

**Auburn Planning Commission
June 11, 2020 – Regular Meeting
MINUTES**

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, June 11, 2020, at 5:00 PM by means of the Zoom video conferencing web application.

PRESENT Wayne Bledsoe, Robyn Bridges, Phil Chanser, Mack LaZenby, Marcus Marshall, Warren McCord, Nonet Reese, Bob Ritenbaugh

ABSENT Jana Jager

STAFF PRESENT Forrrest Cotten, Thom Weintraut, Katie Robison, Logan Kipp, Jay Howell, Stephanie Canady, Amber English, Alison Frazier, Dan Crowdus, Tim Johnson, Scott Cummings

CITIZENS COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

Mr. Cotten asked if any items should be removed from the consent agenda for discussion. The consent agenda included the following items:

- **Gibson Property Annexation – PL-2020-00155:** Recommendation to City Council for annexation of approximately 156.5 acres *(requested by applicant to be postponed until June 11, 2020)*
- **Donahue Ridge, Phase 4 Bond Extension – PL-2020-00247:** 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
- **Cottage Homes at East University – PL-2020-00278:** 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

Mr. Chansler requested to remove Case PL-2020-00155, Gibson Property Annexation, from the consent agenda.

- **Mr. Chansler made a motion to approve the consent agenda excluding Case PL-2020-00155, Gibson Property Annexation, with staff comments.**

Ms. Reese seconded the motion.

A vote was taken, and the motion passed with a vote of 8-0.

- **Mr. Chansler made a motion to postpone until July 9, 2020 Case PL-2020-00155, Gibson Property Annexation, a request for annexation of approximately 156.5 acres.**

Ms. Reese seconded the motion.

A vote was taken, and the motion passed with a vote of 7-0.

NEW BUSINESS

Gibson Property Rezoning

PL-2020-00156

Mr. Cotten stated the applicant requested to postpone the application until the July 9, 2020 meeting.

Mr. Chansler made a motion to postpone until July 9, 2020 Case PL-2020-00156, Gibson Property Rezoning, a request for a recommendation to City Council for rezoning of approximately 154.3 acres to Development District Housing (DDH).

Mr. LaZenby seconded the motion.

A vote was taken, and the motion passed with a vote of 8-0.

Gibson Property Rezoning

PL-2020-00157

Mr. Cotten stated the applicant requested to postpone the application until the July 9, 2020 meeting.

Mr. Chansler made a motion to postpone until July 9, 2020 Case PL-2020-00157, Gibson Property Rezoning, a request for a recommendation to City Council for rezoning of approximately 2.2 acres to Comprehensive Development District (CDD).

Mr. LaZenby seconded the motion.

A vote was taken, and the motion passed with a vote of 8-0.

Gibson Property PDD

PL-2020-00158

Mr. Cotten stated the applicant requested to postpone the application until the July 9, 2020 meeting.

Mr. Chansler made a motion to postpone until July 9, 2020 Case PL-2020-00158, Gibson Property PDD, a request for a recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 156.5 acres.

Mr. LaZenby seconded the motion.

A vote was taken, and the motion passed with a vote of 8-0.

Gibson Property Conditional Use

PL-2020-00221

Mr. Cotten stated the applicant requested to postpone the application until the July 9, 2020 meeting.

Mr. Chansler made a motion to postpone until July 9, 2020 Case PL-2020-00156, Gibson Property Conditional Use, a request for a recommendation to City Council for conditional use approval for an office use.

Mr. LaZenby seconded the motion.

A vote was taken, and the motion passed with a vote of 8-0.

TD Development Rezoning

PL-2020-00207

Mr. Cotten stated the applicant requested to postpone the application until the July 9, 2020 meeting.

Mr. Chansler made a motion to postpone until July 9, 2020 Case PL-2020-00207, TD Development Rezoning, a request for a recommendation to City Council for rezoning of approximately 4.21 acres to Limited Development District (LDD).

Mr. LaZenby seconded the motion.

A vote was taken, and the motion passed with a vote of 8-0.

Hamilton Place PDD Amendment

PL-2020-00208

Mr. Cotten stated the applicant requested to postpone the application until the July 9, 2020 meeting.

Mr. Chansler made a motion to postpone until July 9, 2020 Case PL-2020-00208, Hamilton Place PDD Amendment, a request for a recommendation to City Council to amend the existing PDD and enlarge its size by 4.21 acres and add 40,000 square feet of office uses and 25,000 square feet of retail.

Mr. LaZenby seconded the motion.

A vote was taken, and the motion passed with a vote of 8-0.

Hamilton Place Conditional Uses

PL-2020-00209

Mr. Cotten stated the applicant requested to postpone the application until the July 9, 2020 meeting.

Mr. Chansler made a motion to postpone until July 9, 2020 Case PL-2020-00209, Hamilton Place Conditional Uses, a request for a recommendation to City Council for conditional use approval for office uses.

Mr. LaZenby seconded the motion.

A vote was taken, and the motion passed with a vote of 8-0.

Plainsman Lake Rezoning

PL-2020-00255

Mr. Howell stated the request was for a recommendation to City Council for rezoning of approximately 133.9 acres from Rural (R) to Development District Housing (DDH). The subject property was located at 1950 Martin Luther King Drive. The maximum density permitted in the DDH zoning district for a conventional subdivision was four dwelling units per acre (du/ac) and 5.5 du/ac for a performance subdivision. This would permit the applicant to develop a maximum of 535 units of the former and 736

units of the latter. These densities would conform to the property's future land use plan designation. Staff recommended approval.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals (audio file available online and upon request):

- Lauren Sweezy asked what was planned for the large water area and how the environment of the lake would be protected.

After no further comments were received, the public hearing was closed.

Mike Maher with Precision Surveying, Inc. represented the applicant. He explained that the lake would be used as an amenity for the property and would act as a detention facility as well. An erosion control plan would be implemented.

Mr. LaZenby made a motion to approve Case PL-2020-00255, Plainsman Lake Rezoning, a request for a recommendation to City Council for rezoning of approximately 133.9 acres to Development District Housing (DDH).

Ms. Reese seconded the motion.

A vote was taken, and the motion passed with a vote of 8-0.

Plainsman Lake Rezoning

PL-2020-00256

Mr. Howell stated the request was for a recommendation to City Council for rezoning of approximately 4.09 acres from Rural (R) to Comprehensive Development District (CDD). The subject property was located at 2202 Martin Luther King Drive. The City's Major Street Plan proposed Webster Road (a designated collector) be extended north immediately west of the subject property. This expansion of infrastructure, combined with the proposed rezoning, would facilitate the establishment of a Community Center node as recommended in CompPlan 2030. The maximum density permitted in the CDD for a conventional subdivision is four dwelling units per acre (du/ac) and 9.5 du/ac for a performance subdivision. This would permit the applicant to develop a maximum of 16 units of the former and 38 units of the latter. However based on its location, the zoning designation requested would suggest that non-residential uses are contemplated. Staff recommended approval.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals (audio file available online and upon request):

- Rachel Dean asked for more information regarding a community center.

After no further comments were received, the public hearing was closed.

Mike Maher with Precision Surveying, Inc. represented the applicant. He explained that a daycare could potentially locate at the area.

Mr. Marshall made a motion to approve Case PL-2020-00256, Plainsman Lake Rezoning, a request for a recommendation to City Council for rezoning of approximately 4.09 acres to Comprehensive Development District (CDD).

Ms. Bridges seconded the motion.

A vote was taken, and the motion passed with a vote of 8-0.

University Station Parking Lot at North Donahue

PL-2020-00261

Mr. Kipp stated the request was for a recommendation to City Council for conditional use approval for road service uses (parking lot and mobile vendor food court). The subject property was located at 550 Martin Luther King Drive in the Redevelopment District (RDD) zoning district. The applicant proposed to utilize the lot as a pay-to-park parking lot and food truck court. The applicant stated that the intended customer base for the parking lot was for visitors to the city during at-home football games, events, and for short-term parking of buses. While the proposal would be low-intensity and was not the highest and best use of the property, it would achieve a mixture of uses and increase the availability of parking in the vicinity. If approved, the applicant intended to utilize the property in this manner until a more permanent use could be found for the property. Staff recommended approval.

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

Mr. LaZenby made a motion to approve Case PL-2020-00261, University Station Parking Lot at North Donahue, a request for a recommendation to City Council for conditional use approval for a road service use (parking lot and mobile vendor food court), with staff comments.

Mr. Bledsoe seconded the motion.

A vote was taken, and the motion passed with a vote of 8-0.

ArchCo North Dean Road

PL-2020-00262

Mr. Howell stated the request was for a recommendation to City Council for conditional use approval for a performance residential development (multiple family development). The subject property was located at 1397 North Dean Road in the Comprehensive Development District (CDD) zoning district with an overlay of the Planned Development District (PDD) designation. The original Bedell PDD (Ordinance 1972) included a mix of residential and commercial uses along both sides of North Dean Road. All other parcels of this PDD had been developed in accordance with those plans. The portion of the subject property that was within the PDD was originally identified as Parcel #5 and reserved for a 110 unit MUD. The proposed MUD exceeds this number, but places all residences immediately outside the PDD boundaries and reserves the original Parcel #5 in its entirety for the development's required open space, which it exceeds by a large margin.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals (audio file available online and upon request):

- Jordan Green was concerned with the level of multiple family development within the city.
- Lauren Sweezey, Sandstone Lane, asked what impact the project would have on the environment.

After no further comments were received, the public hearing was closed.

Parker Lewis with Hydro-Engineering Solutions, LLC represented the applicant. He said that the buildings were clustered to avoid the existing stream. The surrounding land would largely remain undisturbed.

Mr. Bledsoe made a motion to approve Case PL-2020-00262, ArchCo North Dean Road, a request for a recommendation to City Council for conditional use approval for a performance residential development (multiple family development).

Ms. Bridges seconded the motion.

Mr. LaZenby questioned if the motion included the conditions listed in the staff report and recommended.

Mr. Bledsoe amended the motion to approve Case PL-2020-00262, ArchCo North Dean Road, a request for a recommendation to City Council for conditional use approval for a performance residential development (multiple family development), with staff conditions.

Mr. McCord seconded the motion.

A vote was taken, and the motion passed with a vote of 8-0.

CHAIRMAN'S COMMUNICATION

Mr. Chansler made a motion to approve the minutes from the May 11, 2020 packet meeting and the May 14, 2020 regular meeting.

Mr. LaZenby seconded the motion.

A vote was taken, and the motion passed with a vote of 8-0.

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 5:41 p.m.

Mack LaZenby, Secretary

Phil Chansler, Chair