

2019



PLANNING COMMISSION ANNUAL REPORT FY2019



City of Auburn



February 17, 2020

Planning Commission
City of Auburn, Alabama

Dear Planning Commission Members:

It is my pleasure to present the FY 2019 Annual Report to the Planning Commission for your review. This year's report is our thirteenth publication since this initiative 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.

In the comprehensive planning arena, two important focus area studies were completed that were accompanied by zoning ordinance amendments designed to facilitate realization of the study area plans over time. The Harper Avenue study focused on enhancing redevelopment opportunities in this infill neighborhood, while the Glenn Dean study focused on adaptive re-use opportunities while also recognizing that single-family detached uses along the Dean Road and Glenn Avenue corridors would inevitably redevelop; particularly, for those parcels that are in immediate proximity to the existing commercial node at the Glenn/Dean intersection.

The latest generation of student housing product (academic detached dwelling units) became a challenge for the City and new regulations were created and codified to better regulate and locate this housing product type moving forward. This effort was not dissimilar to the challenge the City faced in 2015 when regulations for "private dormitories" were created and codified to better regulate that student housing type as the Downtown Master Plan process was drawing to a close.

In the coming months, we will bring the Cox/Wire Road focus area study to you for adoption and we will soon "kick off" our next area study which will focus on the U.S. Highway 280 Corridor and its immediate environs.

As we look back to the past and look forward to the future, we realize that in a dynamic community like ours, planning work is never complete. We are both grateful and fortunate to have a fully engaged Commission who is committed to take whatever time is necessary to plan properly and responsibly for the growth our City will continue to experience.

Sincerely,

A handwritten signature in black ink that reads "Forrest E. Cotten". The signature is written in a cursive style and is positioned to the right of a horizontal line that extends from the left margin.

Forrest E. Cotten, AICP
Planning Director

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Planning Commission Members

Phil Chansler, Chair

Nonet Reese, Vice Chair

Wayne Bledsoe, Secretary

Jana Jager, Mayor's Designee

Robyn Bridges

Mack LaZenby

Marcus Marshall

Warren McCord

Robert Ritenbaugh

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 Services Department Staff

Forrest E. Cotten, AICP, Director of Planning

Thomas Weintraut, AICP, Principal Planner

Tyler Caldwell, AICP, Principal Planner

Katie Robison, AICP, Senior Planner

Logan Kipp, AICP, Planner

Jay Howell, Planner

Amber English, Administrative Assistant

James C. Buston, III, City Manager

Megan McGowen Crouch, AICP, Assistant City Manager

B. Scott Cummings, PE, Development Services Executive Director

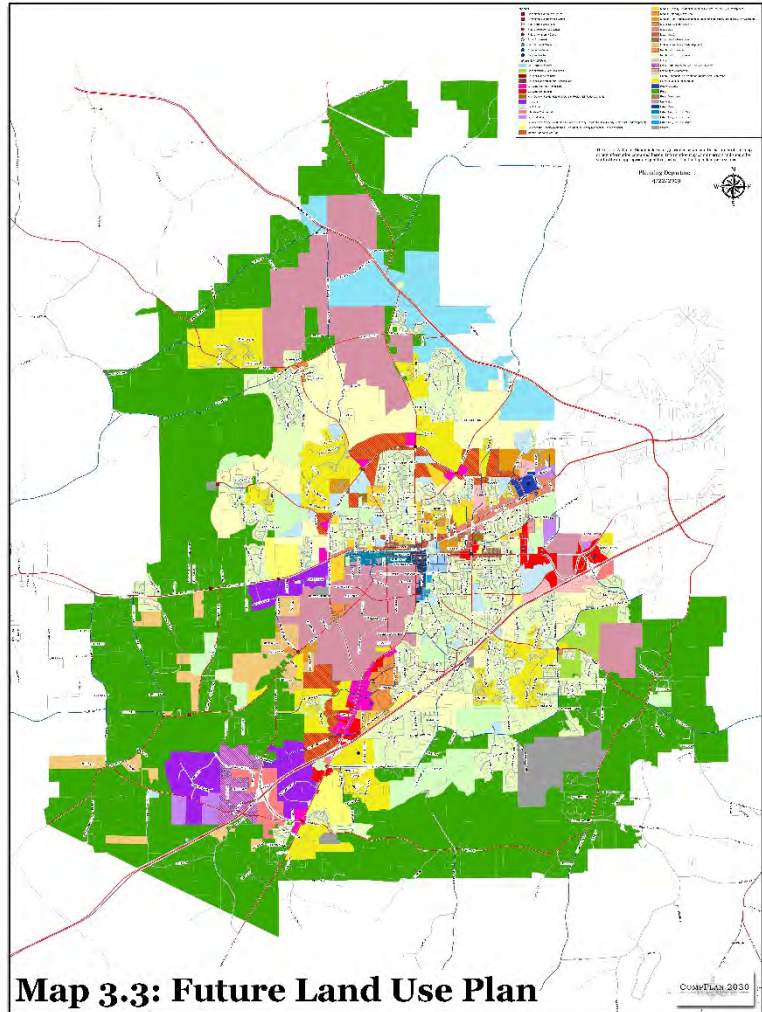
The mission of the Planning Services Department is to promote planned and managed change as a means of creating and maintaining an attractive, “built environment” and conserving and protecting the City’s “natural environment.”

The Planning Services 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.

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 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 2019, Planning Services completed and adopted two focus area studies (Harper Avenue Focus Area and Glenn/Dean Focus Area), which were designed to ensure appropriate densities and compatibility of new development and redevelopment in these two central and strategic locations. Moving into FY 2020, two more major focus area studies will be developed that will result in changes to future land use classifications for properties in the subject area: U.S. Highway 280 Focus Area (2,400 acres) and the Highway 14 Focus Area (2,450 acres). Additionally, staff will be developing final recommendations for the Cox/Wire Focus Area Study, which represents nearly two square miles of land along these two strategic corridors. The Study's completion and adoption will result in the City being able to provide better guidance for future development decision-making for properties within and outside of the city limits.

FY 2019 Meeting Dates

Packet Meetings

October 8, 2018
November 5, 2018
December 10, 2018
January 7, 2019
February 11, 2019
March 11, 2019
April 8, 2019
May 6, 2019
June 10, 2019
July 8, 2019
August 5, 2019
September 9, 2019

Regular Meetings

October 11, 2018
November 8, 2018
December 13, 2018
January 10, 2019
February 14, 2019
March 14, 2019
April 11, 2019
May 9, 2019
June 13, 2019
July 11, 2019
August 8, 2019
September 12, 2019

Work Session Schedule

November 13, 2018	Robert's Rules of Order Training
December 13, 2018	Academic Detached Dwelling Units
January 8, 2019	Harper Avenue and Glenn/Dean Focus Area Studies
July 23, 2019	Corridor Overlay Regulation and Major Street Plan Update
August 20, 2019	Cox Road/Wire Road Focus Area Study

FY 2019 Planning Commission and Planning Department Work Efforts

Academic Detached Dwelling Units

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 create, define, and regulate a new performance housing type to be termed “academic detached dwelling unit.”

In Spring 2018, multiple building permits were issued for “single-family” residences on single lots of record along Canton Avenue at its intersection with Frazier Street. Considered as single dwellings on individual lots of record, these structures only required review and approval by the Inspection Services Department. Once construction of the residences commenced, however, signage was placed at the development site marketing the residences for student occupancy.

This was brought to the attention of the City and the Planning Services Department, specifically. The Department reviewed the floor plans for the subject units and determined that the configurations were strikingly similar to the floor plans of “private dormitory” uses, but just in single unit form. By way of background, regulations were created for private dormitories during the final stages of the Downtown Master Plan (DMP) process at the end of the 2015 calendar year. This was done largely in response to the emergence of multiple urban-form “purpose-built” student housing developments seeking entitlements and development approvals in the Urban Core. It was also done in recognition of the fact that the impacts and characteristics of this housing type are distinctly different than other types of multi-family housing offerings. The private dormitory regulations were adopted and codified along with the zoning implementation component of the DMP in March 2016.

Regulating this type of use carefully and appropriately was particularly important because the ADDU use seeks areas on the fringe of the Urban Core largely comprised of older and established lower density neighborhoods and in many cases, single family neighborhoods. This was in contrast to private dorms, which tend to seek more urban, higher density areas that are largely comprised of existing student housing stock already [the Urban Neighborhood (UN) Districts (formerly University Service District) and the Urban Neighborhood-West, in particular]. This difference could create compatibility issues in terms of the size and scale of development, but also in terms of the lifestyle differences between students and non-students that the City of Auburn’s long-standing unrelated occupancy regulations were designed to address.

The proposed regulations provided for the following:

- ADDUs would be permitted by right only in the UN Districts.
- Conditional use approval would be required for ADDUs in the Redevelopment District (RDD), the Corridor Redevelopment District-Suburban (CRD-S) and the Corridor Redevelopment District-Urban (CRD-U) Districts.

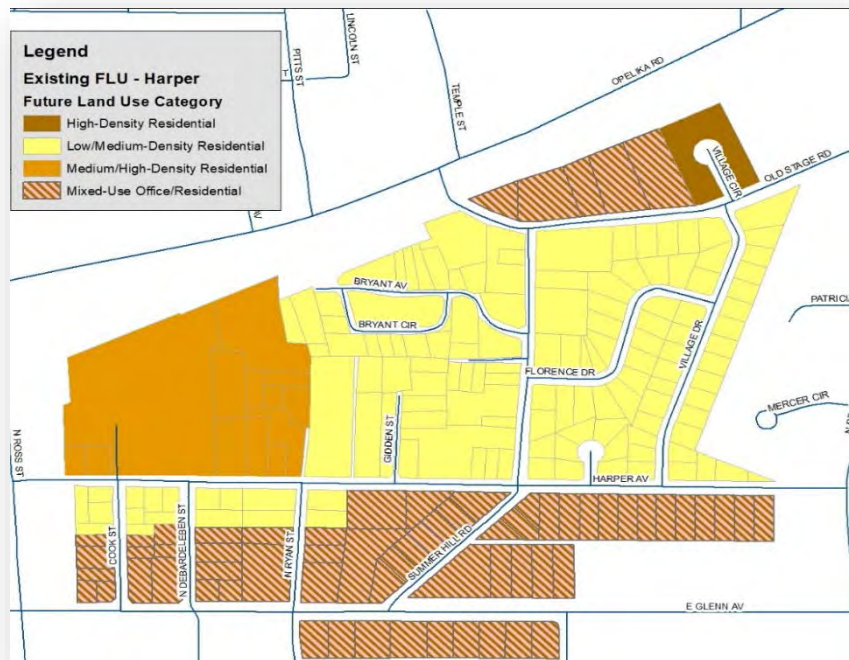
- Floor Plans would be required to be reviewed by Planning Services for most performance housing types including: single-family detached, townhouse, twin house, duplex, multiple unit development, private dormitory, and academic detached dwelling unit.
- Development regulations for ADDUs would be similar to that of performance single-family detached units with the exception of an increased floor to area ratio (from 0.35 to 0.45) and an increased off-street parking requirement (1.1 space) per bedroom versus 2 spaces per unit for single-family detached units.

The Planning Commission held its public hearing and recommended adoption of the amendments at its January 10, 2019 regular meeting. The City Council adopted the amendments with two notable changes at its April 2, 2019 meeting, which included allowing ADDUs by right in the RDD district east of Donahue Drive and allowing ADDUs by conditional use approval in the NRD district east of Donahue Drive.

CompPlan 2030 Text and Future Land Use Plan Amendments – Harper Avenue Focus Area Study

Under this proposal, staff recommended text and 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 Harper Avenue Focus Area Study (Plan), amendments to the CompPlan 2030 text are necessary for the incorporation of the Plan into CompPlan 2030.

The Harper Avenue Focus Area was recognized in CompPlan 2030 as an area in need of a detailed study, but due to other pressing CompPlan 2030 initiatives, namely the Downtown Master Plan and Renew Opelika Road, the Harper Avenue area was reprioritized. During the five-year CompPlan 2030 update, the Planning Department, again, identified this area as a priority study area, completed a study, and recommended amendments to the Future Land Use Plan within CompPlan 2030.



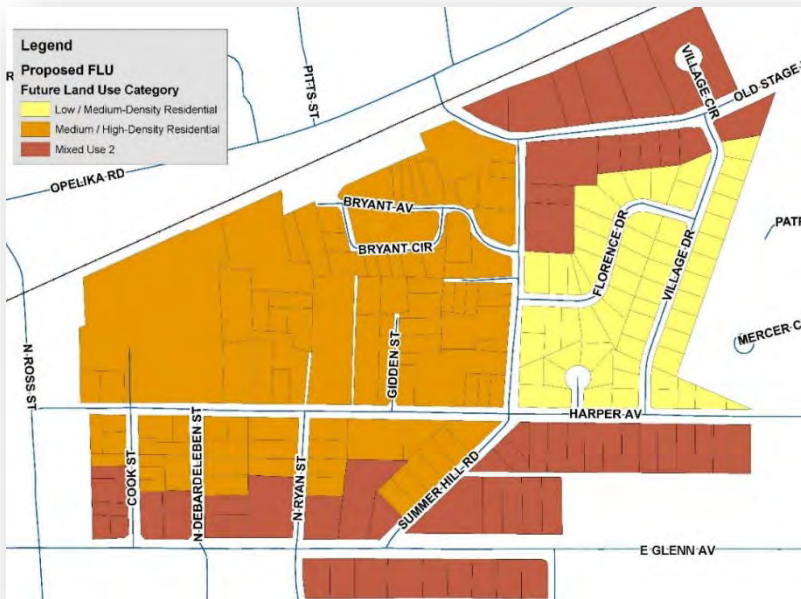
CompPlan 2030 identified the area between Glenn Avenue, the CSX rail line, the Urban Neighborhood area along North Ross Street on the west, and the east side of Village Drive as the Harper Avenue Focus Study area. Within the 86.5 acre boundary of the study area, 12% were vacant, 9% were commercial, 4% were multi-unit residential, 10%

contained duplexes, and 65% were single-unit dwellings. Approximately 575 people lived in the area, and the median home value in 2017 was \$130,600 compared to \$230,000 for the City of Auburn as a whole.

As part of the planning process the staff evaluated the current Future Land Use (FLU) classifications to determine if: 1) the FLU reflected the current land use of the area, and 2) the current FLU was compatible with updates made to CompPlan 2030 as a result of the adoption of the Renew Opelika Road and the Downtown Master Plans.

The Harper Avenue Focus Area had experienced some residential redevelopment with the three Phases of The Boulevard multi-unit student housing development, the Ryan Street Townhomes, the North Ryan

Street Duplex, the twin home at 219 – 221 North Debardeleben Street, and the approval of the townhouses at 620 East Glenn Avenue. With this renewed development interest, staff recommended expanding the Medium/High Density Residential land use category to properties being used as residential in the area west of Summer Hill Road, north of the commercial properties along East Glenn Avenue. Staff also recommended changing the land use from Mixed Use/Office to Mixed Use 2 along the East Glenn Avenue corridor to allow



a mix of office, commercial, and residential to encourage ground floor commercial uses with residential above. The last recommended area of change in land use was along the Old Stage Road area, where there was a mixture of commercial, contractors' warehouses, office uses, and apartments. This area would change from the Mixed-Use Office Residential, Low Density Residential and High-Density Residential to Mixed-Use 2 to provide more flexibility in land uses.

The Planning Commission held its public hearing and adopted the amendments at its February 14, 2019 regular meeting.

Zoning Ordinance Text and Map Amendments – Harper Avenue Focus Area Study

Under this proposal, staff recommended amendments to Article II (Definitions), Article III (Establishment of Zoning Districts), Article IV (General Regulations), Article V (Detailed Use Regulations) and Article VI (Signs) of the *City of Auburn Zoning Ordinance*. The purpose of these amendments was to create a new zoning district, Medium Density Residential District (MDRD) and a new sub-district, Corridor

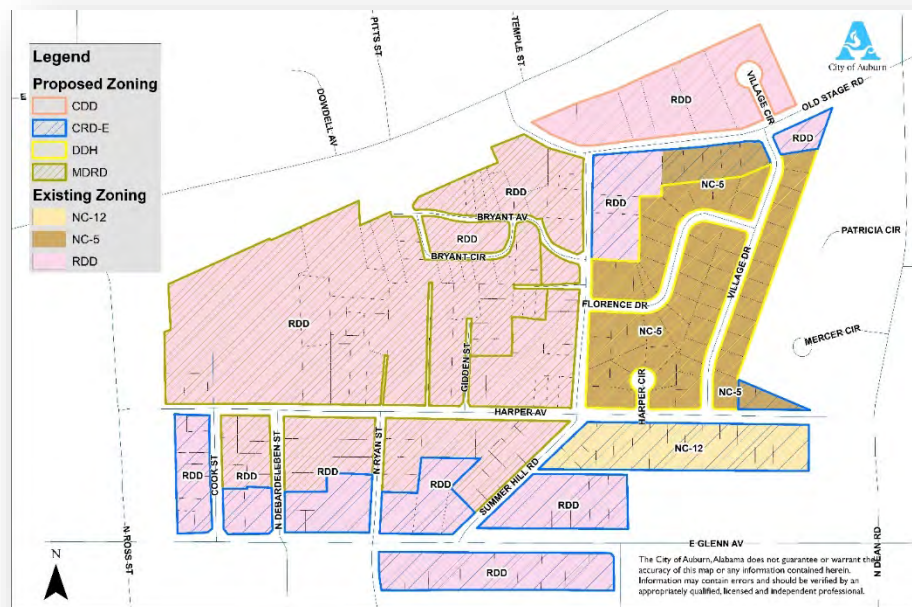
Redevelopment District – East (CRD-E), and accompanying regulations, as well as to rezone properties in the Harper Avenue Focus Area Study boundary.

This focus area was identified as a redevelopment area since the adoption of the current performance zoning ordinance in 1984; however, until fairly recently, there had been very little new or redevelopment of the area. The study area comprised approximately 86.5 acres and contained 205 parcels, 25 of which were undeveloped.

The planning process for the Harper Avenue Focus Area Study began in June 2018, with staff collecting data pertaining to: current and future land use; ownership records; owner versus renter occupancy; age, size, and type of housing stock; commuting patterns; and zoning. This data was used to compile recommendations for changes to the future land use classifications. In July 2018, staff sent letters to stakeholders (property owners) who held the largest number of parcels in the area and invited them to provide feedback on the proposal. In addition, staff sent invitations to all property owners in the study area for an open house which was held on August 8, 2018. Most of the comments staff received were in favor of the proposed land use update.

The proposed MDRD district was designed to promote redevelopment of residential properties in order to provide more diverse housing types at higher densities than the Development District Housing (DDH) zoning district. The district was intended to provide a transition between the DDH and both the UN and CRD districts. Permitted uses would be limited to performance residential housing types, and limited institutional, special residential, and public service uses. The MDRD district would allow for up to five (5) unrelated individuals to live in a unit.

The CRD-E district was designed to provide an area for mixed-use residential, commercial, office, and retail uses (such as neighborhood restaurants and shops) to support the residential neighborhoods around the corridor and to provide a link between the urban area and the commercial node at East Glenn Avenue and North Dean Road. The CRD-E would include certain properties along the East Glenn Avenue and Harper Avenue corridors. The CRD-E district would also allow for up to five (5) unrelated individuals to live in a unit.



The Planning Commission held its public hearing and recommended adoption of the amendments at its February 14, 2019 regular meeting. The City Council adopted the amendments at its April 2, 2019 meeting.

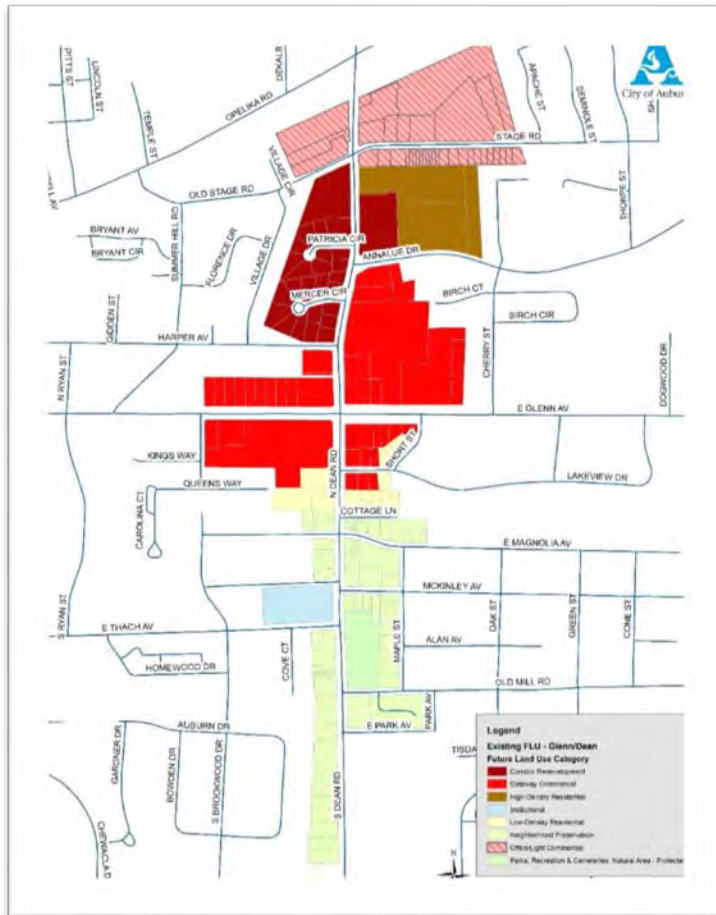
CompPlan 2030 Text and Future Land Use Plan Amendments – Glenn / Dean Focus Area Study

Under this proposal, staff recommended adoption of text and 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 Glenn/Dean Focus Area Study (Plan), amendments to the CompPlan 2030 text were necessary for the incorporation of the Plan into CompPlan 2030.

The Glenn/Dean Focus Area was located within the boundary of the CSX railroad track on the north and Park Avenue on the south, with a primary focus on properties with frontage on Dean Road. The area had seen the redevelopment of the Kroger anchored shopping center, the demolition of the Liberty Gas station at the southwest corner of Glenn Avenue and Dean Road, and the conversion of residential properties along East Glenn Avenue and South Dean Road to commercial uses. The area along both corridors was transitioning away from single-family residential uses to more commercial uses as a result of the change

in function of the two streets. Glenn Avenue is a connector from the Bent Creek/Interstate 85 interchange to downtown Auburn, and Dean Road connects the Opelika Road area to both Moores Mill Bridge and the residential neighborhoods south of Interstate 85.

The planning process for the Glenn/Dean Focus Area Study commenced in June 2018 along with the Harper Avenue Focus Area Study. Staff collected data pertaining to: current and future land use; ownership records; owner versus renter occupancy; age, size, and type of housing stock; commuting patterns; and zoning. The data was used to compile recommendations for changes to the future land use. Staff sent letters to property owners inviting them to an open house which was held on December 12, 2018. All attendees were favorable of the proposal to updating the land use. The Planning Commission held a work session on January 8, 2019 to review



FY 2019 PC and PD Work Efforts

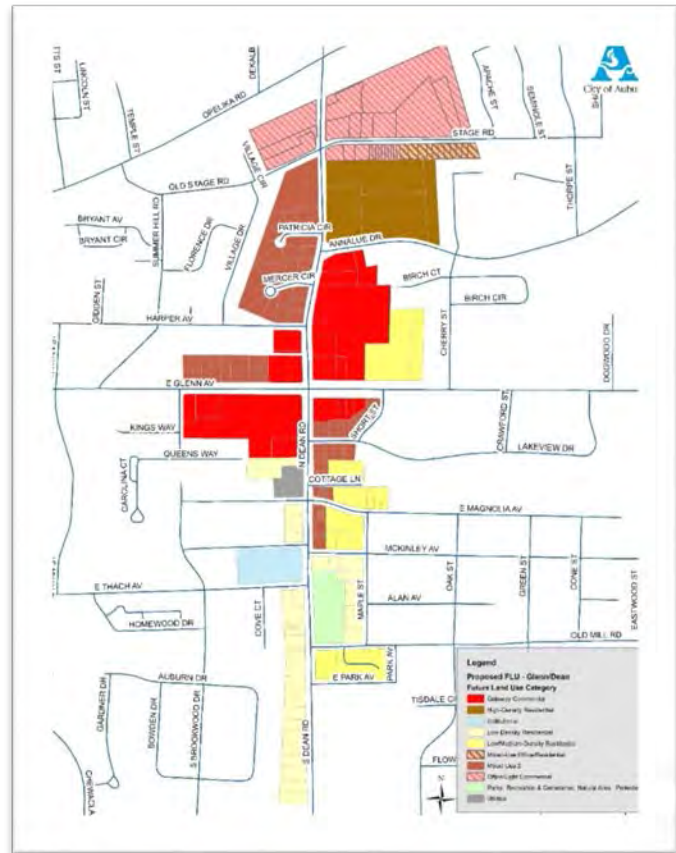
the proposal and was in consensus with the recommendations; however, the Commission requested the staff review seven additional properties on the west side of Dean Road south of the initial study area.

As part of the planning process, staff evaluated the current Future Land Use (FLU) classifications to determine if: 1) the FLU reflects the current land use of the area, and 2) the current FLU was compatible with updates made to CompPlan 2030 as a result of the adoption of the Renew Opelika Road Corridor Plan and the Harper Avenue Focus Study area.

The recommended changes were designed to unify the land use designation for the Courtyard Apartments to High Density Residential and to place the Mixed Use 2 land use designation on the Mercer and Patricia Circle neighborhoods, as well as along the north side of East Glenn Avenue beginning at Charleston Place east to the Walgreens Pharmacy site at the intersection of East Glenn Avenue and North Dean Road. Staff proposed changing two parcels on the north side of East Glenn Avenue (owned by Grace United Methodist Church) to Low/Medium Density Residential to provide a transition between the commercial uses and the residential properties east of the site.

Staff recommended the following adjustments to future land use classifications in the area south of East Glenn Avenue:

- Change the four parcels on the northwest corner of East Magnolia and North Dean Road where the Alabama Power substation is located to Utilities.
- Change all the properties along the west side of South Dean Road, excluding the Auburn Public Library, to Low Density Residential.
- Change the properties along the north side of Short Street, properties along both sides of Lakeview Drive west of Short Street and properties along the east side of North Dean Road north of McKinley Avenue to Mixed Use 2.
- Change the properties north of McKinley and west of Maple Street to the properties that front on North Dean Road and the East Park Apartments to Low/Medium Density Residential.
- Change the properties along the south side of McKinley and the west side of Maple Street to Low Density Residential.



The Planning Commission held its public hearing and adopted the amendments at its April 11, 2019 regular meeting.

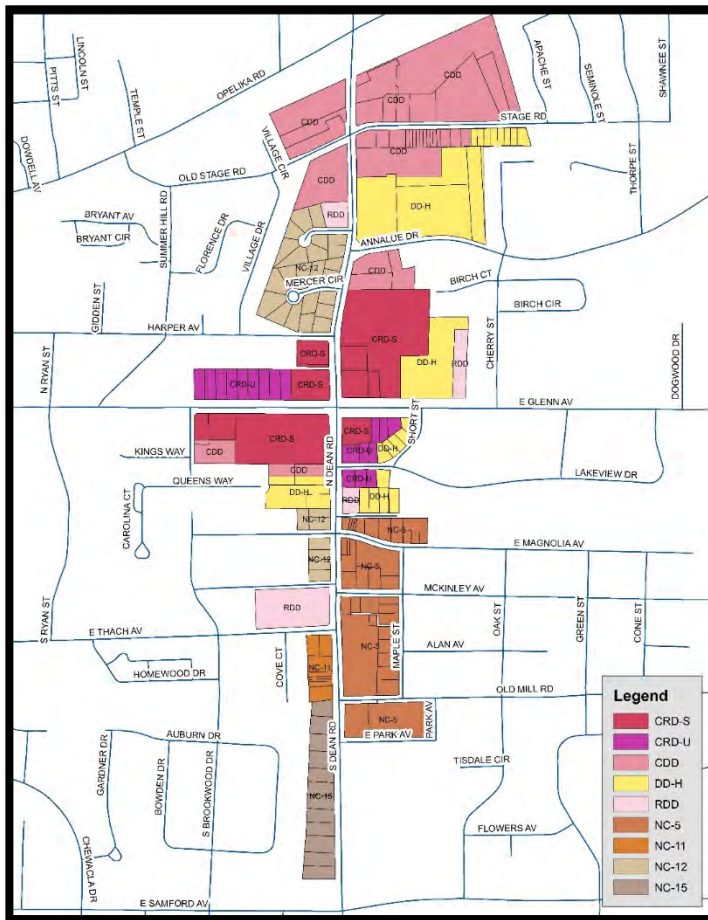
Zoning Ordinance Text and Map Amendments – Glenn / Dean Focus Area Study

Under this proposal, staff recommended amendments to Article IV (General Regulations) and Article VIII (Development Review Process) of the *City of Auburn Zoning Ordinance*. The purpose of this text amendment was to include buffer yard standards for the newly created Medium Density Residential District (MDRD) and to reflect the requirement for conditional use approval for Multiple Unit Development in the Corridor Redevelopment Districts - West and East (CRD-W and CRD-E). The map amendment rezoned properties in order to implement the Glenn/Dean Focus Area study completed in February 2019.

The Glenn/Dean Focus Area is located within the boundary of the CSX railroad track on the north and Park Avenue on the south, with a primary focus on the properties with frontage on Dean Road.

The Glenn/Dean Focus Area comprises 115.36 acres. This focus area had been in gradual transition from residential use to commercial use (both new development and adaptive re-use) for several years. The Glenn/Dean intersection is a major commercial node for the City and contains two large commercial shopping centers, several quick service restaurants, a bank, office and personal service establishments.

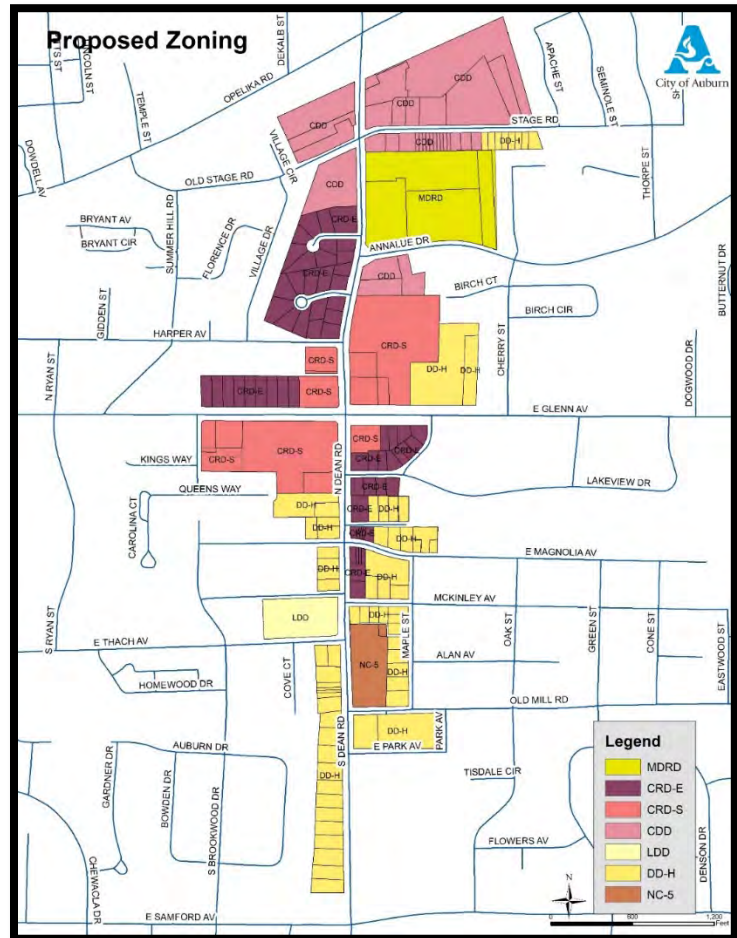
The land use and zoning changes in some ways stemmed from a request in 2014 to rezone the property at 111 North Dean Road from Neighborhood Conservation (NC-12) to Redevelopment District (RDD). The property owner cited difficulty in attracting tenants to the site because of the traffic and commercial character of the area. The Planning Commission recommended denial of the rezoning and requested the planning staff initiate a



study (the Glenn/Dean Focus Area study) of the land use and zoning in the area to determine if any changes might be appropriate. That subject property was subsequently sold to Alabama Power for the expansion of the adjoining power substation which received conditional use approval in late 2018.

The focus area study resulted in the following recommendations for zoning map amendments.

- Rezoning of properties at the northeast corner of the intersection of North Dean Road and Annalue Drive from Comprehensive Development District (CDD) and Development District Housing (DDH) to Medium Density Residential District (MDRD)
- Rezoning of 923 East Glenn Avenue from Redevelopment District (RDD) to Development District Housing (DDH)
- Rezoning of properties on the west side of North Dean Road between Harper Avenue and Old Stage Road (excluding 435 North Dean Road) from Neighborhood Conservation (NC-12) and Redevelopment District (RDD) to Corridor Redevelopment District – East (CRD-E)
- Rezoning of properties that front on the north side of East Glenn Avenue beginning at the intersection of Charleston Place from Corridor Redevelopment District – Urban (CRD-U) to Corridor Redevelopment District – East (CRD-E)
- Rezoning of a portion of property located on the east side of Charleston Place from Comprehensive Development District (CDD) to Corridor Redevelopment District – Suburban (CRD-S)
- Rezoning of 131 North Dean Road and a portion of the property located just to the east from Comprehensive Development District (CDD) and Development District Housing (DDH) to Corridor Redevelopment District – Suburban (CRD-S)
- Rezoning of the properties which front on the west side of Dean Road beginning at, and including, the Alabama Power substation south to McKinley Avenue (including 765 East Magnolia Avenue) and from East Thach Avenue (including 752 East Thach Avenue) south to East Samford Avenue (excluding 759 East Samford Avenue) from Neighborhood Conservation (NC-12), Neighborhood Conservation (NC-11), and Neighborhood Conservation (NC-15) to Development District Housing (DDH)
- Rezoning of the Auburn Public Library property from Redevelopment District (RDD) to Limited Development District (LDD)
- Rezoning of properties which front on the east side of Dean Road beginning at East Glenn Avenue south to McKinley Avenue and from Dean Road east to Short Street from Neighborhood Conservation



(NC-5), Development District Housing (DDH), Corridor Redevelopment District – Urban (CRD-U) and Redevelopment District (RDD) to Corridor Redevelopment District – East (CRD-E)

- Rezoning of the properties addressed 813, 817, 825, and 829 Cottage Lane; 805-807, 809-811, 815-817, 821, 861, 901 East Magnolia Avenue; the property located at the northwest corner of East Magnolia Avenue and Maple Street; 807-809, 815-817, and 821-823 McKinley Avenue; and the properties between South Dean Road and Maple Street and East Park Avenue and McKinley Avenue (excluding Baptist Hill Cemetery) from Neighborhood Conservation (NC-5) to Development District Housing (DDH)

The Planning Commission held its public hearing and recommended adoption of the amendments at its April 11, 2019 regular meeting. The City Council adopted the amendments at its May 21, 2019 meeting.

Zoning Ordinance Text Amendment – Corridor Overlay Update

Under this proposal, staff recommended approval of amendments to Article IV (General Regulations), Article V (Detailed Use Regulations), Article VIII (Development Approval Process), and Article IX (Administration and Enforcement) of the *City of Auburn Zoning Ordinance*. The primary purpose of this text amendment was to integrate the street classifications from the Engineering Design and Construction Manual with the Corridor Overlay Area Regulations and to adjust standards that were typically in conflict with other sections of the Zoning Ordinance. Additionally, staff proposed to adjust sign regulations for the Urban Core and College Edge Overlay District and to correct errant references in the Zoning Ordinance.

The Corridor Overlay Area Regulations (Section 429) set forth standards aimed at maintaining high standards along the City’s primary and secondary corridors. These corridors house the majority of the commercial activity in Auburn and serve as gateways into the City. The amendment, in large part, replaced a specific street list with a reference to streets with a classification of arterial or collector, as designated in Appendix K and Appendix L in the Engineering Design and Construction Manual. As the City continues to expand and road classifications are upgraded, the Zoning Ordinance will not need to be updated to capture applicable streets. To reduce conflicts between sections in the code, staff proposed to add text exempting properties located in the Rural (R) and Industrial (I) Districts from these regulations, except for bufferyard requirements for industrial zoned property. Additionally, staff proposed to remove the required front setback of 20 feet. Recent changes from CDD and RDD to SCCD and CRD zoning districts had been a conscious effort to move away from the use of angle of light as a setback determinant and toward defined setbacks that were consistent throughout these districts.

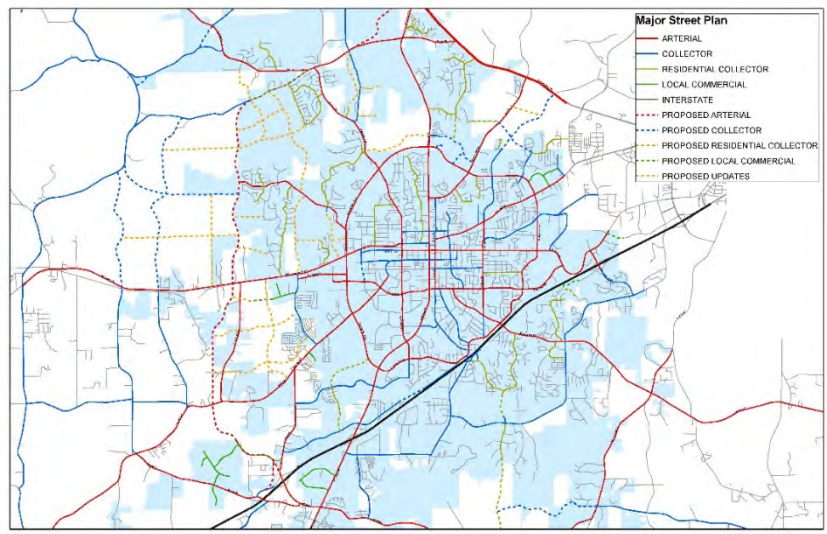
Other changes proposed by this ordinance corrected inaccurate references within the Zoning Ordinance and adjusted sign regulations for the Urban Core (UC) and College Edge Overlay District (CEOD) districts. For allowable signage in the UC and CEOD, staff proposed to move from one (1) square foot to two (2) square feet per linear foot of building frontage, while still being limited to a maximum of 32 square feet. This change would benefit spaces that have small frontages (less than 16 linear feet of frontage).

The Planning Commission held its public hearing and recommended adoption of the amendments at its September 12, 2019 regular meeting. The City Council adopted the amendments at its October 15, 2019 meeting.

Major Street Plan Amendment

Under this proposal, staff recommended approval of updates to the Major Street Plan based on recent development, traffic studies, long range transportation plan updates, and general review updates.

The Major Street Plan provides a map of the City of Auburn's current major streets, as well as projected future major streets. The major streets are identified as existing and proposed Arterial, Collector, Residential Collector, and Local Commercial roadways.



Local streets, which play a major role in the City's transportation system, are not identified on the map. The locations and classifications of projected future streets are based on information from the long-range transportation plan, Auburn Citywide Traffic Study, staff analysis, terrain and other alignment considerations. The Major Street Plan is utilized as a tool for analyzing traffic needs and impacts on the City, and as an informational device for citizens and developers. The plan identifies general locations and alignments, but as development occurs, proposed alignments are further refined.

Updates to the Major Street Plan were based on alignment changes, new roadways, changes in classification, or deletions based on proposed or constructed conditions. Additionally, new roadway connections were proposed in the northwest and southwest quadrants of the City as well as additional east-west connections north of Shug Jordan Parkway and Academy Drive. The classifications will be determined as development occurs in the identified areas, but staff anticipates the roadways to be, at a minimum, classified as residential collectors or local commercial roadways.

The more specific changes are outlined below:

Updated Alignments/New Roadways:

- Bud Black Road
- Deer Run Road
- Downs Way
- Grove Hill Road south of Kentwood Drive
- Haley Lane
- James Burt Parkway
- Paul Parks Lane
- Preserve Drive
- Tuscany Hills Drive
- W Tech Lane
- Yarbrough Farms Boulevard

Updated Classifications:

- Reclassified the remainder of Binford Drive to collector
- Reclassified Corporate Parkway from a proposed arterial to a local commercial
- Reclassified North Debardeleben Street from local street to collector
- Reclassified Old Cox Road from an arterial to a collector
- Reclassified Riley Street from a proposed local commercial to a local commercial
- Reclassified South Yarbrough Farms Boulevard from proposed collector to collector
- Reclassified West Samford Avenue from a local street to an arterial
- Reclassified Wire Road from Heisman Drive to West Magnolia Avenue from local street to collector

Deletions:

- Unnamed roadway in Auburn Technology Park West
- I-85 on ramps
- W Veterans Boulevard from Cox Road to Corporate Parkway
- Extension of Watercrest Drive south of Cary Creek Parkway
- Whittington Street

The Planning Commission held its public hearing and recommended adoption of the amendments at its September 12, 2019 regular meeting.

Multi-Family Market Study Update

In November 2012, the City of Auburn engaged the real estate research and consulting firm of Danter Company, LLC to study the existing and future multi-family housing market conditions in Auburn. A final report was delivered in March 2013 that evaluated the Auburn market and identified specific areas of market deficits or overbuilding within the context of three primary components: geography, economic, and conceptual. Updates to the study were completed in both May 2015 and April 2018. In April 2019, Danter began an update to the market study, focusing on the existing and future demand for market-rate/conventional rental housing market in the City. For the purpose of this update, the analysis compared market changes that had occurred since May 2015. The updated study was completed and published in May 2019. It determined that the overall vacancy rate among the non-student, market-rate projects was 0.5%, which was considered extremely low and indicated that the market was limited by a lack of supply, rather than demand. Additionally, just over 60% of the market rate properties in the market reported that at least half of the occupied units were occupied by a student or students.

2019 Citizens' Planning Academy

Auburn citizens were invited to take part in the seventh offering of the Citizens' Planning Academy beginning in September 2019. The academy was offered previously in 2008, 2009, 2011, 2013, 2015, and 2017. 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
- Development Services
- Long-Range Planning
- The Role of Other City Departments in Planning
- A Professional Engineer's View on Planning in Auburn
- Planning Initiatives
- Housing and Growth Management
- Historic Preservation
- Transportation Planning
- Auburn University Campus Planning

The course had 20 participants and concluded in October 2019.

Downtown Design Review Committee

In early 2018, the City Council formally expressed a desire to maintain the downtown area as an active, walkable, safe, and economically vibrant centerpiece of the community, while providing for growth, expansion, preservation, and (re)development opportunities and promoting the ambiance and character envisioned by the Auburn Downtown Master Plan (adopted March 2016). To further this mission, the Downtown Design Review Committee (DDRC) was created on April 17, 2018. The Committee would be composed of five members, three citizens appointed by the City Council and two staff members appointed by the City Manager.

The DDRC was created to provide the following services:

- Review the current design standards in the Urban Core Zoning District and College Edge Overlay District and offer suggestions for amendments to further encourage (re)development opportunities in a manner that promotes the ambiance and character envisioned by the *Auburn Downtown Master Plan*.
- Review (re)development proposals in the Urban Core Zoning District and College Edge Overlay Districts utilizing the adopted design standards and offer suggestions for design enhancements to further promote the ambiance and character envisioned by the *Auburn Downtown Master Plan*.

Since its inception, the DDRC has met ten times on a variety of development projects in the downtown area and has begun the process of refining the current development and design standards for the UC and CEOD, and perhaps beyond.

FY 2019 Year in Review

1. Annexations

Total Number of Applications Considered: 17
Total Number Recommended for Approval: 17
Total Acreage Recommended for Annexation: 193.76
Total Acreage Annexed by City Council: 169.73

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

Total Number of Rezoning Applications: 15
Total Number Applications Recommended for Approval: 11
Total Acreage Recommended for Rezoning: 86
Total Acreage Rezoned by City Council: 86
Total Number of PDD Amendment Applications: 2

3. Subdivisions

Total Number of Preliminary Plat Requests: 38
Total Number of Preliminary Plat Requests Approved: 34
Total Number of Lots Approved by Preliminary Plat
 Performance Lots: 1,005
 Conventional Lots: 332
Total Number of Final Plat Requests Approved: 32
Total Number of Lots Approved by Final Plat
 Performance Lots: 499
 Conventional Lots: 210

4. Conditional Uses

Total Number of Applications Considered: 34
Total Number of Uses Recommended for Approval:
 Commercial and Entertainment: 4
 Commercial Support: 5
 Indoor Recreational: 2
 Industrial: 2
 Institutional: 3
 Neighborhood Shopping Center: 1

Office: 3
Performance Residential: 11
Public Service: 3
Recreational Rental Dwelling: 2
Road Service: 4

5. **Waivers**

Total Number of Requests Approved for Waivers to Zoning Regulations: 1
Total Number of Requests Approved for Waivers to Subdivision Regulations: 18

Zoning Designations

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

96 public hearings were held for cases considered during FY 2019.

Comparison of Previous Years' Numbers

(Current and Five Previous Fiscal Years)

	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Annexations						
Recommended for Approval	5	9	8	12	9	17
Acres Annexed	21.47	103.85	326.55	373.08	296.59	169.73
Rezoning						
Recommended for Approval	5	4	2	5	14	15
Acres Rezoned	392.06	112.18	100.88	293.25	489.98	86
Final Plats						
Lots Approved	262	424	245	401	420	709
Conditional Uses						
Applications	30	16	29	30	36	34
Uses Recommended for Approval	32	42	57	42	35	40
Uses Recommended for Denial	2	2	3	1	1	2
Waivers						
Requests	28	24	28	30	35	23
Approved	26	24	28	24	32	21

Annexation Petitions October 2018 - September 2019

Case Number	Case	Property Owner	Acreage	Planning Commission Date	Planning Commission Recommendation	City Council Ordinance Number
PL-2018-00530	Feminella Annexation	John and Kathryn Feminella	11.96	10/11/2018	Approval	3116
PL-2018-00559	Donahue Ridge, Phase 5 Annexation	EFACO II, Inc.	8.05	10/11/2018	Approval	3129
PL-2018-00623	Etheredge Annexation	Homer and Gwendolyn Etheredge	1.70	11/8/2018	Approval	3130
PL-2018-00657	Diskin Annexation	Charles and Patricia Diskin	5.00	12/13/2018	Approval	3136
PL-2018-00715	Conway Annexation	Patrick Messick	24.03	12/13/2018	Approval	Withdrawn
PL-2018-00742	Farmville Tracts, LLC Annexation	Farmville Tracts, LLC	0.18	1/10/2019	Approval	3144
PL-2018-00755	Steven Black Annexation	Steven G. Black	59.68	1/10/2019	Approval	3142
PL-2018-00769	Cabellero Annexation	Jose Caballero	11.42	1/10/2019	Approval	3143
PL-2019-00036	Clark Annexation	Clark1 Construction, LLC	8.50	2/14/2019	Approval	3148
PL-2019-00045	Bolton Annexation	Michael and Holleigh Bolton	0.94	2/14/2019	Approval	3147
PL-2019-00105	Pitts Annexation	Rickey and Annette Pitts	1.06	3/14/2019	Approval	3153
PL-2019-00106	Weber Farms South, Redivision of Lot 2 Annexation	Donahue Land, LLC	1.06	3/14/2019	Approval	3152
PL-2019-00172	Dulaney Annexation	Reeder Priester Dulaney	10.10	4/11/2019	Approval	3157

Annexation Petitions October 2018 - September 2019

Case Number	Case	Property Owner	Acreage	Planning Commission Date	Planning Commission Recommendation	City Council Ordinance Number
PL-2019-00159	Talmage Annexation	Eugenia Talmage	14.50	5/9/2019	Postponed	3172
				7/11/2019	Approval	
PL-2019-00268	Donahue Ridge, Phase 6 Annexation	EFACO II, Inc.	5.68	6/13/2019	Approval	3171
PL-2019-00287	Sharpe Annexation	David and Judy Sharpe	6.40	6/13/2019	Approval	3165
PL-2019-00437	Sand Hill Acres Annexation	Michael Allen Homes, Inc.	23.50	9/12/2019	Approval	3180

Subdivision Applications October 2018 - September 2019

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Yarbrough Farms Subdivision, Sawgrass Section (PL-2018-00577)	Final	Dilworth Development, Inc.	CDD / PDD	65 (Performance) (59 single family detached lots, three lots for open space, and three lots for future development)	10/11/2018	Approved
The Avenue (PL-2018-00581 and PL-2018-00582)	Preliminary	Avenue at Auburn, LLC	RDD / PDD	6 (Performance) (lot consolidation of 15 lots into six)	10/11/2018	Approved
	Final					Approved
The Arbors (PL-2018-00585)	Revised Preliminary	Martha and Gerald McGill, Elsie Hutchinson, Thomas and Vivian Allen, and Etherial Jackson	NC-9	46 (Conventional) (single family residential)	10/11/2018	Denied
	Request for a Rehearing				11/8/2018	Approved
Enclave on Annalue (PL-2018-00588 and PL-2018-00776)	Revised Preliminary	Pyson, LLC	CDD	11 (Conventional) (single family residential)	10/11/2018	Approved
	Final	Pyson, LLC and Ken & Meri Pylant			1/10/2019	Approved
Village at The Preserve (PL-2018-00632)	Final	Ironton Land Investments, LLC	DDH / PDD	18 (Performance) (single family detached)	11/8/2018	Approved
Wimberly Station Subdivision, Phase 3-B (PL-2018-00629)	Preliminary	Edgar Hughston Builders, Inc.	DDH	44 (Conventional) (single family residential)	11/8/2018	Approved
Auburn 57, First Addition (PL-2018-00643)	Preliminary	Curtis Cope	DDH	62 (Conventional) (single family residential)	11/8/2018	Postponed
					12/13/2018	Withdrawn
Donahue Ridge, Phase 5 (PL-2018-00647 and PL-2019-00271)	Preliminary	EFACO II, Inc.	DDH	24 (Conventional) (single family residential)	11/8/2018	Approved
	Final					17 (Conventional) (16 single family residential and one lot for future development)
Auburn Distribution Center (PL-2018-00661)	Final	Spring House Farm, LLC	Outside of the City Limits - Planning Jurisdiction	3 (Conventional) (new right-of-way)	11/8/2018	Approved
Northern Village Townhomes (PL-2018-00721)	Final	Northern Village at Ross Park, LLC	RDD / PDD	48 (Performance) (46 twinhouse lots and two open space lots)	12/13/2018	Approved
Tuscany Hills Subdivision, Phase VI-A (PL-2018-00722 and PL-2019-00222)	Final	SMB Land, LLC	DDH	37 (Conventional) (36 single family residential lots and one open space lot)	12/13/2018	Approved
	Revised Final				5/9/2019	Approved

Subdivision Applications October 2018 - September 2019

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Auburn 57, First Addition (PL-2018-00723)	Preliminary	Mitchell-Cope, LLC	DDH and CDD	75 (Performance) (single family detached)	12/13/2018	Approved
The Arbors (PL-2018-00728 and PL-2018-00777)	Revised Preliminary	The Lex-Auburn, LLC; Elsie Hutchinson, Thomas and Vivian Allen, and Etherial Jackson	NC-9	46 (Conventional) (single family residential)	12/13/2018	Approved
	Final	The Lex-Auburn, LLC		30 (Conventional) (single family residential)	1/10/2019	Approved
Conway on Wire Road (PL-2018-00719)	Preliminary	Patrick Messick, Sheri Todd, and Angie Newman	LDD	131 (Performance) (single family detached)	12/13/2018	Postponed
					2/14/2019	Withdrawn
Embrace Subdivision, Redivision of Lot 2 (PL-2018-00702 and PL-2018-00625)	Preliminary	Auburdan, Inc.	DDH	28 (Performance) (single family detached)	12/13/2018	Approved
	Final					Approved
Links Crossing, Phase 2 (PL-2018-00712 and PL-2018-00786)	Preliminary	Links Crossing, LLC	DDH	23 (Conventional) (single family residential)	12/13/2018	Approved
	Final				1/10/2019	Approved
Peartree Farms, Phase 2 (PL-2018-00724)	Preliminary	Peartree, LLC	DDH / PDD	37 (Performance) (34 single family detached lots and three open space lots)	12/13/2018	Approved
Samford Commercial Subdivision, Plat No. 4 (PL-2018-00726 and PL-2018-00727)	Preliminary	East Glenn Investment Property, LLC	CDD	2 (Conventional) (commercial)	12/13/2018	Approved
	Final					Approved
Farmville Lakes, Phase 1 (PL-2018-00772)	Final	Dilworth Development, Inc.	CDD / PDD	21 (Performance) (20 town house lots and one open space lot)	1/10/2019	Approved
Farmville Lakes, Phase 2 (PL-2018-00773)	Final	Dilworth Development, Inc.	CDD / PDD	21 (Performance) (20 town house lots and one open space lot)	1/10/2019	Approved
Farmville Lakes, Phase 3 (PL-2018-00774 and PL-2019-00275)	Final	Dilworth Development, Inc.	CDD / PDD	42 (Performance) (39 single family detached lots and three open space lots)	1/10/2019	Approved
	Revised Final			45 (Performance) (41 single family detached lots and four open space lots)	6/13/2019	Approved

Subdivision Applications October 2018 - September 2019

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Woodward Oaks, Phase 3 (PL-2018-00768)	Preliminary	Clayton Properties Group, Inc.	DDH / PDD	58 (Performance) (single family detached)	1/10/2019	Approved
Mimm's Trail Subdivision, 9th Addition, Phase A (PL-2019-00072 and PL-2019-00055)	Preliminary	Clayton Properties Group, Inc.	LDD / PDD	30 (Performance) (28 single family detached lots and two open space lots)	2/14/2019	Approved
	Final					Approved
Southern Ridge Estates (PL-2019-00049 and PL-2019-00051)	Preliminary	Clifford Standridge	Outside of the City Limits - Planning Jurisdiction	14 (Conventional) (single family residential)	2/14/2019	Denied
	Final					Denied
Alberta Ridge (PL-2019-00054)	Preliminary	George Corradino	RDD	76 (Performance) (73 single family detached lots and three open space lots)	2/14/2019	Approved
Tucker Heights Subdivision (PL-2019-00056 and PL-2019-00174)	Preliminary	City of Auburn	NC-8	8 (Conventional) (single family residential)	2/14/2019	Approved
	Final				4/11/2019	Approved
Weber Farms South, Redivision of Lot 1 (PL-2019-00107)	Final	Broadview Properties	DDH	55 (Performance) (51 single family detached lots and four open space lots)	3/14/2019	Approved
Camden West Subdivision (PL-2019-00108)	Preliminary	FAB II, LLC	DDH	189 (Performance) (184 single family detached lots and five open space lots)	3/14/2019	Approved
Auburn Links Crossing Subdivision, Phase 3 (PL-2019-00110)	Revised Preliminary	Auburn Links, LLC	DDH	28 (Conventional) (27 single family residential lots and one open space lot)	3/14/2019	Approved
Miracle Road Right-of-Way (PL-2019-00111 and PL-2019-00114)	Preliminary	Clayton Properties Group, Inc.	DDH / PDD	1 (Conventional) (new right-of-way)	3/14/2019	Approved
	Final					Approved
Auburn Links Crossing Subdivision, Phase 3A (PL-2019-00175)	Preliminary	Links Crossing, LLC	DDH	17 (Conventional) (single family residential)	4/11/2019	Approved
Southern Ridge Estates (PL-2019-00049 and PL-2019-00051)	Preliminary	Clifford Standridge	Outside of the City Limits - Planning Jurisdiction	12 (Conventional) (single family residential)	4/11/2019	Approved
	Final					Approved

Subdivision Applications October 2018 - September 2019

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Talmage Subdivision (PL-2019-00161)	Preliminary	Eugenia Talmage	R	7 (Conventional) (single family residential)	5/9/2019	Postponed
					7/11/2019	Postponed
					8/8/2019	Denied
Koullas-Young Subdivision, Redivision of Lot 1 (PL-2019-00221)	Preliminary	Koul Properties, Inc.	CDD	24 (Performance) (22 town house lots, one open space lot, and one lot for future development)	5/9/2019	Approved
West Tech Park Annex Subdivision (PL-2019-00225 and PL-2019-00226)	Preliminary	City of Auburn Industrial Development Board	I	7 (Conventional) (commercial)	5/9/2019	Approved
	Final					Approved
Gatewood Townhomes (PL-2019-00288)	Final	Moore's Place, LLC	CDD	31 (Performance) (28 town house lots and three open space lots)	6/13/2019	Approved
Donahue Ridge, Phase 6 (PL-2019-00270)	Preliminary	EFACO II, Inc.	DDH	20 (Conventional) (single family residential)	6/13/2019	Approved
The Preserve Subdivision, Phase 5B (PL-2019-00276)	Preliminary	Preserve Land, LLC	DDH / PDD	29 (Conventional) (27 single family residential lots and two lots for future development)	6/13/2019	Approved
Miracle Road Right-of-Way (PL-2019-00290 and PL-2019-00291)	Preliminary	Clayton Properties Group, Inc.	DDH / PDD	1 (Conventional) (new right-of-way)	6/13/2019	Approved
	Final					Approved
320 Magnolia (PL-2019-00292 and PL-2019-00293)	Preliminary	Brown Leaf Owners Assoc., David and Stephanie Kimberly, Maria Stark Living Trust, Shu-Fen Lin, Chick-Fil-A, Inc., and Jesse R. Taylor, Jr.	UN-W	1 (Performance) (lot consolidation of 11 lots into one for a mixed-use development)	6/13/2019	Approved
	Final					Approved
Spring Creek Farms (PL-2019-00297 and PL-2019-00298)	Preliminary	Graves Yard, LLC	Outside of the City Limits - Planning Jurisdiction	9 (Conventional) (single family residential)	7/11/2019	Approved
	Final					Approved
Samford Commercial Subdivision, Plat No. 5 (PL-2019-00299 and PL-2019-00300)	Preliminary	East Glenn Investment Property, LLC	CDD	4 (Performance) (three commercial lots and one lot for multiple family development)	7/11/2019	Approved
	Final					Approved

Subdivision Applications October 2018 - September 2019

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
The Preserve Subdivision, Phases 4A and 6B (PL-2019-00346)	Final	Builders Professional Group, LLC	DDH / PDD	47 (Conventional) (46 single family residential lots and one open space lot)	7/11/2019	Approved
Cotswolds Subdivision, Phase 3 (PL-2019-00387)	Preliminary	James L. Starr, LLC	DDH	89 (Performance) (84 single family detached lots, four open space lots, and one lot for future development)	8/8/2019	Approved
Camden West - North Phase (PL-2019-00388)	Preliminary	FAB II, LLC	DDH	93 (Performance) (90 single family detached lots and three open space lots)	8/8/2019	Approved
The Preserve Subdivision, Phase 4A, Section 2 (PL-2019-00390)	Preliminary	Eastbrook Homes	DDH / PDD	56 (Performance) (53 single family detached lots and three open space lots)	8/8/2019	Approved
Samford Commercial Subdivision, Plat No. 6 (PL-2019-00395)	Preliminary	East Glenn Investment Property, LLC	CDD / PDD	2 (Conventional) (new right-of-way)	8/8/2019	Approved
Woodward Oaks, Phase 2 (PL-2019-00446)	Final	Clayton Properties Group, Inc.	DDH / PDD	73 (Performance) (71 town house lots and two open space lots)	9/12/2019	Approved
Mimm's Trail Subdivision, 9th Addition, Phase B (PL-2019-00449)	Preliminary	Clayton Properties Group, Inc.	LDD / PDD	55 (Performance) (21 single family detached lots and three open space lots)	9/12/2019	Approved
Mimm's Trail Subdivision, 10th Addition (PL-2019-00477 and PL-2019-00445)	Preliminary	Clayton Properties Group, Inc.	LDD / PDD	56 (Performance) (55 single family detached lots and one open space lot)	9/12/2019	Approved
	Final					Approved

Conditional Use Applications October 2018 - September 2019

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation	City Council Resolution Number
North Gay Redevelopment (PL-2018-00432)	CB 2941 Properties, LLC	CRD-U	Performance Residential Development (single family detached subdivision)	10/11/2018	Postponed	18-308
				11/8/2018	Approval	
City of Auburn Telecommunication Tower Expansion (PL-2018-00557)	City of Auburn	UN-E	Amended approval for the expansion of an existing Public Service use (telecommunications tower)	10/11/2018	Approval	18-245
The Boulevard, Phase 4 (PL-2018-00587)	Fucci Realty Investments, LLC	RDD	Performance Residential Development (multiple family development)	10/11/2018	Approval	18-244
620 East Glenn (PL-2018-00589)	Richard H. Miller	RDD	Performance Residential Development (townhouse subdivision)	10/11/2018	Approval	18-246
Yarborough Farms Stay and Play (PL-2018-00495)	P and T Properties, LLC	CDD / PDD	Recreational Rental Dwelling (cottages/cabins)	11/8/2018	Approval	18-336
Bella Collina (PL-2018-00640)	Britt Buckingham and Janice Baker	LDD	Performance Residential Development (zero lot line, townhouse, and twin house subdivisions), Indoor Recreational use (billiards), Office, Commercial and Entertainment use (lounge), and Neighborhood Shopping Center	11/8/2018	Approval	18-337
Auburn Community Church (PL-2018-00638)	Fred P. Moore, Jr. and Fay M. Burns	LDD	Institutional use (church)	11/8/2018	Approval	18-338
Corradino Property (PL-2018-00584)	George Corradino	RDD	Performance Residential Development (cottage housing development)	11/8/2018	Postponed	Withdrawn
				12/13/2018	Denial	
Chase Auburn University (PL-2018-00626)	Reddy Mungala	UC and UC / CEOD	Commercial and Entertainment use (bank)	11/8/2018	Approval	18-307
Mint Julep / Chic Soul (PL-2018-00646)	Masterbrand Cabinets, Inc. and the City of Auburn Industrial Development Board	I and CDD	Industrial use (warehouse/distribution center)	11/8/2018	Approval	18-322

Conditional Use Applications October 2018 - September 2019

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation	City Council Resolution Number
Dash Express Car Wash (PL-2018-00648)	Conner Brothers Development Co., Inc.	CDD	Road Service use (car wash/detailing shop)	11/8/2018	Approval	18-309
Twin Forks Residential (PL-2018-00649)	James R. Stewart, III	CDD	Performance Residential Development (multiple family development)	11/8/2018	Approval	18-310
East Auburn Distribution Substation (PL-2019-00710)	Alabama Power Company, Sally Jo Barrett, and Eddie Shell	NC-12 and DDH	Public Service use (electric utility substation)	12/13/2018	Approval	18-339
West Pace U-Haul (PL-2018-00725)	West Pace, LLC	CDD / PDD	Road Service use (equipment rental and leasing) and Commercial Support use (climate-controlled storage)	12/13/2018	Approval	18-340
Samford Village (PL-2018-00782)	East Glenn Investment Properties, LLC	CDD / PDD	Performance Residential Development, Institutional, Indoor Recreation, Office, Commercial and Entertainment, Road Service, Recreational Rental Dwelling, and Public Service uses	1/10/2019	Approval	19-041
336 East Thach (PL-2018-00771)	ABG Opelika Road, LLC	UN-S	Performance Residential Development (private dormitory)	1/10/2019	Approval	19-024
West Veterans Apartments (PL-2019-00112)	Phillips Family Partnership, Ltd.	CDD	Performance Residential Development (multiple family development)	3/14/2019	Postponed	n/a
				4/11/2019	Postponed	
				5/9/2019	Withdrawn	
Don Allen Warehouse (PL-2019-00113)	Don Allen Development, Inc.	CDD	Commercial Support use (warehouse)	3/14/2019	Approval	19-069
East Glenn Storage at Bent Creek (PL-2019-00224)	USA Properties, LLC	CDD	Commercial Support use (mini-warehouse/climate-controlled storage)	5/9/2019	Postponed	19-144
				6/13/2019	Approval	
West Magnolia Drive-thru (PL-2019-00294)	Chick-Fil-A, Inc.	UN-W	Road Service use (restaurant with drive-thru)	6/13/2019	Approval	19-146
Grove Hill Office (PL-2019-00272)	Grove Hill Eleven, LLC	DDH / PDD	Office use	6/13/2019	Approval	19-145
Cyprus Cove (PL-2019-00284)	Koul Properties, Inc.	CDD	Performance Residential Development (multiple unit development)	6/13/2019	Approval	19-143

Conditional Use Applications October 2018 - September 2019

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation	City Council Resolution Number
West Veterans Apartments (PL-2019-00285)	Phillips Family Partnership, Ltd.	CDD	Performance Residential Development (multiple family development)	6/13/2019	Denial	Withdrawn
IDB Project #5 (PL-2019-00286)	City of Auburn Industrial Development Board	I	Industrial use (manufacturing use)	6/13/2019	Approval	19-147
Nana's Nursery (PL-2019-00315)	Takella Graves	NC-14	Institutional use (day care home)	7/11/2019	Approval	19-169
Bent Creek Bank (PL-2019-00345)	Barrett, Hood & Satterwhite, LLC	CDD	Road Service use (bank with drive-thru)	7/11/2019	Approval	19-168
North Ross Duplexes (PL-2019-00377)	Ross Street, LLC and BY Properties, LLC	RDD	Performance Residential Development (multiple family development)	8/8/2019	Approval	19-202
Mall Boulevard Leasing Building (PL-2019-00386)	A&F Holdings, LLC	CDD	Commercial Support use (warehouse)	8/8/2019	Approval	19-201
Samford Village (PL-2018-00782)	East Glenn Investment Properties, LLC	CDD / PDD	Institutional use (assisted living facility)	9/12/2019	Approval	19-273
TD (PL-2019-00418)	NAH Downtown, LLC	UC / CEOD	Commercial and Entertainment uses (lounge and event center)	9/12/2019	Approval	19-229
121 Mitcham (PL-2019-00442)	Dacula Design Group, LLC	RDD	Performance Residential Development (multiple unit development)	9/12/2019	Approval	19-228
Buckner Property (PL-2019-00451)	Buckaroo Enterprises, LLC	UN-S	Performance Residential Development (private dormitory)	9/12/2019	Postponed	n/a
ETI Office Building (PL-2019-00452)	C&D GA/AL Properties, LLC	CDD	Commercial Support use (warehouse)	9/12/2019	Approval	19-227
North Donahue / Shug Jordan Residential (PL-2019-00455)	Owens Family Partnership, LLC	DDH	Performance Residential Development (townhouse subdivision)	9/12/2019	Approval	19-230

**Rezoning and Planned Development District (PDD) Amendment Applications
October 2018 - September 2019**

Case Number	Case	Property Owner	Acreage	Proposed Rezoning	Planning Commission Date	Planning Commission Recommendation	City Council Ordinance Number
PL-2018-00234	Fernwood Conservation District	H&S Development, LLC	88.38	R to COD	10/11/2018	Tabled	n/a
					4/11/2019	Withdrawn	
PL-2018-00497	Peartree Farms Rezoning	Peartree, LLC	12.50	R to DDH	10/11/2018	Approval	3132
PL-2018-00498	Peartree Farms PDD			DDH to PDD		Approval	3133
PL-2018-00560	Donahue Ridge, Phase 5 Pre-zoning	EFACO II, Inc.	8.05	R to DDH	10/11/2018	Approval	3131
PL-2018-00494	Yarbrough Farms PDD Amendment	P&T Properties, LLC	557.92	PDD Amendment	11/8/2018	Approval	3137
PL-2018-00631	Bella Collina Rezoning	Britt Buckingham and Janice Baker	4.25	R to LDD	11/8/2018	Approval	3138
PL-2018-00637	Auburn Community Church Rezoning	Fred P. Moore, Jr. and Fay M. Burns	16.85	R to LDD	11/8/2018	Approval	3139
PL-2018-00714	Conway Pre-zoning	Patrick Messick	24.03	R to LDD	12/13/2018	Denial	Withdrawn
PL-2018-00764	Samford Village PDD	East Glenn Investement Properties, LLC	30.62	CDD to PDD	1/10/2019	Approval	3146
PL-2019-00135	Marshall Rezoning	William and Leslie Marshall	0.11	DDH to CDD	4/11/2019	Denial	Withdrawn
PL-2019-00162	Auburn Links Crossing, Phase 3A	Links Crossing, LLC	4.87	R to DDH	4/11/2019	Approval	3159
PL-2019-00160	Talmage Rezoning	Eugenia Talmage	16.22	R to DDH	5/9/2019	Postponed	n/a
					7/11/2019	Postponed	
					8/8/2019	Withdrawn	
PL-2019-00269	Donahue Ridge, Phase 6 Pre-zoning	EFACO II, Inc.	5.68	R to DDH	6/13/2019	Approval	3170
PL-2019-00438	Cox Road Rezoning	Green River Real Estate Investment, LLC	3.18	R to CDD	9/12/2019	Approval	3186
PL-2019-00440	Samford Village PDD Amendment	East Glenn Investement Properties, LLC	30.62	PDD Amendment	9/12/2019	Approval	3187

Requests for Waivers to Zoning Ordinance and Subdivision Regulations October 2018 - September 2019

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2018-00561	Donahue Ridge, Phase 3	Hayley-Redd Development Company	Waiver regarding the time in which a development must be completed in order to extend the bonding period	10/11/2018	Approved (12 month extension)
PL-2018-00562	Mimm's Trail Subdivision, 5th Addition, Phase 1	Cleveland Brothers, Inc.	Waiver regarding the time in which a development must be completed in order to extend the bonding period	10/11/2018	Approved (6 month extension)
PL-2019-00198				4/11/2019	Approved (3 month extension)
PL-2018-00564	The Oaks at Cotswolds, Phase 1	Stone Martin Builders / SMB Land, LLC	Waiver regarding the time in which a development must be completed in order to extend the bonding period	10/11/2018	Approved (12 month extension)
PL-2018-00576	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	10/11/2018	Approved (12 month extension)
PL-2018-00681	Yarbrough Farms Subdivision, Pine Valley	Dilworth Development, Inc.	Waiver regarding the time in which a development must be completed in order to extend the bonding period	10/11/2018	Approved (12 month extension)
PL-2018-00644	Mimm's Trail Subdivision, 4th Addition, Phase 3	Cleveland Brothers, Inc.	Waiver regarding the time in which a development must be completed in order to extend the bonding period	11/8/2018	Approved (12 month extension)
PL-2018-00697	The Dakota	Dakota V Properties, LLC	Waiver regarding the time in which a development must be completed in order to extend the bonding period	12/13/2018	Approved (12 month extension)
PL-2018-00704	West Richland Subdivision, Phase 1	Hughston Homes	Waiver regarding the time in which a development must be completed in order to extend the bonding period	12/13/2018	Approved (12 month extension)
PL-2018-00709	The Oaks at Cotswolds, Phase 2	Stone Martin Builders / SMB Land, LLC	Waiver regarding the time in which a development must be completed in order to extend the bonding period	12/13/2018	Approved (12 month extension)
PL-2018-00770	Moore's Mill Golf Club, Phase 4B, Redivision of Lot 118-A	Mason Thrower	Waiver to allow for a conventional subdivision (two lot single family residential subdivision) without being required to provide public access along a designated greenway corridor	1/10/2019	Approved
PL-2019-00039	Asheton Lakes, Phase 3B	Farmville Lakes, LLC	Waiver regarding the time in which a development must be completed in order to extend the bonding period	2/14/2019	Approved (12 month extension)

Requests for Waivers to Zoning Ordinance and Subdivision Regulations October 2018 - September 2019

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2019-00049	Southern Ridge Estates	Clifford Standridge	Waiver to minimum lot size requirements	2/14/2019	Denied
PL-2019-00053	Standridge Pines Subdivision	Michael Standridge	Waiver to minimum lot size requirements	2/14/2019	Denied
PL-2019-00171	Yarbrough Farms Subdivision, Club Creek	P & T Properties, LLC	Waiver regarding the time in which a development must be completed in order to extend the bonding period	4/11/2019	Approved (12 month extension)
PL-2019-00199	Mimm's Trail Subdivision, 7th Addition	Cleveland Real Estate Investment Partnerships	Waiver regarding the time in which a development must be completed in order to extend the bonding period	4/11/2019	Approved (6 month extension)
PL-2019-00200	Mimm's Trail Subdivision, 8th Addition	Cleveland Real Estate Investment Partnerships	Waiver regarding the time in which a development must be completed in order to extend the bonding period	4/11/2019	Approved (3 month extension)
PL-2019-00176	Southern Ridge Estates	Clifford Standridge	Waiver to minimum lot size requirements in Lake Ogletree watershed	4/11/2019	Approved
PL-2019-00289	Donahue Ridge, Phase 4	Hayley-Redd Development Company	Waiver regarding the time in which a development must be completed in order to extend the bonding period	6/13/2019	Approved (12 month extension)
PL-2019-00317	West Veterans Vet Clinic	Ted Albert	Appeal of denial of a Public Works Design & Construction Manual waiver request to Section 5.3.7 in order to be allowed to not construct a right turn deceleration lane	6/13/2019	Approved
PL-2019-00447	Tuscany Hills, Section 4	Hayley-Freeman Contracting	Waiver regarding the time in which a development must be completed in order to extend the bonding period	9/12/2019	Approved (12 month extension)
PL-2019-00441	Samford Village PDD	East Glenn Investment Properties, LLC	Landscape buffer width requirements	9/12/2019	Approved
PL-2019-00454	Cyprus Cove	Holland Homes, LLC	Appeal of denial of Public Works Design & Construction Manual waiver request related to the requirement for the installation of a deceleration lane along a collector roadway	9/12/2019	Approved

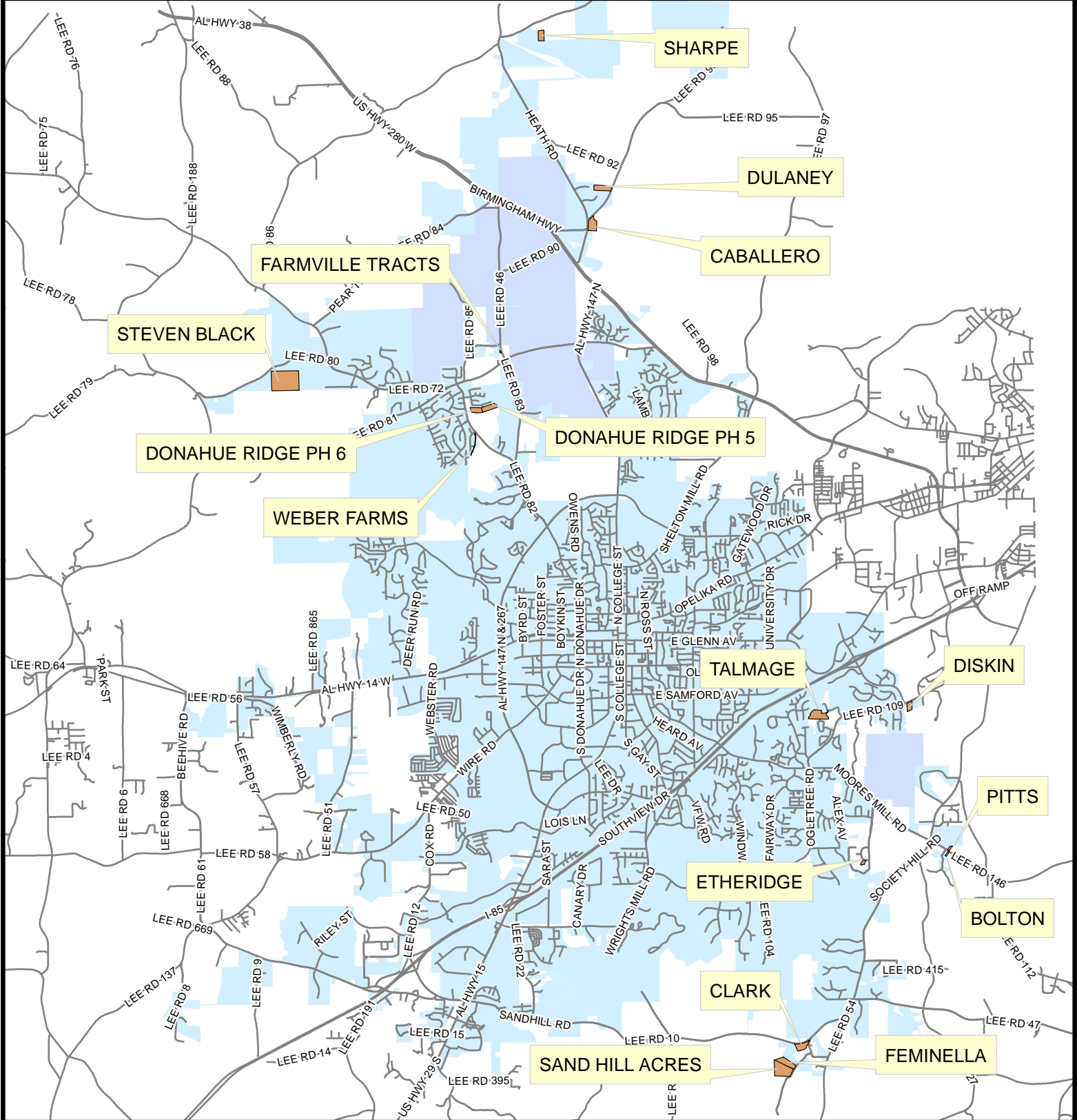
**Staff-Initiated Zoning Ordinance and CompPlan 2030 Amendments
October 2018 - September 2019**

Case	Action Requested	Planning Commission Date	Planning Commission Action/ Recommendation	City Council Ordinance Number
Termination of PDD - Zoning Ordinance Text Amendment (PL-2018-00761)	Recommendation to City Council for adoption of text amendments to Article V (Detailed Regulations) of the City of Auburn Zoning Ordinance for purposes of requiring that when PDD zoning requests are accompanied by a base zone rezoning and the PDD subsequently expires, then the base zone shall also revert to its prior base zone	1/10/2019	Approval	3145
Academic Detached Dwelling Units - Zoning Ordinance Text Amendment (PL-2018-00762)	Recommendation to City Council for amendments to Article II (Definitions); Article IV, General Regulations; and Article V, Detailed Use Regulations, of the <i>City of Auburn Zoning Ordinance</i> for purposes of establishing standards for Academic Detached Dwelling Units (ADDUs)	1/10/2019	Approval	3154
Harper Avenue Focus Area Study - CompPlan 2030 Text Amendment (PL-2018-00705)	Adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan text in Chapter Three: Land Use in order to incorporate the Harper Avenue Focus Area Study into CompPlan 2030	2/14/2019	Approved	n/a
Harper Avenue Focus Area Study - CompPlan 2030 Map Amendment (PL-2018-00706)	Adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan map in Chapter Three: Land Use	2/14/2019	Approved	n/a
Harper Avenue Focus Area Study - Zoning Ordinance Text Amendment (PL-2018-00707)	Recommendation to City Council for approval of amendments to Article II (Definitions), Article III (Establishment of Zoning Districts), Article IV (General Regulations), and Article V (Detailed Use Regulations) of the <i>City of Auburn Zoning Ordinance</i> for purposes of creating the Medium Density Residential District (MDRD) zoning district and other accompanying regulations	2/14/2019	Approval	3155
Harper Avenue Focus Area Study - Zoning Ordinance Map Amendment (PL-2018-00708)	Recommendation to City Council for adoption of map amendments to the City of Auburn zoning map for purposes of rezoning properties in the Harper Avenue Focus Area Study planning area	2/14/2019	Approval	3156
Glenn / Dean Focus Area Study - CompPlan 2030 Text Amendment (PL-2019-00125)	Adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan text in Chapter Three: Land Use in order to incorporate the Glenn / Dean Focus Area Study into CompPlan 2030	4/11/2019	Approval	n/a


**Staff-Initiated Zoning Ordinance and CompPlan 2030 Amendments
October 2018 - September 2019**

Case	Action Requested	Planning Commission Date	Planning Commission Action/ Recommendation	City Council Ordinance Number
Glenn / Dean Focus Area Study - CompPlan 2030 Map Amendment (PL-2019-00126)	Adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan map in Chapter Three: Land Use	4/11/2019	Approval	n/a
Glenn / Dean Focus Area Study - Zoning Ordinance Text Amendment (PL-2019-00127)	Recommendation to City Council for approval of amendments to Article IV (General Regulations) and Article VIII (Development Approval Process) of the <i>City of Auburn Zoning Ordinance</i> to include Buffer Yard standards for the newly created Medium Density Residential District (MDRD) to and reflect the requirement for conditional use approval for Multiple Unit Development in the Corridor Redevelopment District - West and East (CRD-W and CRD-E)	4/11/2019	Approval	3160
Glenn / Dean Focus Area Study - Zoning Ordinance Map Amendment (PL-2019-00128)	Recommendation to City Council for adoption of map amendments to the City of Auburn zoning map for purposes of rezoning properties in the Glenn / Dean Focus Area Study planning area	4/11/2019	Approval	3161
Academic Detached Dwelling Units in the North College Historic District - Zoning Ordinance Text Amendment (PL-2019-00345)	Recommendation to City Council for approval of amendments to Article IV (General Regulations) of the <i>City of Auburn Zoning Ordinance</i> for purposes of prohibiting Academic Detached Dwelling Units in the North College Street Historic District and on parcels abutting it	7/11/2019	Approval	Not approved
Major Street Plan Update (PL-2019-00448)	Recommendation to City Council for approval of amendments to the City of Auburn Major Street Plan	9/12/2019	Approval	n/a
Corridor Overlay - Zoning Ordinance Text Amendment (PL-2019-00261)	Recommendation to City Council for approval of amendments to Article IV (General Regulations), Article V (Detailed Use Regulations), Article VIII (Development Approval Process), and Article IX (Administration and Enforcement) of the <i>City of Auburn Zoning Ordinance</i>	9/12/2019	Approval	3185

Appendix A FY 2019 Annexations



Legend

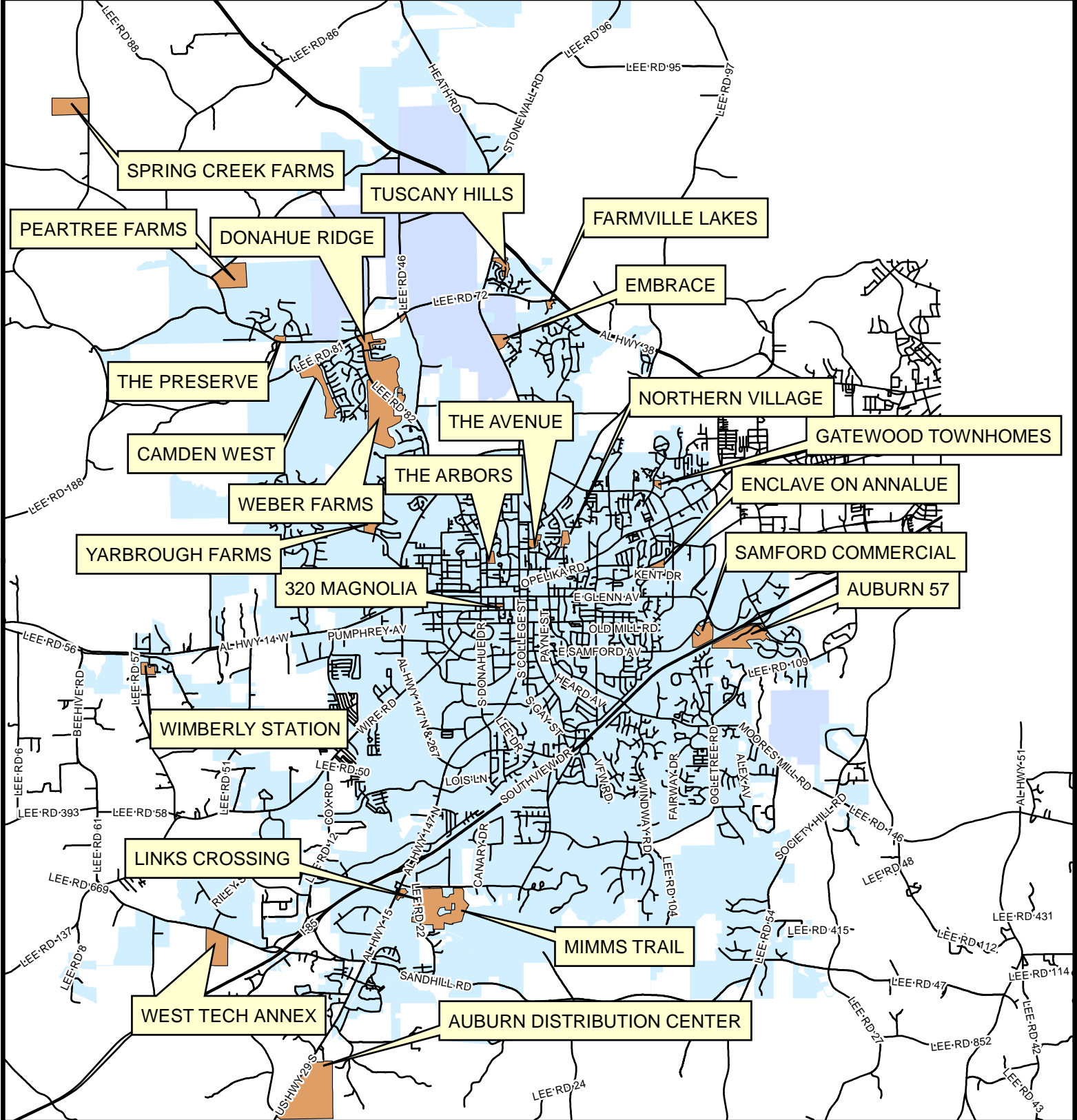
 Annexations



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Appendix B

FY 2019 Subdivisions (Recorded)



Legend

Recorded Subdivisions

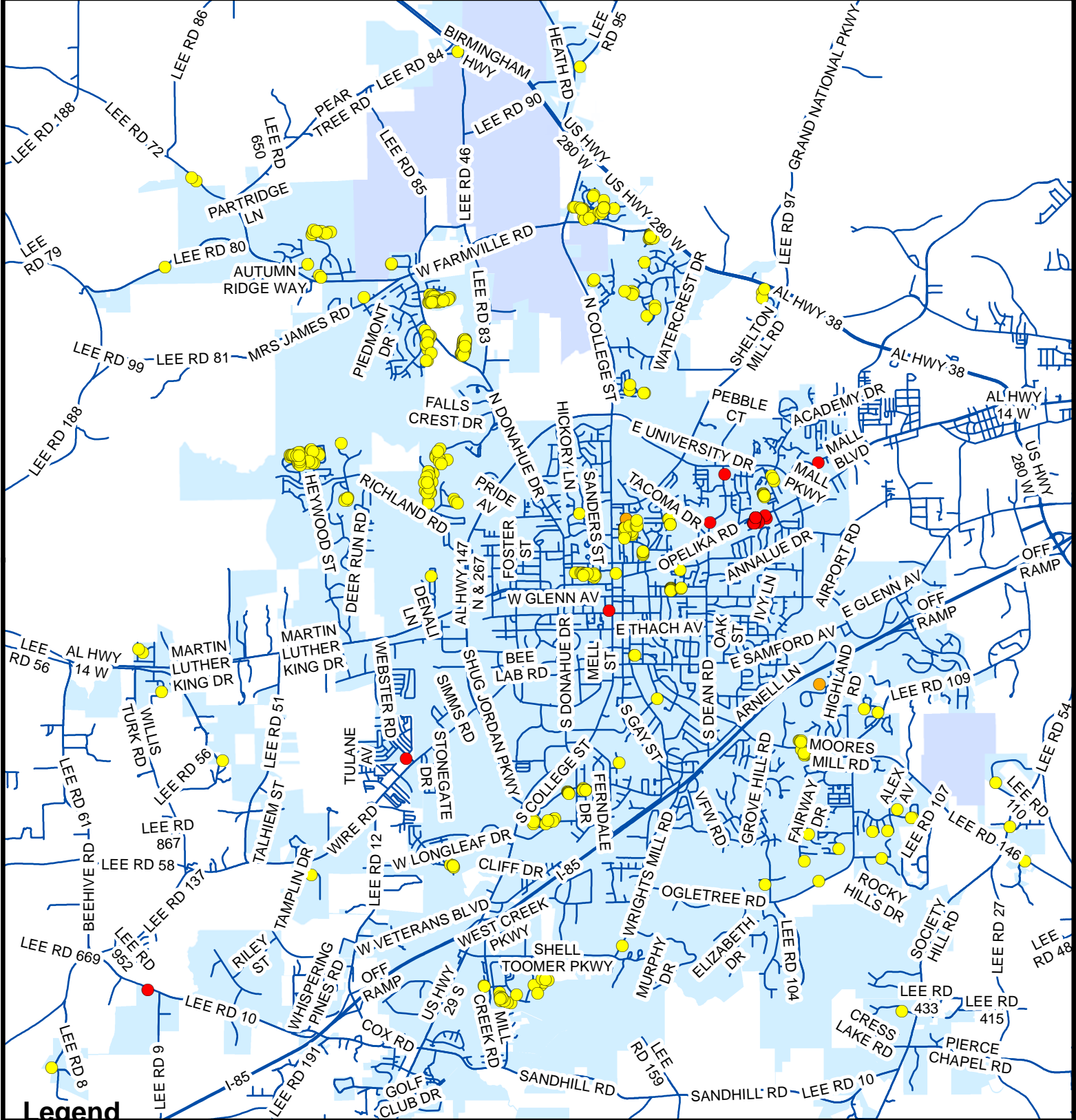
Scale



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Appendix C

FY 2019 New Development



Legend

- Type**
- Commercial
 - Multi Family
 - Single Family



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