

# NW AUBURN NEIGHBORHOOD PLAN

## BRAGG AVENUE | MLK DRIVE



Public Meeting #3 | January 31, 2017



City of Auburn

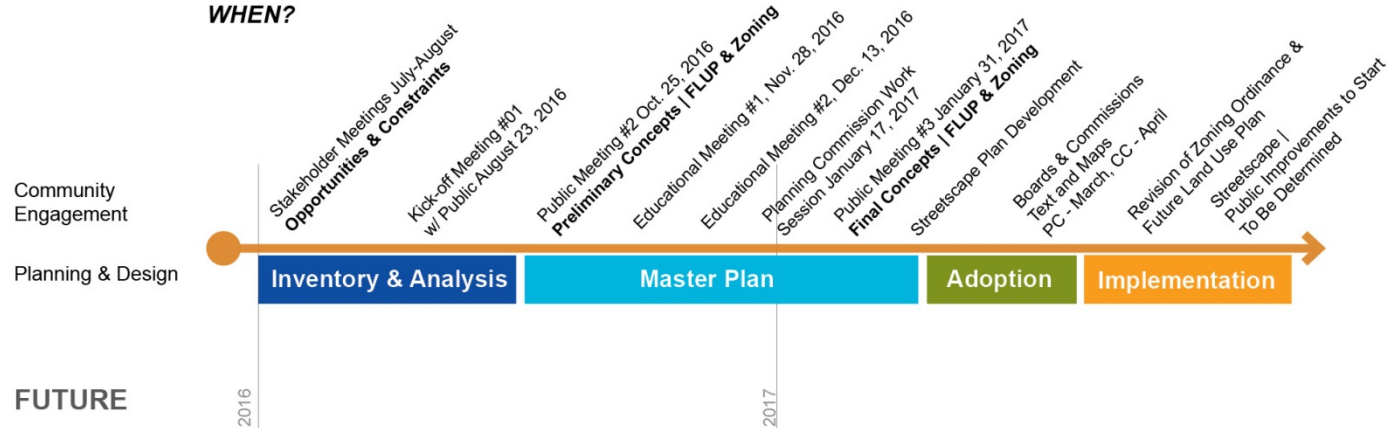
# STAFF UPDATES

## KEY STAKEHOLDERS

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

## TIMELINE: MASTER PLAN UPDATE

### WHEN?



FUTURE



# MEETING AGENDA:

- *Background*
- *Public Meeting Results*
- *Recommendations*
- *Staff Updates*
- *Questions*



## STUDY AREA

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

STUDY AREA

SHUG JORDAN PKWY

N. DONAHUE DR.

SHUG JORDAN PKWY

N. DONAHUE DR.

N. COLLEGE ST.

MLK DR.

BRAGG AVE.



# INVENTORY & ANALYSIS

## Residential units:

1763

Single units: 674

Duplex units: 53

Triplex units: 6

Apartment/Condo units: 766

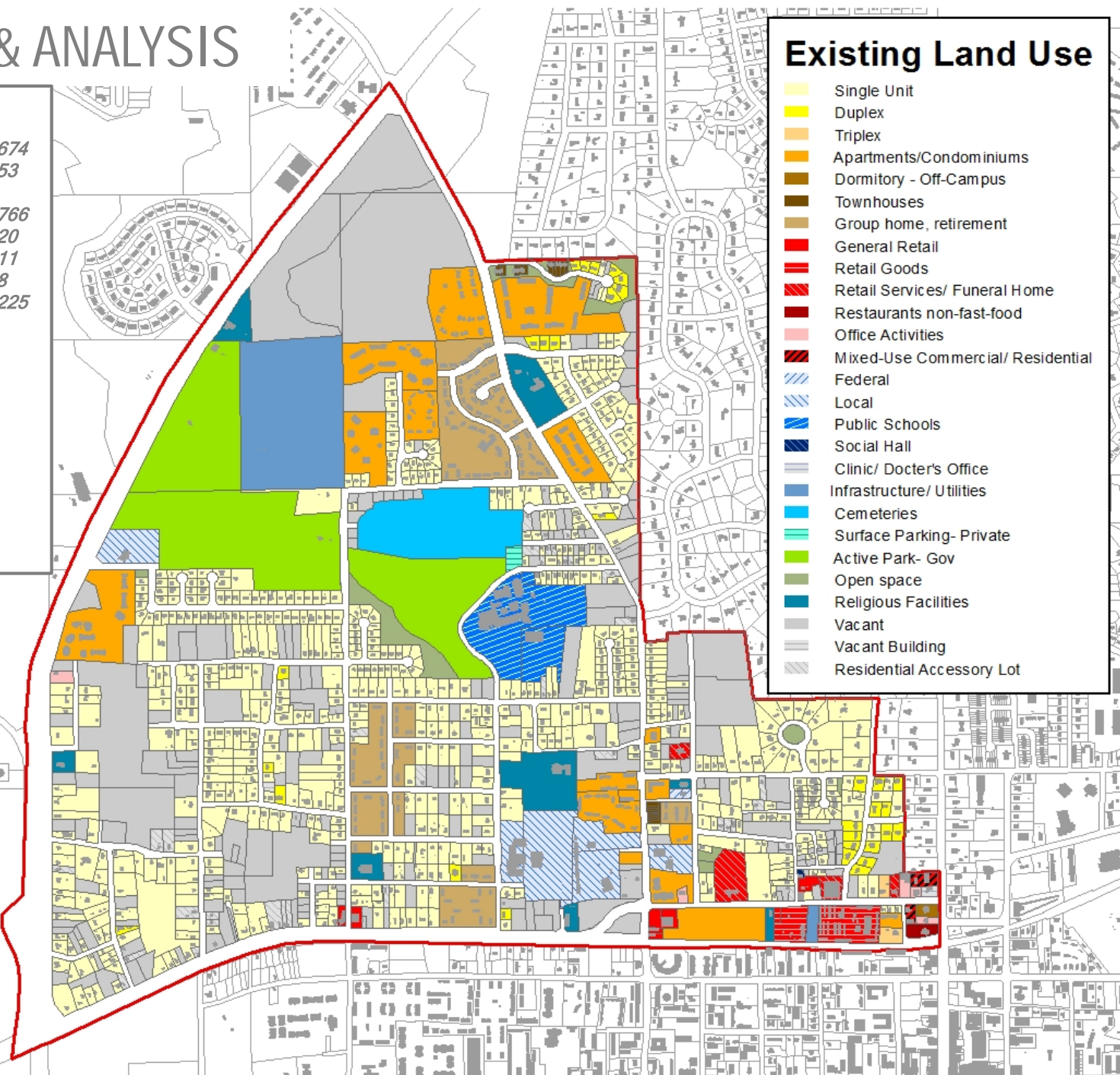
Townhouse units: 20

Off campus dormitory units: 11

Mixed-use: 8

Housing Authority units: 225

- 46% residential
- 9.2% vacant
- 12% public parks



## 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

# MEETING AGENDA:

- *Background*
- *Public Meetings Results*
- *Recommendations*
- *Staff Updates*
- *Questions*





# NORTHWEST AUBURN NEIGHBORHOOD PLAN

PUBLIC MEETING #1 : AUGUST 23, 2016  
BOYKIN COMMUNITY CENTER

**ATTENDANCE: 200 people**

**CITIZEN PARTICIPATION WAS ACHIEVED THROUGH A VARIETY OF SURVEY INSTRUMENTS.**

## **FOUR (4) ASSESSMENT TOOLS**

- **One Word Cards:** Describe the current view of the neighborhood and the vision for the future.
- **General Comments:** Provided these at the end of the presentation.
- **Survey Instrument:** Specific to each department.
- **Hands-On Design Maps:** Identified areas that are assets and areas that need to be improved.

***\*\*\*165 total survey instruments were returned.***

# NORTHWEST AUBURN NEIGHBORHOOD PLAN

## ASSESSMENT RESULTS:

ONE WORD that comes to mind about  
NW AUBURN NEIGHBORHOOD

NOW: Fiscally Disadvantaged

IN THE FUTURE:

Fiscally/Commercially Integrated

(In my vision)

### WORKSHOP AGENDA

NW AUBURN NEIGHBORHOOD PLAN PUBLIC MEETING #01  
AUBURN, ALABAMA  
August 23, 2016

CITY OF AUBURN  
Planning Department

Of the many ideas you heard today, which one seems most exciting to you?

Most exciting is the zoning potential along MLK Dr. —  
Zoning of Martin Luther King Dr to RDD while  
maintaining Neighborhood conservation areas consistent with  
vibrant uplifted neighborhoods.

Comm → MLK  
Preserve Neighborhood

What type of program do you think needs to be added to the Northwest Auburn Neighborhood?  
(Example: civic spaces, open space/parks, new business opportunities, green infrastructure, signage etc.)

In terms of facilities (i.e. program?) I would suggest that  
one focuses on new business opportunities (increase economic potential  
and growth); open space/parks (area beautification) - attractive to  
residents and visitors; and finally, green infrastructure.

- New housing  
- Commercial  
- open space

Please write down any additional comments that you may have (continue on back if needed).

Preserve ~~and~~ expand RDD zoning along MLK Dr to the greatest  
extent possible while increasing the home town look and  
feel of the greater Auburn appeal. Partner w/ private  
investors to transform the NW Auburn while enabling  
residents and local investors to ~~take~~ participate in the  
growth of Auburn, <sup>through the NW</sup> and MLK Dr as a major route through the city.

Thank you for your help and ideas.

Please leave these on the table you are working on.



# NORTHWEST AUBURN NEIGHBORHOOD PLAN

## ASSESSMENT RESULTS:

Which of the following are the three most important factors to you about your neighborhood? Please pick from the main categories and number your choices 1 for the most important then 2 and 3 for second and third.

- Parks and recreation facilities**
  - Safe places for neighborhood children to play
  - More activities in existing parks (ball fields, playground equipment, etc.)
  - Cemetery improvements
  - Other \_\_\_\_\_
- Public Safety**
  - Police protection and crime prevention
  - Fire protection and fire fighting
  - Building Inspection: inspections of new construction, junk cars, and dilapidated houses
  - Other \_\_\_\_\_
- Environmental Services**
  - Pickup of household garbage
  - Pickup of yard waste
  - Pick up of recycling materials (bottles, newspaper, plastic, etc.)
  - Animal Control (stray dogs and cats, neighbors pets run loose)
  - Other \_\_\_\_\_
- Public Works/Engineering**
  - Sidewalks (both new and existing)
  - Conditions of streets in your neighborhood
  - Water runoff from storms standing in streets and yards
  - Other \_\_\_\_\_
- Housing Needs**
  - New housing where people can afford to buy a home
  - Assistance in repairing existing homes
  - Better maintenance of rental properties
  - Other \_\_\_\_\_
- Commercial Needs**
  - Places nearby to shop for general groceries, get a haircut, and wash laundry
  - Opportunities for jobs in or near your neighborhood
  - Other \_\_\_\_\_
- Neighborhood Appearance/Zoning/Land Use**
  - Residents (owners and renters) taking care of their houses and yards
  - Minimizing junk cars and other abandoned items in yards, on vacant lots and in the street
  - Enforcing regulations to protect the residential character of the neighborhood
  - Other \_\_\_\_\_
- Concerns with Public Housing** \_\_\_\_\_
- Concerns about Churches, Schools, Community Center or Other Institutional Uses** \_\_\_\_\_
- Transportation Options**
  - Bus routes \_\_\_\_\_
  - Bus shelters & benches
  - Places to safely ride bicycles for transportation (bike paths, bike lanes)
  - Other \_\_\_\_\_
- Other concerns or general comments, please explain. Use back of page if necessary.**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# ASSESSMENT RESULTS

## **Parks and Recreation Facilities:** 28%

- *Safe places for neighborhood children to play.*
- *More activities in existing parks (ball fields, playground equipment, etc.).*
- *Provide greenways and multi-use pathways to connect to parks, retail and downtown.*
- *Create a Satellite library.*
- *Improve cemeteries.*

## **Planning:** 26%

- Amend zoning ordinance to allow for affordable housing, including modular homes, duplexes, and middle housing.
- Amend future land use to encourage redevelopment.
- Enforcing regulations to protect the residential character of the neighborhood.

## **Public Works:** 19%

- Improve existing sidewalks.
- Add additional sidewalks.
- Provide new streetscape amenities (i.e. street trees, signage, lighting, benches).
- Improve conditions of existing streets in your neighborhood (roadway surface).





# ASSESSMENT RESULTS

## **Public Safety: 10%**

- *Increase police presence and create crime fighters (Neighborhood Watch).*

## **Economic Development: 8%**

- *Opportunities for jobs in or near the neighborhood.*
- *Places nearby to shop, commercial nodes.*
- *Improve Boykin Center.*

## **Codes: 7%**

- *Condemn and remove dilapidated structures.*
- *Maintain vacant lots (cut grass and remove debris).*

## **Environmental Services: 1%**

- *Maintain R.O.W. (overgrown areas throughout neighborhood).*

## **Water Resource Management: 1%**

- *Improve stormwater infrastructure near Byrd St.*



# NORTHWEST AUBURN NEIGHBORHOOD PLAN

PUBLIC MEETING #2 : OCTOBER 25, 2016  
BOYKIN COMMUNITY CENTER

**ATTENDANCE: 84 people**

**CITIZEN PARTICIPATION WAS ACHIEVED THROUGH A VARIETY OF SURVEY INSTRUMENTS.**

## **TWO (2) ASSESSMENT TOOLS**

- **Survey Instrument: Specific to types of commercial and residential uses that citizens desire within boundary area.**
- **Hands-On Design Maps: Identified areas for commercial uses and various types of residential uses.**

***\*\*\*46 total survey instruments were returned.***



# NORTHWEST AUBURN NEIGHBORHOOD PLAN

## ASSESSMENT RESULTS – MEETING #2:



### WORKSHOP AGENDA

NW AUBURN NEIGHBORHOOD PLAN PUBLIC MEETING #2  
AUBURN, ALABAMA  
October 25, 2016

CITY OF AUBURN  
Planning Department

Did you attend the neighborhood kick-off presentation (August 23, 2016)?

Yes  No

Do you live within the study area?

Yes  No

What types of commercial uses would you like to see within the study area? Circle all that apply:

Banks  Restaurants   
Barbershop | Beauty Shop  Fast Food w/ Drive thru  Other: Day Care  
Clothing Store  Professional Office  Mechanic  
Florist  Dry Cleaners   
Grocery Store  Professional Studios   
Lounge  Veterinary office | Kennel

Healthy neighborhoods consist of a variety of housing types. Circle the types of housing that you feel are most appropriate in Northwest Auburn:

Duplexes   
Single-family Detached   
~~Townhomes~~   
Cottage Houses   
Modular Homes   
Apartments (non-student)   
Other: small affordable homes regardless of type

Would you be interested in the establishment of a neighborhood watch program?

Please write down any additional comments that you may have (continue on back if needed).

Auburn housing, of whatever type, is very expensive for many citizens. To create and maintain safe neighbors needs of diverse character requires affordable housing. Auburn will only become a more expensive place.  
Thank you for your help and ideas.

Please leave these on the table you are working on.

to live overtime while many jobs will remain low-income service.  
The new student housing will only drive apartment/duplex rent up.

NW AUBURN NEIGHBORHOOD PLAN Auburn, AL | PUBLIC MEETING | 25 October 2016

Example of survey instrument.

# NORTHWEST AUBURN NEIGHBORHOOD PLAN

## ASSESSMENT RESULTS – MEETING #2:

- *Staff presented initial land use and zoning recommendations.*
- *A majority of citizens were desirous of more single-family detached housing.*
- *More affordable housing options, such as townhomes and duplexes were also desired.*
- *Citizens requested that staff hold educational meetings regarding zoning to allow everyone to get a better understanding of the proposed changes.*



*Example of survey instrument.*

# NORTHWEST AUBURN NEIGHBORHOOD PLAN

EDUCATIONAL MEETING #1 : NOVEMBER 28, 2016  
AME ZION CHURCH

**ATTENDANCE: 33 people**

EDUCATIONAL MEETING #2 : DECEMBER 13, 2016  
BOYKIN COMMUNITY CENTER

**ATTENDANCE: 18 people**



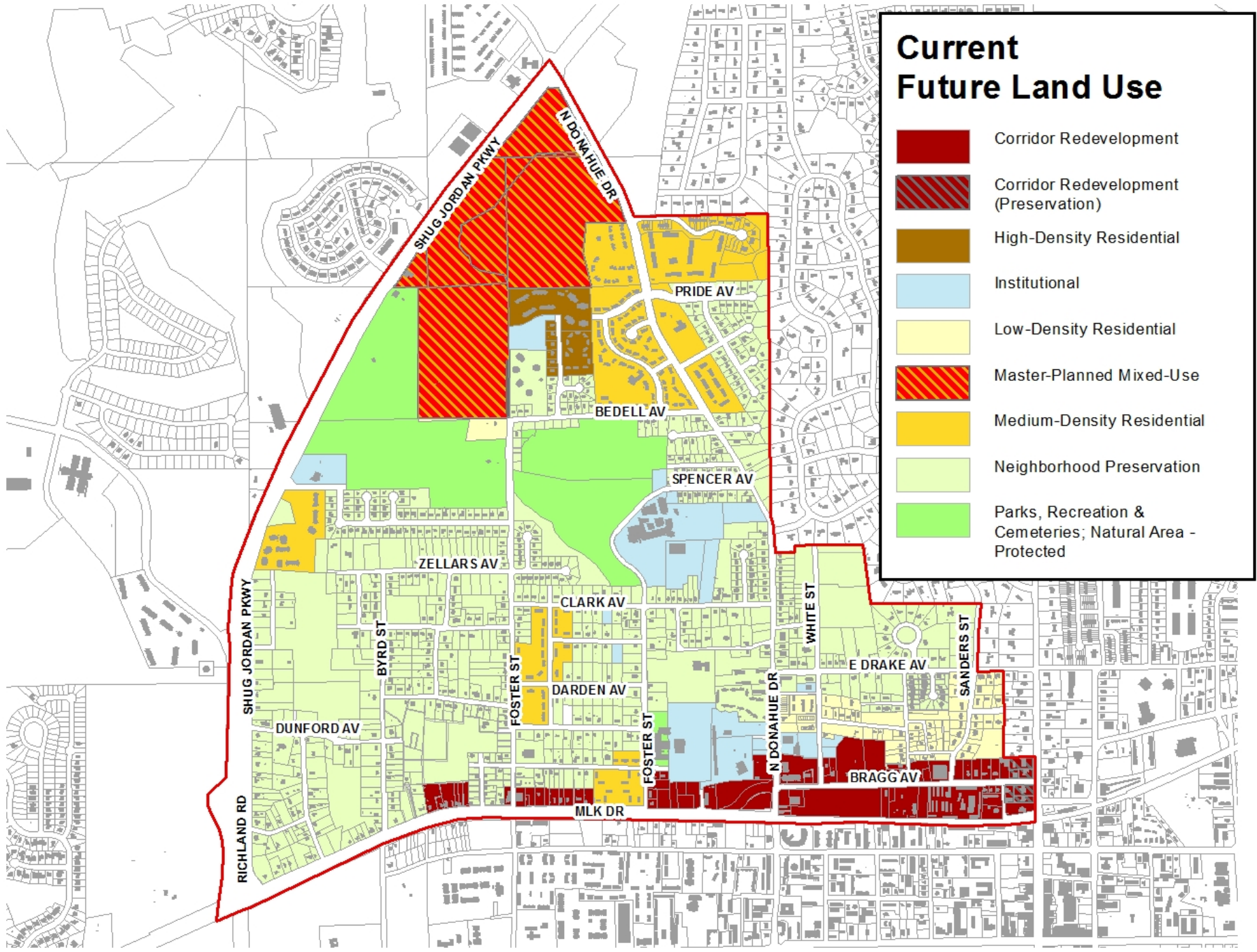
# MEETING AGENDA:

- *Background*
- *Public Meeting Results*
- *Recommendations*
- *Staff Updates*
- *Questions*



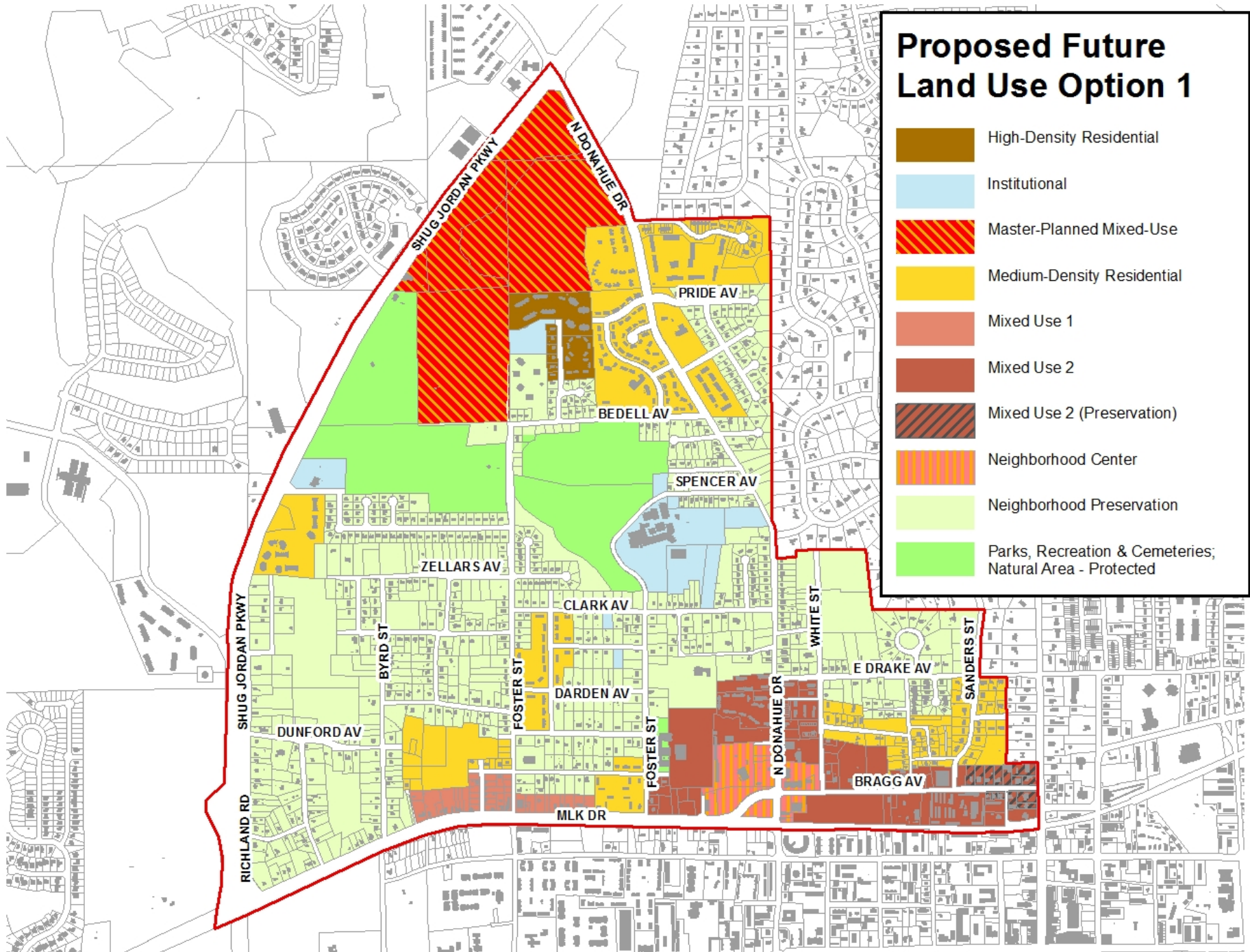
# Current Future Land Use

- 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



# Proposed Future Land Use Option 1

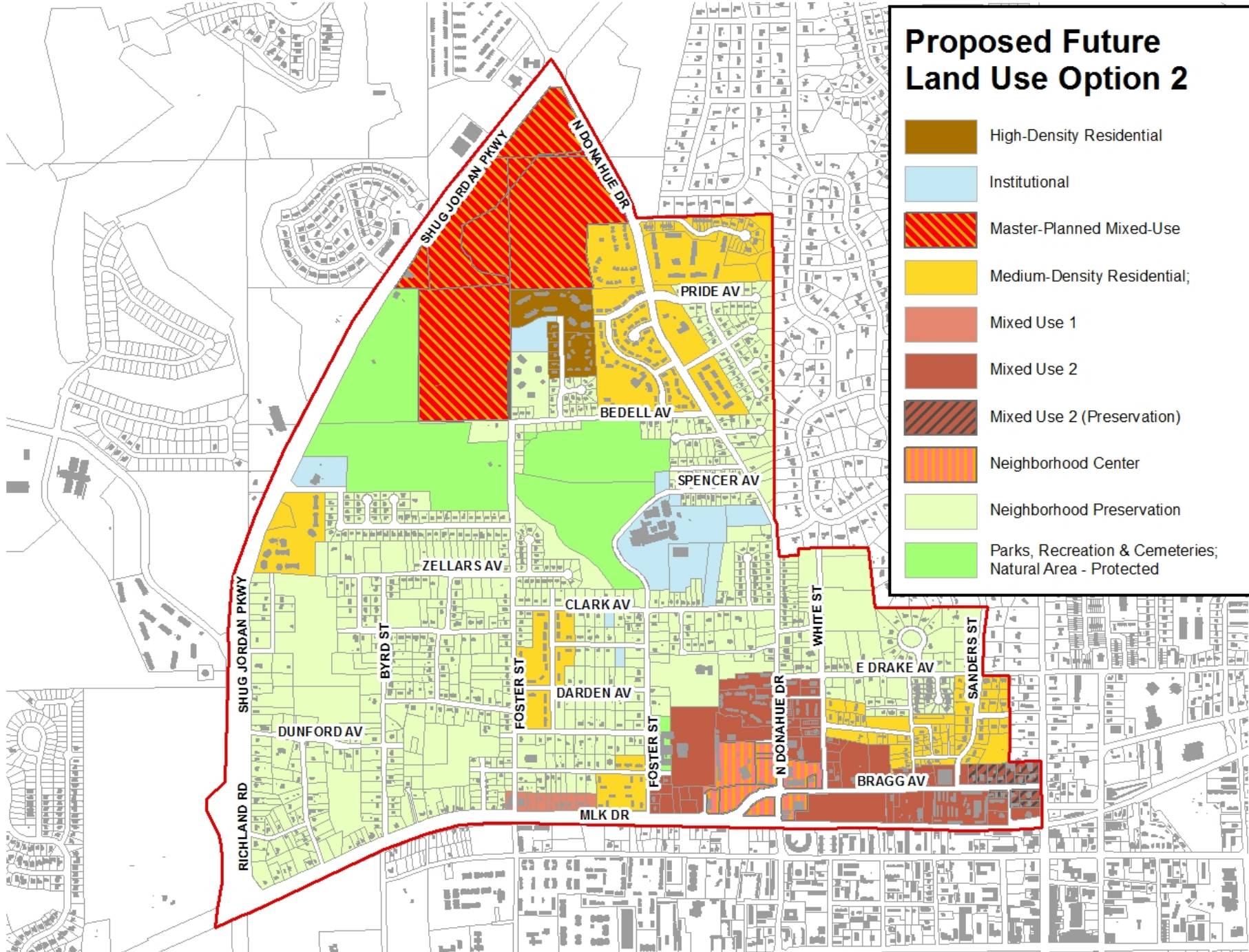
- High-Density Residential
- Institutional
- Master-Planned Mixed-Use
- Medium-Density Residential
- Mixed Use 1
- Mixed Use 2
- Mixed Use 2 (Preservation)
- Neighborhood Center
- Neighborhood Preservation
- Parks, Recreation & Cemeteries; Natural Area - Protected





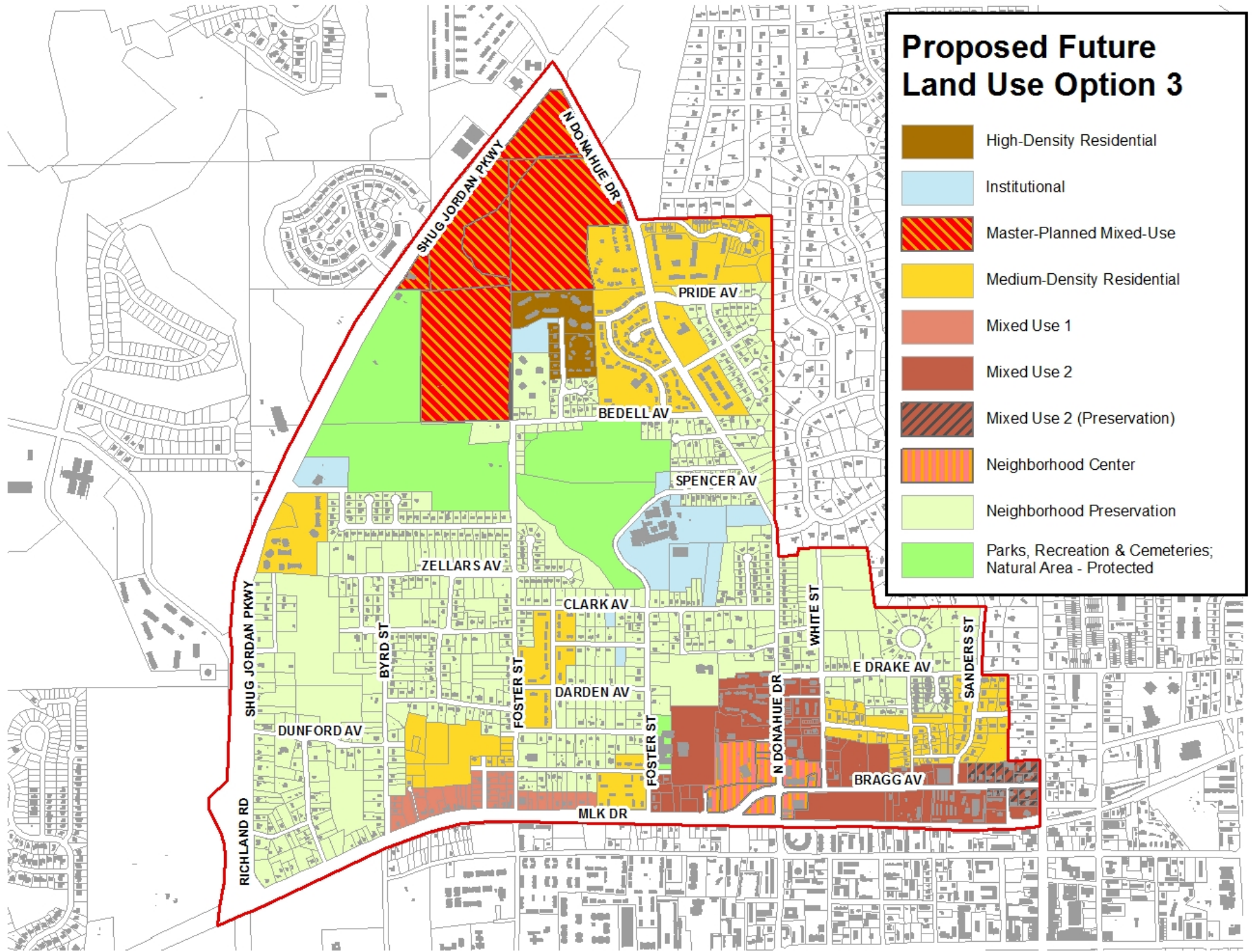
# Proposed Future Land Use Option 2

- High-Density Residential
- Institutional
- Master-Planned Mixed-Use
- Medium-Density Residential;
- Mixed Use 1
- Mixed Use 2
- Mixed Use 2 (Preservation)
- Neighborhood Center
- Neighborhood Preservation
- Parks, Recreation & Cemeteries; Natural Area - Protected



# Proposed Future Land Use Option 3

- High-Density Residential
- Institutional
- Master-Planned Mixed-Use
- Medium-Density Residential
- Mixed Use 1
- Mixed Use 2
- Mixed Use 2 (Preservation)
- Neighborhood Center
- 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 (12 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 horizon.*

### **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 (12 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 ZONING

## WHY CHANGES ARE BEING RECOMMENDED:

### *Target Development/Redevelopment*

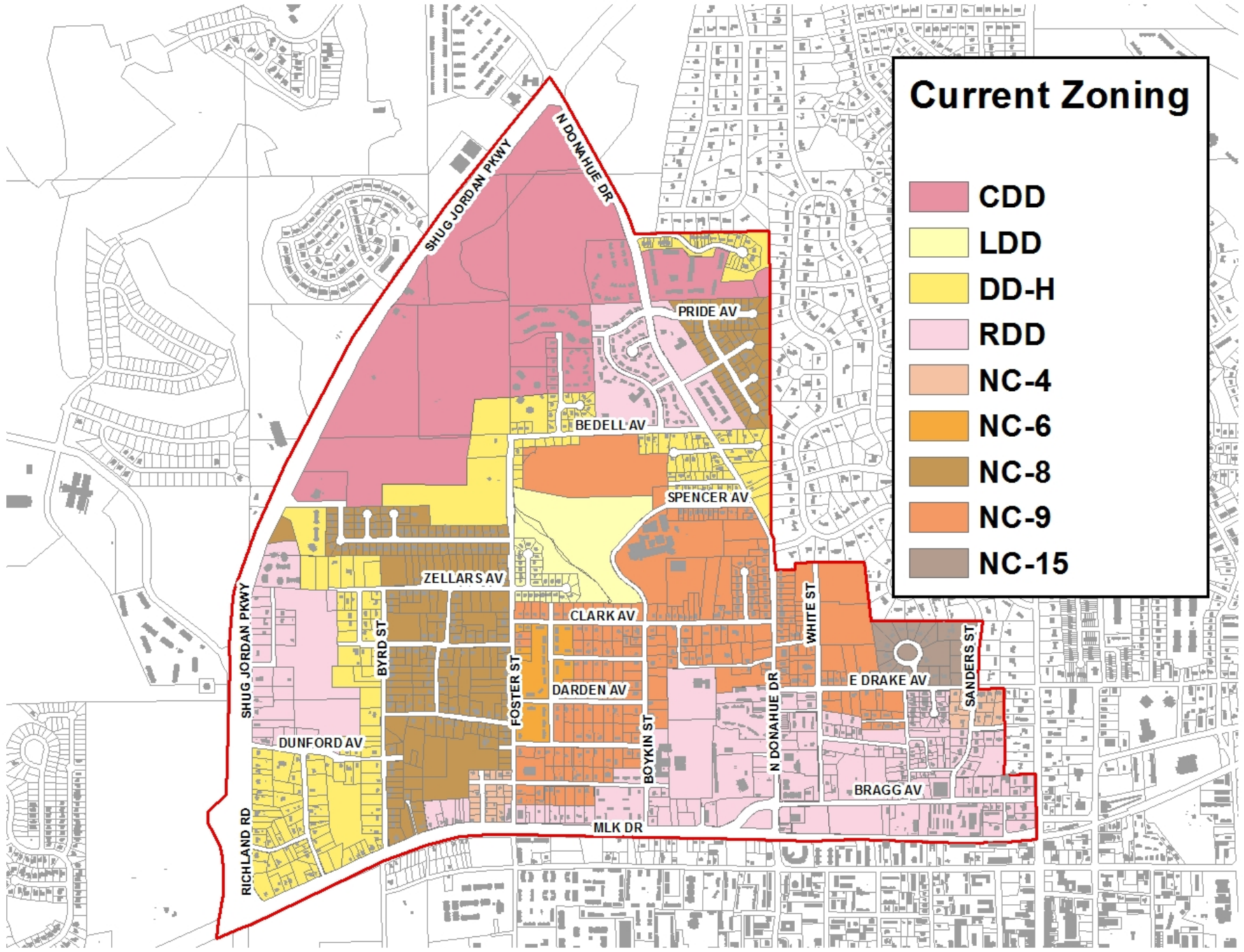
- *Encourage retail and commercial uses along the corridors*
- *Encourage new neighborhood-scale residential development*

### *Improve the Streetscape and Pedestrian Environment*

### *Create a Consistent Corridor Aesthetic*

### *Encourage Redevelopment and Increased Mixed-use Development within the Corridor*

- *Modify/new zoning districts*



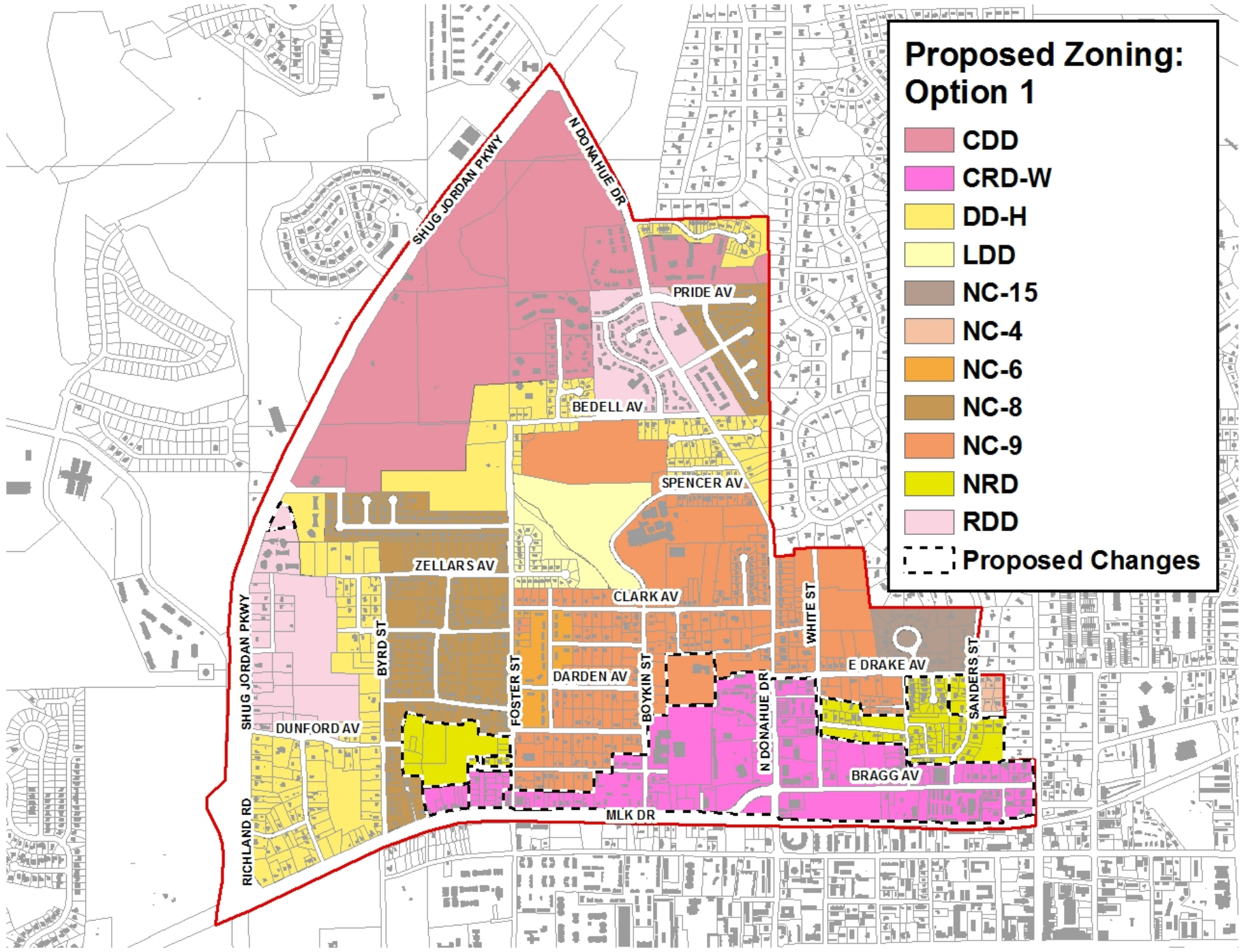
# Current Zoning

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



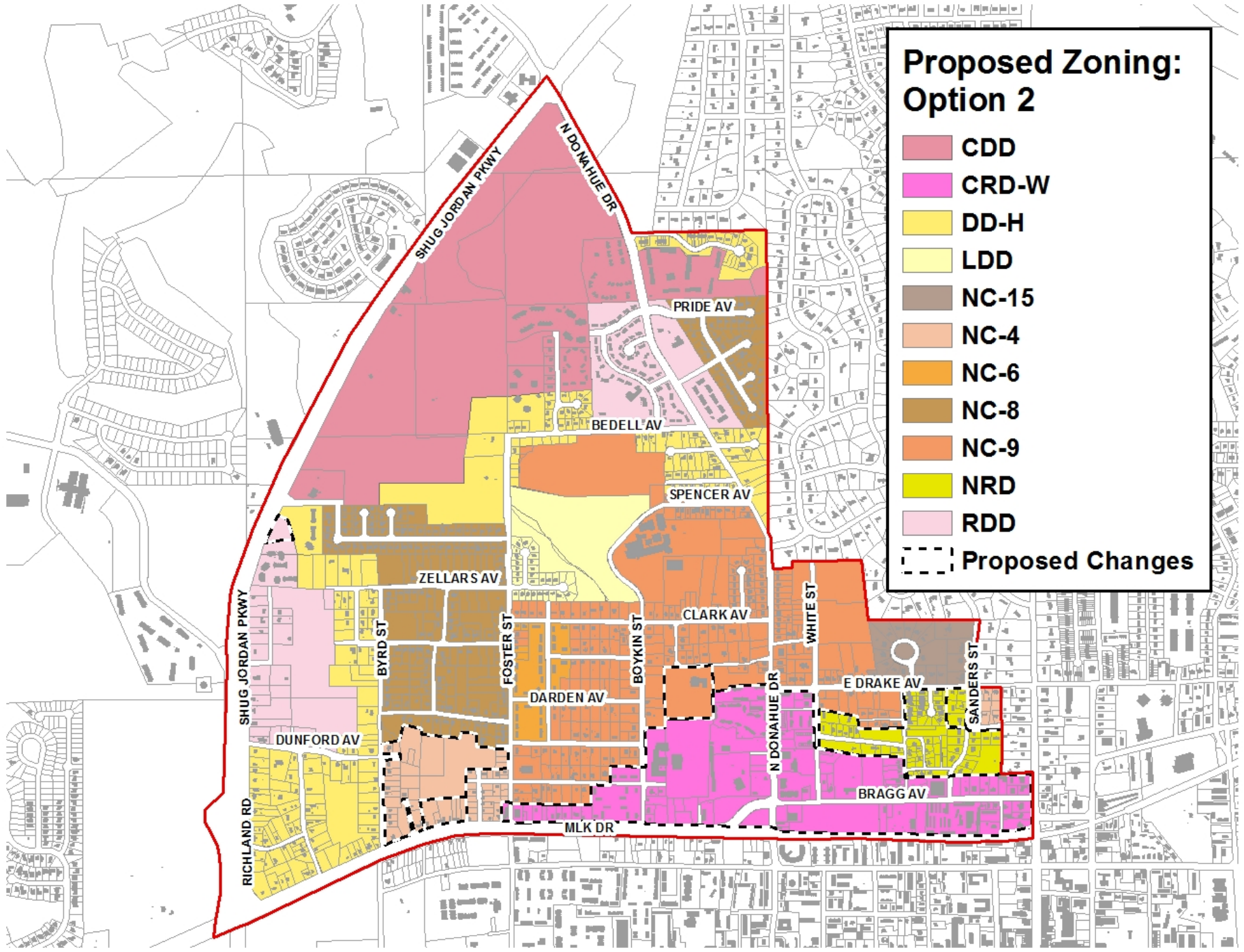
# Proposed Zoning: Option 1

- CDD
- CRD-W
- DD-H
- LDD
- NC-15
- NC-4
- NC-6
- NC-8
- NC-9
- NRD
- RDD
- Proposed Changes

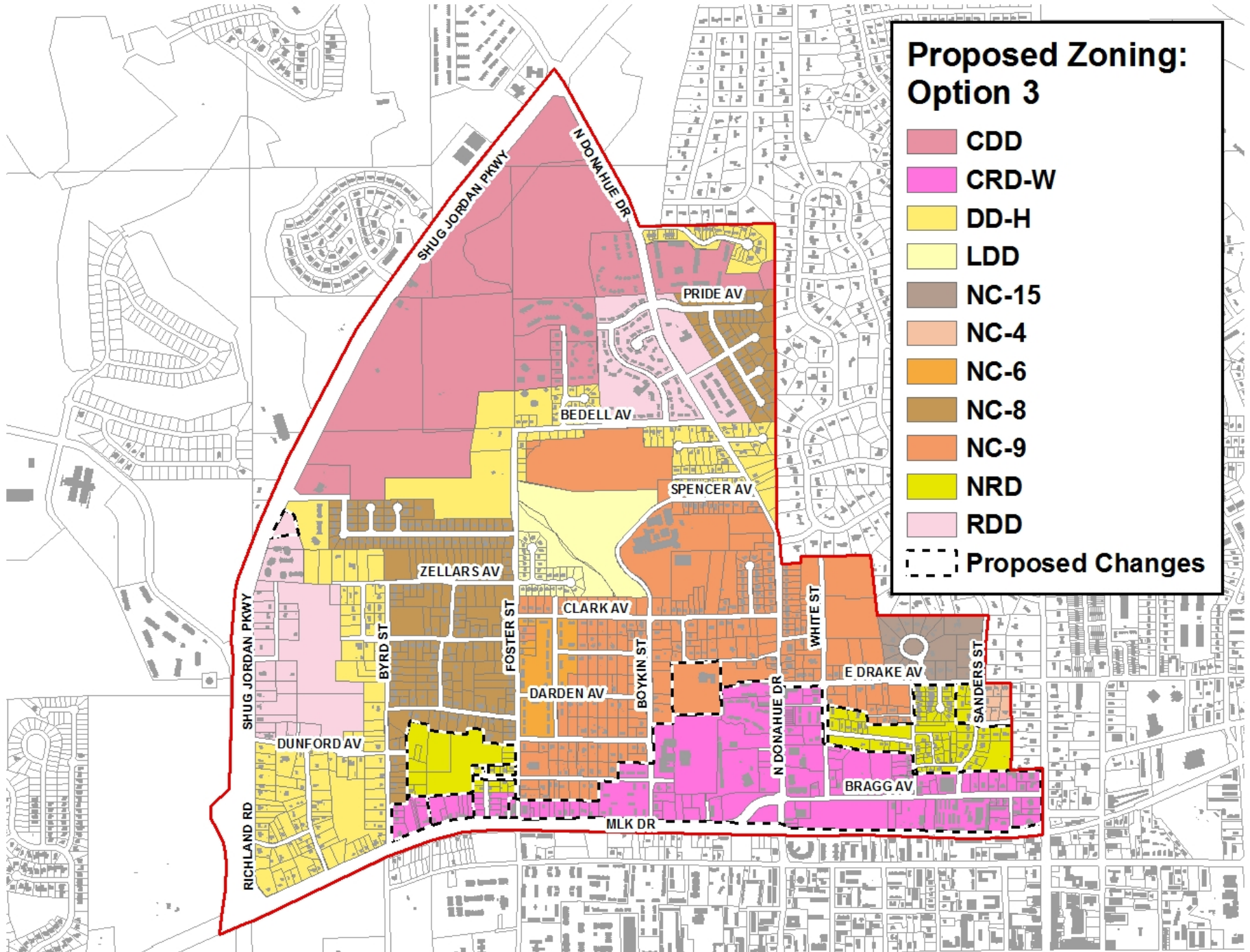


# Proposed Zoning: Option 2

- CDD
- CRD-W
- DD-H
- LDD
- NC-15
- NC-4
- NC-6
- NC-8
- NC-9
- NRD
- RDD
- Proposed Changes







### Proposed Zoning: Option 3

- CDD
- CRD-W
- DD-H
- LDD
- NC-15
- NC-4
- NC-6
- NC-8
- NC-9
- NRD
- RDD
- Proposed Changes



# 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 contemplated to be similar to what is currently allowed in CRD-S (10 dwelling units per acre).*
- *Uses similar to those allowed in CRD-S, however more restrictive on road service uses.*
- *Residential occupancy allows up to five (5) unrelated individuals.*

## Neighborhood Redevelopment District (NRD):

- *Exclusively residential with a variety of types to including single family, duplex, twin house, townhouse, cottage housing, and multi-family.*
- *Density limited to 8 dwelling units per acre.*
- *Residential occupancy limited to the more restrictive family definition.*

# PROPOSED TABLE OF PERMITTED USES:

ARTICLE IV GENERAL REGULATIONS		TABLE OF PERMITTED USES																		
Table 4-1																				
Category																				
Use																				
<i>Agricultural Uses</i>		NAICS	SDS*	UC/ CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	CRD-W	NRD	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Agriculture		1113									P									
Forestry		113	x						C		P			C	C					
<i>Conventional Subdivision</i>		NAICS	SDS*	UC/ CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	CRD-W	NRD	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Single family residential S/D			x		P	P	P	P	P	P	P		P	P	P					C
Manufactured home S/D			x												C‡					C
<i>Performance Residential Development ***</i>		NAICS	SDS*	UC/ CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	CRD-W	NRD	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Single family detached S/D			x		P	P	P		P	P		P	P	P	P	C	C			C
Zero lot-line S/D			x		P	P	P		C	C		C	P	C	P	C	C			C
Town house S/D			x	C	P	P	P		C	C		C	P	C	P	C	C			C
Twin house S/D			x		P	P	P		C	C		C	P	C	P	C	C			C
Duplex development			x		P	P	P		C	C		C	P		C	C	C			C
Cottage Housing Development			x		P	P	P			C		C	P			C	C			C
Multiple family development †			x	P	P	P	P		C	C		C	C		C	C	C			C
Private Dormitory			x		P	P	C													
Manufactured home park			x												C					C
Manufactured home S/D			x												C*					C
		*** See Section 502.02			† for UC See Section 506.03							# See Section 502.02(A)								
<i>Outdoor Recreational Uses</i>		NAICS	SDS*	UC/ CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	CRD-W	NRD	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Golf course		793910						C	C	C	P			C	P					C
Commercial Stables		711219									C									C
Nature and Wildlife Preserves		71219						C	C											C
Park (Private)				P	P	P	P	P	P	P	P	P	P	P	P	C	C			C

<b>Institutional</b>	<b>NAICS</b>	<b>SDS*</b>	<b>UC/ CEOD</b>	<b>UN-E</b>	<b>UN-W</b>	<b>UN-S</b>	<b>NC</b>	<b>DDH</b>	<b>RDD</b>	<b>R</b>	<b>CRD-W</b>	<b>NRD</b>	<b>LDD</b>	<b>CDD</b>	<b>CRD-U</b>	<b>CRD-S</b>	<b>SCCD</b>	<b>I</b>	<b>PDD</b>
Aquariums	712130	x	C	C	C				C				C	P					C
Assisted Living Facility	623311	x							C		C		C	P	P	P			C
Cemetery	812220	x		P	P		P	P	C	P	C			P					C
Church	813110	x	C	C	C	C	C	C	C	P	C	C	C	P	C	C			C
Day Care Center	624410	x	C	C	C	C			C		P		C**	P	P	P	P	C	C
Day Care Home	624120	x	P	C	C	C	C	C	C	P	C	C	C	P	C	C			C
Group Day Care Home		x	C	C	C	C			C	C	C		C	P	C	C			C
Independent Living Facility	623312	x	C	C	C	C			C		C		C	P	P	P			C
Nursing Home	623110	x							C		C		C	P	P	P			C
Private Libraries & Museums		x	C	C	C	C			C	C	C		C	P	P	P			C
Private Schools	6111	x	C	C	C	C	C	C	C	C	C		C	C	C	C			C
All Other Uses		x	C	C	C	C			C		C		C	C	C	C	C		C

<b>Indoor Recreational</b>	<b>NAICS</b>	<b>SDS*</b>	<b>UC/ CEOD</b>	<b>UN-E</b>	<b>UN-W</b>	<b>UN-S</b>	<b>NC</b>	<b>DDH</b>	<b>RDD</b>	<b>R</b>	<b>CRD-W</b>	<b>NRD</b>	<b>LDD</b>	<b>CDD</b>	<b>CRD-U</b>	<b>CRD-S</b>	<b>SCCD</b>	<b>I</b>	<b>PDD</b>
Billiards	713990		C	C	C				C		P		C**	P	P	P	P		C
Bowling Alleys	713950		C	C	C				C		P		C**	P	P	P	P		C
Community Rec. Center	713990	x	C	P	P	C	C	C	C		P		C**	C	P	P	P		C
Gymnasium	713940		C	C	C				C		P		C**	P	P	P	P		C
Indoor Athletic Facilities	713940		C	C	C				C		P		C**	P	P	P	P		C
Skating Rink (Roller & Ice)	713940	x		C	C				C		P			P	P	P	P		C

<b>Special Residential</b>	<b>NAICS</b>	<b>SDS*</b>	<b>UC/ CEOD</b>	<b>UN-E</b>	<b>UN-W</b>	<b>UN-S</b>	<b>NC</b>	<b>DDH</b>	<b>RDD</b>	<b>R</b>	<b>CRD-W</b>	<b>NRD</b>	<b>LDD</b>	<b>CDD</b>	<b>CRD-U</b>	<b>CRD-S</b>	<b>SCCD</b>	<b>I</b>	<b>PDD</b>
Accessory Dwelling Unit		x		P	P	P	P	P	P	P	P		P	P	C	C			C
Bed & Breakfast	721191	x	P	P	C	P	C#	C	P	C	C		C	C	C	C			C
Boarding/Rooming House	721310	x	C	P	P	P			P					P					C
Group Home	623990								P		C			C	C	C			C
Halfway Houses	623990		C	C	C				P		C		C	P	C	C			C
	623220																		
Monasteries/Convents	813110			C	C	C	C	C	P	C	C		C	C	C	C			C

# Limited to NC zoned property within the City of Auburn Historic District, as adopted by Ordinance No. 2377, and as may be amended.  
 Bed and Breakfasts are otherwise not a permitted use in the NC District



Office	NAICS	SDS*	UC/ CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	CRD-W	NRD	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Office			P	P	P	P			P		P		C**	P	P	P	P	C	C
<b>Commercial and Entertainment</b>	<b>NAICS</b>	<b>SDS*</b>	<b>UC/ CEOD</b>	<b>UN-E</b>	<b>UN-W</b>	<b>UN-S</b>	<b>NC</b>	<b>DDH</b>	<b>RDD</b>	<b>R</b>	<b>CRD-W</b>	<b>NRD</b>	<b>LDD</b>	<b>CDD</b>	<b>CRD-U</b>	<b>CRD-S</b>	<b>SCCD</b>	<b>I</b>	<b>PDD</b>
Auto accessory store	441310	x							C		P			P	P	P	P	C	C
Banks	5221		C	C	C	C			C		P		P**	P	P	P	P	C	C
Barbershop/beauty shop	812111		P	P	P	P			C		P		P**	P	P	P	P	C	C
Book, Hobby, Music, & Sporting Goods Stores	451		P	P	P	P			C		P		P**	P	P	P	P	C	C
Brewpub	312120	x	C	C	C	C			C		P		C**	C	P	P	P	C	C
Building material sales (no outdoor display)	444190	x							C		C			P	C	P	P	C	C
Check Cashing									C		C			C	C	C		C	C
Clothing Stores	448		P	P	P	P			C		P		P**	P	P	P	P	C	C
Commercial or trade school	611511	x	C	P	P				C		P			P	P	P	P	C	C
Copy shop	561439		P	P	P	P			C		P			P	P	P	P	C	C
Dry Cleaners	812320		C	C	C	C			P		P		P**	P	P	P	P	C	C
Electronics Repair	8112		P	P	P	P			C		P		P**	P	P	P	P	C	C
Florists	4531		P	P	P	P			C		P		P**	P	P	P	P	C	C
Funeral Homes	812210	x	C	C	C				C		C		C**	C	C	P	C	C	C
Garden Supply	44422		C	C	C	C			C		P		P**	P	P	P	P	C	C
General Merchandise Stores	452		C	C	C	C			C		P			P	P	P	P	C	C
Grocery Stores	4451		C	C	C	C			C		P		P**	P	P	P	P	C	C
Hardware Stores	444130		C						C		P			P	C	P	P		C
Health & Person Care Stores	446		P	P	P	P			C		P		P**	P	P	P	P	C	C
Lounge			C	C	C				C		C		C**	C	P	P	P	C	C
Hotel/motel/condotel	721110	x	C	C	C	C			C		C			C	P	P	P	C	C
Office Supplies, Stationery, Gift Stores	4532		P	P	P	P			C		P		P**	P	P	P	P	C	C
Pawn Shop									C		C			C	C	C		C	C
Package store	445310		C	C	C	C			C		P			P	P	P	P	C	C
Pet/Pet Supply Store	45391		P						C		P		P**	P	P	P	P	C	C
Precious Metal Purchase/Sales									C		C			C	C	C		C	C
Private club	813410	x	C	C	C	C			C		C			C	C	C	C	C	C
Professional Studios			C	C	C	C			P		P		P**	P	P	P	P	C	C
Restaurant			P	P	P	P			C		P		P**	P	P	P	P	C	C
Specialty Food Stores	4452		P	P	P	P			C		P		P**	P	P	P	P	C	C
Theaters/Indoor Auditoriums	512131		C	C	C				C		P			P	P	P	P	C	C
Title Pawn									C		C			C	C	C		C	C
Veterinary office/kennel	541940	x		C	C	C			P	P	P		C**	P	P	P	P	C	C
All others			C	C	C	C			C		C		C**	C	C	C	C	C	C

<i>Road Service</i>	NAICS	SDS*	UC/ CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	CRD-W	NRD	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
ATMs		x	C	C	C	C			C		P			P	P	P	P		C
Auto dealership	44111								C					C	C	P	P	C	C
	44122																		
Auto repair, paint/body work	8111	x							C		C			C	C	P	C	C	C
Bank w/Drive Thru			C	C	C				C		C		C**	C	C	P	P	C	C
Building Material Sales (outdoor display)	444190	x							C					P	C	P	P	C	C
Car Wash/Detailing shop	811192								C		C			C	C	P	C		C
Convenience Stores/Small Grocery ( <i>less than 3,000 sq. ft. - no fuel</i> )	445120		P	C	C	C			C		P			P	P	P	P		C
Fast Food Restaurant	722211		C	C	C	C			C		C			C	C	P	P	C	C
Flea market	531190	x							C					C		C		C	C
	531120																		
Gasoline/service station	447190	x							C		C		C**	C	C	P	P	C	C
Parking Garages/ Lots	812930		C	C	C				C		C			C	C	P	C	C	C
Small engine repair/ Sales	811411								C		P			C	C	P	C	C	C
All Other Uses			C	C	C	C			C		C			C	C	P	C	C	C

<i>Commercial Recreational Use</i>	NAICS	SDS*	UC/ CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	CRD-W	NRD	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Amphitheater		x								C	C		C**	C	C	C		C	C
Amusement park	713110	x								C				C			C	C	C
Fairground	711310	x								C				C				C	C
Miniature golf/driving range	713990	x								C	C			C	C	C	C	C	C
Race track	711212	x								C				C				C	C
Stadium/arena	711310	x								C				C				C	C

<b>Recreational Rental Dwellings</b>	<b>NAICS</b>	<b>SDS*</b>	<b>UC/ CEOD</b>	<b>UN-E</b>	<b>UN-W</b>	<b>UN-S</b>	<b>NC</b>	<b>DDH</b>	<b>RDD</b>	<b>R</b>	<b>CRD-W</b>	<b>NRD</b>	<b>LDD</b>	<b>CDD</b>	<b>CRD-U</b>	<b>CRD-S</b>	<b>SCCD</b>	<b>I</b>	<b>PDD</b>
Campground	721211									C				P				C	C
Cottages/cabins	721199									C				P				C	C
Recreational vehicle park	721211	x								C				C				C	C
<b>Public Service</b>	<b>NAICS</b>	<b>SDS*</b>	<b>UC/ CEOD</b>	<b>UN-E</b>	<b>UN-W</b>	<b>UN-S</b>	<b>NC</b>	<b>DDH</b>	<b>RDD</b>	<b>R</b>	<b>CRD-W</b>	<b>NRD</b>	<b>LDD</b>	<b>CDD</b>	<b>CRD-U</b>	<b>CRD-S</b>	<b>SCCD</b>	<b>I</b>	<b>PDD</b>
Communications tower	237130	x		C^	C^			C	C	P	C			P	C	C	C	C	C
Hospital	622	x	C	C	C				C	C				C	C	C	C	C	C
Municipal Office/Facility			P	P	P	P		C	C	C	C			C	P	P	P	C	C
Public utility station or facility			C	C	C	C	C	C	C	P	C			C	C	C	C	C	C
Utility service yard or garage									C	C	C			C	C	C	C	C	C
All other Public Uses			C	C	C	C	C	C	C	C	C			C	C	C	C	C	C
<i>^Only if mounted on an existing structure</i>																			
<b>Agricultural Support</b>	<b>NAICS</b>	<b>SDS*</b>	<b>UC/ CEOD</b>	<b>UN-E</b>	<b>UN-W</b>	<b>UN-S</b>	<b>NC</b>	<b>DDH</b>	<b>RDD</b>	<b>R</b>	<b>CRD-W</b>	<b>NRD</b>	<b>LDD</b>	<b>CDD</b>	<b>CRD-U</b>	<b>CRD-S</b>	<b>SCCD</b>	<b>I</b>	<b>PDD</b>
Farm equipment sales/rental/leasing	532490	x								C				C				C	C
Farm equipment sales/repair	811310	x								C				C				C	C
Farm produce sales (permanent)	445230	x								C					P	P			C
Farm produce supply										C				P	P	P	P	C	C
Farm product processing		x								C				C					C
<b>Nurseries</b>	<b>NAICS</b>	<b>SDS*</b>	<b>UC/ CEOD</b>	<b>UN-E</b>	<b>UN-W</b>	<b>UN-S</b>	<b>NC</b>	<b>DDH</b>	<b>RDD</b>	<b>R</b>	<b>CRD-W</b>	<b>NRD</b>	<b>LDD</b>	<b>CDD</b>	<b>CRD-U</b>	<b>CRD-S</b>	<b>SCCD</b>	<b>I</b>	<b>PDD</b>
Retail	444220	x							C	P	C		C**	P	C	P		C	C
Wholesale	444220									P				P					C



<b>Commercial Support</b>	<b>NAICS</b>	<b>SDS*</b>	<b>UC/ CEOD</b>	<b>UN-E</b>	<b>UN-W</b>	<b>UN-S</b>	<b>NC</b>	<b>DDH</b>	<b>RDD</b>	<b>R</b>	<b>CRD-W</b>	<b>NRD</b>	<b>LDD</b>	<b>CDD</b>	<b>CRD-U</b>	<b>CRD-S</b>	<b>SCCD</b>	<b>I</b>	<b>PDD</b>	
Bottling plant/bakery	333993 333294	x							C					C					C	
Contractor storage yard		x							C					C		C			C	
Mini-warehouse	531130	x												C	C	C	C	C	C	C
Printing/publishing	323	x							C					C		C			C	
Recycled materials collection/storage	562111	x							C					C					C	
Sales/repair of heavy equipment	811310	x												C	C	C	C	C	C	
Vet. office/kennel w/outdoor pens	812910									C									C	
Warehouse	236220	x							C					C	C	C	C	C	C	
Wholesale distributor		x							C					C					C	
All others									C					C	C	C			C	
<b>Neighborhood Shopping Center</b>	<b>NAICS</b>	<b>SDS*</b>	<b>UC/ CEOD</b>	<b>UN-E</b>	<b>UN-W</b>	<b>UN-S</b>	<b>NC</b>	<b>DDH</b>	<b>RDD</b>	<b>R</b>	<b>CRD-W</b>	<b>NRD</b>	<b>LDD</b>	<b>CDD</b>	<b>CRD-U</b>	<b>CRD-S</b>	<b>SCCD</b>	<b>I</b>	<b>PDD</b>	
Neighborhood Shopping Center		x											C	P	P	P	P			C
<b>Community Shopping Center</b>	<b>NAICS</b>	<b>SDS*</b>	<b>UC/ CEOD</b>	<b>UN-E</b>	<b>UN-W</b>	<b>UN-S</b>	<b>NC</b>	<b>DDH</b>	<b>RDD</b>	<b>R</b>	<b>CRD-W</b>	<b>NRD</b>	<b>LDD</b>	<b>CDD</b>	<b>CRD-U</b>	<b>CRD-S</b>	<b>SCCD</b>	<b>I</b>	<b>PDD</b>	
Community Shopping Center 100,000 - 499,999 s.f. floor area		x												P	C	P	P			C
<b>Regional Shopping Center</b>	<b>NAICS</b>	<b>SDS*</b>	<b>UC/ CEOD</b>	<b>UN-E</b>	<b>UN-W</b>	<b>UN-S</b>	<b>NC</b>	<b>DDH</b>	<b>RDD</b>	<b>R</b>	<b>CRD-W</b>	<b>NRD</b>	<b>LDD</b>	<b>CDD</b>	<b>CRD-U</b>	<b>CRD-S</b>	<b>SCCD</b>	<b>I</b>	<b>PDD</b>	
Shopping Ctr. 500,000+ s.f. floor area														P	C	P	P			C



# MEETING AGENDA:

- *Background*
- *Public Meeting Results*
- *Recommendations*
- *Staff Updates*
- *Questions*





# STAFF UPDATES

## WORK SCHEDULED FOR 2017:

### PLANNING

- *Future Land-Use: Text and Map Amendments (PC March 2017)*
- *Zoning: Text and Map Amendments (PC March 2017 and CC April 2017)*
- *Streetscape Plan*

### PARKS AND RECREATION

- *Begin renovations of Boykin Center (February 2017)*
- *Americans Disability Act (ADA) sidewalk improvement at Martin Luther King Park and renovation of the restrooms*
- *ADA Work at Sam Harris Park*
- *As part of the Master Plan project, existing parks are being evaluated and possible changes will be proposed. The master plan will be finished in late spring.*

### PUBLIC WORKS

- *Lighting study is underway.*
- *Street Rating Plan has been completed, Results soon to follow.*
- *Acquiring additional R.O.W. for widening of Donahue Drive.*

### CODES

- *Assessing properties for property maintenance violations (weed abatement and building structures)*

# NW AUBURN NEIGHBORHOOD PLAN

BRAGG AVENUE | MLK DRIVE

QUESTIONS?

[www.auburnalabama.org/northwestauburn](http://www.auburnalabama.org/northwestauburn)



City of Auburn