

# City Council / Planning Commission Joint Meeting #3



**COMPPLAN 2030**  
THE COMPREHENSIVE PLAN FOR THE CITY OF AUBURN

The logo for the Comprehensive Plan 2030 features the text 'COMPPLAN 2030' in a large, bold, serif font, with 'THE COMPREHENSIVE PLAN FOR THE CITY OF AUBURN' in a smaller, all-caps sans-serif font below it. The background of the logo is a faint, sketch-like illustration of a building with a flag flying in front of it.

February 8, 2011

# A Brief Note

- The intent of the presentation this evening is to give a broad overview of the CompPlan 2030 process and its recommendations, as covering the recommendations in their entirety would be time-prohibitive.
- All of the plan's recommendations as well as the Future Land Use Plan are available online.
- Visualizations included in this presentation are conceptual design examples only and do not represent actual designs or plans and are not binding upon the property owner.

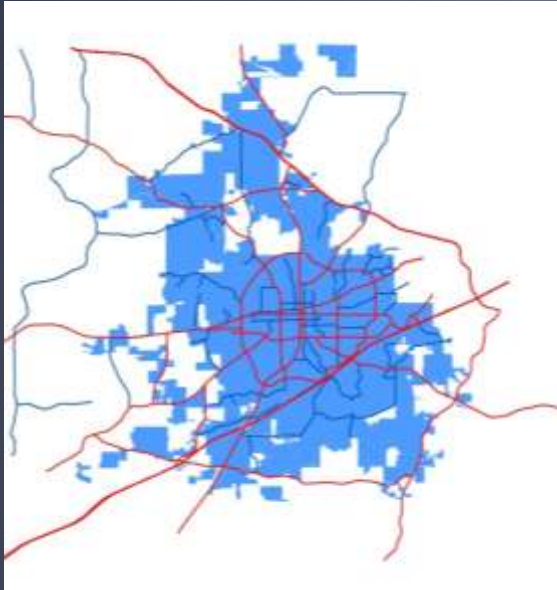


# What is the difference between future land use and zoning?

- **Zoning** is a tool used to implement plans and policies. It is a legal, enforceable part of City Code that is used to regulate the use of land and the type, scale, and intensity of use on that land.
- **Future Land Use** is advisory in nature and is intended to help achieve Auburn's long-range vision. A parcel's future land use designation may be the same or may differ from what it is currently used for.

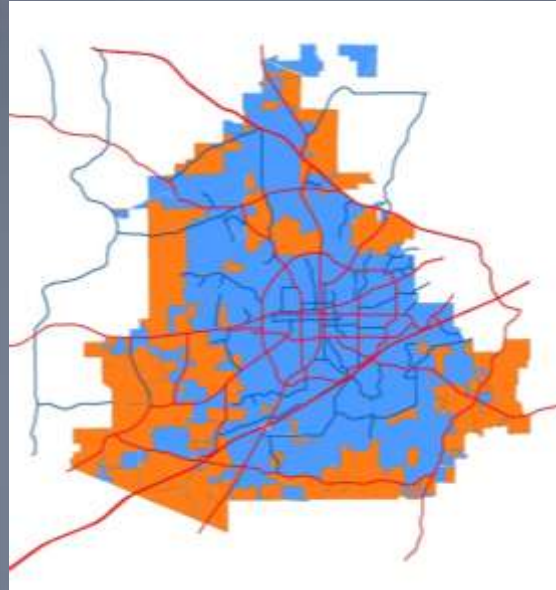
# Scenarios

2009 Baseline Scenario



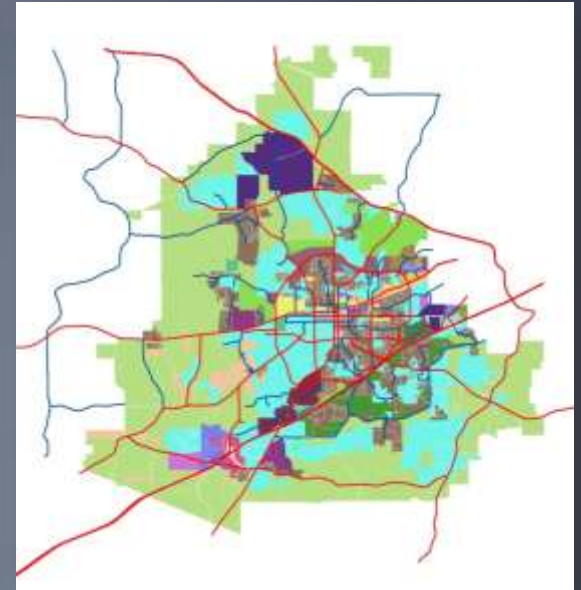
- Uses existing city limits and zoning
- Assumes area outside city develops at 1 unit per acre
- Updated annually

Optimal Boundary Scenario



- Uses existing zoning inside city limits (blue)
- Assumes optimal boundary (orange) will develop at 1 unit per 3 acres
- Optimal boundary will be part of City by 2030

Concept Plan Scenario



- Tested effect of focusing development within the existing city limits
- Future Land Use Plan was developed from this scenario

# The importance of a vision

- Great places are not created by accident
- The things we love about places we visit do not have to be exclusive to those places
- Communities make choices everyday about the type of places they will become
- Choices are incremental; it is not always clear what impact a single decision will have
- Many decisions made over time lead us to where we are and will be in the future



# The importance of a vision

- Visioning is the act of anticipating that which will or may come to be
- A clearly articulated vision about the kind of community we want to be provides us with a roadmap to our destination
- Without a vision, we lack the guidance we need to ensure our incremental choices create the final result we desire
- A vision is not a guarantee of what we will become; it only helps us get there



# What is CompPlan 2030?

- CompPlan 2030 is the City of Auburn's comprehensive plan. As a plan, CompPlan 2030:
  - Provides guidance for the future, based on analysis of existing and future conditions, best practices, and Auburn's best vision for itself
  - Gives the aspirations of the community substance and form
  - Provides predictability and fairness for citizens, elected officials, city staff, and the development community
  - Integrates many disparate systems into one harmonious whole



# Why CompPlan 2030 is important

- The City is required to have a master plan per Alabama Statutes § 11-52-8
- The plan is a guide for future decision-making; the plan's recommendations and the Future Land Use Plan are designed to help the City develop in a way consistent with the vision statements developed at the beginning of the planning process





# Why CompPlan 2030 is important

- First comprehensive long-range planning effort in Auburn in over a decade
- Plan uses input from diverse sources:
  - The public
  - Stakeholder groups
  - Quantitative data
  - The best practices of planning
- Recommendations address a broad range of subject areas, from land use and transportation to the natural environment and parks



# Why CompPlan 2030 is important

- If adopted, the plan will be an official policy document of the City
- The future land use plan helps determine the type, location, and scale of new development and associated improvements for the next 20 years
- Recommendations may result in substantial changes to the zoning ordinance and subdivision regulations, as well as City-initiated rezoning activity



# Why CompPlan 2030 is important

- The plan coordinates and unifies the dozens of existing plans and other documents that currently guide the City of Auburn.
- Fundamentally, CompPlan 2030 is a plan about good growth. Auburn is a fast-growing community that faces many challenges in the days and years ahead. Because we know we will grow, the question must become: how do we grow, and how do we do it well?



# Public engagement to date

- Five public meetings with over 200 attendees
- Four focus groups
- Engaged with over 100 stakeholder organizations
- 700 comments received

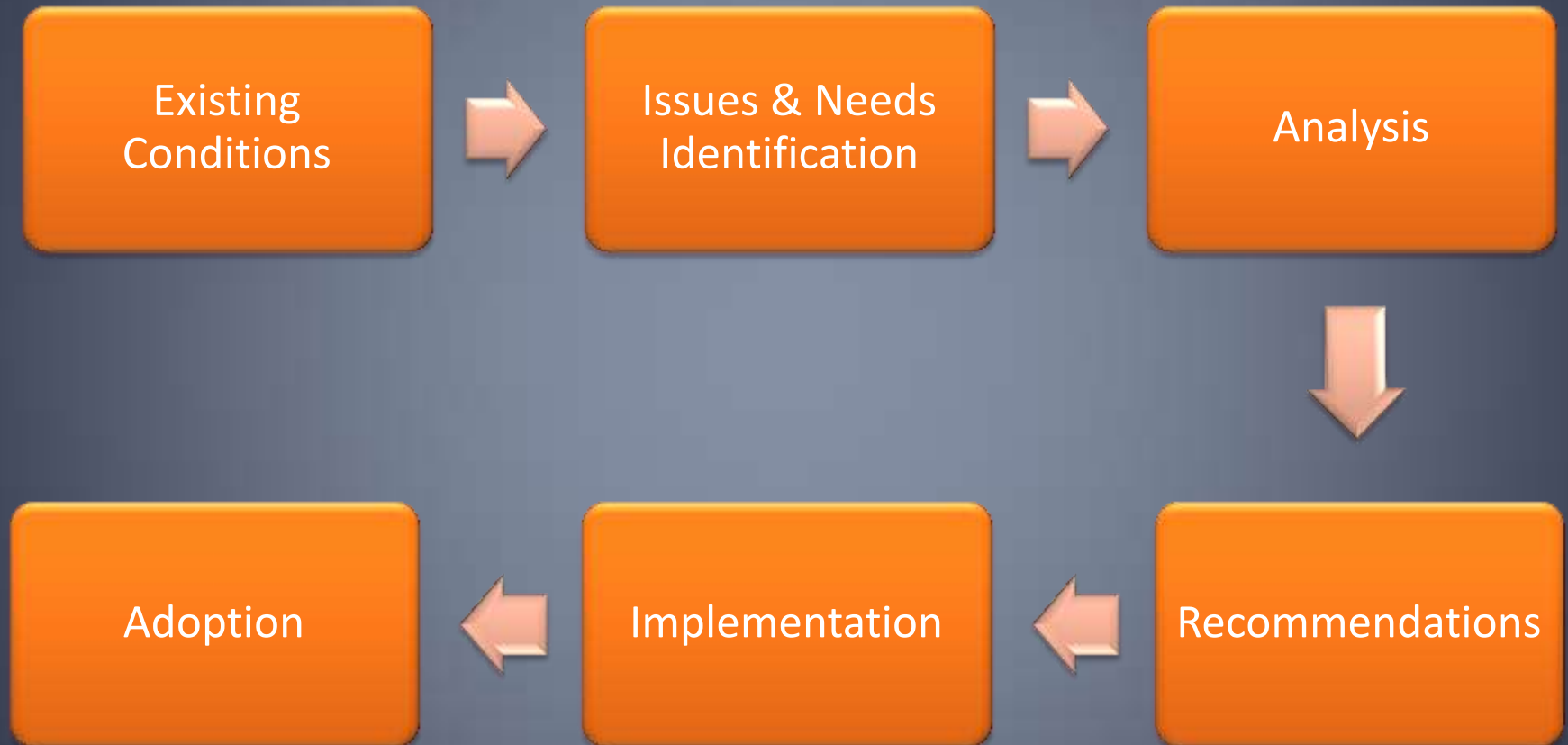


# Other engagement to date

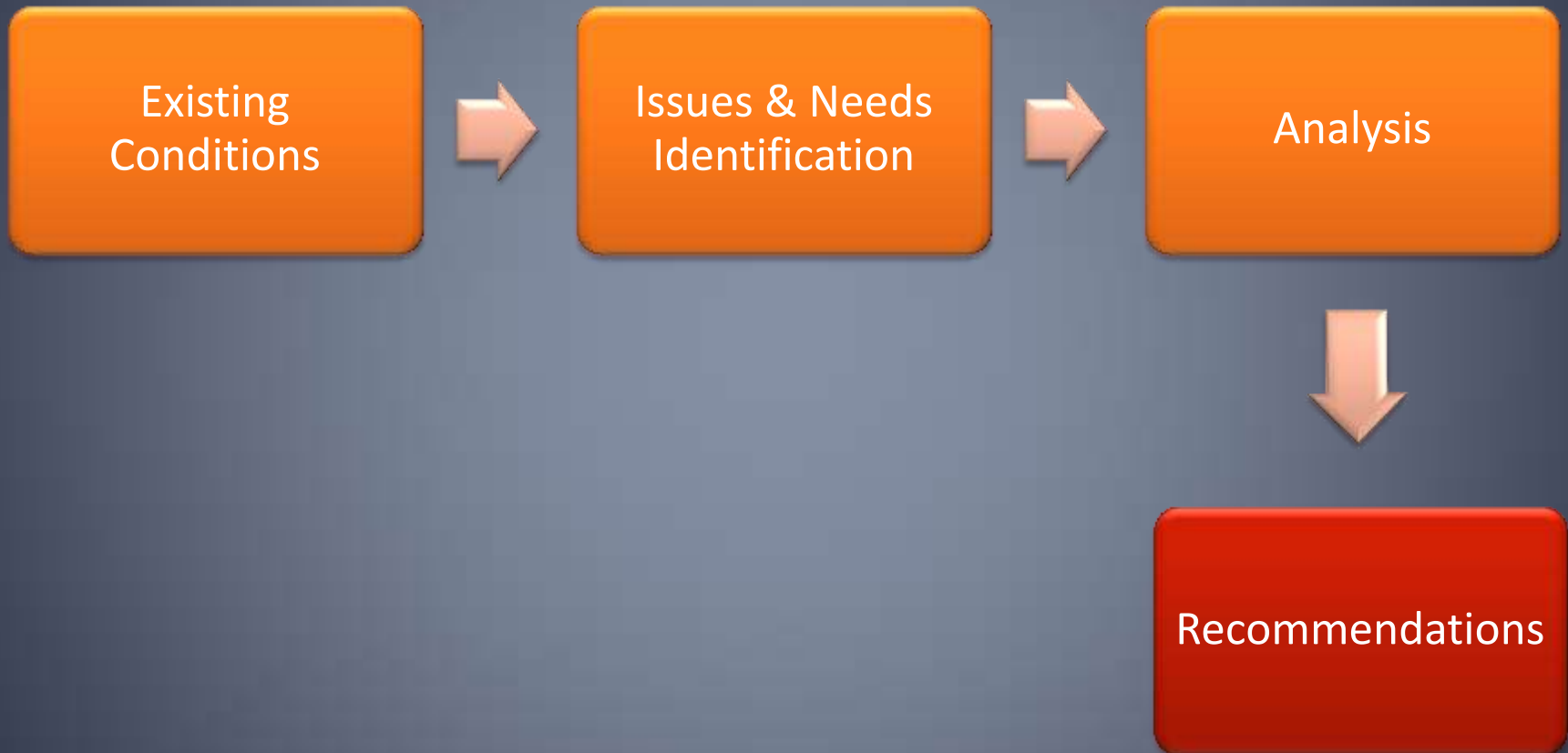


- Ten Planning Commission work sessions
- Two joint meetings of the Planning Commission and City Council
- Multiple presentations to civic organizations
- Radio, television, and print interviews

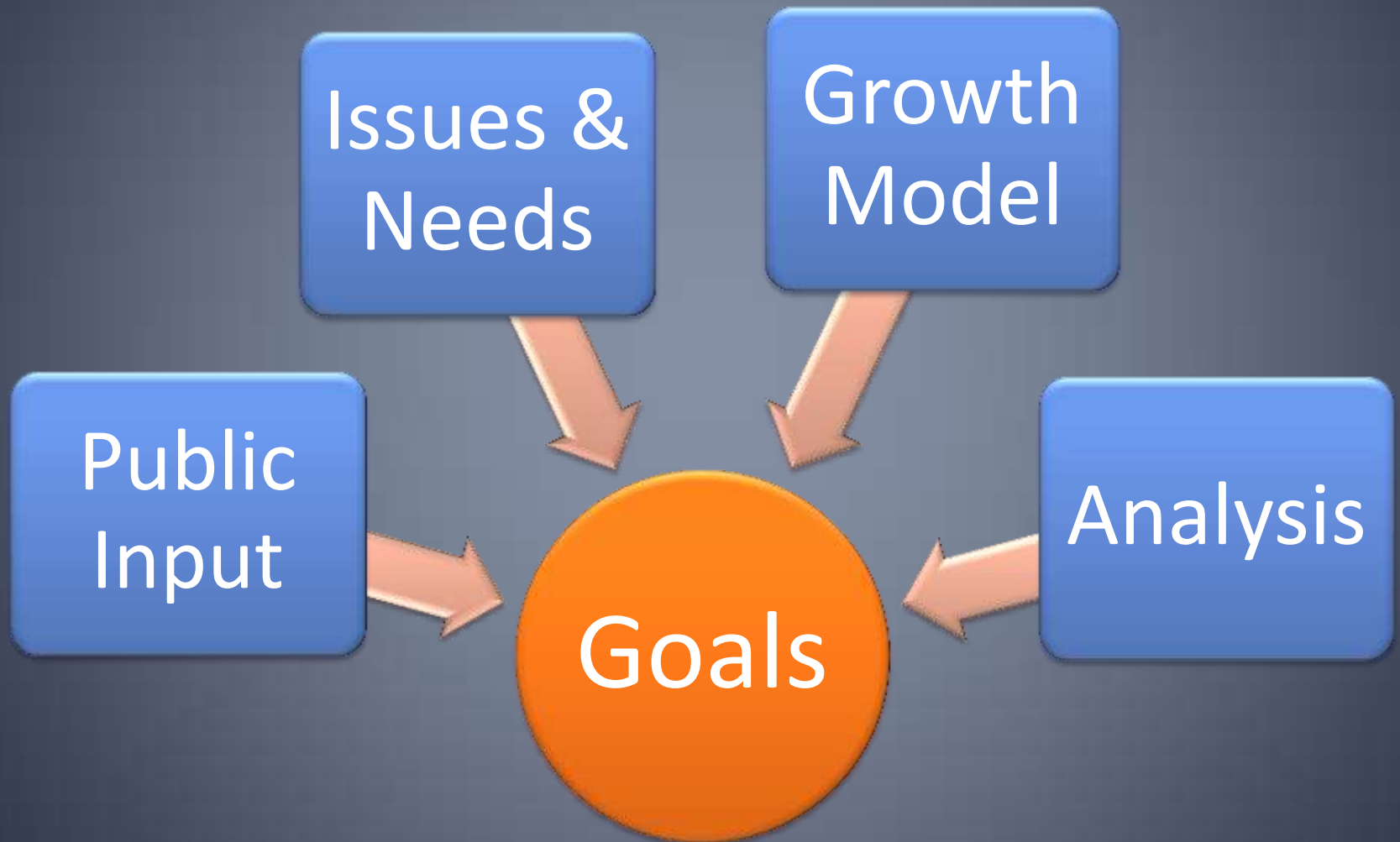
# The CompPlan Process



# Recommendations Process

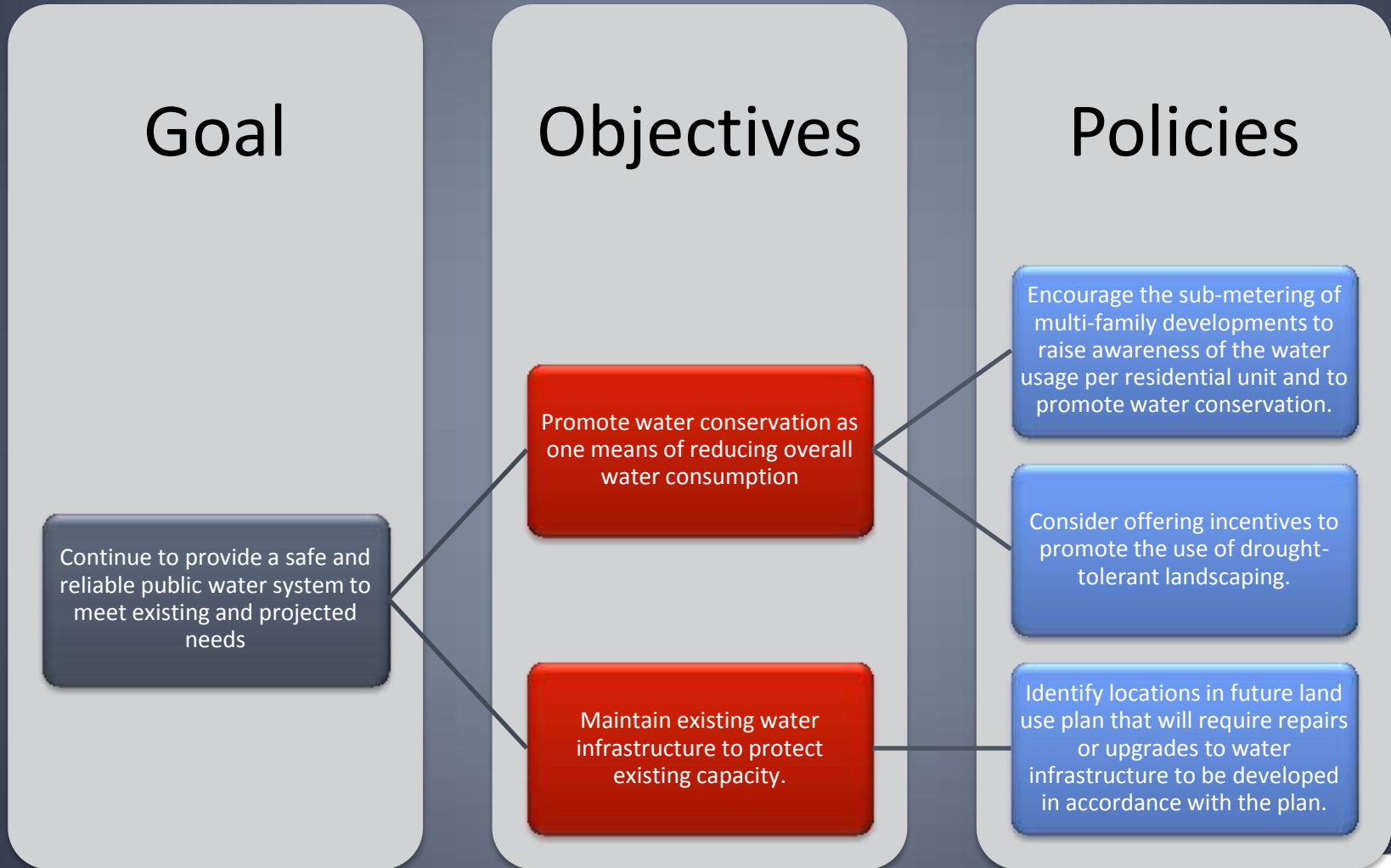


# Recommendations Process

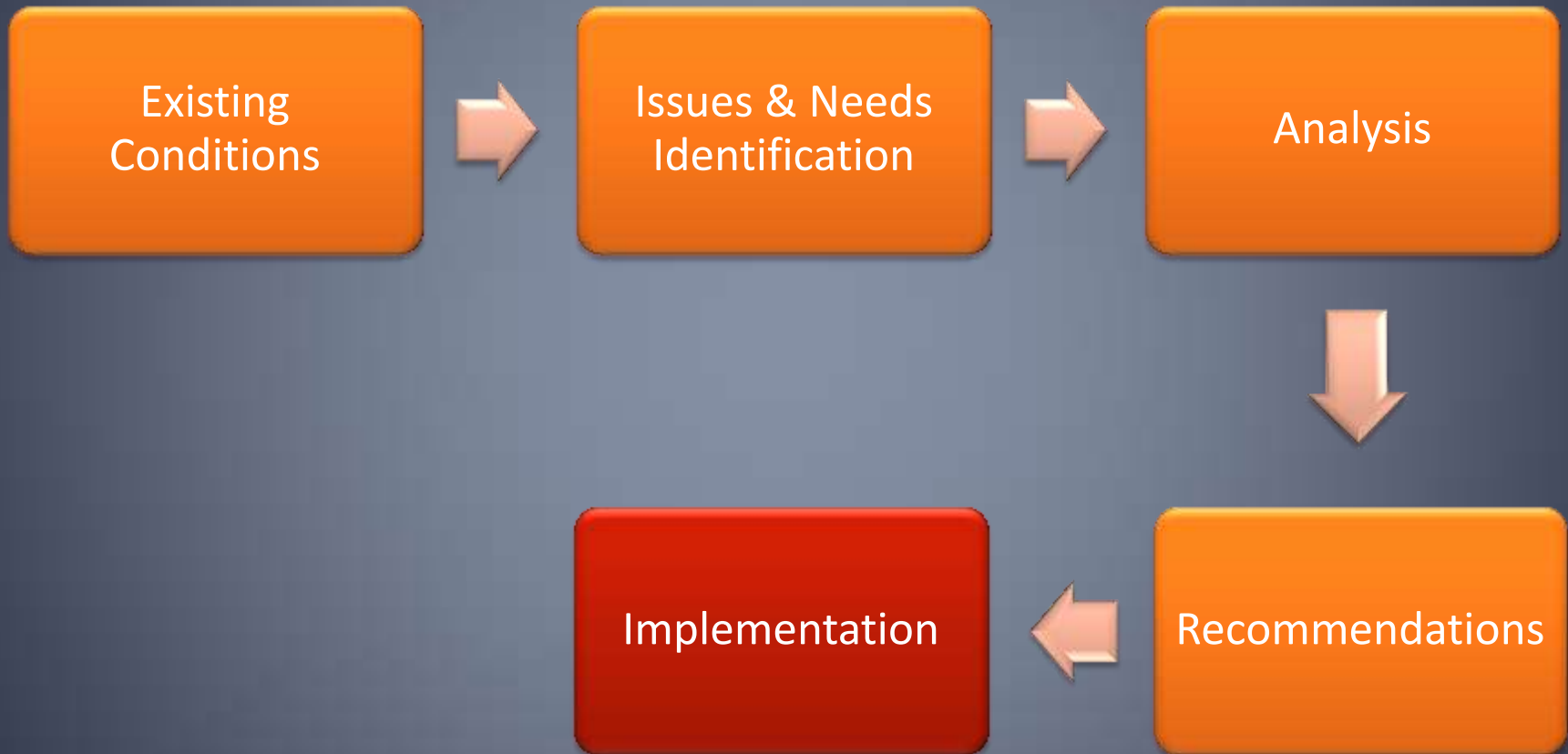




# Recommendations Process



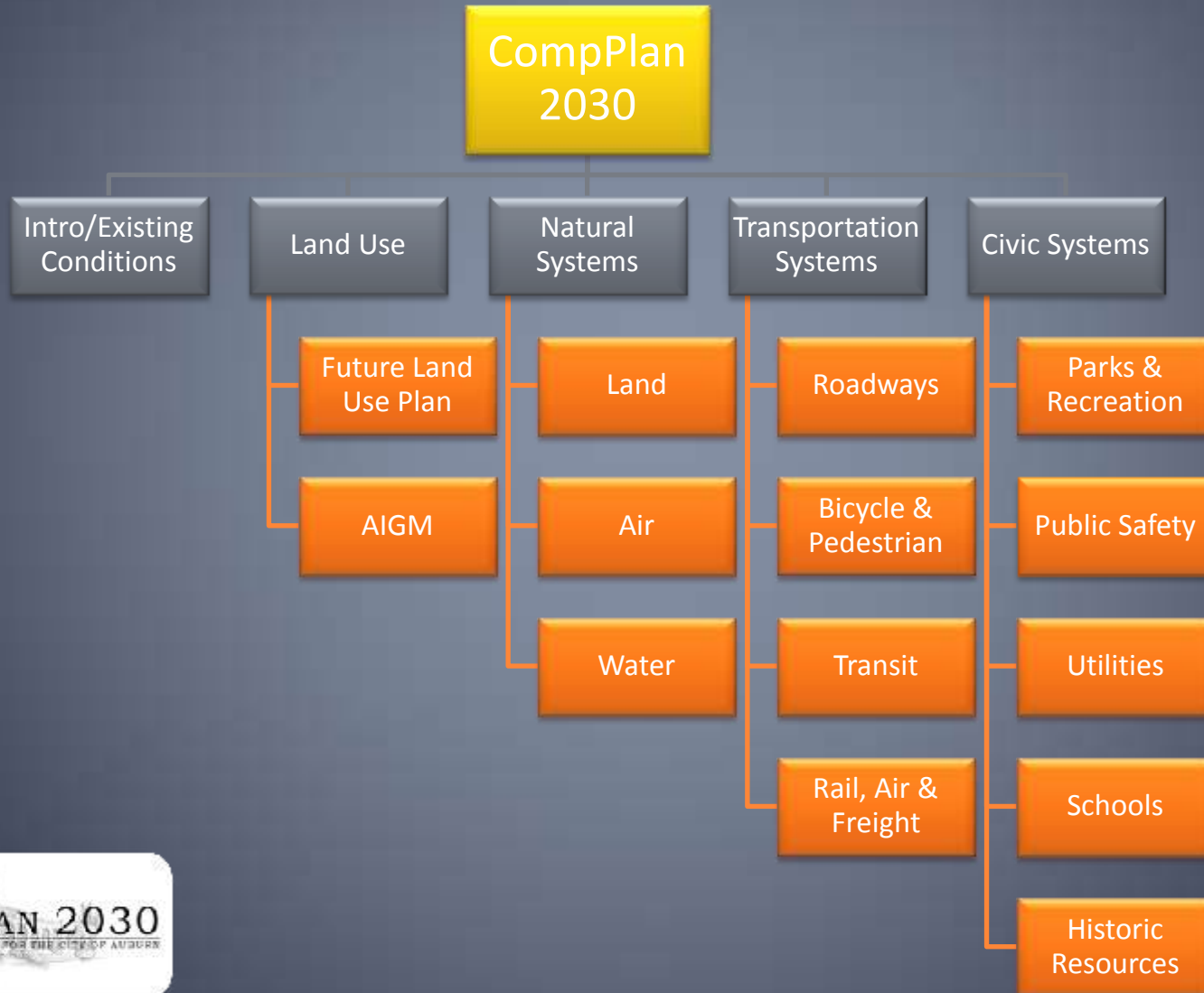
# Implementation Process



# Implementation Process

- Includes all action steps
- Action steps are assembled, and timelines and responsible agencies or stakeholders are assigned.
- Example:
  - Complete a facility review to identify underutilized facilities
  - Responsible Agency: City of Auburn Parks & Rec
  - Timeline: 1-3 years

# CompPlan 2030 Structure



# AIGM Refresher

- The growth model is a rule-based (zoning) and analytical tool for predicting the total population and population distribution of Auburn over time
- The model helps us predict the location of future growth based on a variety of factors
- Other components of the model assist in predicting optimal future locations for:
  - Schools
  - Parks
  - Commercial Centers
  - Fire Stations

# AIGM Refresher

- The AIGM consists of the following models:
  - Demographic
  - Economic
  - Socio-Political
  - Spatial Relationships
  - Land Resources
- The AIGM is a very complex model applied to a very complex environment
- AIGM won 2009 Outstanding Planning Award for a Project, Plan, or Tool from the Alabama Chapter of APA



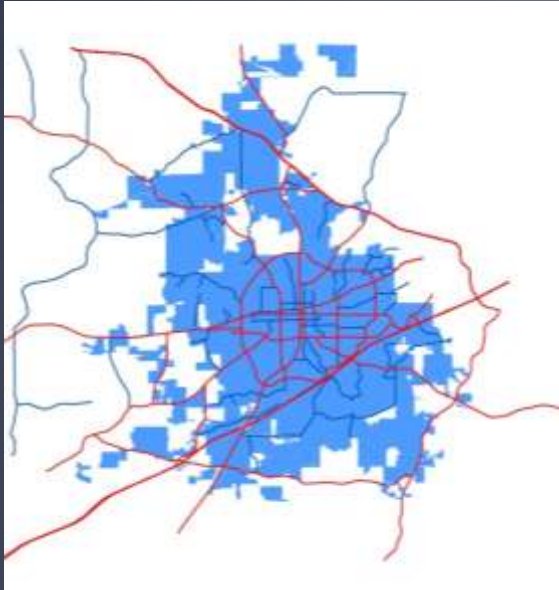
# Future land use plan methodology

- AIGM modeling served as the foundation for the Future Land Use Plan
- The baseline scenario tells us where growth and development is projected to occur by 2030 based on existing city limits and zoning and the model's internal features

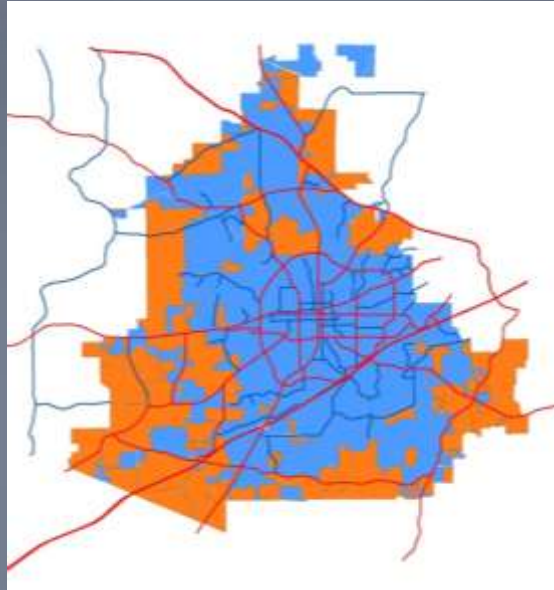


# Scenarios

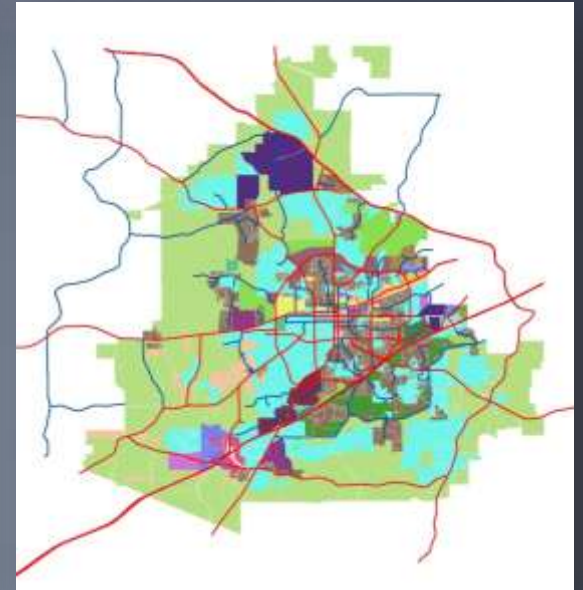
2009 Baseline Scenario



Optimal Boundary Scenario



Concept Plan Scenario



- Uses existing city limits and zoning
- Assumes area outside city develops at 1 unit per acre
- Updated annually

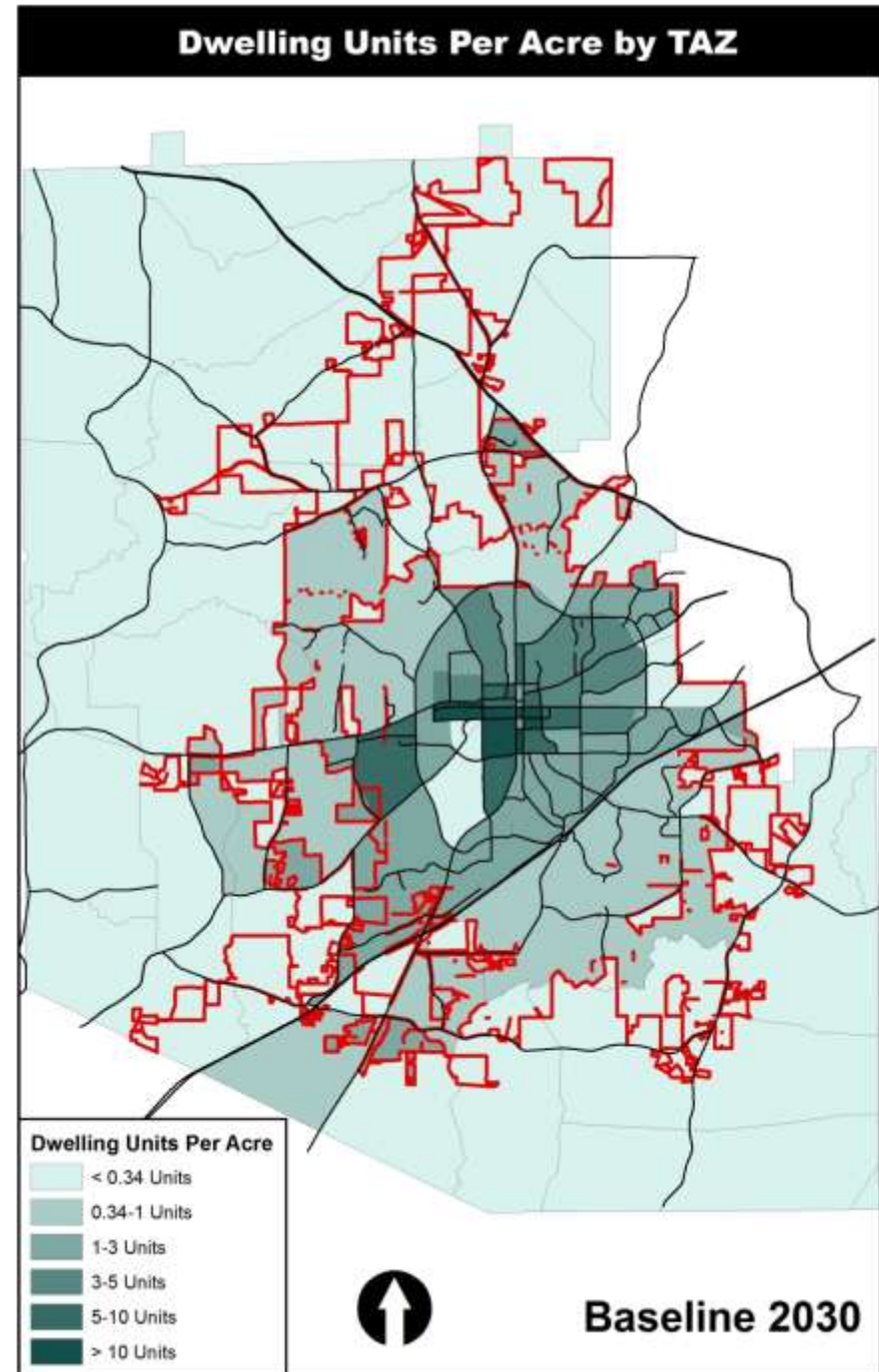
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- Optimal boundary will be part of City by 2030

- Tested effect of focusing development within the existing city limits
- Future Land Use Plan was developed from this scenario



# Baseline Scenario

- Based on existing zoning and development
- Updated annually

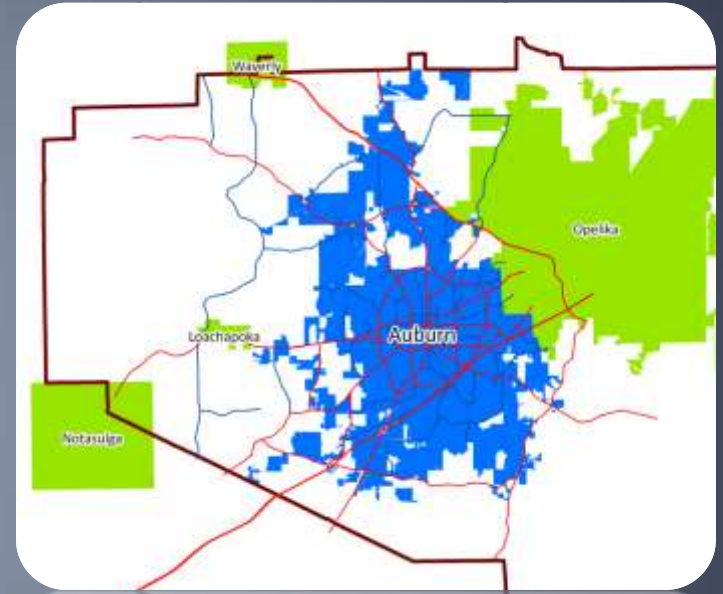


# Future land use plan methodology

- The AIGM allows us to test what impact changes to land uses, zoning, or other factors will have on our future growth
- As part of the development of the future land use plan, three scenarios were examined
  - 2009 baseline scenario
  - Optimal boundary scenario
  - Concept plan scenario

# Determining the 2030 optimal corporate boundary

- The AIGM allocates population in the study area based on the existing corporate boundary of the City
- Consideration of the City's optimal corporate boundary in 2030 is an important part of the comprehensive planning process
- Choosing the optimal 2030 corporate boundary was the first step in developing the land use plan



# The Optimal Boundary

- To develop the optimal boundary, staff developed a model to determine areas the City might wish to grow into geographically over the next 20 years
- A list of GIS-based criteria was developed

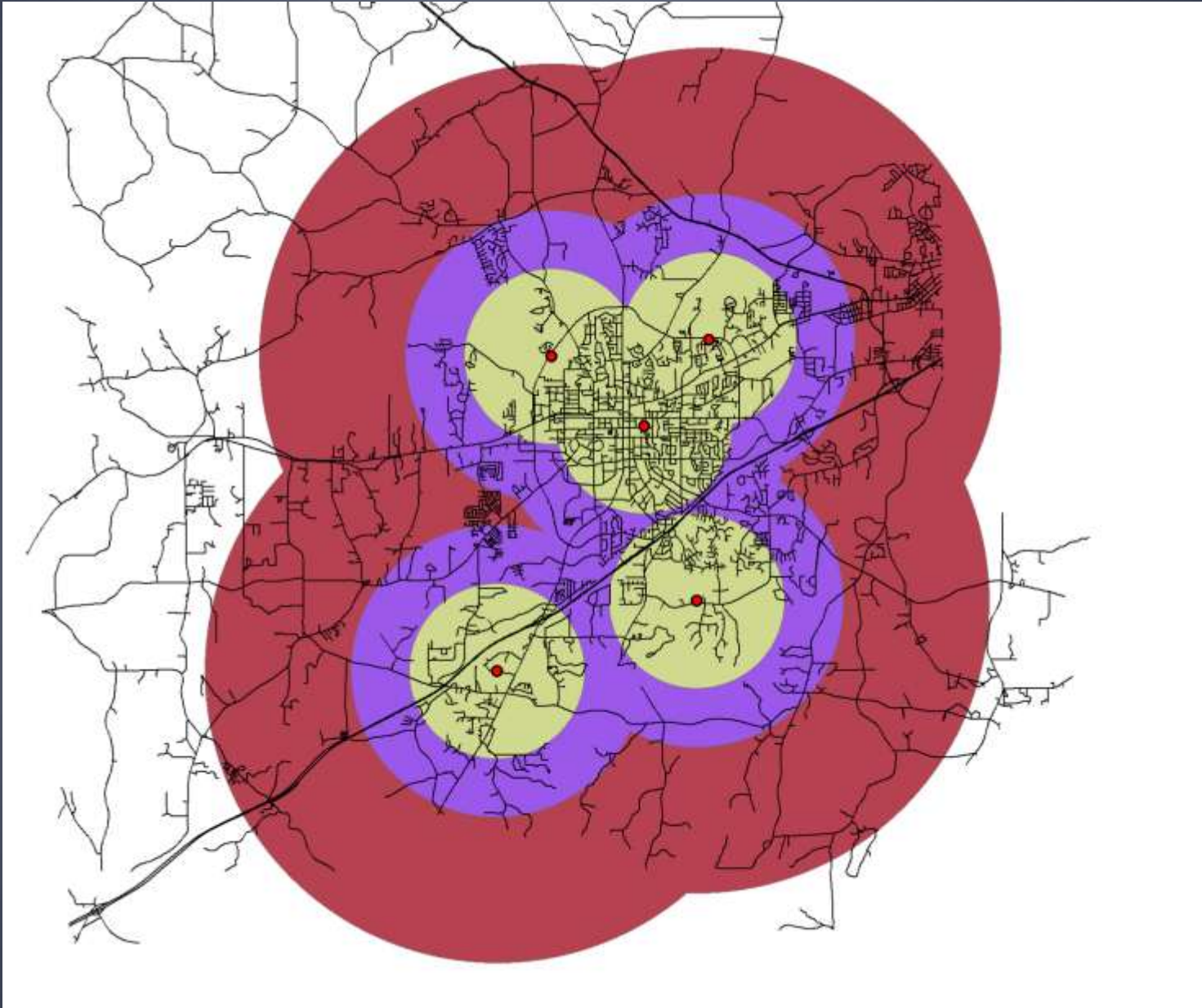
# Optimal Boundary Layers

Annexation plan
County master plan
Current and future road network
Current land use (County)
Distance from city center
Enclaves
Fire protection
Flood zones
Growth boundary
Loachapoka city limits
Lot Size (County)
Opelika city limits
Planning Jurisdiction (Opelika Growth Area)
Police coverage
Sewer Basins
Steep Slopes
Water authority service areas
Water availability (all providers)
Watersheds
Wetlands

# The Optimal Boundary

- Two sets of scores:
  - Each input's data was represented and ranked geographically, i.e. close to a fire station is good, distant from a fire station is bad
  - Each input was also ranked on relative importance

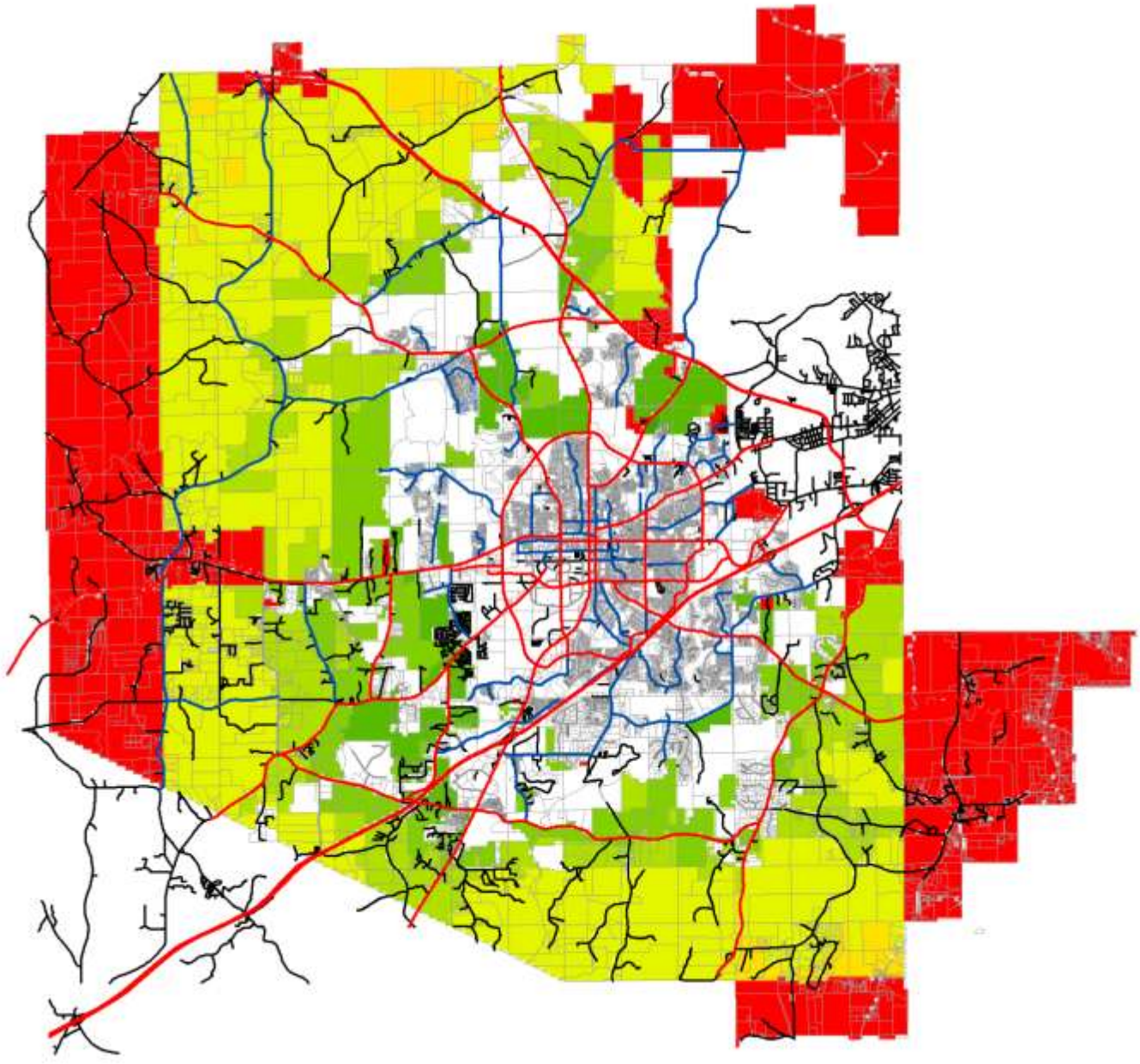
Input	Annexation boundary	County master plan	Current and future road network	Current land use (County)	Distance from city center	Enclaves	Fire protection	Flood zones	Growth boundary	Lot Size (County)	Planning Jurisdiction (Opelika Growth Area)	Police coverage	Road LOS 2030 (75 ft buffer?)	Sewer Basins	Steep Slopes	Water authority service areas	Water availability (Current City)	Watersheds	Wetlands	Weights
Annexation boundary	1.00	4.00	2.00	4.00	1.00	1.00	2.00	4.00	1.00	4.00	0.33	4.00	2.00	1.00	4.00	1.00	0.50	2.00	4.00	0.08
County master plan	0.25	1.00	0.50	2.00	0.50	0.33	0.50	1.00	0.33	2.00	0.33	2.00	0.50	0.33	4.00	0.50	0.25	1.00	3.00	0.03
Current and future road network	0.50	2.00	1.00	3.00	1.00	0.25	1.00	3.00	1.00	4.00	2.00	4.00	1.00	1.00	3.00	3.00	0.50	1.00	4.00	0.06
Current land use (County)	0.25	0.50	0.33	1.00	0.25	0.20	0.50	2.00	0.33	1.00	0.33	3.00	0.33	0.25	1.00	0.50	0.25	0.50	3.00	0.03
Distance from city center	1.00	2.00	1.00	4.00	1.00	0.25	3.00	4.00	0.33	3.00	0.25	3.00	0.50	0.25	4.00	0.33	0.33	0.33	3.00	0.05
Enclaves	1.00	3.00	4.00	5.00	4.00	1.00	3.00	4.00	2.00	3.00	1.00	4.00	1.00	2.00	5.00	2.00	1.00	1.00	5.00	0.10
Fire protection	0.50	2.00	1.00	2.00	0.33	0.33	1.00	2.00	1.00	3.00	1.00	4.00	1.00	0.33	2.00	2.00	0.33	1.00	2.00	0.05
Flood zones	0.25	1.00	0.33	0.50	0.25	0.25	0.50	1.00	0.25	0.50	0.33	0.50	0.33	0.20	1.00	0.33	0.25	0.33	1.00	0.02
Growth boundary	1.00	3.00	1.00	3.00	3.00	0.50	1.00	4.00	1.00	2.00	1.00	3.00	0.50	1.00	3.00	0.50	0.50	1.00	3.00	0.06
Lot Size (County)	0.25	0.50	0.25	1.00	0.33	0.33	0.33	2.00	0.50	1.00	0.25	0.33	0.25	0.25	0.50	0.25	0.20	0.33	1.00	0.02
Planning Jurisdiction	3.00	3.00	0.50	3.00	4.00	1.00	1.00	3.00	1.00	4.00	1.00	2.00	1.00	0.50	4.00	2.00	0.33	1.00	2.00	0.07
Police coverage	0.25	0.50	0.25	0.33	0.33	0.25	0.25	2.00	0.33	3.00	0.50	1.00	0.33	0.20	1.00	0.33	0.20	0.25	1.00	0.02
Road LOS 2030	0.50	2.00	1.00	3.00	2.00	1.00	1.00	3.00	2.00	4.00	1.00	3.00	1.00	0.33	4.00	2.00	0.50	1.00	2.00	0.06
Sewer Basins	1.00	3.00	1.00	4.00	4.00	0.50	3.00	5.00	1.00	4.00	2.00	5.00	3.00	1.00	2.00	2.00	0.50	2.00	1.00	0.09
Steep Slopes	0.25	0.25	0.33	1.00	0.25	0.20	0.50	1.00	0.33	2.00	0.25	1.00	0.25	0.50	1.00	0.25	0.25	0.25	0.33	0.02
Water authority service areas	1.00	2.00	0.33	2.00	3.00	0.50	0.50	3.00	2.00	4.00	0.50	3.00	0.50	0.50	4.00	1.00	0.25	0.50	1.00	0.05
Water availability	2.00	4.00	2.00	4.00	3.00	1.00	3.00	4.00	2.00	5.00	3.00	5.00	2.00	2.00	4.00	4.00	1.00	1.00	2.00	0.11
Watersheds	0.50	1.00	1.00	2.00	3.00	1.00	1.00	3.00	1.00	3.00	1.00	4.00	1.00	0.50	4.00	2.00	1.00	1.00	2.00	0.06
Wetlands	0.25	0.33	0.25	0.33	0.33	0.20	0.50	1.00	0.33	1.00	0.50	1.00	0.50	1.00	3.00	1.00	0.50	0.50	1.00	0.03





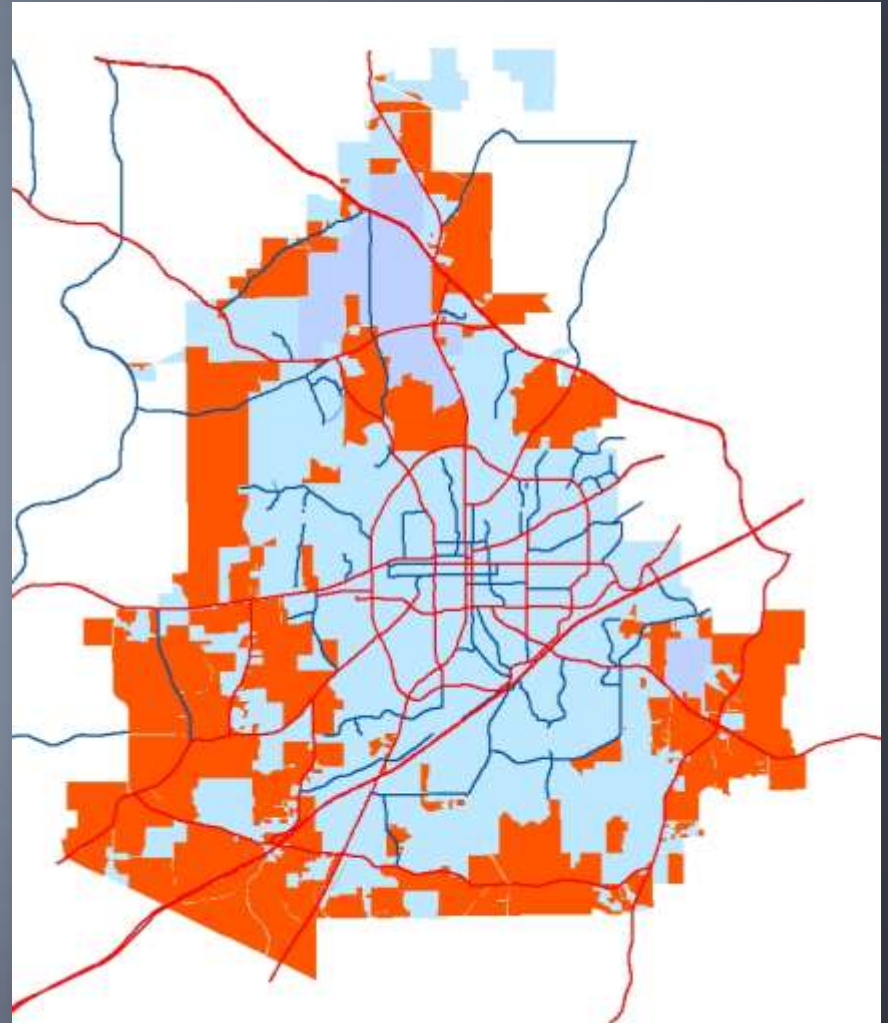
# The Optimal Boundary

- The resulting parcel scores were combined into a single layer



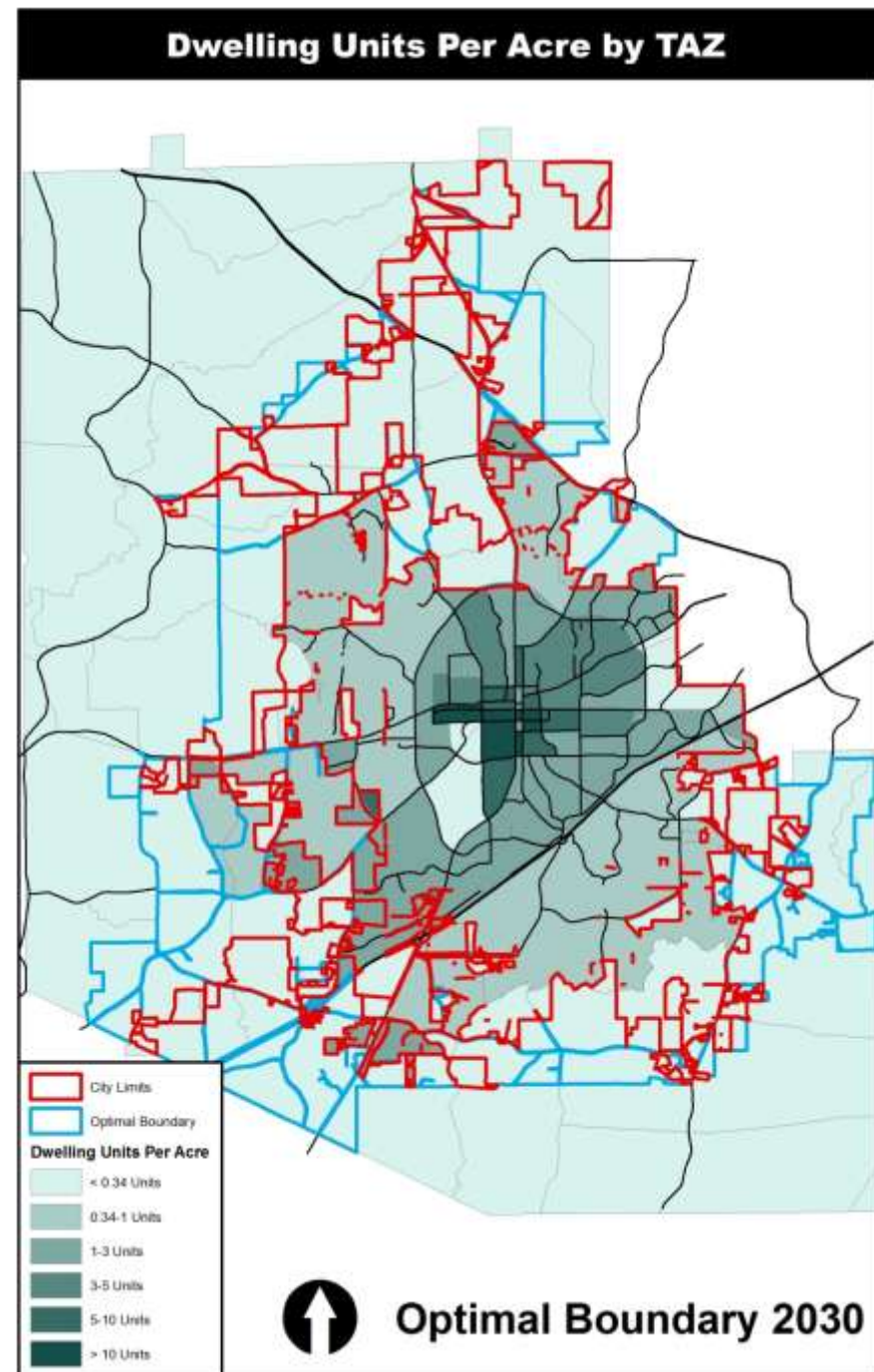
# The Optimal Boundary

- Area of approximately 37 square miles
- Consists of areas that are most logical to be part of City in 2030 based on priorities of the CompPlan



# Optimal boundary scenario

- Development assumptions within the existing city limits remain the same
- Development assumptions in the optimal boundary were changed to reflect rural zoning, from a density of 1 du/ac to 0.33 du/ac

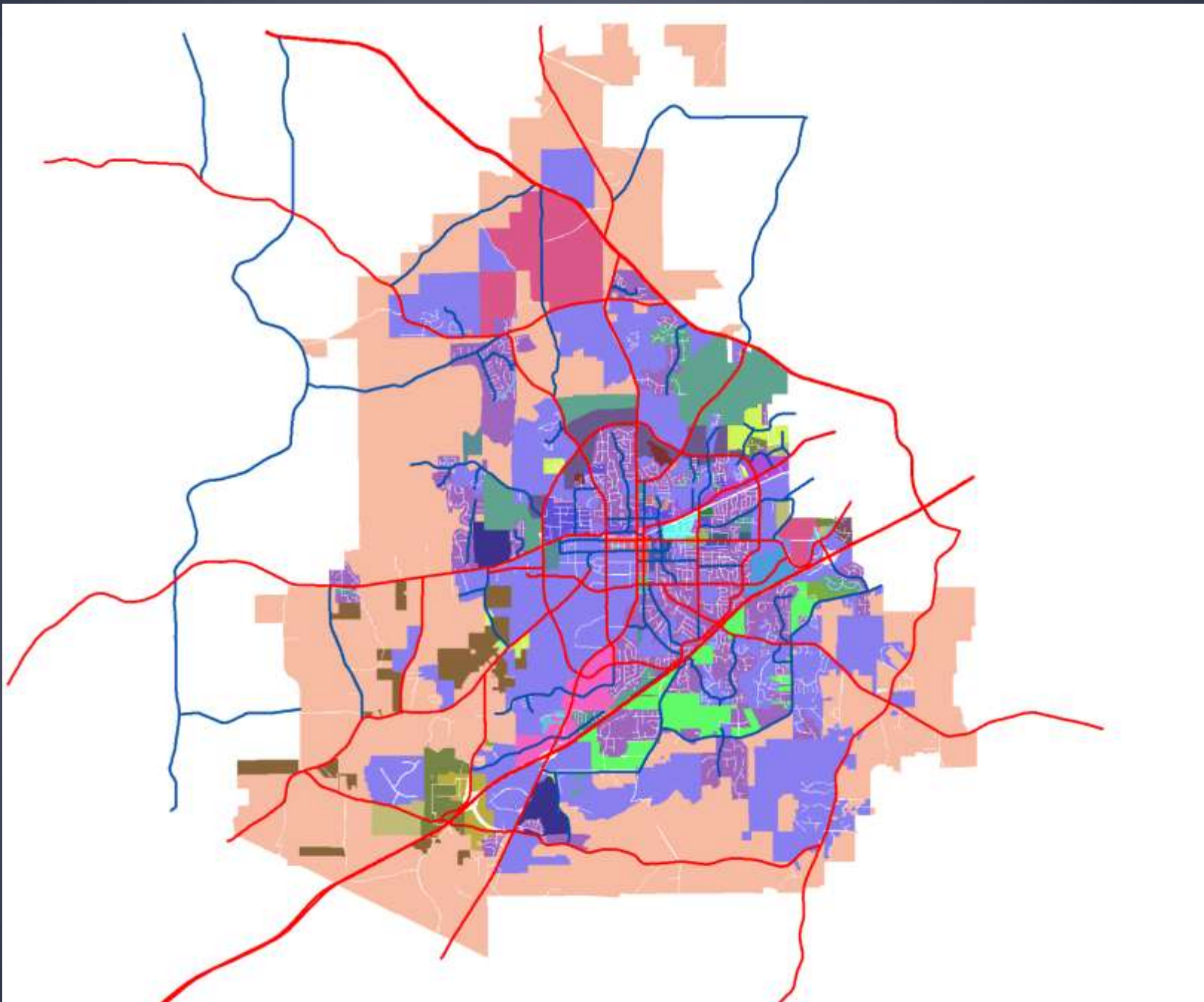


# Concept plan scenario rationale

- The concept plan scenario tested changes to Auburn's current growth pattern, and began with the optimal boundary scenario as its basis
- The concept plan scenario focused on infill development and transition of close-in rural land to denser residential uses
- The results of the scenario validated the effectiveness of the City's infill/redevelopment strategy

## Draft Concept Plan AIGM Inputs

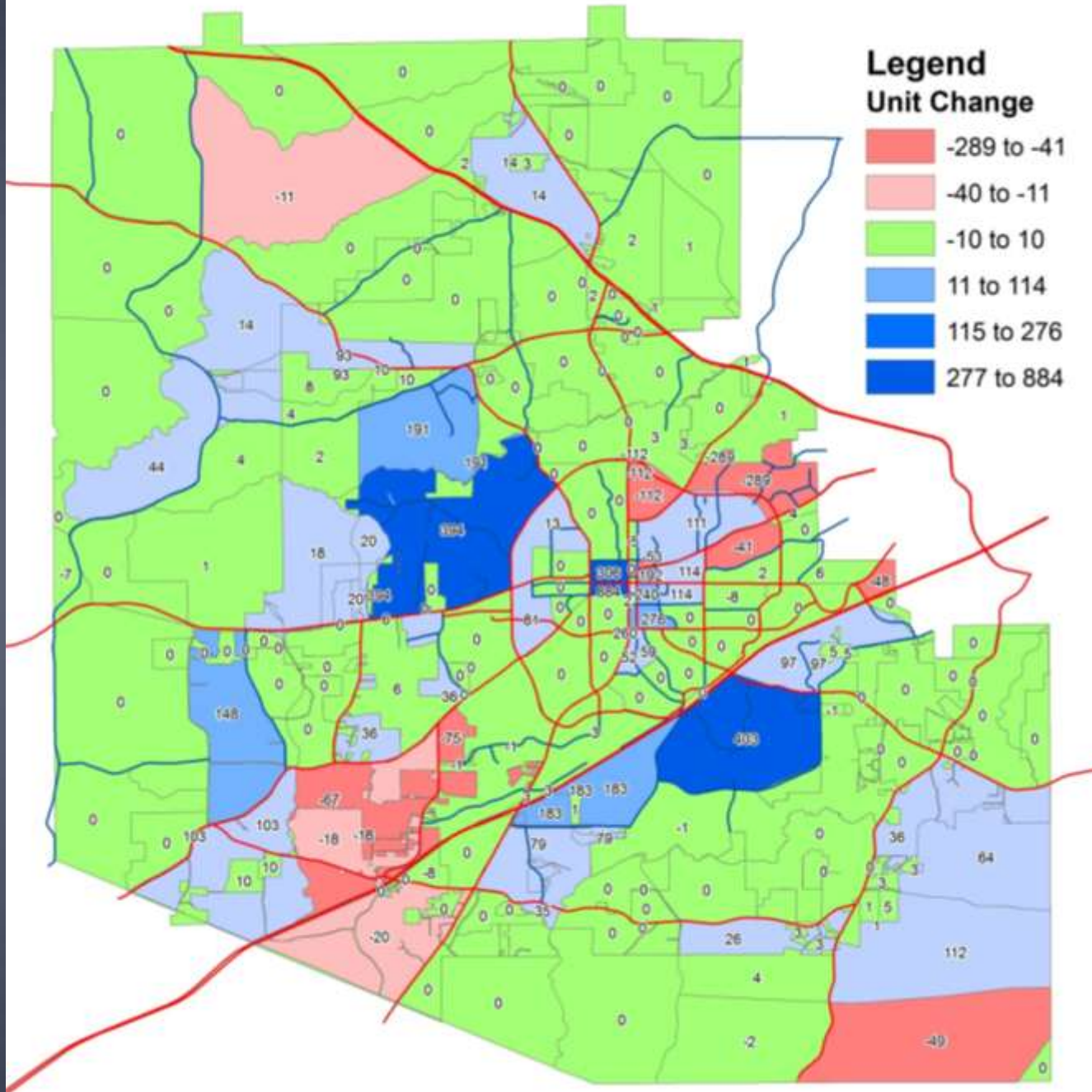
Name	Density (units/acre)	FAR	% of each	Assign to vacant or all?
Commercial Support Center	n/a	0.21375	91% comm; 4% office; 5% other	Vacant
Corridor Redevelopment	12	0.21375	85% comm; 5% office; 10% residential	All
Corridor Redevelopment (Preservation)	12	0.21375	85% comm; 5% office; 10% residential	Vacant
Neighborhood Node	16	0.21375	70% comm; 5% office; 25% residential	All
No Change: East Samford Study Area	No Change	n/a	n/a	n/a
No Change: South College/EUD Specific Area Plan	No Change	n/a	n/a	n/a
Redevelopment	New density of Moton	n/a	n/a	All
Redevelopment: Harper Ave Focus Area	3.54 SF; 7.24 duplex; 12.8 MF	0.21375	18% office; 30% SF; 11% duplex; 34% MF; 7% other	All
Redevelopment: Higher Density (RDD)	16 MF; 7.68 duplex; 3.32 SF	n/a	49% MF; 38% duplex; 13% SF	All
Redevelopment: Higher Density (US)	34 MF; 9 SF	0.21375	57% MF; 20% SF; 3% comm; 3% office; 17% other	All
Redevelopment: Indian Hills Focus Area	n/a	0.21375	90% comm; 10% office	All
Redevelopment: Mobile Home Parks	No change	n/a	n/a	n/a
Redevelopment: Same Density	No change	n/a	n/a	n/a
Rural	0.33 acres	n/a	n/a	Vacant
Transition: Conservation/Cluster Residential	2	n/a	n/a	Vacant
Transition: High-Density Residential	16	n/a	n/a	Vacant
Transition: High-Intensity Commercial	Use CDD assumptions			
Transition: Holding District	Use HD assumptions			
Transition: Interstate Commercial	n/a	0.21375	30% hotel; 70% commercial	All
Transition: Light Industrial	n/a	0.1895	100% industrial (?)	All
Transition: Low-Density Residential	4	n/a	n/a	All
Transition: Low/Medium-Density Residential	4 Low; 8 Med	n/a	60% Low; 40% Med	All
Transition: Medium-Density Residential	8	n/a	n/a	Vacant
Transition: Medium/High-Density Residential	8 Med; 16 High	n/a	75% Med; 25% High	Vacant
Transition: Mixed-Use Office/Residential	8	0.21375	75% Office; 25% Residential	All
Transition: Nodal Master-Planned Mixed-Use	Use CDD assumptions			Vacant
Transition: Office Park	n/a	0.21375	85% office; 15% commercial	All
Transition: Office/Light Commercial	n/a	0.21375	50% comm; 50% office	
Transition: Rural	0.33	n/a		Vacant
Urban Core	n/a	5	53% MF; 21% comm; 11% office; 15% other	All except institutional
Urban Core 2	n/a	3	75% MF; 10% comm; 5% office; 10% other	All
Urban Core 3	n/a	1.5	75% MF; 10% comm; 5% office; 10% other	All



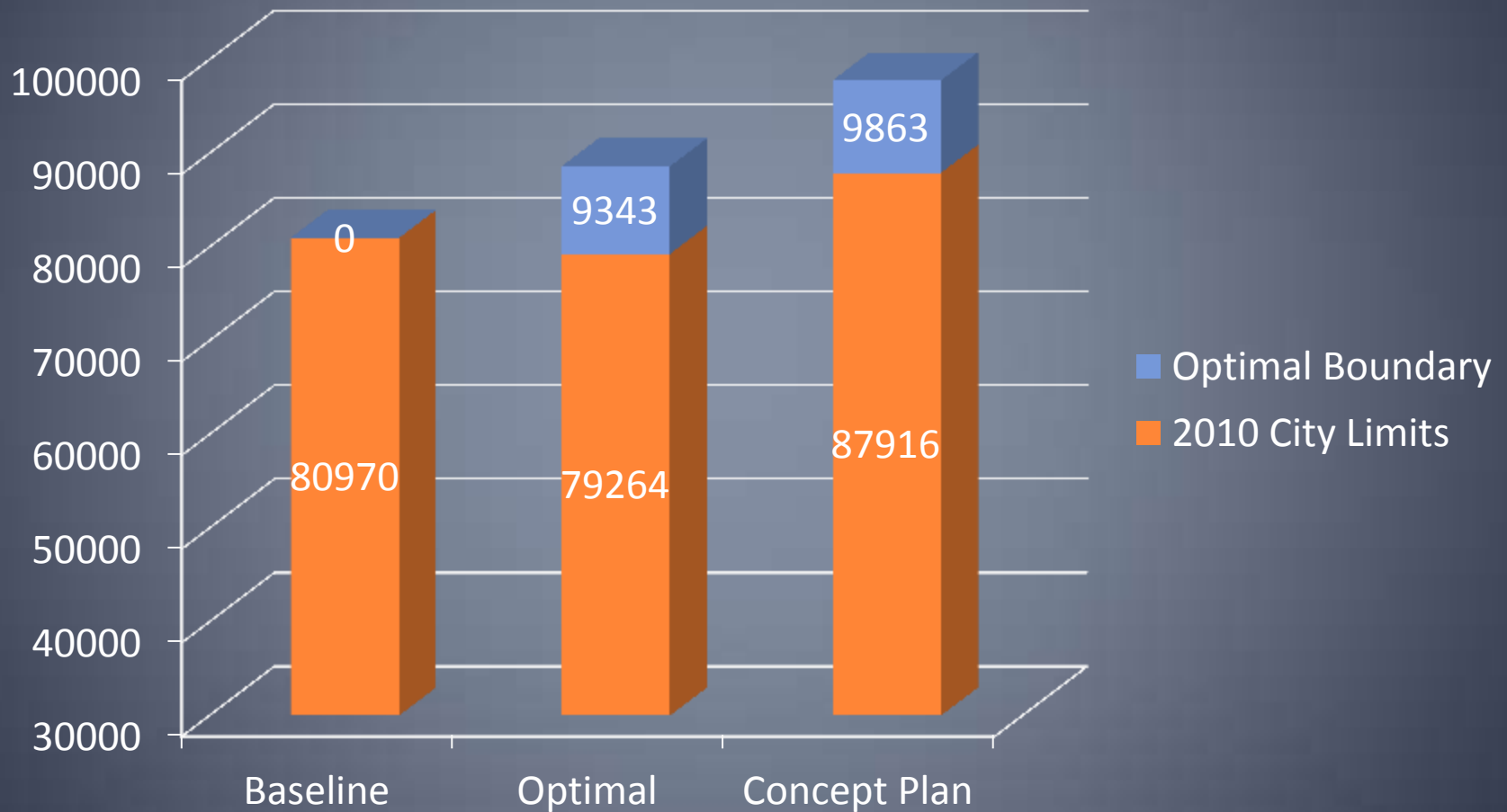
# Concept plan scenario

- The resulting scenario showed increased density in and around the urban core as well as in areas currently zoned rural that will transition to denser uses under the Future Land Use Plan
- The Future Land Use Plan is derived directly from the concept plan scenario, with limited changes

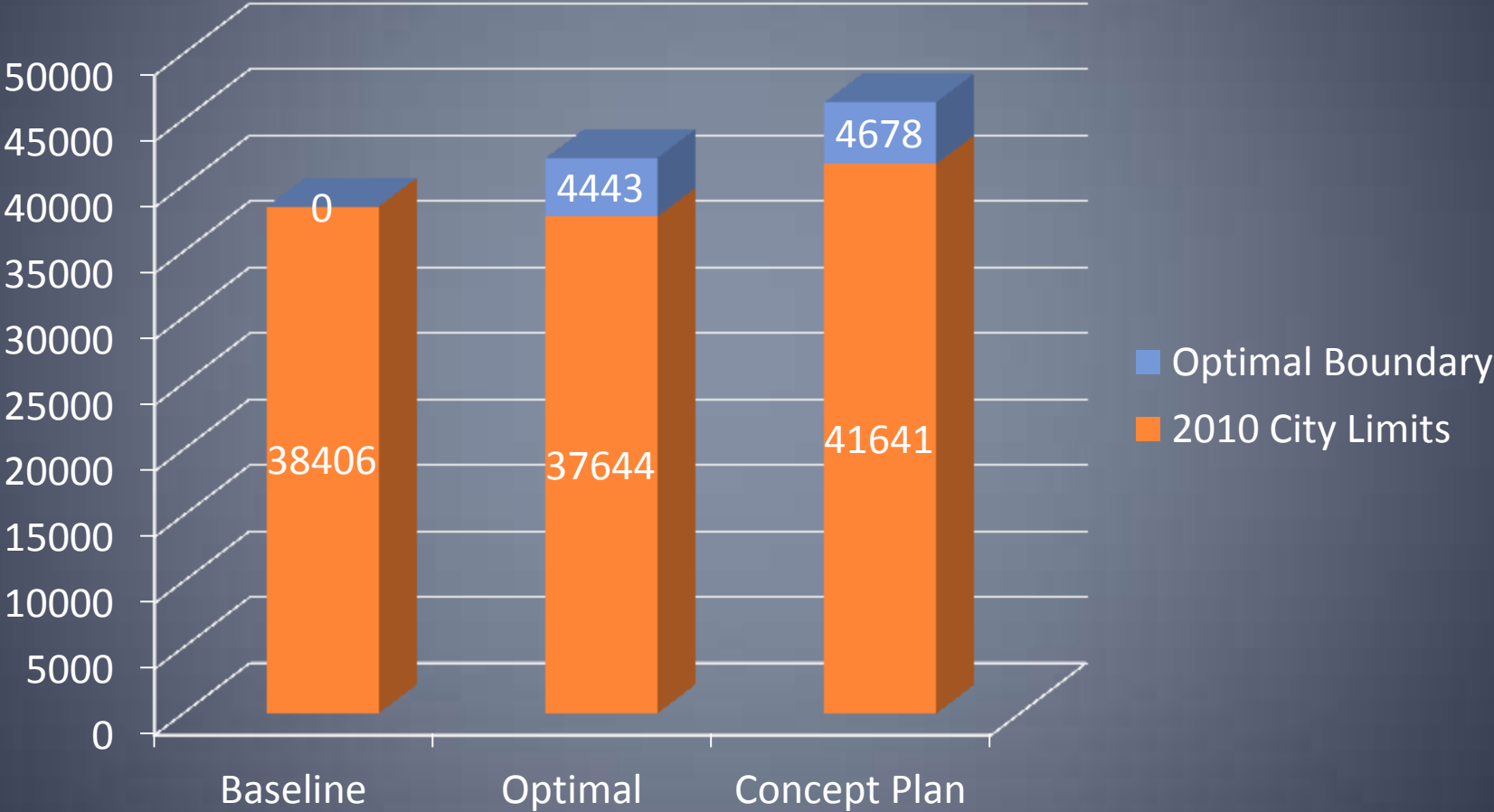




# City Population by Scenario in 2030

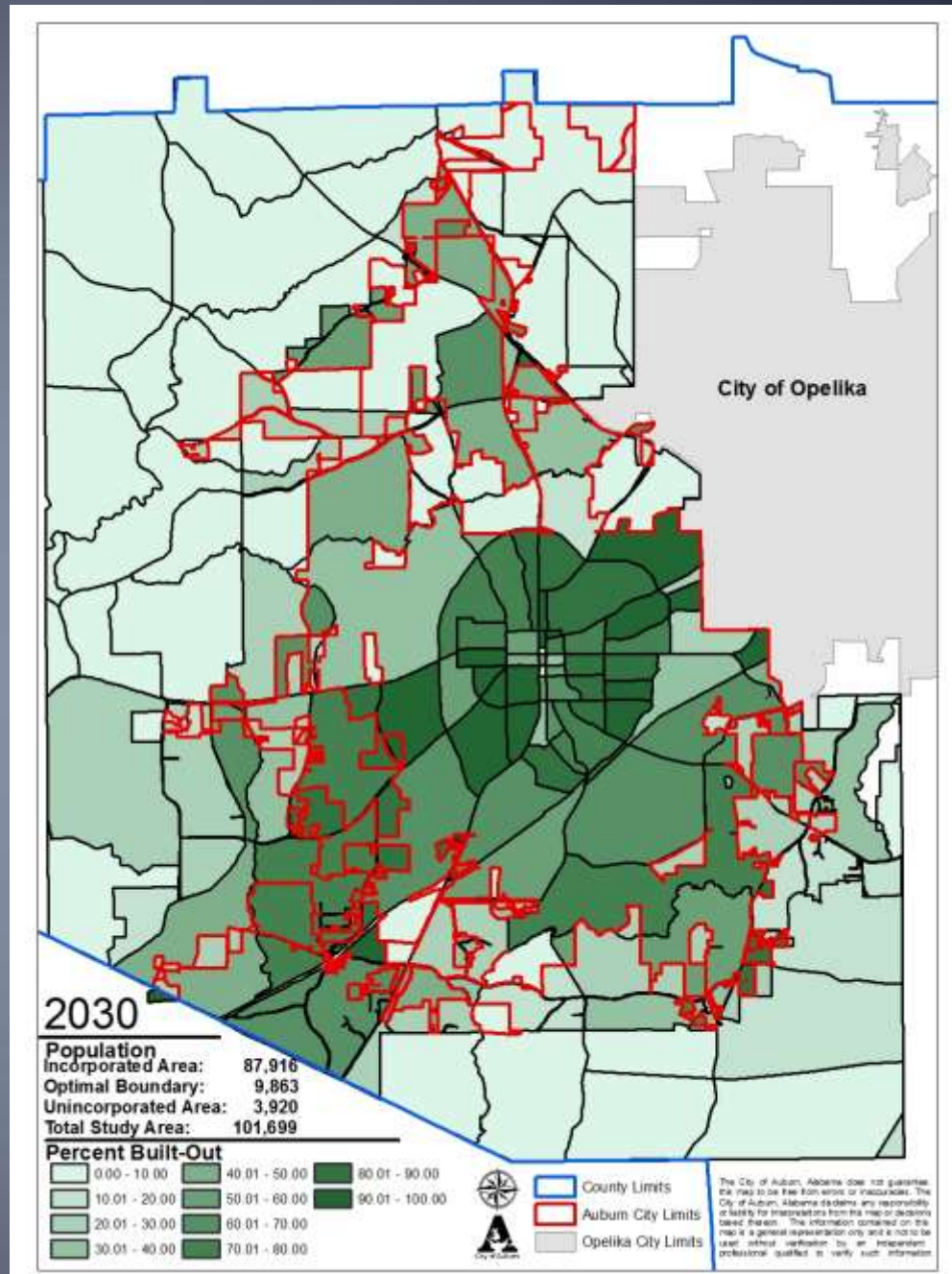


# Dwelling Units by Scenario in 2030



# Concept Plan Scenario: Build-Out % by TAZ in 2030

Year	2010	2015	2020	2025	2030
Inside City	57650	64848	72425	80148	87916
Optimal	5771	6642	7621	8694	9863
Outside City	2442	2620	2867	3190	3920
<b>Total</b>	<b>65863</b>	<b>74110</b>	<b>82913</b>	<b>92032</b>	<b>101699</b>

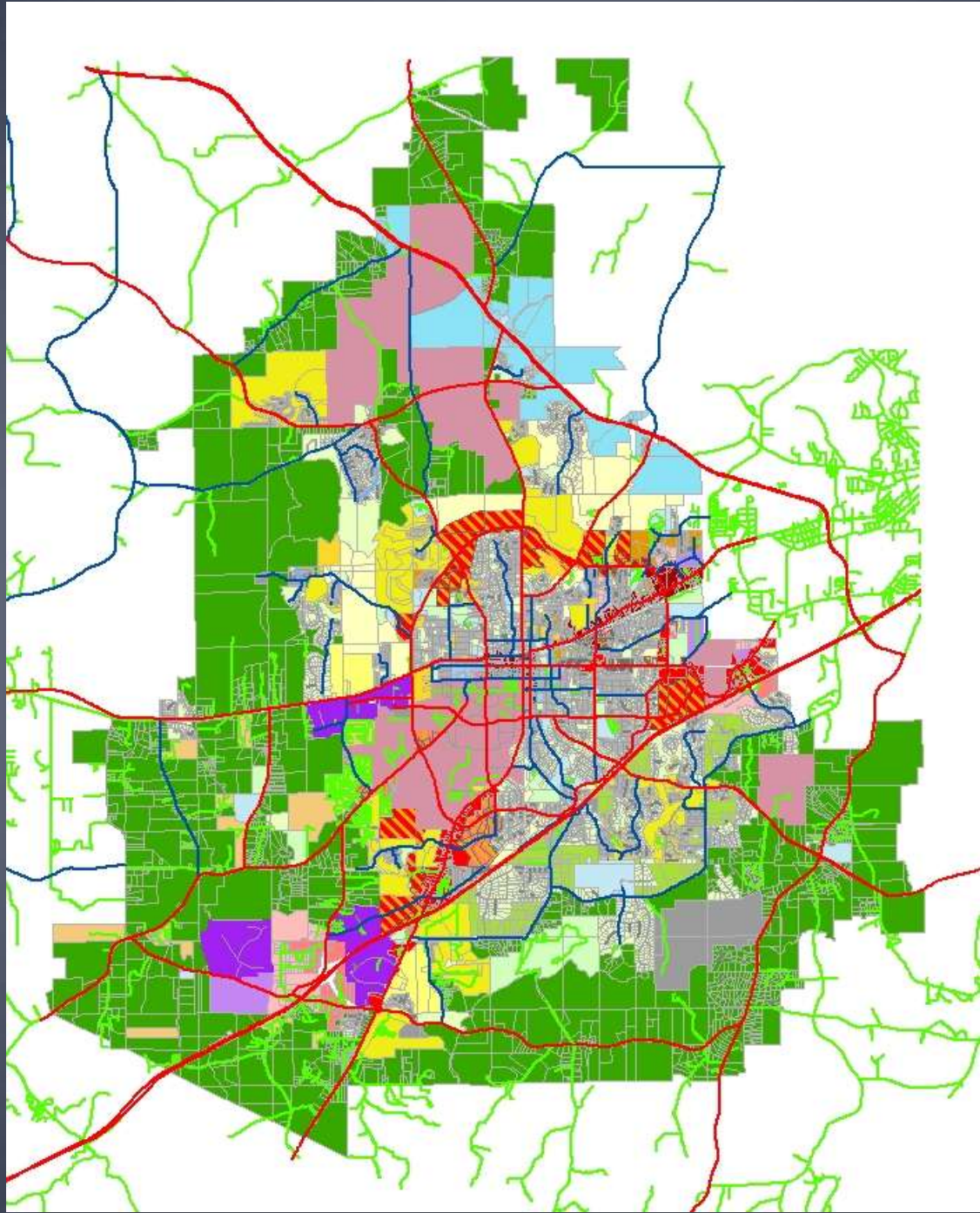


# Changes as result of concept plan scenario and other considerations

- Population change as result of zoning
- Comparisons between population counts are not without issues:
  - 2009 baseline does not include optimal boundary
  - Optimal boundary scenario counts are artificially low, as entire boundary would never be rural
  - Optimal boundary scenario and concept plan scenario assume that all 37 square miles of optimal boundary are part of City as of 2010
  - The AIGM and its projections are constantly being updated. New scenarios will be developed as the Future Land Use Plan is adopted, and then, later, after any changes to zoning are completed.

# What is the Future Land Use Plan?

- The Future Land Use Plan provides parcel-level recommendations for how land should be used, looking forward to the year 2030



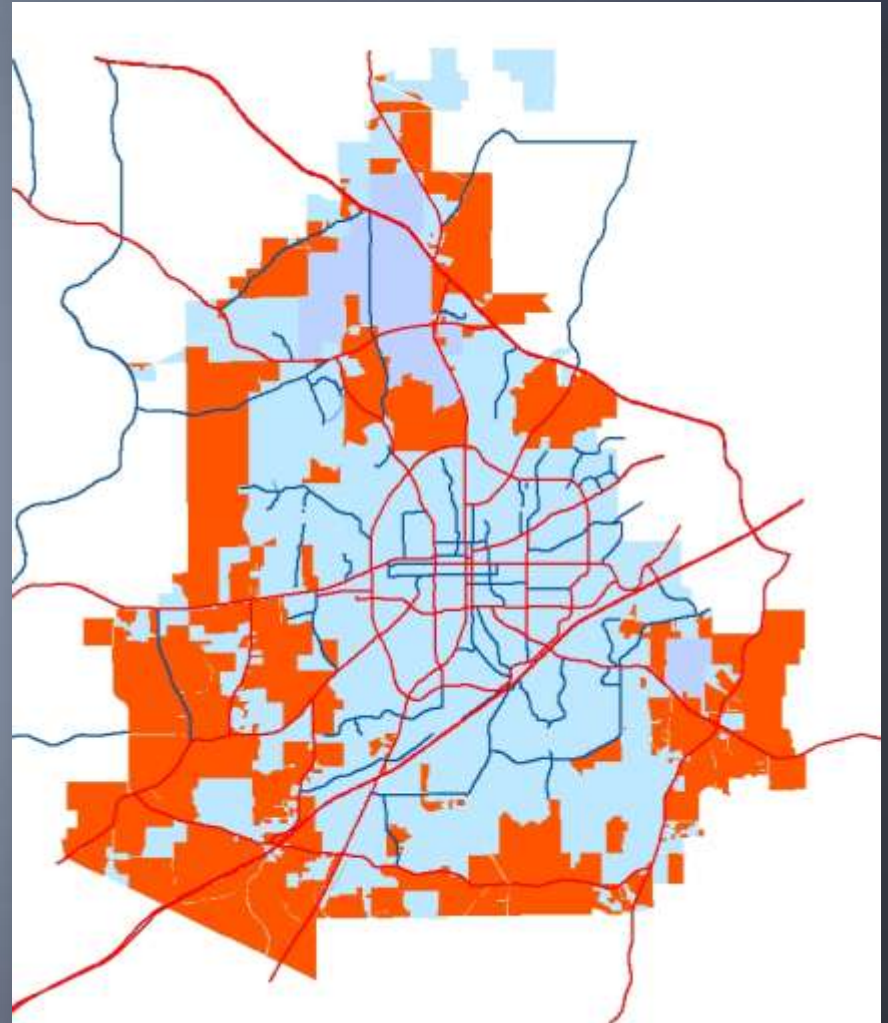
# What is the difference between future land use and zoning?

- **Zoning** is a tool used to implement plans and policies. It is a legal, enforceable part of City Code that is used to regulate the use of land and the type, scale, and intensity of use on that land.
- **Future Land Use** is advisory in nature and is intended to help achieve Auburn's long-range vision. A parcel's future land use designation may be the same or may differ from what it is currently used for.



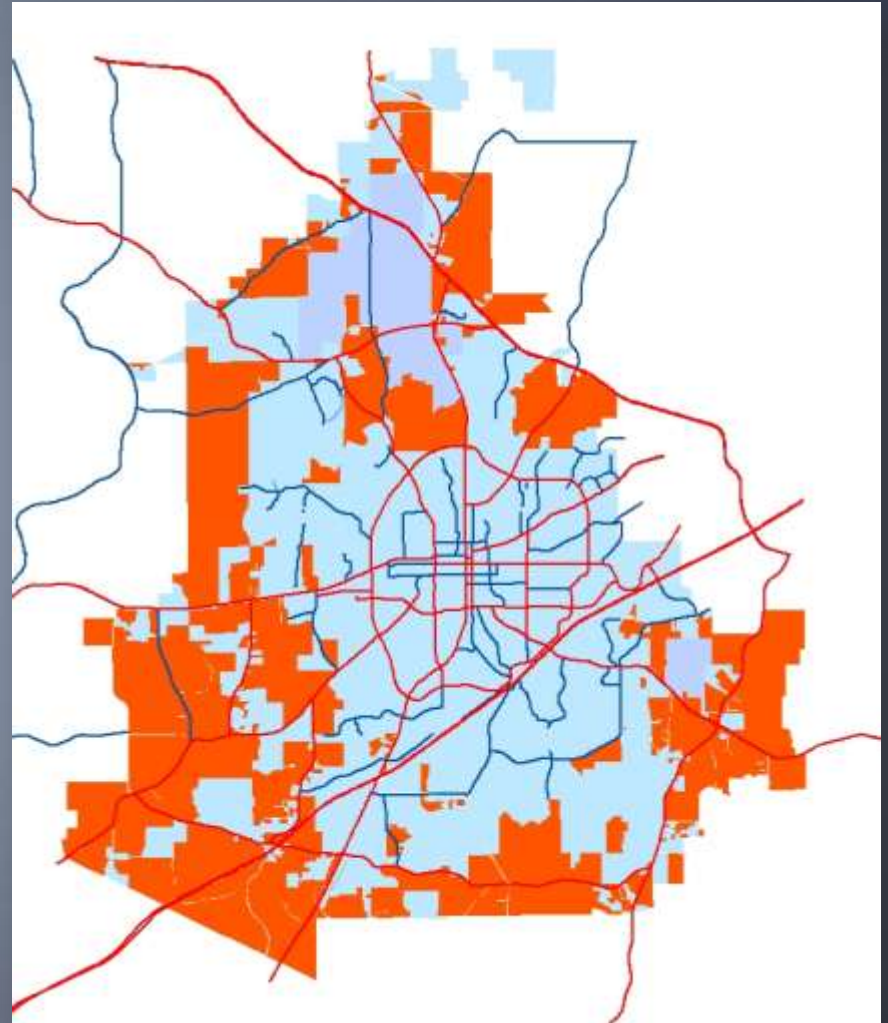
# The Optimal Boundary

- Area of approximately 37 square miles
- Consists of areas that are most logical to be part of City in 2030 based on priorities of the CompPlan
- Boundary established through use of a proprietary annexation model



# The Optimal Boundary

- Future Land Use Plan provides recommendations for current city limits and optimal boundary
- The optimal boundary is not an annexation plan

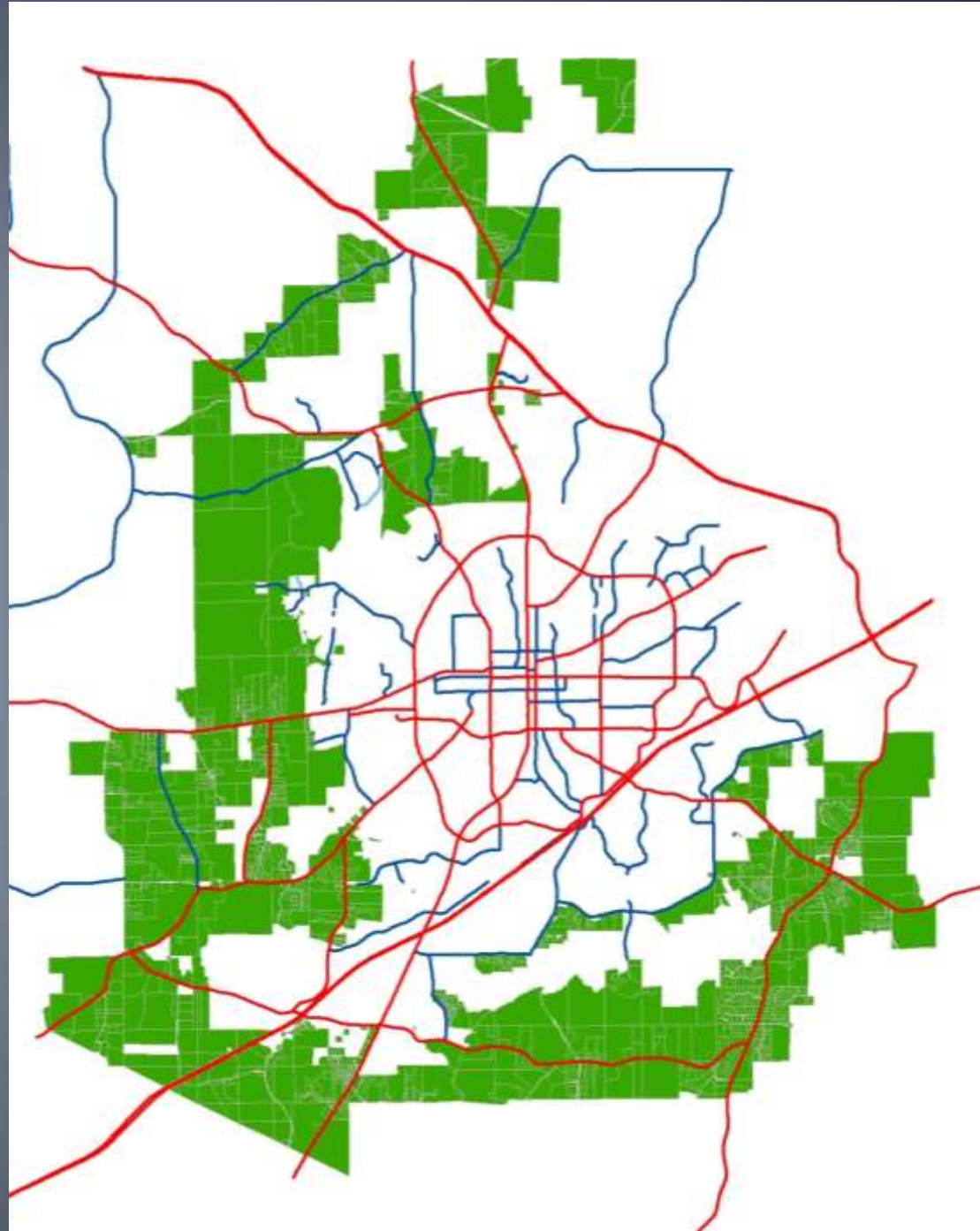


# Priorities that Shaped the Future Land Use Plan

- Promote infill development and redevelopment and reduce sprawl
- Provide an expanded urban core
- Provide options for developing new mixed-use centers
- Encourage a development pattern that promotes transportation choices
- Limit multifamily development to infill and mixed-use areas

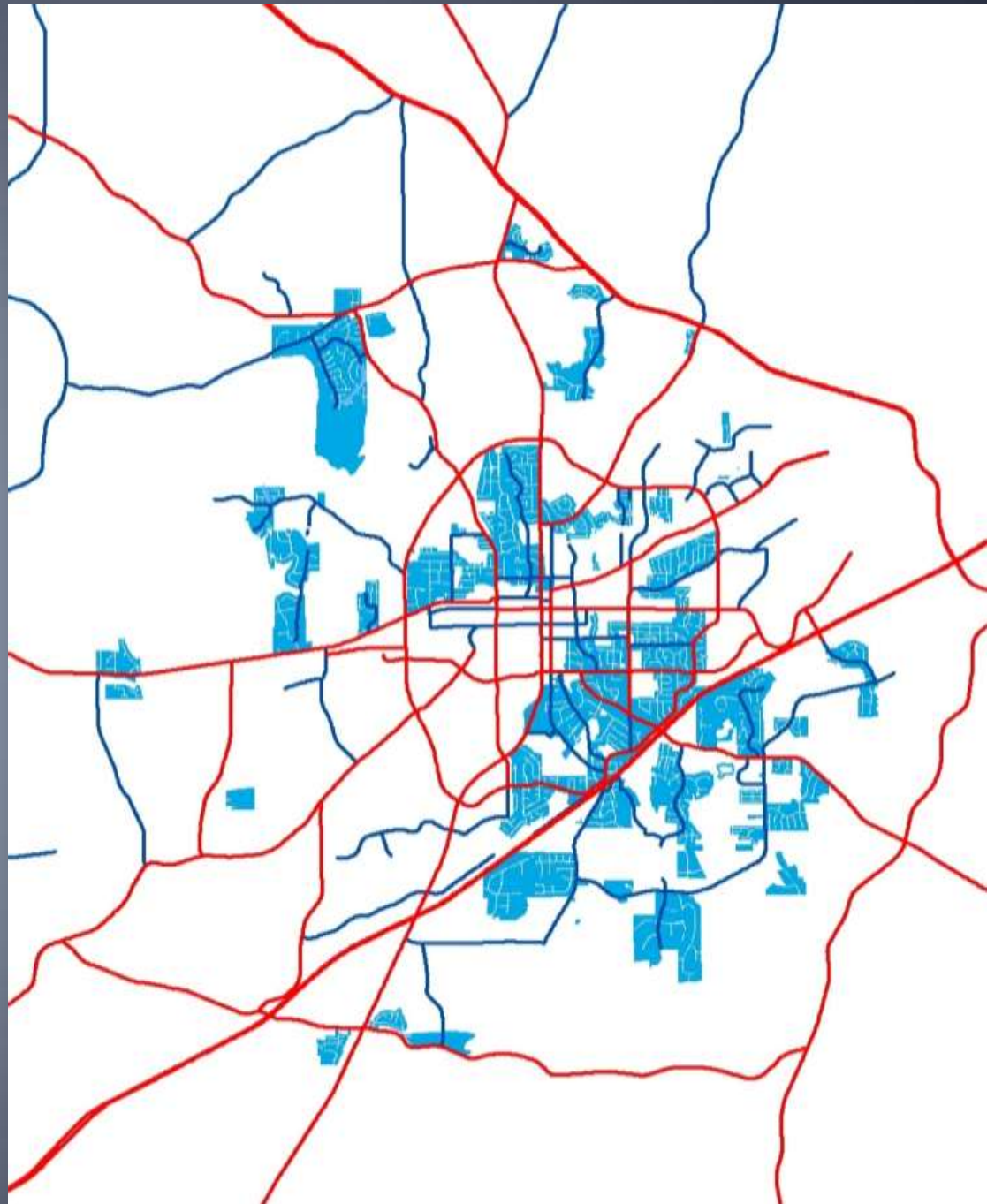
# Rural

- Outlying areas, including much of the optimal boundary, are recommended to remain rural.
- Allows 1 dwelling unit per 3 acres.



# Neighborhood Preservation

- Intent is to protect existing, stable neighborhoods
- Existing zoning and densities will be retained



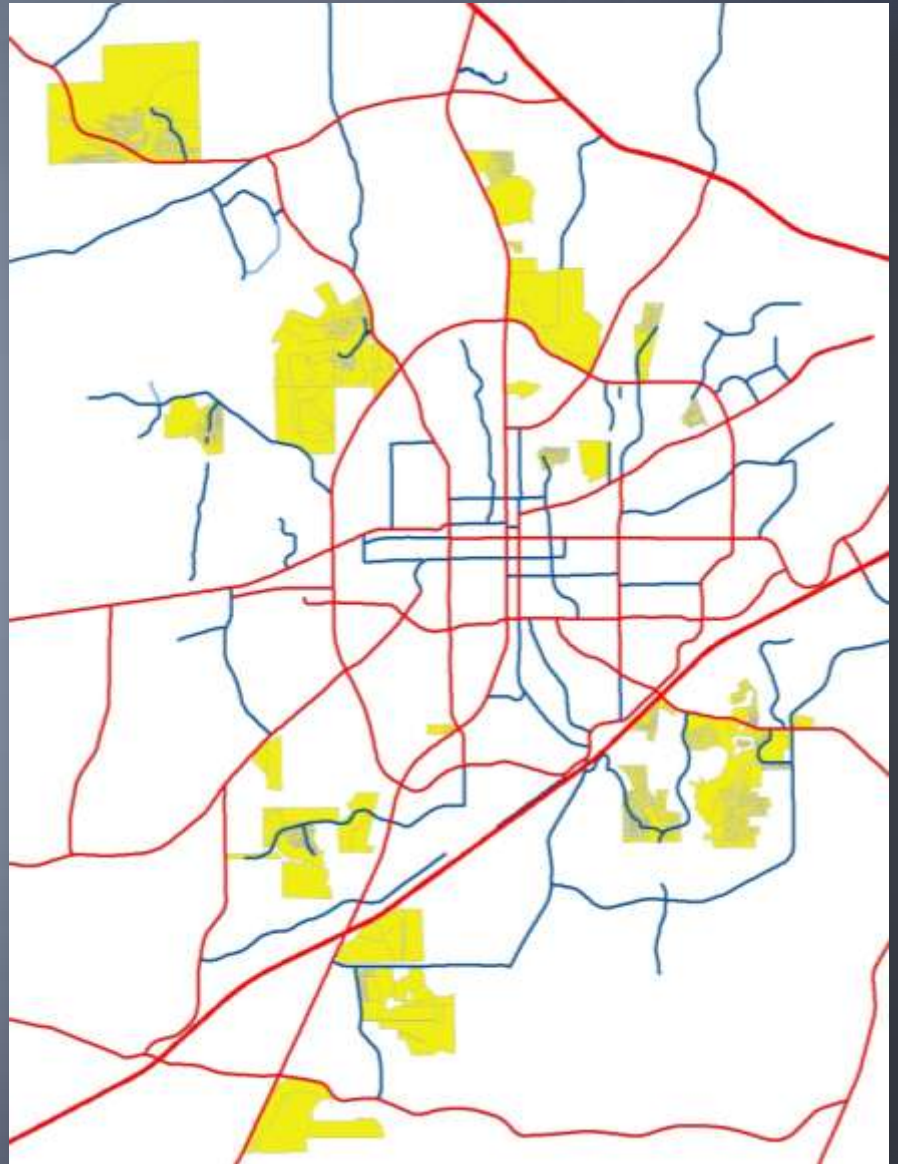
# Conservation Subdivisions

- Intended to help maintain existing residential character south of I-85.
- 5 acre minimum size for conservation subdivisions, may develop at 2 du/ac
- Lots of less than 5 acres may develop at 1 du/ac



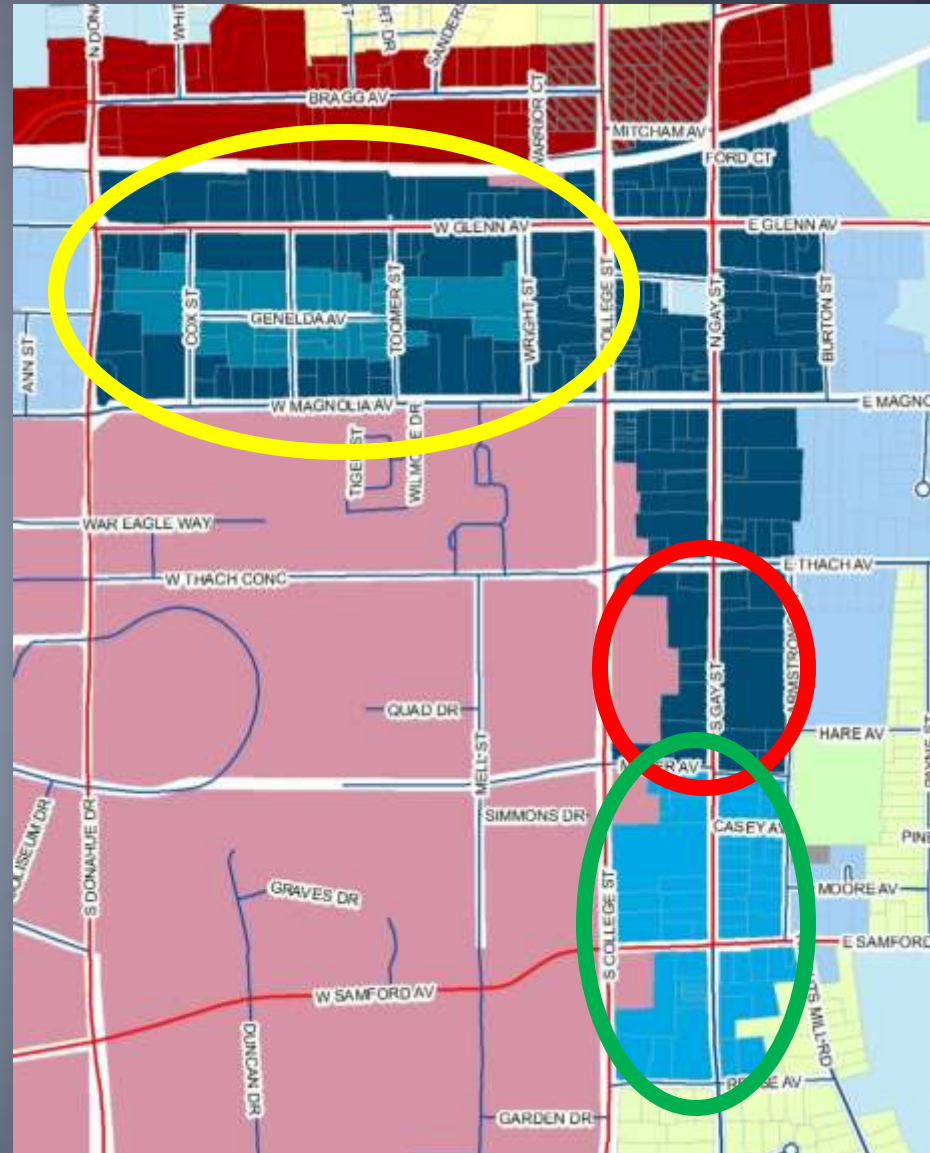
# Planned Development Districts

- Existing areas zoned PDD
- Designation remains binding unless requested for removal by owner/applicant



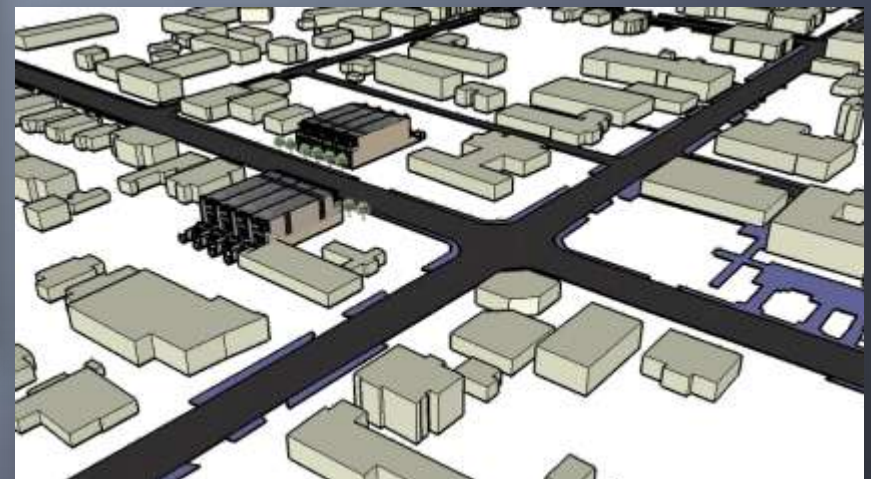
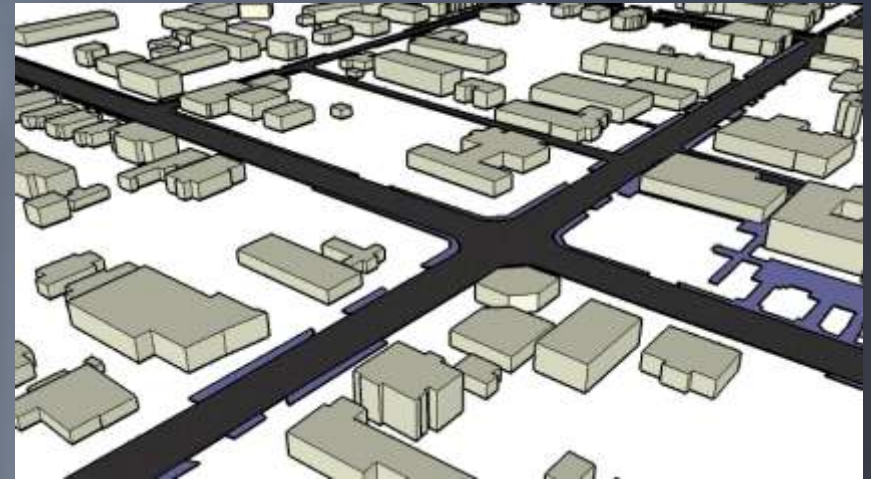
# The Urban Core

- A major expansion of the Urban Core is recommended by the plan
- The current Urban Core designation will be extended west to Donahue and south to Miller
- Urban Core 2, with less emphasis on commercial, will be located on the interior lots between Glenn and Magnolia
- Urban Core 3, with low maximum building heights and an emphasis on reuse of existing buildings, will be located from Miller to Reese

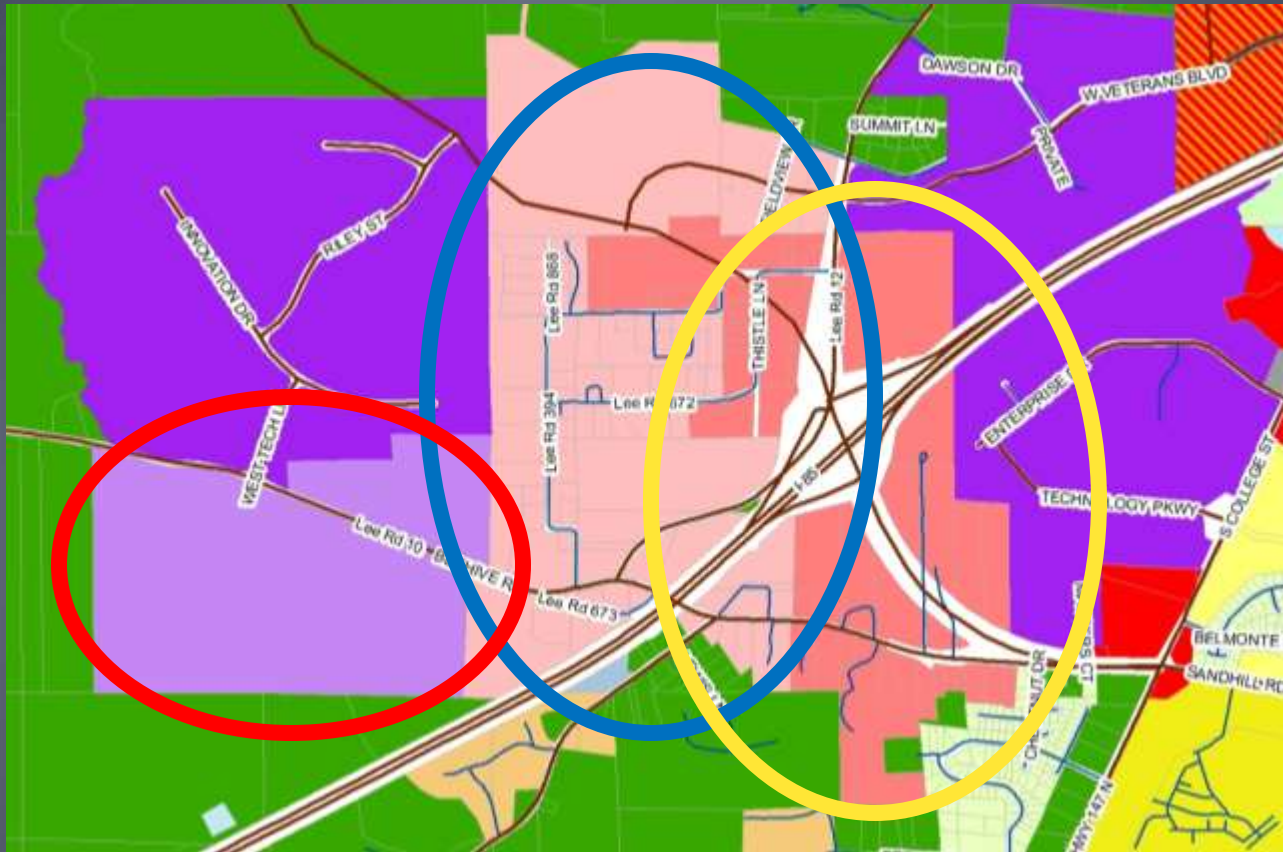




# Glenn Avenue Urban Infill



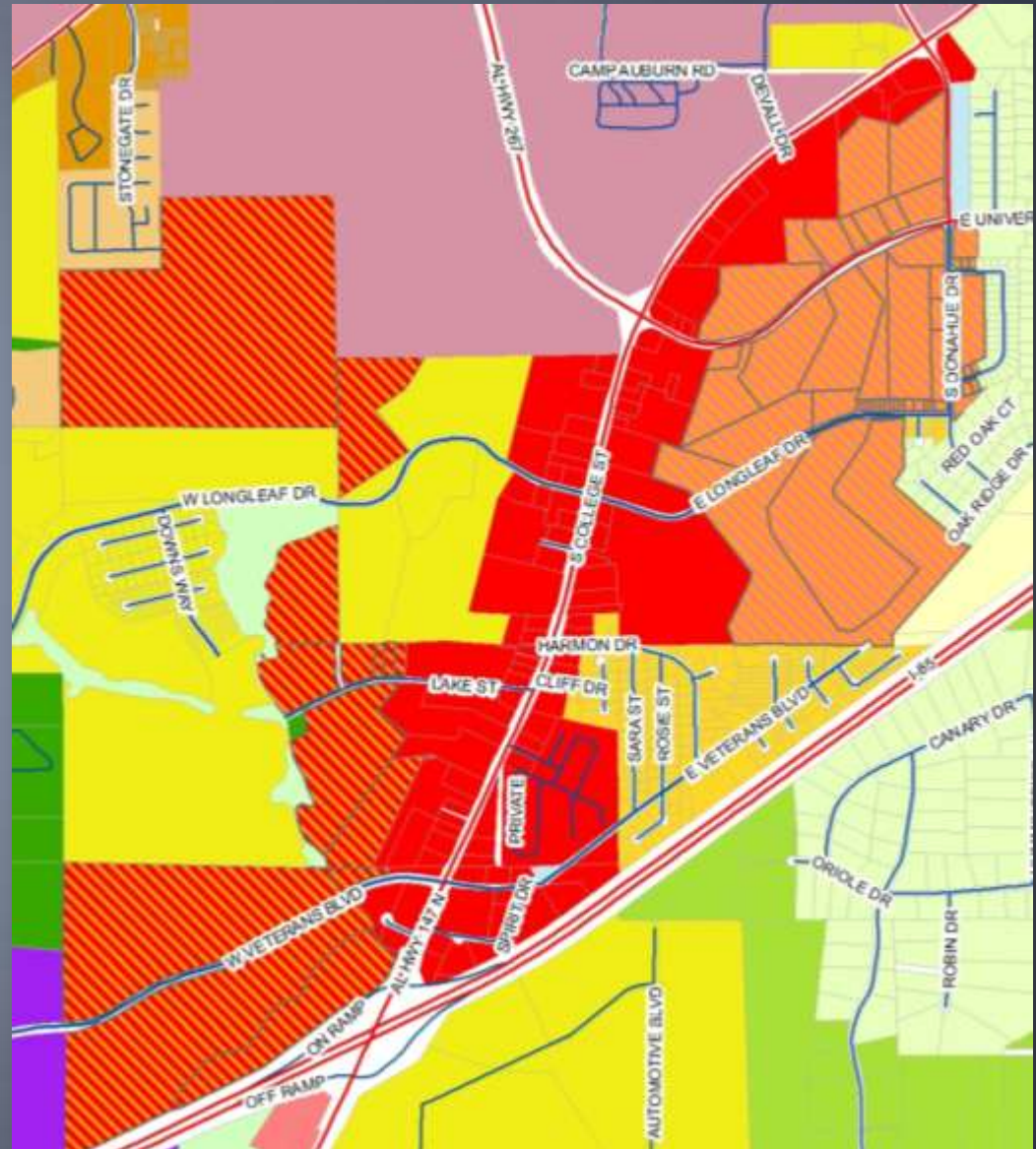
# Beehive Road Interchange



- Provides new land use recommendations for land in proximity to the new Beehive Road interchange
- New land uses include, from east to west, **interstate commercial**, **office park**, and **light industrial**

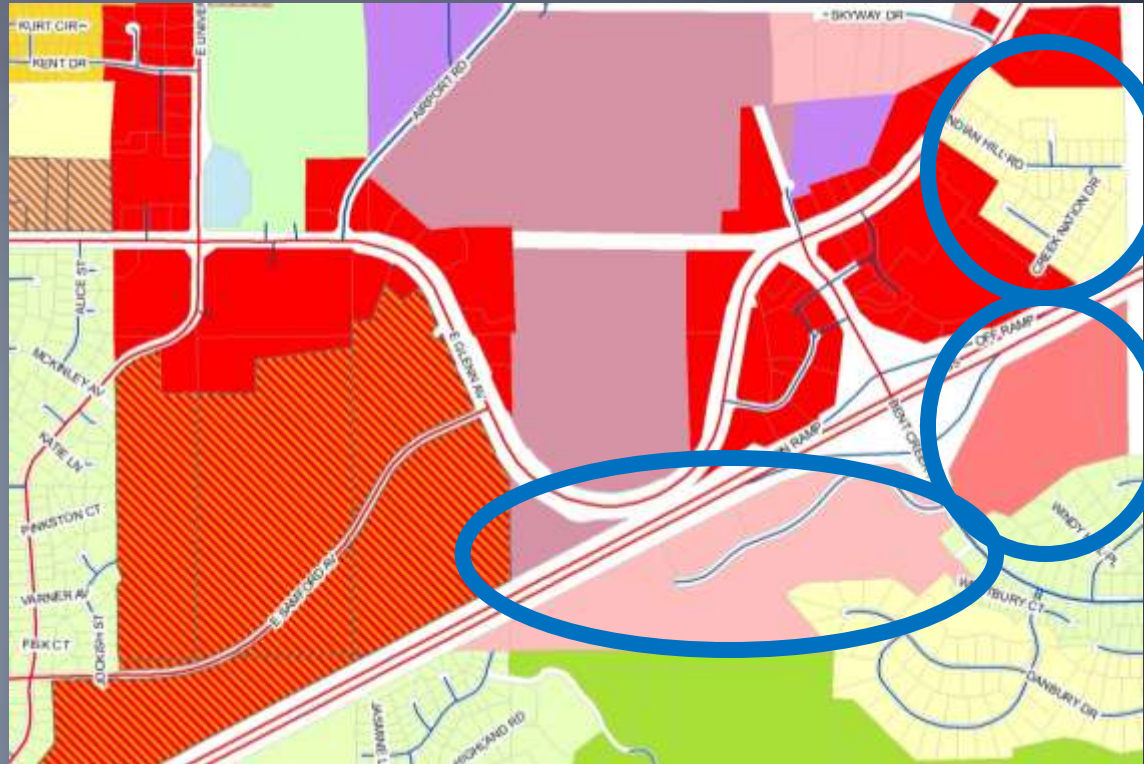
# South College Street & Environs

- Red area along corridor designated Gateway Commercial, with a broad mix of uses and an emphasis on access management, overlay requirements and quality aesthetics
- Corridor is recommended for future corridor plan
- Red and yellow hatched area is designated Master-Planned Mixed-Use
  - CDD mix of uses
  - Internal street network
  - Incentives for following nodal principles
  - Form-based overlay zone permitted



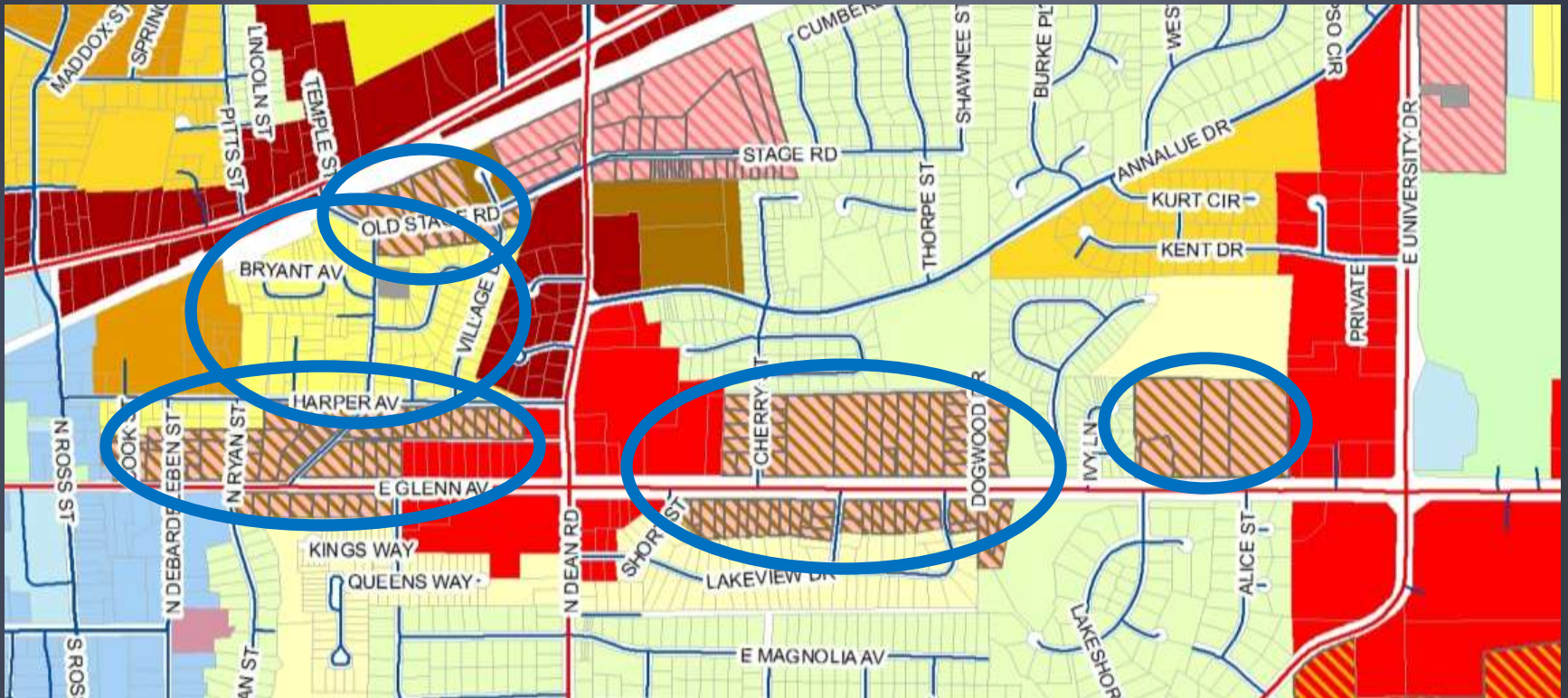
# Bent Creek Road & Environs

- Red area along corridor designated Gateway Commercial
- Red and yellow hatched area is designated Master-Planned Mixed-Use
  - CDD mix of uses
  - Internal street network
  - Incentives for following nodal principles
  - Form-based overlay zone permitted



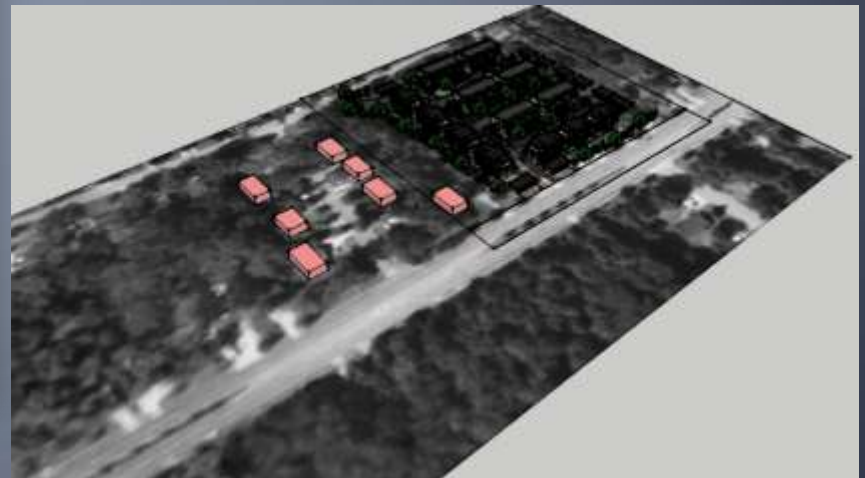
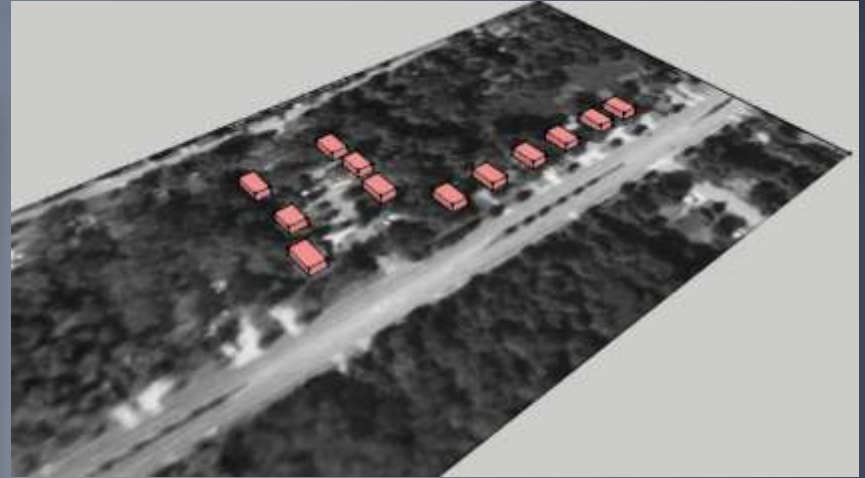
- Area south of interstate is designated interstate commercial east of Bent Creek Road, and office park west of Bent Creek
- The Indian Hills subdivision will be permitted to transition to commercial uses only if substantial land assembly is completed

# Glenn Avenue Corridor



- Encourages redevelopment of segments as mixed-use office/residential
- Neighborhood north of Harper Ave recommended for redevelopment with similar mix of uses
- Bright red areas are Gateway Commercial, with a broad mix of uses and an emphasis on access management, overlay requirements and quality aesthetics

# Glenn Avenue Office/Residential



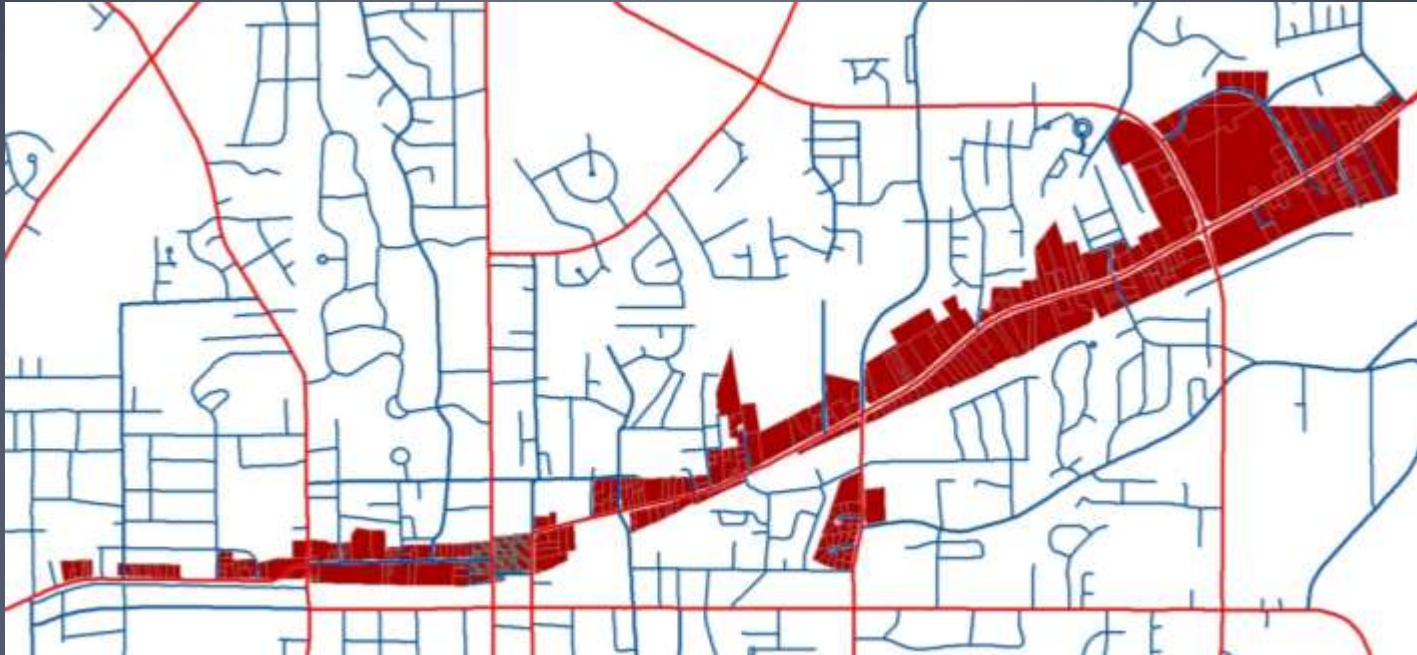
# East University Drive / Shug Jordan Drive

- Yellow areas are zoned PDD, Planned Development District
- Red and yellow hatched area is designated Master-Planned Mixed-Use
  - CDD mix of uses
  - Internal street network
  - Incentives for following nodal principles
  - Form-based overlay zone permitted



- While commercial will be allowed along the corridor, the Master-Planned Mixed-Use Designation is intended to encourage development forms that differ from typical corridor development

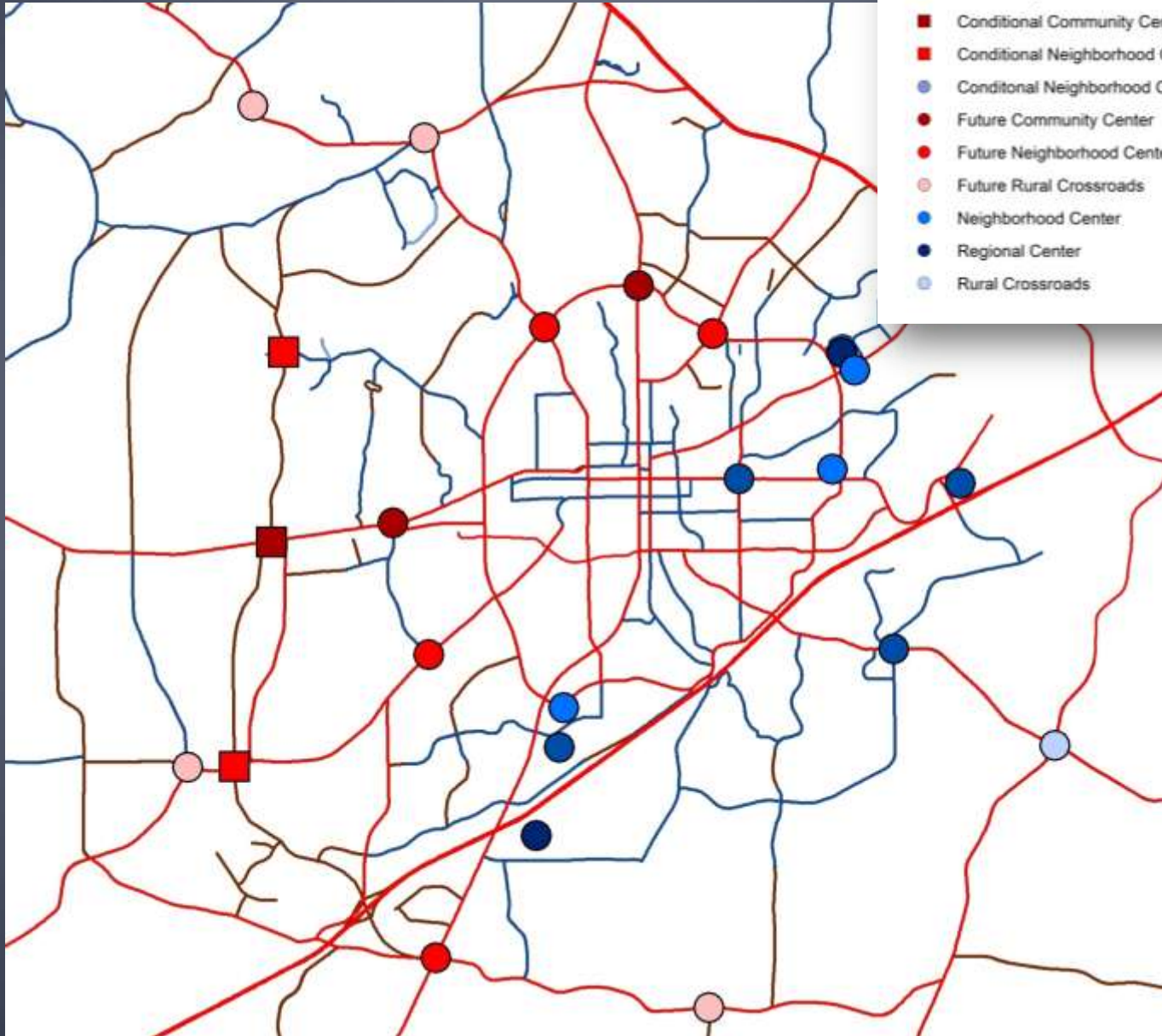
# Corridor Redevelopment



- Offers incentives for redevelopment, reduced setbacks, shared parking, possible City investments in infrastructure
- Promotes limited mixed-use
- Area in historic district recommended to retain and reuse existing historic structures
- Will be first candidate for a corridor plan following adoption of the CompPlan



# Node Locations



# What are nodes?

Nodes are physically and aesthetically unified, concentrated mixed-use areas containing commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, pedestrian- and transit-friendly manner. All elements and land uses are designed to function as an integrated whole (rather than as a series of unconnected, unrelated developments). They are focal points for the surrounding neighborhood and community, and should have a strong sense of identity.

# Purpose of Nodes

- Reduce sprawl and promote compact, efficient development with a strong sense of place
- Reduce vehicle trips by providing daily needs (commercial and civic) in close proximity to housing
- Improve access management and the built form along corridors
- Promote transportation choices by creating walkable neighborhoods of sufficient density to make mass transit a viable option

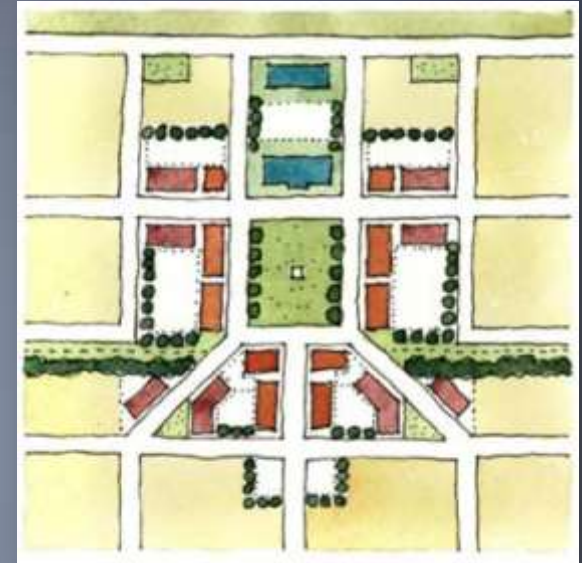
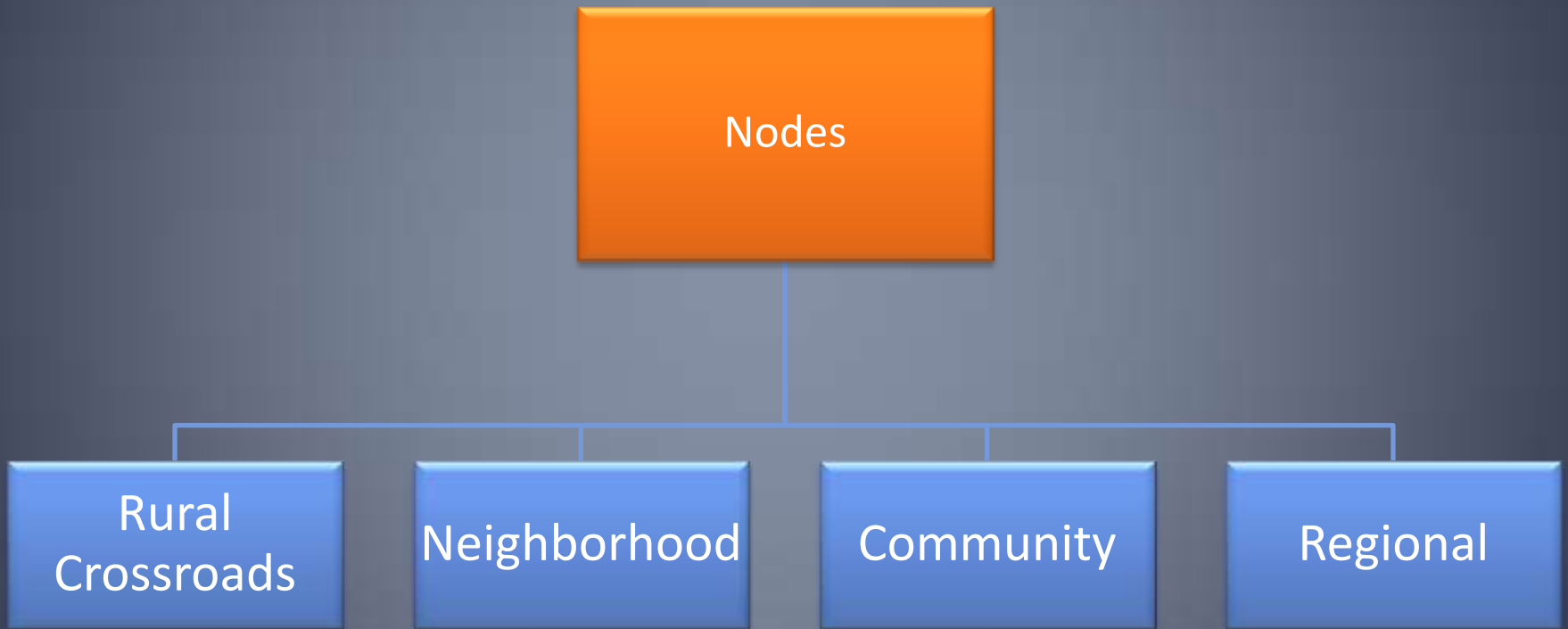


Image Courtesy of CHCRPA

# Purpose of Nodes

- Maintain the excellent quality of life currently enjoyed by citizens of Auburn
- Promote redevelopment of existing corridors and expansion of the urban core
- Promote efficiency in delivery of city services

# Node Hierarchy



# Nodes in general

- Future nodes are intended to meet a significant proportion of our future commercial and office space needs
- Node sizes and locations (except for rural crossroads) are linked to the sizes of centers in the AIGM commercial submodel
- Node locations may move as the AIGM is updated
- If mixed-use zoning already exists at a node location, the node is a development **option**. If existing zoning is not mixed-use and the desire is to build a mixed-use development, the node is a **requirement**.

# Node Characteristics

- Mixed-use, both horizontal and vertical

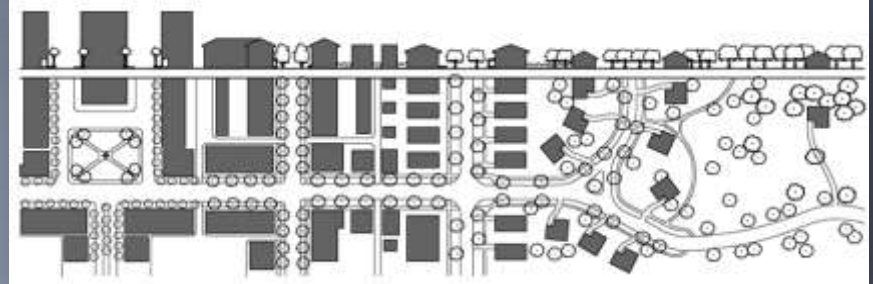


Image Courtesy of Duany Plater-Zyberk & Co.

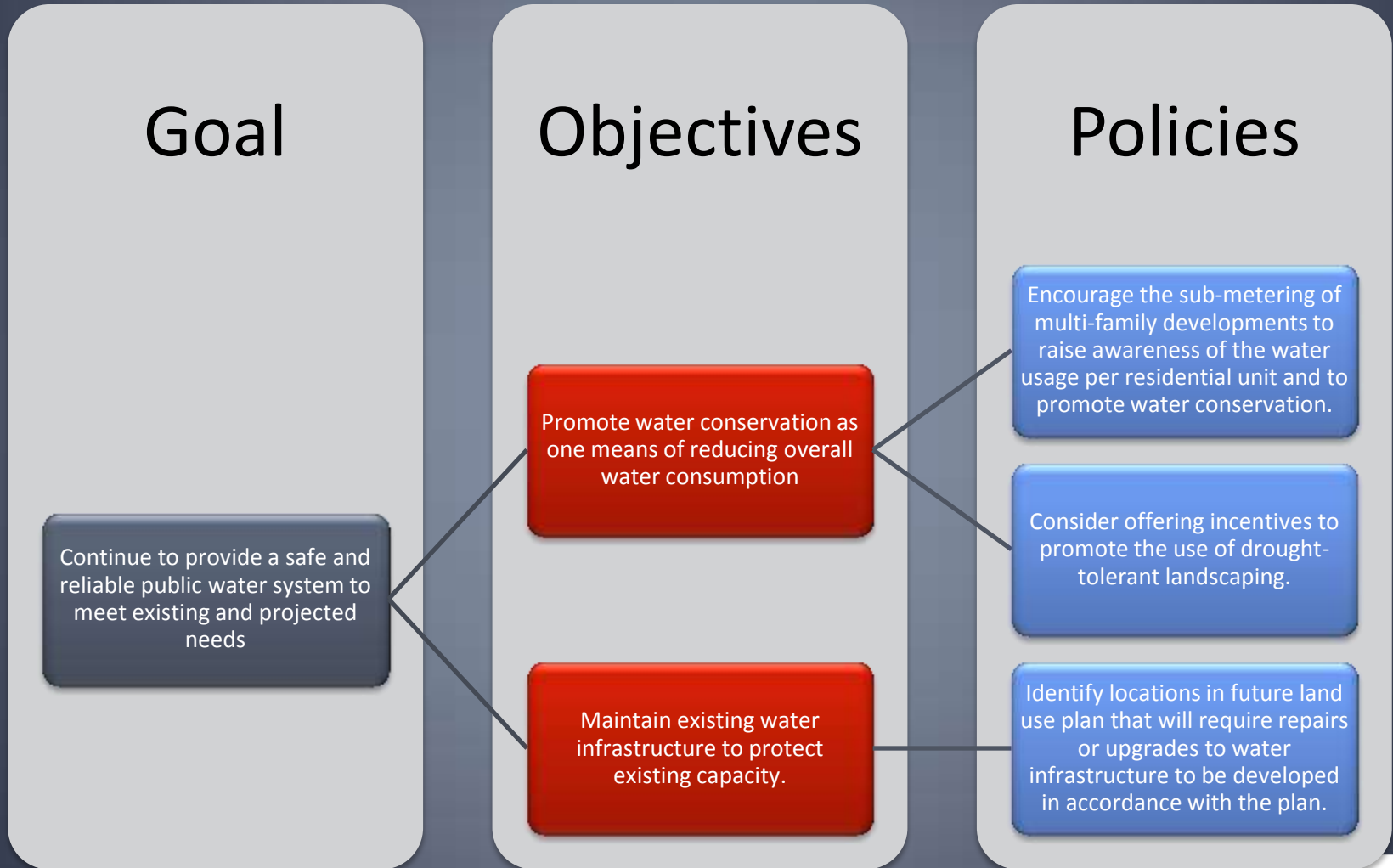
- Internal street and path connections
- Most intense uses in core, gradually decreasing in intensity and density moving outward to edge
- Compact development pattern
- Sense of place

# General Recommendations

- There are approximately 36 pages of general recommendations, so only limited highlights will be presented here.



# Recommendations Process



# Land Use Recommendations

- **Goal 1:** Develop and maintain a Future Land Use Map guiding the distribution, location and extent of future land uses by type, density and intensity while protecting natural and man-made resources and the City's unique character, providing essential services in a cost-effective manner, discouraging urban sprawl and providing for the expansion of the City's population growth and its physical boundaries commensurate with the highest quality standards that define the City's character.

# Land Use Recommendations

- **Objective 1.2:** Encourage infill development and provide appropriate incentives as a means to efficiently utilize existing infrastructure, discourage urban sprawl, and promote walkable neighborhoods and alternative transportation choices.

# Land Use Recommendations

- **Policy 1.2.1:** Provide for density and intensity bonuses, expedited permitting, possible fee waivers, but requiring necessary parking for multifamily, where such measures can be effectively used to promote infill development.
- **Policy 1.2.2:** Along older redevelopment corridors such as Opelika Road, review existing zoning provisions at those locations that serve to impair redevelopment/infill objectives.



# Selected Land Use Policies

- Policy 3.1.2: Determine opportunities for cooperation or areas of concern regarding the impact of the Auburn University Master Plan and Strategic Plan on the City of Auburn and the impact of Comprehensive Plan 2030 on Auburn University.
- Policy 4.1.5: Consider use of a form-based code overlay zone to implement mixed-use development at appropriate locations, including nodes.
- Goal 5: Encourage the annexation of land that lies within the City's optimal boundary, with an emphasis on enclaves created between the city limits as they were in 1984 and land annexed thereafter and after analysis of criteria and impacts of the true costs and benefits of individual annexation proposals

# Selected Transportation Recommendations

- **T 1.1.2:** Provide incentives for providing a higher level of street connectivity in new development.
- **T 1.2.6:** Establish a sidewalk bank; in cases where a sidewalk waiver or variance is granted, require contribution of funds equal to the value of the waived sidewalk to a sidewalk fund for sidewalk construction elsewhere in the City.
- **T 2.1.1:** Promote alternate forms of transportation such as walking, biking, and transit as alternatives to driving. Set targets for use of each transportation mode.



# Selected Transportation Recommendations

- **T 2.3:** Evaluate the timing and feasibility of providing a viable mass transit system that serves the entire City.
- **T 2.6.1:** Establish a process to review bicycle connectivity when reviewing proposed development.
- **T 3.1.2:** Review the City's current parking regulations and consider methods for reducing excess parking in order to promote the highest and best use of land, as well as determining what uses many require additional parking.
- **T 3.1.6:** Consider implementation of transportation impact fees to adequately fund needed transportation infrastructure triggered by new development while balancing the cost burden across all new users, avoiding concentrating impacts on first-in or last-in projects.

# Selected Natural Systems Policies

- **NS 1.1.4:** Review open space requirements to encourage more usable open space.
- **NS 1.2.1:** Develop an environmental protection model to assess areas in need of protection.
- **NS 1.3:** Identify and protect working lands (farm, timberlands and agricultural lands), heritage lands (land with historic significance), and natural lands (places of exceptional natural beauty or significance).



# Selected Natural Systems Policies

- **NS 3:** Expand efforts to plant trees in public spaces and along streets and pedestrian pathways, while educating the public about the benefits of planting and preserving trees.
- **NS 4:** Promote the preservation of existing tree canopy and the planting of plentiful canopy trees as development occurs.
- **NS 5.1:** Promote reduction in the amount of stormwater runoff from existing and newly-developed sites and smart reuse of stormwater.



# Selected Parks and Recreation Policies

- **PRC 1:** Create a Parks, Recreation and Culture Master Plan to grow the City's parks, recreation, and cultural opportunities as the City grows.
- **PRC 1.4:** Actively promote the completion of the existing Greenways Master Plan and pursue opportunities for additional greenways.
- **PRC 2.2.2:** As development occurs, leverage opportunities to acquire and build additional parks & recreation facilities, including voluntary land swaps and donations via development agreements.



# Selected Utilities Policies

- **U 1.1.1:** Proceed with projects to maximize the use of the existing Lake Ogletree reservoir and increase the treatment capacity of the existing water treatment facility by 2020.
- **U 1.2.6:** Promote the use of drought-tolerant landscaping and native species to promote water conservation as well as promote the use of rain sensors on irrigation systems to reduce non-essential irrigation system use.
- **U 2.4.2:** Evaluate opportunities to extend sewer to areas within the City that are not currently served by municipal sewer.

# Selected Historic Preservation Policies

- **HP 1.2.1:** As the urban core expands, prioritize the protection and adaptive reuse of historically significant single-family homes in surrounding zoning districts that allow for high density redevelopment.
- **HP 3.1.1:** Conduct a thorough survey of all historic structures within the City. This survey, and some element of preservation planning, should be incorporated into any future disaster response and hazard mitigation planning efforts.



# Selected Public Safety Policies

- **PS 1.1.6:** Work to integrate Police Division review into the planning process, including assessing the impacts of annexations on police services and incorporating Crime Prevention Through Environmental Design principles into development review and development regulations.
- **PS 1.2.1:** Continue to use the projections of the fire stations submodel of the Auburn Interactive Growth Model and the City-developed fire station location model to provide guidance to the Fire Division regarding desirable locations for future fire stations.



# Selected Schools Policies

- **S 1.1:** Plan for improved and future facilities in conjunction with new growth.
- **S 1.2:** Assist Auburn City Schools in planning for future educational facility locations.
- **S 3:** Provide school facilities that serve as community focal points and that are well-integrated into the urban fabric.

# Comments from Public Comment Period

- Concerns expressed in comments are under consideration
- Many comments received were already addressed in the draft plan document

# Public Comment

- The Future Land Use Map and the plan's recommendations are posted on the CompPlan 2030 website at [www.auburnalabama.org/compplan2030](http://www.auburnalabama.org/compplan2030)

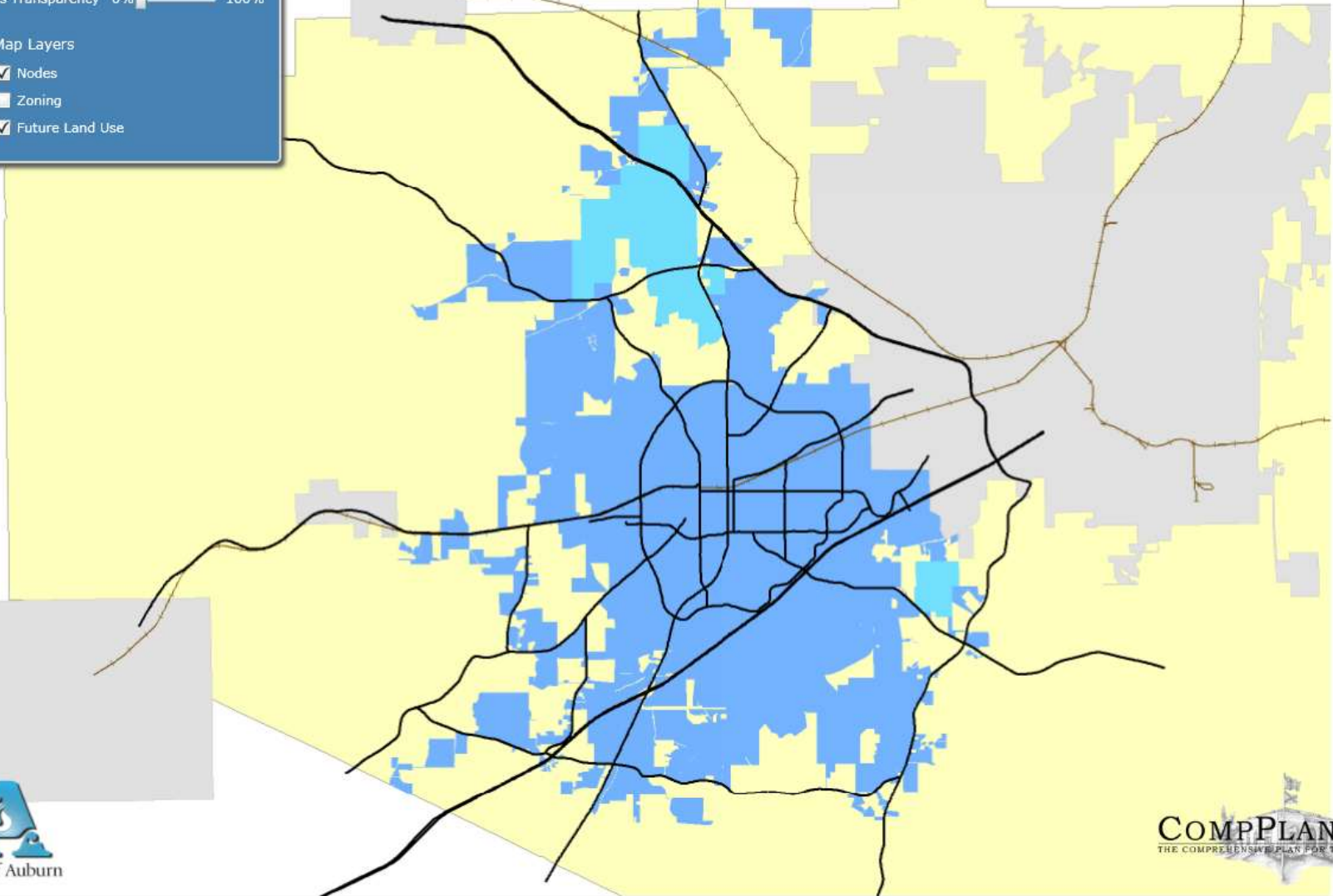


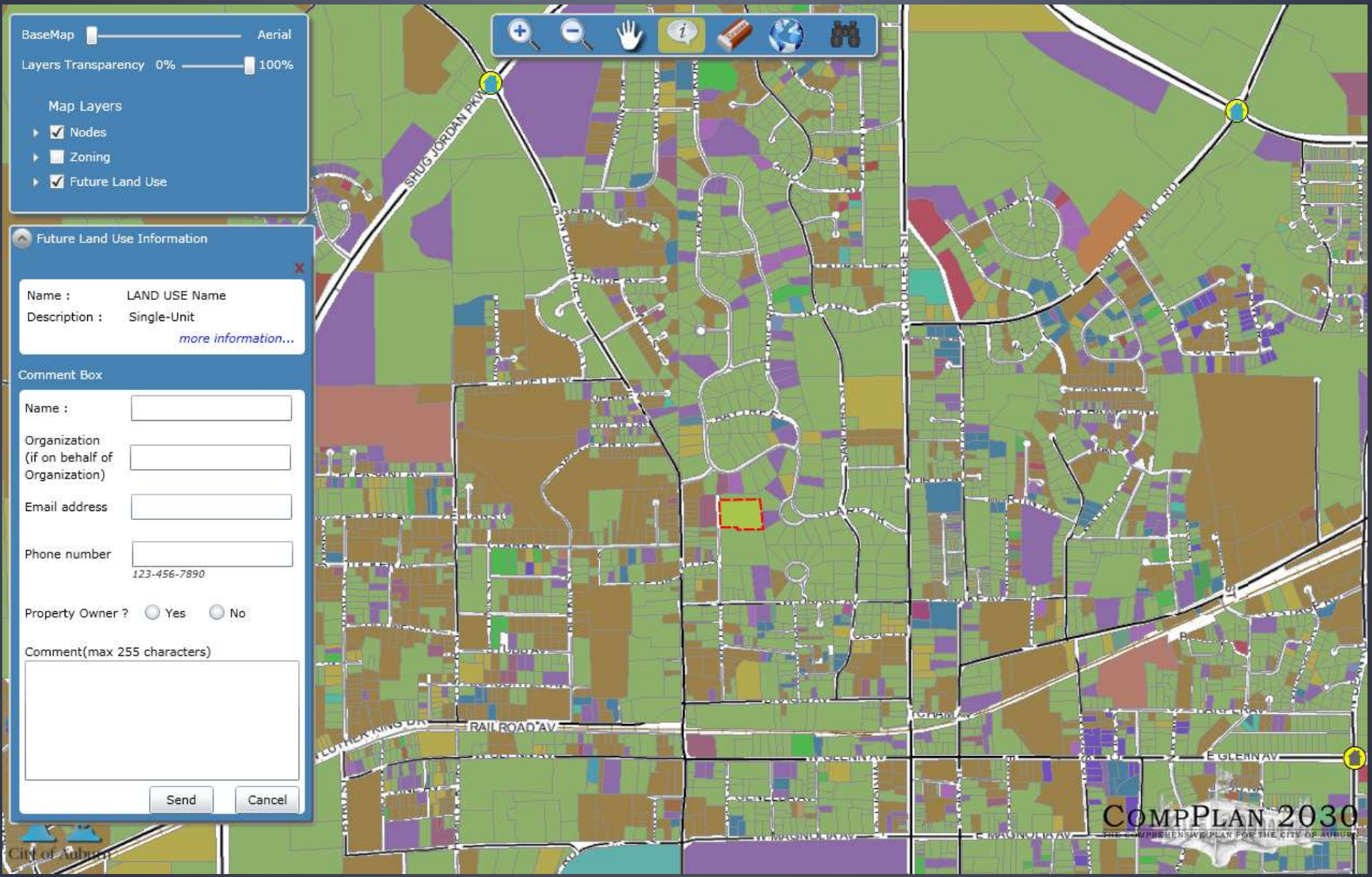
BaseMap  Aerial

Layers Transparency 0%  100%

Map Layers

- Nodes
- Zoning
- Future Land Use





BaseMap  Aerial

Layers Transparency 0%  100%

Map Layers

- Nodes
- Zoning
- Future Land Use

Future Land Use Information

Name : LAND USE Name

Description : Single-Unit [more information...](#)

Comment Box

Name :

Organization (if on behalf of Organization)

Email address

Phone number   
123-456-7890

Property Owner ?  Yes  No

Comment(max 255 characters)

# What's Next?

- Public comment period ended January 23
- February 8: Joint Planning Commission/City Council Meeting
- April (preliminary): Planning Commission Public Hearing
- May (preliminary): City Council Public Hearing



# What's Next?

- After plan adoption, the City will begin a priority round of code revisions and zoning changes to implement the recommendations of the plan.
- Those and any later efforts will include their own public process including public meetings and opportunities for comments.

# Points to remember

- The CompPlan is a tool for realizing Auburn's vision for itself by connecting the big picture of what the City should be in 2030 with the tools to make it happen
- Planning is a process; the CompPlan is not a static document but will be updated as conditions change

# Points to remember

- The CompPlan is advisory in nature; its recommendations may lead to changes in ordinances and codes, but those changes require their own process
- Fundamentally, CompPlan 2030 is a plan about good growth. Auburn is a fast-growing community that faces many challenges in the days and years ahead. Because we know we will grow, the question must become: how do we grow, and how do we do it well?

# Questions?

Recommendations available online at  
[www.auburnalabama.org/compplan2030](http://www.auburnalabama.org/compplan2030)

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