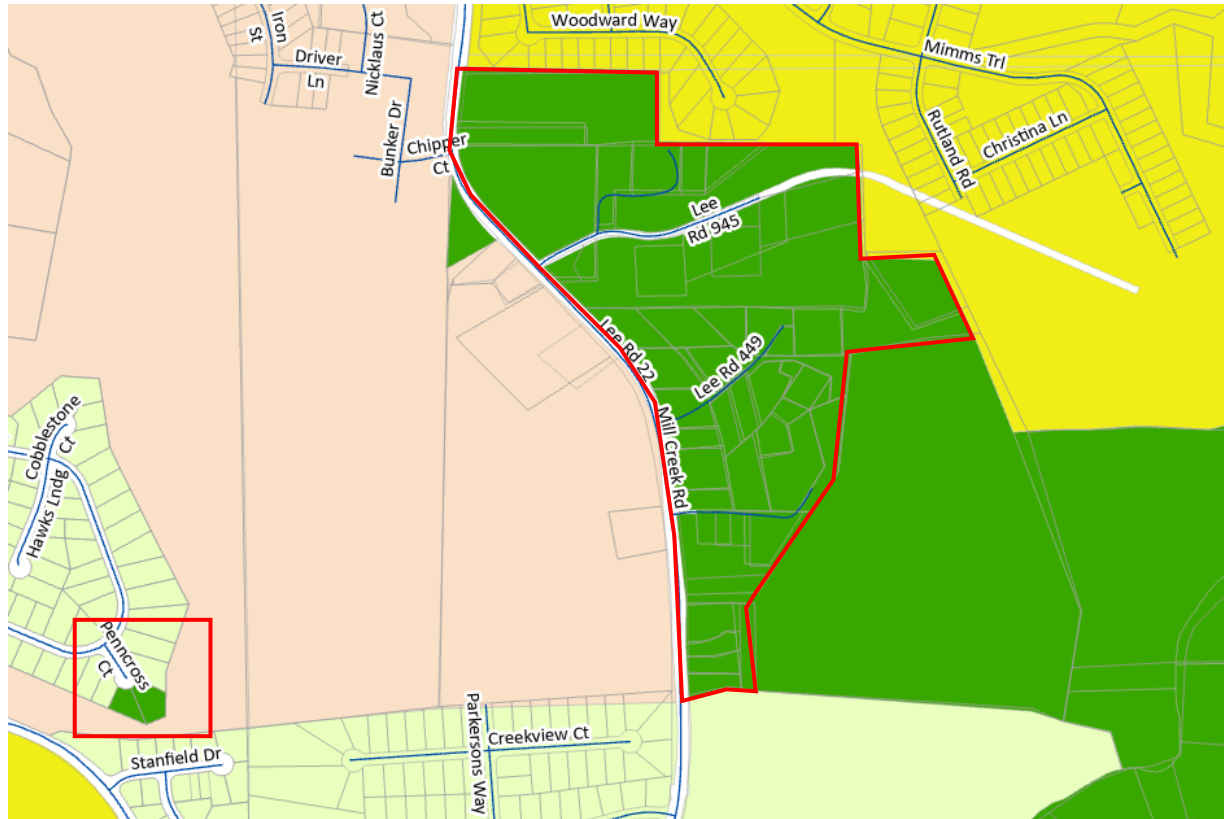
2 Parcels (2.5 ac)
Conservation Cluster -> Utility
Neighborhood Preservation -> Planned Development

Corrections



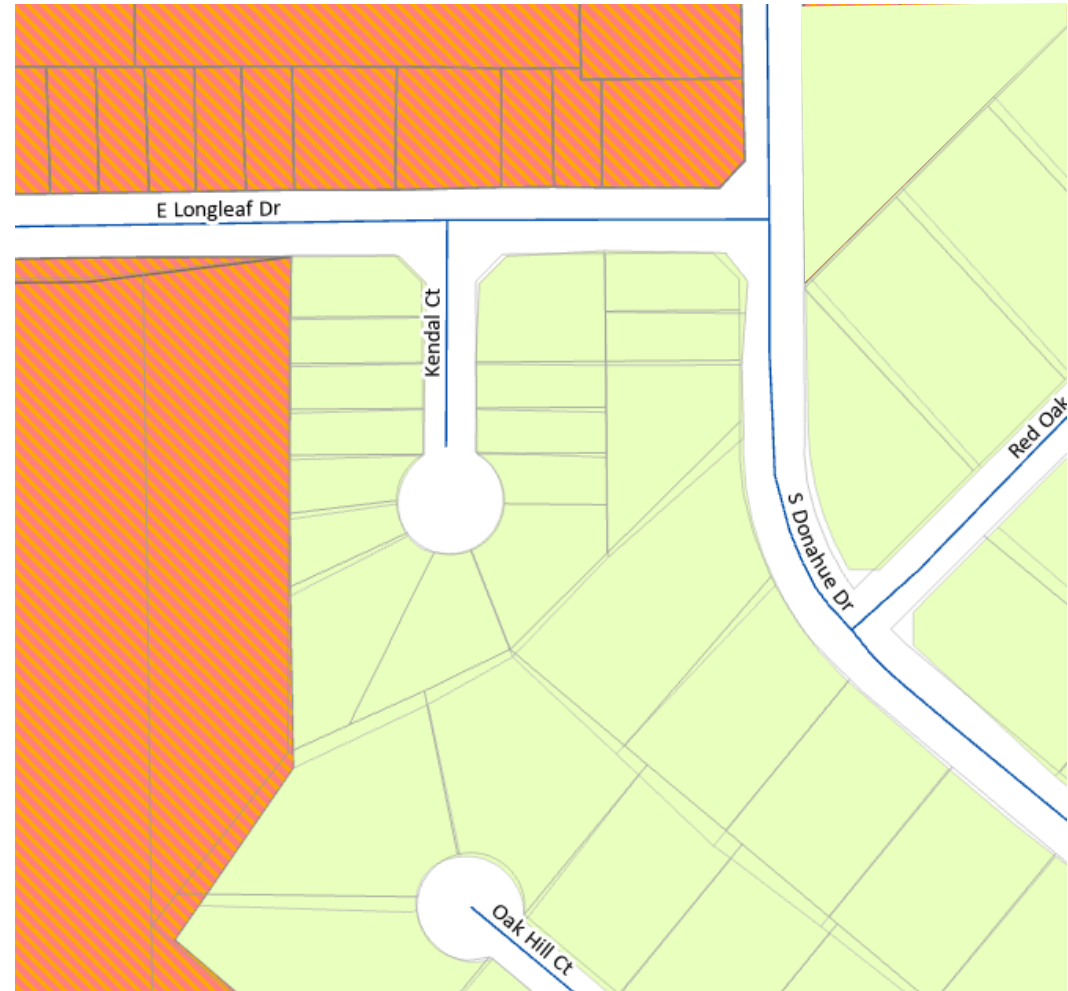
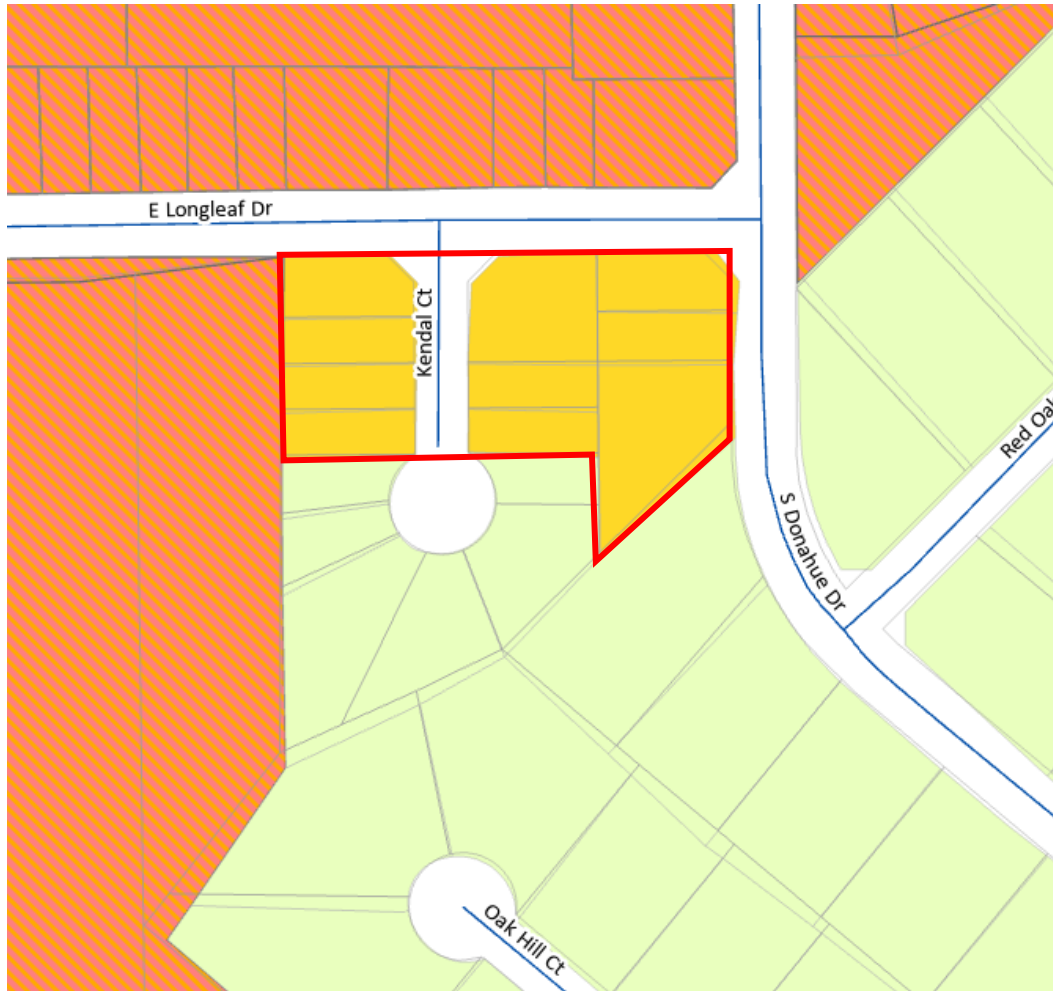
20 Parcels (50.1 ac)
Rural -> Neighborhood Preservation
Neighborhood Preservation -> Planned Development

Corrections

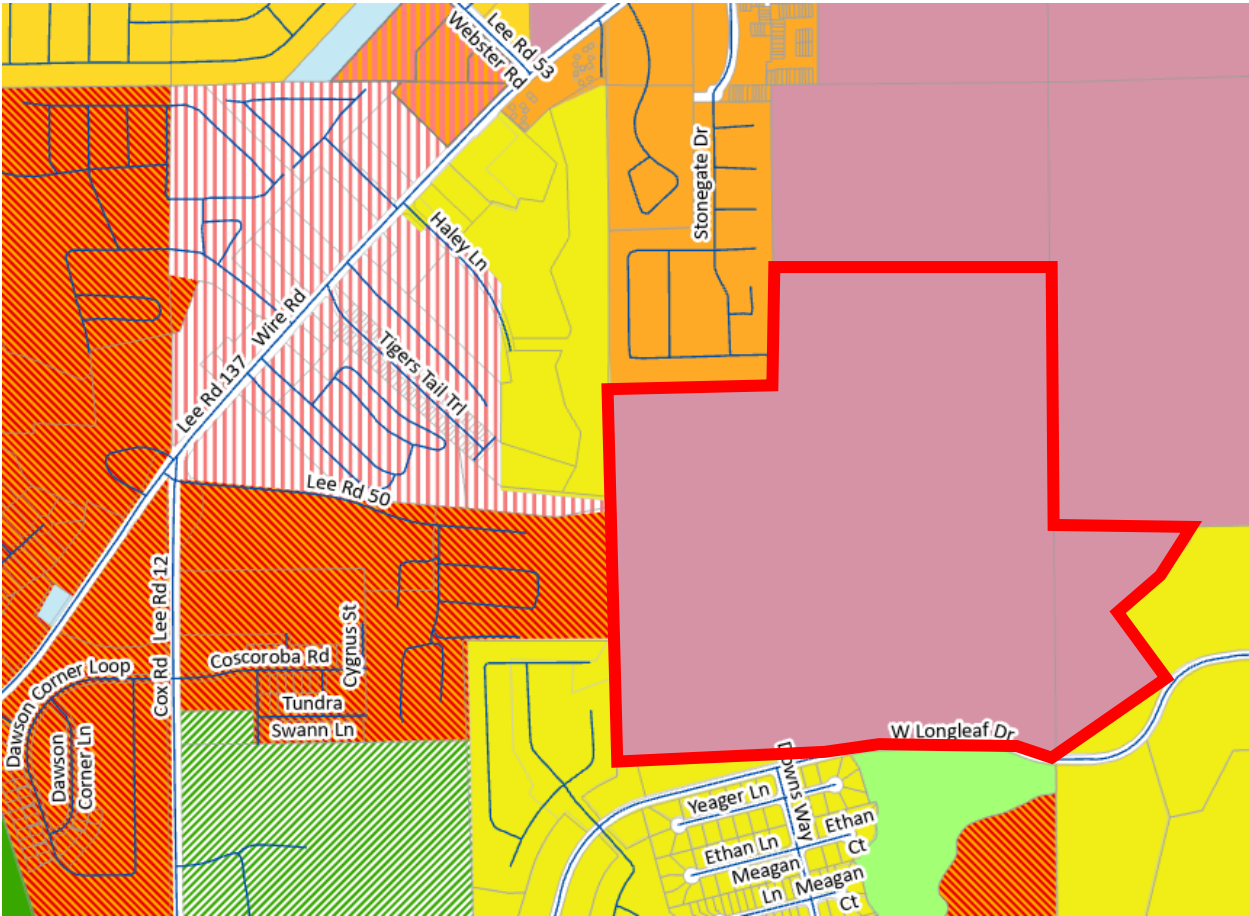
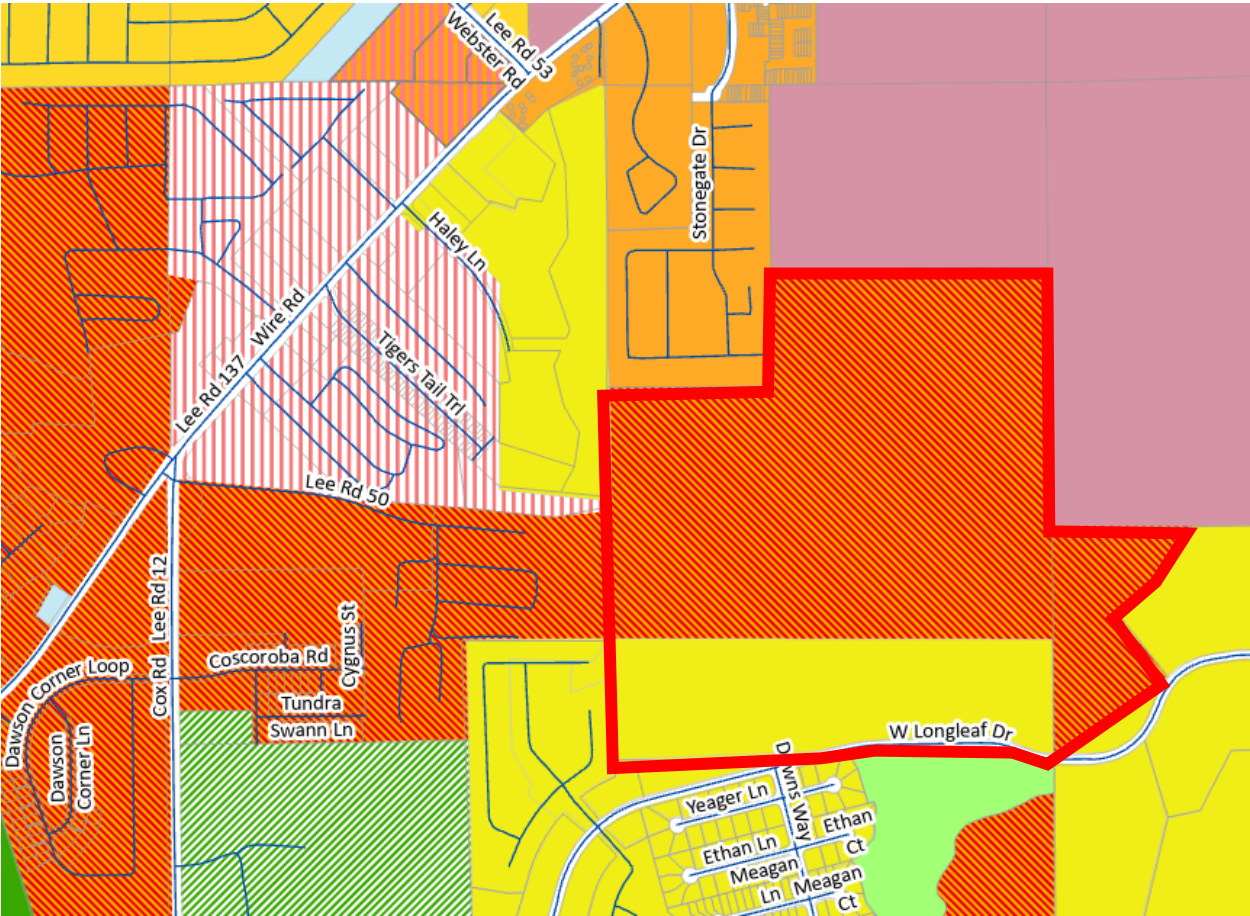


48 Parcels (56.6 ac)
Rural -> Neighborhood Preservation
Rural -> Limited Residential

Corrections

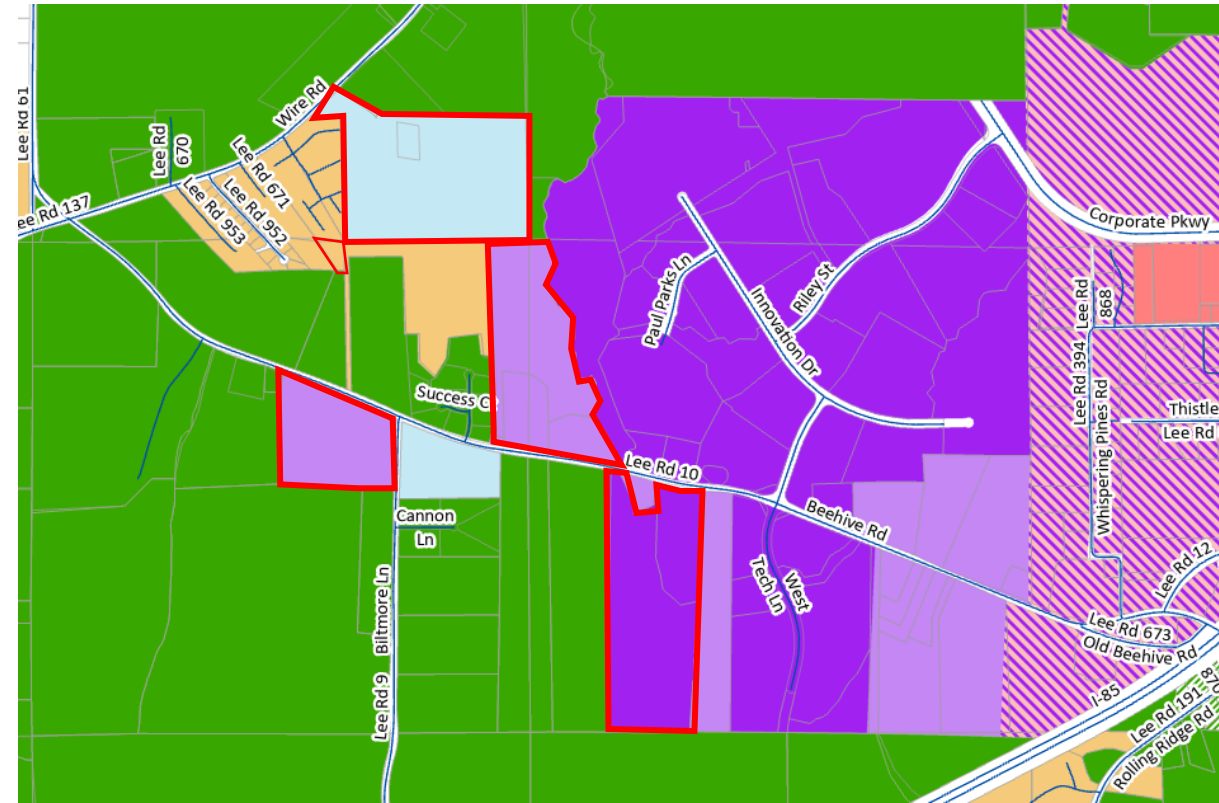
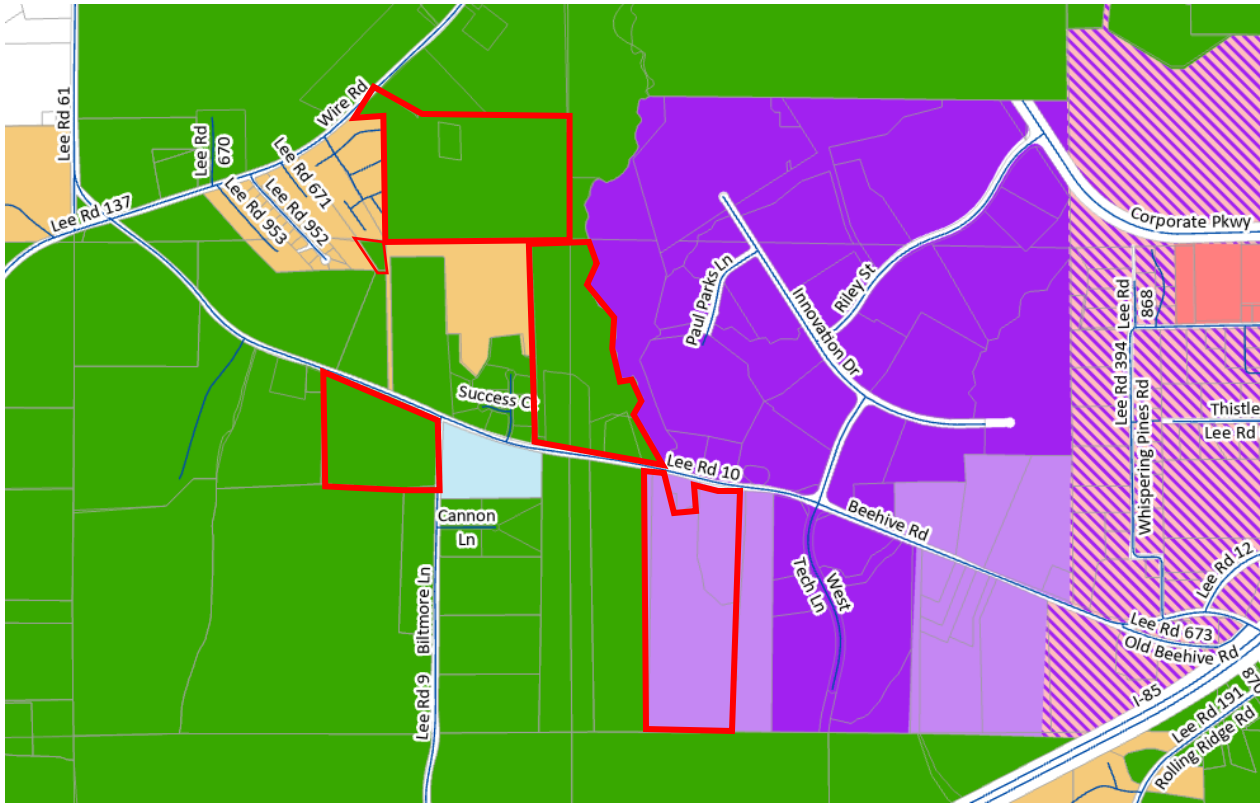


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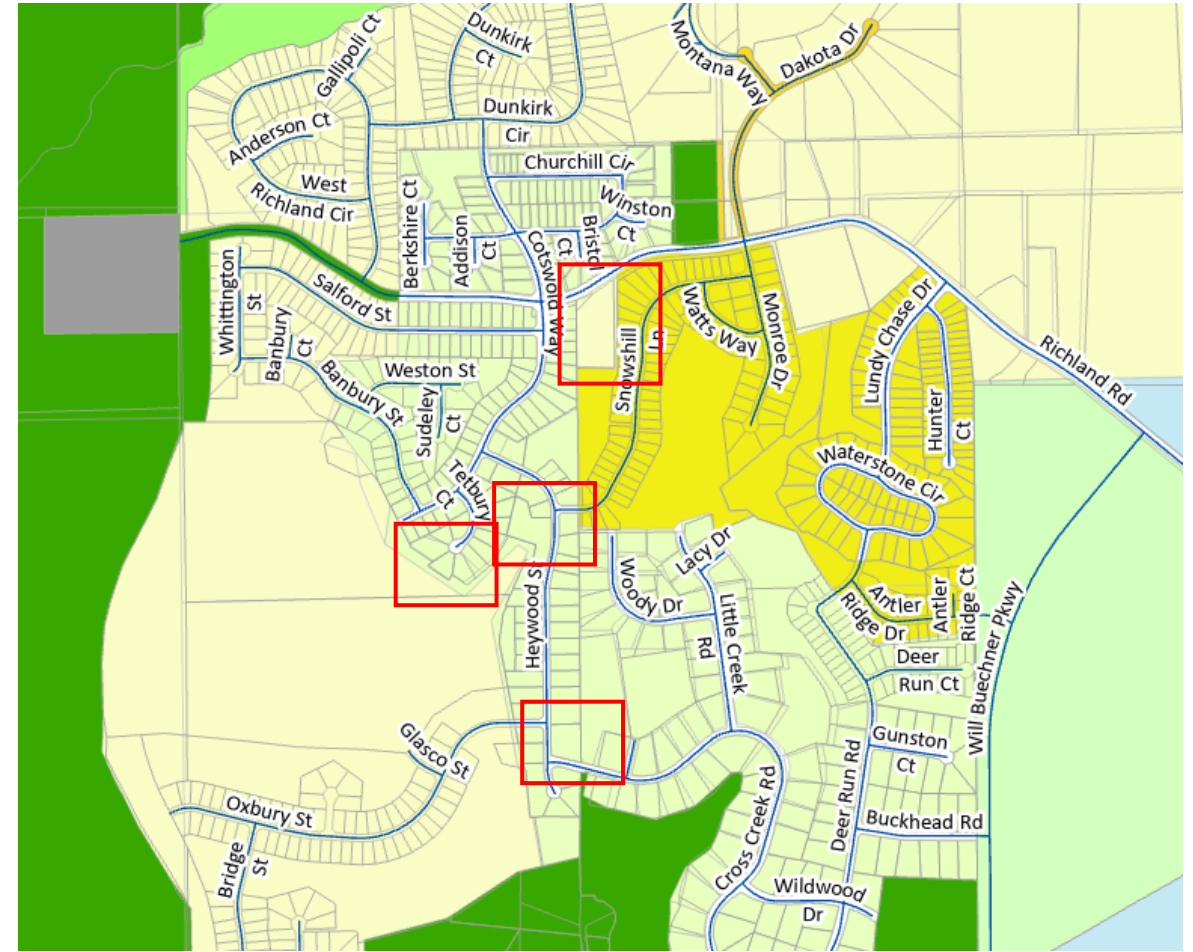
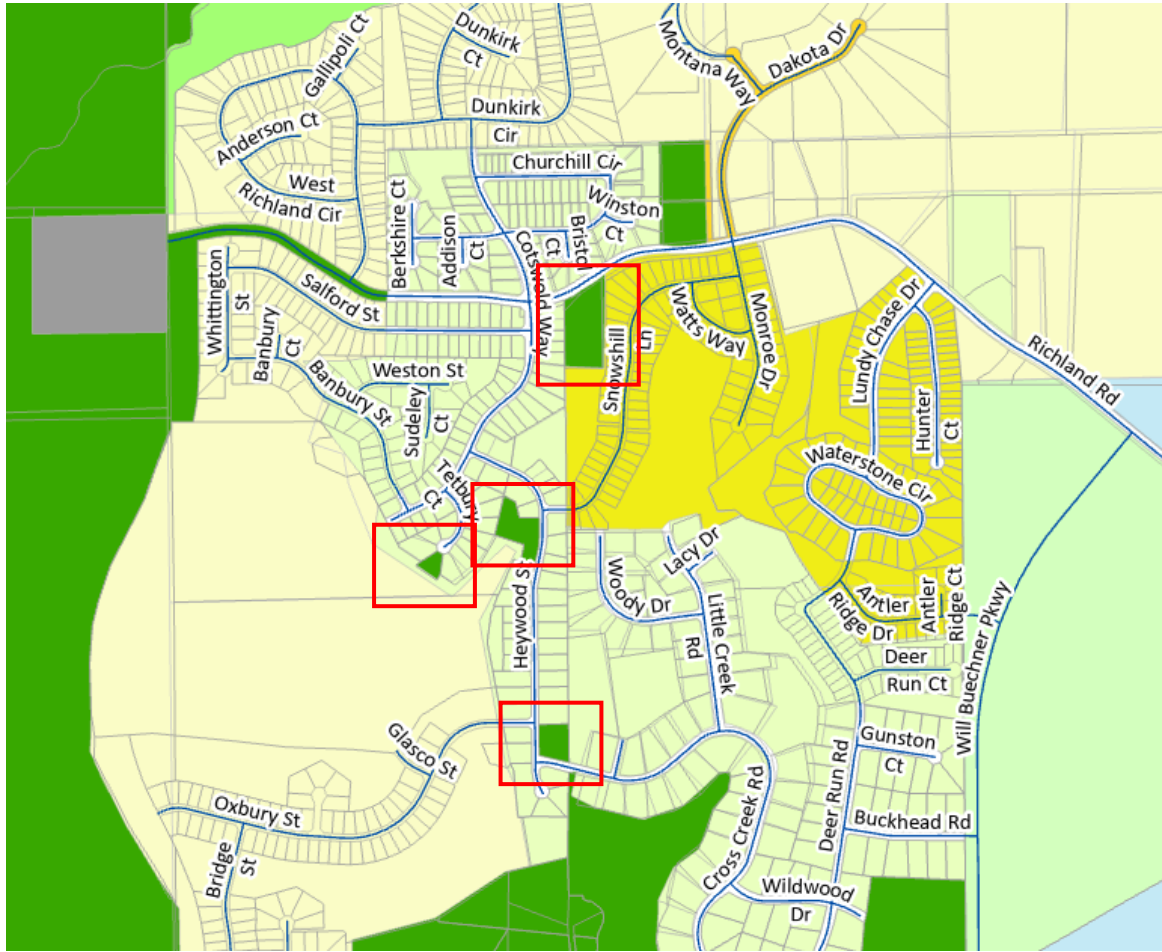
3 Parcels (173.5 ac)
Master Planned Mixed Use & Planned Development -> University

Corrections



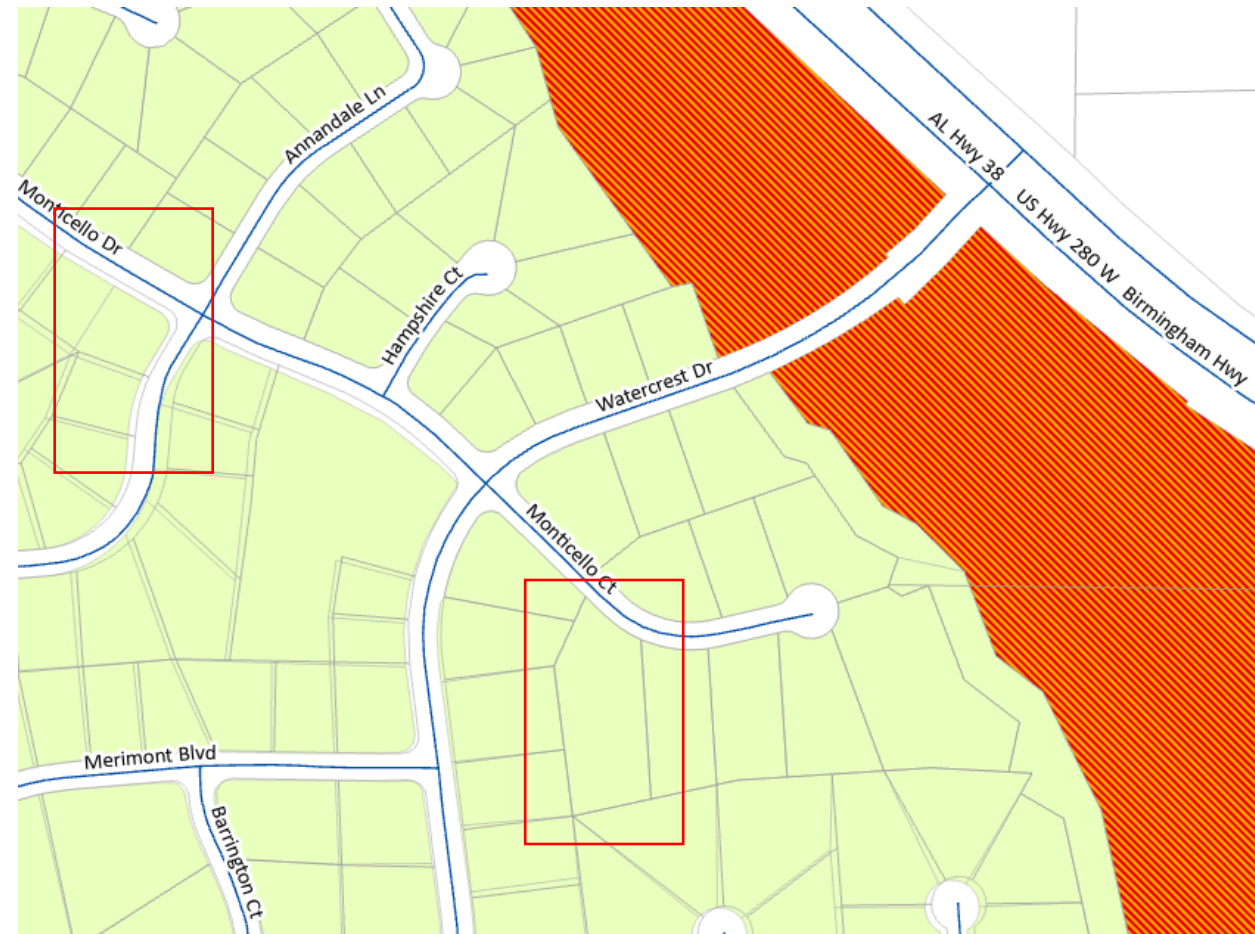
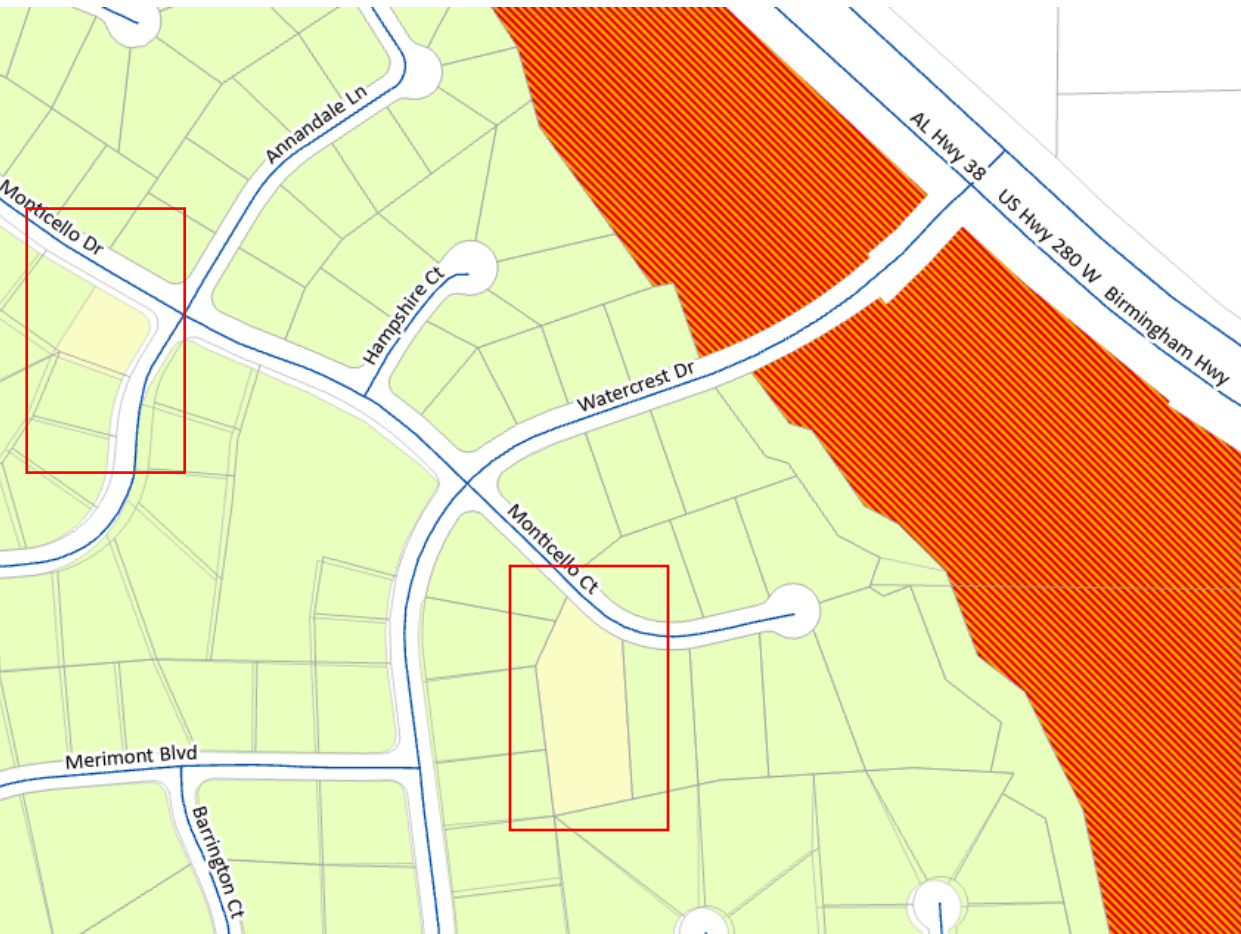
- 2 Parcels (63.4 ac) Rural -> Institutional
- 1 Parcel (1.4 ac) Rural -> Manufactured Home Park
- 3 Parcels (75.8 ac) Rural -> Light Industrial
- 2 Parcels (57.8 ac) Light Industrial -> Industrial

Corrections

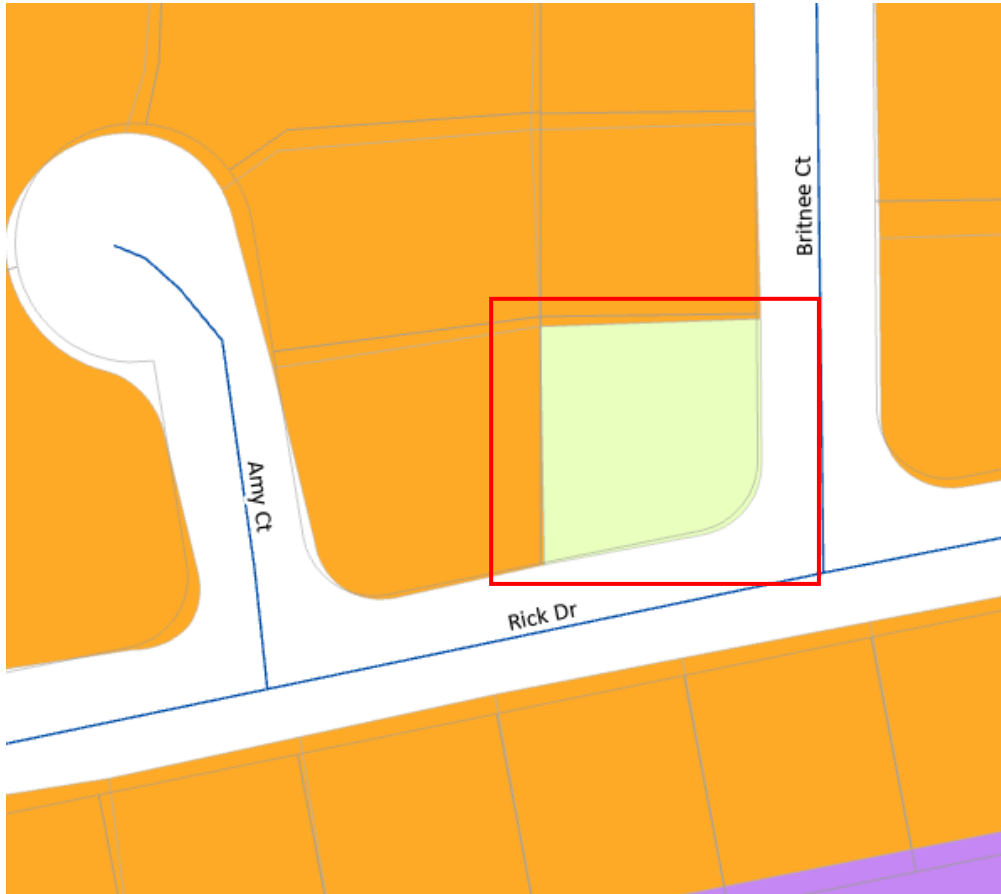


3 Parcels (3.2 ac) Rural -> Neighborhood Preservation
2 Parcels (3.4 ac) Rural -> Low-Density Residential

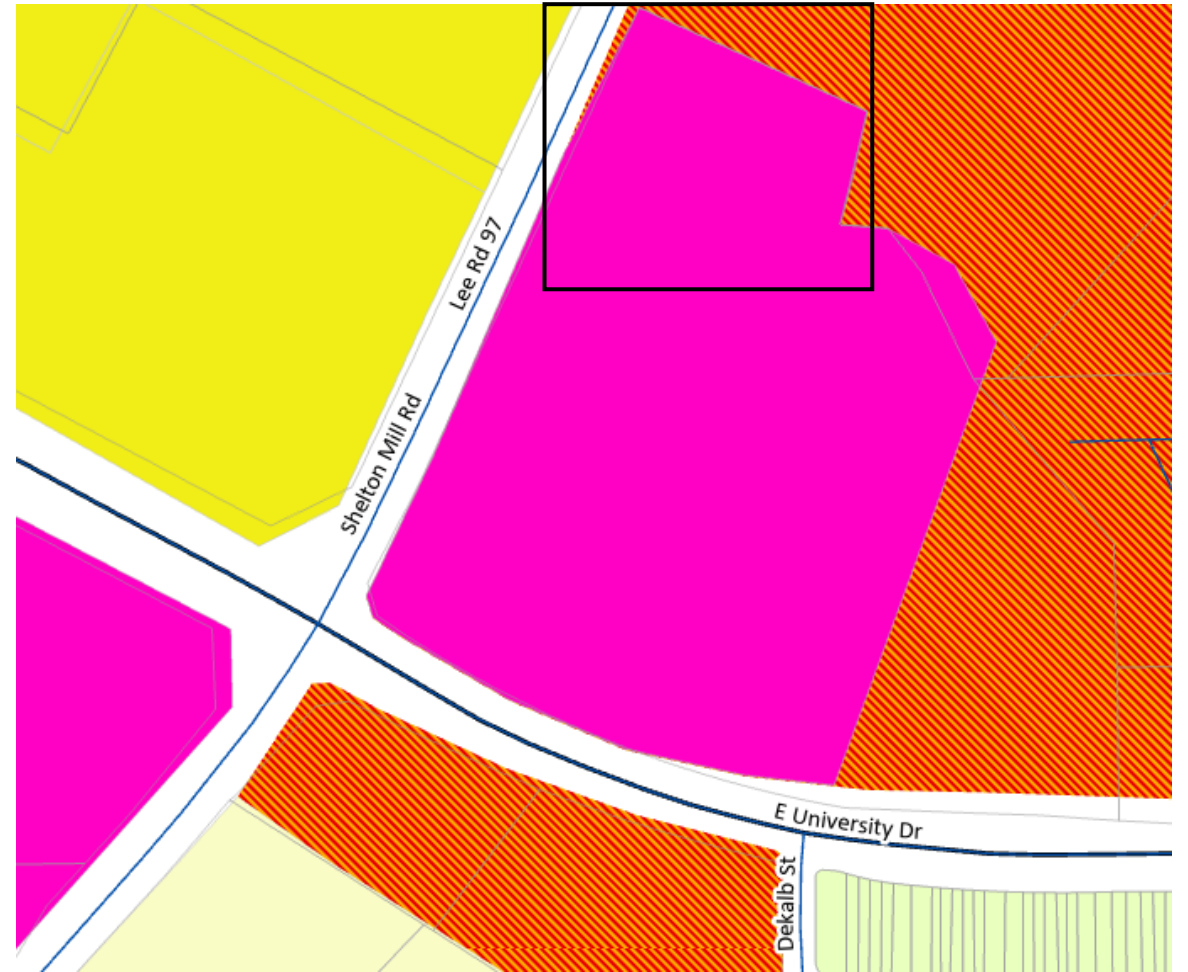
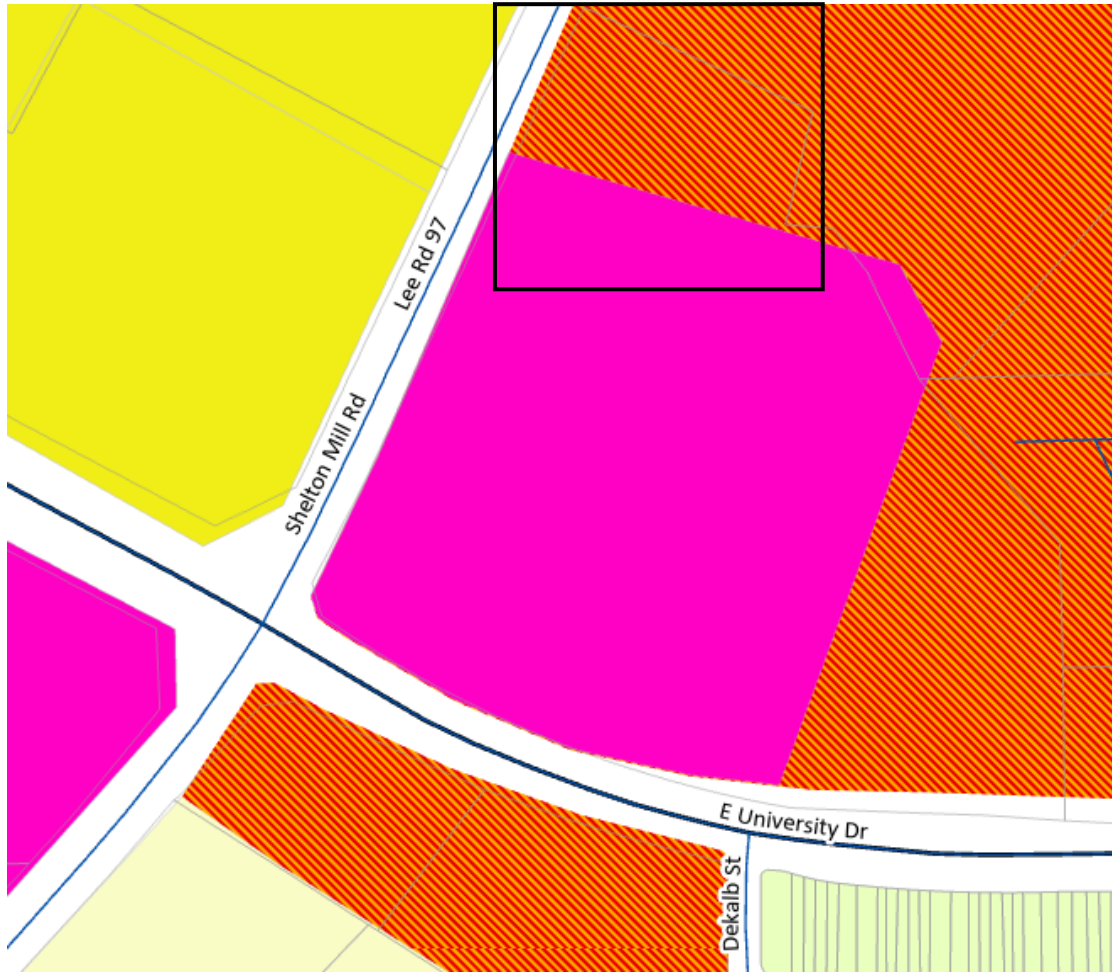
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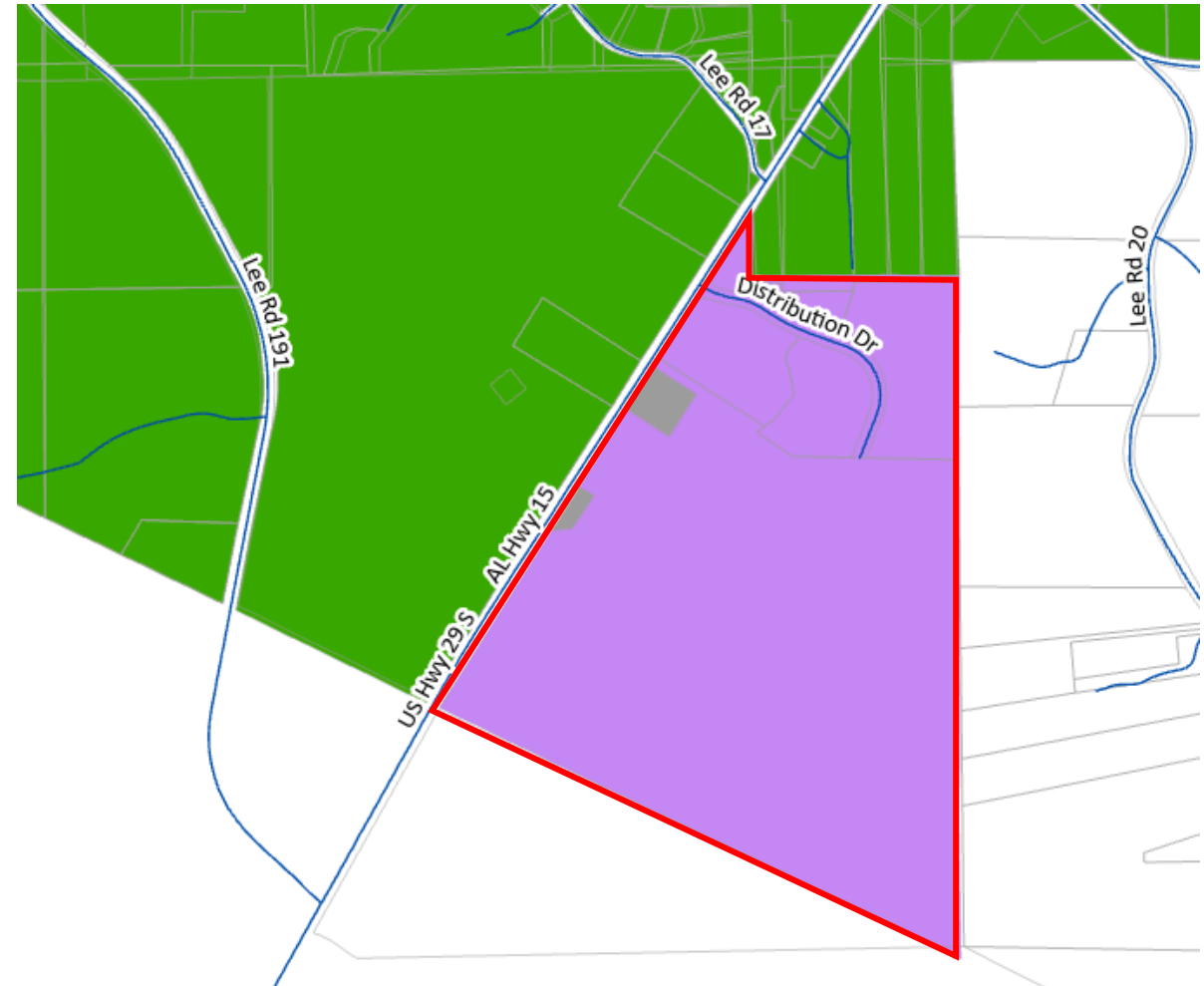
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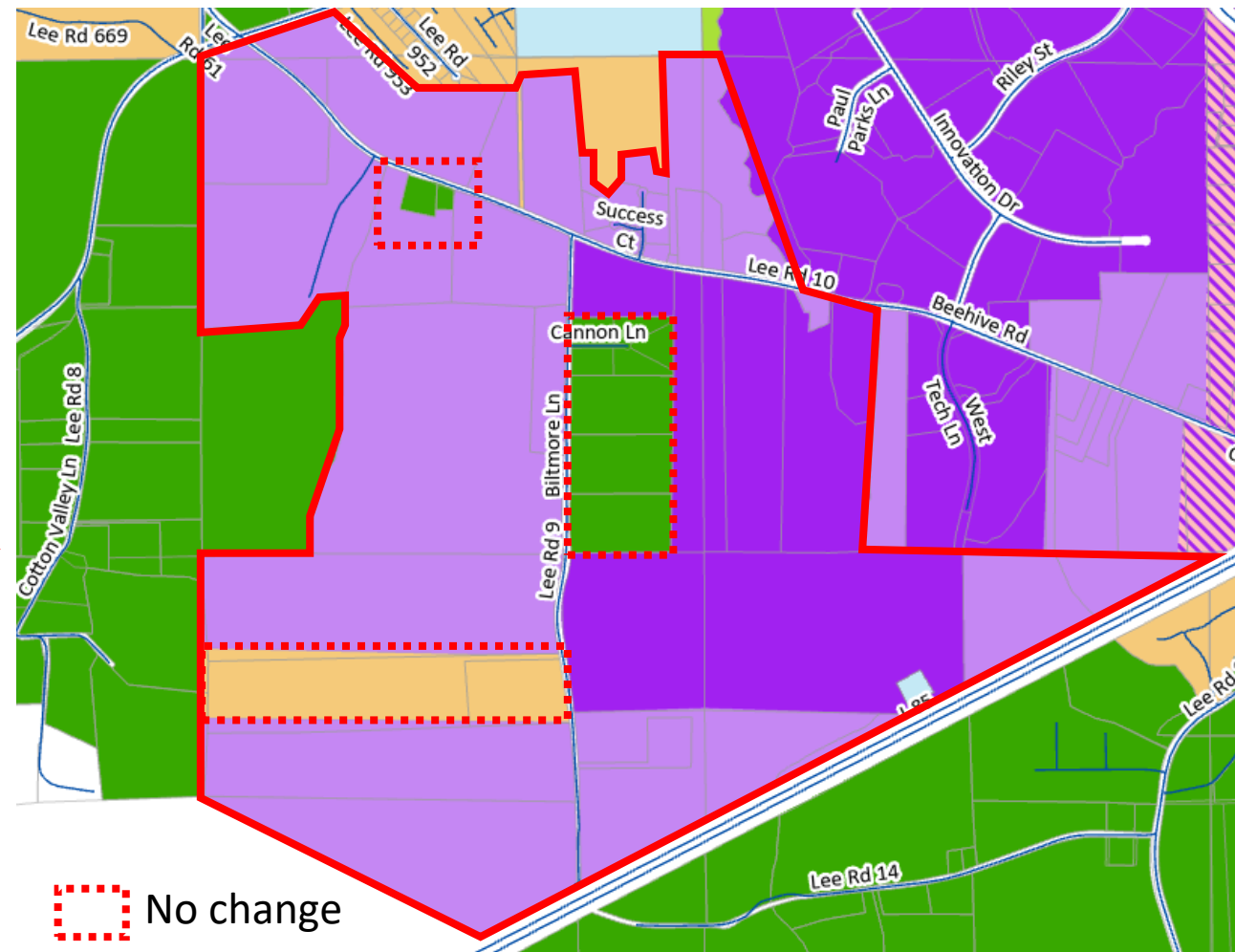
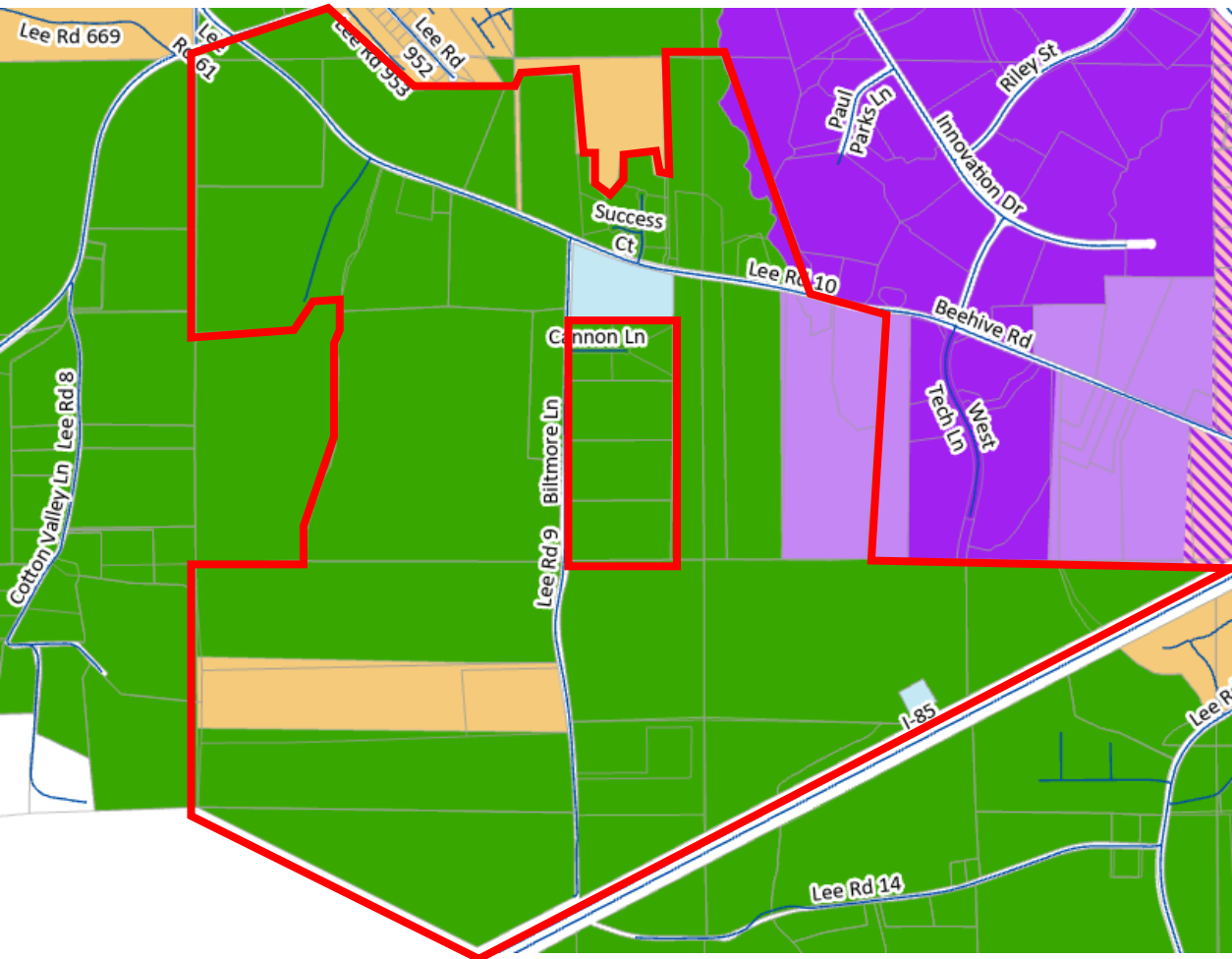


Growth Changes (#2)



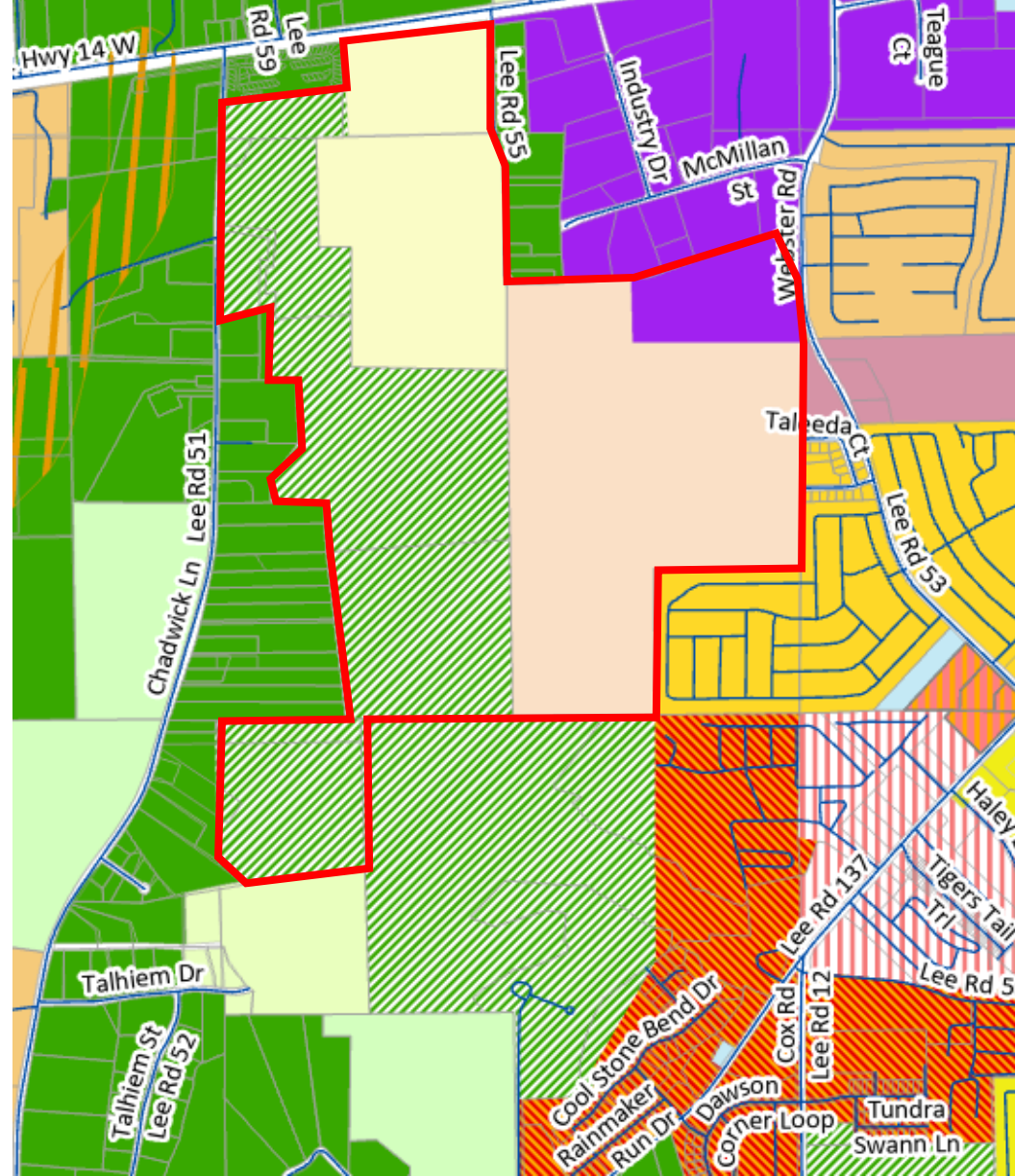
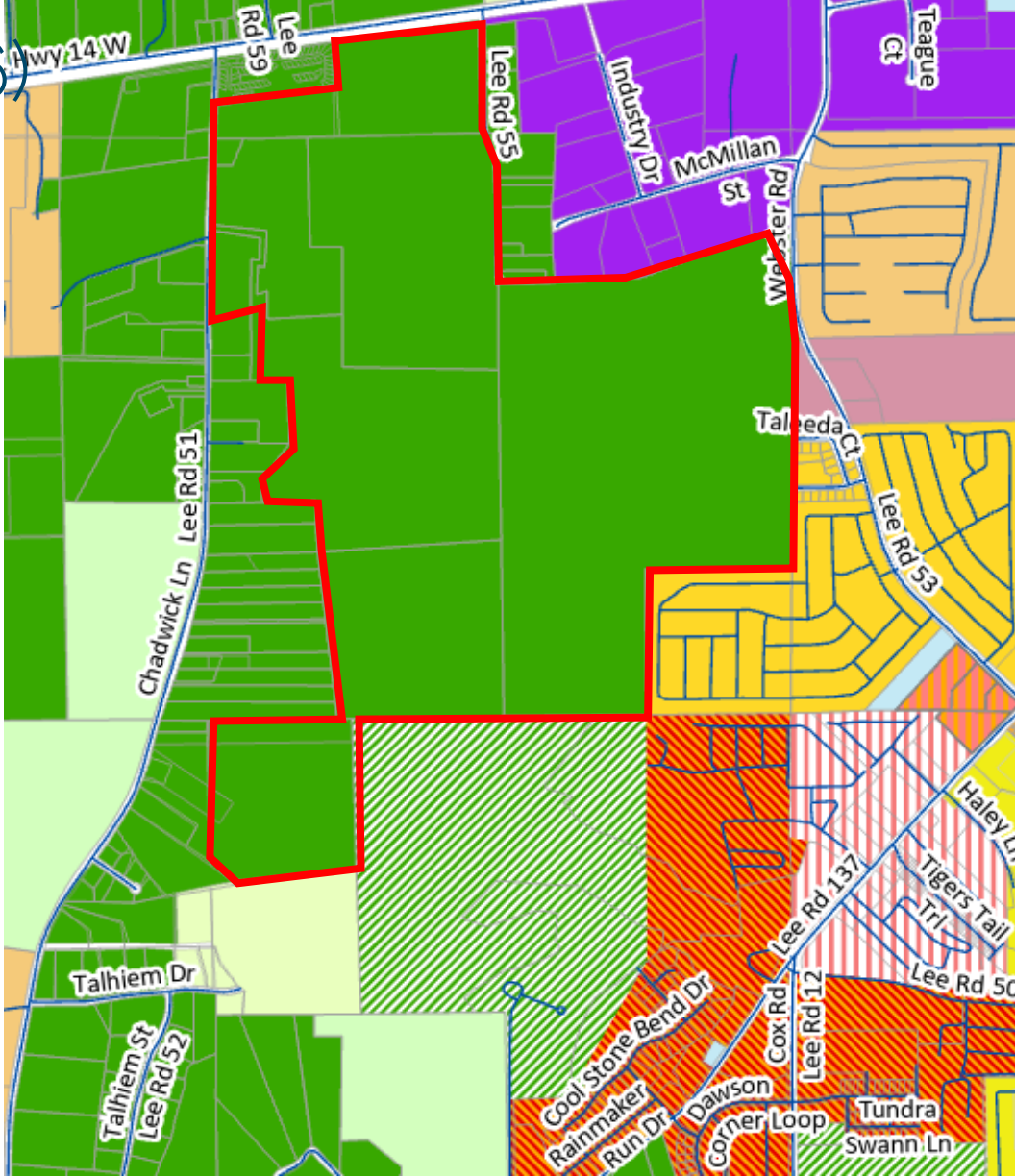
Existing (182 ac)	Proposed
Rural	Light Industrial
61 SF	-61 SF

Growth Changes (#3)



Existing (~760 ac)	Proposed
Rural	Light Industrial/Industrial
253 SF	-253 SF

(#6)



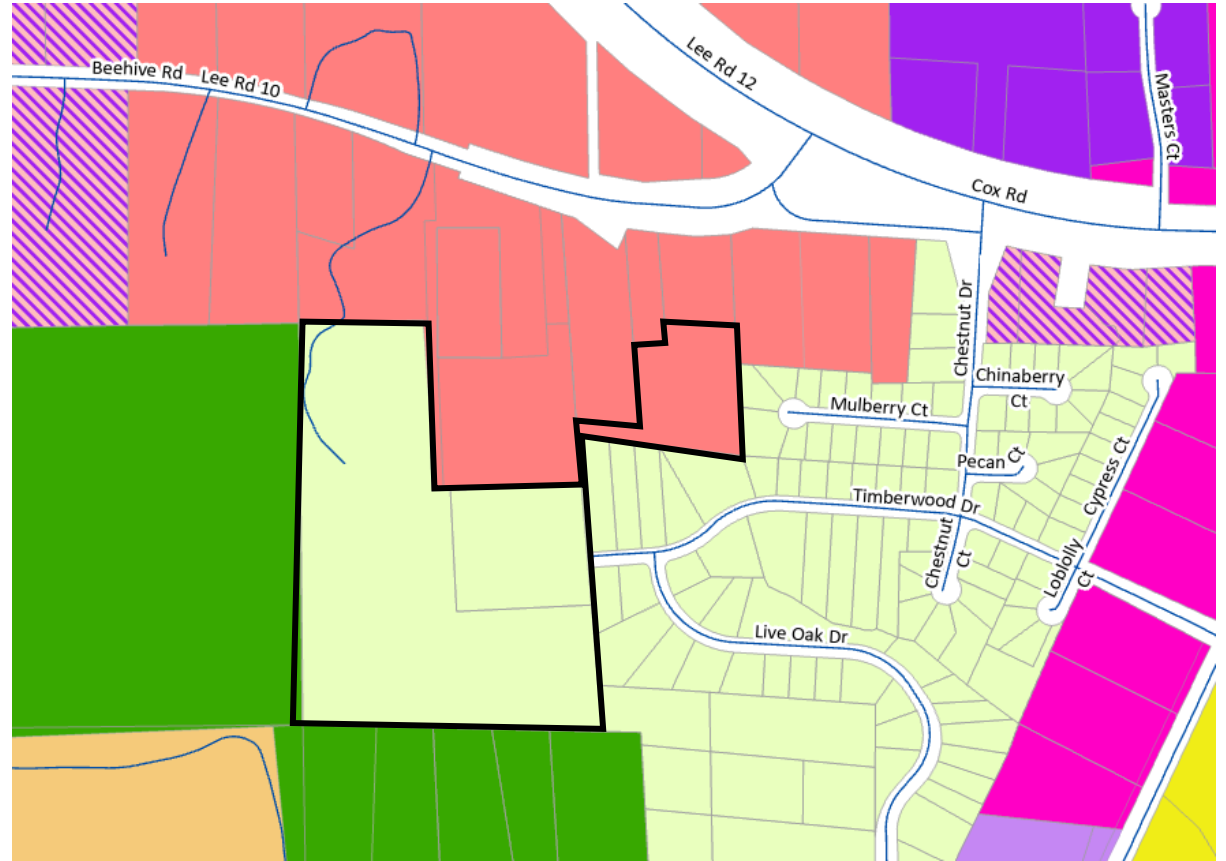
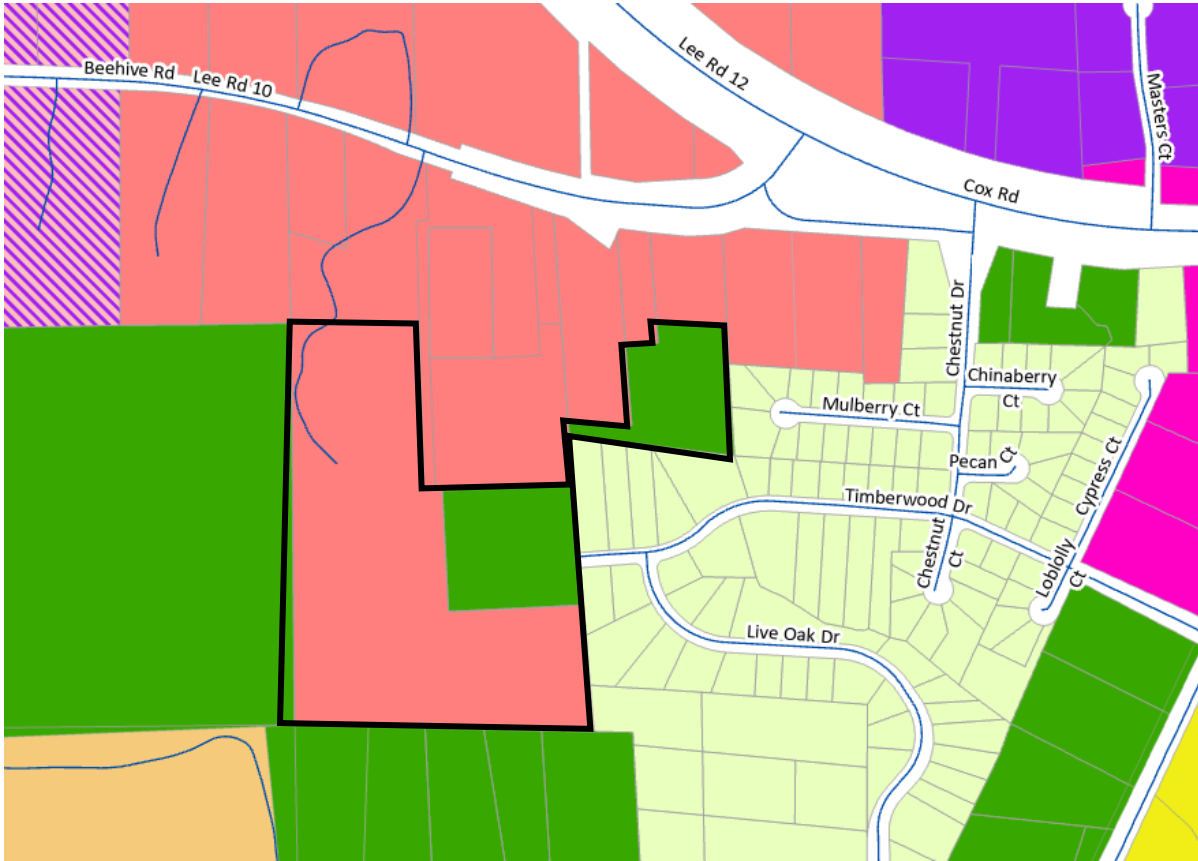
Existing (542 ac)
Rural
181 SF

Proposed
Limited Res/Low Density Res/Low-Med Density Res/Industrial
228 Units + 260 Units + 910 Units – 9 SF = 1390 Units (+1209)



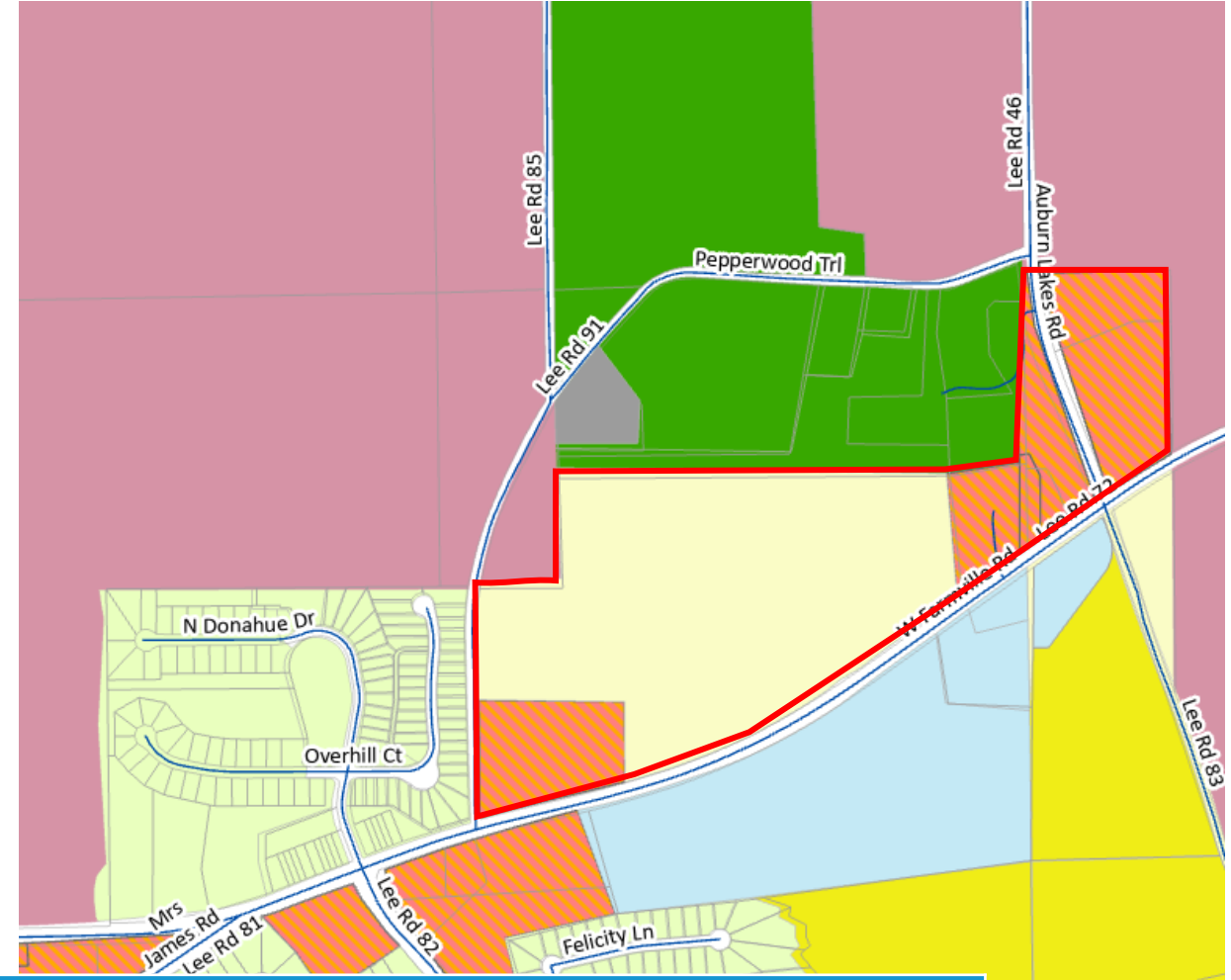
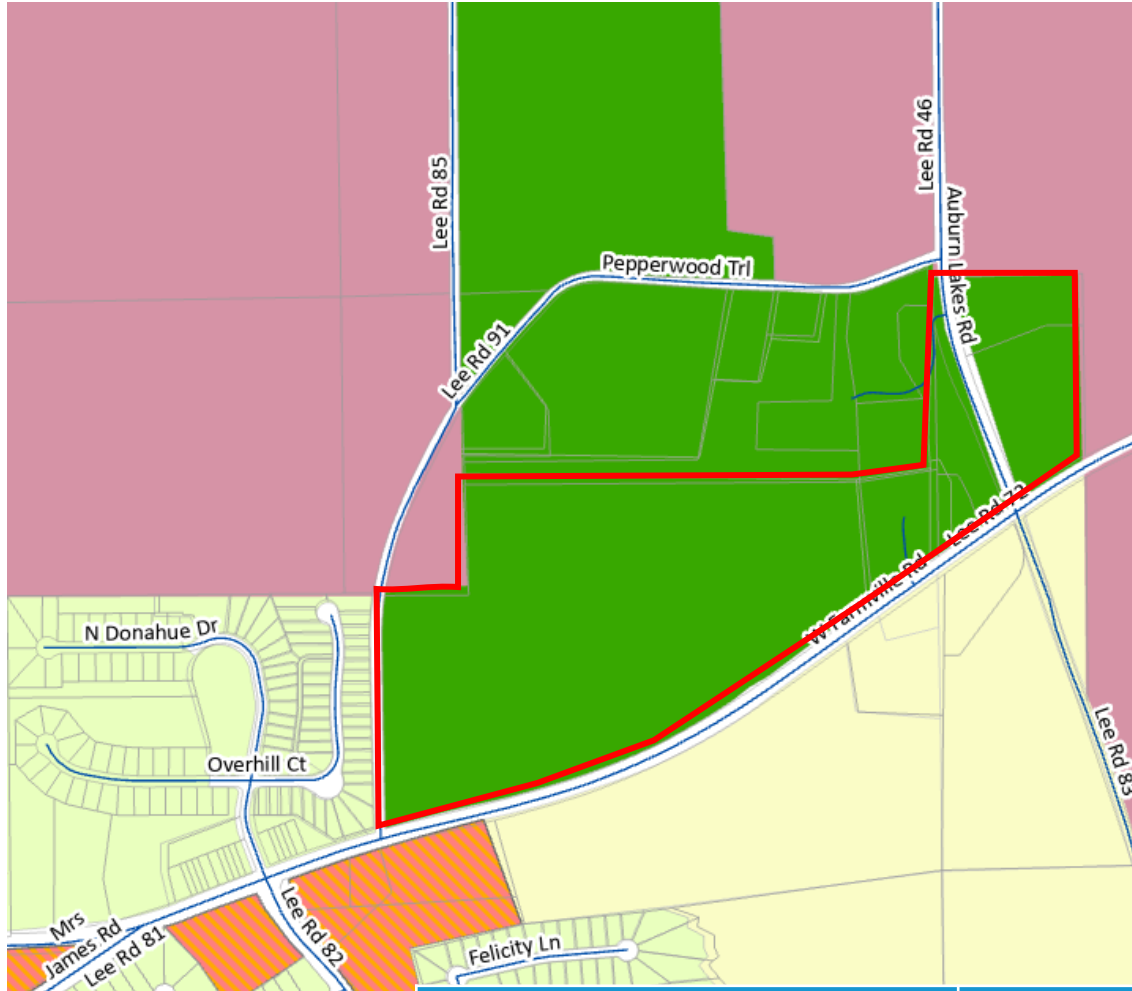
City of Auburn

Growth Changes (#7)



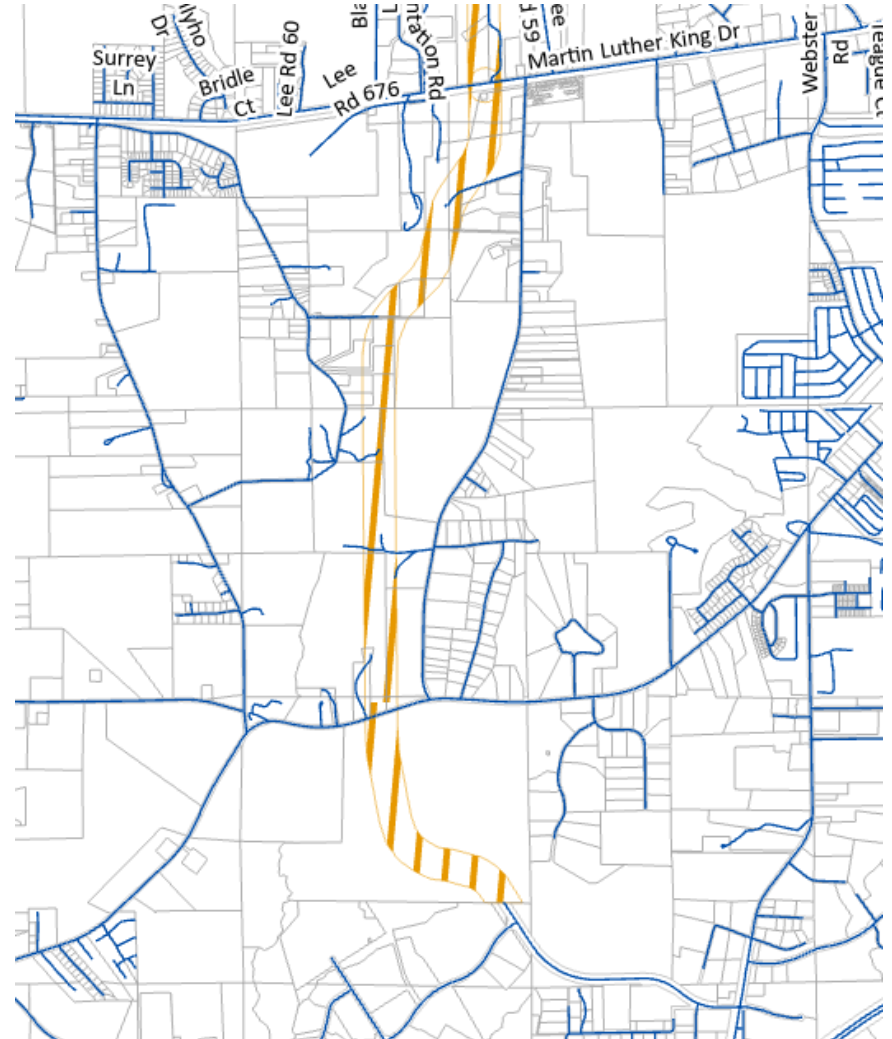
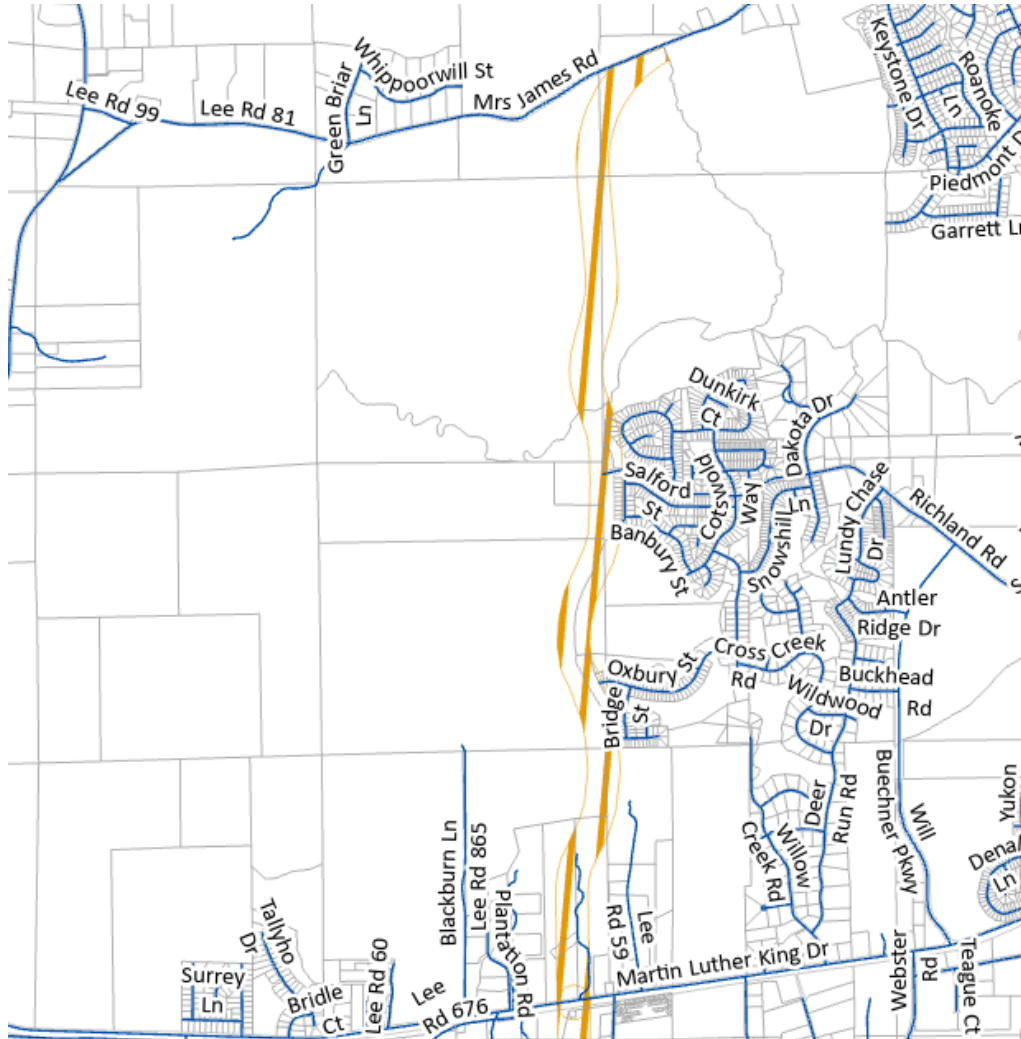
Existing (25 ac)	Proposed
Rural/Interstate Commercial	Neighborhood Preservation/Interstate Commercial
2 SF	98 SF (+96)

Growth Changes (#8)



Existing (54 ac)	Proposed
Rural	Low Density Res/Medium Intensity Mixed Use
18 SF	118 Units + 30 Units = 148 (+130)

Growth Changes (#9)



Growth Changes

Residential Build-Out Unit Gain: 1717

Residential Build-Out Unit Loss: 314

Net Residential Build-Out Unit Gain: 1403 Units

Potential Population Increase from Growth Changes Build-Out: +3,300

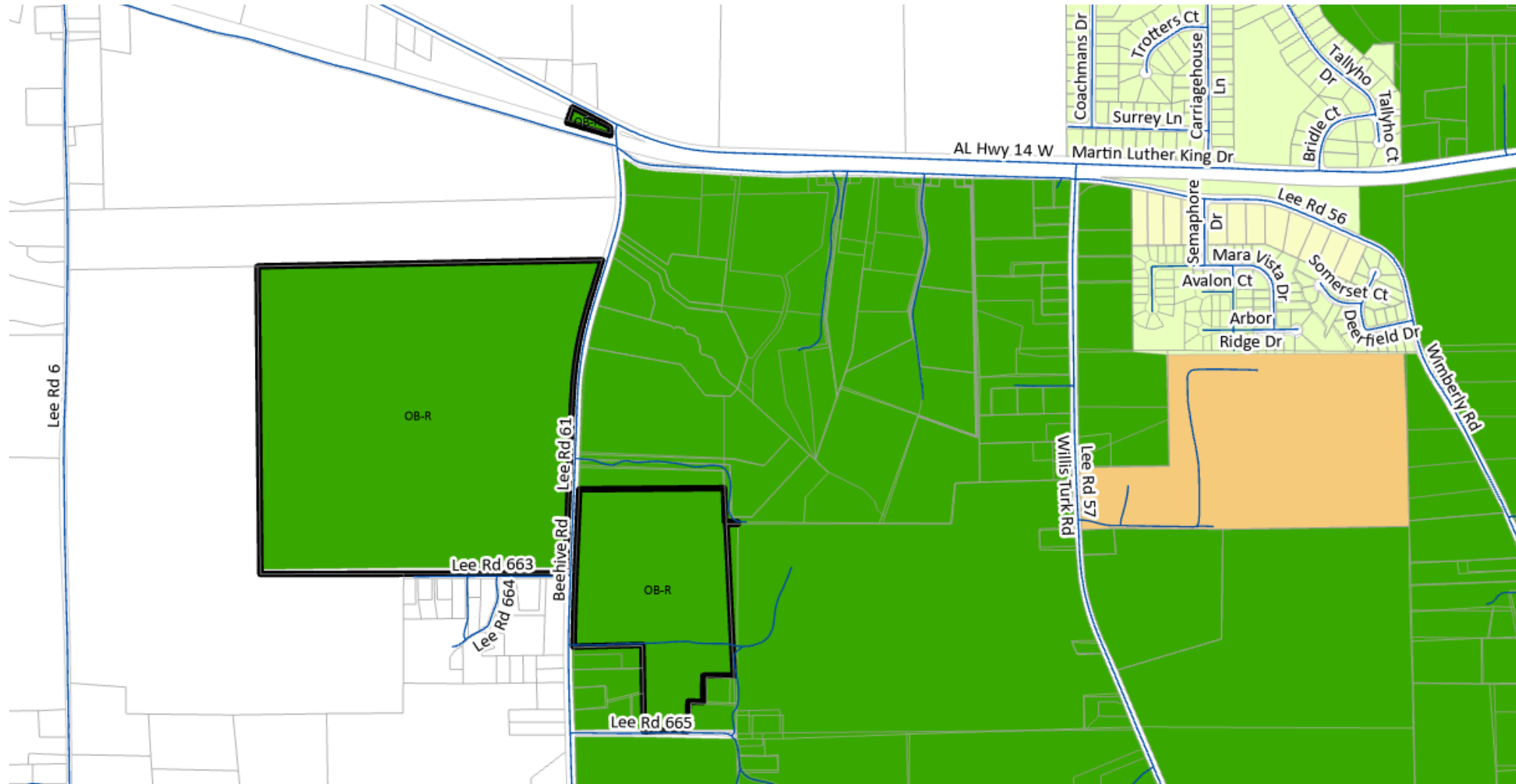
Optimal Boundary Changes

- 450 Acres Proposed Addition
- 671 Acres Proposed Removed

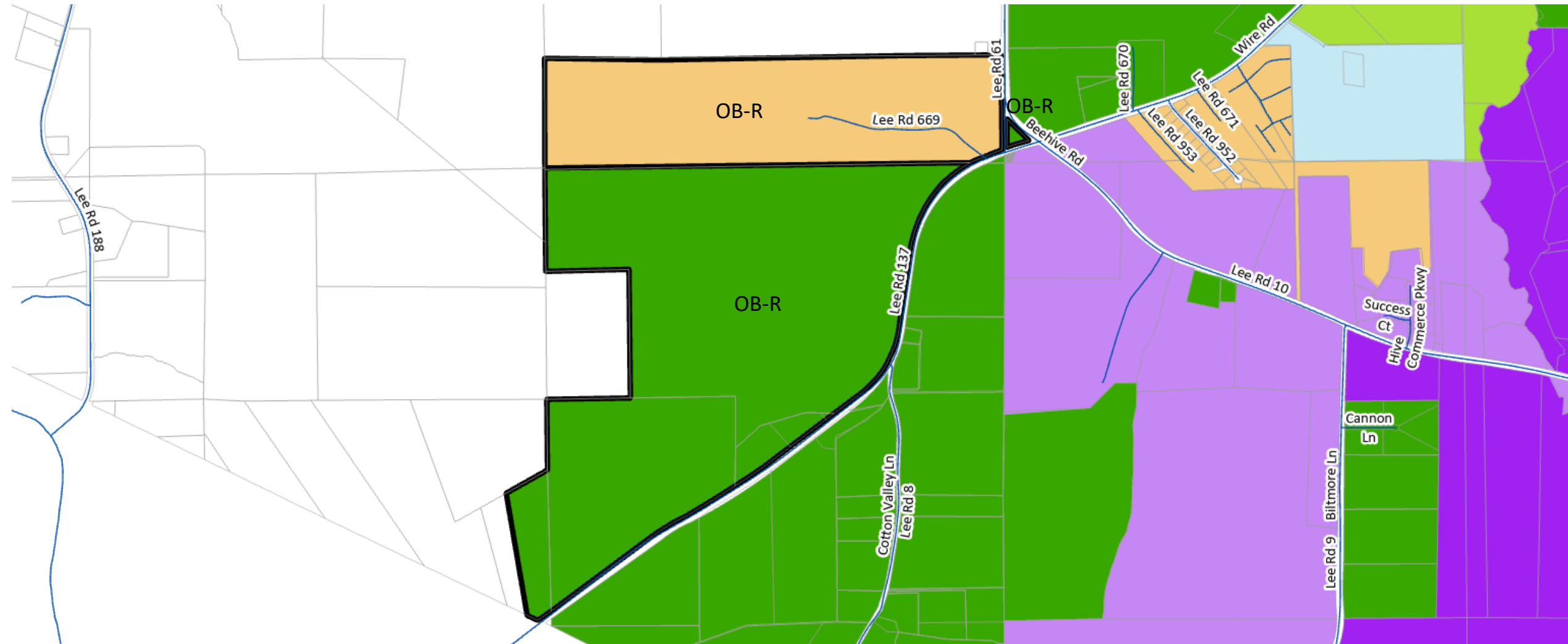
Type	ID	Acres	Use/FLU	Impact
OB-R	3-356 (LHS)	42 ac	Institutional/Rural	-14
OB-R	3-345 (W of LHS)	140 ac	Vacant/Rural	-46
OB-R	4-32 (W of LHS)	1 ac	Commercial/Rural	0
OB-R	3-348 (W of Beehive)	150 ac	MHP/MHP	-50
OB-R	3-349 (W of Beehive)	1 Ac	Vacant/Rural	-1
OB-R	3-347 (W of Beehive)	339 Ac	Vacant/Rural	-113
TOTAL:		671 Ac		-224

Type	ID	Acres	Use/FLU	Impact
OB-A	2-332 (Lee Rd 23)	1 Ac	Vacant/Rural	1
OB-A	2-335 (Hillandale)	88 Ac	4 SF, 42 ac Vacant/Rural	+18
OB-A	2-336 (Hillandale)	127 Ac	2 SF, 107 ac Vacant/Rural	+38
OB-A	2-337 (Society Hill)	162 Ac	Vacant/Rural	+54
OB-A	2-331 (Society Hill)	18 Ac	Vacant/Rural	+6
OB-A	2-334 (Pierce Chapel)	6.32 Ac	6 SF	+6
OB-A	2-333 (Pierce Chapel)	5 Ac	1 SF	+1
OB-A	2-338, -339, -354, -355	40 Ac	13 SF	+13
TOTAL:		450 Ac		+137

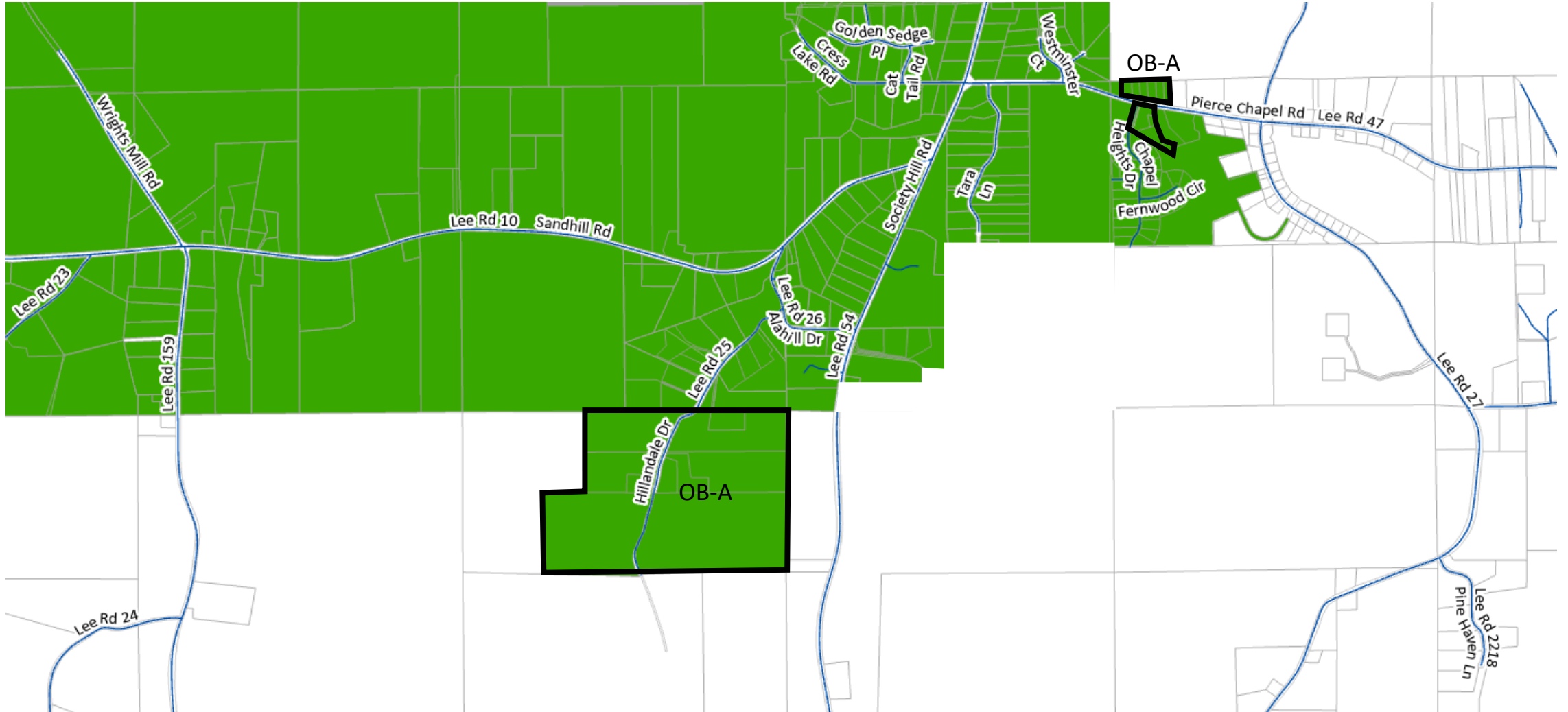
Optimal Boundary Changes



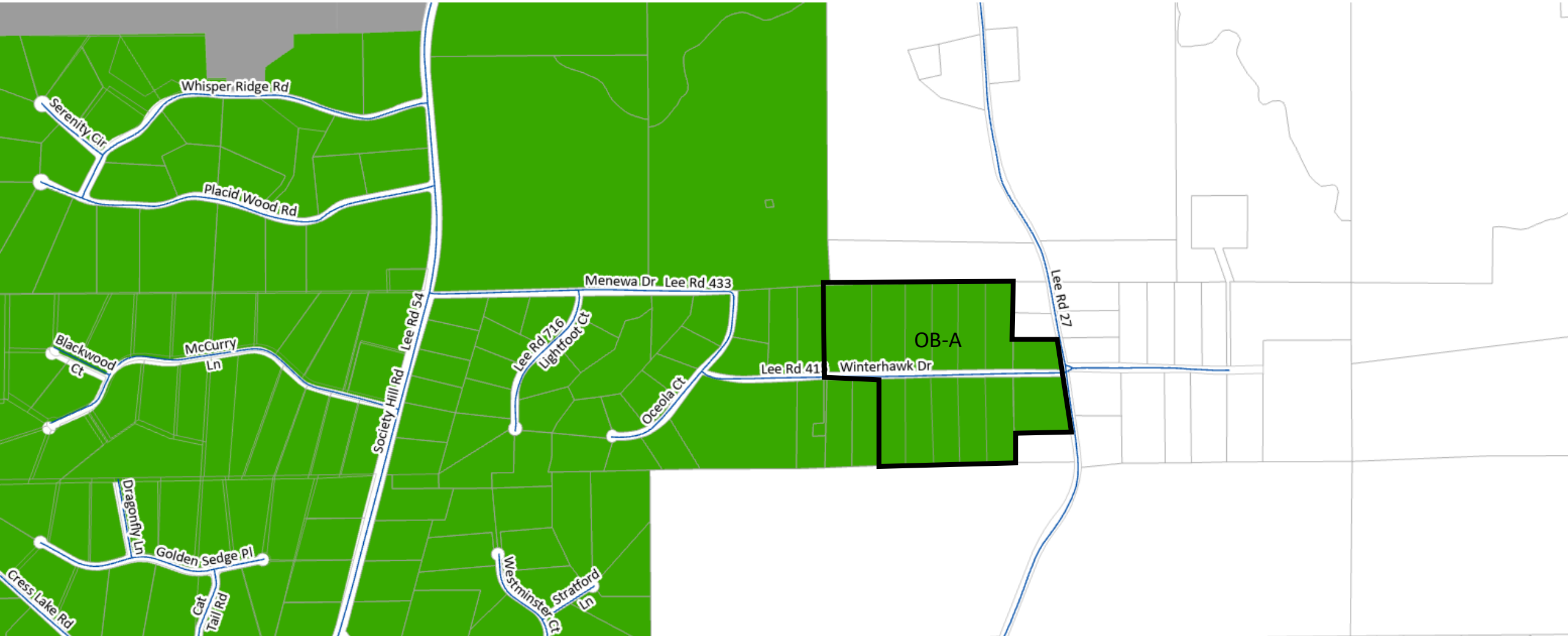
Optimal Boundary Changes



Optimal Boundary Changes



Optimal Boundary Changes



Optimal Boundary Changes



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%

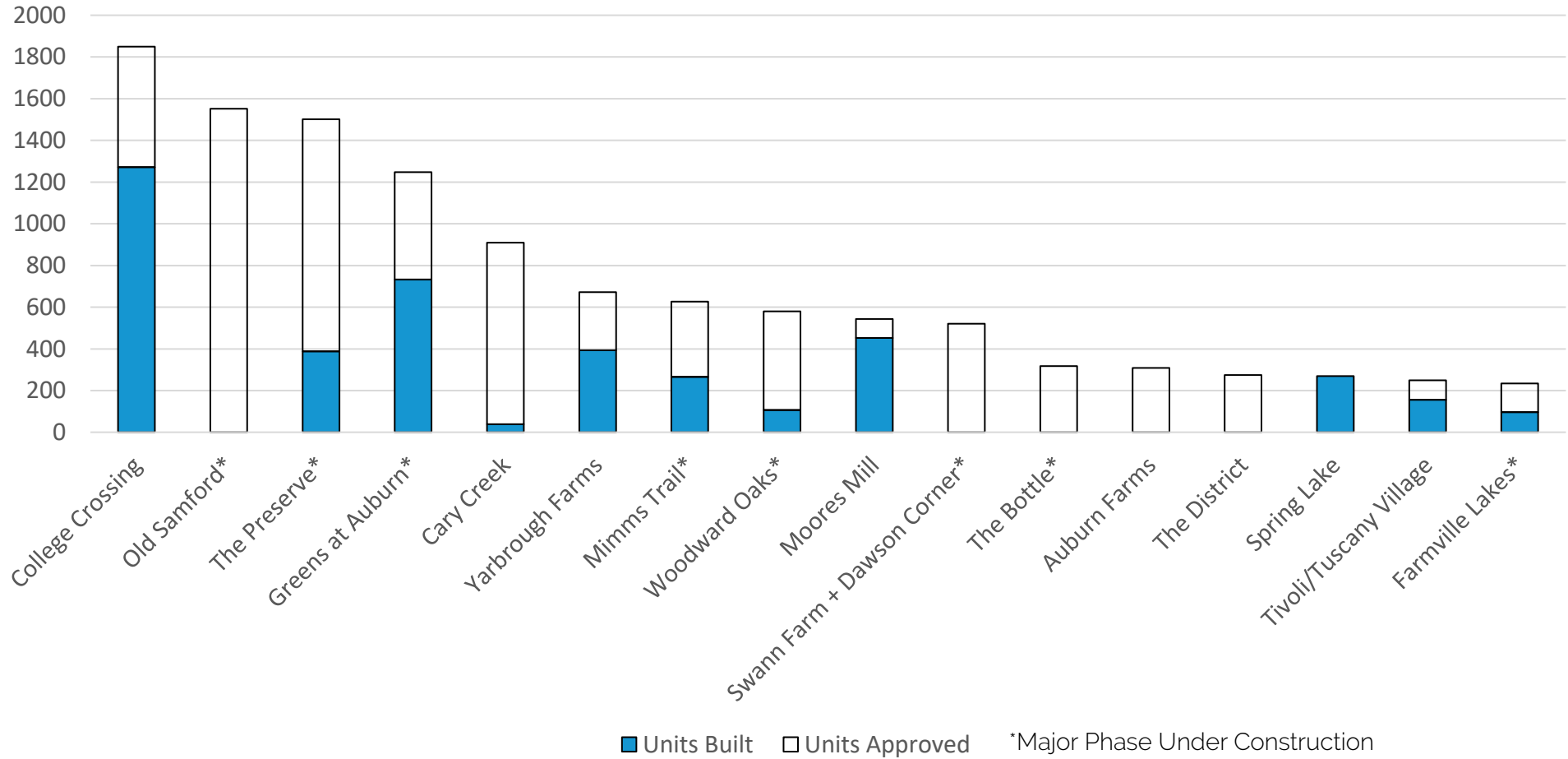
AIGM 2020 Population: 77,304
Mean HH Size: 2.32

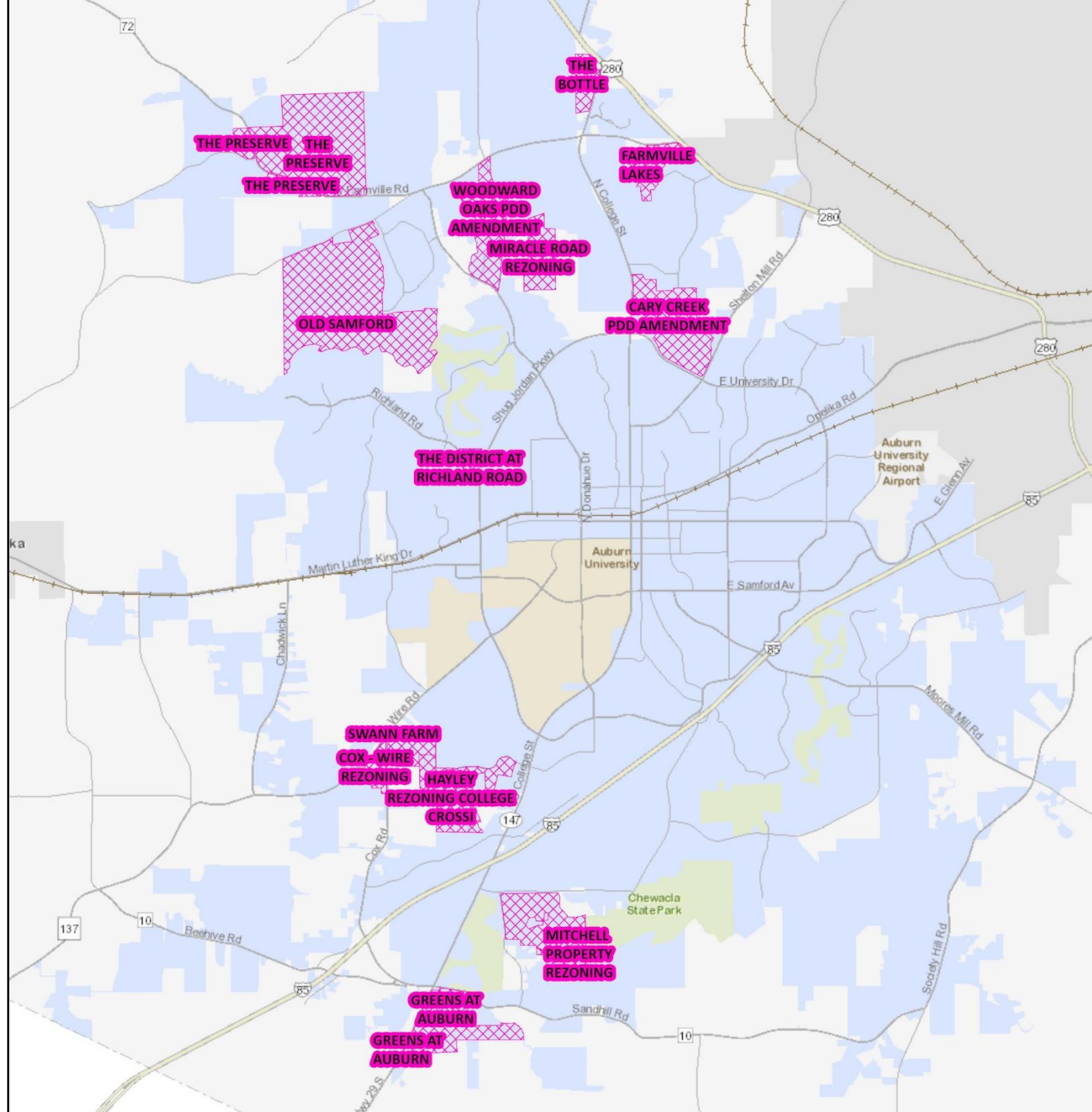
COA Actual Area = 37,107 ac
AIGM Area = 36,879 ac
99.4% Capture

Planned Developments in Auburn

~7,400 potential housing units remaining in approved PDDs

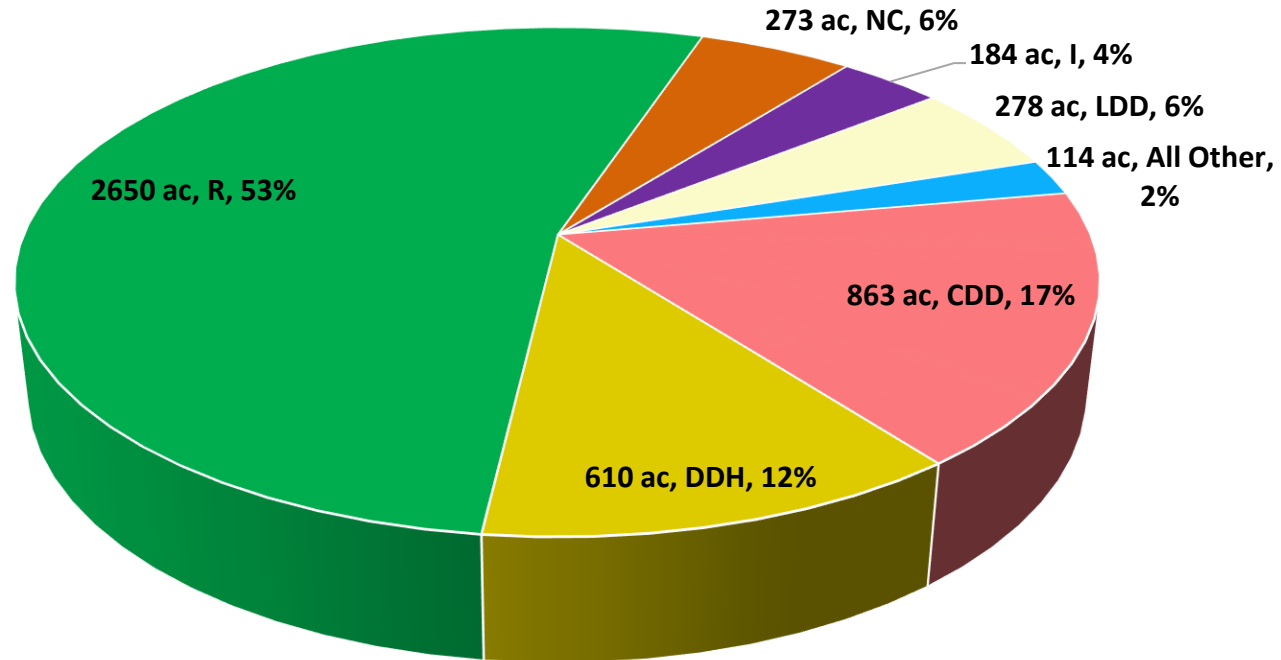
Buildout of Existing PDDs





Vacant Land in Auburn

Percent Vacant Acreage by Zoning District





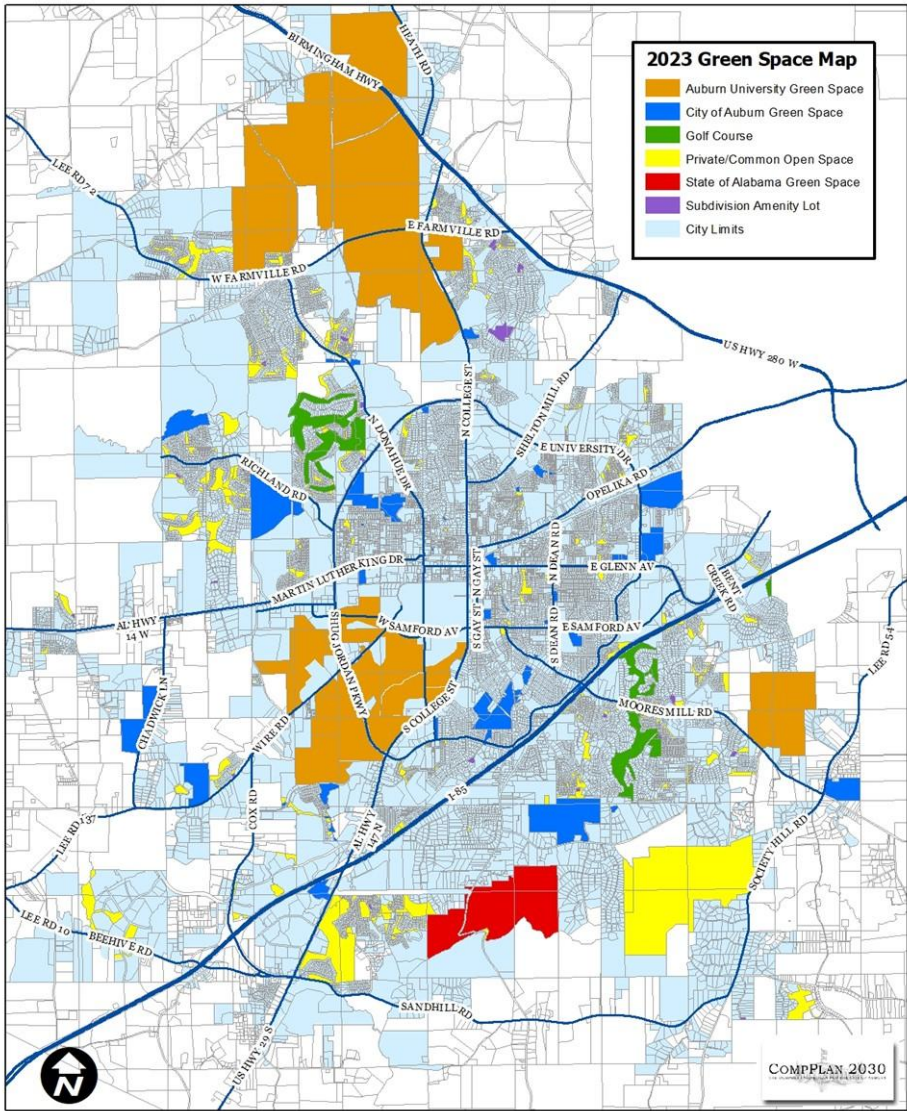
Lake Ogletree

Chapter 4.0

Natural Systems

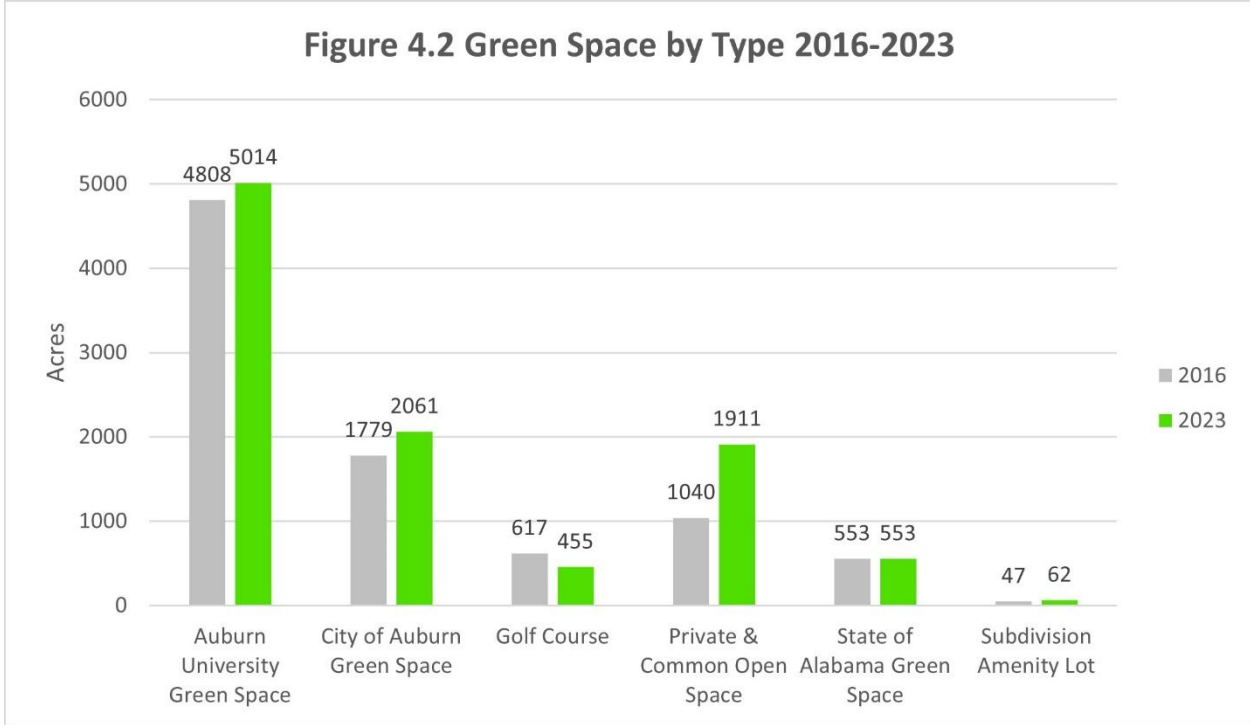
4.0 Natural Systems Summary of Changes:

- Updated pictures throughout
- Updated Impaired Water Bodies section
- Updated Maps 4.1, 4.2
- Reclassified Lake Ogletree from COA Green Space to Private Green Space
- Relocated Site Development Review Tool & Water to Section 4.5.4 Water Quality



Map 4.1: Green Space in Auburn

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.



- Natural and recreational lands including city parks, university agricultural lands, as well as privately owned golf courses and open space lots, constitute thousands of acres. As new subdivisions are created, land is often required to be set aside as private, non-buildable open space, helping to off-set lost natural resources.



Will Buechner Parkway

Chapter 5.0

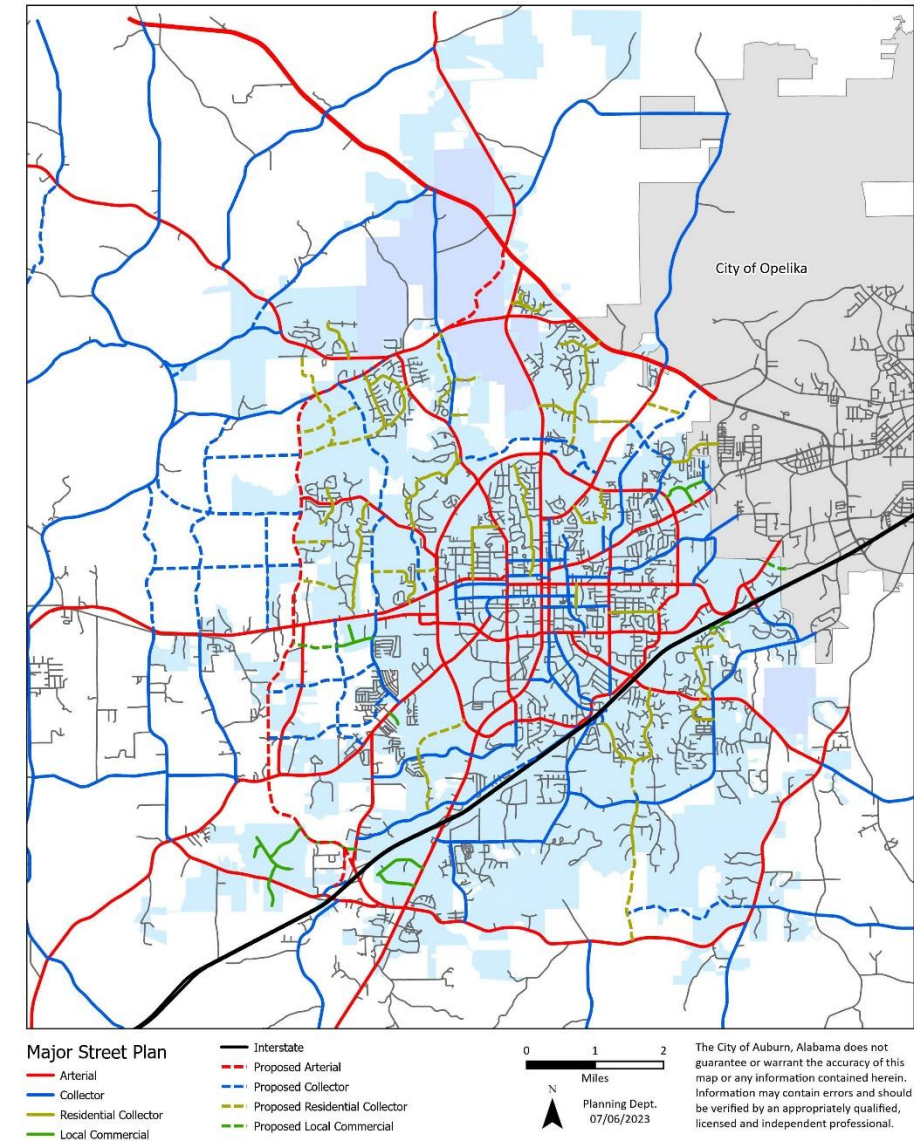
Transportation

5.0 Transportation Summary of Changes:

- Updated federal funding references
- Updated to latest TIP and LRTP
- Updated Tables 5.2, 5.3
- Updated Figures 5.5, 5.6, 5.7, 5.8, 5.9, 5.10
- Section 5.6.2 Re-write
- Added Figure 5.12 Truck Traffic Growth
- Added micro-mobility to Section 5.8.2 Transportation Choices
- Updated 5.8.6 Parking

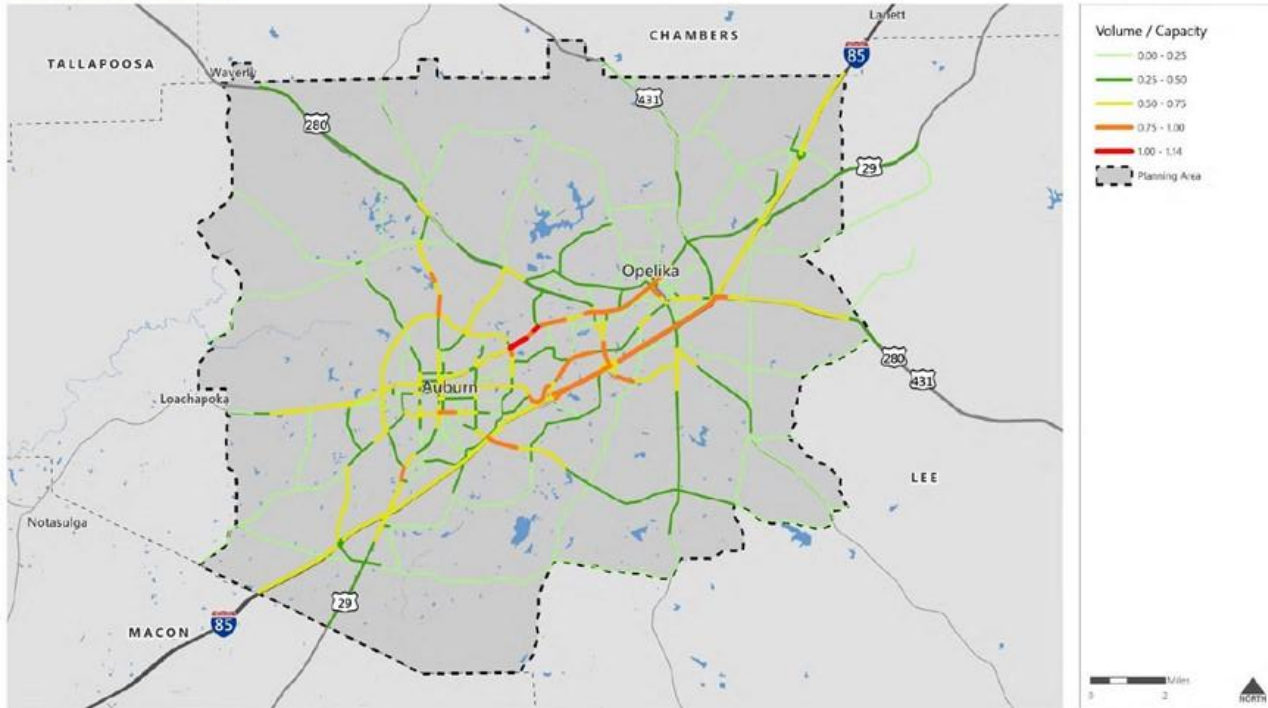
Figure 5.5 Major Street Plan

- While the CompPlan 2030, land use planning, and transportation plans are connected, separate transportation plans exist which focus on traffic in detail.
- The City of Auburn requires new developments to conduct traffic studies and to mitigate negative impacts related to the development.
- The Major Street Plan (right) studies the existing capacities and classification of roadways as well as identifies where new roadways should be constructed to allow for access. New developments are typically required to construct these roadways as the land develops. Similar plans identify the location and need for bicycle facilities, multi-use paths, and sidewalks.



- The Long Range Transportation Plan (LRTP) conducted by the Auburn-Opelika Metropolitan Planning Organization reviews existing traffic on major roadways and models projected traffic (travel demand) to year 2045 to identify roadways that may need capacity or signal timing improvements.

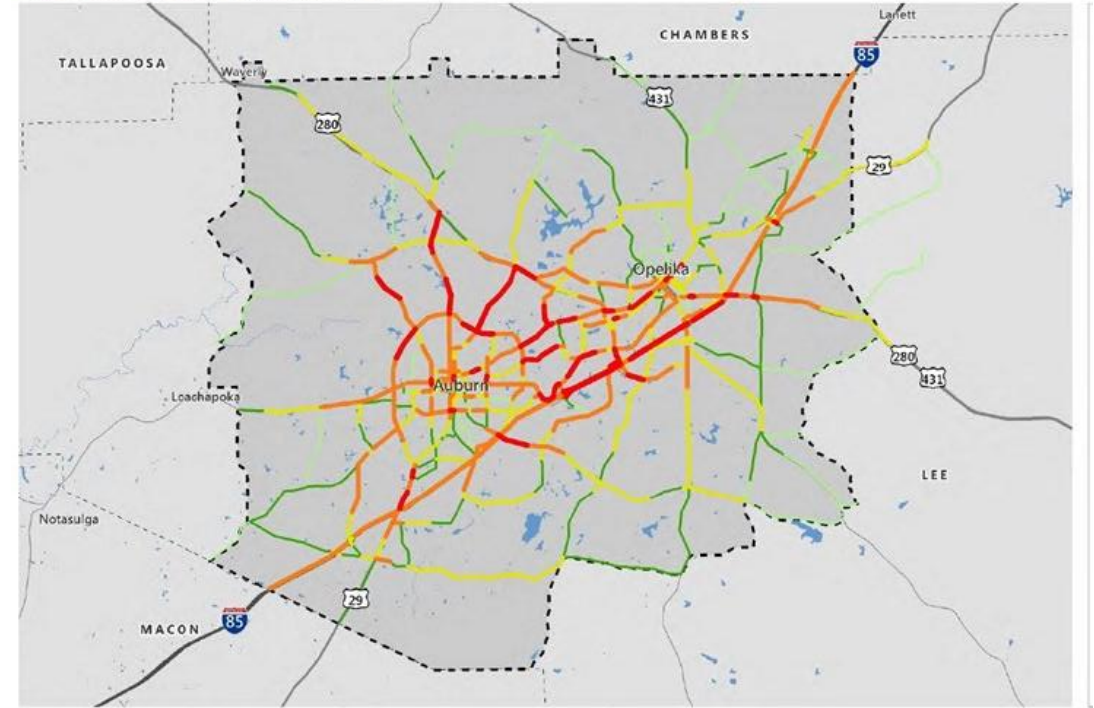
Existing Roadway Congestion, 2015



Data Sources: Travel Demand Model

Disclaimer: This map is for planning purposes only.

Future Roadway Congestion, 2045 (Existing + Committed)



Data Sources: Travel Demand Model

Disclaimer: T



CityFest 2019

Chapter 6.0


Parks, Recreation and Culture

6.0 Parks, Recreation and Culture

Summary of Changes:

- Updated images throughout
- Updated to incorporate Parks, Recreation and Cultural Master Plan
- Updated ETC Citizen Survey results
- Added information for Dinius Park, Auburn-Opelika Skate Park, Pearson Park
- Updated Section 6.3.10 Cemeteries
- Added new sub-section for Library System to Section 6.4
- Updated Map 6.1, Table 6.1

- In 2018, the City of Auburn adopted the Parks, Recreation and Cultural Master Plan. This plan incorporates the visions and recommendations of Chapter 6 of the CompPlan 2030.


City of Auburn

Parks, Recreation and Cultural Master Plan

May 2, 2018



Chapter 7.0

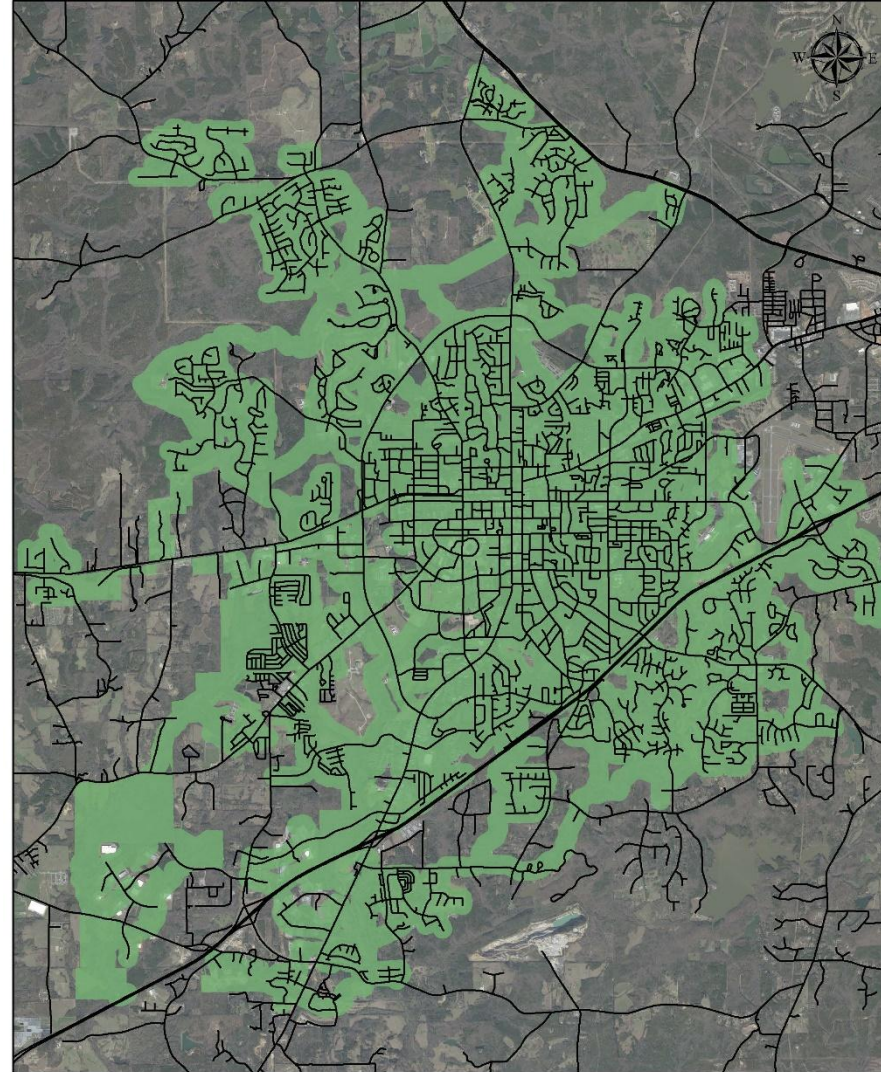
Utilities

7.0 Utilities Summary of Changes:

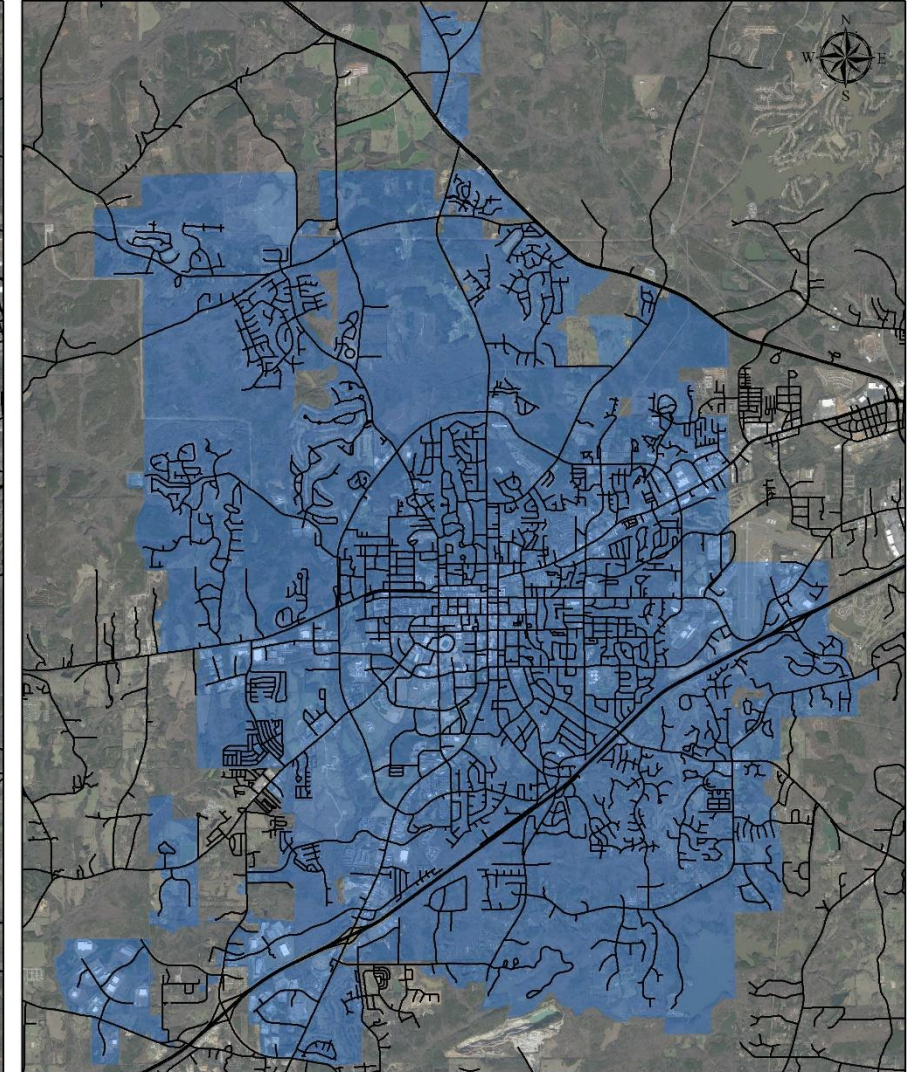
- Updated images throughout
- Updated Maps 7.1, 7.2

- Availability of utilities such as sanitary sewer and water play a large role in where and how land can be developed. The CompPlan 2030 considers how critical infrastructure and utility services can be provided to residents where new growth is anticipated.

SANITARY SEWER SERVICE AVAILABILITY MAP



WATER SERVICE AVAILABILITY MAP





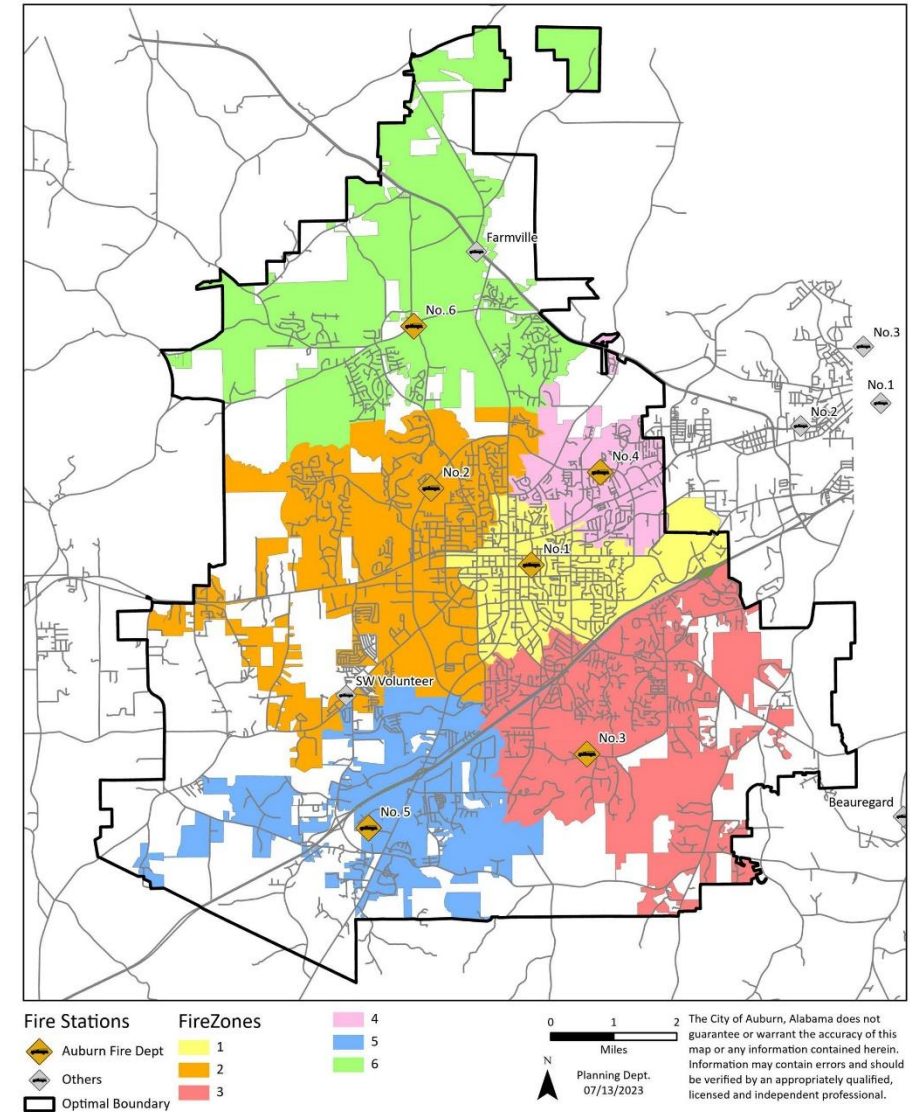
Chapter 8.0

Public Safety

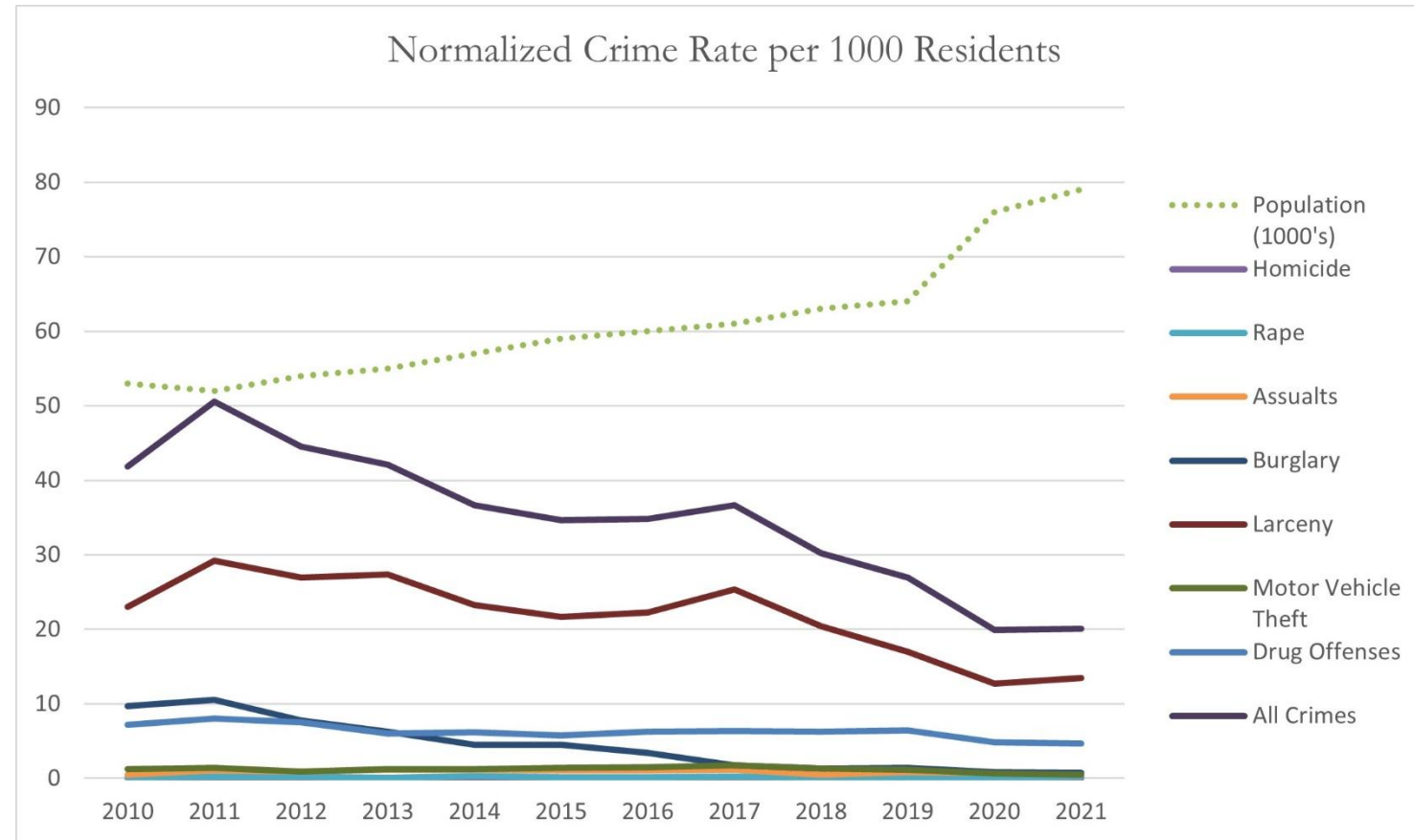
8.0 Public Safety Summary of Changes:

- Updated images throughout
- Updated ETC Citizen Survey results
- Re-write of Section 8.1.3 City of Auburn Fire
- Re-write of Section 8.1.4 Emergency Management & Communications
- Update to Section 8.1.5 City of Auburn Police
- Update to Section 8.1.5 City of Auburn Inspection Services Department
- Update to Section 8.3.2 East Alabama Medical Center
- Update Map 8.1, Table 8.1, Figure 8.1

- Fire Station 6 opened in 2023 allowing for continued response times and coverage for new population growth in the northwest quadrant.
- Construction underway for Public Safety Training Center on US 280.



- Police Department receives on average 26,000 calls for emergency response per year and 65,000 auxiliary calls (non-emergency).
- The City of Auburn crime rate continues to trend downwards, particularly for thefts, despite increasing population.





Chapter 9.0

Historic Preservation

9.0 Historic Preservation Summary of Changes:

- **Minor text corrections**





Chapter 10.0

Schools

10.0 Schools Summary of Changes:

- Updated employment and enrollment figures
- Updated to include Auburn High School and Woodland Pines Elementary
- Updated Enrollment Projections
- Updated Map 10.1

- Woodland Pines Elementary opened to service northwest quadrant.
- Planning is on-going for a new HS site on N Donahue Drive

