



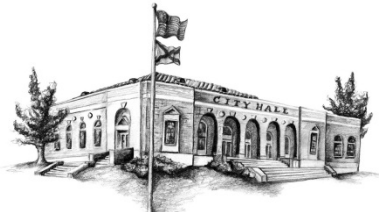
City of Auburn

Planning Commission

ANNUAL REPORT FY2016



Saugahatchee Creek
Photo: Dan Ballard



City of Auburn

Home of Auburn University

February 8, 2017
Planning Commission
City of Auburn, Alabama

Dear Planning Commission Members:

It is my pleasure to present the FY 2016 Annual Report to the Planning Commission for your review. This year's report is our tenth publication since this process began back in FY 2007.

Inside this year's 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.

Without question, the most important product of this past year's labor was the zoning implementation of the Auburn Downtown Master Plan (DMP). The adoption of these amendments by the City Council on March 22, 2016 represented the culmination of a nearly three-year planning process that included numerous public meetings, multiple joint work sessions with the City Council and Planning Commission, as well as many more work sessions with the Planning Commission and Planning staff.

The regulatory outcomes of the DMP not only promote a more desirable future for the urban neighborhoods surrounding our Downtown, but protect the future of the Urban Core itself by ensuring that as residential dwelling opportunities present themselves, they will be available to all members of the Auburn community. This includes, but is certainly not limited to, young professionals, students and empty-nesters. Fostering demographic diversity in our urban core is critical to its continued vibrancy and economic vitality. The foresight evidenced by our community leaders by supporting these regulatory efforts will pay dividends moving forward.

As we begin to approach the spring months, we will need your time and assistance in updating *CompPlan 2030*. This important initiative represents the five-year anniversary of this all-important planning document and enables us to reflect, but more importantly, look forward to address the growth issues that all prosperous communities, such as ours, face.

Your job is of utmost importance. As our economy strengthens, so do the demands on your time as the result of increased development interest and activity. Your dedication as commissioners is both needed and appreciated.

Sincerely,

Forrest E. Cotten, AICP
Planning Director

Table of Contents

Planning Commission Members	Page 3
Planning Department Staff	Page 5
FY 2016 Meeting Dates	Page 7
FY 2016 Planning Commission and Planning Department Work Efforts	Page 8
FY 2016 Year in Review	Page 25
Comparison of Previous Years' Numbers	Page 27
Annexation Petitions Considered	Page 28
Subdivision Applications Considered	Page 29
Conditional Use Applications Considered	Page 32
Rezoning and PDD Amendment Applications Considered	Page 35
Waivers to Zoning Ordinance and Subdivision Regulations Considered	Page 36
City Initiatives	Page 39
Appendices	
Appendix A—FY 2016 Annexation Approvals	Page 40
Appendix B—FY 2016 Subdivision Approvals	Page 41
Appendix C—FY 2016 New Development	Page 42

Planning Commission Members

Sarah Brown, Chair

Phil Chansler, Vice Chair

Nonet Reese, Secretary

Dan Bennett, Mayor's Designee

Wayne Bledsoe

Marcus Marshall

Warren McCord

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

Thomas Weintraut, AICP, Principal Planner

Tyler Caldwell, AICP, Principal Planner

Katie Robison, Planner

Judd Langham, Planner

Alan Seifert, AICP, Planner

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. The Department also supports special committees or task forces that may be commissioned by the City Council to examine special Planning areas and make appropriate recommendations for change. In early FY 2016, staff and the Planning Commission met together in five sessions to discuss implementation of the Downtown Master Plan.

During FY 2016, the primary focus of the Planning Department and Planning Commission was implementation of the Downtown Master Plan. City staff worked with the Planning Commission to examine how best to adjust both development regulations in the Zoning Ordinance and the land use designations in the Future Land Use Plan in order to ultimately realize the vision set forth in the DMP. The new regulations set forth a clear direction for future development and redevelopment in the Urban Core and its immediate environs.

During FY 2017, the Planning Department will be focused on two major planning initiatives. The first of these is the first five-year comprehensive update of *CompPlan 2030*, which was adopted in October 2011. This in-depth examination of the plan at its five-year anniversary mark provides a valuable opportunity to evaluate plan progress to date, acknowledge major planning accomplishments during the initial five year period such as the *Renew Opelika Road Corridor Plan* and the *Downtown Master Plan*, among many others, but to also update planning goals to which the City will aspire over the next five year period. Second, staff will be working to complete on an important neighborhood planning initiative for Northwest Auburn, including the strategic Martin Luther King/Bragg Avenue corridor.

FY 2016 Meeting Dates

Packet Meetings

October 5, 2015
November 9, 2015
December 7, 2015
January 11, 2016
February 8, 2016
March 7, 2016
April 11, 2016
May 9, 2016
June 6, 2016
July 11, 2016
August 8, 2016
September 6, 2016

Regular Meetings

October 8, 2015
November 12, 2015
December 10, 2015
January 14, 2016
February 11, 2016
March 10, 2016
April 14, 2016
May 12, 2016
June 9, 2016
July 14, 2016
August 11, 2016
September 8, 2016

Work Session Schedule

October 20, 2015	Downtown Master Plan Implementation Work Session #2
November 3, 2015	Downtown Master Plan Implementation Work Session #3
November 17, 2015	Downtown Master Plan Implementation Work Session #4
December 1, 2015	Downtown Master Plan Implementation Work Session #5
January 12, 2016	Downtown Master Plan Implementation Work Session #6
May 24, 2016	Prohibiting Parking in Front Yards (On Unimproved Surfaces)

Miscellaneous Meeting Dates

January 14, 2016	Downtown Master Plan Briefing with Chamber Growth and Development Committee
March 21, 2016	Downtown Master Plan Amendments Briefing with City Council
August 23, 2016	Northwest Auburn Neighborhood Plan Public Meeting #1

FY 2016 Planning Commission and Planning Department Work Efforts

CompPlan 2030 Text Amendments – Downtown Master Plan

Under this proposal, staff recommended adoption of amendments to *CompPlan 2030*, the comprehensive plan for the City of Auburn in Chapter Three: Land Use. As part of the implementation phase of the Downtown Master Plan (DMP), amendments to the CompPlan 2030 text were proposed to effectively incorporate the DMP into CompPlan 2030.

CompPlan 2030 was recommended for adoption by the Planning Commission on September 8, 2011, and subsequently adopted by the City Council on October 4, 2011. Since CompPlan 2030's adoption, it has been amended twice. One amendment was primarily corrective in nature (November 2, 2011); and one amendment was to incorporate the Renew Opelika Road Plan and the Exit 50 Zoning Study (October 3, 2014) into the land use plan.



Downtown Master Plan (DMP)

The Downtown Master Plan (DMP) was recommended for adoption by the Planning Commission in July 2014 and adopted by the City Council in September 2015. The plan was an exhaustive effort on the part of the City staff and interested citizens, with numerous public meetings and spirited exchanges of ideas and visions for downtown. The process began in the Summer of 2013 and concluded with the City Council's adoption of the plan. Since that time, City staff worked with the Planning Commission to examine how best to adjust both development regulations in the Zoning Ordinance and the land use designations in the Future Land Use Plan in order to ultimately realize the vision set forth in the DMP. Staff proposed creating three new Future Land Use Classifications and amending one existing classification.

As a part of the DMP process, staff, consultants and the public evaluated the current Future Land Use Plan and classifications in light of the current zoning and evolving development patterns in downtown and surrounding neighborhoods. The current Future Land Use Plan, adopted in 2011, envisioned expanding the Urban Core south to Miller Avenue and west to North Donahue Drive. The DMP developed a revised vision for downtown, specifically by encouraging growth of the current downtown urban core to the south; creating a better transition to the single family to the east; providing student housing opportunities in urban developments to the west; and restructuring the definition of density. These changes prompted staff to rewrite the Future Land Use classifications for the downtown area.

Staff proposed to eliminate the University Service, University Service (Redevelopment), Urban Core 2, and Urban Core 3 categories and create the Urban Neighborhood (East, West, and South) categories.

Urban Core. The DMP process revealed a desire by the public to limit the development of residential units that are expressly built for student residents (private dormitories) in the Urban Core, but to provide opportunities for private dormitories west of the current Urban Core zoning district in the Urban Neighborhood – West classification. *The only change to the Urban Core was the exclusion of private dormitories as a permitted residential development type.*

Urban Neighborhood – East. The UN-E represents a diverse mixture of uses, where commercial, residential, and institutional uses coexist. Residential densities are allowed up to 85 bedrooms per acre. The maximum height of new development will be limited to 45 feet, except where properties are adjacent to Neighborhood Conservation districts and limited to 35 feet.

Urban Neighborhood – West. The neighborhood west of the Urban Core is envisioned to serve the needs of the University, while improving the pedestrian environment. The primary purpose for this area is to support the University’s student housing needs by the development of new student housing on undeveloped land and the redevelopment of older, lower-quality student housing. Commercial uses should be limited to primary corridors in close proximity to campus and be typically oriented toward the needs of the student residents of the area. Residential densities allowances are the highest in the city at 255 bedrooms per acre. The maximum height of new development is allowed to be up to 75 feet east of North Donahue and 50 feet west of North Donahue.

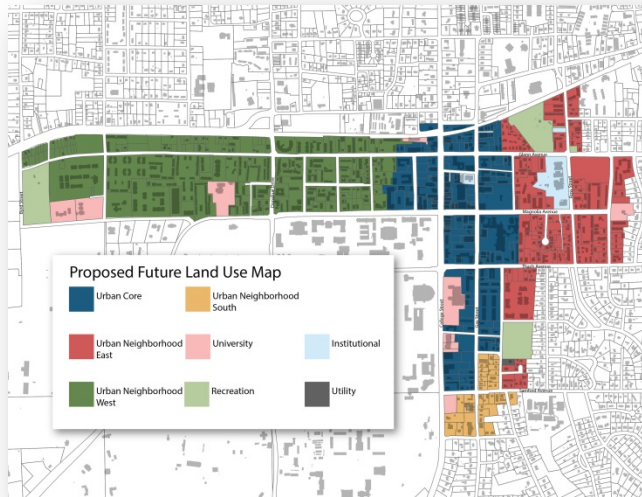
Urban Neighborhood – South. New development should be encouraged to replace noncontributing or dilapidated structures and should be sensitive to the existing built environment. Expansion of neighborhood commercial uses should be encouraged with a form that enhances the pedestrian experience. Residential densities are allowed up to 85 bedrooms per acre. The maximum height of new development will be limited to 35 feet.

The Planning Commission held its public hearing and adopted the amendments at its February 1, 2016 regular meeting.

CompPlan 2030 Map Amendments – Downtown Master Plan

Under this proposal, staff recommended adoption of map amendments to CompPlan 2030, the comprehensive plan for the City of Auburn in Chapter Three: Land Use. As part of the implementation phase of the Downtown Master Plan (DMP), amendments to the CompPlan 2030 Future Land Use Plan were necessary to effectively incorporate the DMP into CompPlan 2030.

As a part of the DMP process, staff, consultants and the public evaluated the current Future Land Use Plan and classifications in light of the current zoning and evolving development patterns in downtown and surrounding neighborhoods. The DMP developed a revised vision for downtown, specifically by encouraging growth of the current downtown urban core to the south, creating a better transition to the single family to the east, and providing student housing opportunities in urban developments to the west. These changes caused a redrawing of the Future Land Use classifications for the downtown area.

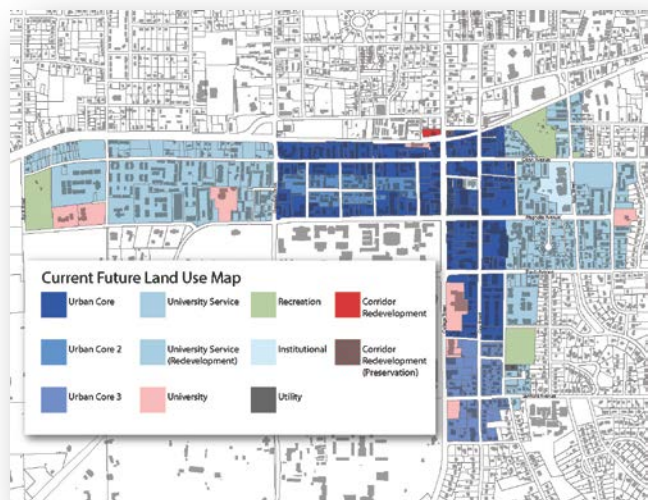


Staff proposed to modify the boundary of the Urban Core district and create boundaries for the Urban Neighborhood (East, West, and South) districts.

- Urban Core.** The boundary of the Urban Core was modified. Specifically, there was a reduction of the Urban Core west of Wright Street and an expansion to the south from Miller Avenue to East Samford Avenue. The DMP process illuminated the public’s desire to limit the development of residential units that are expressly built for student residents (private dormitories) in the Urban Core,

but to provide opportunities for private dormitories to be built west of the current Urban Core zoning district. Staff proposed the creation of the Urban Neighborhood – West classification to permit private dormitories in what is currently the western expansion of the Urban Core and Urban Core 2. The proposed southern expansion of the Urban Core replaced a portion of Urban Core 3.

- Urban Neighborhood – East.** To the east of the Urban Core changes were recommended for properties that had a University Service (Redevelopment) Future Land Use classification. For properties in this area that were not a part of the expansion of the Urban Core, staff proposed Urban Neighborhood – East. This classification allows private dormitories, but does not require first floor commercial. There is a lessening of allowable density and increased setbacks. The Urban Neighborhood – East classification would serve as a better transition from the Urban Core to the residential districts to the east.



- Urban Neighborhood – West.** The property west of the currently zoned Urban Core was proposed to be Urban Neighborhood – West and replaces University Service, a portion of Urban Core, and Urban Core 2. Staff proposed replacing the Urban Core 2 and University Service classifications with a single, less fragmented classification for the area that would encourage urban development for student needs at high densities.

- **Urban Neighborhood – South.** To the south of the Urban Core, the current Urban Core 3 classification was proposed to be Urban Neighborhood – South. This classification covers the blocks to the northeast, southeast, and southwest of the East Samford Avenue and South Gay Street intersection. The boundary of the Urban Core 3 is the same as the proposed Urban Neighborhood – South, with the exception of two blocks that are included in the proposed Urban Core.

The Planning Commission held its public hearing and adopted the amendments at its February 11, 2016 regular meeting.

Zoning Ordinance Text Amendments – Urban Core / College Edge Overlay District and Urban Neighborhood Districts

Under this proposal, staff recommended amendments to various sections and tables of the *City of Auburn Zoning Ordinance*. These amendments provided new zoning regulations governing the Urban Core (UC), the College Edge Overlay District (CEOD), as well as the creation of Urban Neighborhood-East (UN-E), an Urban Neighborhood-West (UN-W), and an Urban Neighborhood-South (UN-S) zoning districts. In addition, there were minor regulatory changes and re-organization to some sections to provide for easier navigation and continuity within the Zoning Ordinance.

History

In July of 2014, the Planning Commission recommended to the City Council the adoption of the Auburn Downtown Master Plan (DMP) as part of CompPlan 2030. Due to community concerns resulting from the construction of the 160 North Ross Project, in particular, the staff recognized the existing and future prospect for issues of compatibility to prevent themselves, particularly with high-density multiple-unit development (MUD) in the University Service (US) District east of College Street.

On February 17, 2015 the City Council adopted a six month moratorium on multiple unit developments (MUDs) in the US District east of College Street; however, the DMP was not approved pending the outcome of the MUD research (Moratorium Research/Review Initiative or MRRI). The study area for the MRRI was expanded to include the entire University Service (US) and Urban Core (UC) zoning districts.

On July 27, 2015, staff presented the findings of the MRRI to a joint meeting of the Planning Commission and the City Council and made recommendations regarding the land use districts illustrated in the DMP and the University Service areas that were outside of the DMP area. On August 4, 2015 the City Council extended the moratorium in the US East area until December 15, 2015.

The City Council adopted the DMP on September 15, 2015. The Planning Commission then began holding work sessions on implementing changes to the Zoning Ordinance for the DMP and the US zoning district outside of the DMP on September 29, 2015 with the final work session being held on January 12, 2016.

Finally, on December 15, 2015, the City Council adopted a moratorium for private dormitory development (purpose-built student housing) within the City except for the US district west of College

Street in order to allow time for the development and adoption of regulations for the Downtown Master Plan area and the remaining US district outside of the DMP. The moratorium expired on May 3, 2016.

Analysis

The most significant zoning regulation changes as a result of the implementation of the Downtown Master Plan were:

- the expansion of the Downtown (the current Urban Core zoning district) to include the area south of East Thach Avenue to East Samford Avenue between South College and Gay Streets, and;
- the introduction of three new zoning districts, Urban Neighborhood-East (UN-E), Urban Neighborhood-West (UN-W), and Urban Neighborhood-South (UN-S) to replace the current University Service (US) District area outside of the Downtown expansion

Staff recommended a few changes to the Urban Core (UC) District as far as permitted uses. Private dormitory development (purpose built student housing) is not permitted in the UC District; however, multiple unit development is still permitted. Two new permitted uses are convenience stores/small grocery (less than 3,000 sq. ft.) and hardware stores. Churches and other places of worship are now a conditional use and small engine repair, building material sales and veterinary office/kennel uses are no longer permitted. These new requirements apply to the College Edge Overlay District (CEOD) as well.

One significant change in development standards was the removal of the special setback and height requirement for parcels fronting on College Street, between Thach and Samford Avenues, and parcels fronting on Magnolia Avenue, between Wright Street and Donahue Drive where development previously had to maintain a front building line of 30 feet and maximum building height of 60 feet.

The three new Urban Neighborhood Districts were developed to promote a walkable, urban environment. The permitted uses were similar to the uses allowed under the US district; however, due to the close proximity of single family residential districts to the UN-S district, some of the more intensive uses that were previously allowed in that area would no longer be permitted. The changes to uses included the following:

- Conventional single-family residential subdivisions are now permitted in all three districts, and private dormitories are permitted in the UN-E and UN-W districts and are conditionally permitted in the UN-S district.
- In the institutional use category, all uses that were allowed in the US district are still allowed in the UN-E and UN-W districts. In the UN-S district, aquariums and cemetery uses are no longer permitted.
- Indoor Recreational Uses that were permitted in the US district are still allowed in the UN-E and UN-W districts, but only a community recreational center is allowed in the UN-S district.
- In the commercial and entertainment use category, more “suburban” uses such as auto accessory, building material sales (no outdoor display), and professional studio were removed

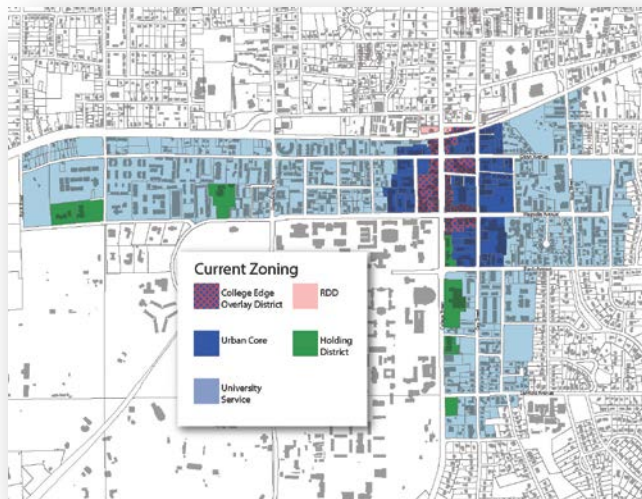
from all three districts. Other changes included not allowing garden supply uses in the UN-W district and commercial trade school, funeral homes, lounge, hotel/motel/condotel, and theaters/indoor auditoriums in the UN-S district.

- Under road service uses, building material sales (outdoor display) and gasoline/service station uses are no longer allowed in any of the three districts, and banks with drive-thru and parking garages/lots are not allowed in the UN-S district.
- The public service uses that were previously allowed in the US district are allowed in all three UN districts with the exception of hospital and communication towers, which are not allowed in the UN-S district.

The Planning Commission held its public hearing and recommended adoption of the amendments at its February 1, 2016 regular meeting. The City Council adopted the amendments at its March 22, 2016 regular meeting.

Zoning Ordinance Map Amendments – Expansion of Urban Core District and Creation of Urban Neighborhood (East, West, and South) Districts

Under this proposal, staff recommended adoption of zoning ordinance map amendments in order to provide zoning regulations to implement the Downtown Master Plan adopted in September 2015. The



regulations also reflected the recommendations contained with the Moratorium Research/Review Initiative (MRRRI) report. The proposed districts were intended to foster a walkable, urban environment for Downtown Auburn and the areas near the Auburn University Campus.

Staff recommended expanding the Urban Core (UC) District and replacing the University Service (US) District with three new urban districts: Urban Neighborhood-East (UN-E), Urban Neighborhood-West (UN-W) and Urban Neighborhood-South (UN-S).

Urban Core

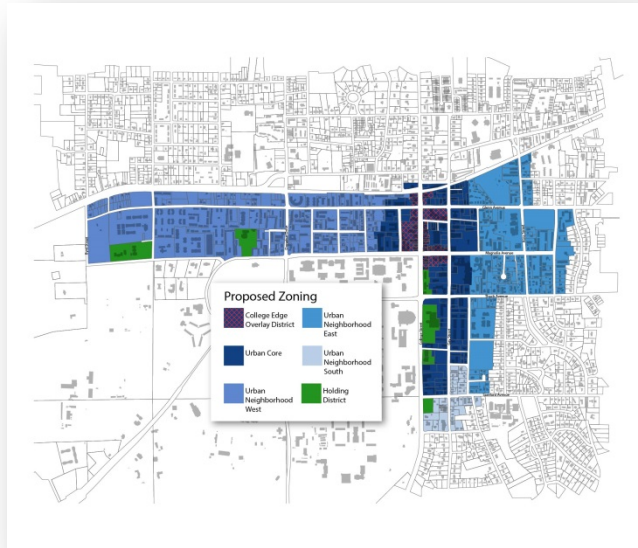
The expansion of the UC district would provide additional area to allow uses and activities traditionally associated with the heart of a community, such as retail, financial, and entertainment. The expansion would also promote the desire to have traditional multi-family residential development to attract a broad range of individuals from young professionals to empty nesters.

Accompanying the expansion of the UC map areas were a few changes in the land uses for the UC district. Included in the changes were: 1) the exclusion of Private Dormitory (purpose-built student housing) development and building material sales, 2) the inclusion of convenience/small grocery stores as a permitted use, 3) allowing hardware stores conditionally, and 4) changing churches from permitted uses to conditional uses. In addition, commercial development on the ground floor of mixed use developments would be required only along College Street, Gay Street, Magnolia Avenue, Glenn Avenue, Thach Avenue, Mitcham Avenue, and Wright Street.

Urban Neighborhood Districts

The establishment of the three distinct Urban Neighborhood Districts would provide opportunities to create a denser, walkable, urban environment to support the Downtown, while recognizing the unique characteristics of the areas adjacent to each of the new districts.

- The proposed UN-E District had a higher concentration of two to three story apartments closer to the Downtown with a gradual mixture of single and multiple unit development adjacent to the single-family districts to the south and east. The UN-E District also would allow a greater mixture of other types of uses within its



boundary. The UN-E district would allow the continued development of student housing keeping within the scale and densities of the district and surrounding area.

- The proposed UN-W District was designed to encourage and provide for the development of higher density student housing. This area has few remaining owner- occupied properties and because it is near Auburn University, it is a desirable area for students to live.
- The proposed UN-S District recognized the close proximity of the single family neighborhoods to the south and east and the fact many of the dwellings in those areas are owner occupied. Staff recommended that this district be the most limited in type and scale of uses and development. The intent of the UN-S district recognized the desirability for continued student living, but also the need to protect the single family neighborhoods from higher intensity development. This area has the most restrictive building development standards of the three UN Districts as well as tighter restrictions on certain uses that may be too intense for the single-family neighborhoods adjacent to the district.

The Planning Commission held its public hearing and recommended adoption of the amendments at its February 1, 2016 regular meeting. The City Council adopted the amendments at its March 22, 2016 regular meeting.

Subdivision Regulations Amendment – Greenway Standards

Under this proposal, staff recommended amendments to the *City of Auburn Subdivision Regulations* for purposes of enhancing the greenway standards.

History

In October 1999, the City Council appointed a Greenspace Task Force due to the City's significant growth and interest in open space preservation. The Task Force was asked to create a greenways master plan that identified corridors for alternative non-motorized transportation that would enhance protection of environmentally sensitive areas and to make recommendations for implementation of the proposed greenways plan.

The Greenspace Task Force final report was presented to the Planning Commission at a work session in February 2001. The report states, "The proposed greenways master plan is designed to link major points of interest (e.g., parks, nature reserves, historic site, cultural features and civic centers) with population areas. In addition to creating a network of corridors for alternative non-motorized forms of transportation, the greenways master plan provides important environmental, economic, cultural, health and recreation, and safety benefits. Particular attention is paid to greenways that will protect the watershed area and preserve riparian buffers along the City's impressive number of creeks and waterways." Five primary greenways were identified; Saugahatchee Creek, Parkerson Mill Creek, Windsor Forest, Lake Wilmore and Lake Ogletree.

As a result of the Greenspace Task Force report, the Greenspace Advisory Board was formed and members appointed by the City Council at their August 7, 2001 meeting. This board along with assistance from the Parks and Recreation Advisory Board and the Auburn Bicycle Committee developed the Greenspace/Greenways Master Plan which was adopted by City Council at their December 16, 2003 meeting.

It wasn't until September 2005 that language regarding greenways was inserted into the Subdivision Regulations, and it had not been modified since. The intent of the amendment was to directly tie the Greenspace/Greenways Master Plan to the Subdivision Regulations. The language, however, was not as explicit as it could be, and staff recognized the need to clarify and enhance this language.

Analysis

The Subdivision Regulations required any subdivision that included a portion of a planned greenway to show that greenway within a public right-of-way or easement, and also required the developer to provide adequate public access to such greenway. When the greenways were mapped on the Greenspace and Greenways Master Plan, there were no specifics regarding the exact placement of the greenways. These amendments to the current regulations would provide explicit instruction for the actual greenway location and size as well as its intended purpose.

The Planning Commission held its public hearing and adopted the amendments at its April 14, 2016 regular meeting.

Zoning Ordinance Text Amendments – Impervious Surface Ratio Requirements for Single-Family Lots

Under this proposal, staff recommended amendments to Table 5-1 of the *City of Auburn Zoning Ordinance* in order to make adjustments to impervious surface ratio (ISR) requirements for single-family conventional subdivision lots, except for NC Districts. The purpose of this text amendment was to provide a more rational nexus for ISR requirements as they relate to lot size.

History

In recent years, the Board of Zoning Adjustment (BZA) had seen a discernible increase in variance requests to ISR requirements in Table 5-1. After Planning staff researched the issue, it became evident that the current table created, in certain cases, irregularities and inequities related to ISR calculations based on lot size.

Previously, all lots within a 10,000 square foot range were permitted the same maximum allowable ISR. In practice, smaller lots might have been allowed to have more impervious surface area (ISA) than larger lots. This finding was counter-intuitive to the purpose and intent of the ISR regulation itself. Under Auburn’s performance zoning model, ISR is the second principal measure of land use intensity, and the portion of a site occupied by impervious surfaces should be generally proportionate to its size.

This amendment allowed the ISR for every lot over 20,000 square feet to be calculated by a formula that more accurately linked allowable ISR to individual lot size as opposed to assigning a “blanket” ISR allowance over a broad range of lot sizes, as was the case. Rather than treating all lots within a 10,000 square foot range the same, the proposed amendment acknowledged the exact size of each individual lot for allowable ISR calculation purposes.

The Planning Commission held its public hearing and recommended adoption of the amendments at its April 14, 2016 regular meeting. The City Council adopted the amendments at its May 17, 2016 regular meeting.

CompPlan2030 Map Amendments – Future Land Use Map “Clean-Up”

Under this proposal, staff recommended adoption of map amendments to CompPlan 2030, the comprehensive plan for the City of Auburn in Chapter Three: Land Use. As part of the implementation phase of the Downtown Master Plan (DMP), amendments to the CompPlan 2030 Future Land Use Plan were necessary to effectively incorporate the DMP into CompPlan 2030.

History

Earlier in 2016, the Planning Commission amended the CompPlan as a part of the implementation of the Auburn Downtown Master Plan. That amendment was designed to align the Future Land Use Plan with the Zoning Map changes.

After the Planning Commission’s recommendation of the Zoning Map changes consistent with the Auburn Downtown Master Plan, the City Council adopted the zoning changes on March 22, 2016, with two adjustments made prior to the adoption. Additionally, staff recognized after the adoption of the Future Land Use Plan and Zoning Map that there was a boundary irregularity between the two maps. The adjustments and the error by staff caused the Zoning Map and the Future Land Use Plan to no longer be identical. Staff recommended action to realign the two documents to maintain a cohesive policy and ordinance relationship.

Staff recognized that it was in the City’s best interest to have planning documents that work in unison with one another, and recommended the following amendments:

- The City Council adjusted the zoning boundary of the Urban Neighborhood – South (UN-S) and Urban Neighborhood – East (UN-E) prior to adopting the zoning amendments. The Planning Commission recommended the properties previously zoned University Service on the east side of Armstrong from East Thach Avenue to East Samford Avenue within the study area be rezoned UN-E. The City Council amended the recommendation to make this property UN-S to modestly restrict the uses permitted. The two zoning districts differ only in setback and uses. The primary reason for this adjustment was to address lounge and private dormitory uses. The lounge use is conditionally permitted in UN-E and not allowed in UN-S. Private dormitory use is permitted in the UN-E and conditionally permitted in the UN-S. As adopted, the Future Land Use Plan had these blocks designated as Urban Neighborhood East. The City Council chose to amend these blocks to Urban Neighborhood South (Exhibits 1-1 and 1-2)

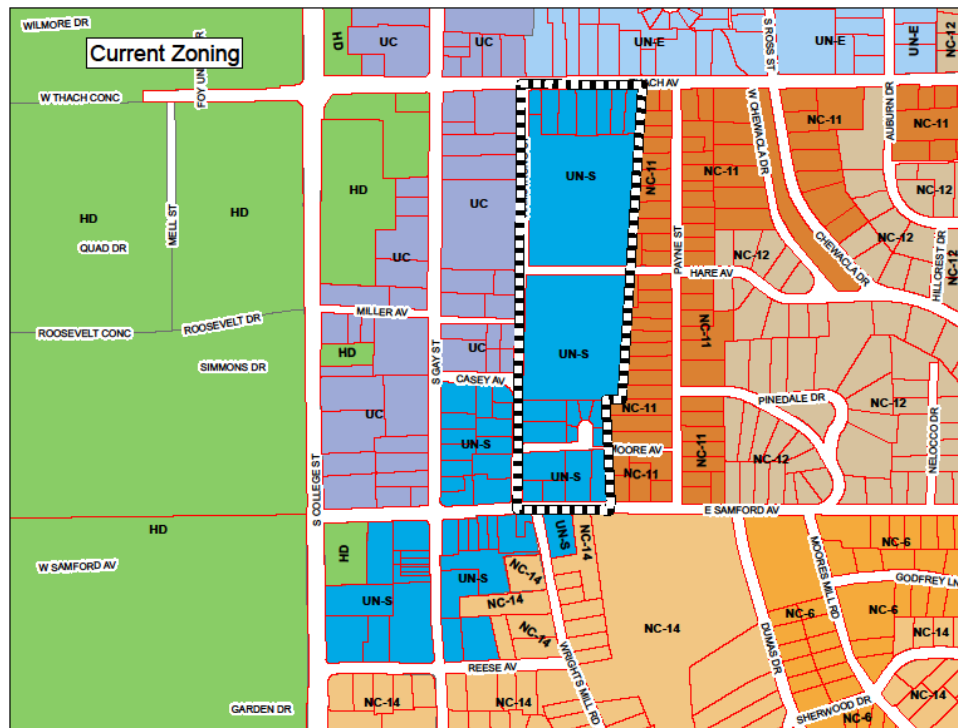


Exhibit 1-1

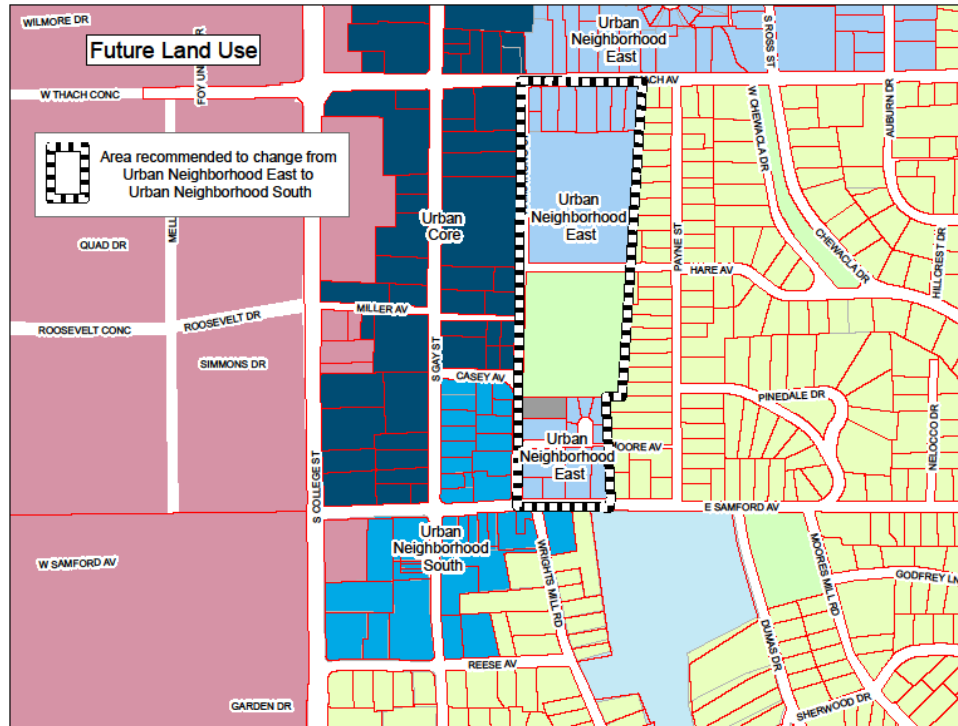


Exhibit 1-2

- The City Council removed the Mike and Ed’s property (307 North College Street) from the recommended Urban Core zoning district. This decision was made by Council as a means of not allowing a redevelopment of this site to be out of character from the remaining block, zoned Redevelopment District (RDD). The Council’s removal of this property from the zoning amendment caused it to remain RDD. To be in concert with the Zoning Map, the adopted Future Land Use Plan is recommended to be adjusted for this property and returned to Corridor Redevelopment. This property is expected to be included in the upcoming Bragg Avenue/MLK Drive Corridor Study, along with other Corridor Redevelopment designated properties along Warrior Court and Bragg Avenue (Exhibits 2-1 and 2-2)

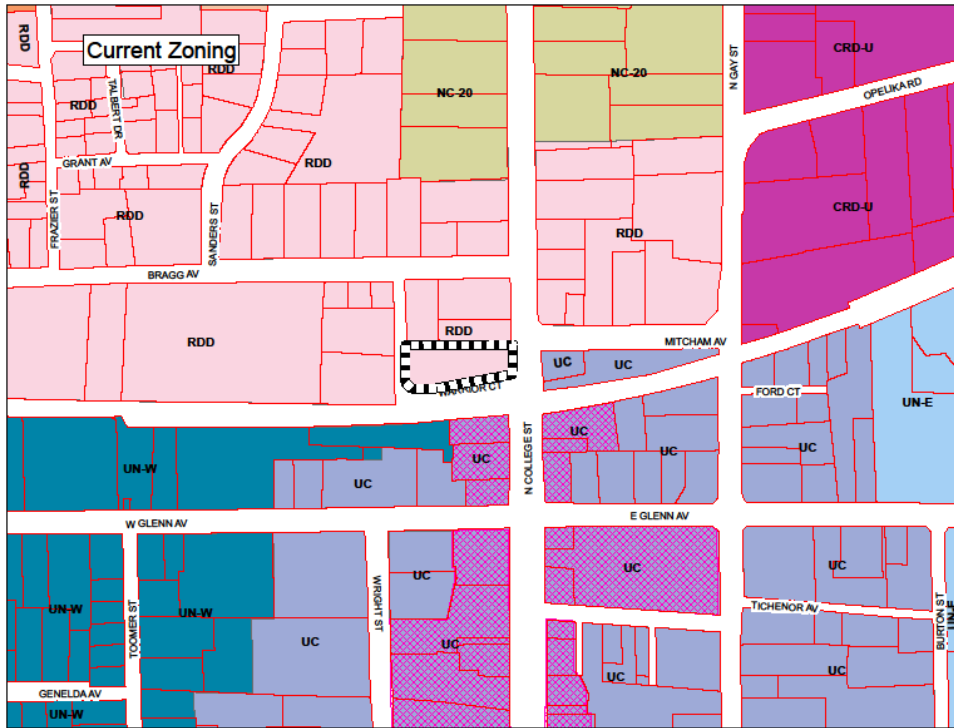


Exhibit 2-1

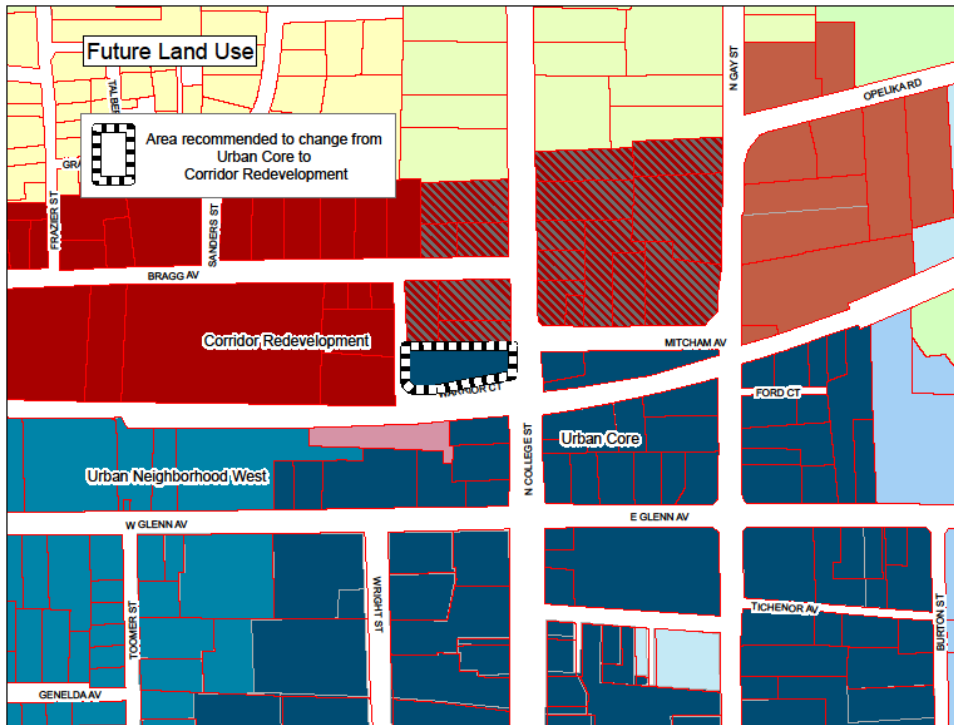


Exhibit 2-2

- The Future Land Use Plan prior to the recent amendments followed the boundaries of the Zoning Map and bisected the Auburn Methodist property from East Magnolia Avenue to East Thach Avenue. The recently adopted Future Land Use Plan boundaries followed the prescribed boundaries of the Auburn Downtown Master Plan, which did not go through the middle of the Auburn Methodist property but created the delineation of the Urban Core and Urban Neighborhood East along the eastern property line. Additionally, the delineation continued south to include the Thunderbird Apartments (313 and 315 East Thach Avenue) in the Urban Core. The adopted Zoning Map amendments did not follow the Auburn Downtown Master Plan boundaries for this portion of the downtown, but followed the historical delineation of the Urban Core and University Service zoning districts. Staff recommended adjusting the delineation of the Future Land Use Plan to mirror that of the Zoning Map and shift the Urban Neighborhood East boundary to the west (Exhibits 3-1 and 3-2)

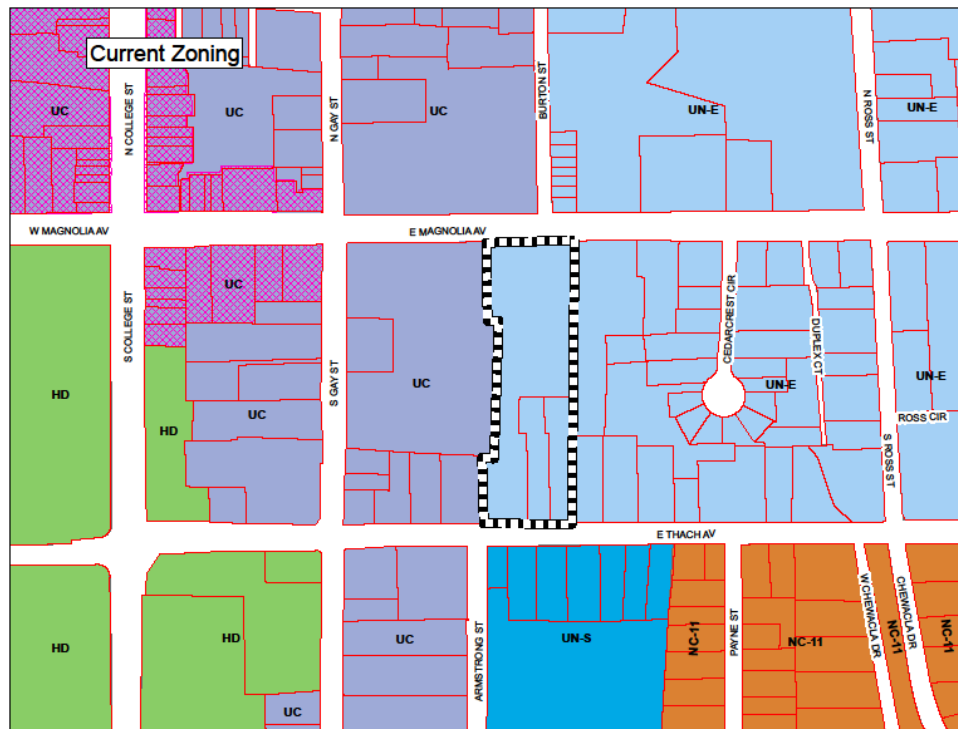


Exhibit 3-1

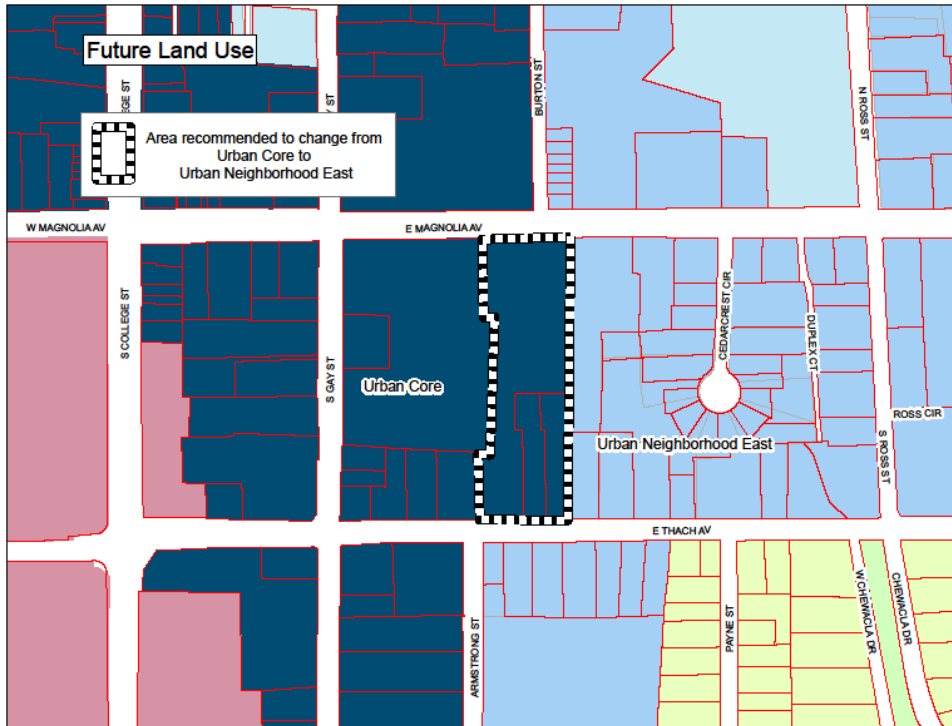


Exhibit 3-2

The Planning Commission held its public hearing adopted the amendments at its May 12, 2016 regular meeting.

Prohibition on Front Yard Parking

At the April 19, 2016 Committee of the Whole Meeting, Councilmember Lynda Tremaine raised the issue of vehicle parking in front yards for discussion. She had received a number of complaints from residents in her ward (Ward 5) about this issue and that it was not only unsightly, but even caused erosion problems in some instances. The City Council directed the Planning Commission to look into the matter in terms of how it might be regulated and enforced and to benchmark how other similar communities deal with the issue.

After conducting ample research, the Planning Department met with the Planning Commission in a work session held May 24, 2016. Staff presented information about how other jurisdictions regulate this issue. Communities surveyed included: Columbia, SC (University of South Carolina); Oxford, MS (University of Mississippi); Athens-Clarke County, GA (University of Georgia); Tuscaloosa, AL (University of Alabama); Gainesville, FL (University of Florida); and Raleigh, NC (North Carolina State University).

The typical regulatory arrangement was found to be as follows:

- Front yard parking is prohibited on unimproved surfaces. In addition, some communities regulate what percentage of the front yard may be used for parking on an improved surface.

The most common was forty (40) percent. Athens-Clarke County limits it to twenty-five (25) percent.

- The front yard parking regulation is applicable city-wide or limited to special districts. Gainesville has its “University Context Area,” while Tuscaloosa has its “Urban Area Neighborhood District.”
- Enforcement is typically undertaken by the code enforcement function. In most of the communities, that function is housed within the police department, but in some, it is administered under the building permits and inspection function.
- Penalties are typically a fine and are treated as a parking violation/traffic citation. Fines range from \$25-\$100, or in one case, are entirely up to the discretion of the municipal judge.

The Planning Commission expressed concern with possible “unintended consequences” of such regulation and that, in some cases, it might pit neighbor against neighbor as a means of addressing an unrelated issue or disagreement.

Concern was also expressed about moving forward with regulating an activity that had not been adequately demonstrated to be enough of a community problem to warrant regulation. One method that could be employed (that was suggested by one commissioner) was to perform a targeted survey on this topic, not dissimilar to efforts formally undertaken by the Historic Preservation Commission (HPC) to survey residents in neighborhoods that have been contemplated for historic district designation consideration.

The Planning Commission determined that current conditions did not warrant such a regulatory response. If this issue was demonstrated to be more prevalent than what it was currently in the future, then the issue could be revisited at that time.

The Commission did emphasize, however, that should the City Council see fit to move forward with regulating vehicle parking in front yards, that the Council limit the regulation to only those areas of town where a problem had been demonstrated to be present.

Auburn Interactive Growth Model Update

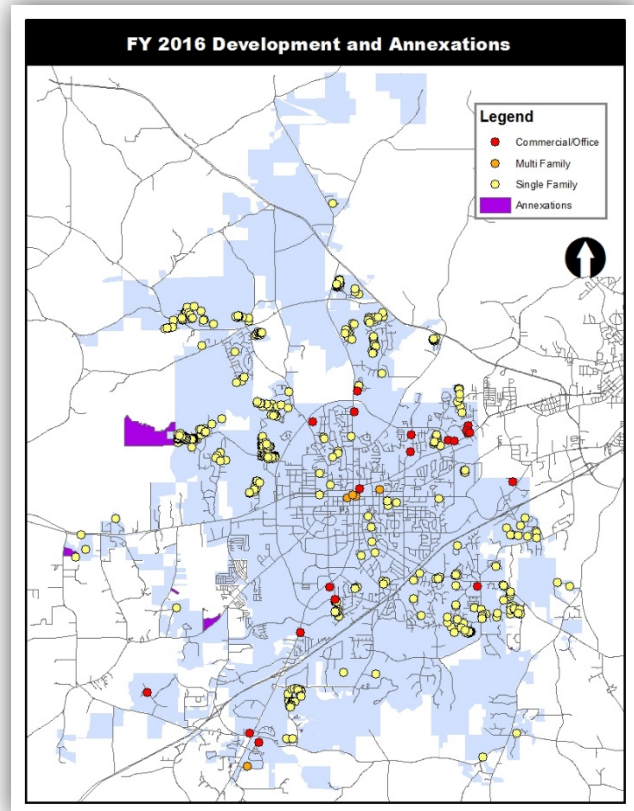
Planning staff along with Van Buskirk, Ryffel, and Assocaites created the Auburn Interactive Growth Model (AIGM) in 2008 to aid in the development of CompPlan 2030, the City of Auburn’s Comprehensive Plan. The purpose of the Auburn Interactive Growth Model (AIGM) is to forecast the spatial distribution of the City’s population over time, to build out for 144 Zones in five-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. Since the AIGM’s creation, it has undergone bi-annual updates to adjust the model accounting for development and annexations that occurred the previous year.

As part of the five year update of CompPlan 2030 that is currently underway, staff and the consultants rebuilt the model verifying and updating the land use, zoning, and development inputs for the model. A 2016 Baseline has replaced the 2007 Baseline from the original AIGM. The updated baseline data ensures an accurate snapshot of Auburn's development, which yields the most realistic forecasts. The study area consists of the city 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).

A benefit of the new model, Version 3, will allow other departments to utilize the outputs for decision-making and planning purposes. Public Safety, Parks and Recreation, and Water Resource Management will have access to data forecasts for needs and usage that go beyond the previous version's population and land use forecasts. Staff will continue to perform annual, fiscal year updates of annexations, developments, and land use.

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 33,295 acres in 2015 to 33,655 in 2016 for a net increase of 360 acres. Likewise, the area outside the city has decreased by a similar amount due to annexation activities.

There were a total of 720 new housing units constructed from 2015 to 2016 in the City of which 318 were multi-family units. The increase in multi-family units can be attributed to the completion of The Greens, The Balcony, 222 Lofts, and 509 Harper developments. During this time, there were also 402 new single family housing units added. This is comprised largely of detached single-family homes. Appendix C shows the new single family residential development distributed throughout the city with some clusters in active developments, such as Asheton Lakes, The Preserve, Yarbrough Farms, The Cotswolds, Solamere, Mimms Trail, and Moores Mill.



2016 AIGM Update

Residential Growth in the City of Auburn

	Acres	Single Family Units	Multi-Family Units	Residential Total Units
2016	33,655	13,433	17,863	31,296
2015	33,295	13,031	17,545	30,576
Difference	360	402	318	720

Commercial space (retail, office and services) increased by 175,303 square feet from 2015 to 2016. This increase is due to a wide range of new commercial space, including two banks, two Wal-Mart Neighborhood Centers, strip center, medical offices, and stand-alone retailers. The City of Auburn also saw an increase of 96,736 square feet of industrial space due to one development in the Auburn Technology Park West (Project Precision) and Initial Outfitters on Skyway Drive.

2016 AIGM Update

Commercial/Industrial Growth in the City of Auburn

	Increase in Commercial (square feet)	Increase in Office (square feet)	Increase in Retail (square feet)	Increase in Industrial (square feet)
2016	68,517	10,000	96,786	96,736
2015	13,000	0	13,000	56,664
Difference	55,517	10,000	83,786	40,072

Lastly, Auburn added 178 hotel rooms between a new Candlewood Suites on East Glenn Avenue and a TownPlace Suites on South College Street.

FY 2016 Year in Review

1. Annexations

Total Number of Applications Considered: 9
Total Number Recommended for Approval: 9
Total Acreage Recommended for Annexation: 360.08
Total Acreage Annexed by City Council: 326.55

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

Total Number of Rezoning Applications: 7
Total Number Applications Recommended for Approval: 2
Total Acreage Recommended for Rezoning: 13.82
Total Acreage Rezoned by City Council: 72.18
Total Number of PDD Amendment Applications: 2

3. Subdivisions

Total Number of Preliminary Plat Requests: 19
Total Number of Preliminary Plat Requests Approved: 19
Total Number of Lots Approved by Preliminary Plat: 489
 Performance Lots: 163
 Conventional Lots: 326
Total Number of Final Plat Approval Requests: 13
 New Final Plat Requests Approved: 12
 Revised Final Plat Requests Approved: 1
Total Number of Lots Approved by Final Plat: 245
 Performance Lots: 76
 Conventional Lots: 169

4. Conditional Uses

Total Number of Applications Considered: 29
Total Number of Uses Recommended for Approval:
 Agricultural Support: 1
 Commercial and Entertainment: 3
 Commercial Support: 28
 Industrial: 1

Institutional: 5
Neighborhood Shopping Center: 1
Office: 1
Performance Residential: 6
Road Service: 11

5. **Waivers**

Total Number of Applications Considered and Approved for Waivers to Zoning Regulations: 16

Total Number of Applications Considered and Approved for Waivers to Subdivision Regulations: 12

6. **Miscellaneous**

Total Number of Zoning Certificates Issued: 144

Total Number of Administrative Subdivisions Processed: 68

Total Number of Sign Permits Issued: 62

Base Zoning Designations

Comprehensive Development District (CDD)	Limited Development District (LDD)
Corridor Redevelopment District – Suburban (CRD-S)	Neighborhood Conservation (NC)
Corridor Redevelopment District – Urban (CRD-U)	Redevelopment District (RDD)
Development District Housing (DDH)	Rural (R)
Holding District (HD)	South College Corridor District (SCCD)
Industrial (I)	Urban Core (UC)
	Urban Neighborhood – East (UN-E)
	Urban Neighborhood – South (UN-S)
	Urban Neighborhood – West (UN-W)

Overlay Zoning Designations

College Edge Overlay District (CEOD)
Conservation Overlay District (COD)
Planned Development District (PDD)

70 public hearings were held for cases considered during FY 2016.

Comparison of Previous Years' Numbers

(Current and Five Previous Fiscal Years)

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
Annexations						
Recommended for Approval	10	11	9	5	9	8
Acres Annexed	35.31	123.22	35.13	21.47	103.85	326.55
Rezoning						
Recommended for Approval	0	4	12	5	4	2
Acres Rezoned	0	77.33	128.85	392.06	112.18	100.88
Final Plats						
Lots Approved	209	205	333	262	424	245
Conditional Uses						
Applications	31	27	30	30	16	29
Uses Recommended for Approval	31	43	34	32	42	57
Uses Recommended for Denial	2	2	0	2	2	3
Waivers						
Applications	10	27	21	28	24	28
Approved	10	21	18	26	24	28

Annexation Petitions from October 2015 - September 2016

Case Number	Case	Property Owner	Acreage	Planning Commission Date	Planning Commission Recommendation	City Council Ordinance Number
PL-2015-00971	Girard Annexation	Girard Partners, LP	267.00	2/10/2015	Approval	2954
PL-2015-00972	Monk Annexation	Michael and Kelly Monk	4.33	12/10/2015	Approval	2955
PL-2016-00240	The Terraces Annexation	Patrick Messick, Sherri Messick Todd, and Angie Messick Newman	28.70	4/16/2016	Approval	2978
PL-2016-00298	Thornton Annexation	Tony Thornton	1.00	5/12/2016	Approval	2981
PL-2016-00313	Dowdell Annexation	Turner and Mary Dowdell	0.67	5/12/2016	Approval	2979
PL-2016-00315	O'Leary Annexation	Virginia O'Leary	1.30	5/12/2016	Approval	2980
PL-2016-00538	Dowdell Annexation	Turner Dowdell	0.96	7/14/2016	Approval	2985
PL-2016-00539	Horowitz Annexation	KH & SH Enterprises, LLC	22.59	7/14/2016	Approval	2986
PL-2016-00603	Woodland Park Annexation	Carolyn Rogers	33.53	8/11/2016	Approval	n/a

Subdivision Applications from October 2015 - September 2016

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Mimm's Trail, Fifth Addition (PL-2015-00742)	Preliminary	Cleveland Real Estate Investments Partnership	LDD / PDD	23 (Performance) (20 single family detached lots, 2 lots for future development, 1 commercial lot [existing mansion])	10/8/2015	Approval
Lundy Chase, Phase 4 (PL-2015-00812)	Preliminary	John Folmar	DDH / PDD and NC-20	97 (Performance [77 single family detached lots and 3 open space lots] and Conventional [17 single family residential lots])	10/8/2015	Approval
Harper Avenue Subdivision (PL-2015-00814 and PL-2015-00815)	Preliminary	Bryan Austin	RDD	1 (Performance) (multiple family development) (Lot Consolidation of 8 lots in to 1)	10/8/2015	Approval
	Final					Approval
West Richland Subdivision, Phase 2 (PL-2015-00909)	Preliminary	Edgar Hughston Builder, Inc.	DDH	118 (Conventional) (single family residential)	11/12/2015	Approval
Southside Subdivision, Redivision of Lots 1 and 2 (PL-2015-00911 and PL-2015-00912)	Preliminary	Southside, LLC	US	7 (Performance) (townhouse)	11/12/2015	Approval
	Final					Approval
Henry Lee Taylor Subdivision, Redivision of Lots 1 and 3 (PL-2015-00917 and PL-2015-00918)	Preliminary	Henry Lee Taylor Testamentary Trust	Outside of the City limits - Planning Jurisdiction	7 (Conventional)	11/12/2015	Approval
	Final					Approval
Autumn Ridge, Phase 1B, First Revision of Lots 130-137 (PL-2015-00974)	Revised Final	DRI Arbor, LLC	DDH / PDD	6 (Performance) (single family detached)	12/10/2015	Approval

Subdivision Applications from October 2015 - September 2016

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Donahue Ridge, Phase III (PL-2015-00966 and PL-2016-00617)	Preliminary	Donahue Land, LLC	DDH	22 (Conventional) (single family residential)	12/10/2015	Approval
	Final				8/11/2016	Approval
Donahue Ridge, Phase 2C (PL-2015-01036)	Final	Donahue Land, LLC	DDH	15 (Conventional) (single family residential)	1/14/2016	Approval
Donahue Ridge, Phase 4 (PL-2015-01043)	Preliminary	Donahue Land, LLC	DDH	43 (Conventional) (single family residential)	1/14/2016	Approval
Rosemary Gate (PL-2016-00064 and PL-2016-00065)	Preliminary	Dilworth Development, Inc.	CDD / PDD	9 (Performance) (townhouse)	2/11/2016	Approval
	Final					Approval
Mimm's Trail, Sixth Addition (PL-2016-00053 and PL-2016-00086)	Preliminary	Cleveland Real Estate Investments Partnership	LDD / PDD	28 (Performance) (25 single family detached lots, 1 open space lot, 1 out lot, 1 lot for future development)	2/11/2016	Approval
	Final					Approval
Rosemary Gate Subdivision (PL-2016-00087 and PL-2016-00182)	Revised Preliminary	Dilworth Development, Inc.	CDD / PDD	16 (Performance) (single family detached)	2/11/2016	Approval
	Final			14 (Performance) (single family detached)	4/14/2016	Approval
Glenn-Gay Subdivision (PL-2016-00252)	Preliminary	Michael P. Robinson; Anne E. May; Cedar Ridge Management Company, LLC; Veereka Food Solutions, LLC; Virginia Ray Johnson, Kathleen Rebecca Ray, and Barney Bee Whitaker, III; Aileen B. Goodner; Ferrocene, LP	UC	1 (Performance) (multiple family development and retail) (Lot Consolidation of 11 lots in to 1 lot)	4/14/2016	Approval
Tuscany Hills, Section 4 (PL-2016-00254 and PL-2016-00718)	Revised Preliminary	Hayley Freeman Contracting, General Partnership	DDH	23 (Conventional) (single family residential)	4/14/2016	Approval
	Final				9/8/2016	Approval

Subdivision Applications from October 2015 - September 2016

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Highland Subdivision, Sector 3 (PL-2016-00347)	Preliminary	Dig Development, LLC	LDD	28 (Performance) (27 single family detached lots, 1 open space lot)	5/12/2016	Approval
Stoker Estates Subdivision, Redivision of Lot 4 (PL-2016-00353 and PL-2016-00717)	Preliminary	The 34 Corporation	CDD	23 (Performance) (22 single family detached lots and 1 open space lot)	5/12/2016	Approval
	Final				9/8/2016	Approval
Mimm's Trail Subdivision, Seventh Addition (PL-2016-00428)	Preliminary	Cleveland Real Estate Investments Partnership	LDD / PDD	27 (Performance) (21 single family detached lots, 3 open space lots, 2 outlots, and 1 future development lot)	6/9/2016	Approval
Tuscany Hills Subdivision (PL-2016-00525)	Preliminary	Susan Giambrone and Ralph Meldahl	DDH	56 (Conventional) (single family residential)	7/14/2016	Approval
East Samford Commercial Subdivision (PL-2016-00552)	Revised Preliminary	East Glenn Investment Property, LLC	CDD	2 (Conventional) (commercial)	7/14/2016	Approval
Mimm's Trail Subdivision, Fifth Addition, Phase 1 (PL-2016-00618)	Final	Cleveland Real Estate Investments Partnership	LDD / PDD	11 (Performance) (8 single family detached lots, 1 open space lot, 2 lots for future development)	8/11/2016	Approval
West Richland Subdivision (PL-2016-00715)	Final	Edgar Hughston Builder, Inc.	DDH	102 (Conventional) (single family residential)	9/8/2016	Approval
Tuscany Hills Subdivision, Phase 6 (PL-2016-00714)	Preliminary	Susan Giambrone and Ralph Meldahl	DDH	38 (Conventional) (single family residential)	9/8/2016	Approval

Conditional Use Applications from October 2015- September 2016

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation	City Council Resolution Number
Ogletree Village ATM (PL-2015-00816)	Ogletree Village Shopping Center Condo	LDD / PDD	Road service use (ATM)	10/8/2015	Approval	15-232
Hyatt House Redevelopment (PL-2015-00817)	Chandi Biswas	CRD-U	Commercial support use (climate control storage facility)	10/8/2015	Approval	15-231
The Dakota Subdivision, Phase II (PL-2015-00914)	Dakota V Properties, LLC	DDH / CDD	Performance residential development (multiple family development)	11/12/2015	Approval	15-270
Cottages at Donahue (PL-2015-00977)	Roar III, LLC	RDD	Performance residential development (multiple unit development)	12/10/2015	Approval	15-283
Donahue Crossing (PL-2015-01046)	Midsouth Bank - Auburn	CDD / PDD	Commercial support use (mini-warehouse) and road service uses (fast food restaurant with drive-thru and bank with drive-thru)	1/14/2016	Approval	16-035
Midtown Office (PL-2015-01032)	Barbara and David Crum Family Partnership, Ltd.	CDD	Commercial support use (warehouse)	1/14/2016	Approval	16-014
Kinnucan's Warehouse Expansion (PL-2015-01044)	Kinnucan Enterprises, Inc.	I	Expansion of an existing commercial support use (warehouse)	1/14/2016	Approval	16-015
J.J.'s Corner Store (PL-2016-00050)	Tucker Brown	RDD	Road service use (gas station with convenience store)	2/11/2016	Approval	16-036
Camellia Place Addition (PL-2016-00051)	East Alabama Medical Center	CDD	Expansion of an existing institutional use (assisted living facility)	2/11/2016	Approval	16-037
Longleaf Condominiums (PL-2016-00052)	Pace Brothers, Inc.	CDD	Performance residential development (multiple family development)	2/11/2016	Approval	16-039
Samford Oaks (PL-2016-00057)	East Glenn Investment Properties, LLC	CDD	Road service uses (fast food restaurant with drive-thru and pharmacy with drive-thru)	2/11/2016	Approval	16-038
Grace Falls Church (PL-2016-00098)	1901 East Glenn, LLC	RDD	Institutional use (church) and commercial support use (warehouse)	3/10/2016	Approval	16-063

Conditional Use Applications from October 2015- September 2016

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation	City Council Resolution Number
McCoy Fire (PL-2016-00131)	McCoy Fire & Safety, Inc.	CRD-U	Commercial support use (security service)	3/10/2016	Approval	16-064
Auburn Church of Christ (PL-2016-00133)	Church of Christ of Auburn	NC-20	Expansion of an existing institutional use (church)	3/10/2016	Tabled	16-092
				4/14/2016	Approval	
Leumas Commercial Building (PL-2016-00134)	Samuel Glover	RDD	Commercial and entertainment uses (restaurant and barber/beauty shop)	3/10/2016	Approval	16-066
Project Mountain (PL-2016-00135)	Industrial Development Board of the City of Auburn	I	Industrial use (manufacturing use)	3/10/2016	Approval	16-065
The Terraces (PL-2016-00243)	Patrick Messick, Sherri Messick Todd, and Angie Messick Newman	LDD / PDD	Institutional use (assisted living facility)	4/14/2016	Denial	16-125
The Boulevard, Phase 2 (PL-2016-00253)	Willie G. Adams Estate; Robert Fucci; North of Harper Avenue, LLC; Josephine Dowdell Estate; Fucci Enterprises, Inc.	RDD	Performance residential development (multiple family development)	4/14/2016	Approval	16-093
North Gay Street Self-Storage (PL-2016-00337)	Chandi Biswas	CRD-U	Amended approval for a commercial support use (climate control storage facility) and road service use (fast food restaurant with drive-thru)	5/12/2016	Approval	16-116
The Tiger's Tail Sports Bar (PL-2016-00356)	Park Place Plaza, LLC	CDD	Commercial and entertainment use (lounge)	5/12/2016	Approval	16-117
Shelton Mill Multi-Family (PL-2016-00427)	Shelton Road, LLC	DDH	Performance residential development (multiple unit development)	6/9/2016	Approval	16-137
Opelika Road Car Wash (PL-2016-00395)	Dan Kuykendall	CRD-U	Road service use (car wash)	6/9/2016	Denial	n/a
The Meadows (PL-2016-00435)	Stephen Jenkins	RDD	Performance residential development (multiple unit development)	6/9/2016	Approval	16-138

Conditional Use Applications from October 2015- September 2016

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation	City Council Resolution Number
Spring Lake (PL-2016-00519)	Delta Development Group, LLC	CDD / PDD	<i>Institutional uses (day care center), commercial and entertainment uses (auto accessory store, bank, barbershop/beauty shop, clothing stores, commercial or trade school, copy shop, dry cleaner, electronics repair, florist, garden supply, general merchandise store, grocery store, health and personal care store, lounge, office supplies/stationary/gift store, pet/pet supply store, professional studio, restaurant, specialty food store, sporting goods/hobby/book/music store, veterinary office, and event hall), road service uses (bank with drive-thru and fast food restaurant), neighborhood shopping center and office use</i>	7/14/2016	Approval	16-204
Thomas Street Parking (PL-2016-00526)	Maria Stark	UN-W	Road service use (parking lot)	7/14/2016	Approval	16-166
Renasant ATM (PL-2016-00611)	Oak Tree Corner, LLC	UC / CEOD	Road service use (walk-up ATM)	8/11/2016	Approval	16-172
Grove Hill Academy (PL-2016-00614)	Grove Hill Eleven, LLC	DDH / PDD	Institutional use (daycare)	8/11/2016	Tabled	16-230
				9/18/2016	Tabled	
				10/13/2016	Approval	
Savannah Square, Phase 3 (PL-2016-00615)	Greenbelt Properties, Inc.	CDD	Performance residential development (multiple unit development)	8/11/2016	Denial	16-185
Thompson Tractor (PL-2016-00706)	Phillips Family Limited Partnership, Ltd.	CDD	Agricultural support use (tractor rental store)	9/8/2016	Approval	16-206

Rezoning Applications from October 2015 - September 2016

Case Number	Case	Property Owner	Acreege	Proposed Rezoning	Planning Commission Date	Planning Commission Recommendation	City Council Ordinance Number
PL-2015-00808	Lundy Chase, Phase 4	John Folmar	9.20	COD	10/8/2015	Approval	2952
PL-2016-00241	The Terraces Pre-zoning	Patrick Messick, Sherri Messick Todd, and Angie Messick Newman	28.70	R to LDD	4/14/2016	Denial	2976
PL-2016-00242	The Terraces PDD	Patrick Messick, Sherri Messick Todd, and Angie Messick Newman	28.70	LDD to PDD	4/14/2016	Denial	2977
PL-2016-00421	Cary Crossing Rezoning	Frances Dillard Pick	4.62	DDH to CDD	6/9/2016	Approval	2984
PL-2016-00518	Spring Lake Rezoning	Delta Development Group, LLC and William & Marilyn Blanton	29.66	CDD to PDD	7/14/2016	Denial	2996
PL-2016-00604	Woodland Park Pre-zoning	Carolyn Rogers	33.53	R to DDH	8/11/2016	Denial	n/a
PL-2016-00606	Woodland Park PDD	Carolyn Rogers	33.53	DDH to PDD	8/11/2016	Denial	n/a

Planned Development District Amendment Applications from October 2015 - September 2016

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Recommendation	City Council Ordinance Number
PL-2015-00809	Mimm's Trail PDD	Cleveland Real Estate Investments Partnership	Request to amend PDD in order to remove 8.99 acres and to modify the eastern portion of the master development plan by decreasing the commercial area and increasing the residential section	10/8/2015	Approval	2953
PL-2015-01031	Donahue Crossing PDD	Midsouth Bank - Auburn	Request to amend PDD in order to modify a portion of the master development plan from multi-family residential use and commercial/retail use to commercial support and road service uses	1/14/2016	Approval	2965

**Requests for Waivers to Zoning Ordinance and Subdivision Regulations from
October 2015 - September 2016**

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2015-00817	Hyatt House Redevelopment	Chandi Biswas	Waiver to reduce street frontage bufferyard requirements	10/8/2015	Approval
			Waiver to increase Floor Area Ratio (FAR)		Approval
PL-2015-00888	Asheton Lakes Subdivision, 8th Addition, Phase 2	North Lake, Inc.	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	10/8/2015	Approval
PL-2015-00917	Henry Lee Taylor Subdivision, Redivision of Lots 1 and 2	Henry Lee Taylor Testamentary Trust	Waiver to allow a subdivision that would create flag lots on a collector road	11/12/2015	Approval
PL-2015-00918					Approval
PL-2015-00977	Cottages at Donahue	Roar III, LLC	Waiver to reduce bufferyard requirements on the southern property line	12/10/2015	Approval
			Waiver to building orientation requirements		Approval
PL-2015-00970	Tivoli Subdivision, Plat No. 1	Auburdan, Inc.	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	12/10/2015	Approval
PL-2015-00984	The Dakota	Dakota V Properties, LLC	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	12/10/2015	Approval
PL-2015-01045	East Lake Subdivision, Phase3	PASS, LLC	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	1/14/2016	Approval

**Requests for Waivers to Zoning Ordinance and Subdivision Regulations from
October 2015 - September 2016**

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2016-00057	Samford Oaks	East Glenn Investment Properties, LLC	Waiver to reduce bufferyard requirements on the western property line	2/11/2016	Approval
			Waiver to reduce bufferyard requirements on the southern property line		Approval
			Waiver to reduce bufferyard requirements on the eastern property line		Approval
			Waiver to allow buffer averaging along the front landscape buffer		Approval
PL-2016-00035	North Gay Street Self-Storage / Retail	Chandi Biswas	Waiver to increase Impervious Surface Ratio (ISR)	2/11/2016	Approval
PL-2016-00060	East Glenn Medical Office	Minerva Enterprises, LLC	Waiver to reduce bufferyard requirements on the western property line	2/10/2016	Approval
			Waiver to reduce bufferyard requirements on the northern property line		Approval
			Waiver to reduce bufferyard requirements on the southern and western property lines		Approval
			Waiver to reduce bufferyard requirements on the northern and eastern property lines		Approval
PL-2016-00159	Shelton Cove, Sector Two	Eastbrook Companies	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	3/10/2016	Approval
PL-2016-00235	Auburn Exchange Outparcel	Auburn Partners, LLC	Waiver to reduce bufferyard requirements on the western property line	4/14/2016	Approval
PL-2016-00337	North Gay Street Self-Storage / Retail	Chandi Biswas	Waiver to increase Impervious Surface Ratio (ISR)	5/12/2016	Approval
PL-2016-00458	Yarbrough Farms Subdivision, Falls Crest	P and T Properties, LLC	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	6/9/2016	Approval

**Requests for Waivers to Zoning Ordinance and Subdivision Regulations from
October 2015 - September 2016**

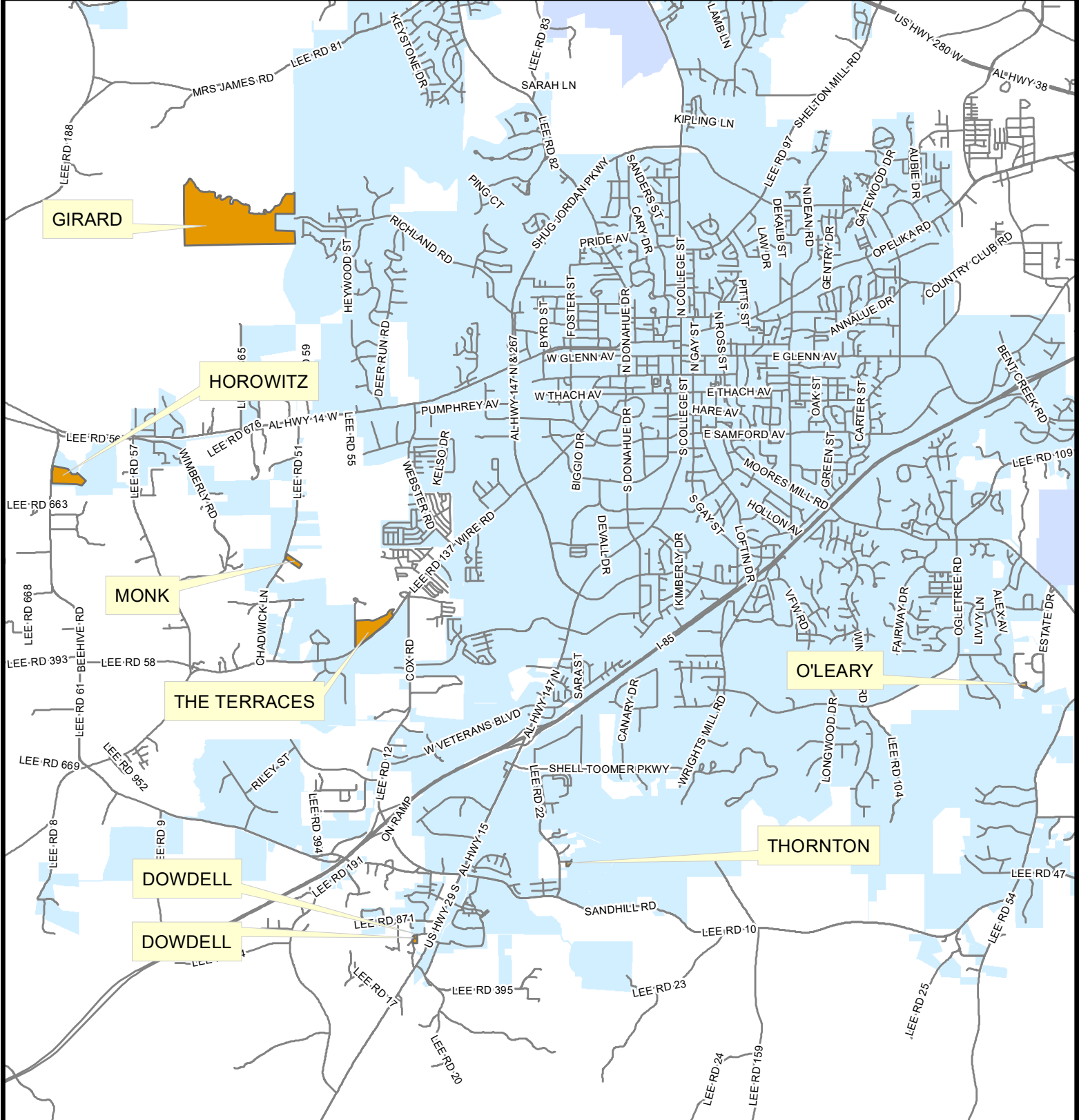
Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2016-00526	Thomas Street Parking	Maria Stark	Waiver to eliminate off-street parking landscape requirements	7/14/2016	Approval
PL-2016-00528	Walker Curb Cut	Michael Walker	Appeal of denial of Public Works Design & Construction Manual waiver request for a reduction in minimum curb cut spacing requirements on North College Street	7/14/2016	Approval
PL-2016-00529	Morgan Woods	Edgar Hughston Builders, Inc.	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	7/14/2016	Approval
PL-2016-00616	Yarbrough Farms Subdivision, Phase Three	Dilworth Development, Inc.	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	8/11/2016	Approval
PL-2016-00666	Donahue Ridge, Phase 2A	Donahue Ridge, LLC	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	9/8/2016	Approval
PL-2016-00707	Wire Road Commercial Park	D&J Enterprises, LLC	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	9/8/2016	Approval
PL-2016-00741	Asheton Lakes Subdivision, Phase 3A	Farmville Lakes, LLC	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	9/8/2016	Approval

City Initiatives from October 2015 - September 2016

Case Number	Case	Action Requested	Planning Commission Date	Planning Commission Action/ Recommendation	City Council Ordinance Number
MS-2016-00002	CompPlan 2030 Text Amendments	Adoption of text amendments to <i>CompPlan 2030</i> in order to incorporate Downtown Master Plan recommendations	2/11/2016	Approved	n/a
MS-2016-00003	CompPlan 2030 Map Amendments	Adoption of map amendments to <i>CompPlan 2030</i> in order to incorporate Downtown Master Plan recommendations	2/11/2016	Approved	n/a
MS-2016-00004	Zoning Ordinance Text Amendments	Recommendation to City Council for adoption of text amendments to the <i>City of Auburn Zoning Ordinance</i> governing the existing Urban Core (UC), College Edge Overlay District (CEOD), and University Service (US) district, including the creation of Urban Neighborhood-East (UN-E), Urban Neighborhood-West (UN-W), and Urban Neighborhood-South (UN-S) zoning districts; the expansion of the existing Urban Core (UC) district and the elimination of the existing University Service (US) zoning district	2/11/2016	Approval	2968
MS-2016-00005	Zoning Ordinance Map Amendments	Recommendation to City Council for adoption of map amendments to the City of Auburn zoning map to place the Urban Core District (UC), College Edge Overlay District (CEOD), Urban Neighborhood – East District (UN-E), Urban Neighborhood – West District (UN-W), and Urban Neighborhood – South District (UN-S) over certain properties in the Downtown Master Plan study area; this includes the expansion of the existing Urban Core (UC) zoning district and the elimination of the existing University Service (US) zoning district	2/11/2016	Approval	2969
MS-2016-00012	Subdivision Regulations Amendments (Greenways)	Approval of amendments to the <i>City of Auburn Subdivision Regulations</i> for purposes of enhancing greenway standards	4/14/2016	Approved	n/a
MS-2016-00013	Zoning Ordinance Text Amendments	Recommendation to City Council for adoption of text amendments to the <i>City of Auburn Zoning Ordinance</i> for purposes of adjusting impervious surface ratio (ISR) requirements for single-family conventional subdivisions (except for Neighborhood Conservation districts)	4/14/2016	Approval	2975
MS-2016-00017	CompPlan 2030 Text Amendments	Approval of amendments to <i>CompPlan 2030</i> in order to align boundaries of the Future Land Use Map with the City of Auburn zoning map	5/12/2016	Approved	n/a

Appendix A

FY 2016 Annexations



Legend

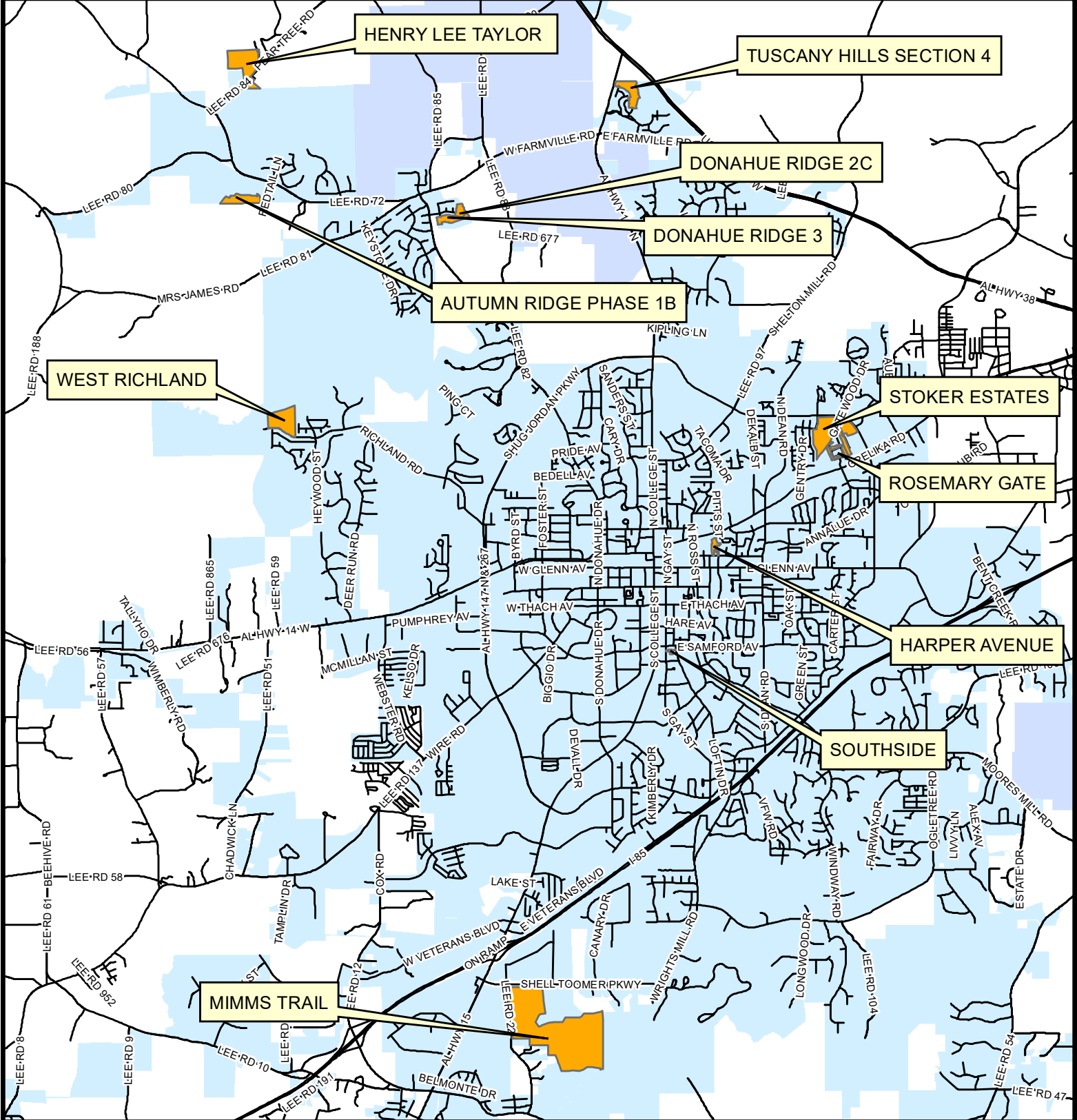
 Annexations



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Appendix B

FY 2016 Subdivisions (Recorded)



Legend

Subdivisions



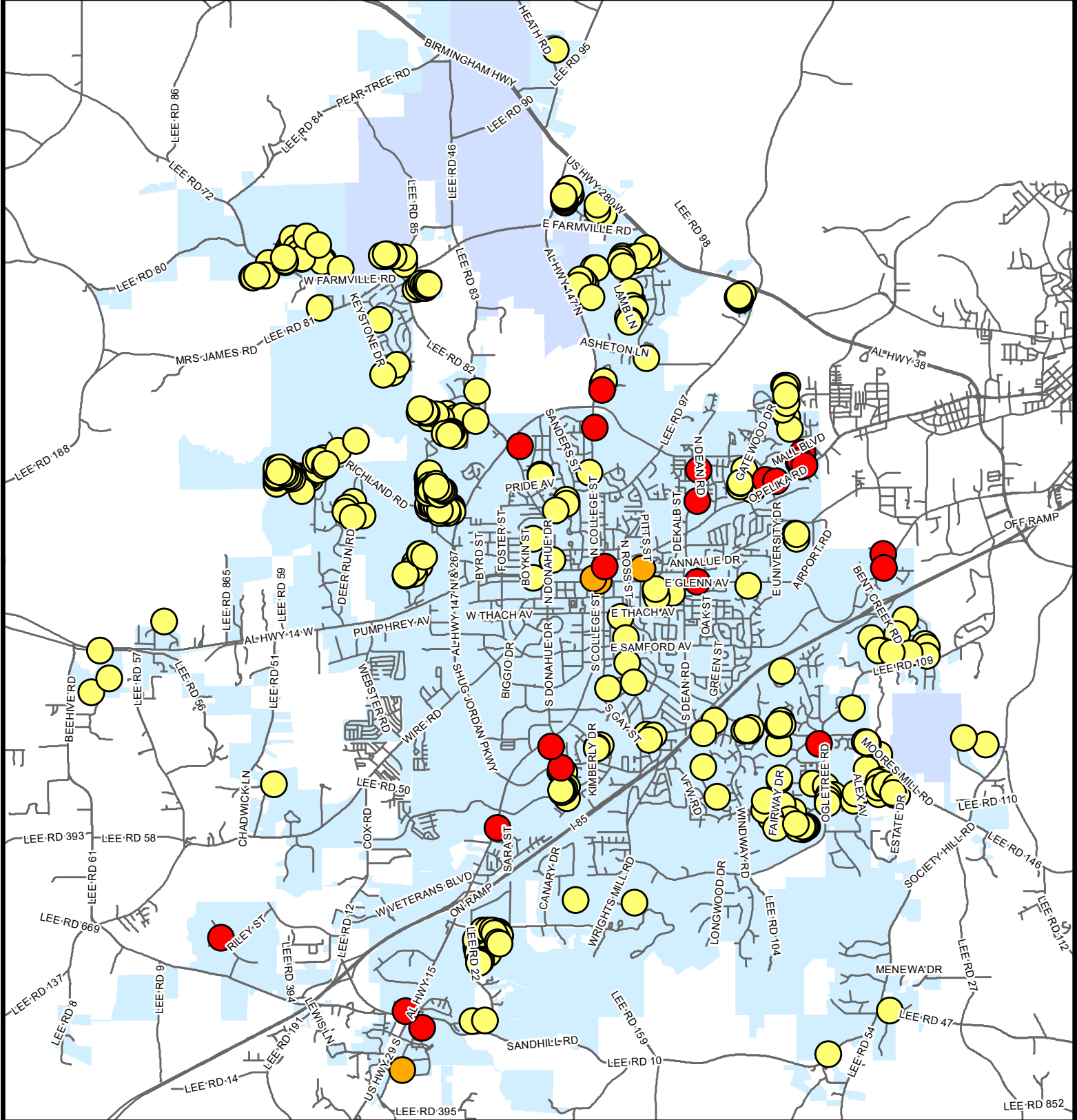
Scale



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Appendix C

FY 2016 New Development

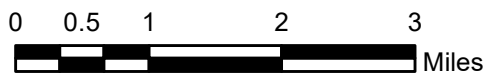


Legend

- Commercial/Office
- Multi Family
- Single Family



Scale



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