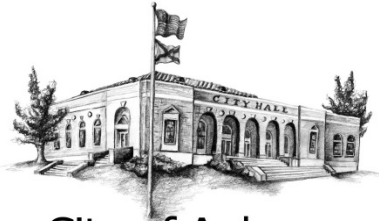


FY 2013 Annual Report  
to the  
Planning Commission



City of Auburn



## City of Auburn

Home of Auburn University

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February 3, 2014

Planning Commission  
City of Auburn, Alabama

Dear Planning Commission Members:

It is my pleasure to present the FY 2013 Annual Report to the Planning Commission for your review.

Inside this report you will find a summary of all applications that came before you for review and approval, or for review and recommendation to the City Council, as the case may be. These applications include annexations, rezonings, subdivision plats, conditional uses, and landscaping and subdivision regulation waiver requests.

A summary has been provided of all the Commission's work products that have emanated from your work session activities including the completion of a city-initiated market study to assess the status of multi-family development in the City of Auburn with an emphasis on "purpose-built" student housing. This has enabled the City to better evaluate and direct these developments to appropriate locations moving forward.

Notable amendments to the zoning ordinance included: revising our street tree planting regulations to provide greater flexibility for planting placement with a greater emphasis on planting larger caliper trees; increasing the number of city streets subject to corridor overlay requirements to enhance community aesthetics; and recalibrating impervious surface ratio standards in certain zoning districts to provide a "level playing field" across the board.

In the long-range planning arena, two major initiatives were undertaken. One was completed, while the second is nearing its completion.

The "Renew Opelika Road" corridor plan was adopted by the City Council in August 2013. It sets forth a methodical strategy for long-term improvements to be made to this vital and centrally-located thoroughfare. Implementation is underway.

The "Downtown Master Plan" process kicked off in earnest in June 2013. It has generated considerable interest and public input has been robust. It is anticipated that this plan may be adopted as early as May 2014, with implementation ensuing shortly thereafter.

Suffice it to say that it has been a very busy and productive year for the Commission. These efforts will be rewarded as implementation begins and momentum builds. Your continued contributions are critical and progress cannot be made and sustained without them.

Sincerely,

Forrest E. Cotten, AICP  
Planning Director

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# Planning Commission Members

Emily Sparrow, Chair

Phil Chansler, Vice Chair

Mark Yohn, Secretary and Mayor's Designee

Wayne Bledsoe

Sarah Brown

Marcus Marshall

Warren McCord

Charles Pick

Matt Rice

## Duties of the Planning Commission

1. The Planning Commission, in cooperation with the Planning Director and staff, shall study land use and development trends, collect data, analyze such information, and prepare a set of official policies for the future growth and development of the City. These policies shall collectively be known as the Comprehensive Plan.
2. The Planning Commission shall revise and update the Comprehensive Plan at intervals not exceeding five (5) years, or as justified by changing circumstances.
3. The Planning Commission shall study and report on all proposed amendments to the text of this ordinance referred to it by the City Council. When reviewing any such proposed amendments, the Planning Commission shall, within 45 days of receipt of same from the Planning Director, submit its recommendations and findings to the City Council.
4. The Planning Commission shall study and report on all proposed amendments to the Official Zoning Map, the procedure for which is contained in Article IX of the Auburn Zoning Ordinance.

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

# Planning Department Staff

Forrest E. Cotten, AICP, Director of Planning

Justin Steinmann, AICP, Principal Planner

Matt Mosley, AICP, Senior Planner

Katie Robison, Associate Planner – Zoning Enforcement

Tyler Caldwell, Associate Planner – Long Range Planning

Amber English, Administrative Assistant

Charles M. Duggan, Jr., City Manager

Kevin A. Cowper, AICP, Assistant City Manager

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

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The Planning Department staff is primarily responsible for the administration of the City’s Land Use Plan, Zoning Ordinance, and Subdivision Regulations. This requires that the Department review any new development plans or any proposed change in use throughout the City of Auburn. Specifically, the Department reviews annexation petitions, subdivision proposals (administrative, preliminary and final plats), zoning requests, conditional use approval requests, site plan approval requests, requests for any variance or waiver to the Zoning Ordinance, and requests for any waiver to the Subdivision Regulations.

In addition, the Department provides primary staff support to a number of Boards and Commissions throughout the City including the Planning Commission, the Board of Zoning Adjustment and the Historic Preservation Commission. Much of the business transacted by the Planning Commission requires ultimate approval from the City Council; therefore, a

considerable amount of effort is also expended in preparing planning-related information for the City Manager’s Office to place before the City Council during their bi-monthly meetings.

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

In an effort to ensure that the City’s Zoning Ordinance is kept up to date and reflects the current needs and desires of the community, the Planning Department staff holds frequent “work sessions” throughout the year with the Planning Commission on various topical issues. In addition, the Department supports special committees or task forces that may be commissioned by the City Council to examine special issue areas and make appropriate recommendations for change.

During FY 2013, the primary focus of the Planning Department and Planning Commission was on finalizing the substance and recommendations for the Renew Opelika Road Corridor Plan. This

was accomplished successfully with the Planning Commission recommending approval on July 11, 2013 and the City Council adopting the plan on August 20, 2013.



## FY 2013 Meeting Dates

⌘ October 8, 2012	‡ March 19, 2013
** October 11, 2012	⊕ April 8, 2013
◇ October 30, 2012	** April 11, 2013
⌘ November 5, 2012	⌘ May 6, 2013
** November 8, 2012	** May 9, 2013
⌘ December 10, 2012	◇ June 4, 2013
** December 13, 2012	⌘ June 10, 2013
⌘ January 7, 2013	** June 13, 2013
** January 10, 2013	** July 11, 2013
◇ January 22, 2013	** August 8, 2013
** February 14, 2013	‡ August 12, 2013
⌘ March 11, 2013	⌘ September 9, 2013
** March 14, 2013	** September 12, 2013

⌘ Packet Meeting

\*\* Regular Meeting

◇ PC Work Session

‡ PC/CC Joint Work Session

⊕ Special Meeting



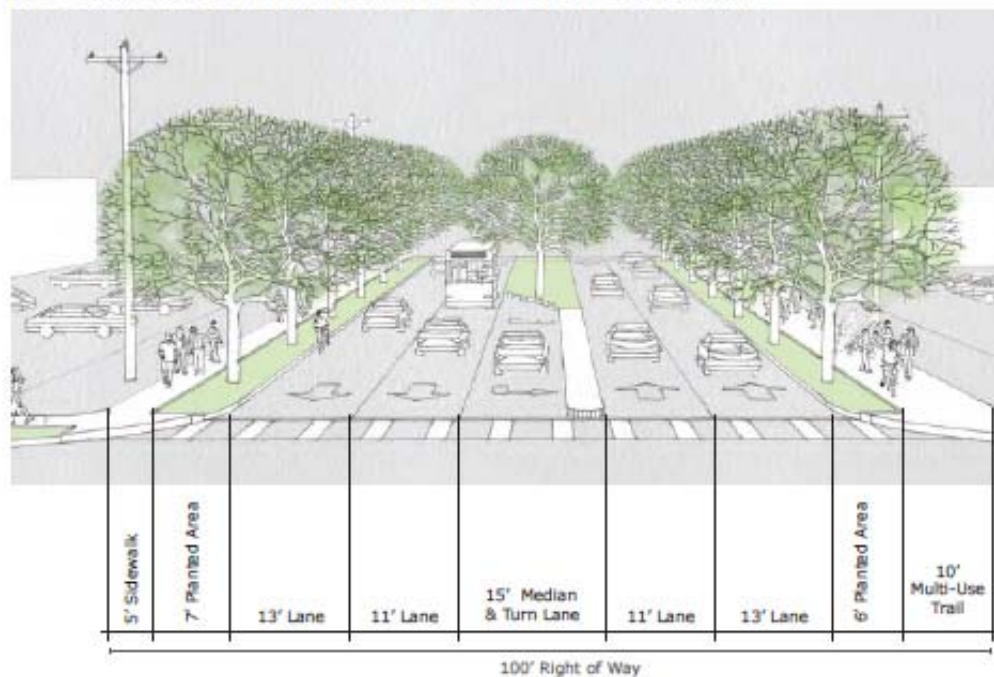
# FY 2013 Planning Commission and Planning Department Work Efforts

## **Renew Opelika Road**

The Renew Opelika Road Corridor Plan was initiated in early 2012 and was adopted by the City Council in August 2013. For years, Opelika Road has presented an underdeveloped, auto-oriented commercial strip with many vacant parcels and buildings, varying speed limits and rights-of-way, and wide curb cuts and driveways. The Plan responded to *CompPlan 2030's* recommendation that Opelika Road, one of Auburn's most important commercial corridors, be revitalized to encourage reinvestment, direct redevelopment, and improve pedestrian comfort.

The City of Auburn contracted with the Colorado-based consultant Design Workshop to conduct extensive analysis, organize public participation, and compose the various plan drafts. Key to the development of the Renew Opelika Road Plan was input from the public, external stakeholders, and City staff. Multiple public meetings, work sessions, and online surveys were arranged throughout Auburn in order to give citizens a chance to provide input on how they envisioned Opelika Road and what changes they wanted to see in the area. Hundreds of people participated in making the Renew Opelika Road Corridor Plan reflect the needs and aspirations of residents, business owners, and consumers. Public input in every form was analyzed by City staff and the consultants, and that input was then integrated into design alternatives that were then presented to the public for further feedback.

RECOMMENDED PLAN: TEMPLE STREET TO CITY LIMITS



The Renew Opelika Road Corridor Plan is a guide for the future development and revitalization of the Opelika Road corridor. The plan helps the community and City support existing businesses and attract

new destinations for residents. The resultant plan contains numerous recommendations for current and future action, including traffic flow improvements, streetscape enhancements, and redevelopment opportunities.

After the Renew Opelika Road Corridor Plan was adopted, implementation efforts began. The City is currently designing streetscape improvements for the first segment of Opelika Road and considering zoning ordinance amendments that will enable the plan to be realized, over time, along the corridor.

### **Downtown Master Plan**

As the connection between the City and Auburn University, Downtown Auburn represents Auburn's historic, service, and retail core. However, Downtown Auburn has not grown to match the City's population growth, and the area suffers from vacant parcels, inconsistent development patterns, and inadequate pedestrian facilities. In recent years, the citizen survey has revealed the desire for Downtown expansion and improvements, and *CompPlan 2030* identified Downtown Auburn as an area of focus for redevelopment. The City initiated the process for the Downtown Master Plan in the Summer of 2013. The Downtown Master Plan aims to expand the current urban core southward and westward and develop a unified Downtown vision that serves all Auburn residents.



**Rendering of possible new development on South Gay Street.**

The City of Auburn hired the Atlanta-based consulting firm Urban Collage (now Lord, Aeck and Sargent) to manage the public input and plan-making process. Two public meetings were held in August and November 2013, and over 200 Auburn residents and stakeholders were

able to share their vision, goals, and design suggestions for an enhanced and expanded Downtown. The final public meeting will be held sometime in March 2014, and the consultants will present more detailed recommendations and designs for target areas within Downtown. The public input gathered at these meetings allows City staff and the consultant team to understand what the Auburn community identifies as strengths, obstacles, and priorities as the Downtown Master Plan is created.

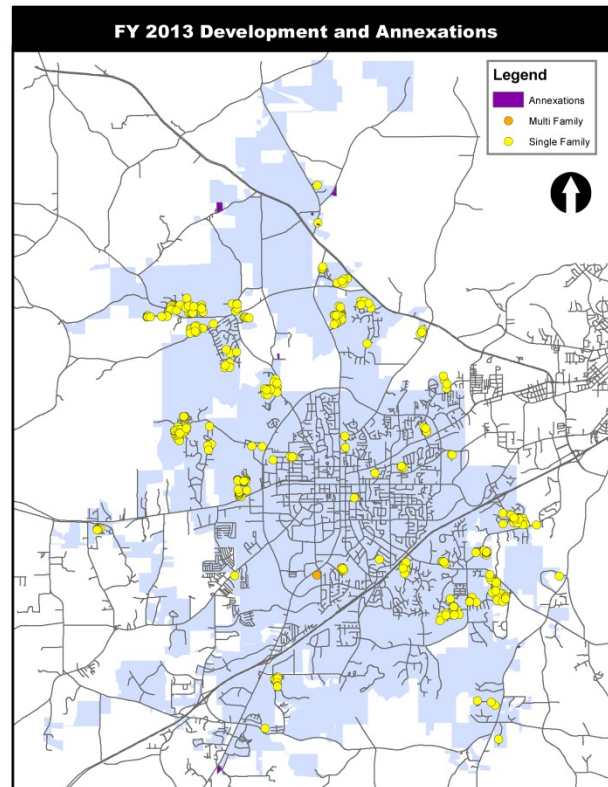
The final outcome of the planning process will be a Downtown Master Plan that encourages pedestrian-friendly, mixed-use developments; improved outdoor dining; consolidated and simplified parking; and an updated streetscape including enhanced landscaping, sidewalks, lighting and other amenities for downtown visitors. Ultimately, the Downtown Master Plan will be a tool to enhance Downtown Auburn's attractiveness and vitality while maintaining its prominence and unique atmosphere.

Completion and adoption of the Downtown Master Plan is anticipated in late Spring 2014, and implementation will immediately follow.

### **Auburn Interactive Growth Model**

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

One of the many objectives of the AIGM is an annual update to document the changes in development, trends and the processing of data to reforecast population and the effects on its several sub-models. A 2007 Baseline was initially developed in order for the AIGM to become operational for the study area. The study area consists of the City of Auburn limits (88 Zones) and the area south of the City to the Macon County line, six miles west of the city center and north to the Chambers County line (56 Zones). The decision was made to include the area outside the City limits surrounding the City in order to assess the impacts of future annexations, market influence for commercial facilities in the City and the effects of future suburban development.



The annual update schedule now corresponds with the City of Auburn's fiscal year calendar. The consolidated data for residential units and population within the City and the area outside the City and in the study area reveals that the City has increased in size from 33,139 acres in 2012 to 33,174 in 2013 for a net increase of 35 acres. Likewise, the area outside the city has decreased by a similar amount due to annexation activities.

There were a total of 330 new housing units constructed from 2012 to 2013 in the City of which 29 were multi-family units. These units were created by reconfiguration of the apartments now known as Eagles South. During this time, there were also 301 new single family housing units added. This is comprised largely of detached single-family homes. A large majority of these homes were constructed in phases of subdivisions that had been idle for the last few years.

The final population figure from the 2013 Growth Model Update is forthcoming, but only modest growth is expected based on the number of new housing units. It should be noted that previous population estimates (61,167) from the Growth Model are higher than what was recorded by the U.S. Census Bureau during the 2010 Decennial Census (53,380) and the 2012 population estimate from the American Community Survey (56,908). The City of Auburn challenged the results of the census noting

that hundreds of students in fraternity and on-campus housing were not counted. The Census Bureau did increase the numbers slightly, but much less than the data suggested. The City of Auburn still stands behind the population data created by the Auburn Interactive Growth Model.

**2013 AIGM Update**  
**Residential Growth in the**  
**City of Auburn**

	Acres	Single Family	Multi-Family Units	Residential Total Units
<b>2013</b>	<b>33,174</b>	<b>12,347</b>	<b>17,251</b>	<b>29,598</b>
<b>2012</b>	<b>33,139</b>	<b>12,046</b>	<b>17,222</b>	<b>29,268</b>
<b>Difference</b>	<b>35</b>	<b>301</b>	<b>29</b>	<b>330</b>

Commercial space (retail, office and services) increased by 124,240 square feet from 2012 to 2013. This includes 24,202 square feet which was office and services. The total retail area increased 100,038 square feet during this time. While during the 2011-2012 timeframe, the growth was almost exclusively related to the Cary Creek Publix, the 2013 growth was much more varied. The commercial uses which either were constructed or came back into use include the various Dollar General locations, Jack’s Restaurant, Dunkin Donuts, CVS at the Heart of Auburn and the reuse of the former Nissan location for KIA. Retail and office space did not significantly increase outside the City Limits. The City of Auburn also saw an increase of 113,173 square feet of industrial space, primarily from the development of the Auburn Technology Park West.

**2013 AIGM Update**  
**New Commercial/Industrial Growth in the**  
**City of Auburn**

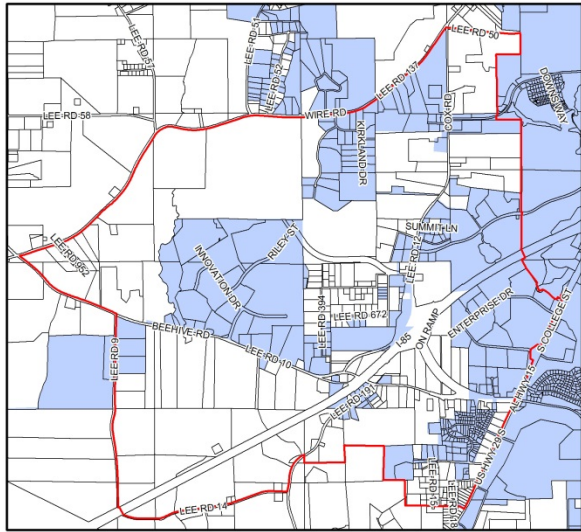
	Increase in Commercial (square feet)	Increase in Office (square feet)	Increase in Retail (square feet)	Increase in Industrial (square feet)
<b>2013</b>	<b>124,240</b>	<b>24,202</b>	<b>100,038</b>	<b>113,173</b>
<b>2012</b>	<b>118,207</b>	<b>14,003</b>	<b>104,204</b>	<b>567,681</b>

There were no changes to the public facilities section which includes parks, fire stations, schools or any other public facilities during the study period.

**Exit 50 Zoning Study**

In 2012, the I-85 interchange at Exit 50 opened in Auburn. The interchange is intended to provide direct access to Auburn’s Technology Parks, which have attracted industrial development to the City of Auburn since 1994. In *CompPlan 2030*, the land surrounding the Exit 50 interchange was identified as a focus area for development. In particular, the Plan recommended evaluating land use classifications near the interchange and developing a targeted annexation and redevelopment policy designed to manage the unincorporated land located along these corridors. The Exit 50 Zoning Study was presented to the Planning Commission in December 2013 complete with recommendations for development and potential annexation strategies around the Exit 50 interchange.





The Exit 50 study area encompassed 4,453 acres (6.96 miles), largely made up of vacant and rural land. Only 1,582 acres (35%) of the study area has been incorporated into the City of Auburn, so the City has limited authority in directing the future growth of the area. Nonetheless, Auburn’s current Future Land Use Plan envisions the land around Exit 50 to be Auburn’s industrial and office park hub with appropriate commercial and commercial support uses along with limited residential development. The rest of the land in the study area is envisioned to be rural with low-density development.

In order to guide the City’s desired growth and development outcomes, the study recommends adjusting the amount of designated Office Park in the area by adopting a new Future Land Use Category that allows developers the flexibility to pursue either Office Park or Commercial/Industrial Support uses. The study also recommends establishing three new zones: The Commercial and Industrial Support District (CIS), which permits light industrial and accommodating uses; the Office District (O), which permits office and appropriate commercial uses; and the Interstate Commercial District (IC), which permits highway-oriented uses. All new zones will restrict residential development. In order to guide annexation, the study identifies key parcels that should be targeted for annexation into the City of Auburn. These policies aim to improve the development and aesthetic landscape near Exit 50 and avoid haphazard growth by planning appropriately for it in advance of its arrival.

The City has already begun implementing the study’s recommendations by drafting amendments to create the new zones. City staff will continue to evaluate the recommendations and implement them in a timely manner to encourage planned development around the I-85 interchange at Exit 50.

### **Multi-Family Market Study**

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. Following the eight-week contract, a final report was delivered that evaluated the Auburn market and identified specific areas of market deficits or overbuilding within the context of three primary components: geography (location, location, location), economic (pricing alternatives), and conceptual (project mix, level of amenities, building style, academic/social, etc.).

The report provided specific recommendations for targeting future housing needs and identified areas of overbuilding for both purpose-built student housing and the market-rate apartment market. Field surveys and inventories of both on-campus and off-campus student housing were provided. Perhaps the most important finding was that the purpose-built student housing market in Auburn was fully absorbed and somewhat overbuilt. As a result, the study recommended that any new student housing

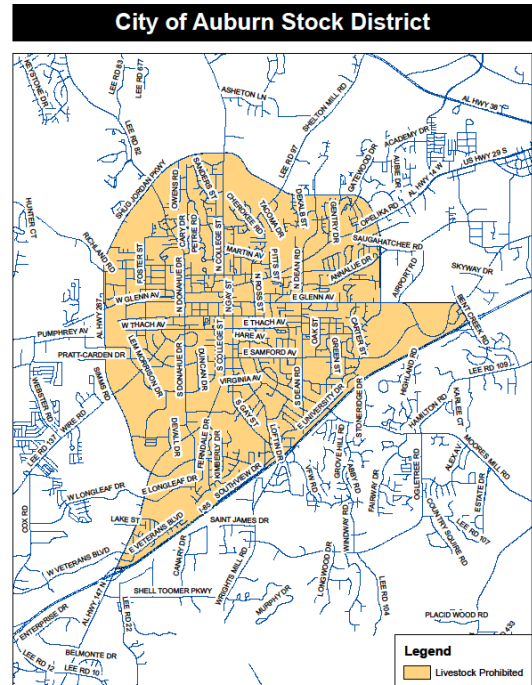
be located no further than a one-mile radius from the Auburn University campus core (specifically defined as Haley Center).

The study's findings were presented to both the City Council and Planning Commission in a joint work session meeting on March 19, 2013.

### **Limitations on Animals**

Under this proposal, staff recommended amendments to Article II (Definitions) and Article V (Detailed Regulations) of the *City of Auburn Zoning Ordinance*. Specifically, the amendment was intended to eliminate duplicative regulations that existed in the City Code and Zoning Ordinance. Since the Planning Department is responsible for oversight of the regulations, the decision was made to house the regulations within the Zoning Ordinance and eliminate them from the City Code. This amendment was relatively minor in nature and consisted of adding the definition of "stock district" to Article II and formally acknowledging in Article V that the stock district map is maintained by the Planning Department.

The Planning Commission held its public hearing and recommended adoption of these adjustments at its March 14, 2013 regular meeting. The City Council adopted the amendments at its April 16, 2013 regular meeting.



### **Corridor Overlay Regulations**

Under this proposal, staff recommended amendments to Article IV (General Regulations) and Article V (Detailed Use Regulations, specifically Table 5-2: Lot Area, Setback, Bulk Regulations and Parking Requirements: Neighborhood Conservation District) of the *City of Auburn Zoning Ordinance*. Specifically, the amendments were intended to provide greater flexibility in the application of street frontage landscaping requirements; to allow the use of accent materials in the corridor overlay district that are currently prohibited; to adjust impervious surface ratio requirements in NC districts to be more equitable across the range of districts; and to designate additional streets as corridors to help ensure that future development along those corridors is visually pleasing and economically viable.

The street frontage requirements were amended to allow tree inches to be planted versus tree numbers. Also allowed was the discretion of making necessary accommodations if the required plantings conflicted with utilities. Before the proposed changes, applicants did not have the option of planting larger trees (meeting tree inches) on the street frontages, but were required to plant numbers of trees. Previously, the size of the trees was required to be 2" caliper per tree versus a larger tree, but fewer of them. The numbers of plantings were based on the width of the property at the right-of-way and could be clustered. However, applicants many times wished to plant larger trees, but were not

given credit for the larger caliper. The new regulations will allow larger trees to be planted, if desired, and allow more visibility to businesses.

Also included in this amendment was the inclusion of verbiage concerning plantings around fire hydrants, as requested by the City's Fire Chief. The Public Safety staff (Fire Division) routinely checks fire hydrants, and plantings that are placed too closely create the possibility of issues with hooking the fire apparatus to the hydrant or even finding the hydrant.

Additionally, several streets were added to the list of those subject to the Corridor Overlay Regulations. Many of the new streets on the Corridor Overlay list were, at one time, located on the periphery of the city. With the growth the City has experienced, those roadways are now highly visible and well-traveled corridors and needed to be included in and subject to the enhanced regulations.

Following this amendment, staff now has the discretion of determining whether architectural metal is an appropriate trim or accent on the corridors. Prior to this, variations to the Corridor Overlay regulations, especially those proposing architectural metal finishes, were taken to the Planning Commission for their approval or denial. The Planning Commission had expressed interest in allowing the staff to have administrative discretion in making decisions related to accent work, materials, etc.

Finally, this amendment changed the impervious surface ratio (ISR) in the Neighborhood Conservation (NC) zoning districts on the extreme ends of the table. Previously, the Neighborhood Conservation subdivision impervious surface allowances on the small and largest of lots were not allowed to have as much impervious surface as other lots in conventional subdivisions. The changes brought the allowable impervious surface ratio for these particular Neighborhood Conservation districts more in line with the standards in conventional subdivisions located in zoning districts other than NC.

These proposed amendments were vetted with the Planning Commission at a work session on January 22, 2013. The Planning Commission held its public hearing and recommended adoption of the updates at its March 14, 2013 regular meeting. The City Council adopted the amendments at its May 7, 2013 regular meeting.

### **Minimum Lot Size in the Planning Jurisdiction**

Under this proposal, staff recommended amendments to Article IV (Design Standards) of the *City of Auburn Subdivision Regulations*. Specifically, the amendment was intended to increase the minimum lot size for properties within the City's Planning Jurisdiction that are also within the City's "Optimal Boundary" as delineated in *CompPlan 2030*.

Prior to this amendment, there was an acknowledged disparity in the minimum lot size in the City's planning jurisdiction compared to the minimum lot size requirement inside the City limits. The City of Auburn planning jurisdiction encompasses a massive area of land lying outside the city limits where the City exercises subdivision authority. This area is defined as including any lands within five miles of the City of Auburn corporate boundary. This area extends to and westward of the City of Loachapoka and also surrounds the City of Waverly. The planning jurisdiction not only includes vast amounts of land within Lee County, but also sizable areas of land in both Chambers and Macon Counties.

Previously, the minimum lot area for lots within the planning jurisdiction was one acre, with the exception of land that is within the Lake Ogleetree watershed or Martin Marietta Quarry, in which case the minimum lot size is three acres. The minimum lot size for property within the City of Auburn's Rural zoning district is three acres. It is this Rural zone that is the predominant zoning designation for land on the City's fringe/periphery. It is also this Rural zoning designation that is assigned to any property annexed into the City, regardless of its existing size. It was not uncommon in the past for the City to annex property that was less than three acres in size. As such, these properties were immediately rendered "non-conforming" in regards to lot size as the result of attaining a zoning designation of Rural upon annexation into the City.

The disparity in lot size requirements encouraged subdivision activity to take place in the planning jurisdiction rather than the City because the development potential was greater in the planning jurisdiction and greater density could be achieved by a 3:1 ratio.

In October 2011, the City Council adopted *CompPlan 2030* as the long-range land use planning guide for the City. At the conclusion of *Chapter Three: Land Use*, the plan addresses the lot size disparity directly:

*"The City also faces a challenge in designating large areas of the optimal boundary as Rural. Though the designation is important to pursuing a strategy of infill development, it does present challenges. The minimum lot size in Rural is three (3) acres, which differs from the County's minimum lot size of one (1) acre. A study to determine the most effective method for rectifying this disparity to prevent this designation from serving as a disincentive to annexation will be necessary.*

As the result of annexation activity in the northern portion of the City bringing further light to this disparity, the Planning Commission directed staff to research and recommend a remedy as expeditiously as possible. With the assistance of the Planners' Advisory Service (PAS), which is the research arm of the American Planning Association, staff began to examine other jurisdictions throughout the State of Alabama to determine the relationship between minimum lot sizes in a municipality's planning jurisdiction and the minimum lot size requirement for properties in the city limits on the peripheral boundary.

While the minimum lot size requirements differed significantly from jurisdiction to jurisdiction, what was common throughout was that whatever that lot size was, it was generally the same or similar whether it was in the planning jurisdiction or newly annexed. In all, 27 municipalities in Alabama were reviewed.

Staff used the results from this research, coupled with the guidance provided by *CompPlan 2030* to formulate a recommendation for the Planning Commission to consider and review. The comprehensive plan has a clear emphasis on infill and redevelopment, and it is a recurring theme throughout the various chapters. This emphasis combined with a future land use plan that purposely reflects rural land use along the city periphery and throughout the optimal boundary (this area is reflective of the city's potential boundary at the year 2030 which is the planning horizon) led staff to recommend that the minimum lot size for properties within the planning jurisdiction and optimal boundary be three acres. This allows for consistency in rural character on the outer fringe while "disincentivizing" premature



and/or “leapfrog” developments that could present themselves at the expense of more appropriate infill development/redevelopment opportunities.

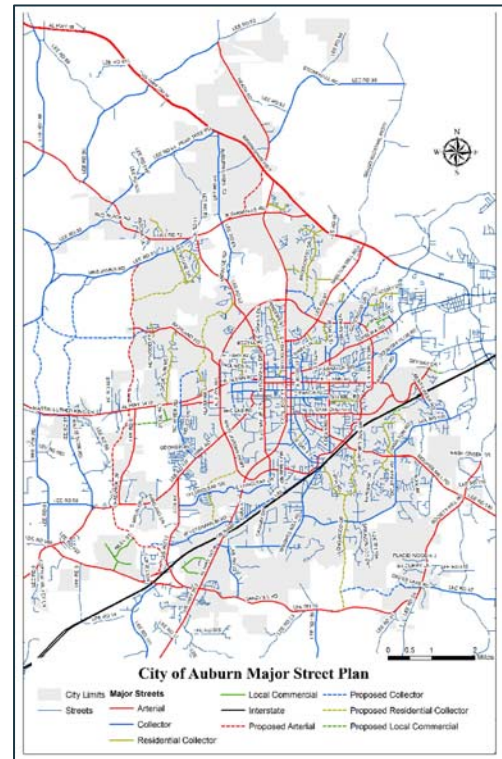
The Planning Commission held its public hearing and adopted the necessary updates to the City’s Subdivision Regulations at its May 9, 2013 regular meeting.

### **Major Street Plan Update**

Under this proposal, staff recommended updates to the Master Street Plan of Auburn based on recent development, traffic studies, long range transportation plan updates, and general review updates. The updates also reflected new street classifications adopted with the Public Works Design and Construction Manual. The Major Street Plan provides a map of the City of Auburn’s current major streets and projected, future major streets. 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.

Key updates to the Major Street Plan include the following:

- Reclassification of South Yarbrough Farms Boulevard south of Richland Road from a local street to a residential collector
- Updated configuration of the connection of Watercrest Drive through the Cary Creek PDD
- Reclassification of Sandstone Lane (from North Dean Road to Bedrock Lane) and Bedrock Lane from local streets to residential collectors
- Reclassification of Woodfield Drive from a local street to a residential collector
- Classification of Riley Street as a local commercial and deletion of the proposed cul-de-sac
- Removal of Bridlewood Court from the plan, since it is not a major roadway



This item originally appeared on the Commission’s March 14, 2013 agenda, at which time the case was tabled in order to discuss the proposed updates in greater detail. The Commission then held a special meeting on April 8, 2013 to better review the plan and subsequently recommended approval of the updates at its April 11, 2013 regular meeting. The City Council adopted the updated plan on May 7, 2013.

### **Amendments to Street Classification System**

Under this proposal, staff recommended amendments to Appendix B: Street Classification System of the *City of Auburn Zoning Ordinance*. Specifically, the amendment was intended to match updates made to the Major Street Plan of Auburn. Several streets formerly considered as Collectors were reclassified to Residential Collectors. The distinction between the two is the uses each services. Though both can be a

facility that collects traffic from an area and moves it to an Arterial street, a Residential Collector's primary function is to provide direct access to residential properties and residential subdivisions.

The Planning Commission held its public hearing and recommended approval of the updates at its May 9, 2013 meeting. The City Council held its public hearing and adopted the amendment on June 18, 2013.

### **Zoning Ordinance "Clean Up"**

Under this proposal, staff recommended amendments to Article II (Definitions), Article III (Establishment of Zoning Districts), Article IV (General Regulations), Article V (Detailed Regulations), Article VI (Signs), and Article VIII (Development Approval Process) of the *City of Auburn Zoning Ordinance*. Specifically, the amendments were intended to correct cross-referencing citations in various Articles and to broaden regulatory allowances for real estate signs.

The Zoning Ordinance has been amended numerous times over the past several years. However, the cross-references to certain sections were not all updated. Many of the sections that were referenced no longer existed as the result of prior amendments. The amendment also broadened the scope of real estate signs to include subdivision amenity signs and to prohibit electronic reader boards in the College Edge Overlay District (CEOD) and the Urban Core (UC). Additionally, the amendment addressed provisions for real estate sales offices in order to increase the maximum length of a permit from one year to five years or when 90% of the lots within a subdivision are developed, whichever comes first.

The Planning Commission held its public hearing and recommended adoption of the updates at its August 8, 2013 regular meeting. The City Council adopted the amendments at its September 17, 2013 regular meeting.

### **2013 Citizens' Planning Academy**

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

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

# FY 2013 Year in Review

## 1. Annexations

Total Number of Applications Considered: 9

Total Number Recommended for Approval: 9

Total Acreage Recommended for Annexation: Approximately 35.13

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

Total Number of Rezoning Requests: 12

Total Number of Rezoning Applications Recommended for Approval: 9

Total Number of PDD Amendment Applications: 3

Total Number of PDD Amendment Applications Recommended for Approval: 3

## 3. Subdivisions

Preliminary Plats:

Total Number of Requests: 16

New Preliminary Plat Requests Approved: 16

Final Plats:

Total Number of Requests: 15

New Final Plat Requests Approved: 12

Revised Final Plat Requests Approved: 3

Total Number of Conventional Subdivisions: 9

Total Number of Performance Subdivisions: 6

Total Number of Single-family Lots Approved by New Final Plats: 333

## 4. Conditional Uses

Total Number of Applications Considered: 30

Total Number of Uses Recommended for Approval:

Commercial and Entertainment: 9

Commercial Support: 2

Community Shopping Center: 1

Indoor Recreational: 1

Industrial: 5

Neighborhood Shopping Center: 1  
Office: 1  
Outdoor Recreation: 1  
Performance Residential: 4  
Public Service: 1  
Road Service: 8

## 5. Waivers

Total Number of Applications Considered for Waivers to Zoning Regulations: 14  
Total Number Approved: 11  
Total Number of Applications Considered for Waivers to Subdivision Regulations: 7  
Total Number Approved: 7

## 6. Miscellaneous

Total Number of Zoning Certificates Issued: 245  
Total Number of Administrative Subdivisions Processed: 58  
Total Number of Sign Permits Issued: 98  
Total Number of Banner Permits Issued: 57

### Base Zoning Designations

Commercial Conservation (CC)  
Comprehensive Development District  
(CDD)  
Development District Housing (DDH)  
Holding District (HD)  
Industrial (I)  
Limited Development District (LDD)  
Neighborhood Conservation (NC)  
Redevelopment District (RDD)  
Rural (R)  
University Service (US)  
Urban Core (UC)

59 public hearings were held for cases considered during FY 2013.

### Overlay Zoning Designations

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

## Comparison of Previous Years' Numbers

	<b>FY 2007</b>	<b>FY 2008</b>	<b>FY 2009</b>	<b>FY 2010</b>	<b>FY 2011</b>	<b>FY 2012</b>	<b>FY 2013</b>
<b>Annexations</b>							
Recommended for Approval	29	17	15	12	10	11	9
Acres	484.67	770.14	642.76	40.1	35.31	123.22	35.13
<b>Rezoning</b>							
Recommended for Approval	20	7	11	3	0	4	12
Acres	1299	74.59	904.51	201.63	0	77.33	128.85
<b>Final Plats</b>							
Lots Approved	933	836	295	263	209	205	333
<b>Conditional Uses</b>							
Applications	69	44	25	26	31	27	30
Uses Recommended for Approval	70	45	29	36	31	43	34
Uses Recommended for Denial	3	1	1	1	2	2	0
<b>Waivers</b>							
Applications	26	16	7	7	10	27	21
Approved	22	15	7	7	10	21	18

## Annexation Petitions from October 2012 - September 2013

Case Number	Case	Property Owner	Acreage	Planning Commission Date	Planning Commission Recommendation
PL-2013-00127	Stonewall Acres Annexation	Keel Construction, Inc.	3.78	4/14/2013	<b>Approval</b>
PL-2013-00236	Cobb Annexation	Catherine Cobb	5.40	5/9/2013	<b>Approval</b>
PL-2013-00419	Stonewall Acres Annexation	Keel Construction, Inc.	2.85	6/13/2013	<b>Approval</b>
PL-2013-00493	France Annexation	Arnita Dowdell France	3.84	7/11/2013	<b>Approval</b>
PL-2013-00543	Water Oak Ridge Annexation	Rayford and Brenda Keel	1.04	8/8/2013	<b>Approval</b>
PL-2013-00592	Hall Annexation	David and Jennifer Hall	1.30	8/8/2013	<b>Approval</b>
PL-2013-00599	Carrington Annexation	Carol Jan Carrington	12.98	8/8/2013	<b>Approval</b>
PL-2013-00640	Hamiter Annexation	Trace and Cassandra Hamiter	1.67	9/12/2012	<b>Approval</b>
PL-2013-00671 and PL-2013-00676	Franklin Annexation	Dennis and Randy Franklin	2.27	9/12/2013	<b>Approval</b>

## Subdivision Applications from October 2012 - September 2013

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Circa Subdivision (PL-2012-00841)	Final	Circa Development, LLC	US	12 (Performance) (10 single family, 1 multiple family, and 1 open space)	10/11/2012	<b>Approval</b>
Grove Hill Subdivision, 14th Addition (PL-2012--00842)	Preliminary	Cleveland Brothers, Inc.	DDH	22 (Performance) (20 single family and 2 open space)	10/11/2012	<b>Approval</b>
Tivoli Subdivision, Second Addition (PL-2012-00844 and PL-2013-00398)	Preliminary	Auburdan, Inc.	CDD	25 (Performance) (24 single family and 1 open space)	10/11/2012	<b>Approval</b>
	Final				6/13/2013	<b>Approval</b>
Auburn Tech Park West, Redivision of Lot B and Lot A1-1 (PL-2012-01019 and PL-2012-01020)	Preliminary	Industrial Development Board of the City of Auburn	I	5 (Conventional)	12/13/2012	<b>Approval</b>
	Final					<b>Approval</b>
Auburn Tech Park West, Redivision of Lot A1-1 (PL-2012-01021 and PL-2013-00046)	Preliminary	Industrial Development Board of the City of Auburn	I	1 (Conventional)	12/13/2012	<b>Approval</b>
	Final				2/14/2013	<b>Approval</b>
East Lake Subdivision, Phase 3 (PL-2012-01083)	Final	PASS, LLC	LDD / COD	70 (Conventional) (68 single family, 2 conservation easements / wooded lots)	1/10/2013	<b>Approval</b>
The Dakota (PL-2012-01084 and PL-2013-00192)	Preliminary	Dakota V Properties, LLC	CDD	17 (Conventional) (16 single family and 1 unbuildable)	2/14/2013	<b>Approval</b>
	Final				4/11/2013	<b>Approval</b>
Loftin Heights, Redivision of Lots 7-14 (PL-2013-00047 and PL-2013-00704)	Preliminary	Lucy S. Little	NC-15	13 (Conventional)	2/14/2013	<b>Approval</b>
	Final	Dilworth Development, Inc.		11 (Conventional)	9/12/2013	<b>Approval</b>

## Subdivision Applications from October 2012 - September 2013

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Cypress Point at University Club (PL-2013-00126)	Final	AUC Development Group, LLC	CDD / PDD	74 (Performance) (71 single family and 3 open space)	3/14/2013	<b>Approval</b>
Tivoli Milan Section, 2nd Addition (PL-2013-00123)	Preliminary	Auburdan, Inc.	DDH / PDD	49 (Performance) (48 single family and 1 open space)	3/14/2013	<b>Approval</b>
Parkerson's Mill Subdivision (PL-2013-00131 and PL-2013-00292)	Preliminary	The Exchange Bank of Alabama	NC-9	68 (Conventional) (67 single family and 1 outlot)	3/14/2013	<b>Approval</b>
	Final				5/9/2013	<b>Approval</b>
Lundy Chase Subdivision, Phase 3 (PL-2013-00132 and PL-2013-00133)	Preliminary	Stone Martin Builders, LLC	NC-20 / COD	48 (Conventional) (46 single family and 2 conservation easements)	3/14/2013	<b>Approval</b>
	Final					<b>Approval</b>
Cotswolds Subdivision, Phase 2 (PL-2013-00275)	Preliminary	Community Bank and Trust - West Georgia	DDH	66 (Conventional) (64 single family, 1 detention / greenspace, 1 for future right-of-way)	5/9/2013	<b>Approval</b>
Wire Road Commercial Park (PL-2013-00293 and PL-2013-00497)	Preliminary	SDF, LLC	CDD / PDD	4 (Conventional) (4 commercial lots with dedicated right-of-way)	5/9/2013	<b>Approval</b>
	Final				7/11/2013	<b>Approval</b>
Solamere Subdivision, Phase 3, Eighth Revision (PL-2013-00403)	Revised Final	Auburdan, Inc.	DDH	29 (Performance) (removed rear alleyway)	6/13/2013	<b>Approval</b>
Asheton Lakes, Phase 3 (PL-2013-00397)	Preliminary	Farmville Lakes, LLC	CDD	70 (Conventional)	6/13/2013	<b>Approval</b>
Laurel Grove Subdivision, 1st Addition (PL-2013-00371)	Preliminary	Edgar Hughston Builder, Inc.	DDH	35 (Conventional) (33 single family lots and 2 outlots)	6/13/2013	<b>Approval</b>



## Subdivision Applications from October 2012 - September 2013

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Yarbrough Farms Subdivision, Phase 3 (PL-2013-00400)	Preliminary	P and T Properties, LLC	CDD / PDD	22 (Performance) (18 single family lots, 3 open space lots, and 1 future development lot)	6/13/2013	<b>Approval</b>
Yarbrough Farms, Falls Crest (PL-2013-00401)	Preliminary	P and T Properties, LLC	CDD / PDD	27 (Conventional)	6/13/2013	<b>Approval</b>
Highlands, Sector 2 (PL-2013-00498)	Final	DIG Development	LDD	26 (Performance) (22 single family lots, 3 open space / detention pond lots and 1 future development lot)	7/11/2013	<b>Approval</b>
Shelton Cove, Sector 2 (PL-2013-00515)	Revised Final	Sequoia Land Company	DDH	20 (Conventional)	7/11/2013	<b>Approval</b>
Yarbrough Farms Subdivision, The Parc (PL-2013-00598)	Preliminary	P and T Properties, LLC	CDD / PDD	97 (Performance) (90 single family lots and 7 open space lots)	8/8/2013	<b>Approval</b>
Rosemary Gate, Lots 53-76 and 81-84 (PL-2013-00705)	Revised Final	Dilworth Development, Inc.	CDD / PDD	15 (Performance)	9/12/2013	<b>Approval</b>

## Conditional Use Applications from October 2012 - September 2013

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation
319 Bragg (PL-2012-00511)	West Alabama Bank & Trust	RDD	Performance residential development use (multiple family development)	10/11/2012	<b>Tabled</b>
				12/12/2012	<b>Approval</b>
The Dakota (PL-2012-00742)	Dakota V Properties, LLC	CDD	Performance residential development use (multiple family development)	10/11/2012	<b>Approval</b>
Out on the Island Restaurant (PL-2012-00846)	Ella Reese	RDD	Commercial and entertainment use (restaurant)	10/11/2012	<b>Approval</b>
East Lake Twin Homes (PL-2012-00852)	Urban Development, LLC	LDD	Performance residential development use (twin homes)	10/11/2012	<b>Approval</b>
Brantley Crossing (PL-2012-00936)	Brantley Land, LLC	CDD / PDD	<i>Indoor recreational</i> uses (billiards, indoor athletic facility), <i>office</i> use, <i>commercial and entertainment</i> uses (auto accessory store, barbershop/beauty shop, clothing stores, commercial or trade school, copy shop, electronics repair, florists, general merchandise store, health & personal care stores, hotel/motel/condotel, office supplies, package store, pet/pet supply store, restaurant, specialty food stores, sporting goods, hobby, book & music stores, lounge, veterinary office, bank, dry cleaner, grocery store, professional studio, theater/indoor auditorium), <i>road service</i> uses (convenience store/small grocery, gasoline/service station, bank with drive thru, fast food restaurant), <i>neighborhood shopping center</i> use, <i>community shopping center</i> use	11/8/2012	<b>Tabled</b>
				12/12/2012	<b>Approval</b>
Project China (PL-2012-00925)	Industrial Development Board of the City of Auburn	I	Industrial use (manufacturing use)	11/8/2012	<b>Approval</b>
CNJ Expansion 2012 (PL-2012-00926)	Industrial Development Board of the City of Auburn	I	Amended approval for an Industrial use (manufacturing use)	11/8/2012	<b>Approval</b>
Tivoli Amenity Site (PL-2012-01029)	Auburdan, Inc.	DDH / PDD	Outdoor recreation use (amenity center including a swimming pool)	12/13/2012	<b>Approval</b>

## Conditional Use Applications from October 2012 - September 2013

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation
Auburn Memorial Funeral Home (PL-2012-00987)	Allbrook and Woodley Hayley	CDD	Commercial and entertainment use (funeral home)	12/13/2012	<b>Approval</b>
1716 Beer Garden (PL-2012-01014)	150 Magnolia Investments, LLC	UC / CEOD	Expansion of a commercial and entertainment use (lounge)	12/13/2012	<b>Approval</b>
Mapco Express (PL-2012-01015)	Conner Brothers Development Company, Inc.	CDD	Amended approval for a road service use (convenience store with a fueling station and restaurant)	12/13/2012	<b>Approval</b>
Havana Dreamin' (PL-2012-01070)	Phillips Family Partnership, LLC	CDD	Commercial and entertainment use (cigar shop)	1/10/2013	<b>Approval</b>
City Parking Lot (PL-2013-00151)	City of Auburn	UC	Road service use (parking lot)	3/14/2013	<b>Approval</b>
En Fuego (PL-2013-00109)	Michael Slocumb	UC / CEOD	Commercial and entertainment use (lounge)	3/14/2013	<b>Approval</b>
Mapco Mart - Hamilton Road (PL-2013-00128)	Hamilton Place, LLC	LDD / PDD	Road service use (convenience store with fuel sales and sandwich shop)	3/14/2013	<b>Approval</b>
MAX Credit Union (PL-2013-00134)	Carter Family Trust and TARA Properties, LLC	RDD	Road service use (bank with drive thru)	3/14/2013	<b>Approval</b>
Project Wales (PL-2013-00135)	Industrial Development Board of the City of Auburn	I	Industrial use (manufacturing use)	3/14/2013	<b>Approval</b>
Daewon American, Inc. (PL-2013-00136)	Industrial Development Board of the City of Auburn	I	Industrial use (manufacturing use)	3/14/2013	<b>Approval</b>
Wire Road Transit System Storage (PL-2013-00294)	SDF, LLC	CDD	Commercial support use (transit system storage facility)	5/9/2013	<b>Approval</b>
Balcony Bar Expansion (PL-2013-00304)	Oak Tree Investments	UC / CEOD	Amended approval for the expansion of a commercial and entertainment use (lounge)	5/9/2013	<b>Approval</b>
1716 Deck Renovation (PL-2013-00305)	150 Magnolia Investments	UC / CEOD	Amended approval for a commercial and entertainment use (lounge)	5/9/2013	<b>Approval</b>
Mitcham Hair Salon (PL-2013-00307)	Tanya Swenson	RDD	Commercial and entertainment use (barbershop/beauty shop)	5/9/2013	<b>Approval</b>

## Conditional Use Applications from October 2012 - September 2013

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation
Alabama Power Substation Expansion (PL-2013-00382)	Conner Brothers Development Company, Inc.	CDD	Amended approval for a public service use (expansion of existing electric substation)	6/13/2013	<b>Tabled</b>
				7/11/2013	<b>Approval</b>
Custom Trucks Unlimited (PL-2013-00393)	Ellen Vanoy	CC	<i>Road service</i> use (truck accessory shop with service bays) and <i>commercial support</i> use (warehouses with offices)	6/13/2013	<b>Approval</b>
Parkview Condos (PL-2013-00395)	Plainsview, LLC	RDD	Performance residential development (multiple family development)	6/13/2013	<b>Approval</b>
Exhale (PL-2013-00495)	William C. Starr	UC / CEOD	Commercial and entertainment use (tobacco specialty retail shop [cigar and hookah lounge])	7/11/2013	<b>Approval</b>
Project Bridge (PL-2013-00520)	Industrial Development Board of the City of Auburn	I	Industrial use (manufacturing use)	8/8/2013	<b>Approval</b>
Industry Auto Detail (PL-2013-00581)	Tiger Crossing	CDD	Road service use (car wash and auto detailing shop)	8/8/2013	<b>Approval</b>
Oly's Detailing (PL-2013-00588)	R.G. Hill	RDD	Road service use (car wash and auto detailing shop)	8/8/2013	<b>Approval</b>
Spring Lake (PL-2013-00703)	Fred & Catherine Adams and Sarah Adams	CDD	<i>Commercial and entertainment</i> uses (auto accessory store, bank, babershop/beauty shop, brewpub, clothing stores, commercial or trade school, copy shop, day care center, dry cleaner, electronics repair, florist, garden supply, general merchandise store, grocery store, health and personal care store, lounge, office supplies/stationary/gift store, pet/pet supply store, professional studio, restaurant, specialty food store, sporting goods/hobby/book/music store, veterinary office), <i>road service</i> uses (bank with drive thru, fast food restaurant), <i>neighborhood shopping center</i> use, <i>office</i> use	9/12/2013	<b>Tabled</b>

### Rezoning Applications from October 2012 - September 2013

Case Number	Case	Property Owner	Acreage	Proposed Rezoning	Planning Commission Date	Planning Commission Recommendation
PL-2012-00917	Eagles South Apartments PDD	War Eagle Trail, LLC	19.25	PDD over CDD	11/8/2012	<b>Approval</b>
PL-2012-00744	Brantley Crossing PDD	Brantley Land, LLC	22.29	PDD over CDD	11/8/2012	<b>Tabled</b>
PL-2012-01008			0.47	R to CDD	12/13/2012	<b>Approval</b>
PL-2012-01081	Cary Creek Rezoning	Charles Pick	4.14	NC-8 to DDH	1/10/2013	<b>Approval</b>
PL-2013-00290	Laurel Grove Rezoning	Edgar Hughston Builder, Inc.	2.80	R to DDH	5/9/2013	<b>Approval</b>
PL-2013-00280	Cotswolds Subdivision, Phase 2	Community Bank & Trust - West Georgia	4.13	R to DDH	5/9/2013	<b>Approval</b>
			30.94	CDD to DDH		<b>Approval</b>
PL-2013-00386	Asheton Lakes, Phase 3 Rezoning	Farmville Lakes, LLC	13.00	CDD to DDH	6/13/2013	<b>Approval</b>
PL-2013-00494	Parkerson's Mill Rezoning	Parkerson AL, LLC	32.30	NC-9 to LDD	6/13/2013	<b>Approval</b>
PL-2013-00696	Spring Lake Rezoning	William and Marilyn Blanton	0.89	NC-15 to CDD	9/12/2013	<b>Tabled</b>
PL-2013-00697		Fred and Catherine Adams	12.53	DDH to CDD		<b>Tabled</b>
PL-2013-00698		Fred & Catherine Adams, Sarah Adams, and William & Marilyn Blanton	29.66	PDD over CDD		<b>Tabled</b>

### Planned Development District Amendment Applications from October 2012 - September 2013

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Recommendation
PL-2012-01007	Tivoli PDD (formerly Tuscany Village PDD)	Auburdan, Inc.	Recommendation to City Council to amend Ordinance 2520 that amended the PDD designation on approximately 144.73 acres	12/13/2012	<b>Approval</b>
PL-2012-01082	Cary Creek PDD Amendment	Charles Pick	Recommendation to City Council to amend Ordinance 2853 that amended the PDD designation on 326.16 acres	1/10/2013	<b>Approval</b>
PL-2013-00486	Yarbrough Farms PDD Amendment	P and T Properties, LLC	Recommendation to City Council to amend Ordinance 2644 that amended the PDD designation on 557.65 acres in order to add 71 dwelling units, removing an amenity area, and reconfiguring proposed streets	7/11/2013	<b>Approval</b>

## Requests for Waivers to Zoning Ordinance and Subdivision Regulations from October 2012 - September 2013

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2012-00823	Stone Creek, Phase Two	Auburn Investments, LLC	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	10/11/2012	<b>Approved</b>
PL-2012-00924	Glendean Shopping Center	Glendean Shopping Centre, LLC	Waiver to street frontage landscaping requirements	11/8/2012	<b>Approved</b>
			Waiver to Dean Road street frontage landscaping requirements		<b>Approved</b>
			Waiver to interior parking landscaping requirements		<b>Approved</b>
PL-2012-00987	Auburn Memorial Funeral Home	Allbrook and Woodley Hadley	Waiver to required development standards (structure type - fence)	12/13/2012	<b>Approved</b>
PL-2012-01086	Dollar General - Opelika Road	M&J Enterprises, LLC	Waiver to reduce street frontage bufferyard width	1/10/2013	<b>Denied</b>
			Waiver to allow plantings in right-of-way		<b>Approved</b>
			Waiver to reduce street frontage landscaping requirements		<b>Denied</b>
			Waiver to amend calculation criteria for determination of site requirements		<b>Denied</b>
PL-2012-01077	Stonehaven at The Preserve	H&H Development Partners, LLC	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	1/10/2013	<b>Approved</b>
PL-2013-00049	Colonial Village Mall	Auburn Mall, LLC	Waiver to off-street parking landscaping requirements	2/14/2013	<b>Approved</b>
PL-2013-00134	MAX Credit Union	Carter Family Trust and TARA Properties, LLC	Waiver to street frontage landscaping requirements	3/14/2013	<b>Approved</b>

## Requests for Waivers to Zoning Ordinance and Subdivision Regulations from October 2012 - September 2013

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2013-00136	Daewon America, Inc.	Industrial Development Board of the City of Auburn	Waiver to off-street parking landscaping requirements	3/14/2013	<b>Approved</b>
PL-2013-00202	Frizzell Subdivision	Alex Frizzell	Waiver to allow subdivision that would create a lot that does not abut a dedicated public street (Planning Jurisdiction)	4/11/2013	<b>Approved</b>
PL-2013-00393	Custom Trucks Unlimited	Ellen Vanoy	Waiver to Corridor Overlay cladding requirements	6/13/2013	<b>Approved</b>
PL-2013-00391	Carl Gregory Ford	Carl Gregory	Waiver to Corridor Overlay exterior buiding materials requirements	6/13/2013	<b>Approved</b>
PL-2013-00411	Mimm's Trail Subdivision, First Revision	Cleveland Brothers, Inc.	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	6/13/2013	<b>Approved</b>
PL-2013-00412	Grove Hill Subdivision, Eleventh Addition, Phase 1	Cleveland Brothers, Inc.	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	6/13/2013	<b>Approved</b>
PL-2013-00413	Grove Hill Subdivision, Eleventh Addition, Phase 2	Cleveland Brothers, Inc.	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	6/13/2013	<b>Approved</b>
PL-2013-00716	319 Bragg	Polo Club of Athens, LLC	Waiver to Corridor Overlay cladding requirements	9/12/2013	<b>Approved</b>
PL-2013-00717	Town Creek Subdivision	Jack Johnson	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	9/12/2013	<b>Approved</b>

## City Initiatives from October 2012 - September 2013

Case Number	Case	Action Requested	Planning Commission Date	Planning Commission Recommendation
MS-2012-00070	Subdivision Regulations Amendment	Approval of amendments to Article III (Application Procedures) of the <i>City of Auburn Subdivision Regulations</i> for the purpose of modifying subdivision bonding requirements	1/10/2013	<b>Approval</b>
MS-2013-00011	Zoning Ordinance Amendment	Recommendation to City Council for approval of amendments to Article IV (General Regulations) and Article V (Detailed Use Regulations) of the <i>City of Auburn Zoning Ordinance</i> for the purpose of modifying street frontage and residential buffer landscaping requirements, Corridor Overlay cladding requirements, and amount of impervious surfaces allowed in the Neighborhood Conservation (NC) zoning districts	3/14/2013	<b>Approval</b>
MS-2013-00012	Zoning Ordinance Amendment	Recommendation to City Council for approval of amendments to Article II (Definitions) and Article V (Detailed Use Regulations) of the <i>City of Auburn Zoning Ordinance</i> for the purpose of modifying limitations on animals	3/14/2013	<b>Approval</b>
MS-2013-00016	Major Street Plan Update	Recommendation to City Council for adoption of updates to the Major Street Plan of the City of Auburn	3/14/2013	<b>Tabled</b>
			4/11/2013	<b>Approval</b>
MS-2013-00018	Zoning Ordinance Amendment	Recommendation to City Council for approval of amendments to Appendix B: Street Classification System of the <i>City of Auburn Zoning Ordinance</i> for the purpose of reflecting changes consistent with amendments to the Major Street Plan	5/9/2013	<b>Approval</b>
MS-2013-00023	Subdivision Regulations Amendment	Approval of amendments to Article IV (Design Standards) of the <i>City of Auburn Subdivision Regulations</i> for the purpose of modifying minimum lot size requirements in the Planning Jurisdiction	5/9/2013	<b>Approval</b>
MS-2013-00028	Renew Opelika Road	Adoption of text amendments to <i>CompPlan 2030</i> for the purpose of adopting Renew Opelika Road   The Opelika Road Corridor Plan	7/11/2013	<b>Approval</b>
MS-2013-00035	Zoning Ordinance Amendment	Recommendation to City Council for approval of amendments to Article II, Article III, Article IV, Article V, Article VI, and Article VIII of the <i>City of Auburn Zoning Ordinance</i> for the purpose of correcting cross-referencing citations in various Articles and to broaden the scope of real estate signs	8/8/2013	<b>Approval</b>

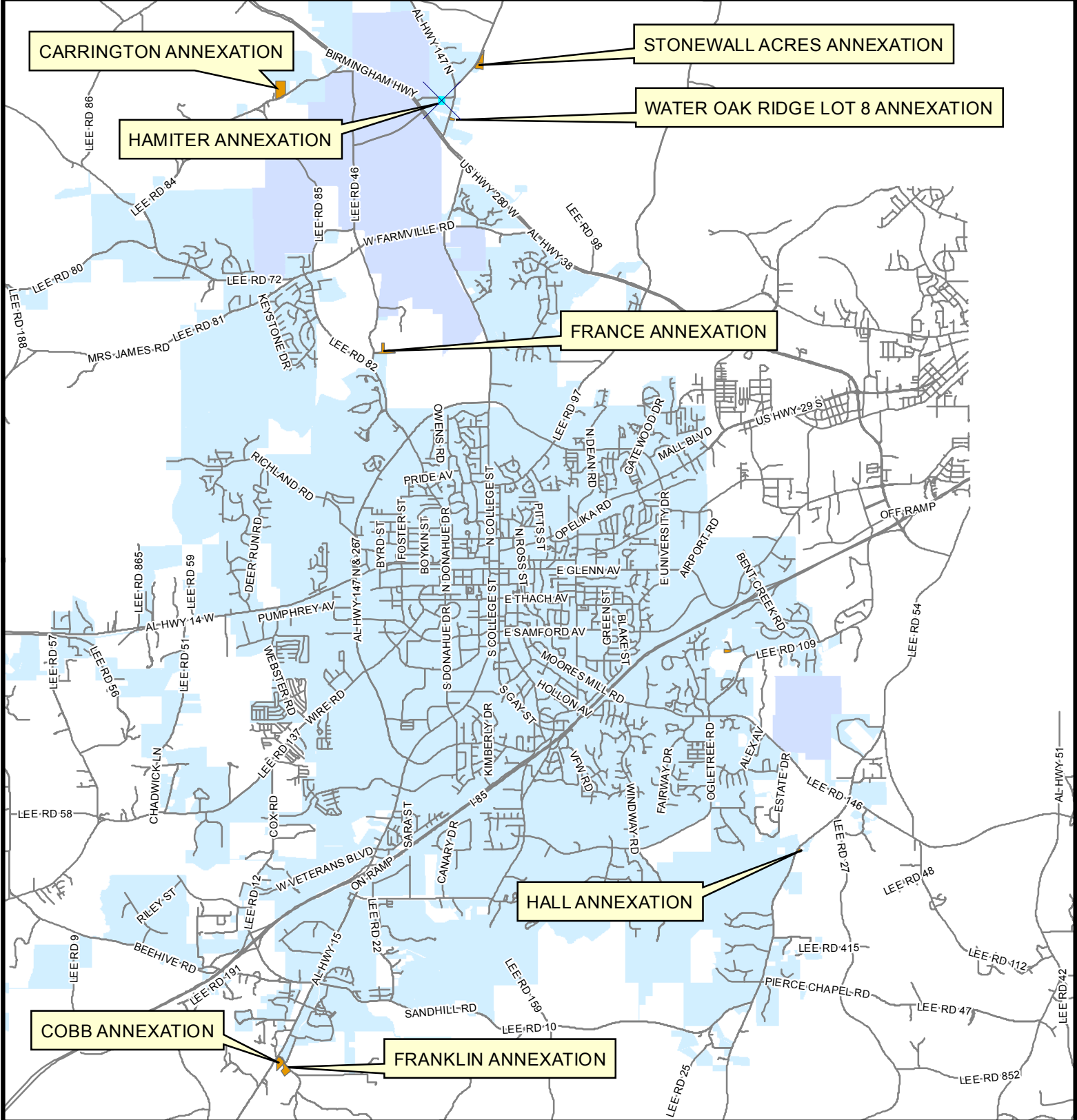


## Miscellaneous Requests from October 2012 - September 2013

Case	Action Requested	Planning Commission Date	Planning Commission Recommendation
Cox Road Street Renaming (MS-2013-00001)	Recommendation to City Council for renaming of Cox Road, east and west of Exit 50), to Old Cox Road	2/14/2013	<b>Approval</b>
Saugahatchee Road Street Renaming (MS-2013-00004)	Recommendation to City Council for renaming of Saugahatchee Road to Airport Road	2/14/2013	<b>Approval</b>
Weston Court Street Renaming (MS-2013-00009)	Recommendation to City Council for renaming of Weston Court (Shelton Cove, Sector Two) to Ashley Court	2/14/2013	<b>Approval</b>

# Appendix A

## FY 2013 Annexations

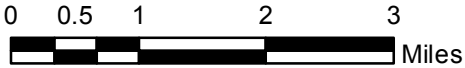


### Legend

 Annexations



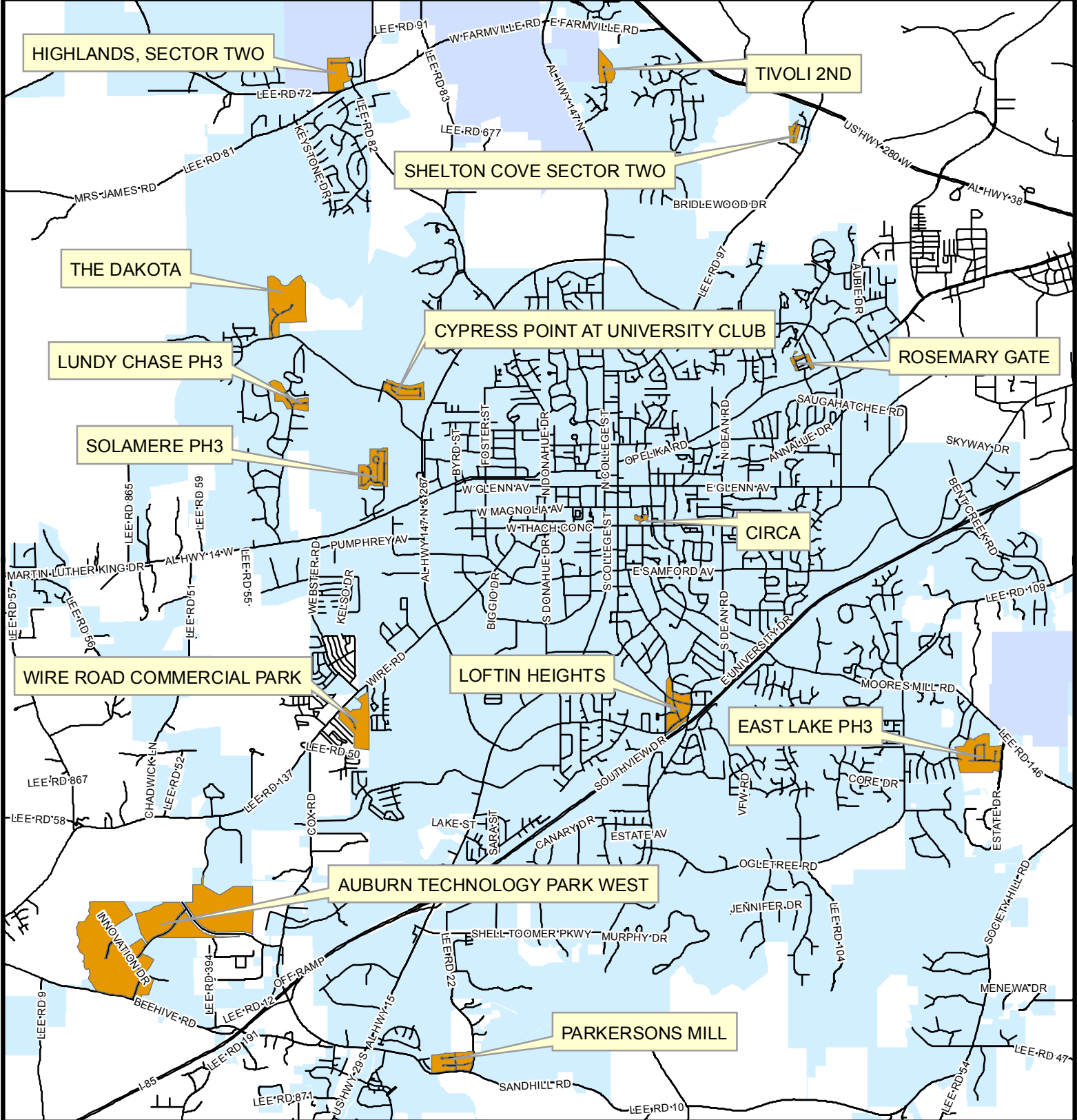
Scale



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# Appendix B

## FY 2013 Subdivisions (Recorded)



### Legend

 Subdivisions



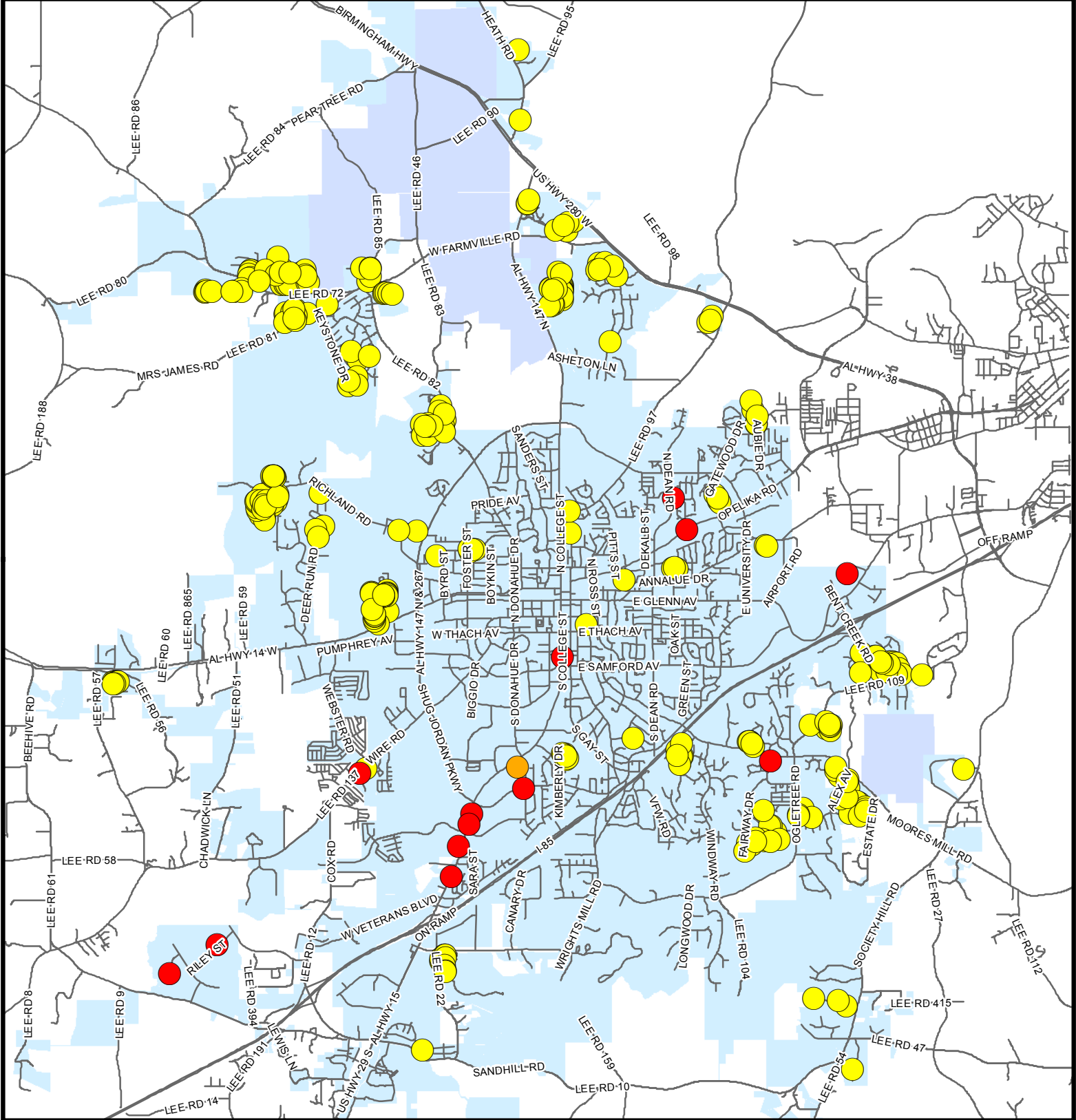
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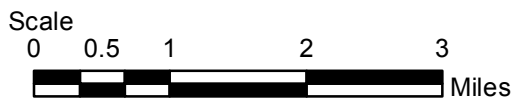
# Appendix C

## FY 2013 New Development



### Legend

- Commercial/Office
- Multi-Family
- Single-Family



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