

2017



PLANNING COMMISSION ANNUAL REPORT FY2017



City of Auburn



City of Auburn
Home of Auburn University

February 1, 2018

Planning Commission
City of Auburn, Alabama

Dear Planning Commission Members:

It is my pleasure to present the FY 2017 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, most notably, the inaugural five-year update to *CompPlan 2030*. This was the culmination of a year-long effort, with considerable work session activity taking place during the spring and summer months. This effort culminated in a joint work session with the City Council held on November 21, 2017. The five-year update is anticipated to be adopted by the City Council on February 20, 2018.

In addition, you worked with staff to develop the Northwest Auburn Neighborhood Plan that is scheduled for adoption in March 2018. You also created regulations governing rural event facilities and mobile food vendors.

As we progress into 2018, we will be working with you on completing two focus area studies that we anticipate will result in both future land use and zoning designation changes. The first of these is the Glenn/Dean Intersection area study. This will be followed by the Harper Avenue Corridor study area. Both of these areas have experienced new investment and redevelopment activity due to their strategic locations and close proximity to the urban core.

Your continued commitment to serve as stewards for Auburn's future is both critically important and highly valued. On behalf of the Planning Department staff, we look forward to working with you in the coming year.

Sincerely,

A handwritten signature in black ink that reads "Forrest E. Cotten".

Forrest E. Cotten, AICP
Planning Director

Table of Contents

Planning Commission Members	Page 3
Planning Department Staff	Page 5
FY 2017 Meeting Dates	Page 7
FY 2017 Planning Commission and Planning Department Work Efforts	Page 8
FY 2017 Year in Review	Page 15
Comparison of Previous Years' Numbers	Page 17
Annexation Petitions	Page 18
Subdivision Applications	Page 19
Conditional Use Applications	Page 23
Rezoning Applications	Page 26
Planned Development District (PDD)Amendment Applications	Page 27
Waivers to Zoning Ordinance and Subdivision Regulations	Page 28
Staff-Initiated Amendments	Page 31
Appendices	
Appendix A—FY 2017 Annexation Approvals	Page 32
Appendix B—FY 2017 Subdivision Approvals	Page 33
Appendix C—FY 2017 New Development	Page 34

Planning Commission Members

Sarah Brown, Chair

Phil Chansler, Vice Chair

Nonet Reese, Secretary

Dan Bennett, Mayor's Designee

Wayne Bledsoe

Mack LaZenby

Marcus Marshall

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, AICP, Senior Planner

Kaleb Kirkpatrick, Planner

Logan Kipp, Planner

Amber English, Administrative Assistant

James C. Buston, III, City Manager

Kevin A. Cowper, AICP, Assistant City Manager

Megan McGowen, AICP, Development Services Executive Director

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 Comprehensive 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.

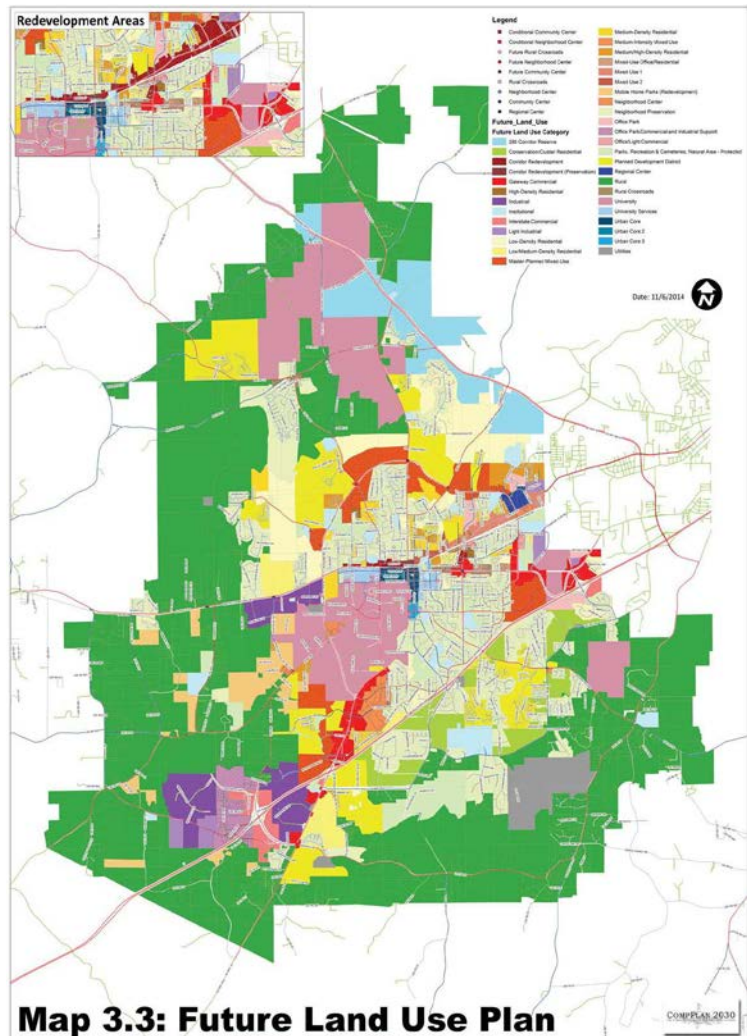
Within the Planning Department, the City’s zoning enforcement function is also housed. This includes the regulation of signage, banners, home occupations, occupancy requirements, primary and accessory uses, and other zoning-related issues that present themselves daily.

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 issue areas and make appropriate recommendations for change.

During FY 2017, Planning continued work on the first five-year comprehensive update of CompPlan 2030, the comprehensive plan for the City of Auburn. This five-year update was committed to as part of the original plan document as a means of maintaining the Plan’s relevance and continued importance to the City’s “smart growth” land use planning strategy over time. The Planning staff met in consultation with the Planning Commission during numerous work sessions in FY 2017.

Planning Department Staff



FY 2017 Meeting Dates

Packet Meetings

October 10, 2016
November 7, 2016
December 5, 2016
January 9, 2017
February 6, 2017
March 6, 2017
April 10, 2017
May 8, 2017
June 5, 2017
July 10, 2017
August 7, 2017
September 11, 2017

Regular Meetings

October 13, 2016
November 10, 2016
December 8, 2016
January 12, 2017
February 9, 2017
March 9, 2017
April 13, 2017
May 11, 2017
June 8, 2017
July 13, 2017
August 10, 2017
September 14, 2017

Work Session Schedule

October 10, 2016	"Rural Event Facility" Regulations
January 17, 2017	Northwest Auburn Neighborhood Plan
April 18, 2017	CompPlan 2030 Five-Year Update (Chapters 1, 2, 9, and 10)
May 2, 2017	CompPlan 2030 Five-Year Update (Chapter 4) / Mobile Food Vendors
June 6, 2017	CompPlan 2030 Five-Year Update (Chapters 5 and 6) / Mobile Food Vendors
July 18, 2017	CompPlan 2030 Five-Year Update (Chapter 3)
August 8, 2017	CompPlan 2020 Five-Year Update (Chapter 3)

FY 2017 Planning Commission and Planning Department Work Efforts

Rural Event Facilities

Under this proposal, staff recommended amendments to Article II (Definitions) and Article IV (General Regulations) of the *City of Auburn Zoning Ordinance*. The purpose of this text amendment was to provide an opportunity to establish a “rural event facility” within the city limits. Staff recommended the use be subject to conditional use approval in the Rural zoning district only.

The impetus for this text amendment was two-fold. The City had been dealing with an approved “bed and breakfast” use (approved by the City Council in December 2011) on the outskirts of the City in the Rural zoning district that had been holding entertainment events and activities that staff interpreted to be beyond the operational characteristics of a bed and breakfast. Further, the City had received requests from several people wishing to establish rural event facilities within the city limits, and the City had no specific regulations in place to govern such a use.



In June 2016, the Planning Department was directed to conduct research and benchmark other communities to see how this type of use was typically regulated in a rural setting in order to determine if there might be appropriate standards to regulate such a use effectively.

Staff identified eight communities that allowed this type of use in their rural zones in differing ways and under differing conditions. Of those, three communities had, in the opinion of staff, the most “well-rounded” regulations. All three of those communities were located within the outer ring of major metropolitan areas, and hence, where the city meets the country, so to speak. The communities that staff benchmarked were Acworth, GA (Atlanta Metro); Milton, GA (Atlanta Metro); and Kendall County, IL (Chicago Metro).

While there were common threads amongst these communities in what standards are regulated (i.e., minimum lot size, distance requirements for structures from property lines, hours of operation limitations, parking requirements, noise limitations, etc.), those standards varied, in some cases widely, from community to community. Staff’s proposal represented a reasonable cross-section of the communities whose regulations were reviewed.

The Planning Commission held its public hearing and recommended adoption of the amendments at its January 12, 2017 regular meeting. The City Council adopted the amendments at its March 21, 2017 meeting.

Neighborhood Conservation (NC-32) Zoning Text Amendment

Under this proposal, staff recommended amendments to Table 5-2: Lot Area, Setback, Bulk Regulations, and Parking Requirements: Neighborhood Conservation District of the *City of Auburn Zoning Ordinance*. The purpose of this text amendment was to create a new Neighborhood Conservation (NC-32) zoning district and to provide accompanying zoning regulations.

The Neighborhood Conservation zoning district is intended to preserve the character of existing neighborhoods. Establishment of the NC-32 district was the result of a desire by property owners in the portion of the Foster Subdivision with frontage on South College Street to increase the minimum lot area requirement for those properties. Those property owners desired to conserve the character of the area in regards to lot size, setbacks and other standards.

A majority of the property owners in the area filed a rezoning application for a NC zoning designation for the February 2017 Planning Commission meeting. However, the City did not have a NC district that was close to meeting the current minimum area of 32,000 square feet, which was the smallest lot size of the proposed rezoning area. The property owners did not feel the closest NC district would preserve the current lot size characteristics and, therefore, staff recommended creating the NC-32 district in order to accommodate the rezoning request.

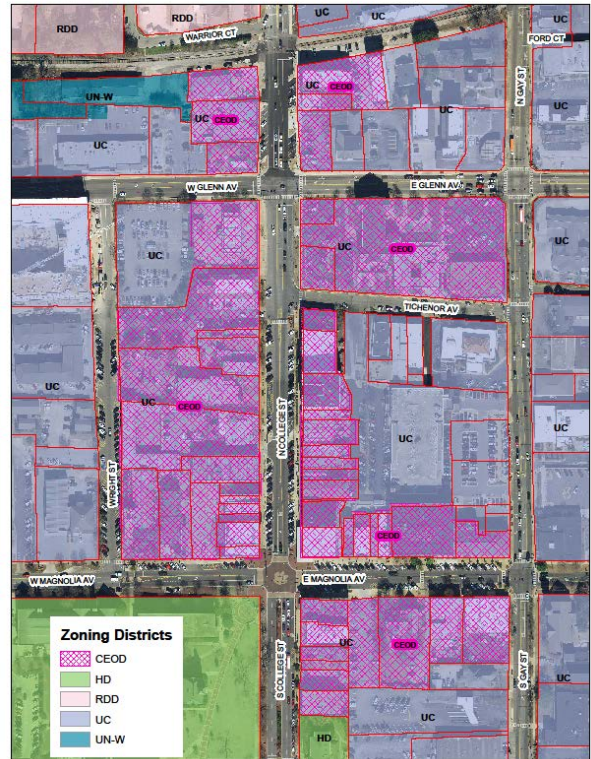
The new district provided a NC (NC-32) district with standards for an anticipated rezoning request from property owners along the east side of South College Street. The zoning offered a neighborhood conservation zoning district in line with the smallest lot of record along South College Street, as there were no zoning districts that closely aligned with a 32,000 square foot lot minimum (the two closest being NC-26 and NC-35). The standards for the NC-32 district were obtained by using the current lots width, setbacks, height, and parking standards for both the NC-26 and NC-35 districts.

The Planning Commission held its public hearing and recommended adoption of the new zoning district and accompanying regulations at its February 9, 2017 regular meeting. The City Council adopted the amendments at its March 21, 2017 meeting.

Structure Height Limitations

Under this proposal, staff recommended amendments to Article II (Definitions) and Article IV (General Regulations) of the *City of Auburn Zoning Ordinance*. The purpose of this amendment was to remove

the 65 foot height limit for exclusions as it no longer aligned with the City’s current height allowances, specifically, in the Urban Core (UC), College Edge Overlay District (CEOD), and in the portion of the Urban Neighborhood-West District (UN-W) east of North Donahue Drive and west of the UC. The amendment cited certain exclusions with limitations including maximum height of 12 feet or 25% of the height limit of the respective zoning district (depending on the particular exclusion) and all exclusions were not to exceed, in cross-sectional area, 25% of the ground floor area of the building. In addition, certain structures would not be allowed as exclusions. Finally, staff recommended that certain rooftop recreational amenities be permitted provided the amenity did not exceed the height limit of the respective zoning district.



Exclusions for portions of structures that are not habitable are commonplace and found in most zoning ordinances across the country and “close to home” communities including, but not limited to, Tuscaloosa, AL; Huntsville, AL; Mobile, AL; Columbus, GA; Gulfport, MS; Knoxville, TN; Statesboro, GA. However, in Auburn’s case, those exclusions were limited to being no more than 65 feet tall. City staff believed that this was done without consideration of the height allowance in the Urban Core, which at the time of the amendment was 75 feet.

However, it was certainly reasonable to consider limitations on these exclusions. For communities that do limit height, a commonly found limitation was 12 feet above the roof structure. Other communities chose to limit exclusion height to a certain percentage of the allowable height in the respective zoning district (25% was common). In addition, some communities required setbacks for these exclusions from the edge of the roof. Finally, other communities restricted these exclusions by limiting them to a certain percentage of the roof area (20-25% was common).

The amended definition now reads:

Structure, Height: The vertical distance to the highest point of the roof for flat roofs; to the deck line of mansard roofs; and to the eave height for gable, hip, and gambrel roofs, measured from the grade level. In situations where the grade level slopes, the structure height is the average of the least and greatest vertical distance. Chimneys, ventilators, utility service structures, solar panels, flag poles, fire escapes, stairway enclosures, elevator enclosures and similar accessory rooftop structures not used for habitation or storage may exceed structure height limit by a maximum of 12 feet. Steeples, bell towers, clock towers, cupolas, and similar

ornamental/architectural features may exceed structure height by a maximum of 25% of the height limit of the respective zoning district . Exclusions from structure height are parapet walls, (limited to a height of four feet) and balustrades or railings that rise less than six feet from the floor or roof from which they extend. Exclusions shall not exceed in cross sectional area 25 percent of the ground floor area of the building. Exclusions from structure height shall not include accessory rooftop structures such as greenhouses, pigeon houses, enclosed recreational or commercial amenities and similar structures. Un-enclosed accessory rooftop recreational amenities such as swimming pools and jogging tracks shall be permitted where the amenity (exclusive of safety railings) does not exceed the height limit of the respective zoning district.

The Planning Commission held its public hearing and recommended adoption of the revised definition at its March 9, 2017 regular meeting. The City Council adopted the amendments at its April 18, 2017 regular meeting.

Zoning Ordinance “Clean-up”

Under this proposal, staff recommended amendments to various sections of the *City of Auburn Zoning Ordinance*, specifically Article III (Establishment of Zoning Districts), Article IV (General Regulations), Article V (Detailed Use Regulations), Article VI (Signs), and Appendix A, Permitted Plant Species of the *City of Auburn Zoning Ordinance*. Specifically, the amendments were intended to correct cross-referencing citations in various Articles, to remove a portion of language concerning filling floodplains, and to amend the permitted tree and shrub species.

The requirement to seek Planning Commission approval for filling in the floodplain was removed, as it requires a technical review that is addressed in the Auburn Public Works Design and Construction Manual. Additionally, upon completion of the Downtown Master Plan and the redevelopment of the Toomer’s Corner intersection, city staff met with the Tree Commission to evaluate the list of permitted plant species. Changes to the permitted tree and shrub species were the outcome of this coordinated effort.

The Planning Commission held its public hearing and recommended adoption of the new zoning district and accompanying regulations at its August 10, 2017 regular meeting. The City Council adopted the amendments at its September 19, 2017 regular meeting.

Mobile Food Vendors

Under this proposal, staff recommended amendments to Article II (Definitions), Article IV (General Regulations), and Article V (Detailed Use Regulations) of the *City of Auburn Zoning Ordinance*. The purpose of this text amendment was to provide an opportunity for mobile food vendors to operate

within the city limits. Mobile food vendors may manifest themselves as three separate and distinct uses: mobile vendor food court (primary use), mobile food unit, or mobile pushcart (accessory uses).

Most communities that staff “benchmarked” do permit this type of use in their jurisdictions in some form or fashion. Some of the communities that staff researched and evaluated included were Birmingham, AL; Opelika, AL; Oxford, MS; Knoxville, TN; Raleigh, NC; and Blacksburg, VA.

While the regulatory framework varied widely from jurisdiction to jurisdiction, there were also some fundamental commonalities across the board. For example, defined hours of operation, defined geographical boundaries of operation, distance requirements from established restaurants were all components of each community’s regulations. Staff’s recommended proposal contained all of those components as well.

Most communities do allow this use to operate in their downtown areas, while some do not. For example, the City of Opelika does not allow mobile food vehicles or pushcarts to operate in the Downtown Business District except in connection with special events such as parades, concerts, festivals, etc.



Under this proposal, a “mobile vendor food court” would not be allowed in the Urban Core (UC) or the Urban Neighborhood-South (UN-S) districts, but could be allowed in the Urban Neighborhood-West and East (UN-W and UN-E) districts, subject to conditional use approval. “Mobile food units” would be allowed only in the UN-W, UN-E, Corridor Redevelopment (CRD), Redevelopment (RDD), Comprehensive Development (CDD), and Industrial (I) districts on non-residential or mixed use properties. “Mobile pushcarts” would be allowed in the UN and UC districts.

Finally, there had been some interest expressed by certain individuals in the community about expanding the ability to locate “mobile food vendor courts” to the UC and UN-S districts via conditional use approval. This was raised for the Commission’s information and consideration.

Ultimately, the Commission recommended approval of the regulations with a few adjustments. Mobile food units are now allowed by right in the UN-S zoning districts and are allowed with conditional use approval in the UC zoning district. Additionally, mobile food units shall not be located within two hundred (200) feet of the main entrance of the nearest restaurant during the restaurant’s posted hours of operation unless written permission is granted by the restaurant’s owner, and a notarized copy of that authorization is provided to the Planning Department.

The Planning Commission held its public hearing and recommended adoption of the new zoning district and accompanying regulations at its August 10, 2017 regular meeting. The City Council adopted the amendments at its September 19, 2017 regular meeting.

Auburn Interactive Growth Model

As part of the five year update of CompPlan 2030 and over the course of 2016, staff worked alongside Metro Forecasting Models, LLC (formerly Van Buskirk, Ryffel, and Associates) to rebuild the growth model in the Version 3 format offered by the consultants. This undertaking allowed the model to establish a new 2016 baseline, updating the original 2007 baseline that had served the AIGM since its inception in 2009. Updating the baseline ensures an accurate snapshot of Auburn’s development, which yields the most realistic forecasts. Due to the significant work associated with updating the growth model in 2016, staff did not make any adjustments to the model reflecting development growth for 2017. In the Fall of 2018, staff will begin collecting data in an effort to update the model for development and annexations that occurred in fiscal year 2017 and 2018.

The new version, with the 2016 baseline, appears to be very similar to the original growth model. The study area, similar to the original iteration of AIGM, consists of a total of 144 traffic analysis zones (TAZs). Data is segregated to those zones in the city limits (88 Zones) and those zones outside the city limits that include 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). While the structure and appearance of the model have not changed, a benefit of the new model, Version 3, will allow other departments to utilize the outputs for decision-making and planning purposes that go beyond the previous version’s population and land use forecasts. In the past year, several departments within the city have utilized the location and demand analysis functions of the AIGM’s outputs, including the Fire Division of Public Safety Department, the Parks and Recreation Department, and the Library Department.

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 33,655 acres in 2016 to 34,028 acres in 2017 for a net increase of 373 acres. Likewise, the area outside the city has decreased by a similar amount due to annexation activities. Of the 373 acres annexed in FY 2017, 231 acres were the Burt Annexation at North Donahue and Miracle Road and 88 acres were the H&S Development Annexation on Pierce Chapel Road.

There were a total of 527 new housing units constructed from 2016 to 2017 in the city of which 41 were multi-family units. The increase in multi-family units can be attributed primarily to an additional phase of The Boulevard and Savannah Square. During this time, there were also 486 new single family housing units added. This was 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, East Lake, Donahue Crossing, Tivoli, Tuscany Hills, and Moores Mill.

2017 AIGM Update
Residential Growth in the City of Auburn

	Acres	Single Family Units	Multi-Family Units	Residential Total Units
2017	34,028	13,919	17,904	31,823
2016	33,655	13,433	17,863	31,296
Difference	373	486	41	527

Commercial space (retail, office, and services) increased by 183,752 square feet from 2016 to 2017. This increase is due to a wide range of new commercial space, including two self-storage facilities, several medical offices, and retail spaces. The City of Auburn also saw an increase of 63,220 square feet of industrial space due an addition to a facility and new construction of another in the Auburn Technology Park West.

2017 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)
2017	112,353	29,447	41,952	63,220

Citizens' Planning Academy

Auburn citizens were invited to take part in the sixth offering of the Citizens' Planning Academy beginning in September 2017. The academy was offered previously in 2008, 2009, 2011, 2013, and 2015. The academy was developed to educate participants as to how different departments, developers, and individuals interact in the planning process. Designed as a six-week course, individuals took part in learning about a variety of planning-related topics and gained hands-on experience by conducting a site plan review and mock Planning Commission meeting. Participants also learned about the City of Auburn's Comprehensive Plan and other ongoing projects.

Topics of instruction included:

- Planning in Auburn (Requirements and responsibilities of the Planning Department)
- The Roles and Responsibilities of Auburn's Boards and Commissions
- Long-Range Planning
- The Role of Other City Departments in Planning
- A Professional Engineer's View on Planning in Auburn
- Auburn University Campus Planning
- Historic Preservation
- Zoning Enforcement
- Online Resources

The course had 20 participants and concluded in November 2017.

FY 2017 Year in Review

1. Annexations

Total Number of Applications Considered: 14

Total Number Recommended for Approval: 12

Total Acreage Recommended for Annexation: 373.08

Total Acreage Annexed by City Council: 373.08

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

Total Number of Rezoning Applications: 14

Total Number Applications Recommended for Approval: 5

Total Acreage Recommended for Rezoning: 65.04

Total Acreage Rezoned by City Council: 296.54

Total Number of PDD Amendment Applications: 7

3. Subdivisions

Total Number of Preliminary Plat Requests: 31

Total Number of Preliminary Plat Requests Approved: 30

Total Number of Lots Approved by Preliminary Plat: 563

Performance Lots: 398

Conventional Lots: 165

Total Number of Final Plat Requests Approved: 22

Total Number of Lots Approved by Final Plat: 401

Performance Lots: 323

Conventional Lots: 78

4. Conditional Uses

Total Number of Applications Considered: 30

Total Number of Uses Recommended for Approval:

Agricultural: 1

Commercial and Entertainment: 16

Commercial Support: 4

Filling of Floodplain: 1

Institutional: 2

Office: 1

Performance Residential: 11
Road Service: 7

5. **Waivers**

Total Number of Requests Approved for Waivers to Zoning Regulations: 10
Total Number of Requests Approved for Waivers to Subdivision Regulations: 14

6. **Miscellaneous**

Total Number of Zoning Certificates Issued: 152
Total Number of Administrative Subdivisions Processed: 66
Total Number of Sign Permits Issued: 76

Base Zoning Designations

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

Overlay Zoning Designations

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

92 public hearings were held for cases considered during FY 2017.

Comparison of Previous Years' Numbers

(Current and Five Previous Fiscal Years)

	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
Annexations						
Recommended for Approval	11	9	5	9	8	12
Acres Annexed	123.22	35.13	21.47	103.85	326.55	373.08
Rezoning						
Recommended for Approval	4	12	5	4	2	5
Acres Rezoned	77.33	128.85	392.06	112.18	100.88	293.25
Final Plats						
Lots Approved	205	333	262	424	245	401
Conditional Uses						
Applications	27	30	30	16	29	30
Uses Recommended for Approval	43	34	32	42	57	42
Uses Recommended for Denial	2	0	2	2	3	1
Waivers						
Requests	27	21	28	24	28	30
Approved	21	18	26	24	28	24

Annexation Petitions October 2016 - September 2017

Case Number	Case	Property Owner	Acreage	Planning Commission Date	Planning Commission Recommendation	City Council Ordinance Number
PL-2016-00897	Woodland Park Annexation	Carolyn Rogers	38.79	11/10/2016	Tabled	n/a
				12/8/2016	Tabled	
PL-2016-01121	Hosey Annexation	Thomas and Audrey Hosey	4.42	1/12/2017	Approval	3000
PL-2017-00186	Giles Annexation	David Giles	1.00	3/9/2017	Approval	3007
PL-2017-00313	Richburg Annexation	Mahlon and Mary Richburg	1.42	4/13/2017	Approval	3016
PL-2017-00320	Allen Annexation	Henry L. Allen, III	1.93	4/13/2017	Approval	3015
PL-2017-00321	Stallworth Annexation	Steven C. Stallworth	17.98	4/13/2017	Approval	3017
PL-2017-00420	Warren Annexation	Conteh and Roshica Warren	0.53	5/11/2017	Approval	3023
PL-2017-00426	Himelrick Annexation	David and Kathy Himelrick	3.90	5/11/2017	Approval	3024
PL-2017-00474	H&S Development Annexation	H&S Development, LLC	88.87	5/11/2017	Approval	3025
PL-2017-00441	Cox Road Annexation	Lisa Ditchkoff, Martin Beck, and W-S Properties, Group, LLC	3.13	5/11/2017	Approval	3031
PL-2017-00540	Auburn Bank Annexation	Auburn Bank	2.20	6/8/2017	Approval	3032
PL-2017-00631	Kinnucan Annexation	Elizabeth Kinnucan	16.20	7/13/2017	Approval	3048
PL-2017-00636	Burt Annexation	James M. Burt, III Management Trust	231.50	7/13/2017	Approval	3059
PL-2017-00858	Tway Annexation	Scott and Nancy Tway	11.00	9/14/2017	Tabled	n/a

Subdivision Applications October 2016 - September 2017

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Donahue Ridge, Phase 4 (PL-2016-00823)	Final	Donahue Land, LLC	DDH	41 (Conventional) (single family residential)	10/13/2016	Approved
The Oaks at Cotswolds, Phase 1 (PL-2016-00825)	Final	SMB Land, LLC	DDH / PDD and NC-20 / COD	26 (Performance/Conservation) (22 single family detached lots, three open space lots, and 1 lot for future development)	10/13/2016	Approved
East Samford Commercial Subdivision (PL-2016-00828)	Final	East Glenn Investments Property, LLC	CDD	4 (Conventional) (commercial)	10/13/2016	Approved
Rosemary Gate, Redivision of Lots 40-57A (PL-2016-00833 and PL-2016-00837)	Preliminary	Dilworth Development, Inc.	CDD / PDD	23 (Performance) (22 town house lots, 1 open space lot)	10/13/2016	Approved
	Final					Approved
Tivoli, Phase 3 (PL-2016-00835)	Preliminary	Auburdan, Inc.	DDH / PDD	24 (Performance) (22 single family detached lots, 1 open space lot, 1 lot for future development)	10/13/2016	Approved
Asheton Lakes, Phase 3C (PL-2016-00830)	Preliminary	Farmville Lakes, LLC	DDH / CDD	27 (Performance) (23 single family detached lots, 3 open space lots, 1 lot for future development)	10/13/2016	Approved
Yarbrough Farms, Phase 4 (PL-2016-00922)	Final	Dilworth Development, Inc.	CDD / PDD	62 (Performance) (58 single family detached lots, 4 open space lots)	11/10/2016	Approved
The Talons (PL-2016-00901)	Preliminary	James and Wanda Wallace	NC-20	7 (Conventional) (6 single family residential lots, 1 open space lot)	11/10/2016	Denied
Pendleton Place, Redivision of Lot 1 (PL-2016-00919 and PL-2017-00659)	Preliminary	Paul Conner	R	4 (Conventional) (single family residential)	11/10/2016	Approved
	Final	Taylor Teel			7/13/2017	Approved
Mimms Trail Subdivision, 8th Addition (PL-2016-00923 and PL-2017-00055)	Preliminary	Cleveland Real Estate Investments Partnership	LDD / PDD	24 (Performance) (22 town house lots, 1 recreational open space lot, 1 lot for pool access)	11/10/2016	Approved
	Final				2/9/2017	Approved

Subdivision Applications October 2016 - September 2017

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
The Oaks at Cotswolds, Phase 2 (PL-2016-00996)	Final	SMB Land, LLC	DDH / PDD	38 (Performance) (37 single family detached lots, 1 lot for future development)	12/8/2016	Approved
Longleaf Crossing, Phase 4 (PL-2016-00995 and PL-2017-00449)	Preliminary	Tiger Crossing, LLC	CDD / PDD	11 (Performance) (10 duplex lots, 1 lot for detention)	12/8/2016	Approved
	Final			13 (Performance) (10 duplex lots, 2 open space lots, 1 nonbuildable lot)	5/11/2017	Approved
Corbett Subdivision (PL-2016-00916)	Preliminary	Brenda Griffin	NC-150	7 (Conventional) (single family residential)	1/12/2017	Approved
South Donahue Townhomes (PL-2016-01122 and PL-2017-00195)	Preliminary	J. Ralph Overton and William C. Starr	CDD	11 (Performance) (10 townhouse lots, 1 open space lot)	1/12/2017	Approved
	Final				3/9/2017	Approved
Biltmore Subdivision (PL-2016-01123 and PL-2017-00393)	Preliminary	HUD-ONE Properties, LLC	R	5 (Conventional) (single family residential)	1/12/2017	Approved
	Final				5/11/2017	Approved
Mimms Trail Subdivision, 7th Addition (PL-2017-00054)	Final	Cleveland Real Estate Investments Partnership	LDD / PDD	27 (Performance) (21 single family detached lots, 3 open space lots, 2 nonbuildable lots, 1 lot for future development)	2/9/2017	Approved
1400 Annalue (PL-2017-00057)	Preliminary	1400 Annalue, LLC	CDD	20 (Performance) (16 single family detached lots, 3 open space lots, 1 previously developed lot)	2/9/2017	Approved
Highlands Subdivision, Sector 3 (PL-2017-00181)	Final	DIG Development, LLC	LDD	28 (Performance) (27 single family detached lots, 1 open space lot)	3/9/2017	Approved
Glenn-Gay Subdivision (PL-2017-00184)	Final	The Standard at Auburn, LLC	UC	1 (Performance) (multiple family development) (lot consolidation of 11 lots in to 1)	3/9/2017	Approved

Subdivision Applications October 2016 - September 2017

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Highlands Subdivision, Redivision of Lots 201 and 208 (PL-2017-00182 and PL-2017-00324)	Preliminary	Broadview Properties Family, LP	LDD	6 (Performance) (town house subdivision)	3/9/2017	Approved
	Final				4/13/2017	Approved
Stallworth Subdivision (PL-2017-00322 and PL-2017-00323)	Preliminary	Steven C. Stallworth	R	5 (Conventional) (single family residential)	4/13/2017	Approved
	Final					Approved
The Preserve Subdivision, Phase 1A, Redivision of Lots 16 and 17 (PL-2017-00326)	Preliminary	Eastbrook Homes	DDH / PDD	20 (Performance) (19 single family detached lots, 1 unbuildable lot)	4/13/2017	Approved
The Preserve West, Redivision of Lot 1 (PL-2017-00327 and PL-2017-00328)	Preliminary	Preserve Land, LLC	DDH / PDD	5 (Conventional) (single family residential)	4/13/2017	Approved
	Final					Approved
Yarbrough Farms, Pine Valley, Revision to Lot 268 (PL-2017-00329 and PL-2017-00330)	Preliminary	Dilworth Development, Inc.	CDD / PDD	1 (Performance) (single family detached)	4/13/2017	Approved
	Final					Approved
The Oaks at Cotswolds, Phase 3 (PL-2017-00450)	Final	SMB Land, LLC	DDH / PDD	36 (Performance) (single family detached)	5/11/2017	Approved
Tuscany Hills Subdivision, Phase 6 (PL-2017-00457)	Revised Preliminary	Susan Giambone and Ralph Meldahl	DDH	37 (Performance) (single family detached)	5/11/2017	Approved
Adams-Chapman Subdivision (PL-2017-00458 and PL-2017-00459)	Preliminary	Elizabeth Adams and Tiffany Adams Chapman	Outside of the City Limits - Planning Jurisdiction	5 (Conventional) (single family residential)	5/11/2017	Approved
	Final				5/11/2017	Approved
The Talons (PL-2017-00514)	Preliminary	James and Wanda Wallace	NC-20	7 (Conventional) (6 single family residential lots, 1 open space lot)	6/8/2017	Approved
Links Crossing Subdivision, Phase 1 (PL-2017-00539)	Preliminary	Auburn Links, LLC	DDH	28 (Conventional) (single family residential)	6/8/2017	Approved

Subdivision Applications October 2016 - September 2017

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Kinnucan Plat No. 1 (PL-2017-00634)	Preliminary	Elizabeth Kinnucan	DDH	18 (Performance) (15 single family detached lots, 3 open space lots, 1 lot for future development)	7/13/2017	Approved
Kinnucan Plat No. 2 (PL-2017-00635)	Preliminary	Elizabeth Kinnucan	DDH	39 (Conventional) (36 single family residential lots, 3 open space lots)	7/13/2017	Approved
Mimms Trail Subdivision, Ninth Addition (PL-2017-00648)	Preliminary	Cleveland Real Estate Investments Partnership	LDD / PDD	73 (Performance) (70 single family detached lots, 3 open space lots)	7/13/2017	Approved
Rosemary Gate, Revision of Common Area E (PL-2017-00650 and PL-2017-00738)	Preliminary	Dilworth Development, Inc.	CDD / PDD	27 (Performance) (town house subdivision)	7/13/2017	Approved
	Final				8/10/2017	Approved
The Preserve Subdivision, Phase 5A (PL-2017-00732)	Preliminary	Preserve Land, LLC	DDH / PDD	25 (Conventional) (single family residential)	8/10/2017	Approved
The Preserve Subdivision, Phase 4A, Section 2 (PL-2017-00739)	Preliminary	TBL 4B Land Investments, Inc.	DDH / PDD	56 (Performance) (53 single family detached lots, 3 open space lots)	8/10/2017	Approved
Old Society Estates, Third Addition (PL-2017-00740)	Preliminary	Holland Homes, LLC	Outside of the City Limits - Planning Jurisdiction	10 (Conventional) (single family residential)	8/10/2017	Approved
Moore's Mill Subdivision, Phase 6 (PL-2017-00741)	Preliminary	Cleveland Real Estate Investments Partnership	DDH	16 (Conventional) (single family residential)	8/10/2017	Approved
Cottage Homes at East University (PL-2017-00742)	Preliminary	The Peninsula at Longleaf, LLC	DDH	15 (Performance) (13 single family detached lots, 2 open space lots)	8/10/2017	Approved
227 Miller Townhomes (PL-2017-00867)	Preliminary	Tucker Brown	UC	5 (Performance) (town house subdivision)	9/14/2017	Approved
The Oaks at Loblockee Creek (PL-2017-00869 and PL-2017-00870)	Preliminary	Carlton and Elizabeth Bassett	Outside of the City Limits - Planning Jurisdiction	9 (Conventional) (single family residential)	9/14/2017	Approved
	Final				9/14/2017	Approved

Conditional Use Applications October 2016 - September 2017

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation	City Council Resolution Number
Grove Hill Academy (PL-2016-00614)	Grove Hill Eleven, LLC	DDH / PDD	Institutional use (daycare)	10/13/2016	Approval	16-130
219 Debardeleben (PL-2016-00818)	TCB Construction, LLC	RDD	Performance residential development (twin house subdivision)	10/13/2016	Approval	16-250
Moore's Mill Animal Hospital Addition (PL-2016-00821)	Cooper Glen Puckett	LDD / PDD	Amended approval for the expansion of an existing commercial and entertainment use (veterinary office)	10/13/2016	Approval	16-231
Trip Stop Sunoco (PL-2016-00836)	R.G. Hill	CRD-U	Road service use (gasoline station)	10/13/2016	Approval	16-229
344 Armstrong (PL-2016-00889)	Tucker Brown	UN-S	Performance residential development (private dormitory)	11/10/2016	Approval	16-274
Oak Tree Corner (PL-2016-00914)	Oak Tree Corner, LLC	UC / CEOD	Commercial and entertainment use (lounge and event center)	11/10/2016	Approval	17-018
Highlands Townhomes (PL-2016-00915)	Mary Hearn	LDD	Performance residential development (town house subdivision)	11/10/2016	Approval	16-275
Toland Condominiums (PL-2016-00917)	Matthew & Kelly Toland and Moore's Mill Club, LLC	DDH	Performance residential development (multiple family development)	11/10/2016	Approval	16-276
The Boulevard, Phase 3 (PL-2016-00918)	Hamre Investments, LLC	RDD	Performance residential development (multiple family development)	11/10/2016	Approval	16-277
2080 McMillan Expansion (PL-2016-00994)	Geoff and Maria Slater	I	Commercial support use (vending distribution/warehousing)	12/8/2016	Approval	16-293
The Collegiate Hotel at Auburn (PL-2016-01124)	Wittel Dorm, LLC	UC	Commercial and entertainment use (hotel)	1/12/2017	Approval	17-017

Conditional Use Applications October 2016 - September 2017

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation	City Council Resolution Number
Opelika Road Car Wash (PL-2017-00063)	Precision Cuts, LLC	CRD-U	Road service use (car wash)	2/9/2017	Denial	17-043
North College Street Apartments (PL-2017-00183)	Hira Narang	RDD	Performance residential development (multiple family development)	3/9/2017	Approval	17-066
Donahue Crossing (PL-2017-00246)	Land and Timber, LLC	CDD / PDD	Office use, road service uses (fast food restaurant with drive thru), and commercial and entertainment uses (specifically, lounge, tobacco shop, package store, coffee shop, specialty food store, restaurant, nail salon, dry cleaners, pharmacy, and retail shop)	4/13/17	Approval	17-096
Church of the Highlands - Donahue Campus (PL-2017-00307)	Church of the Highlands	CDD	Institutional use (community outreach center)	4/13/2017	Approval	17-109
East Glenn Municipal Parking Lot (PL-2017-00331)	City of Auburn	UN-E	Road service use (parking lot)	4/13/2017	Approval	17-095
Academy Condos at Gardens at Gatewood (PL-2017-00451)	Selby Enterprises, LLC	CDD	Performance residential development (multiple family development)	5/11/2017	Approval	17-122
Bragg Avenue Snowballs (PL-2017-00453)	Johnnie V. Williams	RDD	Road service use (fast food restaurant)	5/11/2017	Approval	17-118
South College Parking Lot (PL-2017-00454)	Orange-Auburn III, LLC	UC	Road service use (parking lot)	5/11/2017	Approval	17-123
Twenty 51 (PL-2017-00455)	Matthew & Kelly Toland and Moores Mill Club, LLC	DDH	Fill existing floodplain for a performance residential development (multiple family development)	5/11/2017	Approval	17-119

Conditional Use Applications October 2016 - September 2017

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation	City Council Resolution Number
Cary Crossing (PL-2017-00456)	Frances Pick Dillard	CDD	Commercial support use (warehouse)	5/11/2017	Approval	17-120
Water Oak Manor (PL-2017-00460)	George and Susan Konstant	R	Agricultural use (rural event facility)	5/11/2017	Approval	17-117
The Collegiate Hotel at Auburn (PL-2017-00491)	Wittel Dorm, LLC	UC	Amended approval for a commercial and entertainment use (hotel and event space)	5/11/2017	Approval	17-121
Zoom to Groom (PL-2017-00538)	Grove Hill Eleven, LLC	DDH / PDD	Commercial support use (vet office and kennel)	6/8/2017	Approval	17-174
North Ryan Street Duplex (PL-2017-00601)	Mathan and Jill Holt	RDD	Performance residential development (duplex development)	7/13/2017	Approval	17-175
The James on College Street (PL-2017-00649)	William Parsons	RDD	Performance residential development (multiple family development)	7/13/2017	Approval	17-176
Southern Controls Warehouse (PL-2017-00735)	Richard and James Starr, LLC	I	Commercial support use (warehouse)	8/10/2017	Approval	17-197
Sunstate Oil RoadMaster Station No. 3 (PL-2017-00743)	Richard and James Starr, LLC	CDD	Road service uses (gas station with convenience store, drive-thru restaurant, and carwash facility)	8/10/2017	Tabled	n/a
			Road service use (gas station with convenience store)	9/14/2017	Approval	Denied
227 Miller Townhomes (PL-2017-00866)	Tucker Brown	UC	Performance residential development (town house subdivision)	9/14/2017	Approval	17-231
Annaloe Condos (PL-2017-00861)	H&M, LLC	CDD	Performance residential development (multiple family development)	9/14/2017	Approval	17-232

Rezoning Applications October 2016 - September 2017

Case Number	Case	Property Owner	Acreage	Proposed Rezoning	Planning Commission Date	Planning Commission Recommendation	City Council Ordinance Number
PL-2016-00898	Woodland Park Rezoning	Carolyn Rogers	38.79	R to LDD	11/10/2016	Tabled	n/a
					12/8/2016	Tabled	n/a
PL-21016-00899	Woodland Park PDD	Carolyn Rogers	35.50	LDD to PDD	11/10/2016	Tabled	n/a
					12/8/2016	Tabled	n/a
PL-2016-00900	Donahue Ridge Rezoning	Donahue Land, LLC	13.74	R to CDD	11/10/2016	Denial	n/a
PL-2016-01068	Hagans Rezoning	Richard and Kimberly Hagans	3.93	R to DDH	1/12/2017	Approval	3002
PL-2016-01116	Girard Rezoning	Girard Partners, LP	240.00	R to DDH	1/12/2017	Denial	Denied
PL-2017-00038	Cox Road Rezoning	Shaliah Armstrong	3.29	R to CDD	2/9/2017	Approval	Denied
PL-2017-00306	Waller Rezoning	Donna Sue Waller Roberts and F. Drayton Waller	0.65	NC-14 to UN-S	4/13/2017	Denial	Withdrawn
PL-2017-00422	Links Crossing Rezoning	Links Retirement Development, LLC	30.54	R to DDH	5/11/2017	Approval	3040
PL-2017-00439	Girard Pre-zoning	Girard Partners, LP	240.00	LDD	5/11/2017	Denial	Denied
PL-2017-00440	Girard PDD	Girard Partners, LP	240.00	LDD to PDD	5/11/2017	Denial	Denied
PL-2017-00442	Cox Road Pre-zoning	Lisa Ditchkoff, Martin Beck, and W-S Properties Group, LLC	3.13	CDD	5/11/2017	Approval	3030
PL-2017-00632	Kinnucan Pre-zoning	Elizabeth Kinnucan	24.15	DDH	7/13/2017	Approval	3047
PL-2017-00637	Burt Pre-zoning	James M. Burt, III Management Trust	231.50	DDH	7/13/2017	Tabled	3057
					8/10/2017	Denial	
PL-2017-00638	Burt PDD	James M. Burt, III Management Trust	231.50	DDH to PDD	7/13/2017	Tabled	3058
					8/10/2017	Denial	

**Planned Development District Amendment Applications
October 2016 - September 2017**

Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Recommendation	City Council Ordinance Number
Yarbrough Farms PDD Amendment (PL-2017-00037)	P&T Properties, LLC	Addition of 14 twin-home and three town-home lots, removal of the previously proposed village market area, and the addition of a cul-de-sac style street	2/9/2017	Approval	3008
The Preserve PDD Amendment (PL-2017-00047)	Preserve Land, LLC	Removal of 34.86 acres from Commercial Village and Institutional use in order to allow residential use	2/9/2017	Approval	3007
Yarbrough Farms PDD Amendment (PL-2017-00311)	P&T Properties, LLC	Addition of two twin-home lots and the addition of 0.27 acres in to the PDD	4/13/2017	Approval	3026
Yarbrough Farms PDD Amendment (PL-2017-00644)	P&T Properties, LLC	Removal of 31 total single-family residential lots and the addition of a 28 unit multiple-unit development and 19 residential townhome lots	7/13/2017	Approval	3046
Yarbrough Farms PDD Amendment (PL-2017-00730)	P&T Properties, LLC	In Section B, the removal of 16 single-family residential lots and the addition of 24 townhome lots. In Section C, the removal of 17 single-family residential lots. In Section D, the addition of five single-family residential lots. These changes would result in a slight increase in overall density, from 1.18 units per acre to 1.20 units per acre.	8/10/2017	Approval	3055
The Preserve PDD Amendment (PL-2017-00731)	Preserve Land, LLC	Lot layout and traffic circulation pattern for Phase 5	8/10/2017	Approval	3056
The Preserve PDD Amendment (PL-2017-00858)	Preserve Land, LLC	Lot layout and traffic circulation pattern for Phases 4B, 6, and 7	9/14/2017	Approval	3063

Requests for Waivers to Zoning Ordinance and Subdivision Regulations October 2016 - September 2017

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2016-00835	Moores Mill Animal Hospital Addition	Cooper Glen Puckett	Waiver to reduce required separation between the exercise area and adjacent property line	10/13/2016	Approved
PL-2016-00836	Trip Stop Sunoco	R.G. Hill	Eliminate 15' front landscape strip along Opelika Road and remove front buffer landscaping requirements	10/13/2016	Approved
			Reduce 20' rear landscape strip to 5' with Type 3 fence and landscaping		Approved
PL-2016-00822	Savannah Square, Phase 3	Greenbelt Properties	Waiver to reduce the requirement that a minimum of 50% of the buildings have a front entrance facing a public or private street	10/13/2016	Approved
PL-2016-00827	Flint's Crossing Shopping Center	RECS Flint's Crossing, LLC	Waiver to encroach 10' in to the 15' minimum bufferyard along Opelika Road and East University Drive	10/13/2016	Approved
PL-2016-00829	Sun Self Storage Cladding Waiver	Land & Timber, LLC	Waiver to allow the use of metal siding as a primary building material	10/13/2016	Approved
PL-2016-00866	Stein Mart Cladding Waiver	Hull Property Group	Waiver to allow the use of a metal roll up door along the building façade that faces East University Drive	10/13/2016	Approved
PL-2016-00801	Asheton Lakes, 8th Addition, Phase 2	Conner Brothers Construction Co., Inc.	Waiver regarding the time in which a development must be completed in order to extend the bonding period	10/13/2016	Approved (12 month extension)
PL-2016-00837	Yarbrough Farms Subdivision, The Parc	Dilworth Development, Inc.	Waiver regarding the time in which a development must be completed in order to extend the bonding period	10/13/2016	Approved (12 month extension)
PL-2016-00901	The Talons	Wanda and James Wallace	Waiver to allow an alley to afford primary means of access	11/10/2016	Denied
PL-2016-00997	Mimms Trail Subdivision, First Revision, Second Addition	Cleveland Real Estate Investments Partnership	Waiver regarding the time in which a development must be completed in order to extend the bonding period	12/8/2016	Approved (12 month extension)

Requests for Waivers to Zoning Ordinance and Subdivision Regulations October 2016 - September 2017

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2016-01124	The Collegiate Hotel at Auburn	Wittel Dorm, LLC	Appeal of the denial of a Public Works Design & Construction Manual curb cut spacing waiver request to reduce the minimum curb cut spacing requirement along an arterial street	1/12/2017	Approved
PL-2016-01061	East Lake Subdivision, Phase 3	PASS, LLC	Waiver regarding the time in which a development must be completed in order to extend the bonding period	1/12/2017	Approved (Six month extension)
PL-2017-00605				7/13/2017	Approved (Six month extension)
PL-2017-00233	Shelton Cove, Sector Three	Eastbrook Companies	Waiver regarding the time in which a development must be completed in order to extend the bonding period	3/9/2017	Approved (12 month extension)
PL-2017-00307	Church of the Highlands - Donahue Campus	Church of the Highlands	Waiver to allow the use of metal panels as building materials for the Dream Center and main church building	4/13/2017	Approved
PL-2017-00261	Mimms Trail Subdivision, First Revision, Redivision to Lot 142A	Cleveland Real Estate Investments Partnership	Waiver regarding the time in which a development must be completed in order to extend the bonding period	4/13/2017	Approved (90 day extension)
PL-2017-00332	Pendleton Place	Taylor Teel	Appeal to the denial of a Public Works Design & Construction Manual waiver request to not install sidewalk along the public right-of-way for the subdivision	4/13/2017	Approved
PL-2017-00452	Ross House Coffee	Madrid Bailey Estate	Waiver to eliminate north bufferyard	5/11/2017	Approved
PL-2017-00538	Zoom to Groom	Grove Hill Eleven, LLC	Waiver for a bufferyard width reduction from the required 15' to 5' on the west property line	6/8/2017	Approved
PL-2017-00532	Yarbrough Farms Subdivision, Falls Crest	P and T Properties, LLC	Waiver regarding the time in which a development must be completed in order to extend the bonding period	6/8/2017	Approved (12 month extension)
PL-2017-00656	Morgan Woods	Edgar Hughston Builders, Inc.	Waiver regarding the time in which a development must be completed in order to extend the bonding period	7/13/2017	Approved (12 month extension)

Requests for Waivers to Zoning Ordinance and Subdivision Regulations October 2016 - September 2017

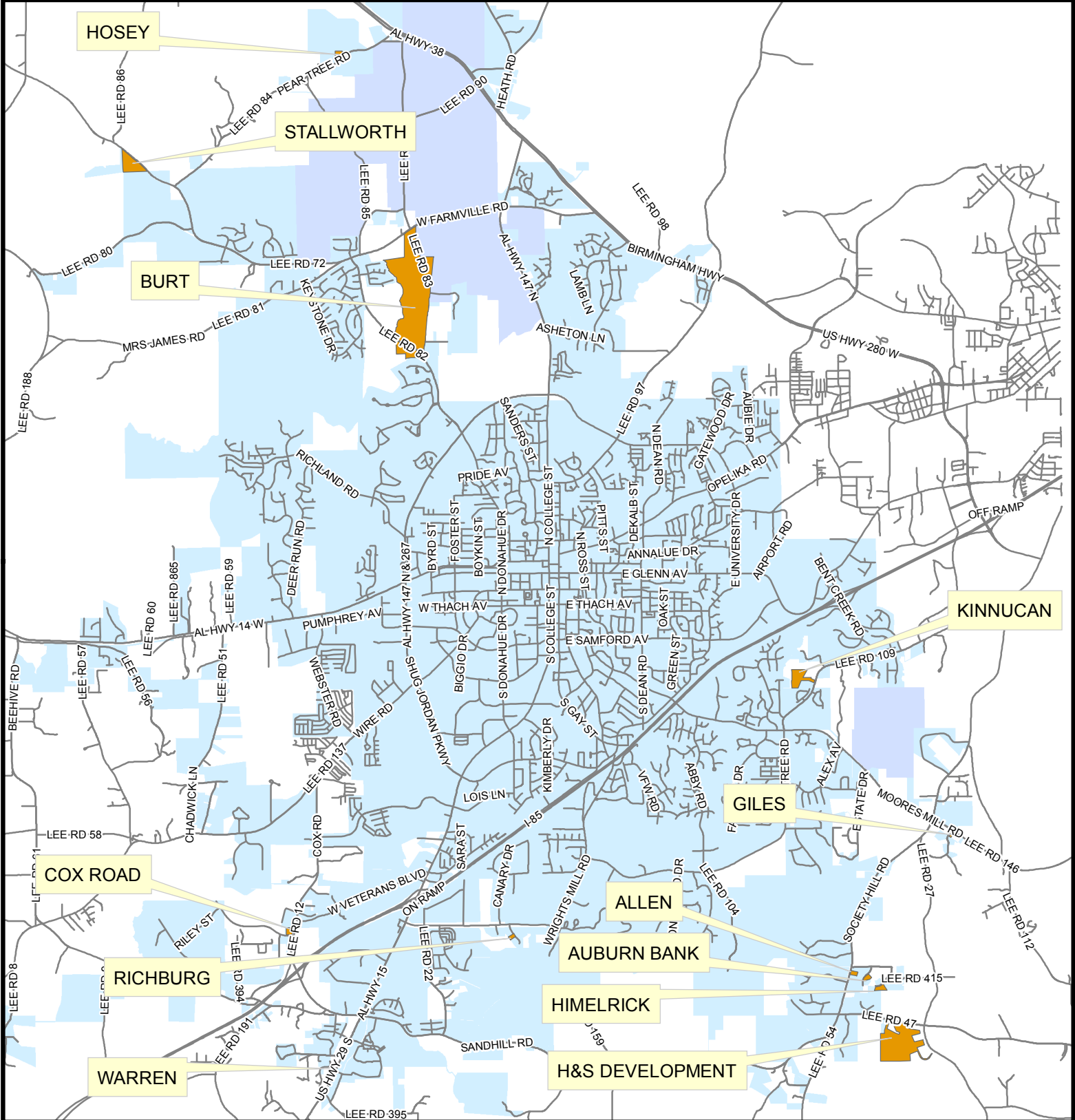
Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2017-00792	The Talons	Wanda and James Wallace	Appeal of the denial of a Public Works Design & Construction Manual waiver request to reduce the minimum street width	8/10/2017	Approved
			Appeal of the denial of a Public Works Design & Construction Manual waiver request to allow installation of a modified street curb in lieu of the city's standard curb and gutter		Approved
PL-2017-00724	Mimms Trail Subdivision, 4th Addition, Phase 1	Cleveland Real Estate Investments Partnership	Waiver regarding the time in which a development must be completed in order to extend the bonding period	8/10/2017	Approved (12 month extension)
PL-2017-00725	Yarbrough Farms Subdivision, Phase Three	Dilworth Development, Inc.	Waiver regarding the time in which a development must be completed in order to extend the bonding period	8/10/2017	Approved (12 month extension)
PL-2017-00744	Tivoli Subdivision, Phase 4C	Auburdan, Inc.	Waiver regarding the time in which a development must be completed in order to extend the bonding period	8/10/2017	Approved (12 month extension)
PL-2017-00872	Auburn Heights Subdivision	Opelika Road Alliance, LLC	Waiver to allow the creation of a lot that would not have frontage on a dedicated public street	9/14/2017	Denied
PL-2017-00865	Wire Road Commercial Park	D&J Enterprises, Inc.	Waiver regarding the time in which a development must be completed in order to extend the bonding period	9/14/2017	Approved (12 month extension)
PL-2017-00910	Asheton Lakes, Phase 3A	Farmville Lakes, Phase 3A	Waiver regarding the time in which a development must be completed in order to extend the bonding period	9/14/2017	Approved (12 month extension)
PL-2017-00886	Asheton Lakes, 8th Addition, Phase 2	Conner Brothers Construction Co., Inc.	Request for a waiver regarding the time in which a development must be completed in order to extend the bonding period	9/14/2017	Denied

Staff-Initiated Zoning Ordinance Amendments October 2016 - September 2017

Case	Action Requested	Planning Commission Date	Planning Commission Action/ Recommendation	City Council Ordinance Number
Zoning Ordinance Text Amendments (MS-2016-00033)	Recommendation to City Council for adoption of text amendments to Article II (Definitions) and Article IV (General Regulations) for purposes of establishing and creating standards for Rural Event Facilities	11/10/2016	Tabled	3009
		1/12/2017	Approval	
Zoning Ordinance Text Amendments (MS-2016-00038)	Recommendation to City Council for adoption of text amendments to Article V (Detailed Regulations) for purposes of establishing and creating standards for a Neighborhood Conservation (NC-32) zoning district	2/9/2017	Approval	3010
Zoning Ordinance Text Amendments (MS-2017-00001)	Recommendation to City Council for adoption of text amendments to Article II (Definitions) and Article IV (General Regulations) for purposes clarifying exemptions on structure height limitations	3/9/2017	Approval	3018
Zoning Ordinance Text Amendments (MS-2017-00014)	Recommendation to City Council for adoption of text amendments to Article III (Establishment of Zoning Districts), Article IV (General Regulations), Article V (Detailed Use Regulations), Article VI (Signs), and Appendix A: Plant Material Specifications for purposes of updating cross-references, removing a portion of language concerning filling of floodplains, and amending the permitted tree and shrub species	8/10/2017	Approval	3054
Zoning Ordinance Text Amendments (MS-2017-00016)	Recommendation to City Council for adoption of text amendments to Article II (Definitions), Article IV (General Regulations), and Article V (Detailed Use Regulations) for purposes of establishing regulations for mobile food vendors	8/10/2017	Approval	3053

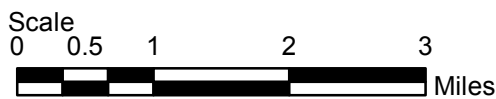
Appendix A

FY 2017 Annexations



Legend

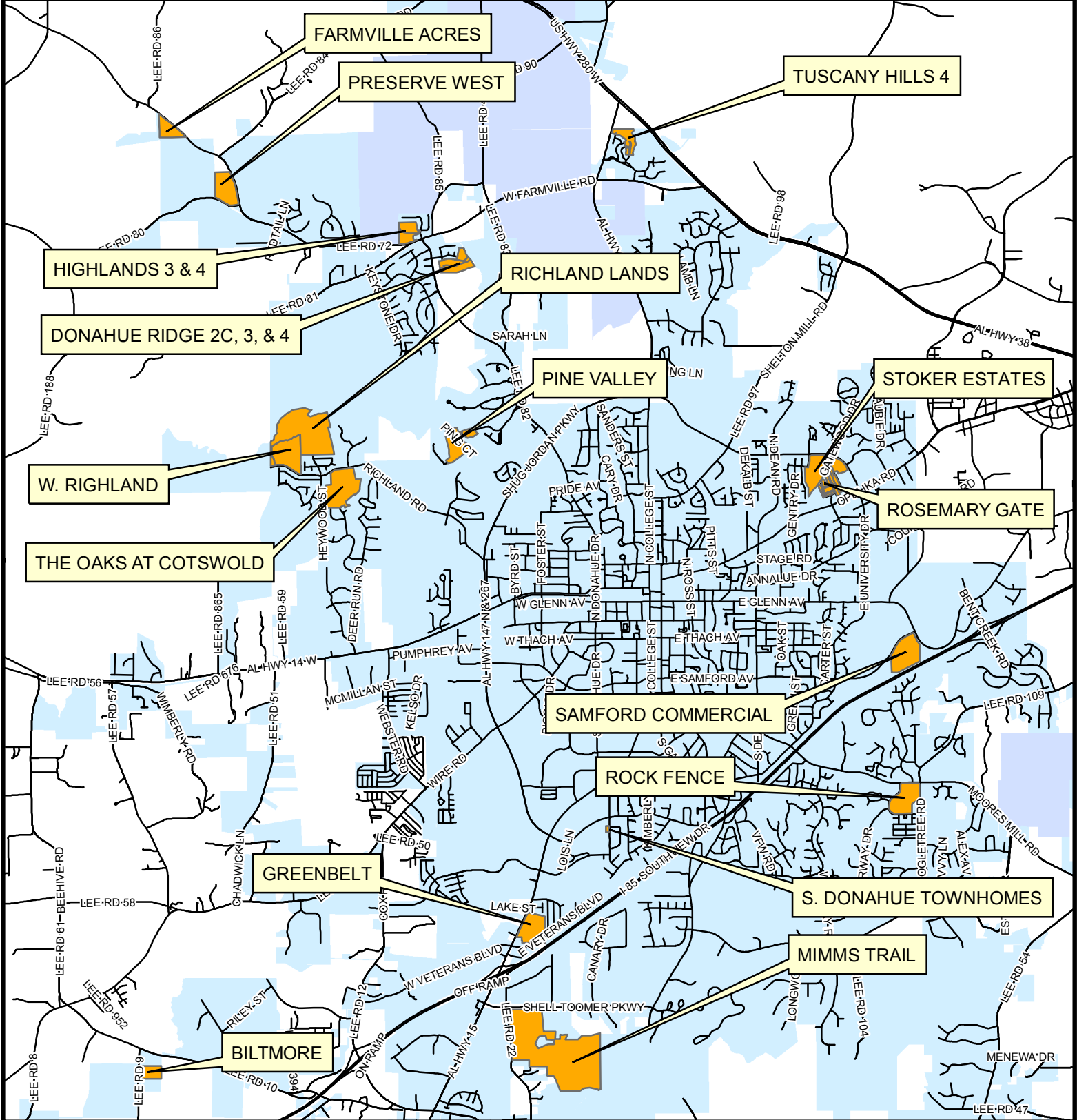
Annexations



The City of Auburn, Alabama does not guarantee this map to be free from errors or inaccuracies. The City of Auburn, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without verification by an independent professional qualified to verify such information.

Appendix B

FY 2017 Subdivisions (Recorded)



Legend

 Subdivisions



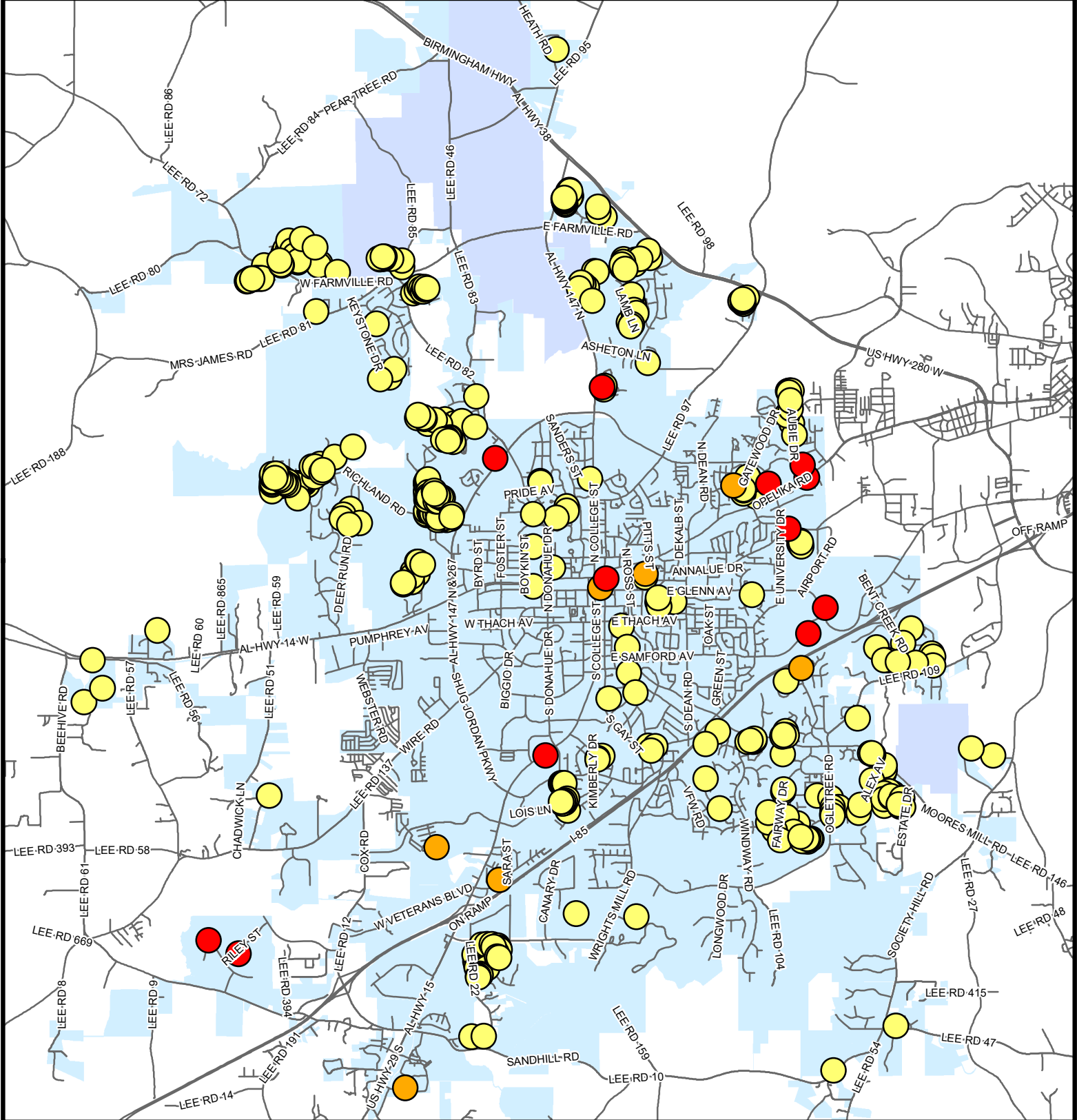
Scale



The City of Auburn, Alabama does not guarantee this map to be free from errors or inaccuracies. The City of Auburn, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without verification by an independent professional qualified to verify such information.

Appendix C

FY 2017 New Development



Legend

- Commercial
- Multi Family
- Single Family



Scale



The City of Auburn, Alabama does not guarantee this map to be free from errors or inaccuracies. The City of Auburn, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without verification by an independent professional qualified to verify such information.