

FY 2012 Annual Report
to the
Planning Commission



City of Auburn



City of Auburn

Home of Auburn University

February 7, 2013

Planning Commission
City of Auburn, Alabama

Dear Planning Commission Members:

It is my pleasure to present the FY 2012 Annual Report to the Planning Commission for your review. Inside this report you will find a summary of all applications that came before you for review and approval, or for review and recommendation to the City Council, as the case may be. These applications include annexations, rezonings, subdivision plats, conditional uses, and landscaping and subdivision regulation waiver requests.

A summary has been provided of all the Commission's work products that have emanated from your work session activities including: significant adjustments to the City's Annexation Policy designed to provide the Planning Commission, and ultimately the City Council, with more tangible information with which to base their decisions on including: impacts related to Auburn City Schools, Codes Enforcement, and Animal Control. In addition, the 60 foot strip that may be utilized to achieve contiguity was limited to 750 feet in length to limit "leapfrog" annexation and promote greater efficiency in the delivery of city services.

Two major amendments to the Zoning Ordinance were approved. The first was a re-write of Article VII, Non-Conformities. This amendment was largely designed to increase flexibility, lessen rigidity, and encourage the use of reasonableness in approaching development decisions. The second included adjustments to the Off-Street Parking regulations contained within Article V, Detailed Use Regulations. This amendment focused on common sense modifications by allowing opportunities for parking to be provided below the minimum required in instances where case-study and benchmarking information can be provided justifying such a reduction. Another logical change that occurred was permitting gas station/convenience stores to count the spaces used for pumping gas as required parking spaces.

In the long-range planning arena, the major point of emphasis was on the "Renew Opelika Road" initiative. This effort has been focused on providing a blue print for redevelopment of this strategically located and critically important corridor. Three major public input forums were held, and city staff has been working diligently with our planning consultant partners, Design Workshop, Inc., to finalize the planning document and bring it forward to the Planning Commission and City Council for their information, review, and consideration.

We are grateful for your support of the planning principles that we espouse to as a City, and strive to apply each day to enrich the community fabric.

Sincerely,

A handwritten signature in black ink that reads "Forrest E. Cotten". The signature is written in a cursive style.

Forrest E. Cotten, AICP
Planning Director

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Planning Commission Members

Emily Sparrow, Chairman

Warren McCord, Vice Chair

Mark Yohn, Secretary and Mayor's Designee

Ron Anders

Wayne Bledsoe

Sarah Brown

Phil Chansler

Charles Pick

Matt Rice

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 IX of the Auburn Zoning Ordinance.

5. The Planning Commission shall review and approve, or approve with conditions, all site plans submitted to it by the Planning Director in accordance with Article VIII of the Auburn Zoning Ordinance.
6. The Planning Commission shall hear all applications for conditional use permits and shall make a report and recommendation to the City Council in accordance with Article VIII of the Auburn Zoning Ordinance.
7. The Planning Commission shall:
 - o Analyze the extent to which development has occurred in Auburn as compared to the projected growth at the time of the last previous mapping of the districts created by the Auburn Zoning Ordinance.
 - o Recommend any changes in the mapping of Auburn, particularly in the mapping of the Comprehensive Development District (CDD) and the Limited Development District, (LDD), which would be required in order to accommodate the expected twenty-year growth of Auburn for residential, industrial, commercial, and other land uses.
 - o Analyze the continued validity of any other regulations imposed by this Ordinance in terms of changed conditions since the last review.
8. The Planning Commission shall cause the posting of notice in the form of a sign on property that is subject to a public hearing for rezoning, text amendments, a conditional use permit, or other matters which may come before it.
9. The Planning Commission shall review the character, location, and extent of any street, square, park or other public way, ground or open space or public building or structure or major utility project, whether publicly or privately owned, in accordance with Section 11-52-11 of the Code of Alabama of 1975, as amended.

Planning Department Staff

Forrest E. Cotten, AICP, Director of Planning

Justin Steinmann, AICP, Principal Planner

Matt Mosley, AICP, Senior Planner

Cathy Cooper, Planner

Katie Robison, Associate Planner – Zoning Enforcement

Tyler Caldwell, Associate Planner – Long Range Planning

Amber English, Administrative Assistant

Charles M. Duggan, Jr., City Manager

Kevin A. Cowper, AICP, Assistant 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. Specifically, the Department reviews annexation petitions, subdivision proposals (administrative, preliminary and final plats), zoning requests, conditional use approval requests, site plan approval requests, requests for any variance or waiver 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.

FY 2012 Meeting Dates

⌘ October 10, 2011	⌘ April 9, 2012
** October 13, 2011	** April 12, 2012
◇ October 18, 2011	⌘ May 7, 2012
** November 10, 2011	** May 10, 2012
⌘ December 5, 2011	⌘ June 11, 2012
** December 8, 2011	** June 14, 2012
⌘ January 9, 2012	◇ June 19, 2012
** January 12, 2012	⌘ July 9, 2012
◇ January 17, 2012	** July 12, 2012
◇ February 7, 2012	** August 9, 2012
** February 9, 2012	‡ August 21, 2012
** March 8, 2012	⌘ September 10, 2012
◇ March 20, 2012	** September 13, 2012

** Regular Meeting

⌘ Packet Meeting

◇ PC Work Session

‡ PC/CC Joint Work Session

FY 2012 Planning Commission and Planning Department Work Efforts

Subdivision Regulation Amendments

Under this proposal, staff recommended amendments to Article I (General Provisions) and Article III (Application Procedures) of the *City of Auburn Subdivision Regulations*. Specifically, the amendments were designed to add exemptions to the subdivision requirements in certain circumstances where submittals to the City are not required and to remove the requirement to delineate wetland and stream buffers via a jurisdictional delineation and survey on administrative subdivisions. Indemnity notes on plats for obstructions placed in easements were also required.

Previously, there were no exemptions in the subdivision regulations. The exemptions now place Auburn's subdivision regulations more in line with other jurisdictions. Additionally, amendments would waive the requirement for City approval in certain instances. The amendments would permit the subdivision of property by court order including but not limited to, judgments of foreclosure; subdivision of land by testamentary or intestacy provisions and public acquisition by gift or purchase of strips of parcels of land for the widening or opening of streets without submitting a subdivision plat to the City for review and approval. Other jurisdictions in Alabama, such as Shelby County and Baldwin County, have adopted subdivision regulations allowing similar exemptions. Lee County does not currently provide these same exemptions for filing subdivision plats.

In August 2010, the Planning Commission adopted amendments to the subdivision regulations that required delineation of wetland and stream buffers on administrative subdivisions. This created some unnecessary burden on property owners wishing to subdivide property with no intention of developing the property. In an attempt to relieve the burden placed on property owners, while still maintaining the requirement for wetland and stream buffers to be depicted on the plats, the Water Resource Management Department proposed to allow approximate limits of wetlands to be shown using National Wetlands Inventory data and/or City of Auburn GIS data in lieu of costly field survey wetland delineation.

Prior to the subject amendments, the Water Resource Management Department was required to execute individual indemnity agreements with property owners where obstructions are found within the limits of the existing easements. This amendment enabled applicants to provide a note on any plat that included utility easements which would indemnify the City of Auburn where obstructions are placed on the easements that would hinder access along the easement and hinder maintenance of the obstructed utility.

The Planning Commission held its public hearing and approved the amendments at its December 8, 2011 regular meeting.

Nonconformities Amendment

Under this proposal, staff recommended amendments to Article II (Definitions) and Article VII (Nonconformities) of the *City of Auburn Zoning Ordinance*. Specifically, the proposal was intended to make the nonconformities section of the ordinance easier to understand, to eliminate inconsistencies and conflicts in its language, and to create administrative processes that will allow staff to review and approve requests to expand nonconformities that are benign in nature.

The purpose of the nonconformities section of the zoning ordinance is to “regulate and limit the development and continued existence of legal uses, structures, lots, and signs established either prior to the effective date of this Ordinance or the effective date of future amendments to this Ordinance that no longer conform to the requirements of this Ordinance. All such situations are collectively referred to as "nonconformities."

The prior nonconformities ordinance was difficult to understand and was principally oriented toward eliminating nonconformities over time. Because of the strict limits placed on expansions of nonconformities, redevelopment of nonconformities that might otherwise be desirable was difficult, if not often impossible, without obtaining multiple variances from the Board of Zoning Adjustment. With an increased emphasis on redevelopment and infill development in CompPlan 2030, revisions to the nonconformities section of the zoning ordinance were called for in order to facilitate the types of future development supported by the plan.

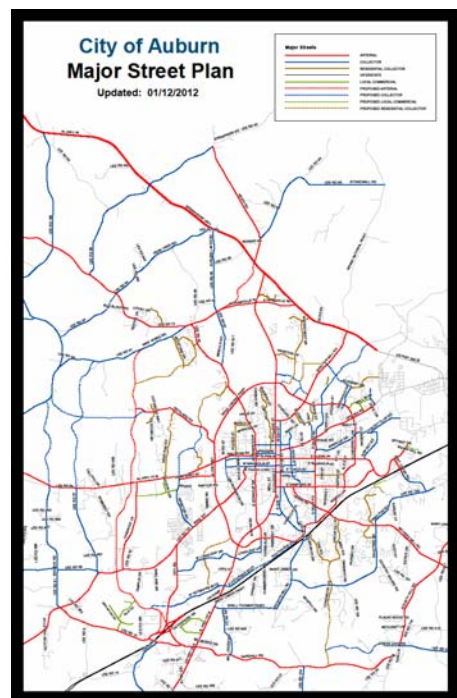
The Planning Commission held its public hearing and recommended approval of the amendments at its December 8, 2011 regular meeting. The City Council held its public hearing and adopted the amendments on January 17, 2012.

Major Street Plan

Under this proposal, Public Works staff recommended updating the City’s Major Street Plan based on recent development, traffic studies, long range transportation plan updates, and general review updates.

The Major Street Plan provides a map of the City of Auburn’s current major streets and projected, future major streets. The locations and classifications of projected future streets are based on information from the long range transportation plan, citywide traffic study, staff analysis, terrain and other alignment considerations. The Major Street Plan is utilized as a tool for analyzing traffic needs and impacts of the City and as an informational device for citizens and developers.

The plan was updated to reflect information from the above sources in addition to the new street classifications that were adopted with the Public Works Design and Construction Manual.



Notable updates to the Major Street Plan included the following:

- Reclassification of various streets to include Local Commercial and Residential Collector
- Removal of Dekalb Street connection
- Updated configuration at the new I-85 interchange and West Tech Park
- Updated configuration at the Cary Creek development
- Future Lee Rd 147 extension to the extension of Longwood Drive
- Future Champions Boulevard extension to Riverwood Drive
- Future Richland Road extension to Lee Road 188
- Future Beehive Road extension to Lee Road 188
- Updated configuration of future connector road between Alabama Highway 14 and Richland Road via Solamere Lane
- Reflects the construction of the East Samford Avenue extension to East Glenn Avenue
- Reflects the construction of West Longleaf Drive extension to Cox Road
- Updated configuration of future connector road between North Donahue Drive and the proposed outer loop (via Piedmont Drive extension)
- Updated configuration of Downs Way extension between West Veterans Boulevard and Shug Jordan Parkway

The Planning Commission held its public hearing and recommended adoption of the updates at its January 12, 2012 regular meeting. The City Council adopted the updated plan at its February 7, 2012 regular meeting.

Multifamily in CDD

Under this proposal, staff recommended an amendment to Article IV (General Regulations) of the *City of Auburn Zoning Ordinance*. Specifically, the amendment was intended to require conditional use approval for multiple family development use requests in the CDD (Comprehensive Development District) zoning district.

Residential uses make up 74% of Auburn's land use, so it was clear that residential development has an immense influence on the type of place Auburn is and will become. Auburn's diverse population requires a diverse mix of housing types. This can be seen in Auburn today, with approximately half of Auburn's housing units made up of multifamily units. The large supply of multifamily units has traditionally served the City's large student population. However, Auburn University has a cap on student enrollment of 25,000. This means that, as the City's population continues to increase, Auburn's demographics will begin to transition, with older residents and families with children making up a larger proportion of the population. This will both slow the need for additional multifamily units (though many existing units are aging and increasingly suitable for redevelopment), as well as increase demand for various other housing types, such as detached single-family homes and townhouses. The decreased demand will not necessarily result, however, in decreased multifamily construction.

CompPlan 2030 recommended restricting future multifamily development to those locations recommended in the Future Land Use Plan, both to promote multifamily development where services

exist and to encourage density to support future mixed-use centers and alternate transportation choices.

Comprehensively addressing the issue of multifamily development in the City will take time, potentially requiring a number of policy and ordinance changes. One challenge facing the City is that building a picture of the local multifamily housing market is difficult using available data. Rental statistics from the Census Bureau include single-family rentals, while multifamily statistics often include both rental and owned units. Many freely-available statistics are only available at the state or national level.

The existing data was not sufficient to determine if a multifamily supply issue existed in Auburn. Continuing research would be needed to help answer this question. *CompPlan 2030* established that many possible future multifamily locations within the CDD zone were potentially problematic. Previously, the Comprehensive Development District (CDD) zoning district allowed multifamily uses by right in the 9.5 square miles of the City zoned CDD. This poses potential issues for the City, as many areas zoned CDD are not necessarily desirable for multifamily development or similarly intense uses. Allowing continued scattered multifamily development in greenfield areas would further strain the City's transportation infrastructure and also deprive the City of opportunities to promote redevelopment of aging multifamily development in the University Service (US) zoning district as well as new development in mixed-use centers.

In order to address this issue in the short-term, staff recommended changing multifamily uses in the CDD zone from permitted uses to conditional uses. This would allow consideration of proposed multifamily projects on a case-by-case basis. Looking forward, additional short-, medium-, and long-term actions will be needed to study the multifamily supply issue, and staff will explore options for acquiring better information on multifamily vacancy rates.

Staff identified other potential medium- and long-term actions, which included:

Medium-Term

- Implement market-study requirement for conditional multifamily
- City-wide market study to determine supply needs
- Explore possibilities for offering regulatory flexibility for redevelopment of existing multifamily

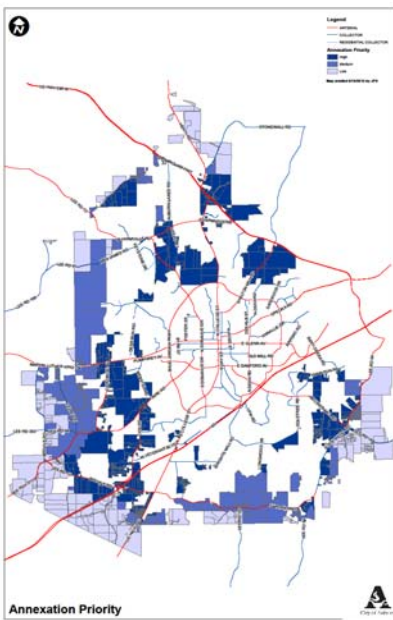
Long-Term

- Implement additional multifamily controls as needed
- Rezone existing CDD to permit uses as designated in the Future Land Use Plan
- Provide for new types of medium-density building forms more appropriate for infill development
- Provide a form-based code overlay to encourage mixed-use development at appropriate locations

The Planning Commission held its public hearing and recommended approval of the amendment at its March 8, 2012 regular meeting. The City Council held its public hearing and adopted the amendment on April 17, 2012.

Annexation Policy Amendment

Under this proposal, staff recommended amendments to the City of Auburn’s Annexation Policy as adopted by Resolution 09-132. Specifically, the text amendment was designed to update the City’s Annexation Policy based on *CompPlan 2030*. The intent was to formalize the guidance the plan provides for future annexation decision-making within the policy itself. The policy limits the length of the 60 foot strip (to 750 feet) that may be utilized for achieving contiguity in order to facilitate the development of a more regular city boundary for the future. Further, the amendment required that fiscal impact data be provided for annexation requests that would affect Auburn City Schools in addition to the school zone information currently being provided. Finally, the Codes Division of the Public Safety Department, as well as the Animal Control Division of the Environmental Services Department, would review annexation petitions for potential impacts on their ability to provide services.



One of the key elements of *CompPlan 2030* was the development of an annexation matrix that was later reviewed under the auspices of the Planning Commission. This matrix ranked the relative desirability of annexing areas surrounding the City and within the “optimal boundary” based on a number of criteria including, but not limited to: designation of property as an enclave, distance of property from city center, sewer basin designation, watershed designation, public water availability, and 15 others.

Specifically, the amendment created a necessary and direct link between *CompPlan 2030* and the City’s consideration of future annexation requests. First, the policy requires that information be provided related to not only whether or not the subject property resides within the optimal boundary, but how does it rate relative to other future annexation areas identified within the optimal boundary. Second, the property’s future land use classification will

be provided as well as zoning designations that could be consistent with that land use classification. This provides greater predictability for both the land owner and the City as far as future development potential of the subject property is concerned. Current land use(s) of the subject property will also be explicitly identified in an effort to determine to what extent those land uses are or are not consistent with the future land use classification.

In effort to increase service efficiencies and limit the creation of future enclaves, staff recommended limiting the “60 foot strip” that may be utilized for purposes of achieving contiguity to no more than 750 feet. This is important because without this change, a 60 foot strip that is essentially limitless in length could be utilized to traverse many parcels to connect a subject property to the existing city limits. This can result in the creation of large intervening areas of unincorporated Lee County, thereby reducing the efficiency of city service provision and unnecessarily “stretching” existing resources to service these outlying areas. These inefficiencies can then be further exacerbated as surrounding properties seek to annex off prior “strip” annexations.

Finally, the policy recommended a distinct preference for annexing parcels in their entirety regardless of size. Previously, it was common for larger landowners on the periphery of the City to want to annex their homesteads by carving them out, utilizing a metes and bounds legal description to do so, leaving the remainder of the parcel outside the city limits. This practice can also have the result of limiting future annexation opportunities for the City and perpetuating the formation of irregular boundaries.

The Planning staff consulted with other city departments as well as Auburn City Schools about ways in which the policy could be enhanced to provide increased insight into the impacts of future annexations on the City. This feedback was reflected in the proposed amendment. This information was shared and vetted with the Planning Commission in a work session held on March 20, 2012. The Planning Commission held its public hearing and recommended approval of the amendments at its May 10, 2012 regular meeting. The City Council adopted the amendments on June 19, 2012.

Off-Street Parking

Under this proposal, staff recommended amendments to Article V, Detailed Use Regulations, specifically Section 509. Off-Street Parking, General Requirements of the *City of Auburn Zoning Ordinance*. The implementation document that followed the adoption of CompPlan 2030 recommended a review of the City's current parking regulations and consideration of a reduction in excess parking in certain instances and an increase in parking requirements for certain uses for which current requirements resulted in a shortage.

A section was added for parking in the Industrial (I) zoning district which addressed staffing fluctuations that occur when a shift is added. Further, temporary parking lots would be permitted under certain circumstances in order to accommodate peak demand.

The minimum parking standards for commercial and entertainment uses were modified. The proposed change reduced the required number of parking spaces within this general category. After evaluation, staff realized several commercial and entertainment uses had parking spaces that were not utilized. Thus, the impervious surfaces (extra pavement) possibly caused more water run-off in areas that could have been landscaped or remained green.

Minimum parking standards for specified uses were also modified. A major change was to the parking requirements for convenience stores and/or self-service gas stations. The fueling spaces under the fueling canopy are now counted as parking spaces, and the required number of parking spaces is now one space per 250 square feet of gross floor area instead of one space per 150 square feet of gross floor area.

Office parking requirements were reclassified into three separate categories: medical offices, professional offices and all other offices, each with its own requirement. The amount of parking required for doctor and medical related offices generally require more parking than other professional offices due to the amount of staff required to support the use. Medical offices have a tendency for longer wait times and fewer turnovers for the patients visiting the offices. Professional offices, such as lawyers' offices or real estate offices, require fewer parking spaces possibly due to the turnover rate for clientele visiting those offices and generally speaking, smaller staff sizes than those in the medical

profession. Staff recommended all other offices to remain with the current parking requirement, one space per 250 square feet of gross floor area.

Amendments were made to the requirements for fast food restaurants based on the use within the restaurant, either serving or seating related or non-serving or non-seating area related. The change was considered due to the amount of space inside the restaurant that was not dedicated to seating area, such as inside play spaces and preparation area. Staff determined several restaurants do not have adequate parking, since patrons do not create the amount of turnover of parking as they formally did due to the opportunity for a play area for children.

The parking requirement for schools was also changed. Research acquired in varying locations and comparing those requirements with the City's current requirements demonstrated that parking was not adequate for some schools. Both elementary and junior high school parking requirements were increased due to additional staffing requirements, such as teacher's aides. At the high school level, the parking requirement per student was increased due to the availability of automobiles to student drivers.

A reduction in the amount of required parking below the minimum for nonresidential uses would be considered if the developer could justify the reduction. Prior to the proposed changes, parking reductions were allowed for large uses only. The proposed changes were considered to allow varying nonresidential uses to request reductions to the required number of parking spaces. The justification would be considered by the Planning Director based on analysis of site conditions, the proposed uses, surrounding properties and other factors.

Shopping centers were classified as they are currently reflected in the Table of Permitted Uses (Table 4-1), adding the square footage sizes to the descriptions. The neighborhood shopping center parking space requirements were added. Even though the square footage of the neighborhood shopping center by definition is less than 99,999 square feet, many times, a shell building will be constructed without knowledge of how many actual shop spaces will be present when the building is finished. An increase in the requirement for the amount of parking required would help ensure adequate parking for individual stores.

The Planning Commission held its public hearing and recommended adoption of the amendments at its August 9, 2012 regular meeting. The City Council held its public hearing and adopted the amendments on September 18, 2012.

Institutional Land Uses

Under this proposal, staff recommended amendments to Article IV (General Regulations) of the *City of Auburn Zoning Ordinance*. Specifically, the amendment was intended to identify that "all others" (uses) within the Institutional Land Use Category in the Table of Permitted Uses as conditional uses in the following zoning districts: Urban Core/College Edge Overlay District (UC/CEOD), University Service (US), Commercial Conservation (CC), Redevelopment District (RDD), Limited Development District (LDD), Comprehensive Development District (CDD), and Planned Development District (PDD).

The Institutional Use land use category as set forth in Article IV, Table 4-1, of the zoning ordinance, as further clarified by the North American Industry Classification System (NAICS), accommodates a broad range of uses including, but not limited to: nursing and residential care facilities, social assistance services such as community food services and community housing services, educational services such as schools, libraries, museums, and religious organizations such as churches, synagogues, mosques, etc.

Within these “subsector” groups, there are numerous derivative uses that are not currently identified in the Table of Permitted Uses. When similar situations have presented themselves for other use categories such as “commercial and entertainment” uses, for example, this has been effectively addressed by creating an “all other uses” subcategory for purposes of providing an appropriate path for consideration of all potential uses that might present themselves under the given categorical umbrella.

Because this accommodates such a breadth of potential uses, it is also appropriate to take a conservative course of action related to the review of uses that might fall under the “all others” classification simply because they have not been individually reviewed previously, and therefore, their potential impacts in a given district and on surrounding properties is not known.

As a result, staff recommended that “all others” in the Institutional Use land use category be subject to conditional use review and approval in accordance with Article VII, Section 803, of the zoning ordinance. This procedure would allow for a thorough review process to occur with a staff report review and resulting report, followed by due consideration by both the Planning Commission and City Council in a public hearing forum.

This same approach has been taken for other land use categories in the zoning ordinance such as commercial and entertainment uses, public service uses, commercial support uses, and industrial uses.

Finally, staff recommended that the Institutional Use land use category be further modified to denote that all uses cited in the table be subject to special development standards as Article IV, Section 402.02(E)1 clearly states that, “all new institutional uses must front on a road with a functional classification of Collector or Arterial, as designated in Appendix B.”

The Planning Commission held its public hearing and recommended approval of the amendments at its September 13, 2012 regular meeting. The City Council held its public hearing and adopted the amendments on October 16, 2012.

Renew Opelika Road

Renew Opelika Road is the corridor plan for Opelika Road. During the *CompPlan 2030* process, the Opelika Road area was identified as one of the City’s most important commercial corridors, and as a prime candidate for reinvestment. A new plan for the corridor is needed because a successful corridor depends on the quality of the public realm and the businesses, institutions, and residences that are adjacent to it. The



Opelika Road corridor, in its current condition, does not possess a character that reflects as well on the community as it could. In addition, *CompPlan 2030* emphasizes the importance of focusing on infill development, and the Opelika Road corridor contains a large number of infill sites.

The City retained Design Workshop, Inc. to provide planning services to develop the Renew Opelika Road plan. Key to the planning process has been an extensive process of public engagement. Hundreds of people have participated, either in one of three public meeting opportunities or through online surveys.

The final outcome of Renew Opelika Road will be a plan to guide the future development of Opelika Road and help ensure the area's future commercial vitality. The plan will help answer questions of how the community and City can support Auburn's existing businesses and attract new destinations for residents. The plan will also illustrate the most effective way to improve traffic flow, pedestrian accessibility and the overall look and feel that citizens envision for the Auburn community.

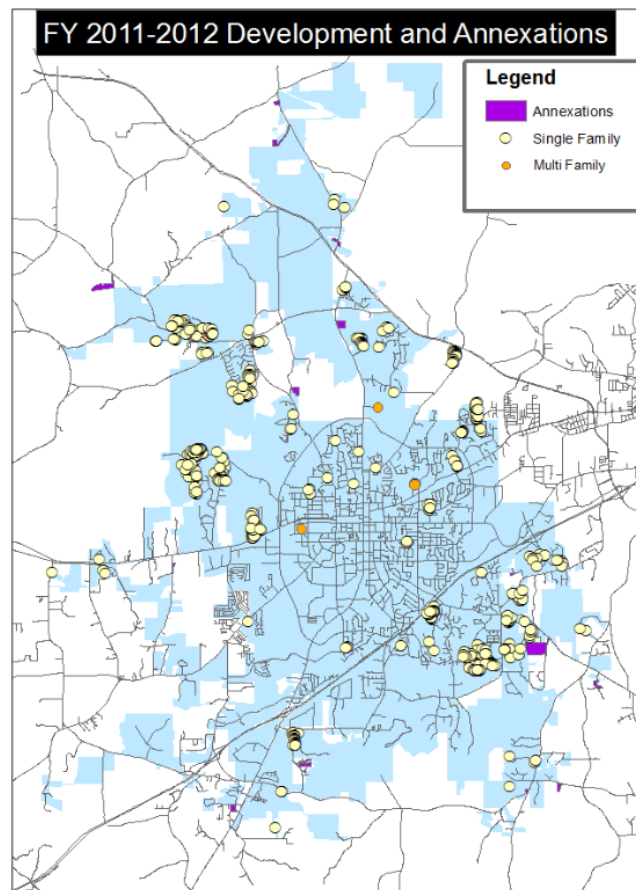
Adoption of the plan by City Council is anticipated in Spring 2013. Plan implementation will begin immediately following plan adoption.

Auburn Interactive Growth Model

The purpose of the Auburn Interactive Growth Model (AIGM) is to forecast the spatial distribution of the City's population over time, to build out for 144 Zones in 5 year increments, as well as the distribution and timing of the apportionment of land uses and facilities to meet the needs of the population in a cost-effective manner.

One of the many objectives of the AIGM is an annual update 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 AIGM to become operational for the study area. The study area consists of the City of Auburn limits (88 Zones) and the area south of the City to the Macon County line, six miles west of the city center and north to the Chambers County line (56 Zones). The decision was made to include the area outside the City limits surrounding 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 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 33,030 acres in 2010 to 33,139 in 2012 for a net increase of 109 acres. Likewise, the area outside the city has decreased by a similar amount due to annexation activities.

The build-out population projections do change slightly from 2010 to 2012. The 2010 baseline scenario estimates a population of 119,069 within the current Auburn City Limits. In 2012, the projection increases by 840 to a population of 119,909. Since most of this population change comes from additional areas annexed into the city, the estimated build out population for the area outside the city is lessened from 130,076 to 129,827 for a reduction of 249 persons.

There were a total of 897 new housing units constructed from 2010 to 2012 in the City of which 480 were multi-family units. During this time, there were also 417 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 from 59,563 in 2010 to 61,167 in 2012.

It should be noted that the population is higher than what was recorded by the U.S. Census Bureau during the 2010 Decennial Census (53,391) and the 2011 population estimate from the American Community Survey (54,566). The City of Auburn challenged the results of the census noting that hundreds of students in fraternity and on-campus housing were not counted.

These changes factor in both projected vacancy rates and household size. The growth in dwelling units and the change in the build out scenario results in the AIGM processing a new population forecast and subsequently calculates its effects on the sub-models. Generally, for a one year update the difference is small but as data is accumulated over several updates, trends can be extracted.

2012 AIGM Update
Residential Growth in the
City of Auburn

	Acres	Single Family Units	Multi-Family Units	Residential Total Units	Yearly Population	Build Out Population
2012	33,139	12,046	17,222	29,268	61,167	119,909
2010	33,030	11,629	16,856	28,485	59,563	119,069
Difference	109	417	366	783	1,604	840

Commercial space (retail, office and services) increased by 118,207 square feet from 2010 to 2012. This includes 14,003 square feet which was office and services. The total retail area increased 104,204 square feet during this time. The bulk of the new commercial development was the Cary Creek retail development anchored by Publix at the intersection of North College Street and East University Drive. Retail and office space did not significantly increase outside the City Limits. The City of Auburn also saw an increase of over half a million square feet of industrial space, primarily from the development of the Auburn Technology Park West.

The only change to the public facilities modules during this time was the addition of Pick Elementary. The AIGM had projected that a new elementary school would be necessary soon in this general area. There were no new parks, fire stations or other public facilities during this time period.

FY 2012 Year in Review

1. Annexations

Total Number of Applications Considered: 11

Total Number Recommended for Approval: 11

Total Acreage Recommended for Annexation: Approximately 123.22

2. Subdivisions

Total Number of Conventional Subdivisions: 12

Total Number of Performance Subdivisions: 10

Total Number of Lot Consolidations: 1

Preliminary Plats:

Total Number of Requests:

New Preliminary Plat Requests Approved: 11

Revised Preliminary Plat Requests Approved: 2

Preliminary Plat Extension Requests Approved: 2

Final Plats:

Total Number of Requests:

New Final Plat Requests Approved: 8

Revised Final Plat Requests Approved: 5

Total Number of Single-family Lots Approved by Final Plat: 205

3. Conditional Uses

Total Number of Applications Considered: 27

Total Number of Uses Recommended for Approval:

Commercial and Entertainment: 9

Commercial Support: 4

Community Shopping Center: 1

Indoor Recreational: 2

Industrial: 4

Institutional: 3

Nursery (retail): 3

Office: 4

Performance Residential: 1

Public Service: 1

Recreational Rental: 1

Road Service: 9

Special Residential: 1

Total Number of Uses Recommended for Denial:

Performance Residential: 1

Road Service: 1

4. Rezoning and Amendments to Planned Development Districts (PDD)

Total Number of Rezoning Applications: 5

Total Number of Rezoning Applications Recommended for Approval: 5

Total Number of PDD Amendment Applications: 5

Total Number of PDD Amendment Applications Recommended for Approval: 3

Total Number of PDD Amendment Applications Recommended for Denial: 2

5. Waivers

Total Number of Applications Considered for Waivers to Zoning Regulations: 22

Total Number Approved: 20

Total Number of Applications Considered for Waivers to Subdivision Regulations: 6

Total Number Approved: 5

6. Miscellaneous

Total Number of Zoning Certificates Issued: 297

Total Number of Administrative Subdivisions Processed: 61

Total Number of Sign Permits Issued: 92

Total Number of Banner Permits Issued: 62

Base Zoning Designations

Commercial Conservation (CC)
Comprehensive Development District
(CDD)

Development District Housing (DDH)
Holding District (HD)

Industrial (I)

Limited Development District (LDD)

Redevelopment District (RDD)

Rural (R)

University Service (US)

Urban Core (UC)

75 public hearings were held for cases considered during FY 2012.

Overlay Zoning Designations

College Edge Overlay District (CEOD)

Conservation Overlay District (COD)

Planned Development District (PDD)

Comparison of Previous Years' Numbers

	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
Annexations						
Recommended for Approval	29	17	15	12	10	11
Acres	484.67	770.14	642.76	40.1	35.31	123.22
Rezoning						
Recommended for Approval	20	7	11	3	0	4
Acres	1299	74.59	904.51	201.63	0	77.33
Final Plats						
Lots Approved	933	836	295	263	209	205
Conditional Uses						
Applications	69	44	25	26	31	27
Uses Recommended for Approval	70	45	29	36	31	43
Uses Recommended for Denial	3	1	1	1	2	2
Waivers						
Requested	26	16	7	7	10	28
Approved	22	15	7	7	10	25

Annexation Petitions from October 2011 - September 2012

Case Number	Case	Property Owner	Acreage	Planning Commission Date	Planning Commission Recommendation
PL-2011-00822	Henry - Long Annexation	Torbit & Nancy Henry and Rebecca Long	3.98	11/10/2011	Approval
PL-2011-00828	Aldridge Annexation	Randy and Jenny Aldridge	3.00	11/10/2011	Approval
PL-2011-00918	East Lake Annexation	PASS, LLC	51.30	12/8/2011	Approval
PL-2011-00983	Cooper Annexation	William M. Cooper, Jr.	24.35	1/12/2012	Approval
PL-2012-00053	Gaulding Annexation	Charles Gaulding	8.64	2/9/2012	Approval
PL-2012-00205	Nowakowski Annexation	Frank Nowakowski	11.70	4/12/2012	Approval
PL-2012-00272	Randell Annexation	Jim and Dorothy Randell	0.50	5/10/2012	Approval
PL-2012-00313	Water Oak Ridge Annexation	Rayford and Brenda Keel	3.08	5/10/2012	Approval
PL-2012-00526	Harris Annexation	Robert and Diane Harris	4.90	7/12/2012	Approval
PL-2012-00627	Rabren Annexation	Michael Rabren	10.10	8/9/2012	Approval
PL-2012-00664	Talmage Annexation	Eugenia Talmage	1.67	9/13/2012	Approval

Subdivision Applications from October 2011 - September 2012

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Shelton Cove, Sector Two (PL-2011-00715)	Final	SBG, LLC	DDH	20 (Conventional)	10/13/2011	Approval
Rosemary Gate Subdivision (PL-2011-00752)	Revised Final	Dilworth Development, Inc.	PDD / CDD	11 (Performance)	10/13/2011	Approval
Yarbrough Farms Subdivision, Phase 2 (PL-2011-00745)	Revised Final	Yarbrough Farms, LLC	PDD / CDD	11 (Conventional)	10/13/2011	Tabled
					12/8/2011	Withdrawn
Camden Ridge, 12th Addition (PL-2011-00620)	Preliminary	North Woods, Inc.	DDH	28 (Conventional)	10/13/2011	Approval
East Lake Subdivision, Phase 3 (PL-2011-00917)	Preliminary	PASS, LLC	LDD / COD	64 (Conventional) (60 single family and 4 conservation easements / wooded lots)	12/8/2011	Approval
Cotswolds Subdivision, Phase 1-D (PL-2011-00920) and (PL-2012-00263)	Preliminary and Final	Community Bank & Trust - West Georgia and Stone Martin Builders, LLC	DDH	41 (Conventional) (40 single family and 1 outlot)	12/8/2011	Approval
					4/12/2012	Approval
Magnolia Ridge Subdivision (PL-2010-00454)	Extension of Preliminary	Auburn Investments, LLC	NC-8	13 (Conventional)	12/8/2011	Approval
Mimms Trail Subdivision, First Revision, First Addition (PL-2011-01030) and (PL-2012-00754)	Preliminary and Final	Cleveland Real Estate Investments	PDD / LDD	9 (Performance) (4 single family, 4 zero lot line, and 1 open space)	1/12/2012	Approval
					9/13/2012	Approval
Laurel Grove Subdivision, 1st Addition (PL-2011-01034)	Preliminary	Bryan Blackburn and Gary Hunt)	DDH	22 (Conventional) (21 single family and 1 outlot)	1/12/2012	Approval

Subdivision Applications from October 2011 - September 2012

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Grove Hill, 11th Addition, Phase 3 (PL-2012-00051) and (PL-2012-00052)	Preliminary and Final	Grove Hill Eleven, LLC	PDD / DDH	21 (Performance)	2/9/2012	Approval
Lundy Chase Subdivision, Phase III (PL-2010-00573)	Extension of Preliminary	Sky is the Limit Homes, LLC	NC-20 / COD	48 (Conventional / Conservation) (46 single family and 2 conservation areas)	2/9/2012	Approval
East Lake Subdivision, Phase 3 (PL-2012-00257)	Revised Preliminary	PASS, LLC	LDD / COD	70 (Conventional) (68 single family and 2 conservation easements / wooded buffer areas)	4/12/2012	Approval
Auburn Bank Subdivision (PL-2012-00258) and (PL-2012-00259)	Preliminary and Final	Auburn Bank	UC	2 (Lot Consolidation)	4/12/2012	Approval
Auburn University Club (PL-2012-00262)	Preliminary	P and T Properties, LLC	PDD / CDD	103 (Performance) (98 single family and 5 open space lots)	4/12/2012	Approval
Tivoli Subdivision (PL-2012-00264)	Revised Final	Auburndan, Inc.; Kevin & Tina Jones; Travis Debardeleben & Alicia Brown; Timothy Hope; Bryden Williams Custom Homes, LLC; and John Shavers & Iris Lindsey	PDD / DDH	45 (Performance)	5/10/2012	Approval
Tivoli (Milan Section) (PL-2012-00452)	Revised Final	Tuscany Hills, LLC; Ronald and Jean Reid; Jack and Elizabeth Moore; Penelope Bond Gentry; and Carol Lamber Spence	PDD / DDH	19 (Performance)	6/14/2012	Approval

Subdivision Applications from October 2011 - September 2012

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Stone Creek Subdivision, Phase One (PL-2012-00454)	Final	Auburn Investments, LLC	DDH	6 (Performance) (5 single family and 1 open space lot)	6/14/2012	Approval
Cedar Crest Subdivision (PL-2012-00448)	Preliminary	Lands South, LLC	US	12 (Performance) (10 single family, 1 multiple family, and 1 open space lot)	6/14/2002	Approval
Cypress Point at University Club (PL-2012-00478)	Revised Preliminary	P and T Properties, LLC	PDD / CDD	74 (Performance) (71 single family and 3 open space lots)	6/14/2012	Approval
River-Carroll Subdivision (PL-2012-00539)	Final	River Bank and Trust and Gordon B. Carroll	CDD	2 (Conventional) (Includes ROW)	7/12/2012	Approval
Highlands, Sector 2 (PL-2012-00538)	Preliminary	Mary Hearn	LDD	27 (Performance)	7/12/2012	Approval
Tivoli Subdivision, First Revision, First Addition (PL-2012-00753)	Revised Final	LCR Tuscany, LLC	PDD / DDH	12 (Conventional)	9/13/2012	Approval
Asheton Lakes Subdivision, 8th Addition, Phase 2 (PL-2012-00747) and (PL-2012-00748)	Preliminary and Final	North Lake, Inc.	DDH / CDD	13 (Conventional)	9/13/2012	Approval

Conditional Use Applications from October 2011 - September 2012

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation
Parkview Townhomes (PL-2011-00218)	Plainsview, LLC	RDD	Performance Residential Development (town house subdivision)	10/13/2011	Denial
Fountainview Mansion Estate (PL-2011-00747)	John and Rita Naftel; Nell S. Jackson; and Cleveland Real Estate Investment Partnership	PDD with CDD underlying	<i>Institutional</i> use (chapel); <i>Commercial and Entertainment</i> uses (expanded guest lodge and accessory uses, including pavilions, day spa, and event center, professional studio, theater/indoor auditoriums); and <i>Recreational Rental</i> uses (cottages/cabins)	10/13/2011	Approval
Project Lock (PL-2011-00723)	Industrial Development Board of the City of Auburn	I	Industrial use (manufacturing use)	10/13/2011	Approval
Olde Auburn Ale House (PL-2011-00746)	First Venture, LLC	UC	Commercial and Entertainment use (lounge)	10/13/2011	Approval
EUD and South Donahue Retail (PL-2011-00751)	Michael V. Shannon	CDD	Road Service use (gas station)	10/13/2011	Approval
Project Auto Safeguard (PL-2011-00724)	Industrial Development Board of the City of Auburn	I	Industrial use (manufacturing use)	11/10/2011	Approval
Hiett Holdings (PL-2011-00832)	Windsor Management Group, Inc.	RDD	<i>Commercial and Entertainment</i> use (purchase and sales of jewelry and precious metals) and <i>Office</i> use	11/10/2011	Approval
Water Oak Manor (PL-2011-00910)	George and Susan Konstant	R	Special Residential use (bed & breakfast)	12/8/2011	Approval
Wiedmann Plastics 2012 Expansion (PL-2011-01023)	Industrial Development Board of the City of Auburn	I	Expansion of an existing Industrial use (manufacturing use)	1/12/2012	Approval

Conditional Use Applications from October 2011 - September 2012

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation
Acre Restaurant (PL-2011-01026)	The Carter Family Trust	RDD	Commercial and Entertainment use (restaurant)	1/12/2012	Approval
Value Ride Auto Storage (PL-2011-01028)	Saughahatchee Road, LLC	CC	Road Service use (automobile storage)	1/12/2012	Approval
Tropical Smoothie Café (PL-2012-00260)	Cox Properties-AL, LLC	UC and US	Road Service use (addition of a drive-thru to an existing restaurant)	4/12/2012	Denial
Alabama Power Conference Building (PL-2012-00261)	Alabama Power Company	I and CDD	<i>Office</i> use and <i>Commercial Support</i> use (warehouse storage)	4/12/2012	Approval
Main Street Learning Center (PL-2012-00265)	Mark Lomax	RDD	Institutional use (private school)	4/12/2012	Approval
Environmental Resource Analysts (PL-2012-00339)	Joe Freda	I	Expansion of an existing Industrial use (scientific testing / research laboratory)	5/10/2012	Approval
Mapco Express (PL-2012-00344)	Conner Brothers Development Company, Inc.	CDD	Road Service use (convenience store with a fueling station and a restaurant)	5/10/2012	Approval
Sky Bar Café (PL-2012-00345)	Ward Theater Group, LLC	CEOD with UC underlying	Expansion of an existing Commercial and Entertainment use (addition of a rooftop lounge)	5/10/2012	Approval

Conditional Use Applications from October 2011 - September 2012

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation
Madison Park Planned Development (PL-2012-00447)	SDF, LLC	PDD with CDD underlying	<i>Commercial and Entertainment</i> uses (auto accessory store, barbershop/beauty shop, building materials sales, clothing stores, copy shop, electronics repair, florists, garden supply, general merchandise stores, health and personal care stores, office supplies, stationery, gift stores, package store, pet/pet supply store, restaurant, specialty food stores, sporting goods, hobby, book and music stores, veterinary office/kennel, banks, dry cleaners, grocery stores and professional studios); <i>Road Service</i> uses (auto repair/paint/body work, car wash/detailing shop, convenience stores/small grocery, bank with drive thru, small engine repair/sales and fast food restaurant); <i>Nursery</i> use (retail); and <i>Commercial Support</i> use (mini-warehouse)	6/14/2012	Approval
Wire Road Commercial (PL-2012-00461)	SDF, LLC	CDD	<i>Nursery</i> use (retail) and <i>Commercial Support</i> uses (contractor storage yard, printing/publishing, recycled materials collection/storage, sales/repair of heavy equipment, warehouse, mini-warehouse and wholesale distributor)	6/14/2012	Approval
Grace Point (PL-2012-00449)	Auburn First Assembly of God	CDD	Performance Residential Development (multiple family development)	6/14/2012	Approval
South College Dunkin Donuts (PL-2012-00451)	Greenbelt Properties, Inc.	CDD	Road Service use (fast food restaurant with drive-thru)	6/14/2012	Approval
Aliant Bank (PL-2012-00456)	East Glenn Investment Properties, LLC	CDD	Road Service use (bank with drive-thru)	6/14/2012	Approval

Conditional Use Applications from October 2011 - September 2012

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation
South College Crossing Shopping Center (PL-2012-00557)	College Land, LLC	PDD with CDD underlying	<i>Indoor Recreational</i> uses (billiards, indoor athletic facility); <i>Office</i> use; <i>Commercial and Entertainment</i> uses (auto accessory store, barbershop/beauty shop, brewpub, building material sales, clothing stores, commercial or trade school, copy shop, electronics repair, florists, garden supply, general merchandise store, health & personal care stores, hotel/motel/condotel, office supplies, package store, pet/pet supply store, restaurant, specialty food stores, sporting goods, hobby, book & music stores, lounge, veterinary office, bank, dry cleaner, grocery store, professional studio, theater/indoor auditorium); <i>Road Service</i> uses (car wash/detail shop, convenience store/small grocery, gasoline/service station, bank w/ drive thru, and fast food restaurant); <i>Nursery</i> use (retail nursery); and <i>Community Shopping Center</i> use	7/12/2012	Approval
Grub Mart Package Store (PL-2012-00531)	Young Oil Company	UC	Commercial and Entertainment use (package store)	7/12/2012	Approval
Young Private Auto Storage (PL-2012-00554)	Gene and Avis Young	CDD	Commercial Support use (indoor auto storage)	7/12/2012	Approval
Oly's Automotive (PL-2012-00620)	R.G. Hill	RDD	Road Service use (used auto sales)	8/9/2012	Approval

Conditional Use Applications from October 2011 - September 2012

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation
Ogletree Village Retail (PL-2012-00750)	Post C Store, LLC	PDD with LDD underlying	<p><i>Institutional</i> uses (private libraries and museums, church, day care center, private school);</p> <p><i>Indoor Recreational</i> uses (community recreational center, bowling alley, billiards, gymnasium, indoor athletic facility); <i>Office</i> use; <i>Commercial and Entertainment</i> uses (auto accessory store, barbershop/beauty shop, clothing stores, commercial or trade school, copy shop, electronics repair, florists, garden supply, general merchandise store, health & personal care stores, office supplies, package store, pet/pet supply store, restaurant, specialty food stores, sporting goods, hobby, book & music stores, lounge, veterinary office/kennel, bank, dry cleaner, grocery store, professional studio, theater/indoor auditorium); <i>Road Service</i> uses (ATM, convenience store/small grocery, bank w/ drive thru); and <i>Public Service</i> uses (municipal office/facility, public utility or facility)</p>	9/13/2012	Approval

Rezoning Applications from October 2011 - September 2012

Case Number	Case	Property Owner	Acreage	Proposed Rezoning	Planning Commission Date	Planning Commission Recommendation
PL-2011-00738	Naftel Rezoning	John and Rita Naftel	8.99	R to LDD	10/13/2011	Approval
PL-2011-00902	East Lake Subdivision, Phase 3	PASS, LLC	51.30	R to LDD	12/8/2011	Approval
PL-2011-00903	East Lake Subdivision, Phase 3	PASS, LLC	51.30	COD over LDD	12/8/2011	Approval
PL-2012-00534	College Crossing Shopping Center PDD	College Land, LLC	11.18	PDD over CDD	7/12/2012	Approval
PL-2012-00700	Shepherd's Cove	Edgewood Terrace, LLC	3.70	NC-8 to DDH	9/13/2012	Approval
			1.20	NC-8 to RDD		Approval
			0.96	RDD to DDH		Approval

Planned Development District Amendment Applications from October 2011 - September 2012

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Recommendation
PL-2011-00740	Mimms Trail PDD Amendment	John and Rita Naftel; Nell S. Jackson; and Cleveland Real Estate Investment Partnership	Request to add approximately 8.99 acres to the original 280 acre PDD	10/13/2011	Approval
PL-2011-00741	Yarbrough Farms PDD Amendment	Yarbrough Farms, LLC	Request to increase the number of single-family lots to the PDD	10/13/2011	Denial
PL-2012-00440	Moore's Mill Golf Club PDD Amendment	Cleveland Brothers, Inc.	Request to vacate right-of-way at Joye Pass that would connect the PDD to Morgan Hills Subdivision	6/14/2012	Denial
PL-2012-00441	Madison Park PDD Amendment	SDF, LLC	Request to remove approximately 37.39 acres from the original 49.29 acre PDD	6/14/2012	Approval
PL-2012-00529	Moore's Mill PDD Amendment - Millwood	Cleveland Brothers, Inc.	Request to shift property between the PDD and the Moores Mill Golf Club Course	7/12/2012	Approval

Requests for Waivers to Zoning Ordinance and Subdivision Regulations from October 2011 - September 2012

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2011-00754	Church of the Highlands	Church of the Highlands, Inc.	Waiver to reduce bufferyard width and to allow bufferyard averaging	10/13/2011	Approved
			Waiver to Corridor Overlay cladding requirements		Approved
PL-2011-00839	Lundy Chase Subdivision, Phase II	Sky is the Limit Homes, LLC	Waiver to reduce size of rear bufferyard	11/10/2011	Approved
PL-2011-00840	The Grove at Auburn	Campus Crest at Auburn, LLC	Waiver to allow street frontage landscaping to encroach into the right-of-way	12/8/2011	Approved
			Waiver to relocate street frontage bufferyard plantings		Denied
PL-2011-00911	Stevenson Subdivision Waiver	Geneva Stevenson	Waiver to subdivide and create lots less than the minimum required lot area in the Planning Jurisdiction	12/8/2011	Denied
PL-2011-00967	West Tech Park Subdivision Waiver	Industrial Development Board of the City of Auburn	Waiver to regulations for creation of an outlot	12/8/2011	Approved
PL-2011-01028	Value Ridge Auto Storage	Saugahatchee Road, LLC	Waiver to eliminate street frontage bufferyard	1/12/2012	Approved
PL-2011-01024	KIA of Auburn	Tiger City Land Investments, LLC	Waiver to reduce number of plantings in the street frontage bufferyard	1/12/2012	Approved
			Waiver to reduce the overall required landscaping		Approved
			Waiver to allow service "reception" bay to face a corridor		Approved
			Waiver to Corridor Overlay exterior building materials requirements		Approved
PL-2012-00055	Dean Road Office	M&S Holdings, LLC	Waiver to reduce width of required bufferyard and to allow bufferyard averaging as mitigation	2/9/2012	Approved
PL-2012-00066	Joe Hudson Collision Center	Joe Hudson Collision Center	Waiver to Corridor Overlay cladding requirements	2/9/2012	Approved

PL-2012-00465	Heart of Auburn Redevelopment	ANAND, Inc.	Waiver to reduce required plantings in street frontage bufferyard	6/14/2012	Approved
			Waiver to reduce overall tree and shrub planting requirements		Approved
			Waiver to reduce interior parking landscape requirements		Approved
			Waiver to reduce minimum corridor landscape bufferyard		Approved
			Waiver to reduce size of side and rear landscape bufferyards		Approved
PL-2012-00459	Mimm's Trail Subdivision, First Revision	Cleveland Brothers, Inc.	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	6/14/2012	Approved
PL-2012-00460	Grove Hill Subdivision, Eleventh Addition, Phase 1	Cleveland Brothers, Inc.	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	6/14/2012	Approved
PL-2012-00490	Grove Hill Subdivision, Eleventh Addition, Phase 2	Cleveland Brothers, Inc.	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	6/14/2012	Approved
PL-2012-00516	Lynch Collision Center	Lynch Properties, Inc.	Waiver to relocate street frontage bufferyard plantings	7/12/2012	Denied
PL-2012-00540	Grace Ridge Waiver Request	The Bennett Group	Waiver to relocate north bufferyard	7/12/2012	Approved
PL-2012-00545	Main Street Learning Center	Mark Lomax	Waiver to relocate street frontage bufferyard plantings	7/12/2012	Approved
PL-2012-00675	Belcastel at Moore's Mill Golf Club	Dilworth Development, Inc.	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	8/9/2012	Approved
PL-2012-00746	Glenn Mixed Use	CPSW Investments, LLC	Waiver to allow recessed portions of the proposed structure	9/13/2012	Approved
PL-2012-00755	Ace Hardware	Fichtner Family, LLC	Waiver to reduce street frontage bufferyard plantings	9/13/2012	Approved

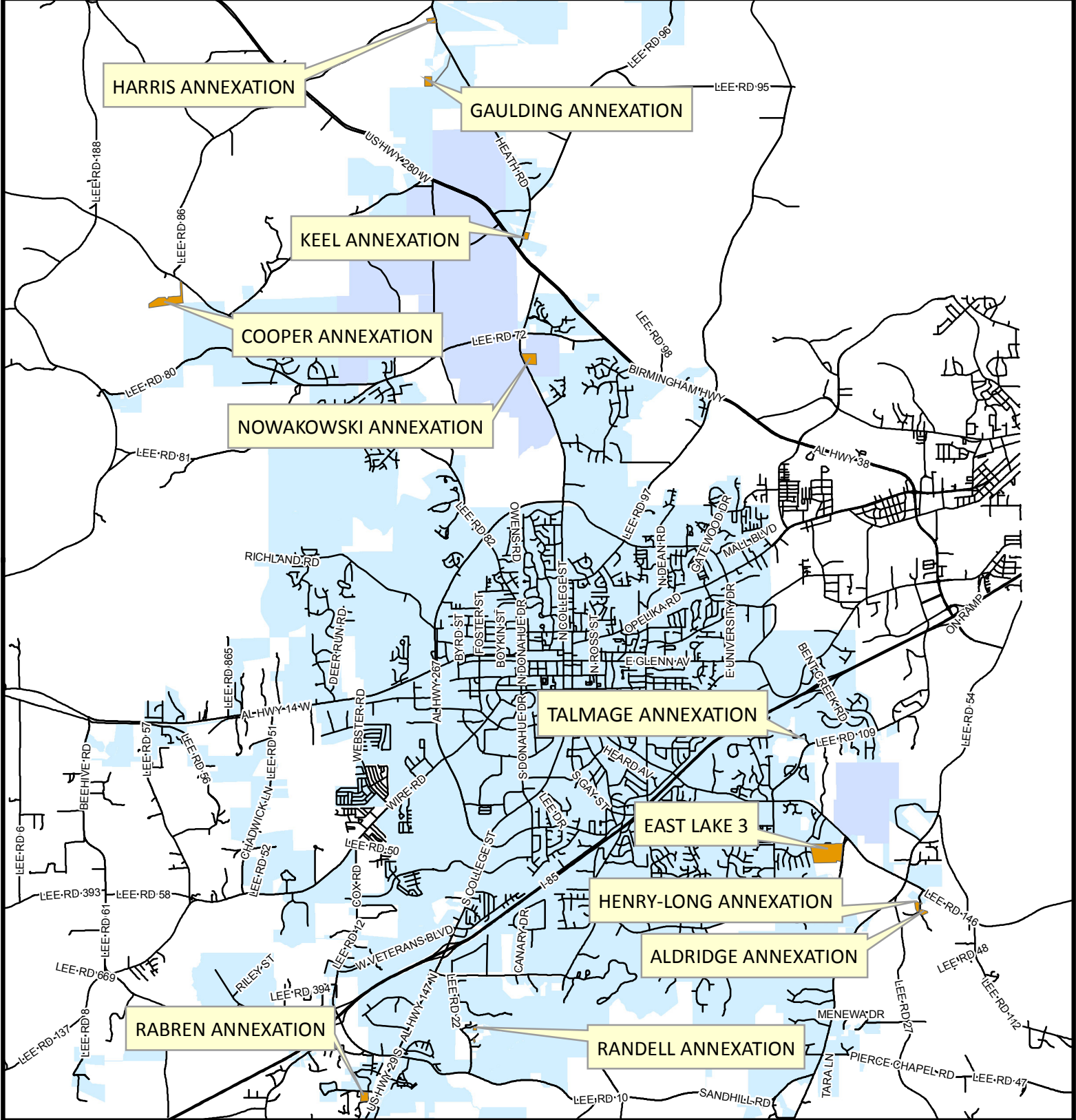
City Initiatives from October 2011 - September 2012

Case Number	Case	Action Requested	Planning Commission Date	Planning Commission Recommendation
MS-2011-00049	CompPlan 2030 Amendments	Adoption of text amendments to CompPlan 2030	10/13/2011	Approval
MS-2011-00052	Subdivision Regulations Amendment	Approval of amendments to Article I (General Provisions) and Article III (Application Procedures) of the <i>City of Auburn Subdivision Regulations</i> for the purpose of exempting City approval in certain instances and updating plat requirements	12/8/2011	Approved
MS-2011-00054	Zoning Ordinance Amendment	Recommendation to City Council for amendments to Article II (Definitions) and Article VII (Nonconformities) of the <i>City of Auburn Zoning Ordinance</i> for the purpose of updating nonconformity standards	12/8/2011	Approval
MS-2012-00006	Multiple Family Development Amendment	Recommendation to City Council for amendments to Article IV (General Regulations, specifically Table 4-1 [Table of Permitted Uses]) of the <i>City of Auburn Zoning Ordinance</i> for the purpose of requiring conditional use approval for multiple family development use requests in the CDD zoning district	3/8/2012	Approval
MS-2012-00020	Annexation Policy Amendment	Recommendation to City Council for adoption of changes to the Annexation Policy established by Resolution 09-132 for the purpose of formalizing the guidance provided by CompPlan 2030 for consideration of annexation requests	5/10/2012	Approval
MS-2012-00036	Zoning Ordinance Amendment - Table 4-1	Recommendation to City Council for an amendment to Article IV (General Regulations, specifically Table 4-1 [Table of Permitted Uses]) of the <i>City of Auburn Zoning Ordinance</i> in order to add twin homes as a conditional use in the LDD zoning district	7/12/2012	Approval
MS-2012-00040	Zoning Ordinance Text Amendment - Off-Street Parking	Recommendation to City Council for amendments to Article V (Detailed Use Regulations) of the <i>City of Auburn Zoning Ordinance</i> for the purpose of updating non-residential parking requirements	8/9/2012	Approval
MS-2012-00043	Zoning Ordinance Text Amendment - Table 4-1	Recommendation to City Council for amendments to Article IV (General Regulations, specifically Table 4-1 [Table of Permitted Uses]) of the <i>City of Auburn Zoning Ordinance</i> for the purpose of requiring conditional use approval for "all other uses" in certain zoning districts	9/13/2012	Approval

Miscellaneous Requests from October 2011 - September 2012

Case	Action Requested	Planning Commission Date	Planning Commission Recommendation
EUD and South Donahue Retail (PL-2011-00785)	Appeal to a Public Works Design & Construction Manual waiver request denial (driveway spacing)	10/13/2011	Denial
North College Elementary Review (MS-2011-00056)	Review of proposed school site	12/8/2011	Approval
Shivers Curb Cut (PL-2012-00163)	Appeal to a Public Works Design & Construction Manual waiver request denial (driveway spacing)	3/8/2012	Approval
West Pace Village Master Signage Plan Amendment (MS-2012-00012)	Amendment to Master Signage Plan in order to allow a monument sign for Lynch Collision Repair Center	4/12/2012	Approval
West Pace Village Master Signage Plan Amendment (MS-2012-00022)	Amendment to Master Signage Plan in order to allow a monument sign for Lynch Chevrolet/Cadillac	5/10/2012	Approval
Church of the Highlands (PL-2012-00466)	Appeal to a Public Works Design & Construction Manual waiver request denial (driveway width)	6/14/2012	Denial
Tuscany Village Street Renaming (MS-2012-00037)	Recommendation to City Council for renaming of Tuscany Village Drive to Tivoli Village Drive	7/12/2012	Approval

Appendix A FY2012 Annexations

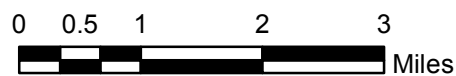


Legend

 Annexations

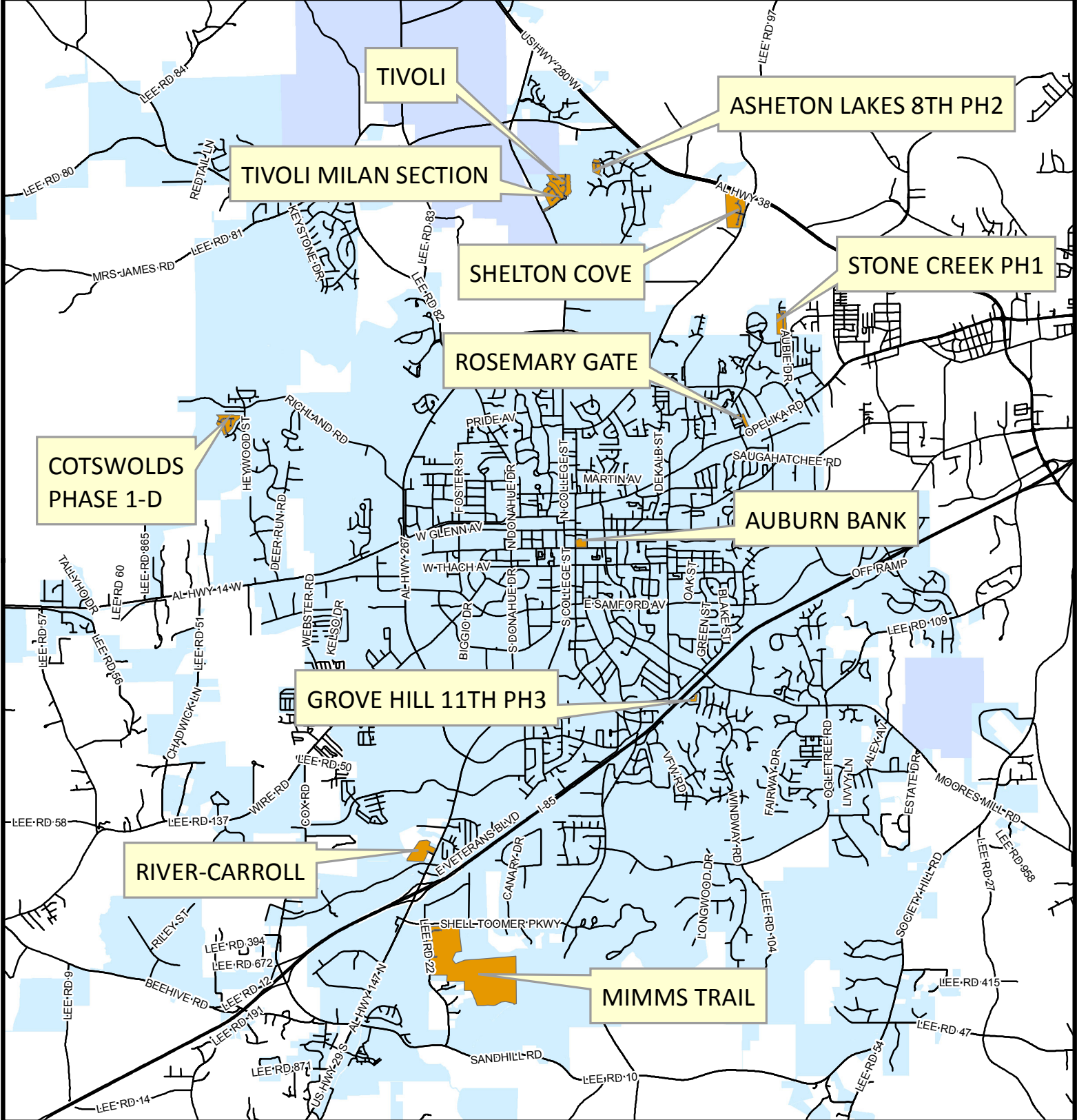


Scale



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Appendix B FY2012 Subdivisions (Recorded)



Legend

 Subdivisions



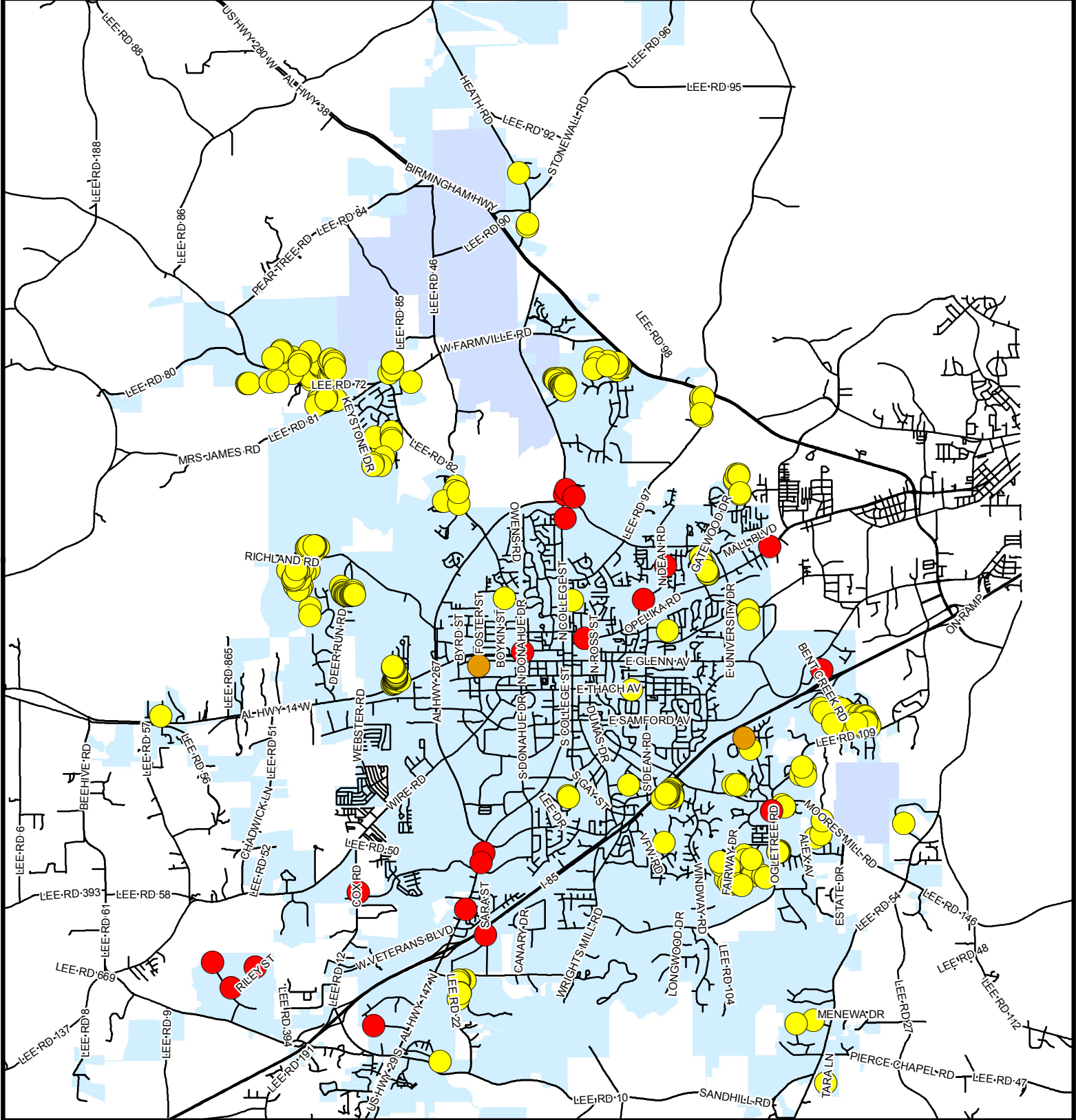
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Appendix C

FY2012 New Development



Legend

- Commercial/Office
- Multi Family
- Single Family



Scale



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