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**FY 2009  
Annual Report  
to the  
Planning Commission**



City of Auburn

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**City of Auburn**  
Home of Auburn University

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January 29, 2010

Planning Commission  
City of Auburn, Alabama

Dear Planning Commission Members:

It is my pleasure to present the FY 2009 Annual Report to the Planning Commission for your review. This report is intended to serve as a compendium of the Commission's activities and accomplishments for the past fiscal year.

Inside this report you will find a summary of all applications that came before you for review and approval, or for review and recommendation to the City Council, as the case may be. These applications include annexations, rezonings, subdivision plats, conditional uses, and landscaping and subdivision regulation waiver requests.

In addition, a summary has been provided of all the Commission's work products that have emanated from your on-going work session activities including: zoning ordinance amendments dealing with definitional modifications to "performance standards" and "structure height," the provision of an exemption for the display of "official flags," and setting forth explicit requirements for timeframes associated with the City Council's consideration of recommendations from the Planning Commission on annexation petitions, rezoning requests, and conditional use applications. However, the amendments to the landscape ordinance stand out as the most significant change to the zoning ordinance during FY 2009. In summary, the landscape adjustments recognized the practical realities of implementation in the field, and the amendments were accompanied by a "user-friendly" guide designed to assist landscape professionals in properly interpreting the ordinance. We believe these changes will be of benefit to the City, our citizens, and the development community.

In the long-range planning arena, the Planning staff accomplished our first update of the Auburn Interactive Growth Model (AIGM). This update brings our data current, as of September 30, 2009. This data serves as the "fuel" that drives our comprehensive planning initiative, *CompPlan 2030*. This planning effort remains our number one priority as we move into FY 2010. Our initial public input process was conducted in October 2009, with the second round of public input scheduled for February 2010. An interim report of staff progress and public input will be provided to the City Council and Planning Commission in March 2010. Work session activity with the Planning Commission will commence in late Spring and intensify through Summer 2010. Final public input and draft plan review is scheduled for October 2010, with the public hearing and adoption process anticipated to carry us through the very early part of 2011.

Much was accomplished this past year, and we are grateful for the Planning Commission's diligence, support, and service to the City.

Sincerely,

Forrest E. Cotten, AICP  
Planning Director

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**Auburn Planning Commission Members**

Emily Sparrow, Chairman  
Jerry Williams, Vice Chairman  
John Cope, Secretary  
Kimberlee Harrison  
Warren McCord  
Brenda Rawls  
Charles Smith  
Josie Walsh  
Mark Yohn, Mayor’s Designee

**Planning Department Staff**

Forrest E. Cotten, AICP, Director of Planning  
Carl Morgan, AICP, Assistant Director of Planning  
Justin Steinmann, AICP, Principal Planner  
Cathy Cooper, Planner  
Matt Mosley, Planner  
Katie Ray, Zoning Enforcement Officer  
James Weaver, Planning Technician  
Amber English, Administrative Assistant

**The mission of the Planning Department is to promote planned and managed change as a means of creating and maintaining an attractive, “built environment” and conserving and protecting the City’s “natural environment.”**

Charles M. Duggan, Jr., City Manager

<b>Packet Meetings</b>
October 6, 2008
November 10, 2008
December 8, 2008
January 5, 2009
February 9, 2009
March 9, 2009
April 6, 2009
May 11, 2009
June 8, 2009
July 6, 2009
August 10, 2009
September 7, 2009

<b>Regular Meetings</b>
October 9, 2008
November 13, 2008
December 11, 2008
January 8, 2009
February 12, 2009
March 12, 2009
April 9, 2009
May 14, 2009
June 11, 2009
July 9, 2009
August 13, 2009
September 10, 2009

**The Planning Commission meets for its regularly scheduled meetings at 5:00 p.m. on the second Thursday of each month. All meetings are held in the City of Auburn Council Chambers and are open to the public.**

<b>Work Sessions</b>
March 24, 2009
June 2, 2009
July 21, 2009

1. The Planning Commission, in cooperation with the Planning Director and staff, shall study land use and development trends, collect data, analyze such information, and prepare a set of official policies for the future growth and development of the City. These policies shall collectively be known as the Comprehensive Plan.
2. The Planning Commission shall revise and update the Comprehensive Plan at intervals not exceeding five (5) years, or as justified by changing circumstances.
3. The Planning Commission shall study and report on all proposed amendments to the text of this ordinance referred to it by the City Council. When reviewing any such proposed amendments, the Planning Commission shall, within 45 days of receipt of same from the Planning Director, submit its recommendations and findings to the City Council.
4. The Planning Commission shall study and report on all proposed amendments to the Official Zoning Map, the procedure for which is contained in Article IX of the Auburn Zoning Ordinance.
5. The Planning Commission shall review and approve, or approve with conditions, all site plans submitted to it by the Planning Director in accordance with Article VIII of the Auburn Zoning Ordinance.
6. The Planning Commission shall hear all applications for conditional use permits and shall make a report and recommendation to the City Council in accordance with Article VIII of the Auburn Zoning Ordinance.
7. The Planning Commission shall:
  - o Analyze the extent to which development has occurred in Auburn as compared to the projected growth at the time of the last previous mapping of the districts created by the Auburn Zoning Ordinance.

- o Recommend any changes in the mapping of Auburn, particularly in the mapping of the Comprehensive Development District (CDD) and the Limited Development District, (LDD), which would be required in order to accommodate the expected twenty-year growth of Auburn for residential, industrial, commercial, and other land uses.
  - o Analyze the continued validity of any other regulations imposed by this Ordinance in terms of changed conditions since the last review.
- 8. The Planning Commission shall cause the posting of notice in the form of a sign on property that is subject to a public hearing for rezoning, text amendments, a conditional use permit, or other matters which may come before it.
- 9. The Planning Commission shall review the character, location, and extent of any street, square, park or other public way, ground or open space or public building or structure or major utility project, whether publicly or privately owned, in accordance with Section 11-52-11 of the Code of Alabama of 1975, as amended.

As provided by the Code of Alabama, Section 11-52-3, the City of Auburn Planning Commission consists of nine members. The term of each appointed member is six years. The Code further provides the Commission through Section 11-52-6 the necessary powers to promote municipal planning through a master plan and to make recommendations for public structures and improvements and their financing.

## 1. ISR, BUILDING HEIGHT AND BUILDING SETBACK—ZONING ORDINANCE TEXT AMENDMENT

Under this proposal, staff recommended amendments to Article II, Definitions, and Article IV, General Regulations of the City of Auburn's Zoning Ordinance. Specifically, the proposal was designed to modify and clarify bufferyard requirements as set forth in Sections 424 (Bufferyards) through Section 432 (Landscape Submission Requirements) of the Zoning Ordinance. The specific sections subject to the amendments were Sections 203 (Definitions), 411 (Performance Standards), 422 (Land Use Intensity Classification and Bufferyards), Table 4-3 (Standards for Nonresidential Use by District) and Table 4-4 (Land Use Intensity Class Standards). The amendment was designed to clarify several zoning regulations regarding building heights, land use intensity, and nonresidential building setbacks.

In the summer months of 2008, after reviewing a number of site plans and conditional use requests, Planning Department staff began looking at regulations addressing building height where elements of structures projected above the "eave height," but where the projections did not increase land use intensity. The purpose was to explore if modifications to the zoning code could allow some projections that would facilitate more aesthetic and functional structures without negatively impacting other neighboring land uses.

In order to adequately address the impact concerns, staff had to consider all factors of land use intensity, particularly impervious surface ratio (ISR). While analyzing land use intensity measures, staff also realized that there was ambiguity in the angle of light standards as they applied to nonresidential uses.

The highlights of these amendments include:

- **Definitions**

Clarification of the "performance standards" definition was provided recognizing that these standards include not only minimum requirements, but maximum requirements in some cases as well. Regulation of certain intensity factors such as Impervious Surface Ratio and Floor Area Ratio (FAR) are often expressed with a maximum number that cannot be exceeded, whereas, regulation of other items, such as parking requirements, are expressed in terms of a minimum requirement that must be met.

The amendment modified the definition of "structure height" in order to exclude certain architectural features from the structure height limitation. Structure height is a measure intended to limit land use intensity or the location of land use. There are times when a building feature such as a wall parapet, an elevator mechanical equipment enclosure or a clock tower, if allowed to exceed the "eave height" of a building, do not increase the intensity of the use within the structure, but may make the structure more functional or aesthetically pleasing.

- **General Regulations**

A new subsection, 411.01 (Building Setbacks), was created to address building setbacks in regards to performance standards. The existing language in Section 502 (Residential Use Regulations) was used as the template for the new section, as some of the existing regulations were originally intended to regulate nonresidential uses as well.



For further clarification and consistency, Section 422 (Land Use Intensity Classification and Bufferyards and Structure Height), was amended to restate the exclusions of certain architectural features from building height. The footnotes in Table 4-4 (Land Use Intensity Class Standards) were amended to reiterate the exclusion.

During the review of Table 4-3 (Standards for Nonresidential Uses by District), staff also discovered that the LDD and DDH zones were lacking an “all other uses” category. This created ambiguity where a Planned Development District (PDD) Overlay was proposed in these zones. The amendment provided restrictions regulating ISR, FAR, minimum site area, minimum lot width, and angle of light factor for all uses in these two zones. Additionally, in the DDH zone, staff identified appropriate and separate standards for agricultural uses and indoor recreational uses. Finally, the angle of light standard was added to Table 4-3 for clarity and convenience.

The Planning Commission held its public hearing and recommended approval of the amendments at its December 11, 2008 meeting. The City Council held its public hearing and adopted the amendments on January 20, 2009.

## **2. EXEMPT SIGNS, CONDITIONAL USES AND AMENDMENTS & EFFECT OF CONDITIONAL USE APPROVAL—ZONING ORDINANCE TEXT AMENDMENT**

Under this proposal, staff recommended amendments to Article VI (Signs), Article VIII (Development Approval Process), and Article IX (Administration and Enforcement) of the City of Auburn Zoning Ordinance. The amendment was designed to remove existing restrictions on the number of official flags that may be displayed, require that City Council take action on conditional use and zoning ordinance amendments (including map and text) within 60 days of the Planning Commission rendering its recommendation, and clarify that conditional use permits are valid for 18 months after final approval.

The highlights of these amendments include:

- **Exempt Signs – Specifically, Official Flags**

In response to a citizen concern regarding the then current regulations in place governing the display of official flags, the American flag specifically, the City Council requested that the Planning Commission review this particular provision in an effort to see if changes might be in order to the regulation.

The Planning Department staff reviewed the regulations of a number of other “peer” communities in order to see how official flags were regulated in those jurisdictions. This information was subsequently shared with both the Planning Commission and the City Council. It was during that review that a proposal for change was formulated that allows the display of official flags to not be restricted in number, so long as the flags are flown in a manner that meets U.S. Congressional protocol. The proposal does, however, restrict the display of corporate flags to one flag per lot.

- **Conditional Uses and Amendments (Zoning Map and Text)**

There are three types of applications outlined in the City of Auburn Zoning Ordinance that require a recommendation from the Planning Commission and a final decision by the City Council. They are:

application for rezoning (map amendment), application to amend the zoning ordinance (text amendment), and application for a conditional use permit.

There were instances when the Planning Commission had provided a recommendation to City Council on a particular application, but the applicant elected to withhold the request from the City Council agenda. While at times justifiable, some delays were lengthy and caused confusion for participants in the application review, scheduling, and consideration process. In addition, staff acknowledged that conditions are apt to change if a considerable amount of time passes between the Planning Commission's City Council's public hearings. Changing conditions could, in some instances, alter the staff analysis and recommendation as well as the Planning Commission's review and ultimate recommendation to the City Council.

Staff concluded through its review of rules and regulations of a number of other jurisdictions throughout the country that placing time constraints on reviews and decisions is extremely common and is typically done to provide predictability to the development review process for the primary benefit of the applicant. Staff, specifically, proposed that applications must be acted on by the City Council within 60 days of the Planning Commission rendering its recommendation. If the Council were not to act on any application within this time period, then the application would automatically fail. The Council could, however, grant an extension for "good cause."

- ***Effect of Conditional Use Approval***

The impetus for this amendment was to clarify the timeframe within which conditional use permits are valid and can be established. While the zoning ordinance well-establishes the link between the conditional use and site plan review processes, the ordinance did not explicitly state that conditional use permits are only valid for a specified period of time.

Staff reviewed Sections 802 (Site Plans) and Sections 803 (Conditional Uses) in their entirety to discern the relationship between the two sections, with the goal of developing a recommendation that would be most consistent with prevailing practices and interpretations of the existing ordinance language. The eventual recommendation reflected that conditional use approvals shall remain valid for 18 months after Council approval. Additionally, a one-time extension of six (6) months may be granted by the City Council. This authority rightfully rests with the City Council for conditional use approval extension requests, whereas site plan approval extensions are evaluated and subsequently granted or denied by the Planning Director because site plans are subject to an administrative review and approval process.

These amendments were vetted in detail during a work session held with the Planning Department staff and Planning Commission on March 24, 2009. The Planning Commission held its public hearing and recommended approval of these amendments at its May 14, 2009 meeting. The City Council held its public hearing and adopted the amendments on June 16, 2009.

### 3. ANNEXATION POLICY AMENDMENT

Under this proposal, staff recommended amendments to the City of Auburn's Annexation Policy as adopted by Resolution 07-328. Specifically, the proposal was to require that the City Council take action on annexation petitions within 60 days of the Planning Commission rendering its recommendation.

The Planning Commission found while there may be a justifiable basis for withholding a petition for a limited period of time, some delays have been lengthy, which can cause confusion for participants in the petition review, scheduling, and consideration process. In addition, conditions can change if a considerable amount of time passes between the Planning Commission's and City Council's consideration of an annexation petition. Changing conditions could, in some instances, alter the staff analysis and recommendation as well as the Planning Commission's review and ultimate recommendation to the City Council.

The policy amendment ensures greater fluidity and consistency to the petition scheduling process. If the Council does not act on an annexation petition within this time period, it would automatically fail. The Council can, however, grant an extension for "good cause."

This recommendation was vetted with the Planning Commission in a work session with Planning staff on March 24, 2009. The Planning Commission held its public hearing and recommended approval of the amendments at its May 14, 2009 meeting. The City Council held its public hearing and adopted the amendments on June 16, 2009.

### 4. LANDSCAPE AND BUFFERYARDS—ZONING ORDINANCE TEXT AMENDMENT

Under this proposal, staff recommended amendments to Article IV (General Regulations) of the City of Auburn's Zoning Ordinance. Specifically, the proposal was designed to modify and clarify bufferyard requirements as set forth in Sections 424 (Bufferyards) through Section 432 (Landscape Submission Requirements) of the Zoning Ordinance.

The highlights of these amendments include:

- **General Landscaping and Bufferyard Requirements**

Amendments were made to clarify the correct way to calculate required tree inches for a development site. A table was added to Section 426.02 (Street Frontage Landscaping Requirements) requiring trees to be planted per linear foot on street frontages. The table remedies some of the issues that staff has dealt with on properties with two street frontages, or properties with narrow street frontages. A waiver provision for lots with narrow street frontages is also incorporated.

The former ordinance required only those plant materials identified in Sections 430 (Plant Materials) and 431 (Minimum Planting Areas) shall satisfy the requirements for the species and size of plant materials recommended for planting areas. The text amendment allows applicants to propose plantings that are not specifically on the approved plantings list, as proposed plant choices will be reviewed by staff for appropriateness.

- **Table 4-7: Buffer Width Requirements Adjacent to Streets**

The existing requirements conflicted with the condition that a percentage of the total tree inches for a site must be placed at the street frontage property line. Previously, required bufferyards were determined by the type of street along the front property line and the use across the street. Necessary plantings were calculated per linear foot, and only canopy trees were required. For all zoning districts except for Industrial, this amendment created a 10 foot wide bufferyard requirement in which canopy trees, understory trees and shrubs are permitted.

- **Street Frontage and Off-Street Parking Landscaping Requirements**

The former requirements created challenges for properties with narrow street frontage where the planting requirements overwhelmed the length of the property. In addition, clarification was needed to calculate street frontage requirements on lots with two distinctively different length property lines along a street. Staff recommended that the plantings in these cases should be calculated per linear foot in order to allow creativity and clustering of required plantings.

Regarding off-street parking requirements, the ordinance was not entirely clear which planter islands could be counted toward interior parking lot landscaping and did not clarify what could be considered for interior landscaping. The resulting amendment clearly defines interior parking landscaping, and states that planter islands, planter strips or peninsulas less than three hundred four (304) square feet will not be counted towards parking lot landscape requirements. Additionally, the amendment clarified that a contributing landscaped island is required for every 16 parking spaces.

- **Landscape Plan Submission Requirements**

The existing ordinance was not specific to when a landscape plan was required to be submitted or what was required to be shown on the plan. There have been cases where the site was designed prior to consideration of a landscape plan, and that created issues where the Zoning Ordinance requirements could not be met. The text amendment clarified the required order of submission as well as clearly defined the requirements for a submittal.

This recommendation was vetted with the Planning Commission in a work session with Planning staff on July 21, 2009. The Planning Commission held its public hearing and recommended approval of the amendments at its September 10, 2009 meeting. The City Council held its public hearing and adopted the amendments on October 20, 2009.

## 1. AUBURN INTERACTIVE GROWTH MODEL UPDATE

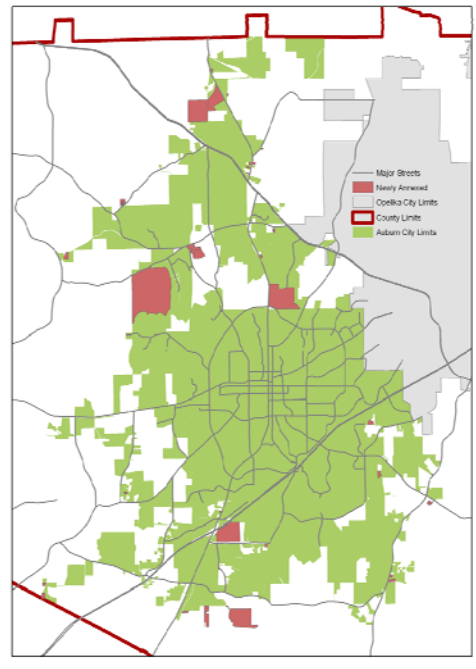
The purpose of the Auburn Interactive Growth Model (AIGM) is to forecast the spatial distribution of the City's population over time, to build-out for 143 Zones in 5 year increments, as well as the distribution and timing of the apportionment of land uses and facilities to meet the needs of the population in a cost-effective manner.

One of the many objectives of the AIGM is an annual update that documents the changes in development, trends and the processing of data to reforecast population and the effects on its several sub models. A 2007 Baseline was initially developed in order for the AIGM to become operational for the study area. The study area consists of the City of Auburn city limits as they existed in 2007 (87 Zones) and the area south of the City to the county line, six miles west of the city center and north to the county line (56 Zones). The decision was made to include the area outside the City limits around the City in order to assess the impacts of future annexations, market influence for commercial facilities in the City, and the effects of future suburban development.

The initial period for the first update is from the July 1, 2007 baseline to the September 30, 2009 baseline. The annual update time was moved to correspond to the City of Auburn's fiscal calendar. The consolidated data for residential units and population within the city and the area outside the city and in the study area reveals that the City has increased in size from 31,301 acres in 2007 to 32,990 acres in 2009 for a net increase of 1,689 acres. Likewise, the area outside the city has decreased by the same amount due to annexation activities.

This affects the build-out scenario which was estimated at a population of 115,865 from the 2007 baseline to an estimated population of 119,069 for the updated baseline. Likewise, the estimated build-out population for the area outside the city will decrease from a population of 132,567 to 130,076.

There were a total of 2,345 new housing units constructed from 2007 to 2009 in the city of which 1,604 were multi-family units. During this time, there were also 741 new single-family housing units added. This includes detached single-family homes and mobile homes. This increase in residential units resulted in an increase in population of 52,667 people in 2007 to 57,650 in 2009. These changes factor in both projected vacancy rates and household size. The area outside of the city increased its housing stock by 115 single family units for an increase in population of 220. The growth in dwelling units and the change in the build-out scenario results in the AIGM processing a new population forecast and its effects on the sub models. Generally, for one year updates the difference is small, but as data is accumulated over several updates, trends can be extracted.



**2009 AIGM Update**  
**Residential Growth in the City of Auburn**

	Acres	Single Family Units	Multi Family Units	Residential Total Units	Yearly Population	Build Out Population
2009	32990	11329	16256	27585	57650	119069
2007	31301	10588	14652	25240	52667	115865
<b>Difference</b>	<b>1689</b>	<b>741</b>	<b>1604</b>	<b>2345</b>	<b>4983</b>	<b>3204</b>

Commercial and Industrial Development data reveals that commercial space (retail, office and services) increased by 355,209 square feet from 2007 to 2009 of which 214,081 was in the category of office and services. Also for the area outside the City, retail space increased by 17,983 square feet during the same period.

Public Facilities data shows that there have not been any changes from 2007 to 2009. This means that the changes in population or housing did not result in a change of the timing or location of new schools, parks, or fire stations.

**2. COMP PLAN 2030**

As regulated by the Alabama Code § 11-52-9, local governments are allowed a broad degree of latitude in designing comprehensive plans that guide future development, protect and promote the health, safety, and welfare of its citizens, promote good civic design, and coordinate the efficient and adequate provision of public services. The City of Auburn’s CompPlan 2030, a new future land use and transportation plan, is being developed with this ultimate goal in mind and will result in a document designed in response to the needs of its citizens, based on public input, analysis of existing and future conditions, and best practices.

CompPlan 2030 will focus on current and future land use; on how land use and the built environment affect the natural world, and vice-versa; on schools, parks, and other facilities that form the civic foundation of the City; and on the many forms of transportation that link everything together. The plan will make recommendations for Auburn's future growth and development based on a number of factors, including citizen input. To this end, the plan is designed as a unifying document that will review and assimilate the many existing plans and documents that guide the City of Auburn. The intent is not to replace existing plans, but to summarize and, where necessary, update, supplement, or bring into harmony any disparate elements of the plans.

Meetings to facilitate public input began in October 2009 and will continue through March 2010, with final public meetings to review the draft document late in 2010. Ultimately, the plan will be reviewed by the Planning Commission and considered for approval by the City Council as a policy document for the City. Upon its adoption, the plan will be continuously monitored and amended as changes occur in the physical, social, political, and market needs of the City. Support of the plan will be evidenced through adoption, revision, and enforcement of accompanying elements of the City’s growth management system, including development regulations, the capital improvement programming process and its

relation to the biennial City budgeting and investment system, and decisions regarding the appropriateness of development proposals.

### **3. LANDSCAPE GUIDE**

In coordination with zoning text amendments adopted in October 2009, staff created a user-friendly guidebook to assist the development community and citizens with interpretation and application of the City's landscape regulations for non-residential and performance residential projects. Specifically, the guide summarizes Sections 422 through 432 of the Zoning Ordinance, while incorporating graphics designed to offer visual interpretations and applications of the City's landscaping requirements.

### **4. DOWNTOWN STUDY COMMITTEE**

On August 18, 2009, Mayor Bill Ham created the Downtown Study Committee for the purpose of reviewing and making appropriate recommendations on several issues concerning the City of Auburn Zoning Ordinance as it relates to the existing regulations governing the College Edge Overlay District and Urban Core.

The Downtown Study Committee included three representatives from each the City Council and Planning Commission. Kim Harrison, Warren McCord and Emily Sparrow from the Planning Commission served on the committee. Members from the City Council were Brent Beard, Sheila Eckman, and Dick Phelan.

The group conducted 13 meetings beginning in September 2009. During this time, City staff provided research and regulatory recommendations for the Commission's consideration in a number of areas. Areas of discussion included:

- Floor Area Ratio (FAR) and Building Height Limitations
- Special Use Provisions
- Conditional/Permitted Uses in the CEOD/UC zoning districts
- Balcony Regulations
- Parking
- Parking Lot Screening
- Signage
- Continued Use and Improvement of Non-Conforming Structures
- Glazing

The Committee presented its findings and suggestions to the City Council on January 19, 2010. The Planning Department anticipates conducting work sessions during February and March 2010 to further review the Committee's recommendations and formally propose regulatory changes, with a public hearing process to follow.

### 5. CITIZENS' PLANNING ACADEMY

Auburn citizens were invited to take part in the 2009 Citizens' Planning Academy beginning in September 2009. The academy was developed to educate participants as to how different departments, developers, and individuals interact in the planning process. Designed as a six-week course, 21 individuals took part in learning about a variety of planning-related topics and gained hands-on experience by conducting a site plan review and mock Planning Commission meeting. Topics of instruction included:

- Planning in Auburn (Requirements and Responsibilities of the Planning Department)
- The Roles and Responsibilities of Auburn's Planning Related Boards
- Planning Commission
- Board of Zoning Adjustment
- Historic Preservation Commission
- Long-Range Planning and Updates to the Comprehensive Plan
- The Role of Other City Departments in Planning
- A Professional Engineer's View of Planning in Auburn
- Auburn University Planning
- Historic Preservation
- Zoning Enforcement



**1. ANNEXATIONS**

Total Number of Applications Considered: 16

Total Number Recommended for Approval: 15

Total Acreage Recommended for Annexation: Approximately 642.76

**2. REZONINGS**

Total Number of Applications: 12

Total Number Applications Recommended for Approval: 11

Total Acreage Recommended for Rezoning: Approximately 904.51

**3. SUBDIVISIONS**

Total Number of Preliminary Plat Requests: 10

- Initial Preliminary Plat Requests Approved: 8
- Preliminary Plat Extension Requests Approved: 2

Total Number of Final Plat Approval Requests: 12

- Final Plat Approval Requests Approved: 12
- Number of Lots Approved by Final Plat: 284

Total Number of Conventional Subdivisions: 13

- Number of Conventional Final Plat Lots: 125

Total Number of Performance Subdivisions: 9

- Number of Performance Final Plat Lots: 159

Total Number of Lot Consolidations: 2

**4. CONDITIONAL USES**

Total Number of Applications Considered: 25

Total Number of Uses Recommended for Approval: 29

Accessory Use: 5

Commercial and Entertainment: 7

Community Shopping Center: 1

Commercial Support: 2

Indoor Recreational: 1

Industrial: 2

Institutional: 2  
Nursery (retail): 1  
Performance Residential: 1  
Public Service: 1  
Road Service: 6

**5. WAIVERS**

Total Number of Applications Considered for Waivers to Landscape or Zoning Regulations: 5  
Total Number Approved: 5  
Total Number of Applications Considered for Waivers to Subdivision Regulations: 2  
Total Number Approved: 2

**6. MISCELLANEOUS**

Total Number of Zoning Certificates Issued: 89  
Total Number of Administrative Subdivisions Processed: 35  
Total Number of Sign Permits Issued: 75

**Sixty-three public hearings were held for cases considered during FY 2009.**

**Zoning Designations**

- Rural District (R)
- Neighborhood Conservation District (NC)
- Commercial Conservation District (CC)
- Comprehensive Development District (CDD)
- Limited Development District (LDD)
- Development District Housing (DDH)
- Redevelopment District (RDD)
- Urban Core District (UC)
- University Service District (US)
- Industrial District (I)
- Holding District (HD)
- Planned Development District (PDD)
- Conservation Overlay District (COD)
- College Edge Overlay District (CEOD)

## Annexation Applications from October 2008 - September 2009

<b>Case Number</b>	<b>Case</b>	<b>Property Owner</b>	<b>Acreage</b>	<b>Planning Commission Date</b>	<b>Planning Commission Recommendation</b>
PL-2008-00651	Cary Creek Annexation	Charles C. Pick	225.42	10/9/2008	<b>Approval</b>
PL-2008-00738	Donahue Land Annexation	Donahue Land, LLC	33.63	11/13/2008	<b>Approval</b>
PL-2008-00739	Donahue Land Farmville Annexation	Donahue Land, LLC	13.8	11/13/2008	<b>Approval</b>
PL-2008-00781	Clark Annexation	Lorenza Herbert Clark	2	12/11/2008	<b>Approval</b>
PL-2008-00790	West Pace Village Annexation	West Pace, LLC	150.89	12/11/2008	<b>Approval</b>
PL-2008-00855	Cooper Annexation	Ronald and Diane Cooper	12.5	1/8/2009	<b>Approval</b>
PL-2009-00296	Wiggins Annexation	Paul Wiggins	3.56	6/11/2009	<b>Approval</b>
PL-2009-00307	Eastman Annexation	Richard and Sandra Eastman	1.34	6/11/2009	<b>Approval</b>
PL-2009-00308	Ward-Pace Annexation	Virginia B. Ward and Thomas L. Pace III	9.41	6/11/2009	<b>Denial</b>
PL-2009-00390	Crosby Annexation	James Dell Crosby	14.16	7/9/2009	<b>Approval</b>
PL-2009-00395	Paramount Annexation	Paramount Development, LLC	0.3	7/9/2009	<b>Approval</b>
PL-2009-00393	Ward-Pace Annexation	Thomas L. Pace III	151.2	8/13/2009	<b>Approval</b>
PL-2009-00482	University Station Annexation	Mathan and Jill Holt	10.7	8/13/2009	<b>Approval</b>
PL-2009-00503	Phillips Annexation	David and Tracey Phillips	1.26	9/10/2009	<b>Approval</b>
PL-2009-00521	Armstrong Annexation	Joseph and Debra Armstrong	7	9/10/2009	<b>Approval</b>
PL-2009-00570	Gosser Annexation	Harvey and Barbara Gosser	15	9/10/2009	<b>Approval</b>

## Rezoning Applications from October 2008 - September 2009

Case Number	Case	Property Owner	Acreage	Proposed Rezoning	Planning Commission Date	Planning Commission Recommendation
PL-2008-00649	The Shoppes at Cary Creek	Charles C. Pick	27.14	R to CDD	10/9/2008	Approval
PL-2008-00650	The Shoppes at Cary Creek	Charles C. Pick	27.14	CDD to PDD	10/9/2008	Approval
PL-2008-00652	Cary Creek Development	Charles C. Pick	145.68	R to DDH	10/9/2008	Approval
PL-2008-00653	Cary Creek Development	Charles C. Pick	52.64	R to CDD	10/9/2008	Approval
PL-2008-00654	Cary Creek Planned Development District	Charles C. Pick	299.04	DDH and CDD to PDD	10/9/2008	Approval
PL-2008-00646	The Cotswolds Rezoning	JEDD Land Company, LLC	99.1	R to CDD	11/13/2008	Tabled
					12/11/2008	Approval
PL-2008-00755	The Cotswolds Rezoning	JEDD Land Company, LLC	311.6	R to DDH	11/13/2008	Approval
PL-2009-00647	The Cotswolds Rezoning	JEDD Land Company, LLC	410.7	CDD and DDH to PDD	11/13/2008	Tabled
					12/11/2008	Approval
PL-2008-00740	Donahue Ridge Rezoning	Donahue Land, LLC	33.63	R to DDH	12/11/2008	Approval
PL-2008-00791	West Pace Village Rezoning	West Pace, LLC	150.89	R to CDD	12/11/2008	Approval
PL-2009-00045	West Pace Village Planned Development District	West Pace, LLC	165.81	CDD to PDD	3/12/2009	Tabled
					4/9/2009	Tabled
PL-2009-00557	Lundy Chase Rezoning	Crosswoods Development, LLC and Sky is the Limit Homes, LLC	10.25	NC-20 to DDH	9/10/2009	Approval

## Planned Development District Amendment Applications from October 2008 - September 2009

<i>Case Number</i>	<i>Case</i>	<i>Property Owner</i>	<i>Acreage</i>	<i>Request</i>	<i>Planning Commission Date</i>	<i>Planning Commission Recommendation</i>
PL-2008-00756	Lundy Chase PDD Amendment	The Musselwhite Group, Inc.	98.87	Amendment to Ordinance 2496	11/13/2008	<b>Approval</b>
PL-2009-00558	Lundy Chase PDD Amendment	Crosswoods Development, LLC and Sky is the Limit Homes, LLC	98.87	Amendment to Ordinance 2584	9/10/2009	<b>Approval</b>

## Subdivision Applications from October 2008 - September 2009

<i>Case</i>	<i>Approval Requested</i>	<i>Property Owner</i>	<i>Zoning</i>	<i>Number of Lots (Subdivision Type)</i>	<i>Planning Commission Date</i>	<i>Planning Commission Decision</i>
Stonewood Farm (PL-2008-00664)	Amended Final	Jones and Minear Homebuilders, LLC	DDH	48 (conventional)	10/9/2008	<b>Approval</b>
Lundy Chase, Phase 1, 2nd Revision (PL-2008-00763)	Amended Final	The Musselwhite Group, Inc.	PDD with DDH underlying	24 (performance)	11/13/2008	<b>Approval</b>
Camden Ridge, 11th Addition, Phase 2B (PL-2008-00761 and PL-2008-00762)	Preliminary and Final	North Woods, Inc.	DDH	5 (conventional)	11/13/2008	<b>Approval</b>
Longleaf Crossing, Phase Five (PL-2008-00771 and PL-2008-00809)	Preliminary and Final	Tiger Crossing	PDD with CDD underlying	1 (conventional)	11/13/2008	<b>Approval</b>
Town Creek Subdivision (PL-2007-00568)	Extension of Preliminary	Jack Johnson	DDH	28 (conventional)	12/11/2008	<b>Approval</b>
Stonewood Farm, Redivision of Lots 65-70 (PL-2009-00025)	Amended Final	Jones and Minear Homebuilders, LLC	DDH	6 (conventional)	2/12/2009	<b>Approval</b>
Stonehaven at The Preserve (PL-2009-00066)	Amended Final	The Preserve, LLC	PDD with DDH underlying	24 (conventional)	2/12/2009	<b>Approval</b>
Charleston Place, Redivision of Lots 43-49 (PL-2009-00028 and PL-2009-00029)	Preliminary and Final	Hope Shannon	DDH	4 Lot consolidation (7 lots into 4) (performance)	2/12/2009	<b>Approval</b>
Grove Hill, 12th Addition (PL-2009-00094 and PL-2009-00095)	Preliminary and Final	Cleveland Brothers, Inc.	PDD with DDH underlying	76 (performance)	3/12/2009	<b>Approval</b>
Longleaf Crossing, Phase 5, Redivision of Lot 1 (PL-2009-00097)	Preliminary	Tiger Crossing	PDD with CDD underlying	3 (conventional)	3/12/2009	<b>Approval</b>
Donahue Ridge Subdivision (PL-2009-00081)	Final	Donahue Land, LLC	DDH	40 (conventional)	4/9/2009	<b>Approval</b>

## Subdivision Applications from October 2008 - September 2009

<i>Case</i>	<i>Approval Requested</i>	<i>Property Owner</i>	<i>Zoning</i>	<i>Number of Lots (Subdivision Type)</i>	<i>Planning Commission Date</i>	<i>Planning Commission Decision</i>
Shadow Wood Estates, First Addition, Phase 2 (PL-2007-00948)	Extension of Preliminary	Shadow Wood Holdings, LLC	LDD	27 (conventional)	4/9/2009	<b>Approval</b>
Stone Creek, Phase One (PL-2009-00315 and PL-2009-00312)	Preliminary and Final	Auburn Investments, LLC	DDH	35 (performance)	6/11/2009	<b>Approval</b>
Lundy Chase, Phase 1, 2nd Revision (PL-2009-00394)	Amended Final	Colonial Bank	PDD with DDH underlying	20 (performance)	7/9/2009	<b>Approval</b>
Lundy Chase, Phase II (PL-2009-00574)	Preliminary	Sky is the Limit Homes, LLC	PDD with DDH underlying	37 (performance)	9/10/2009	<b>Approval</b>
Mosley Combination Plat (PL-2009-00561 and PL-2009-00562)	Preliminary and Final	Bobby and Marilyn Mosley and WBB, LLC	CDD and CC	1 Lot consolidation (6 lots into 1) (conventional)	9/10/2009	<b>Approval</b>

## Conditional Use Applications from October 2008- September 2009

<i>Case</i>	<i>Property Owner</i>	<i>Zoning</i>	<i>Use Requested</i>	<i>Planning Commission Date</i>	<i>Planning Commission Recommendation</i>
The Shoppes at Cary Creek (PL-2008-00674)	Charles C. Pick	PDD with CDD and DDH underlying	Institutional (day care center; private libraries and museums; church; aquariums; and private schools); Indoor Recreational (community recreation center; skating rink [(roller & ice)]; bowling alleys; billiards; gymnasium; and indoor athletic facilities); Commercial and Entertainment (building material sales; commercial or trade schools; hotel/motel/condotel; package store; veterinary office/kennel; banks; and theaters/indoor auditoriums); Road Service (ATM's; car wash/detailing shop; convenience stores/small grocery; gasoline service station; bank w/drive thru; fast food restaurant w/ drive thru; and vehicle rentals); Public Service (municipal office/facility); Nursery (retail); and Community Shopping Center	10/9/2008	<b>Approval</b>
Project Storm (PL-2008-00665)	Industrial Development Board of the City of Auburn	I	Industrial (expansion of existing industrial use)	10/9/2008	<b>Approval</b>
Furniture Care (PL-2008-00764)	David Fowler	CDD	Commercial Support (furniture repair and refinishing)	11/13/2008	<b>Approval</b>
Airport Warehouses (PL-2008-00810)	Lennie & Martin Squiers	CDD	Commercial Support (warehouse and offices)	12/11/2008	<b>Approval</b>
Goal Post (PL-2008-00812)	Reddy Munagala	US	Commercial and Entertainment (package store)	12/11/2008	<b>Approval</b>
North Dean Car Wash (PL-2008-00859)	Danny Phipps	CC	Road Service (car wash)	1/8/2009	<b>Approval</b>
Tutton Hill Subdivision Amenity Lot (PL-2008-00864)	Dilworth Development, Inc.	LDD	Accessory (subdivision amenity [playground and private park])	1/8/2009	<b>Approval</b>
West Pace Village Station (PL-2008-00867)	West Pace, LLC	CDD	Road Service (gas station)	1/8/2009	<b>Approval</b>



## Conditional Use Applications from October 2008- September 2009

<i>Case</i>	<i>Property Owner</i>	<i>Zoning</i>	<i>Use Requested</i>	<i>Planning Commission Date</i>	<i>Planning Commission Recommendation</i>
Auburn Mixed Martial Arts (PL-2008-00868)	Hoke Harper	I	Commercial and Entertainment (sports and recreation instruction)	1/8/2009	<b>Approval</b>
Tuscany Hills Subdivision Amenity Lot (PL-2009-00026)	McIntyre Building Company	DDH	Accessory (subdivision amenity [swimming pool and restroom facilities])	2/12/2009	<b>Approval</b>
Donahue Crossing Church (PL-2009-00031)	C&S Investments, LLC	PDD with CDD underlying	Institutional (church and classrooms)	2/12/2009	<b>Approval</b>
IDB Incubator Building #1 (PL-2009-00099)	Industrial Development Board of the City of Auburn	I	Industrial (manufacturing use)	3/12/2009	<b>Approval</b>
Flip Flops (PL-2009-00100)	Margaret Brown	UC with CEOD overlay	Commercial and Entertainment (lounge)	3/12/2009	<b>Denial</b>
Heritage Park (PL-2009-00101)	Donald H. Allen Development, Inc. and West Alabama Bank & Trust	RDD	Performance Residential (multiple family development)	3/12/2009	<b>Approval</b>
The Tavern (PL-2009-00156)	Dan Grider	CC	Commercial and Entertainment (private club)	4/9/2009	<b>Denial</b>
Donut Shop (PL-2009-00167)	Tiger Crossing	CDD	Road Service (donut shop with drive-through window)	4/9/2009	<b>Approval</b>
Austin Ice (PL-2009-00168)	Michael Shannon	CDD	Road Service (coin-operated ice vending station)	4/9/2009	<b>Approval</b>
Flip Flops (PL-2009-00237)	152 North College, LLC	UC with CEOD overlay	Commercial and Entertainment (lounge)	5/14/2009	<b>Approval</b>
Tuscany Hills Amenity Lot (PL-2009-00242)	McIntyre Building Company	DDH	Accessory (subdivision amenity [swimming pool and restroom facilities])	5/14/2009	<b>Approval</b>

## Conditional Use Applications from October 2008- September 2009

<i>Case</i>	<i>Property Owner</i>	<i>Zoning</i>	<i>Use Requested</i>	<i>Planning Commission Date</i>	<i>Planning Commission Recommendation</i>
Bad Habits (PL-2009-00366)	LA, LLC	CDD	Commercial and Entertainment (lounge)	7/9/2009	<b>Approval</b>
God's House of Prayer (PL-2009-00436)	God's House of Prayer	RDD	Road Service (parking lot)	8/13/2009	<b>Approval</b>
Advanced Graphics (PL-2009-00487)	Diane Cooper	CC	Commercial and Entertainment (graphic design studio)	8/13/2009	<b>Approval</b>
East Alabama Skate Park (PL-2009-00560)	Design Plaza, LLC	CDD	Commercial and Entertainment (skate park)	9/10/2009	<b>Approval</b>
Lundy Chase Pool (PL-2009-00573)	Sky is the Limit Homes, LLC	PDD with DDH underlying	Accessory (subdivision amenity [swimming pool and restroom facilities])	9/10/2009	<b>Approval</b>
Lundy Chase Playground (PL-2009-00580)	Sky is the Limit Homes, LLC	PDD with DDH underlying	Accessory (subdivision amenity [playground and pavilion])	9/10/2009	<b>Approval</b>

## Requests for Waivers to Landscape Regulations and Subdivision Regulations from October 2008 - September 2009

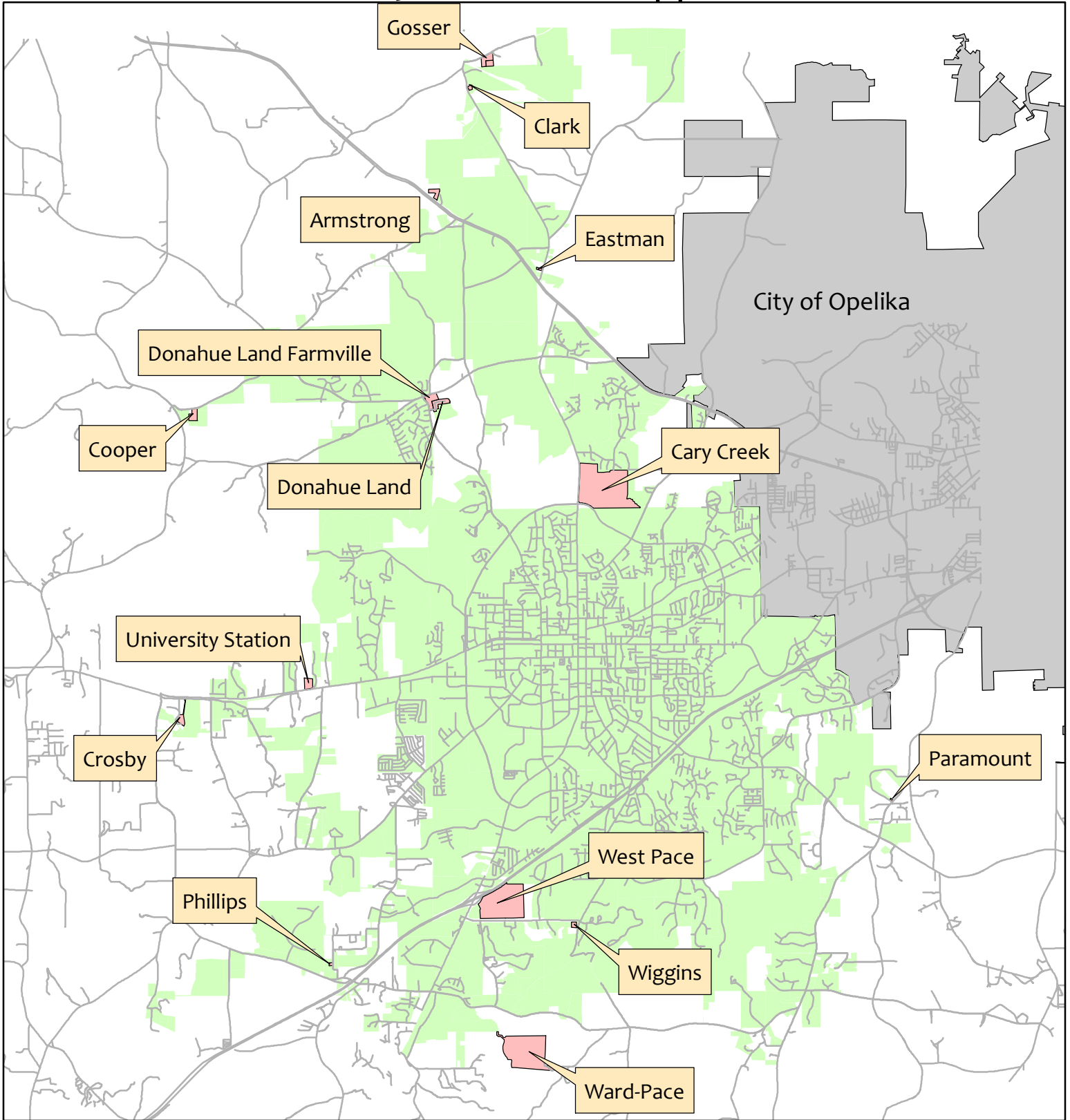
<i>Case Number</i>	<i>Case</i>	<i>Property Owner</i>	<i>Action Requested</i>	<i>Planning Commission Date</i>	<i>Planning Commission Action</i>
PL-2008-00698	Project Storm	Industrial Development Board of the City of Auburn	Waiver to Corridor Overlay Regulations (exterior building materials)	10/9/2008	<b>Approval</b>
PL-2008-00699	Project Storm	Industrial Development Board of the City of Auburn	Waiver to Corridor Overlay Regulations (bufferyard requirements)	10/9/2008	<b>Approval</b>
PL-2008-00811	Dr. Meka's Office	Rao and Sulochana Meka	Waiver to bufferyard requirements (width)	12/11/2008	<b>Approval</b>
PL-2009-00103	Hamilton Place	Hamilton Place, LLC	Waiver to bufferyard requirements (placement of plants)	3/12/2009	<b>Approval</b>
PL-2009-00119	Donahue Ridge Subdivision	Donahue Land, LLC	Waiver to maximum cul-de-sac length	3/12/2009	<b>Approval</b>
PL-2009-00240	Dowdell Subdivision	Timothy Moore	Waiver to subdivide and create four (4) lots that do not abut upon a dedicated public street	5/14/2009	<b>Approval</b>
PL-2009-00559	SunSouth	SunSouth, LLC	Waiver to landscaping requirements (street frontage)	9/10/2009	<b>Approval</b>

## City Initiatives from October 2008 - September 2009

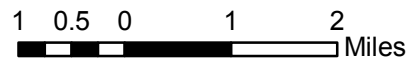
<i>Case Number</i>	<i>Case</i>	<i>Action Requested</i>	<i>Planning Commission Date</i>	<i>Planning Commission Recommendation</i>
MS-2008-00052	Zoning Ordinance Text Amendments	Recommendation to City Council to review and adopt amendments to Article II (Definitions) and Article IV (General Regulations) of the <i>City of Auburn Zoning Ordinance</i>	12/11/2008	<b>Approval</b>
MS-2009-00021	Zoning Ordinance Text Amendments	Recommendation to City Council to review and adopt amendments to Article VI (Signs), Article VIII (Development Approval Process), and Article IX (Administration and Enforcement) of the <i>City of Auburn Zoning Ordinance</i>	5/14/2009	<b>Approval</b>
MS-2009-00022	Annexation Policy Amendment	Recommendation to City Council to review and adopt amendments to the <i>City of Auburn Annexation Policy</i> established by Resolution 07-328	5/14/2009	<b>Approval</b>
MS-2009-00036	Zoning Ordinance Text Amendments	Recommendation to City Council to review and adopt amendments to Article IV (General Regulations) of the <i>City of Auburn Zoning Ordinance</i>	9/10/2009	<b>Approval</b>
MS-2009-00034	Street Renaming	Recommendation to City Council to rename a portion of Bent Creek Road to Mike Hubbard Boulevard	9/10/2009	<b>Approval</b>

# Appendix A

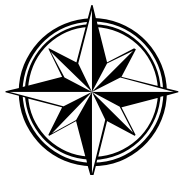
## FY 2009 Annexation Approvals



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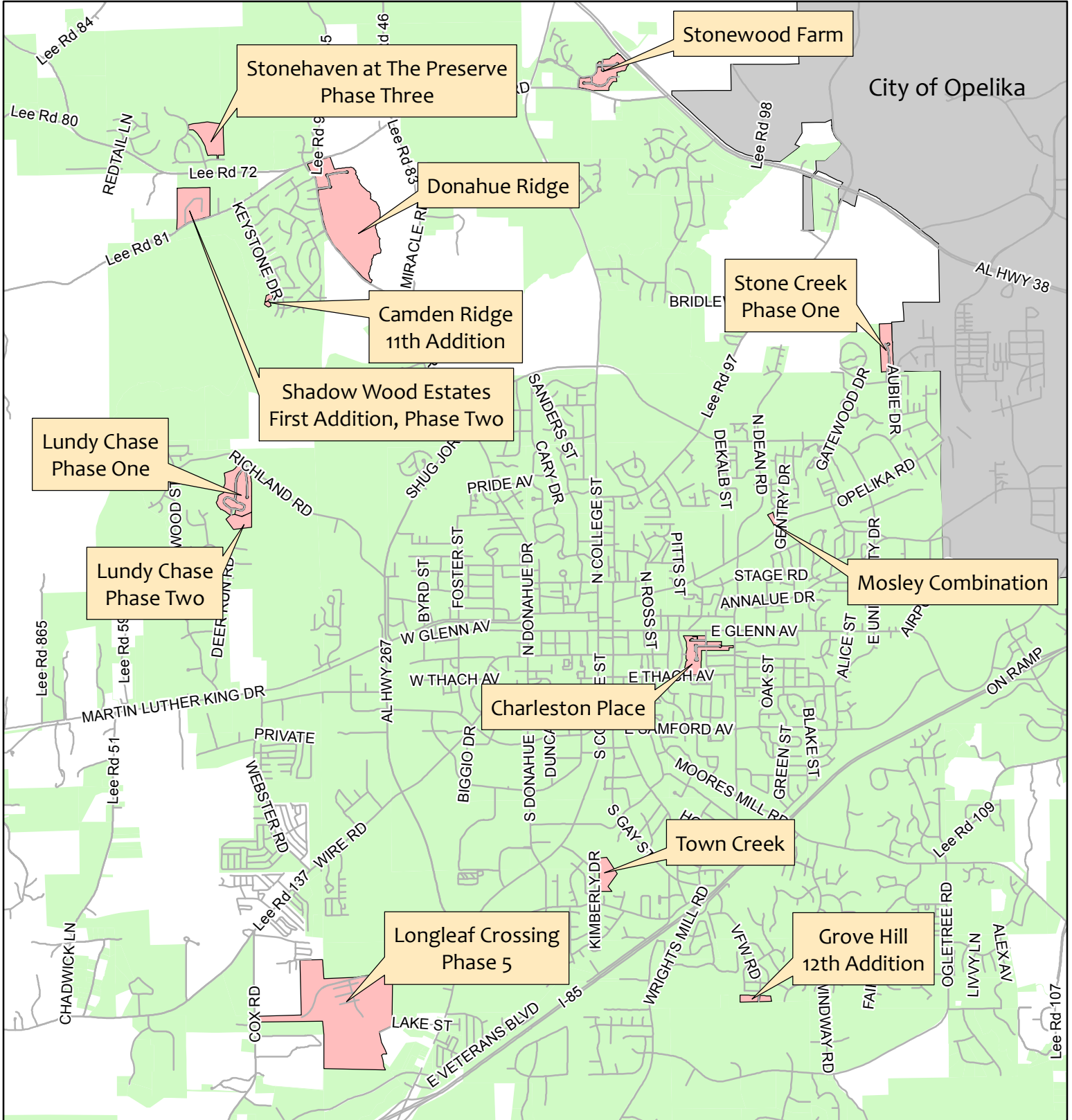


COA GIS Data  
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jmw



# Appendix B

## FY 2009 Subdivision Approvals



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COA GIS Data  
Modified 1/13/10  
jmw

