

# FY 2010 Annual Report to the Planning Commission



City of Auburn



City of Auburn  
Home of Auburn University

February 1, 2011

Planning Commission  
City of Auburn, Alabama

Dear Planning Commission Members:

It is my pleasure to present the FY 2010 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 zoning ordinance and subdivision regulation waiver requests.

A summary has been provided of all the Commission's work products that have emanated from your work session activities including: regulatory amendments creating an Airport Overlay District (designed to protect the airspace of Auburn University Regional Airport), as well as changes to the development and design standard requirements of the Urban Core (UC) and College Edge Overlay (CEOD) Districts. The latter work product could not have been accomplished so efficiently and effectively had it not been for the considerable efforts expended by the Downtown Study Committee. In addition, the Planning Commission and the Planning, Public Works, and Water Resource Management Departments worked in unison to accomplish amendments to the zoning ordinance that were needed in an effort to put more technically-laden requirements into the new Public Works and Water Resource Management Design and Construction Manuals. These new manuals went into effect on January 1, 2011.

In the long-range planning arena, the Planning staff accomplished our second update of the Auburn Interactive Growth Model (AIGM). This update brings our data current, as of September 30, 2010. This data serves as the "fuel" that drives our comprehensive planning initiative, *CompPlan 2030*. The formulation of a sound comprehensive plan is the single most important project a Planning Commission can ever undertake, and this major planning effort is coming to its much anticipated conclusion. Public hearings are planned before the Planning Commission and City Council in April/May 2011. Implementation will immediately follow with a priority round of zoning ordinance amendments expected in the latter part of the calendar year.

These are just some of the highlights of the business you transacted on the City's behalf during the FY 2010 fiscal year. Our work is never finished and we have much on our plate for the coming year. With your continued input and invaluable assistance, however, we will continue to successfully tackle the challenges ahead.

Sincerely,



Forrest E. Cotten, AICP  
Planning Director

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# Planning Commission Members

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Emily Sparrow, Chairman  
Charles Smith, Vice Chairman  
John Cope, Secretary  
Ron Anders  
Phil Chansler  
Kimberlee Harrison  
Warren McCord  
Josie Walsh  
Mark Yohn, Mayor's Designee

## *Duties of the Planning Commission*

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 9 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 8 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 8 of the Auburn Zoning Ordinance.

7. The Planning Commission shall:

- 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.
- 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.
- 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.**

# Planning Department Staff

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**Forrest Cotten, AICP, Director of Planning**

**Wayne Dyess, 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**

**Charles M. Duggan, Jr., City Manager**

**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.”**

The Planning Department staff is primarily responsible for the administration of the City’s Land Use Plan, Zoning Ordinance, and Subdivision Regulations. This requires that the Department review any new development plans or any proposed change in use throughout the City of Auburn. The Department also reviews annexation petitions, subdivision proposals (administrative, preliminary and final plats), zoning requests, conditional use approval requests, site plan approval requests, requests for any variance to the Zoning Ordinance, and requests for any waiver to the Subdivision Regulations.

In addition, the Department provides primary staff support to a number of Boards and Commissions throughout the City including the Planning Commission, the Board of Zoning Adjustment and the Historic Preservation Commission. Much of the business transacted by the Planning Commission requires ultimate approval from the City Council; therefore, a considerable amount of effort is also expended in preparing planning-related information for the City Manager’s Office to place before the City Council during their bi-monthly meetings.

Within the Planning Department, the City's zoning enforcement function is also housed. This includes the regulation of signage, banners, home occupations, occupancy requirements, primary and accessory uses, and other zoning-related issues that present themselves daily.

In an effort to ensure that the City's Zoning Ordinance is kept up to date and reflects the current needs and desires of the community, the Planning Department staff holds frequent "work sessions" throughout the year with the Planning Commission on various topical issues. In addition, the Department supports special committees or task forces that may be commissioned by the City Council to examine special issue areas and make appropriate recommendations for change. Recent examples of these include the Urban Core Task Force, Sign Regulations Taskforce, and most recently, the Downtown Study Committee.

In 2010, the primary focus of the Planning Department was the formulation of CompPlan 2030, which is envisioned to be the primary land use planning tool and future growth guide for the City of Auburn. This effort requires a great deal of work by not only the Planning Department, but by all City Departments, the Planning Commission, City Council, and citizenry. We look forward to bringing the final work product to the Planning Commission and City Council for their consideration in April and May of 2011.

# FY 2010 Planning Commission Meeting Dates

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☒ October 5, 2009	** March 11, 2010
◇ October 6, 2009	☒ April 5, 2010
** October 8, 2009	** April 8, 2010
◇ October 13, 2009	‡ May 4, 2010
◇ October 20, 2009	☒ May 10, 2010
◇ November 3, 2009	** May 13, 2010
☒ November 9, 2009	‡ June 9, 2010
** November 12, 2009	** June 10, 2010
◇ November 17, 2009	‡ June 14, 2010
◇ November 24, 2009	Δ June 22, 2010
☒ December 7, 2009	‡ June 29, 2010
◇ December 8, 2009	** July 8, 2010
** December 10, 2009	‡ July 15, 2010
◇ January 7, 2010	Δ July 20, 2010
☒ January 11, 2010	☒ August 9, 2010
** January 14, 2010	** August 12, 2010
◇ February 2, 2010	‡ August 17, 2010
** February 11, 2010	‡ August 31, 2010
◇ March 2, 2010	** September 9, 2010
☒ March 8, 2010	‡ September 15, 2010

\*\* Regular Meeting

☒ Packet Meeting

◇ Downtown Study Committee Work Session

‡ CompPlan 2030 Work Session

Δ Design Manual Review



# FY 2010 Planning Commission Work Efforts

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## Airport Overlay District – Zoning Ordinance Text Amendment

Under this proposal, staff recommended amendments to Article V (Detailed Use Regulations) and Article IX (Administration and Enforcement) of the *City of Auburn Zoning Ordinance*. Specifically, the proposal was designed to better define and protect the airspace of the Auburn University Regional Airport and Robert G. Pitts Field in order to allow development to continue around the airport in a safe and effective manner. The specific sections subject to the amendments were Sections 512 (Airport Height Restrictions) and 907 (Variances).

Recent expansions at the Auburn University Regional Airport and Robert G. Pitts Field resulted in changes to flight patterns and airspace needs around the airport. The current airport ordinance did not adequately address protection of this necessary airspace. Airport officials and city staff worked together on how to better define and protect the airspace in the ordinance so that development could continue around the airport in a safe and effective manner. The result was a proposal to amend the code that would address building and vegetation heights around the airport and its runways, limit certain types of development in the runway approaches, and provide notification and recommendations for noise mitigation standards in areas in proximity to the airport.

The highlights of these amendments include:

**Definitions** This section provided specific definitions that apply only to the airport ordinance.

**Airport Overlay Zones** This section established three airport overlay zones and established an airport-specific height definition, which measures height from the absolute tallest point of a structure.

- **Airport Height Notification Zone**

This zone regulates structure height and natural vegetation for areas in proximity to the airport. Shown on page 9 is a map which delineates this zone.

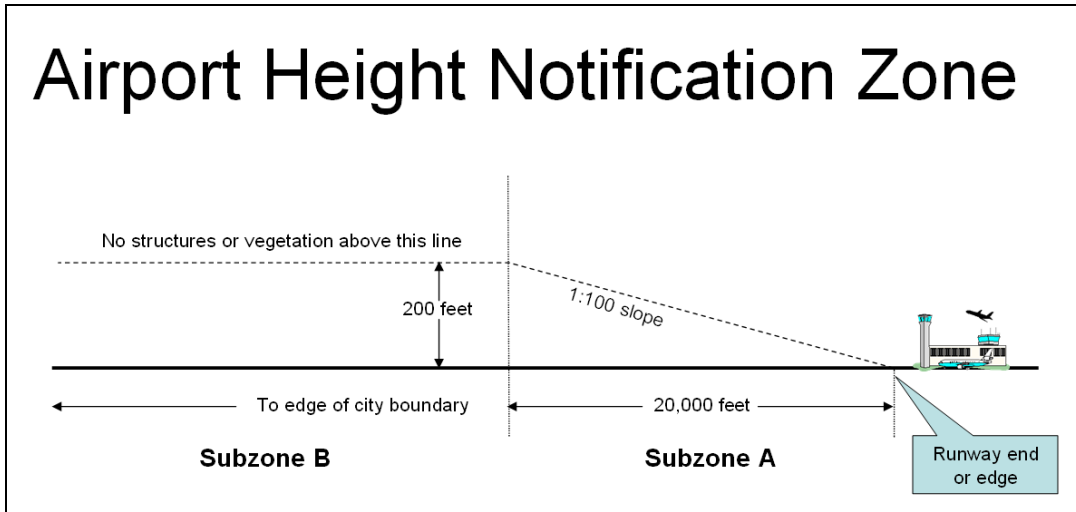
- **Runway Protection Zone**

This zone limits incompatible land uses in areas surrounding the ends of each runway. Locating these uses in the runway protection zone could place human lives at risk. Prohibited uses include:

- Educational centers (including all types of primary and secondary schools, pre-schools, child care facilities).
- Hospitals, freestanding emergency care centers, nursing/convalescent home facilities.
- Assembly halls (includes auditoriums, banquet halls, convention centers, religious institutions, stadiums, and theaters)

- Fuel storage facilities (excludes storage tanks for flammable and combustible liquids, compresses gasses, or liquefied petroleum gas necessary for the operation of medical facilities)
- **Airport Noise Impact Zone**

In this zone, applicants for building permits or permits granted by the Planning Department in the noise impact zone shall be provided information at the time of application regarding recommended amounts of noise level reduction (NLR) in the airport noise impact zone as well as guidelines for how such noise reduction shall be achieved.



**Nonconforming Uses** The new airport regulations are not retroactive on existing uses, but nonconforming structures may be required to mark and or light the structure in accordance with FAA regulations.

**Limits on Putrescible Uses** Certain land uses that may attract wildlife are not formally restricted, but are noted to be incompatible when located within 10,000 feet of the airport.

**Vegetation Removal** Vegetation that penetrates the plane of the runway approaches will be subject to removal.

**Airport Variances** This section established standards for airport construction variances.

The Planning Commission held its public hearing and recommended approval of the amendments at its October 8, 2009 meeting. The City Council held its public hearing and adopted the amendments on December 15, 2009.

## College Edge Overlay District (CEOD) and Urban Core (UC) District – Zoning Ordinance Text Amendment

Under this proposal, staff recommended amendments to Article II (Definitions), Article IV (General Regulations), Article V (Detailed Use Regulations), and Article VI (Signs) of the *City of Auburn Zoning Ordinance*, largely affecting the College Edge Overlay District (CEOD) and Urban Core (UC) zoning districts. Specifically, the amendment was designed to adjust the development and design standard requirements and the Table of Permitted Uses for the CEOD and UC. Further, the amendment recommended a change in the definition of floor area and made recommendations for change to various sections of Article VI (Signs) affecting the CEOD/UC as well as other zoning districts city-wide.

The amendment emphasized providing reasonable flexibility in the manner in which downtown properties may develop by virtue of allowing the step back in the CEOD to be optional rather than required, allowing a greater variety of uses to establish themselves above the third floor level, increasing allowable building height from 66 to 75 feet, increasing the floor area ratio (FAR) requirement in order to ensure the height allowance is the true determinant of building height, providing options for meeting off-street parking requirements, adjusting the definition of floor area such that finished basements do not count toward the required FAR (city-wide), and amending the sign regulations to allow greater options for signage, including sandwich board signs in the CEOD/UC. The Table of Permitted Uses was recommended for adjustment such that the uses within the district would be treated more similarly to those uses in other districts.

The highlights of these amendments include:

**Modification of Floor Area definition** The definition of “floor area” was amended such to exclude the basement floor area from the floor area ratio. While this is of benefit to development in the CEOD/UC by virtue of allowing the potential for additional finished floor space, it also provides benefit to other areas throughout town, particularly performance residential single-family subdivisions. On numerous occasions, homeowners desired to finish out their basements only to be prohibited from doing so because it would cause them to exceed their floor area ratio limit. This was clearly an unintended consequence of the current regulation in that finishing out an existing basement does not increase the building footprint or development intensity, which is what the floor area ratio requirement is designed to prevent.

**Table of Permitted Uses** The amendment recommended that all uses shown as being conditional, but permitted by right if locating within a structure that received site plan approval prior to February 20, 2007, should simply revert to being permitted by right, period. One of the justifications for requiring conditional use approval for all new construction in the CEOD/UC was to acknowledge the special nature of downtown and ensure that any new development would be subject to public review. However, it should be noted that any mixed-use development comprised of residential and non-residential uses requires a master development plan (MDP) that must be reviewed by the Planning Commission in all instances, and then referred to the City Council only if any conditional use approval is requested. This seems to provide assurance for public review of downtown projects without subjecting every use available in the CEOD/UC (except multiple family development) to

conditional use review and approval. In addition, this provides greater symmetry between how uses are regulated in the CEOD/UC and the rest of the City of Auburn.

**Step Back Requirement in the CEOD** Prior to this amendment, a 15 foot step back was required at the third floor level and above in the CEOD only. Property owners expressed concern that the loss of this otherwise buildable space could, in certain instances, render some development projects economically unviable. This amendment recommended that the step back requirement be removed, and therefore, any step back incorporated into a development project would be elective, and not mandatory.

**Building Height and Floor Area Ratio (FAR)** This amendment recommended an increase in building height in the CEOD/UC from 66 feet to 75 feet. This increase was recommended largely in recognition of the fact that increased floor to ceiling heights might be necessary to accommodate uses other than residential at the third floor level and above.

Once the height regulation recommendation was determined, it was understood that the floor area ratio (FAR) requirement in the CEOD/UC would require adjustment to ensure that the height limitation of 75 feet was the predominant regulator of building height over FAR. Review of various building scenarios demonstrated that a FAR of 8.5 would provide necessary flexibility in development planning to ensure that the 75 feet height limitation would be the effective height determinant in the CEOD/UC.

**Special Use Provisions** These requirements prescribe which classifications of uses can be established at differing floor levels within the CEOD/UC. The amendments accommodated an increased variety of uses that may be established at the third floor level and above. Specifically, the commercial and entertainment classification was amended to potentially allow all uses in this classification be established at the third floor level and above. Previously, hotels and condotels were the only uses within this classification that could be established at the third floor level and above.

**Parking Requirements** In 2005, a parking requirement was put in place for residential uses in the UC. In 2007, the requirement was modified in conjunction with the creation of the CEOD. Today, the CEOD requires 1.5 parking spaces per residential unit, while the UC requires one (1) parking space per bedroom. In recognition of the fact that downtown properties are difficult to assemble, constrained, and often irregularly-shaped, and that densification and intensification are desirable in a downtown environment, it was felt that requiring all parking to be located on the development site could stymie existing and future development and redevelopment opportunities in both the CEOD and UC.

Therefore, multiple options to address residential parking requirements were offered in order to provide needed flexibility while ensuring that parking needs would still be effectively met. Parking requirements may either be met entirely on-site; they can be met within 1,000 feet of the development site through an arrangement with the property owner or lessee; or, they can be met by payment into a City parking fund in a standard amount established by the City Council, should the City Council choose to establish such a fund.

**Parking Lot Screening** The parking lot screening section was recommended for inclusion in the development and design standard requirements for the CEOD and UC in recognition of the fact that while parking is necessary, it must also be accessible, visible, safe, and properly screened with fencing and landscaping. This section also slightly modified the language concerning the preference for parking areas to be screened with a building before resorting to fencing and landscaping for screening purposes. It provided the Planning Director with explicit discretion in making the determination as to whether or not parking can effectively be screened with a building when taking into account, for example, site limitations and vehicular access issues.

**Glazing** Since the glazing requirements for the CEOD and UC were adopted, there had been occasions when meeting them were challenging and might not have achieved the most desirable result. This was due primarily to the relatively narrow range available for compliance. Recognizing that the uses required to be established at ground floor level are non-residential, and recognizing that increased visibility is good for business and encouraging pedestrian activity, an adjustment to the requirement was approved such that there is no maximum glazing or fenestration requirement. For upper floor levels, the recommendation was made to increase the maximum fenestration from 30% to 40%.

**Signs** Modification to this section was intended to make signage flexible and adaptable to the type of building. The proposed language recognized that buildings have more than a single façade and that building signage on a multiple-story building has less impact than signage on a single-story building. The proposed amendment also recognized a need to maintain human-scaled signage options not only directed toward vehicular traffic, but that also recognize the valuable pedestrian audience on the sidewalk.

The proposed amendment recommended changes that would have significance city-wide. Notably, general business signs on existing development sites would no longer be required to meet the ten (10) foot setback requirement from front and side property lines if doing so would have a negative site impact. The amendment also allowed electronic reader boards messages to change every 30 seconds, as opposed to the prior wait time of 3 minutes.

**Balconies** The prescriptive size and separation requirements for balconies were removed. One of the primary reasons for this was that the prior regulations contemplated residential balconies only, whereas commercial uses (namely restaurants) would most likely be desirous of having continuous balconies along the building façade. The amendment also permitted balconies to extend into the public right-of-way (ROW). Any ROW encroachment will require thorough review by the City Engineer, and if recommended for approval, will necessitate the execution of a license agreement between the property owner and the City. The agreement will be subject to final approval by the City Council.

**Awnings and Canopies** The former requirement that awnings may only extend up to 75% of the building façade along the street line created challenges with existing developments when there was a tenant change. For purposes of both appearance and functionality, it makes a great deal of sense to cover windows and doors with awnings. In some instances, windows and doors take up more than 75% of a building's façade width, which can preclude adequate awning coverage. Therefore,

awnings are now allowed to “be placed above and extend the width of any door or window, or extend up to 75% of the width of the building façade along the street line, whichever is greater.”

The amendments were vetted with the Planning Commission in work sessions with Planning staff on February 2, 2010 and March 2, 2010. The Planning Commission held its public hearing and recommended approval of the amendments at its April 8, 2010 meeting. The City Council held its public hearing and adopted the amendments on May 18, 2010.

### *Alcohol-Related Land Uses – Zoning Ordinance Text Amendment*

Staff recommended amendments to Article II (Definitions) and Article IV (General Regulations) of the *City of Auburn Zoning Ordinance*. The purpose of this initiative was to align alcohol-related land use classifications and standards more closely with the land use classifications of the City Code of Auburn, the Code of Alabama, and the Alabama Alcoholic Beverage Control Board Administrative Code.

As of January 2008, the City no longer issued alcohol permits, business licenses, or zoning certificates for the Restaurant-lounge, Restaurant-pub, and Tavern land uses. This amendment removed references to those land uses, while adding the Brewpub land use classification to the zoning ordinance.

The highlights of these amendments include:

**Restaurants and Lounges** With the new language, owners of restaurants with a lounge or pub component must decide whether or not they will function primarily as a restaurant or a lounge. Restaurants may still have an area dedicated to a lounge-type of use, but also must meet certain criteria, including devoting a majority of the area of their business to a restaurant use (51% or more) and deriving the majority of income from non-alcoholic beverages and food (also 51% or more).

Establishing percentage requirements for area and receipts assists enforcement and administration at both the local and state level. More importantly, the new language assists business owners in their decision-making as to whether they wish to operate a restaurant or lounge within the City of Auburn.

**Taverns** Another land use classification that was removed from the City Code with the adoption of Ordinance 2530-A was the tavern classification. Again, where state and local codes did not include the tavern classification, it made sense to remove the classification from the zoning ordinance as well. The remedy, in this case, was to consider taverns, for land use purposes, under the definition of a lounge.

**Brewpubs** The brewpub is an alcohol-related land use category that the State recognizes but was missing from the City’s zoning ordinance. The State definition and requirements are very specific, which may provide challenges to the establishment of new brewpubs. However, where the city has seen brewpubs before and where the amendment sought to maintain consistency with other state and local classifications, it made sense to add this classification to the Zoning Ordinance.

The Planning Commission held its public hearing and recommended approval of the amendments at its July 8, 2010 meeting. The City Council held its public hearing and adopted the amendments on August 17, 2010.

*Public Works Design and Construction Manual (PWM) and the Water Resource Management Department Design and Construction Manual (WRMM) – Zoning Ordinance Text Amendment*

These text amendments were designed to remove technical standards associated with the Public Works Design and Construction Manual (PWM) and the Water Resource Management Department Design and Construction Manual (WRMM) and to incorporate new standards for outlots and flag lots. The amendments consolidated design standards into two documents in an effort to further streamline the development review process.

The highlights of these amendments include:

**Definitions** As part of the development of the PWM and WRMM, staff evaluated all existing definitions, which were updated and amended as necessary.

The Zoning Ordinance did not accommodate utility infrastructure lots for improvements such as sanitary sewer pump stations that would not meet the minimum lot size requirements. Such infrastructure is often placed in easements, where the City does not have ownership of the property where those assets are located. Ownership of the property is necessary to properly secure and maintain this infrastructure.

A new lot designation and definition was added for an Outlot in the zoning ordinance. This new lot designation was specifically requested by WRM for the ownership and maintenance of sanitary sewer pump station sites and will also serve to accommodate other utility infrastructure improvements.

Previously, the ordinance outlined three roadway classifications – local, collector, and arterial. Based on the 2005 city-wide traffic study, updated street classifications were warranted thereby expanding definitions associated with street hierarchy. The new definitions outlined more specific information than previously existed. The implementation of the PWM incorporated the standards from the study, and, to provide consistency, the Zoning Ordinance definitions have been amended accordingly.

**Stream Buffer** The City's prior stream buffer regulations in the zoning ordinance were adopted in May of 2006. At that time, "the City Engineer and/or his designee" was used throughout the section in regards to the City staff responsible for review and administration of those requirements. The WRM Department, however, was responsible for reviewing and administering stream buffer requirements for the City of Auburn. As such, the specific requirements detailed in Section 413 of the zoning ordinance were written in the WRMM.

All references to the “City Engineer and/or his designee” were replaced with the Water Resource Management Department to be consistent with the WRMM and the appropriate department responsible for review and administration of those requirements.

**Floodplains** For many years, components of floodplains and development within floodplains were a part of the zoning ordinance, as well as the City Code. Since 1987 the City of Auburn has participated in the National Flood Insurance Program (NFIP). Established under the National Flood Insurance Act of 1968 and broadened with the passage of the Flood Disaster Act of 1973, the NFIP provides federally supported flood insurance to community residents that voluntarily adopt and enforce regulations to reduce future flood damage. As part of the program, the federal government defines minimum standards for floodplain development that local communities must adopt to be eligible for program benefits.

Currently, the Floodplain Protection Ordinance is located in the City Code. The model flood ordinance is amended periodically based on guidelines from FEMA; therefore, staff felt it was appropriate to remove the regulations from the zoning ordinance and have all technical requirements associated with the implementation of the Floodplain Protection Ordinance contained in the City Code. The PWM outlines map amendment and revision processes, but all other design parameters are directed to the Code.

The PWM also contains guidance on the placement of fill materials; however, because filling in the floodplain is discouraged, the zoning ordinance will still require an applicant to receive conditional use approval for any filling in the floodplain. All other design components are referenced to the PWM. Having the information in one location will assist the City’s Floodplain Administrator in monitoring compliance with the Ordinance due to the technical nature of the requirements.

**Steep Slopes** The City’s steep slope regulations in the zoning ordinance were adopted in May 2006. The requirements were developed to minimize disturbance in areas where steep slopes were present adjacent to streams and to avoid erosion control and slope stability issues that lead to impairment of water quality in the stream. The allowable land disturbance in those requirements for areas classified as steep slopes were excessively stringent and created an unnecessary burden on land development. The WRM Department determined that it would be possible to reduce the requirements and still achieve the intended water quality goals. The prior regulations also did not allow for mitigation alternatives where it may be impractical to meet the requirement. Revised requirements for site disturbance in areas where steep slopes exist are included in the WRMM and referenced in the zoning ordinance.

**General Landscaping Requirements** The City’s current landscaping requirements for development sites in the zoning ordinance were adopted in September 2006 and revised in October 2009. A separation of 10’ between canopy trees and all underground utilities was required. This requirement protects the integrity of the underground infrastructure and allows for the proper access and maintenance to those utilities. However, the prior landscaping requirements in Section 426 of the zoning ordinance did not include this existing WRM requirement for separation of canopy trees from utilities. Landscaping requirements near utilities, as currently required by WRM and included in the



WRMM, were added to the zoning ordinance to include all appropriate requirements necessary to develop a landscaping plan for a development.

**Transportation Impact Report** The zoning ordinance requirements for a Transportation Impact Report were developed for the purpose of ensuring that the quantitative aspects of traffic circulation impact on the citizens, neighborhoods and businesses of the City were considered. Mitigation measures were developed in the study by the development's Traffic Engineer, in consultation with the City Engineer, but the parameters for specific analyses were missing. The zoning ordinance provided a shell by which studies were developed; however, reports were submitted in various formats and varying assumptions. The 2005 city-wide traffic study provided an outline for the quantitative and qualitative aspects of a traffic impact study.

The impetus for this proposed amendment was to align the requirements of a traffic impact study with the recommendations outlined in the 2005 study and to redirect applicants to the PWM for specific information on traffic impact studies. This amendment did not obviate the requirement for a traffic impact study submittal with Master Development plans, Planned Developments, or other conditional uses where a study is warranted. Staff reviewed this section along with the 2005 study and determined that removing specific design criteria from the zoning ordinance allowed all traffic information to be contained in the PWM. This change also centralized the technical material associated with Traffic Impact Studies, thus making the PWM a single source document.

**Clear View of Intersection Streets** The guidance provided in the zoning ordinance is to reduce visual impediments at street intersections and create a clear view of two intersecting streets. The impetus for this proposed amendment was to align the requirements of the sight distance analysis at intersections with the recommendations outlined in the 2005 city-wide traffic study along with current intersection sight distance standards.

Sight distance requirements have improved since the sight distance triangles included in the zoning ordinance were implemented and based on speeds and turning direction, the standards were updated. The amendment allowed staff to evaluate sight distance in concert with other intersection elements to ensure safety for the traveling public and centralize the technical material associated with sight distance analysis, thus making the PWM a single source document.

**Traffic Management** Curb cut spacing was outlined in the zoning ordinance to assist in development of lots, minimize access to major routes, and provide guidance on curb cut locations from intersection. The proposed amendment removed the spacing requirements and updated them with the new roadway classification recommendations outlined in the 2005 city-wide traffic study and also redirected applicants to the PWM for specific information on curb cuts. The new curb cut requirements in the PWM delineated spacing as a function of roadway classification and speed.

**Subdivisions and Site Plans** The development approval process traditionally outlined requirements for site plan submittal and items to be submitted on engineering plans. In the past, this section was most relevant to site plans that accompanied conditional use requests to Planning Commission. Prior to the implementation of the Development Review Team (DRT), this section provided guidance

to applicants on the items to be submitted to the Engineering Department following the site plan approval process.

As part of the implementation of DRT in January 2008, checklists were developed outlining submittal requirements for applicable departments. The checklists were developed based on existing plan review procedures, but expanded considerably to make them as comprehensive as possible. Additionally, site plans accompanying conditional uses are considered conceptual, thus minimizing the need for engineering comments on site plans at the time of conditional use approval. The removal of this section will direct an applicant to the PWM.

The Planning Commission held its public hearing and recommended approval of the amendments at its September 9, 2010 meeting. The City Council held its public hearing and adopted the amendments on November 2, 2010. The amendments went into effect on January 1, 2011.

### *Subdivision Regulations Amendments*

Under this proposal, staff recommended amendments to Article II (Definitions), Article III (Application Procedures), Article IV (Design Standards), Article V (Improvements Required), and Article VI (Conservation Subdivision) of the *City of Auburn Subdivision Regulations*. Specifically, the proposal was designed to remove technical standards associated with the Public Works Design and Construction Manual (PWM) and the Water Resource Management Department Design and Construction Manual (WRMM) and incorporate new standards for outlots and flag lots. The amendments centralized design standards into two documents in an effort to further streamline the development review process.

The highlights of this amendment include:

**Definitions** As part of the development of the PWM and WRMM, staff evaluated all existing definitions. The existing definitions were updated and supplemented as necessary. The Subdivision Regulations did not accommodate utility infrastructure lots for improvements such as sanitary sewer pump stations that would not meet the minimum lot size requirements. Such infrastructure was often placed in easements, where the City does not have ownership of the property where those assets are located. Ownership of the property is necessary to properly secure and maintain this infrastructure.

Currently, the Subdivision Regulations outlined three roadway classifications – arterial, collector, and marginal access. Based on the 2005 city-wide traffic study conducted by Skipper Consulting, Inc., updated street classifications were warranted thereby expanding definitions associated with street hierarchy. The new definitions outlined more specific information than previously existed. Implementation of the PWM would incorporate the standards from the study, and, to provide consistency, the Subdivision Regulations definitions were amended.

A new lot designation and definition was added for an “outlot.” This new lot designation was specifically requested by WRM for the ownership and maintenance of sanitary sewer pump station sites and will also serve to accommodate other utility infrastructure improvements.

**Application Procedures** The content of the regulations dealing with lot layout, preliminary plat, and final plat had not been comprehensively reviewed for some time. Due to some departmental restructuring, name changes were warranted. Additionally, staff wanted to align the Subdivision Regulations with the actual work process followed on a daily basis. Staff comprehensively reviewed the Subdivision Regulations as part of the PWM and WRMM development to ensure consistency and accuracy.

Lot layout submittals have diminished in the past couple of years, but clarifying the items to be shown on the plan was warranted. Inconsistencies that were recognized during the review included departmental name references, content of lot layout, and number of copies required for submission.

As part of the PWM, the technical requirements were removed. This proposed change centralized technical requirements and removed the need for the Planning Commission to act on technical waivers. Subdivision bonding requirements were updated to allow for the securing of a completion bond with a bank Certificate of Deposit (CD) and standardizing the bonding amount. Due to the current economic climate, the ability to obtain letters of credit has become more difficult, so having the option of using a CD as security allows greater flexibility for the development community and provides equal protection of the city's interest. Also, it was suggested by staff to standardize the bonding percentage, regardless of the type of security. Currently, if a subdivision bond is secured with a surety, the amount is 1.5 times the engineer's estimate unlike the face value afforded a Letter of Credit. After feedback from the developers, staff agreed upon a uniform amount above the engineer's estimate (10%) which would cover the City in the event the bond instrument has to be redeemed in order to complete the subdivision. Because of some older subdivisions that are built out that are still bonded, the City wanted the ability to redeem the bond and complete the development of the subdivision. Residents within those subdivisions call due to missing wearing surface and sidewalk, but prior regulations allowed the developer to renew the bond indefinitely for developments approved before July 2007.

Also modified was the completion requirements associated with bonding of the subdivision. In July 2007, the Subdivision Regulations were amended to add language stating that a subdivision could not carryover outstanding improvements for more than two (2) years following the placement of the binder. Since the adoption in 2007, this language has proven to be slightly ambiguous, resulting in a recommendation to change the two (2) year requirement commensurate with the issuance of the bond instrument. This will make it easier for staff to track.

Specific language for plat notations required by the WRM Department will be included in the Subdivision Regulations to ensure consistency with plat submittals. The WRM Department required note regarding restrictions on drainage and utility easements will be included in the specific requirements for Final Plats and Administrative Plats. The WRM Department required note regarding potential sewer backflow issues will be included in the specific requirements for Final Plats.

Reference was also made in the Final Plat section to the required sanitary sewer pump station Completion Bond and Warranty Bond that is covered in detail in the WRMM. Such bonds are required in accordance with the WRMM prior to plat signature for any development that includes a sanitary sewer pump station.

The administrative plat section was updated to require that remnant property less than 20 acres be surveyed and conform to all requirements for lots. Remnant property is the acreage that remains of a parent tract after the proposed subdivision is complete. In the past, large tracts have been subdivided and the remainder of the property has been unaccounted for thus making future development boundaries difficult to define. Previously, plats would be submitted that did not account for remnant property. With this change, staff can better monitor property in the Planning Jurisdiction, so that the integrity of the property is not compromised.

**Design Standards** Design guidelines had been a part of the Subdivision Regulations since before 1998. As part of the development of the Public Works and Water Resource Management Manuals, staff comprehensively reviewed the Subdivision Regulations. Over the course of the years, design practices have changed, causing the need for some changes to the subdivision regulations to better reflect current accepted practices. In the past, the Planning Commission considered waivers to technical standards. Prior to the implementation of the Development Review Team (DRT), this section provided guidance to applicants on the items to be submitted to the Engineering Department following the preliminary plat approval process through Planning Commission.

One of the goals of the PWM and WRMM is to have a concise, single document for technical standards. By removing the design standards from the Subdivision Regulations, the need for most waivers be considered by the Planning Commission will be eliminated, and the development community will have a single source for information. This amendment allowed staff to evaluate waivers based on field conditions and technical standards with some flexibility to allow different designs to be used.

The curb cut spacing requirements for the Outer Loop and Shug Jordan were recommended for removal with a reference to the PWM. The PWM outlined the applicable spacing and the loop segments. The street hierarchy was added to be consistent with the PWM. Other design standards that were removed included street and sidewalk design, street grades, vertical curves, horizontal curves, intersection design, cul-de-sacs, dead end streets, and alleys.

When the Lee County Subdivision Regulations were adopted in April 2008, City staff along with the Lee County Engineer and his Assistant reviewed the regulations with respect to property located within the Planning Jurisdiction. State law requires the most stringent regulation be followed, and the County requirement of a lot having 60 feet at the right-of-way is more stringent than the City's requirement of fifty feet outside of the city limits. This requirement was noted in the Subdivision Regulations.

The current flag lot requirements were compared with other municipalities' requirements. The new verbiage more clearly states when flag lots should be considered and provides clarification on the required sizes for the flag stem or pole and the allowable length of the pole or stem.

**Improvements Required** Design guidelines have been a part of the Subdivision Regulations since before 1998. Over the course of the years, design practices have changed, causing the need for some changes to the subdivision regulations to make them better reflect current accepted practices. In the past, the Planning Commission has considered waivers to technical standards. The specific

design standards removed include general requirements, streets, curb and gutter, water and sanitary sewer supply, storm sewers and drainage, and erosion control.

**Conservation Subdivision** On February 8, 2007, the Planning Commission adopted Conservation Subdivision regulations. These standards offered developers an alternative to conventional residential development while encouraging the conservation of the City's natural resources in an effort to protect water quality. Conservation subdivision design permitted the clustering of buildings and structures on less environmentally sensitive areas in order to reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential and commercial development. While density allowances and the review process for conservation subdivisions are similar to that of conventional subdivisions, the site development process is different. The regulations specified those differences by outlining clear and detailed standards for conservation design. The primary focus of these regulations was the design, use, protection and management of the open space within a conservation subdivision. The regulations are not stand alone regulations. They are written to work with the current subdivision regulations and zoning ordinance.

References have been corrected in this Article for Stormwater Best Management Practices and targeted pollutant removal efficiencies that are now located in the WRMM.

The Planning Commission held its public hearing and approved the amendments at its September 9, 2010 meeting.

# Notable Initiatives Involving the Planning Commission

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## Master Signage Plan

In March 2008, the Planning Commission held a public hearing and recommended approval of a revision to Article VI (Signs) of the *City of Auburn Zoning Ordinance* that created regulations for a master signage plan approval process. The City Council held its public hearing and adopted the ordinance on April 15, 2008.

The purpose of the master signage plan is to offer incentives to sign users, particularly on larger sites or groups of sites to plan and design signs that are compatible with the buildings on the site and enhance the overall site's appearance by doing so. The proposal is aimed toward commercial/retail development, mixed-use development, and business and industrial park development. The submittal requirements are set forth for such a plan as well as potential incentives, with an added incentive for use of monument signage versus other types of freestanding signage.

As the approving authority for any master signage plan, the Planning Commission reviewed its first comprehensive proposal in April 2010 for the West Pace Village development site located between Interstate 85, Shell Toomer Parkway, and South College Street. A master signage plan was recommended to the applicant in response to their desire for the current tenants and future tenants located along the rear portion of the development to have adequate visibility along South College Street and the entrances into the development off Shell Toomer Parkway.

Although the developer took advantage of the monument sign incentive of the Master Signage Plan, which increases the allowable sign area of the development, the sign area allowed was relatively low for a development of its size. The request revealed a need for additional signage for shopping centers the size of West Pace Village, which our zoning ordinance did not adequately address. Allowing a development of this size a sign allowance comparable to that allowed for regional shopping centers in other comparable municipalities affords the developer the opportunity to grant future tenants of West Pace Village a means of advertising their businesses with signage. As a result, staff researched signage allowances for developments of this size and proposed a zoning ordinance text amendment. This remedy is forthcoming.

## Developer to Build City's First Conservation Subdivision

In January 2007, the Planning Commission held a public hearing and recommended approval of a revision to Article III (Establishment of Zoning Districts) and Article V (Detailed Use Regulations) of the *City of Auburn Zoning Ordinance* that established development standards for the Conservation Overlay District. The City Council held its public hearing and adopted the ordinance on February 20, 2007.

Conservation subdivisions are a tool for land use development. It is a subdivision that concentrates buildings in specific areas on the development site to allow a significant amount of land to be used

for common open space. The purpose of a conservation subdivision is to protect farmland and natural resources such as rivers, streams, steep slopes, floodplains, wildlife habitats, etc.

The main element of conservation subdivision regulations establishes standards for the preservation and protection of open space. Some benefits in developing a conservation subdivision are (1) to minimize land disturbance while maintaining allowable density; (2) to minimize environmental impacts; (3) to preserve water quality; (4) to reduce infrastructure engineering and construction costs; (5) to encourage interaction in the community by clustering houses and providing gathering places through the development of parks and open space; (6) to reduce the demand for public open space; and (7) to encourage creative design.

In 2010, the developer of Lundy Chase subdivision revealed plans to build Phase III of the development to meet criteria necessary to be zoned as a conservation subdivision. Current estimates show that Lundy Chase, Phase III will include 12 acres of open space for walking trails and greenways, all planned to be constructed by the developer. The open space is planned to be donated to the City and maintained by the Parks and Recreation Department.

### *Friend of Planning*

In March 2010, Dr. Warren McCord was awarded the Friend of Planning honor at the Annual Spring Conference of the Alabama Chapter of the American Planning Association. The award recognizes the extent to which Dr. McCord's time and dedication has increased the understanding of planning principles and the planning process as well as the goals of the City of Auburn. Dr. McCord was nominated based on his commitment to the planning efforts of the Auburn community. His role as not only an advocate, but an educator of the planning discipline, has furthered the cause of the planning profession in the community without question.

Since 1975, Warren has been a bastion of support for planning efforts in the City of Auburn. His tenure on the Planning Commission of more than 28 years has provided an invaluable source of knowledge, experience, and institutional memory that has added immeasurable value to the quality of the Commission's deliberation and decision-making process. His participation in regular meetings, special meetings, and work sessions is indicative of his commitment as a Commissioner; even more indicative of his commitment to service is his willingness to serve on special committees, including more recently, the Urban Core Taskforce, Sign Regulations Taskforce, and the Downtown Study Committee. Of further note is Dr. McCord's desire to reach outside the realm of the traditional planning community and provide information to the public at large through local media to educate them about the planning process and why the appointed and elected officials make the decisions they make. His insight into the necessary balance that always must be struck between the rights of property owners and the desires and wishes of the surrounding neighborhood and community is a valuable resource for the City of Auburn.

# FY 2010 Planning Department Work Efforts

## Auburn Interactive Growth Model

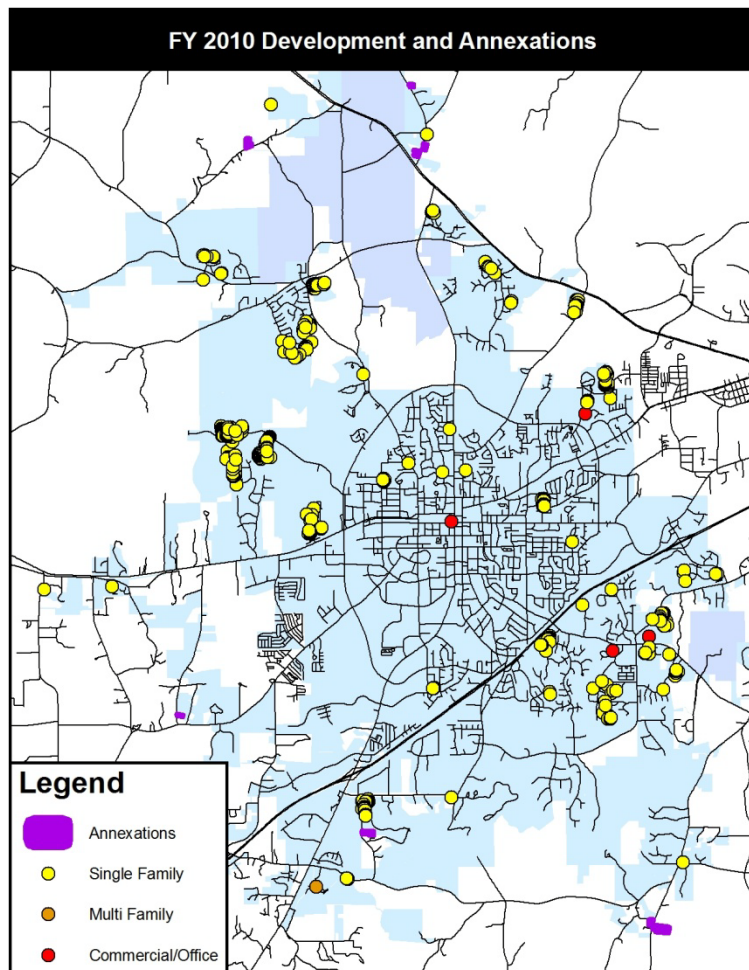
The purpose of the Auburn Interactive Growth Model (AIMG) is to forecast the spatial distribution of the City's population over time, to build out for 143 Zones in 5 year increments, as well as the distribution and timing of the apportionment of land uses and facilities to meet the needs of the population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

One of the many objectives of the AIMG is an annual update to document 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 AIMG to become operational for the study area. The study area consists of the City of Auburn 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 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 was from the July 1, 2007 baseline to the September 30, 2009 baseline. The annual update schedule now corresponds with the City of Auburn's fiscal year 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 32,990 acres in 2009 to 33,030 in 2010 for a net increase of 40 acres. Likewise, the area outside the city has decreased by a similar amount due to annexation activities.

The buildout population projections do not change from 2009 to 2010. The 2010 baseline scenario continues to estimate a population of 119,069 within the current Auburn City Limits. Likewise, the estimated build out population for the area outside the city will remain at 130,076.

There were a total of 900 new housing





units constructed from 2009 to 2010 in the City of which 600 were multi-family units. During this time, there were also 300 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 57,650 in 2009 to 59,563 in 2010. These changes factor in both projected vacancy rates and household size. The area outside of the city increased its housing stock by 15 single family units. 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 update the difference is small but as data is accumulated over several updates, trends can be extracted.

**2010 AIGM Update  
Residential Growth in the  
City of Auburn**

	Acres	Single Family Units	Multi Family Units	Residential Total Units	Yearly Population	Build Out Population
2010	33030	11629	16856	28485	59563	119069
2009	32990	11329	16256	27585	57650	119069
Difference	40	300	600	900	1913	0

Commercial space (retail, office and services) increased by 85,869 square feet from 2009 to 2010 of which 8,523 was office and services. The bulk of the new commercial development was a Publix grocery store. Retail and office space did not increase outside the City Limits

There have not been any changes to public facilities from 2009 to 2010. 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.

[COMP PLAN 2030](#)

CompPlan 2030 will be the City of Auburn’s plan for future growth and development, as required by Alabama Code § 11-52-9. The plan looks forward 20 years and provides recommendations for the future based on public input, analysis of existing and future conditions, and the best practices of planning. CompPlan 2030 focuses on how we use the land, now and in the future; how land use and the built environment affect the natural world, and vice-versa; schools, parks, and other facilities that form the civic foundation of the City; and the many forms of transportation that link everything together.

A series of public meetings was held in 2009 and 2010 to allow citizens to share their ideas for Auburn’s future, giving citizens a voice in the development of the plan. The draft Future Land Use Plan and other plan recommendations are complete, and the public comment period ended January 23, 2011. The Future Land Use Plan provides parcel-level recommendations for the type and scale of new development for the next twenty years, and is the product of a strategy to promote infill

development and grow downtown Auburn, and replace the 2004 Future Land Use Plan. Other elements of the plan provide specific recommendations for everything from roads to parks to stormwater management.

The plan is currently scheduled for a public hearing before the Planning Commission in April 2011 and will be considered for adoption by the City Council in May 2011 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 the development approvals.

### *DATA COLLECTION OF CITY-WIDE LANDSCAPING, PARKING, AND OPEN SPACE*

As one of its FY 2010 goals, the Planning Department inspected commercial and performance residential development sites in order to create an inventory of existing landscaping and parking and to confirm the status of required vegetation and parking. The purpose of the inventory was to ensure that all required vegetation is in place and living and to ensure that the required numbers of parking spaces are paved and striped. An inventory of residential open space was also taken in order to ensure that the open space is being properly maintained and is accessible by all residents of a particular development. In order to begin the inventory process, data from past development was collected. In FY 2011, the Department will begin the inspection and monitoring process.

### *DOWNTOWN STUDY COMMITTEE*

On August 18, 2009, Mayor Bill Ham appointed 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 each from 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 Improvements of Non-Conforming Structures
- Glazing

The Committee presented its findings and suggestions to the City Council on January 19, 2010. The Planning Department conducted work sessions during February and March 2010 to review the Committee's recommendations and formally propose regulatory changes. The resulting zoning ordinance amendments were adopted by the City Council on May 18, 2010.

### *DOWNTOWN INVENTORY INITIATIVE (COA/AU COLLABORATIVE PROJECT)*

The downtown collaborative project between the City of Auburn and Auburn University is a multi-faceted project that has proven to be a successful example of the potential that can be realized when both entities leverage their resources and expertise to meet mutual needs.

The project was made up of several parts. Auburn University students completed work on filling in gaps in the City's GIS information downtown in collaboration with the Planning and Information Technology departments, covering all areas currently zoned Urban Core (UC). Photographic documentation was completed for all buildings in the UC. This information was integrated into a downtown 3D model, so that it is possible to view any downtown building from all sides in 3D using actual building facades and photographs. Surveys were distributed to individual business owners in order to gain valuable information that could not be obtained through external observation alone.

The student side of the project team also completed research on 15 to 20 university cities and towns. The research examined top-level demographics such as population, student population, land area, faculty/student ratio, and the like. These numbers provided an interesting glimpse into the great diversity that can be found in university communities.

The rest of the initiative focused on three areas. First, the project team narrowed down the previously mentioned list of cities to those with well-defined downtowns. The typical size of their downtowns was compared to the size of Auburn and its population. The students looked at floor area ratio and other standards that control massing and development potential and then drew comparisons to Auburn. This data provides a foundation for the Auburn Interactive Growth Model's urban core expansion scenario for CompPlan 2030. Secondly, the students produced a 3D model of Downtown Auburn within the context of the existing downtown regulations. These models illustrated what downtown might look like if built-out under existing regulations and an alternative scenario of a more pragmatic, scaled-back approach within the same context. Lastly, they examined connectivity issues on downtown streets with an emphasis on pedestrian linkages between parking and the street.

City staff met regularly with our counterparts at Auburn University, and a final presentation was held on August 17, 2010.

# FY 2010 Year in Review

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## 1. ANNEXATIONS

Total Number of Applications Considered: 12  
Total Number Recommended for Approval: 12  
Total Acreage Recommended for Annexation: Approximately 40.10

## 2. REZONINGS AND AMENDMENTS TO PLANNED DEVELOPMENT DISTRICTS (PDD)

Total Number of Applications: 3  
Total Number Applications Recommended for Approval: 3  
Total Acreage Recommended for Rezoning: Approximately 201.63  
Total Number of PDD Amendment Applications: 2  
Total Number of PDD Amendment Applications Recommended for Approval: 2

## 3. SUBDIVISIONS

Preliminary Plats:

- Total Number of Requests: 13
- Preliminary Plat Requests Approved: 12

Final Plats:

- Total Number of Requests: 15
- New Final Plat Requests Approved: 8
  - Revised Final Plat Requests Approved: 6
  - Final Plat Extension Requests Approved: 1
  - Total Number of Conventional Subdivisions: 9
  - Total Number of Performance Subdivisions: 9
  - Total Number of Lot Consolidations: 3
  - Total Number of Lots Approved by Final Plat: 263

**Fifty-eight public hearings were held for cases considered during FY 2010.**

#### 4. *CONDITIONAL USES*

Total Number of Applications Considered: 26

Total Number of Uses Recommended for Approval: 36

- Agricultural Support: 1
- Commercial and Entertainment: 9
- Commercial Recreational: 1
- Commercial Support: 1
- Indoor Recreational: 2
- Industrial: 3
- Institutional: 1
- Nursery (retail): 1
- Office: 3
- Outdoor Recreational: 2
- Performance Residential: 4
- Public Service: 1
- Regional Shopping Center: 1
- Road Service: 6

#### 5. *WAIVERS*

Total Number of Applications Considered for Waivers to Zoning Regulations: 1

Total Number Approved: 1

Total Number of Applications Considered for Waivers to Subdivision Regulations: 7

Total Number Approved: 6

#### 6. *MISCELLANEOUS*

Total Number of Zoning Certificates Issued: 230

Total Number of Administrative Subdivisions Processed: 65

Total Number of Sign Permits Issued: 89

## Comparison of Previous Years' Numbers

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	<u>FY 2007</u>	<u>FY 2008</u>	<u>FY 2009</u>	<u>FY 2010</u>
<b><u>Annexations</u></b>				
Approved	29	17	15	12
Acres	484.67	770.14	642.76	40.1
<b><u>Rezoning</u></b>				
Approved	20	7	11	3
Acres	1299	74.59	904.51	201.63
<b><u>Final Plats</u></b>				
Lots Approved	933	836	295	263
<b><u>Conditional Uses</u></b>				
Applications	69	44	25	26
Uses Approved	70	45	29	36
<b><u>Waivers</u></b>				
Applications	26	16	7	7
Approved	22	15	7	7

# Purpose and Intent of Zoning Districts

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**Commercial Conservation District (CC).** This District is intended to preserve the general character of existing commercial areas, particularly existing shopping centers, and commercial developments under construction at the time of adoption of this Ordinance. Like the NC District, CC is intended to prevent certain areas, in this case commercial areas, from becoming nonconforming under the terms of this Ordinance. This District is also intended to accommodate limited expansion, conversion and in-fill of existing commercial areas.

The regulations for the CC District permit future development consistent with the existing character of commercial development. Such fixed and stable areas will be allowed to continue to exist and develop further under the general regulations governing their design, and construction of the actual site plan previously approved.

It is as important with the CC District as with the NC District to understand that this designation is not an unconditional decision by the City of Auburn that the uses and regulations of the District are ones that would have been prescribed had there not yet been significant development. As a result, no new CC Districts or expansion of existing CC areas shall be allowed following the adoption of this Ordinance. This District is not considered appropriate for major new development.

**Comprehensive Development District (CDD).** This District is intended to accommodate most of the growth expected in the undeveloped areas of Auburn. It is to be provided with all public facilities (schools, sewers, water, and highways) and will allow most uses by right. It is intended to provide the zoning and capital improvements that attract development. It consists of the areas where development should logically locate as a consequence of planned public facilities and associated capital expenditures. This District provides regulations that permit development of both urban and suburban character. It provides for low- to moderate-density residential development and for necessary commercial and institutional uses.

The CDD is designed to minimize the costs of extending or expanding public services. It is a planned, logical accommodation of growth and is intended to serve areas suitable for development and to avoid unsuitable areas. Uses that are so large as to be of regional importance are not permitted by right, because these uses require specialized and different evaluation and have special locational considerations, which may make a separate zoning district appropriate. Manufactured home parks, commercial support uses, and road service uses are permitted conditionally, and industrial uses are not permitted.

The CDD allows many and varied uses while placing the emphasis on minimizing or buffering any nuisances between uses. Segregation of uses has never provided adequate protection, especially at the boundaries of use districts. This Ordinance anticipates the likelihood – and desirability – of considerable mixing of land uses and imposes standards to resolve any possible problems and eliminate the negative impacts of juxtaposing unlike land uses.

**College Edge Overlay District (CEOD).** This District provides additional regulations for properties within Urban Core zoning along the College/Magnolia corridors for purposes of assuring

development consistency in meeting building requirements for setback, step back, glazing, cladding materials, signage, balconies, awnings and canopies. Parcels fronting on College Street between Thach Avenue and Mitcham Avenue, as well as parcels fronting on Magnolia Avenue from Wright Street to Gay Street are included in the CEOD.

**Conservation Overlay District (COD).** This District is intended to promote the health, safety, and general welfare of the public by encouraging the conservation and enhancement of the City's source of water supply and natural resource environment. The purposes of the district are:

- To protect water quality in the Lake Ogletree Subwatershed;
- To permanently preserve unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, and woodlands within the City of Auburn;
- To offer developers and landowners alternatives to standard development of land;
- To provide flexibility to allow for creativity in development;
- To foster less sprawl and more efficient use of land, streets and utilities; and
- To permit clustering of buildings and structures on less environmentally sensitive soils in order to reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential and commercial development.

**Development District Housing (DDH).** The Development District – Housing (DDH) is a District that is designed to promote conventional and performance single family housing and/or provide a transition between the NC and the CDD. Permitted uses in this District will be limited to conventional residential uses of low to moderate densities, outdoor recreation uses, and public service uses. Performance residential uses are permitted conditionally. At the time of enactment of this Ordinance, the DDH consisted largely of vacant or undeveloped land, but it is the intent of this Ordinance that this District has a residential character.

**Holding District (HD).** This District encompasses those lands which are owned or operated by governmental entities and are exempt from the regulations of this code and those lands which are set aside for public institutional uses and the protection of vital natural resources. The purpose of the Holding District in relation to government-owned lands is to acknowledge their presence within the City Limits while recognizing that such areas are not subject to local zoning requirements. If and when any HD-designated property comes under private ownership, the Planning Commission shall assign the appropriate zoning designation.

**Industrial District (I).** This District is intended to accommodate industrial areas that must be segregated, because of negative impacts that cannot be made compatible with other uses through the application of performance standards. The creation of this separate District for industrial use recognizes not only nuisances, but also infrastructure and operational incompatibilities between its permitted uses and those of other districts. Accordingly, the standards for this District are designed to accommodate intensive industrial uses that generate nuisances, which either cannot be handled by technology or which are nearly impossible to police. Locational criteria for this district focus on transportation, requiring that sites have access to a railroad, an airport or a major expressway.



**Limited Development District (LDD).** The Limited Development District (LDD) is intended to accommodate mainly low to moderate density residential development, supported by commercial uses serving the local residents. Such commercial uses will be limited in range, scale and location; and will be subject to design standards intended to promote low-intensity commercial development that is consistent in character and appearance with surrounding residential areas.

**Neighborhood Conservation District (NC).** The Neighborhood Conservation (NC) District is intended to preserve the character of existing neighborhoods and developments under construction at the time of adoption of this Ordinance. It is designed to prevent these neighborhoods and subdivisions from becoming nonconforming under the terms of this Ordinance. This District is also intended to provide for future development of land where a NC District is deemed the most appropriate zoning classification, and a preliminary or final plat for development of the land has been approved by the Planning Commission. It is also intended to provide for in-filling of existing neighborhoods on vacant lots with single family detached dwellings as defined in Section 203 of this Ordinance.

Because there are a number of different lot sizes in the Neighborhood Conservation District, the Zoning Map depicts these various areas with the letters “NC-“ subdesignated by a number. The number indicates the minimum lot size in thousands of square feet. For example, NC-20 indicates that 20,000 square feet is the minimum lot size for the District so designated.

**Planned Development District (PDD).** This District is intended to provide an opportunity for a land development process with the greatest flexibility available to the developer, consistent with the provisions of these regulations, and the provisions included in the master development plan for the subject property. The PDD designation may be requested and considered for application only to those properties already zoned DDH, CDD, LDD, RDD and/or R.

Approval of a Planned Development District (PDD) shall be based upon the approval of a master development plan (Section 504) for the site in question. The approved master development plan shall establish the allowable uses, densities, street and building configuration, open space, amenities and buffering. Uses shall be selected from those listed conditionally in Table 4-1 following a thorough evaluation of the proposed location of any PDD. Following the acceptance of the master development plan, the property shall receive the PDD zoning designation.

**Redevelopment District (RDD).** This District is intended to promote the renewal of those transitional areas of the City of Auburn that have undergone extensive changes in land use type and density/intensity. Transition from generally low density residential land use to higher residential densities and small-scale commercial, office and institutional use has occurred in a haphazard manner, much of it prior to enactment of current zoning regulations. This District provides regulations that permit redevelopment of an urban character. It provides for intermediate residential densities and necessary commercial and institutional uses.

The RDD is designed to target areas where a combination of public investment in capital improvements and public/private actions to renew and redevelop land and structures will stabilize transitional neighborhoods, thereby reducing the cost of growth in Auburn. The RDD may not

accommodate a substantially larger population as a result of redevelopment, but the character, stability and vitality of the District are projected to improve immensely. Like the CDD, this District allows many and varied uses while placing emphasis on minimizing or buffering any nuisances between uses. This Ordinance, therefore, imposes standards to resolve any possible problems and eliminate negative impacts.

**Rural District (R).** This District is intended to protect and preserve areas of Auburn which are presently rural or agricultural in character and use.

The standards developed for these areas are designed to permit development compatible with the preservation of their rural character and agricultural use, while not permanently foreclosing future development.

**University Service District (US).** This District is intended to provide for mixed land use at high densities to meet the demands exerted by Auburn University, and to promote the conversion, redevelopment, and growth of residential, commercial, and institutional uses adjacent to the University campus and the urban core of the City of Auburn. The US District is a development and redevelopment District; therefore, the regulations are based solely on performance criteria. Uses permitted in this District are those which serve a broad range of student needs.

The nature of the US District, and the intent of the City to promote redevelopment within the District, requires that the most stringent review of proposals and the greatest commitment to capital improvements by the City be undertaken in this District. Approval of proposals/applications will require the dedication and participation by developers/owners in public improvements such as off-street parking, additional street and utility rights-of-way and implementation of public plans for the improvement of the street environment. Innovation and professionalism in design is strongly encouraged.

**Urban Core District (UC).** This District is intended to serve as the retail, financial, service, historical and religious focal point of Auburn. In general, the UC provides for uses of regional, as well as local, importance. It is intended to be an area of high intensity use in which a full range of public facilities are available. The standards and high densities prescribed for the UC are designed to optimize the use of these in-place facilities; however, public and private investment in capital improvements is of high priority to insure the revitalization of the downtown area.

## Annexation Petitions from October 2009 - September 2010

Case Number	Case	Property Owner	Acreage	Planning Commission Date	Planning Commission Recommendation
PL-2009-00631	Snyder Annexation	Susan Snyder	1.54	10/8/2009	Approval
PL-2009-00649	Dumas Annexation	Marzine and Pamela Dumas	1.09	10/8/2009	Approval
PL-2009-00676	Outback Enterprises Annexation	Outback Enterprises, LLC	3.00	10/8/2009	Approval
PL-2009-00920	Battle Annexation	Robert and Regina Battle	5.55	1/14/2010	Approval
PL-2009-00950	Water Oak Ridge Annexation	Rayford and Brenda Keel	3.12	2/11/2010	Approval
PL-2010-00061	McLendon Place Annexation	William C. Starr, Jr.	1.35	2/11/2010	Approval
PL-2010-00074	Pitcock Annexation	Russell and Jennifer Pitcock	11.65	3/11/2010	Approval
PL-2010-00080	Stoll Annexation	Lester Stoll	1.26	3/11/2010	Approval
PL-2010-00297	Davis Annexation	Joe D. Davis	5.00	5/13/2010	Approval
PL-2010-00331	Jordan Annexation	Jeffrey and Ashley Jordan	3.19	5/13/2010	Approval
PL-2010-00430	Morgan Annexation	Thomas and Nancy Morgan	1.95	7/8/2010	Approval
PL-2010-00546	Rice-Henry Annexation	James & Tanya Rice and Torbit & Nancy Henry	1.40	8/12/2010	Approval

## Rezoning Applications from October 2009 - September 2010

Case Number	Case	Property Owner	Acreage	Proposed Rezoning	Planning Commission Date	Planning Commission Recommendation
PL-2009-00660	West Pace Village PDD	West Pace, LLC and Lynch Properties, Inc.	165.55	PDD	10/8/2010	Table
					11/12/2010	Table
					12/10/2010	Approval
PL-2010-00453	Lundy Chase Subdivision, Phase III	Sky is the Limit Homes, LLC	23.35	COD	7/8/2010	Approval
PL-2010-00560	The Orchard at Auburn PDD	Lewis A. Pick, III	12.73	PDD	8/12/2010	Approval

## Planned Development District Amendment Applications from October 2009 - September 2010

Case Number	Case	Property Owner	Acreage	Request	Planning Commission Date	Planning Commission Recommendation
PL-2009-00754	Yarbrough Farms PDD Amendment	Yarbrough Farms, LLC	557.65	Amend Ordinance Number 2199	11/12/2009	Approval
PL-2010-00567	Hamilton Place PDD Amendment	Hamilton Place, LLC	11.775	Amend Ordinance Number 2659	8/12/2010	Approval

## Subdivision Applications from October 2009 - September 2010

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Camden Ridge Subdivision, 13th Addition (PL-2009-00763 and PL-2009-00674)	Preliminary and Final	North Woods, Inc.	DDH	4 (Conventional)	11/12/2009	Approval
Town Creek, Plat No. 1 (PL-2009-00832)	Final	John Cottier	DDH	28 (Conventional)	12/10/2009	Approval
Lundy Chase, Phase III (PL-2009-00833)	Preliminary	Crosswoods Development, LLC	NC-20	38 (Conventional)	12/10/2009	Approval
Ruben Slaughter Subdivision, First Revision (PL-2009-00881)	Revised Final	Ruben Slaughter	Outside of the City Limits - Planning Jurisdiction	1 (Lot Consolidation) (9 lots into 1)	1/14/2010	Approval
Brookhaven Farms Subdivision, Eighth Revision, Redivision of Lot 3 (PL-2009-00912)	Preliminary	Twelve Stones Holding Co., LLC	R	7 (Conventional)	1/14/2010	Approval
Moore's Mill Golf Club, Phase 4B, Redivision of Lots 94 and 117-A (PL-2009-00919)	Preliminary	William Cleveland	PDD with DDH underlying	17 (Performance)	1/14/2010	Approval
Brookhaven Farms Subdivision, Eighth Revision, Redivision of Lot 3 (PL-2009-00913)	Final	Twelve Stones Holding Co., LLC	R	7 (Conventional)	2/11/2010	Approval
Lundy West Subdivision (formerly Ellington Place) (PL-2010-00141)	Revised Final	Sky is the Limit Homes, LLC	DDH	100 (Conventional)	3/11/2010	Approval

## Subdivision Applications from October 2009 - September 2010

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Auburn United Methodist Church (PL-2010-00147 and PL-2010-00148)	Preliminary and Final	Auburn United Methodist Church	UC and US	1 (Lot Consolidation) (8 lots into 1)	3/11/2010	Approval
East Lake Townhomes, Redivision of Lots 18-22 (PL-2010-00244)	Revised Final	Urban Development, LLC	LDD	5 (Performance)	4/8/2010	Approval
The Greens at Auburn (PL-2010-00259 and PL-2010-00260)	Preliminary and Final	The Greens at Auburn, Limited Partnership, The Greens at Auburn Land Holdings, LLC, The Greens at Auburn Land Development Limited Partnership, Cecil M. Yarbrough, and Harber Family Trust	PDD with CDD underlying	4 (Lot Consolidation) (8 lots into 4, including new right-of-way)	4/8/2010	Approval
The Preserve Subdivision, Phases 1B and 4A, Redivision of Lots 163-183, 146-148, 111-113 and 337-338 (PL-2010-00355)	Revised Final	The Perserve, LLC	PDD with DDH underlying	30 (Performance)	5/13/2010	Approval
Stone Creek, Phase Two (PL-2010-00353 and PL-2010-00354)	Preliminary and Final	Auburn Investments, LLC	DDH	27 (Performance)	5/13/2010	Approval
Donahue Ridge Subdivision, Phase Two (PL-2010-00379)	Preliminary	Donahue Land, LLC	DDH	15 (Conventional)	5/13/2010	Approval
Lundy West Subdivision, First Revision, Redivision of Lots 34-49 & 52 (PL-2010-00357)	Revised Final	Sky is the Limit Homes, LLC	DDH	22 (Performance)	5/13/2010	Approval

## Subdivision Applications from October 2009 - September 2010

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Longleaf Crossing, Phase V (PL-2008-00809)	Extension of Final	Tiger Crossing	PDD with CDD underlying	1 (Conventional)	6/10/2010	Approval
Oxley Manor Subdivision, Revision of Lots 15-26 and 28 (PL-2010-00418)	Revised Final	EG Enterprises	CDD	13 (Performance)	6/10/2010	Approval
Magnolia Ridge Subdivision (PL-2010-00454)	Preliminary	Auburn Investments, LLC	NC-8	13 (Conventional)	7/8/2010	Approval
Belcastel at Moores Mill Golf Club (PL-2010-00572)	Final	Michael Dilworth	PDD with DDH underlying	17 (Performance) (15 residential, 2 open space)	8/12/2010	Approval
The Orchard at Auburn (PL-2010-00577)	Preliminary	Lewis A. Pick, III	CDD	44 (Performance) (40 residential, 4 open space)	8/12/2010	Denial
Lundy Chase Subdivision, Phase III (PL-2010-00573)	Preliminary	Sky is the Limit Homes, LLC	NC-20 with COD overlay	48 (Conventional) (46 residential, 2 large conservation areas)	8/12/2010	Approval
Woodland Park Subdivision, Phase 1, Fifth Revision (PL-2010-00645 and PL-2010-00646)	Preliminary and Final	Woodland Park Homeowner's Association, Joseph and Addison Ragan, and Nichole Hooper	LDD and Outside of the City limits - Planning Jurisdiction	4 (Conventional) (3 residential, 1 subdivision amenity)	9/9/2010	Approval
The Orchard at Auburn (PL-2010-00667)	Preliminary	Lewis A. Pick, III	CDD	44 (Performance) (40 residential, 4 open space)	9/9/2010	Approval

# Conditional Use Applications from October 2009 - September 2010

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation
West Pace Village (PL-2009-00670)	West Pace, LLC and Lynch Properties, Inc.	PDD with CDD underlying	<p><i>Outdoor Recreational Uses</i>, including a park and bicycle/jogging/hiking paths; for institutional uses, including private libraries and museums, and aquariums; for <i>Indoor Recreational Uses</i>, including a skating rink (roller &amp; ice), bowling alleys, billiards, gymnasium, and indoor athletic facilities; for <i>Office Uses</i>; for <i>Commercial and Entertainment Uses</i>, including an auto accessory store, barbershop/beauty shop, building material sales, clothing stores, copy shop, electronics repair, florists, garden supply, general merchandise stores, health &amp; personal care stores, hotel/motel/condotel, office supplies/stationary/gift stores, package store, pet/pet supply store, restaurant, restaurant-lounge, restaurant-pub, specialty food stores, sporting goods/hobby/book/music stores, tavern, lounge, banks, dry cleaners, grocery stores, professional studios, and theaters/indoor auditoriums; for <i>Road Service Uses</i>, including ATM's, auto dealerships, auto repair/paint/body work, convenience/small grocery stores, gasoline/service stations, bank with drive-thru, and fast food restaurant; for a <i>Commercial Recreational Use</i>, specifically an amphitheater; for <i>Agricultural Support Uses</i>, including farm equipment sales/rental/leasing, farm equipment sales/repair, and farm produce sales (permanent); for a <i>Nursery Use</i>, specifically retail; for a <i>Commercial Support Use</i>, specifically a wholesale distributor; and for a <i>Regional Shopping Center Use</i></p>	10/8/2009	Table
				11/12/2009	Table
				12/10/2009	Approval



## Conditional Use Applications from October 2009 - September 2010

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation
Project Rollerball (PL-2009-00673)	Industrial Development Board of the City of Auburn	I	Industrial (manufacturing use)	10/8/2009	Approval
Momma Goldberg's West Longleaf (PL-2009-00674)	MG Holdings, LLC	CDD	Road Service (fast food restaurant with drive-thru)	10/8/2009	Approval
The Scooter Groove (PL-2009-00688)	Keith Pridgen	RDD	Road Service (scooter sales / service)	10/8/2009	Approval
Gold & Silver Exchange (PL-2009-00739)	Sprayberry Real Estate Partners, Ltd.	UC	Commercial and Entertainment (pawn shop)	11/12/2009	Approval
City Walk Plaza (PL-2009-00741)	CPSW Investments, LLC	UC	Aamended conditional use approval for a <i>Performance Residential Development Use</i> , specifically a multiple family development; and for conditional use approval for <i>Office Uses</i> ; for <i>Commercial and Entertainment Uses</i> , including a barbershop/beauty shop, clothing store, copy shop, florist, general merchandise stores, health and personal care stores, office supplies, stationery, gift stores, restaurant, specialty food stores, sporting goods, hobby, book and music stores	11/12/2009	Approval
CB&T Bank East Alabama (PL-2009-00817)	CB&T Bank East Alabama	CDD	Road Service (bank with drive-thru)	12/10/2009	Approval
Hiett Automotive (PL-2009-00834)	Cynthia Thrash	CC	Road Service (automotive sales)	12/10/2009	Approval
300 North Donahue Drive (PL-2009-00802)	Kathy Matthews and LaKeshi Robinson	RDD	Performance Residential Development (duplex development)	12/10/2009	Approval

## Conditional Use Applications from October 2009 - September 2010

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation
Frank Brown Recreation Center (PL-2009-00900)	City of Auburn	RDD	Indoor Recreational (community recreation center) and addition of Senior Center building	1/14/2010	Approval
Jennings Building (PL-2009-00921)	Jennings Construction Company, Inc.	RDD	Institutional (private school classrooms)	1/14/2010	Approval
LaQuinta Inn & Suites (PL-2010-00069)	RUSHI International, Inc.	CDD	Commercial and Entertainment (hotel)	3/11/2010	Approval
Project Auto Safeguard (PL-2010-00150)	Industrial Development Board of the City of Auburn	I	Industrial (manufacturing use)	3/11/2010	Approval
Poucher House (PL-2010-00152)	Mary Louise Poucher Padgett	RDD	Performance Residential Development (multiple family development)	3/11/2010	Approval
The Preserve Amenity Lot (PL-2010-00156)	The Preserve, LLC	PDD with DDH underlying	Outdoor recreational (clubhouse with swimming pool)	3/11/2010	Approval
Premiere Bar and Grill (PL-2010-00253)	Park Place Plaza, LLC	CDD	Commercial and Entertainment (lounge)	4/8/2010	Approval
Balcony Bar (PL-2010-00329)	Oaktree Investments, LLC	CEOD	Commercial and Entertainment (lounge)	5/13/2010	Approval
Adjective Boutique (PL-2010-00330)	Tanya Swenson	RDD	Commercial and Entertainment (clothing store)	5/13/2010	Approval
Lundy West Subdivision (PL-2010-00356)	Sky is the Limit Homes, LLC	DDH	Performance Residential Development (zero lot-line subdivision)	5/13/2010	Approval
Palmer RV Park (PL-2010-00358)	Rufus Palmer	R	Recreational Rental Dwelling (recreational vehicle park)	5/13/2010	Withdrawn
Dairy Queen (PL-2010-00574)	South Hood, LLC	CDD	Road Service (restaurant with drive-thru)	8/12/2010	Approval

## Conditional Use Applications from October 2009 - September 2010

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation
Knox Pest Control (PL-2010-00575)	Quantum Properties, LLC	CDD	Commercial and Entertainment (pest control office)	8/12/2010	Approval
Knology Office (PL-2010-00657)	Jim Parker Family, LLC	I	Office (Knology cable office)	9/9/2010	Approval
Knology Utility Tower (PL-2010-00658)	Jim Parker Family, LLC	I	Public Service (telecommunications tower)	9/9/2010	Approval
CNJ Expansion 2010 (PL-2010-00659)	Industrial Development Board of the City of Auburn	I	Industrial (manufacturing use)	9/9/2010	Approval
Skybar Café (PL-2010-00660)	Ward Theatre Group, LLC	CEOD	Commercial and Entertainment (lounge)	9/9/2010	Denial

## Requests for Waivers to Zoning Ordinance and Subdivision Regulations from October 2009 - September 2010

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2009-00763	Camden Ridge Subdivision, 13th Addition	North Woods, Inc.	Waiver to Restriction of Access	11/12/2009	Approval
PL-2009-00780	Lundy Chase, Phase III	Sky is the Limit Homes, LLC	Waiver to design speed for Deer Run Road	11/12/2009	Approval
PL-2009-00844	Longleaf Crossing, Phase 5	Tiger Crossing	Waiver to design speed on a collector street (Longleaf Drive) from 35 mph to 20 mph	12/10/2009	Approval
PL-2009-00916	East University Drive Curb Cut Waiver	Lewis Pick and Nicholas Hoffman	Waiver to curb cut spacing on East University Drive between North College Street and South College Street	1/14/2010	Approval
PL-2010-00151	East Lake Subdivision, Phase 2	PASS, LLC	Waiver in order to extend completion of subdivision bond phase beyond 2-year deadline	3/11/2010	Approval
PL-2010-00287	Auburn Diner	Marelda University Village Mall, LLC	Waiver to Corridor Overlay Regulations (cladding of exterior façade)	4/8/2010	Approval
PL-2010-00577	The Orchard at Auburn	Lewis A. Pick, III	Waivers to minimum curve radius on local streets and minimum street width for local streets	8/12/2010	Denial
PL-2010-00667	The Orchard at Auburn	Lewis A. Pick, III	Waivers to minimum curve radius on local streets and minimum street width for local streets	9/9/2010	Approval

## City Initiatives from October 2009 - September 2010

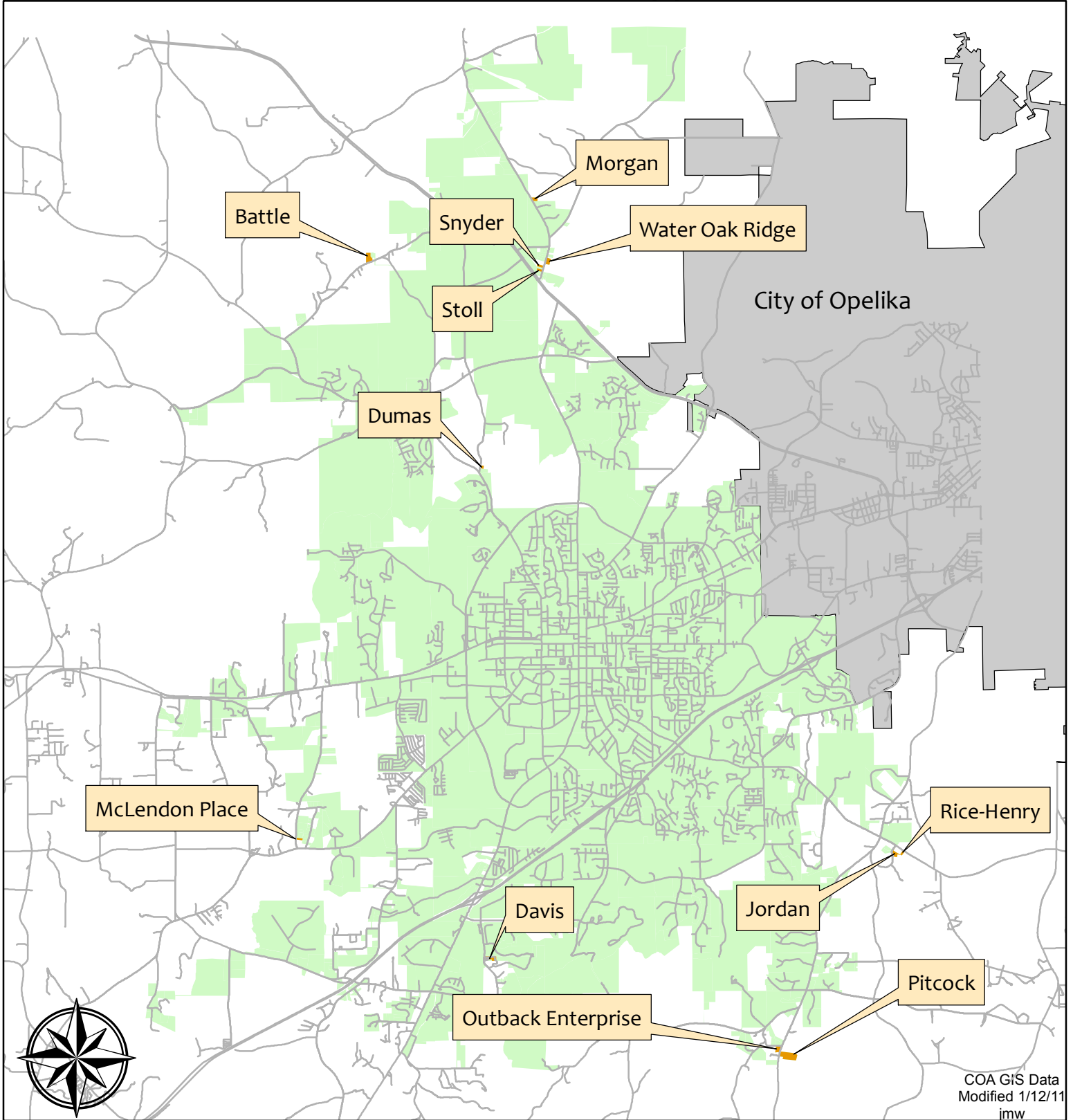
Case Number	Case	Action Requested	Planning Commission Date	Planning Commission Recommendation
MS-2009-00040	Airport Overlay District	Recommendation to City Council to review and adopt amendments to Article V (Detailed Regulations) and Article IX (Administration and Enforcement) of the <i>City of Auburn Zoning Ordinance</i> , for the purposes of creating an Airport Overlay Zone	10/8/2009	Approval
MS-2010-00012	Zoning Ordinance Text Amendments (Downtown Study Committee Recommendations)	Recommendation to City Council to review and adopt amendments to Article II (Definitions), Article IV (General Regulations), Article V (Detailed Use Regulations) and Article VI (Signs) of the <i>City of Auburn Zoning Ordinance</i> , largely affecting the College Edge Overlay and Urban Core zoning districts	4/8/2010	Approval
MS-2010-00023	Zoning Ordinance Text Amendments (Alcohol-Related Uses)	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>	7/8/2010	Approval
MS-2010-00027	Street Renaming Dogwood Springs Drive	Recommendation to City Council to rename a portion of Dogwood Springs Drive to Shady Springs Drive	7/8/2010	Approval

## City Initiatives from October 2009 - September 2010

Case Number	Case	Action Requested	Planning Commission Date	Planning Commission Recommendation
MS-2010-00034	Zoning Ordinance Text Amendments	Recommendation to City Council to review and adopt amendments to Article II (Definitions), Article IV (General Regulations), and Article VIII (Development Approval Process) of the <i>City of Auburn Zoning Ordinance</i> , based on the creation of Public Works and Water Resource Management Department manuals	9/9/2010	Approval
MS-2010-00035	Subdivision Regulations Text Amendments	Review and adopt amendments to Article II (Definitions), Article III (Application Procedures), Article IV (Design Standards), Article V (Improvements Required), and Article VI (Conservation Subdivision) of the <i>City of Auburn Subdivision Regulations</i> , based on the creation of Public Works and Water Resource Management Department manuals	9/9/2010	Approval

# Appendix A

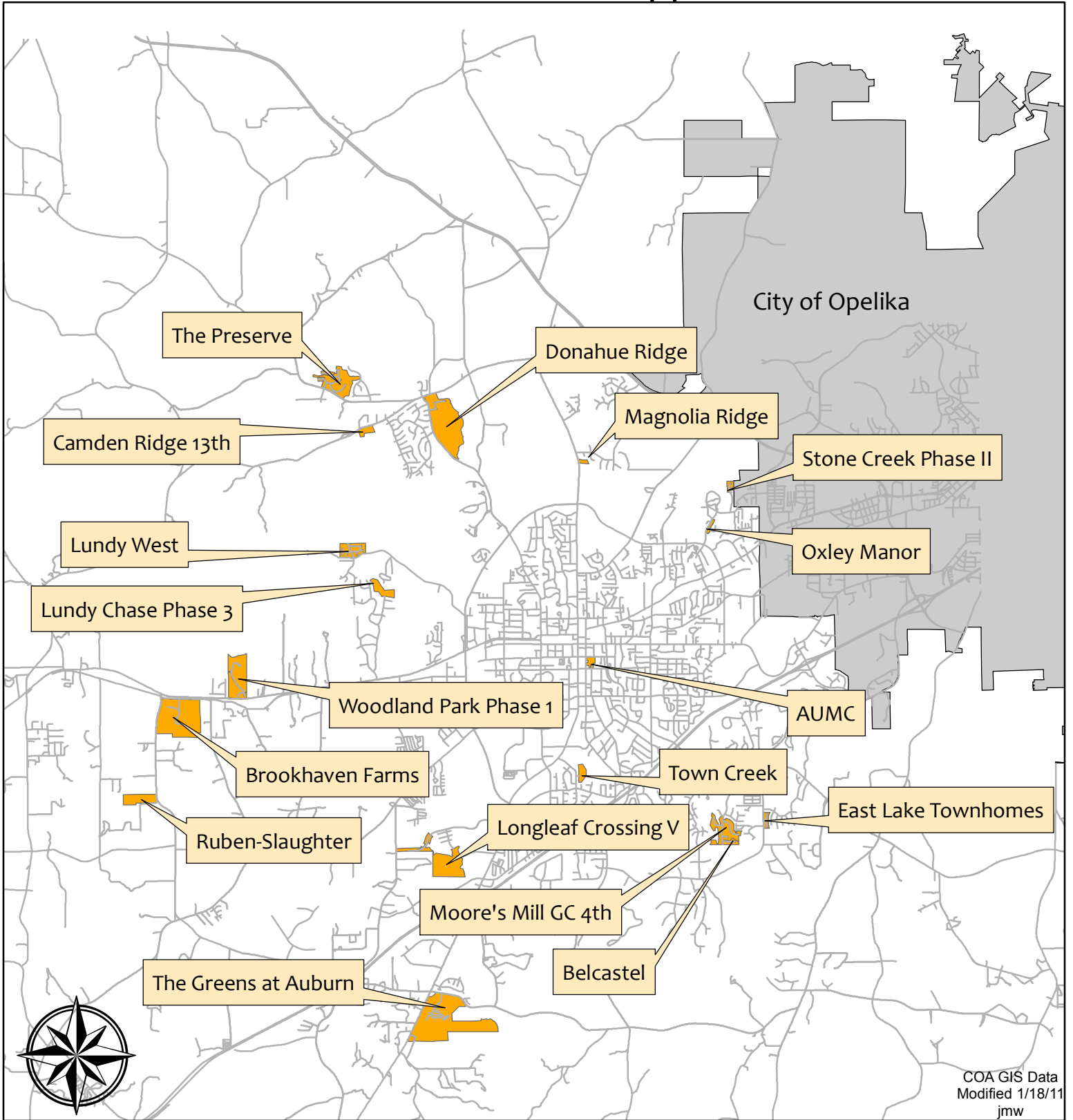
## FY 2010 Annexation Approvals



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# Appendix B FY 2010 Subdivision Approvals



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