

AUBURN PLANNING COMMISSION AGENDA
Council Chambers, 141 North Ross Street
Thursday, December 12, 2019 at 5:00 P.M., Regular Meeting

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

- | | | |
|--|--|----------------------|
| 1. Summerlin, Plat No. 2B | PUBLIC HEARING | PL-2019-00516 |
| Applicant: | H. Kenneth White, Jr., Flowers & White Engineering, LLC on behalf of ARLD, LLC | |
| General Location: | Along Summerlin Drive, west of the Alabama Power Company easement and Summerlin Circle | |
| Zoning District: | Development District Housing (DDH) | |
| Action Requested: | Preliminary plat approval for a 29 lot conventional subdivision [27 single-family residential lots and two (2) open space lots] | |
| | | |
| 2. Summerlin, Plat No. 2B | PUBLIC HEARING | PL-2019-00517 |
| Applicant: | H. Kenneth White, Jr., Flowers & White Engineering, LLC on behalf of ARLD, LLC | |
| General Location: | Along Summerlin Drive, west of the Alabama Power Company easement and Summerlin Circle | |
| Zoning District: | Development District Housing (DDH) | |
| Action Requested: | Final plat approval for a 29 lot conventional subdivision [27 single-family residential lots and two (2) open space lots] | |
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| 3. Warehouse Distribution | PUBLIC HEARING | PL-2019-00584 |
| Applicant: | Brett Basquin, Foresite Group, Inc., on behalf of HOPO Realty Investments, LLC | |
| General Location: | 2230 Pumphrey Avenue | |
| Zoning District: | Industrial (I) | |
| Action Requested: | Recommendation to City Council for conditional use approval for a commercial support use (warehouse distribution facility) | |
| | | |
| 4. The Greens at Auburn PDD Amendment | PUBLIC HEARING | PL-2019-00500 |
| Applicant: | Hugh Jarratt, Lindsey Management, on behalf of The Greens at Auburn | |
| General Location: | 4235 South College Street | |
| Zoning District: | Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation | |
| Action Requested: | Recommendation to City Council to amend Ordinance 2463 that approved the PDD designation on approximately 249 acres of property in order to modify a portion of the commercial area by changing approximately 15.67 acres to a residential use (multiple unit development) | |

CONSENT AGENDA

Approval of Minutes

- | | |
|-----------------|-------------------|
| Packet Meeting | November 12, 2019 |
| Regular Meeting | November 14, 2019 |

- 5. Cowles Annexation** **PL-2019-00630**
- Applicant: Robert and Tara Cowles
- General Location: 212 Lee Road 672 (Thistle Lane)
- Zoning District: Outside of the City limits
- Action Requested: Recommendation to City Council for annexation of approximately 0.96 acres
- 6. Northwoods – Weber Farms Section Annexation** **PL-2019-00649**
- Applicant: Brett Basquin, Foresite Group, Inc., on behalf of Donahue Land, LLC
- General Location: Eastern terminus of Whiskey Run Lane, south of North Donahue Drive
- Zoning District: Outside of the City limits
- Action Requested: Recommendation to City Council for annexation of approximately 3.03 acres
- 7. Peartree Farms, Phase 2** **PL-2019-00645**
- Applicant: Daniel Holland on behalf of Peartree, LLC
- General Location: Southeast corner of Farmville Road/Peartree Road intersection
- Zoning District: Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation and Rural (R)
- Action Requested: Final plat approval for a conventional subdivision [16 single-family lots and one (1) lot for future development]
- 8. Bridgewater, Phase 1** **PL-2019-00655**
- Applicant: Mike Maher, Precision Surveying on behalf of Pick Legacy Trust, Pick-Clark Holdings, LLC and Bridgewater at Cary Creek, LLC
- General Location: South of Cary Creek Parkway, east of Cary Crossing Shopping Center
- Zoning District: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation
- Action Requested: Final plat approval for a conventional subdivision [40 single-family lots, two (2) lots for future residential development and one (1) lot for future commercial development]
- 9. Bridgewater, Phase 1B** **PL-2019-00680**
- Applicant: Mike Maher, Precision Surveying on behalf of Pick-Clark Holdings, LLC and Pick Legacy Trust
- General Location: South of Cary Creek Parkway, east of Cary Crossing Shopping Center
- Zoning District: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation
- Action Requested: Final plat approval for a performance residential subdivision [ten (10) twin home lots and one (1) amenity lot]

10. Wimberly Station Subdivision, Phase 3-B **PL-2019-00661**

Applicant: Jack Hughston on behalf of Hughston Builder, Inc.

General Location: Off Wimberly Road, south of Highway 14 and approximately 450 feet east of Willis Turk Road

Zoning District: Development District Housing (DDH)

Action Requested: Final plat approval for a conventional subdivision [43 single-family lots and one (1) non-buildable lot]

11. West Richland Subdivision, Phase 1 **PL-2019-00656**

Applicant: Edgar Hughston on behalf of Hughston Homes

General Location: North side of Richland Road, across from The Cotswolds

Zoning District: Development District Housing (DDH)

Action Requested: Waiver to Article III(F) 4d.(6), Final Plat, of the *City of Auburn Subdivision Regulations*, regarding the time in which a development must be completed in order to extend the bonding period

12. Yarbrough Farms Subdivision, Pine Valley **PL-2019-00681**

Applicant: Michael Dilworth on behalf of Dilworth Development, Inc.

General Location: Yarbrough Farms Boulevard, southwest of the bridge

Zoning District: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation

Action Requested: Waiver to Article III(F) 4d.(6), Final Plat, of the *City of Auburn Subdivision Regulations*, regarding the time in which a development must be completed in order to extend the bonding period

NEW BUSINESS

13. Northwoods – Weber Farms South Section Rezoning **PUBLIC HEARING** **PL-2019-00650**

Applicant: Brett Basquin, Foresite Group, Inc., on behalf of Donahue Land, LLC

General Location: Eastern terminus of Whiskey Run Lane, south of North Donahue Drive

Zoning District: Rural (R) (pending annexation, Case PL-2019-00649)

Action Requested: Recommendation to City Council for rezoning of approximately 3.03 acres to Development District Housing (DDH)

14. Northwoods – Weber Farms South Section **PUBLIC HEARING** **PL-2019-00651**

Applicant: Brett Basquin, Foresite Group, Inc., on behalf of Donahue Land, LLC

General Location: Eastern terminus of Whiskey Run Lane, south of North Donahue Drive

Zoning District: Rural (R) (pending rezoning to DDH, Case PL-2019-00650)

Action Requested: Preliminary plat approval for a conventional subdivision [six (6) single-family lots]

- 15. Walker-Carlton Subdivision, Dedication of Sarah Lane PUBLIC HEARING PL-2019-00620**
- Applicant: Dave Erickson, Grayhawk Homes on behalf of Tiger Creek Development, Inc.
- General Location: Terminus of Sarah Lane
- Zoning District: Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation
- Action Requested: Preliminary plat approval to subdivide for a two (2) lot subdivision for purposes of dedicating the Sarah Lane right-of-way (ROW)
- 16. Brentwood Subdivision PUBLIC HEARING PL-2019-00674**
- Applicant: Mike Maher, Precision Surveying on behalf of Mitchell-Cope, LLC
- General Location: East of Riverwood Drive and west of Bent Creek Road along Champions Boulevard
- Zoning District: Development District Housing (DDH) and Comprehensive Development District (CDD)
- Action Requested: Revised preliminary plat approval for a performance residential development [62 single-family lots, two (2) open space lots, and one (1) future development lot]
- 17. Brentwood Subdivision PL-2019-00654**
- Applicant: Mike Maher, Precision Surveying on behalf of Mitchell-Cope, LLC
- General Location: East of Riverwood Drive and west of Bent Creek Road along Champions Boulevard
- Zoning District: Development District Housing (DDH) and Comprehensive Development District (CDD)
- Action Requested: Final plat approval for a performance residential development [62 single-family lots, two (2) open space lots, and one (1) future development lot]
- 18. Owens Crossing PUBLIC HEARING PL-2019-00659**
- Applicant: Brett Basquin, Foresite Group, Inc., on behalf of Owens Family Partnership, LLC
- General Location: Near the southeast corner of North Donahue Drive and Shug Jordan Parkway
- Zoning District: Development District Housing (DDH) and Comprehensive Development District (CDD)
- Action Requested: Preliminary plat approval for a performance residential development [43 single-family lots, 20 townhouse lots, one (1) open space lot, and two (2) future development lots]
- 19. Talmage Subdivision PUBLIC HEARING PL-2019-00670**
- Applicant: Sharon Stitch on behalf of Eugenia Talmage
- General Location: 2042 Bonny Glen Road
- Zoning District: Rural (R)
- Action Requested: Preliminary plat approval for a conventional subdivision [seven (7) single-family lots]

20. Wright Street Parking Deck **PUBLIC HEARING** **PL-2019-00663**
Applicant: City of Auburn
General Location: 140 Wright Street
Zoning District: Urban Core (UC) with an overlay of the College Edge Overlay District (CEOD) designation
Action Requested: Recommendation to City Council for conditional use approval for a road service use (parking deck)

21. North College Street Temporary Park Space **PUBLIC HEARING** **PL-2019-00673**
Applicant: City of Auburn
General Location: 135 North College Street
Zoning District: Urban Core (UC) with an overlay of the College Edge Overlay District (CEOD) designation
Action Requested: Recommendation to City Council for conditional use approval for a public service use (interim public park space)

22. Camden West Amenity Improvements **PUBLIC HEARING** **PL-2019-00664**
Applicant: Blake Rice, Barrett-Simpson, Inc., on behalf of Camden Ridge Homeowners Association, Inc. and FAB II, LLC
General Location: 1875 Keystone Drive
Zoning District: Development District Housing (DDH)
Action Requested: Recommendation to City Council for conditional use approval for an outdoor recreational use (amenity center with pool, pool house, and parking lot)

23. Auto Service Center **PUBLIC HEARING** **PL-2019-00669**
Applicant: Brett Basquin, Foresite Group, Inc., on behalf of South Hood, LLC
General Location: 124 East Veterans Boulevard
Zoning District: Comprehensive Development District (CDD)
Action Requested: Recommendation to City Council for conditional use approval for a road service use (automobile service center)

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT