

**Auburn Planning Commission
October 8, 2020 – Regular Meeting
MINUTES**

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, October 8, 2020, at 5:00 PM by means of the Zoom video conferencing web application.

PRESENT Wendy Birmingham, Robyn Bridges, Phil Chanser, Jana Jager, Mack LaZenby, Marcus Marshall, Warren McCord, Nonet Reese, Bob Ritenbaugh

ABSENT None

STAFF PRESENT Forrrest Cotten, Katie Robison, Logan Kipp, Jay Howell, Stephanie Canady, Amber English, 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:

- **Owens Crossing Final Plat - PL-2020-00536:** Final plat approval for 63 lot performance residential subdivision [41 single family detached lots, 21 townhouse lots, and one open space lot]
- **Yarbrough Farms Subdivision, The Parc - PL-2020-00491:** Waiver to Article III 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
- **Summerlin Plat No. 2 - PL-2020-0518:** Waiver to Article III 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
- **Samford Commercial Subdivision, No. 2 - PL-2020-00524:** Waiver to Article III 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
- **Samford Commercial Subdivision, No. 3 - PL-2020-00525:** Waiver to Article III 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
- **Donahue Ridge, Phase 3 - PL-2020-00550:** Waiver to Article III 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. LaZenby made a motion to approve the consent agenda, which included the minutes from the September 9, 2020 packet meeting and the September 10, 2020 regular meeting, with staff comments.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Owens Crossing (Case PL-2020-00536)

Subject: Final plat approval for a performance residential development (21 townhouse lots, 41 single family detached lots, one open space lot)

Location: Behind 1810 Shug Jordan Parkway, on the east corner of the Shug Jordan Parkway and North Donahue Drive intersection

Applicant: Owens Crossing, LLC

Property Zoned: Development District Housing (DDH)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for final plat approval for a performance residential development (21 townhouse lots, 41 single family detached lots, one open space lot), marked "Received" September 17, 2020, Auburn Planning Commission Case PL-2020-00536, is **APPROVED, subject to:**

Planning:

- Label type of open space for Lot 63 (natural area, recreation, etc).
- Consult APCO on acceptable landscape materials in 15' landscape bufferyard.

Engineering:

- Engineering plans have been approved by the Development Review Team and construction is underway.
- In accordance with the Engineering Design and Construction Manual, all new subdivisions shall have street lighting installed. Lamp sources and spacing must follow the guidelines outlined in the Manual and the cost of street lighting should be included in the engineering estimate as part of the bonding process, if they are not installed at the time of bonding.

Water Resource Management:

- 20' Easement running through open space from Katherine Way to the north side of the development is incorrectly labeled as a private sanitary sewer easement.
- Private SS easement to Lots 54 and 53 is not labeled.
- Please verify the location of the 20' SS easement running along eastern side of Lot 17. This does not match the construction plans.
- Label missing from 20' SS easement running NE from Cameron Court on Sheet 2
- Final plat is missing final grade elevations and SS manhole elevations.

STATE OF ALABAMA
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its

Owens Crossing
PL-2020-00536

meeting held October 8, 2020 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 6th day of November, 2020.

A handwritten signature in black ink, appearing to read "Forrest E. Cotten". The signature is written in a cursive style with a long horizontal stroke extending from the end.

Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Yarbrough Farms, The Parc (Case PL-2020-00491)

Subject: 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

Location: North of Cypress Point Subdivision

Applicant: Dilworth Development, Inc.

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

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a 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, marked "Received" September 3, 2020, Auburn Planning Commission Case PL-2020-00491, is hereby **APPROVED, subject to:**

- The bonding period shall be extended for twelve months.

STATE OF ALABAMA
LEE COUNTY

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GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 6th day of November, 2020.



Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Summerlin Plat No. 2 (Case PL-2020-00518)

Subject: 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

Location: West of Summerlin No. 1, off of Hamilton Road

Applicant: ARLD, LLC

Property Zoned: Development District Housing (DDH)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a 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, marked "Received" September 16, 2020, Auburn Planning Commission Case PL-2020-00518, is hereby **APPROVED, subject to:**

- The bonding period shall be extended for twelve months.

STATE OF ALABAMA
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Samford Commercial Subdivision No. 2 (Case PL-2020-00524)

Subject: 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

Location: Samford Village Court

Applicant: East Glenn Investment Property, LLC

Property Zoned: Comprehensive Development District (CDD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a 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, marked "Received" September 16, 2020, Auburn Planning Commission Case PL-2020-00524, is hereby **APPROVED, subject to:**

- The bonding period shall be extended for two years.

STATE OF ALABAMA
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Samford Commercial Subdivision No. 3 (Case PL-2020-00525)

Subject: 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

Location: Samford Village Court

Applicant: East Glenn Investment Property, LLC

Property Zoned: Comprehensive Development District (CDD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a 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, marked "Received" September 16, 2020, Auburn Planning Commission Case PL-2020-00525, is hereby **APPROVED, subject to:**

- The bonding period shall be extended for two years.

STATE OF ALABAMA
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held October 8, 2020 and as same appears of record in the Official Minutes of said Commission.

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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Donahue Ridge, Phase 3 (Case PL-2020-00550)

Subject: 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

Location: South of Donahue Ridge, Phase 2

Applicant: Hayley-Redd Development Company

Property Zoned: Development District Housing (DDH)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a 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, marked "Received" September 25, 2020, Auburn Planning Commission Case PL-2020-00550, is hereby **APPROVED, subject to:**

- The bonding period shall be extended for six months.

STATE OF ALABAMA
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held October 8, 2020 and as same appears of record in the Official Minutes of said Commission.

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Forrest E. Cotten, AICP, Director of Planning

Ms. Bridges seconded the motion.

A vote was taken, and the motion passed with a vote of 9-0.

NEW BUSINESS

Park Rezoning

PL-2020-00508

Mr. Howell stated the request was for a recommendation to City Council for rezoning of approximately 0.46 acres from Neighborhood Conservation (NC-18) to Redevelopment District (RDD). The subject property was located at 904 North College Street. Staff recommended denial based on the proposal's conflict with the Neighborhood Preservation future land use plan designation for the subject property set forth in *CompPlan 2030*.

Robert Park, the applicant, explained that he would like to design a duplex to look like a single family home for the lot.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Wanda Prather was interested to know what the proposed duplex would look like. She was opposed to the rezoning without further details.
- Brian Moore, 862 North Cary Drive, was opposed to the rezoning request.

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

Mr. Chansler said there was no design associated with the request.

Ms. Reese did not like singling out an individual parcel for rezoning.

Mr. McCord made a motion to deny Case PL-2020-00508, Park Rezoning, a request for a recommendation to City Council for rezoning of approximately 0.46 acres from Neighborhood Conservation (NC-18) to Redevelopment District (RDD).

Mr. LaZenby second the motion.

A vote was taken, and the motion passed with a vote of 9-0.

Mimm's Trail, 11th Addition

PL-2020-00519

Ms. Robison stated the request was for preliminary plat approval for a 55 lot performance residential development (54 single family detached lots and one open space lot). The subject property was located south of Mimm's Trail, 9th Addition, on the south side of Mimms Trail in the Limited Development District (LDD) zoning district with an overlay of the Planned Development District (PDD) designation. The plat met requirements of the subdivision regulations for preliminary plat approval, and staff recommended approval.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Park Rezoning (Case PL-2020-00508)

Subject: Recommendation to City Council for rezoning of approximately 0.46 acres to Redevelopment District (RDD)

Location: 904 North College Street

Applicant: Robert Park

Property Zoned: Neighborhood Conservation (NC-18)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for rezoning of approximately 0.46 acres to Redevelopment District (RDD), marked "Received" September 14, 2020, Auburn Planning Commission Case PL-2020-00508, is hereby **DENIED**.

STATE OF ALABAMA
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

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-2020-00519, Mimm's Trail, 11th Addition, a request for preliminary plat approval for a 55 lot performance residential development (54 single family detached lots and one open space lot), with staff comments.

Mr. Marshall seconded the motion.

A vote was taken, and the motion passed with a vote of 9-0.

Cotswolds, Phase 3

PL-2020-00521

Ms. Canady stated the request was for preliminary plat approval for a 103 lot conventional subdivision (100 single family residential lots, one open space lot, one amenity lot, and one lot for future development). The subject property was located west of the Heywood Drive/Oxbury Street intersection in the Development District Housing (DDH) zoning district. The plat met requirements of the subdivision regulations for preliminary plat approval, and staff recommended approval.

Blake Rice with Barrett-Simpson, Inc. represented the applicant. He explained that the applicant meant to request approval for a performance residential development, not a conventional subdivision. He asked if that could be adjusted.

Mr. Cotten said yes.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Randall Stoves, 660 Cotswold Way, was concerned about traffic and asked when a traffic study would be completed.
- Valerie Fetsch, 550 Heywood Street, was concerned about traffic and asked if the Willow Creek area could be included in the traffic study.
- Bill Combs was concerned about traffic.

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

Mr. Chansler asked about the status of the traffic study and the outer loop.

Mr. Crowdus said a feasibility study on the outer loop was underway. A traffic study had been submitted and feedback was returned to the applicant. The study did include intersections in the Willow Creek area.

Ms. Jager noted the number of lots had increased since the previous preliminary pat approval. She asked what drove that change.

Mr. Rice said said the product line changed based on the topography, which allowed more lots.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Mimm's Trail, 11th Addition (Case PL-2020-00519)

Subject: Preliminary plat approval for a performance residential subdivision (54 single family detached lots and one open space lot)

Location: South of Mimm's Trail 9th Addition, on the south side of Mimms Trail

Applicant: Clayton Properties Group, Inc.

Property Zoned: Limited Development District (LDD) with an overlay of the Planned Development District (PDD) designation

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for final plat approval for a performance residential subdivision (54 single family detached lots and one open space lot), marked "Received" September 16, 2020, Auburn Planning Commission Case PL-2020-00519, is **APPROVED, subject to:**

Planning:

- All street names must be approved by Public Safety.

Engineering:

- An engineering certification has been submitted.
- The right-of-way width should be 60' for Mimms Trail Road at the east end of Christina Lane.
- A stormwater analysis will be required for this development, and the City's stormwater detention requirements must be met.

Water Resource Management:

- Water service shall be coordinated through the Loachapoka Water Authority.
- Sanitary sewer service is available through COA.
- Property is located within the Chewacla Watershed.

STATE OF ALABAMA
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

Mr. McCord asked who would be responsible for mitigation measures required by the traffic study.

Mr. Crowder said the study would be done by final approval. The developer would be responsible for required improvements.

Mr. LaZebny was concerned about Richland Road and questioned if it was wise for the Commission to consider a moratorium for subdivisions in the area.

Ms. Reese asked if a new traffic study would be required.

Mr. Crowder said that had not been decided, but staff would look at the trip generation associated with the increased number of lots and determine the appropriate path of action.

Mr. McCord made a motion to approve Case PL-2020-00521, Cotswolds, Phase 3, a request for preliminary plat approval for a 103 lot conventional subdivision (100 single family residential lots, one open space lot, one amenity lot, and one lot for future development), with staff comments. Mr. McCord noted the subdivision would be proposed as a performance residential development, not a conventional subdivision.

Ms. Bridges seconded the motion.

A vote was taken, and the motion passed with a vote of 8-1. Mr. LaZebny voted against the motion.

Hearn Subdivision

PL-2020-00526

Mr. Kipp stated the request was for preliminary plat approval for a conventional subdivision (six lot single family residential subdivision). The subject property was located southeast of Beauregard High School, south of Lee Road 400, which is outside of the City limits, but within the Planning Jurisdiction. The plat met requirements of the subdivision regulations for preliminary plat approval, and staff recommended approval.

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

Ms. Reese made a motion to approve Case PL-2020-00526, Hearn Subdivision, a request for preliminary plat approval for a conventional subdivision (six lot single family residential subdivision), with staff comments.

Ms. Bridges seconded the motion.

A vote was taken, and the motion passed with a vote of 9-0.

Hearn Subdivision

PL-2020-00527

Mr. Kipp stated the request was for final plat approval for a conventional subdivision (six lot single family residential subdivision). The subject property was located southeast of Beauregard High School, south of Lee Road 400, which is outside of the City limits, but within the Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Cotswolds, Phase 3 (Case PL-2020-00521)

Subject: Preliminary plat approval for a performance residential subdivision (100 single family detached lots, one open space lot, one amenity lot, and one lot for future development)

Location: West of the Heywood Street and Oxbury Street intersection, in the Cotswold subdivision

Applicant: Richard D. Starr and James L. Starr, LLC

Property Zoned: Development District Housing (DDH)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for final plat approval for a performance residential subdivision (100 single family detached lots, one open space lot, one amenity lot, and one lot for future development), marked "Received" September 16, 2020, Auburn Planning Commission Case PL-2020-00521, is **APPROVED, subject to:**

Planning:

- Show names of proposed streets.
- Rename Phases to alphanumerical, ex. 3-A, 3-B, 3-C
- Show future utility and drainage easements
- Show bufferyards (Type B along Vacant lot & Cotswold 1-B boundaries, 10' along Manifold subdivision boundary)
- Lots 91, 94, & 95 must be updated to minimum lot width of 70'
- There is a planned greenway on the east property line along the stream. The greenway must be placed within a public right-of-way or easement and access to the greenway shall be provided. Staff will work with the applicant to determine the best location for access and the width of the greenway easement or ROW will be determined during DRT.
- Show proposed bike path on the west side of the property as shown in the GreenSpace Master Plan
- Engineering record drawings will need to be submitted for Design Review process.

Engineering:

- An engineering certification has been submitted.
- A traffic impact study has been submitted and is under review. Improvements recommended from the study should be constructed with the development.
- Parcels set aside for the future outer loop road should have a minimum width of 200' along the proposed alignment.
- The existing Oxbury Street stub-out, off of Heywood Street, shall be constructed by the developer.
- Oxbury Street, and the proposed street stubbed to the north, should be local streets with right-of-way widths of 50' unless otherwise indicated by the traffic impact study.
- Provide a temporary turnaround easement at the end of Oxbury Street.
- Minimum Finished Floor Elevations should be provided for all lots containing or abutting water features.

Cotswolds, Phase 3
PL-2020-00521

- A stormwater analysis will be required for this development, and the City's stormwater detention requirements must be met.
- In accordance with the Engineering Design and Construction Manual, all new subdivisions shall have street lighting installed. Lamp sources and spacing must follow the guidelines outlined in the Manual and the cost of street lighting should be included in the engineering estimate as part of the bonding process, if they are not installed at the time of bonding.

Water Resource Management:

- Water and sanitary sewer service are provided by AWWB and COA
- Existing sanitary sewer easement is located near section corner at SW of property and will need to be included on the plat. Water and Sewer availability maps are available upon request.

Geographic Information Systems (GIS):

- Please provide at least two corners of the subdivision referenced to the State Plane Coordinate System.

STATE OF ALABAMA
LEE COUNTY

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GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 6th day of November, 2020.



Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Hearn Subdivision (Case PL-2020-00526)

Subject: Preliminary plat approval for a conventional subdivision (six lot single family residential subdivision)

Location: Southeast of Beauregard High School, south of Lee Road 400.

Applicant: Jena & Brandon Davis

Property Zoned: Outside of the City limits – Planning Jurisdiction

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for preliminary plat approval for a conventional subdivision (six lot single family residential subdivision), marked "Received" September 16, 2020, Auburn Planning Commission Case PL-2020-00526, is **APPROVED, subject to:**

GIS

- Please provide at least two corners of the subdivision referenced to the State Plane Coordinate System.

STATE OF ALABAMA
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

Jurisdiction. The plat met requirements of the subdivision regulations for final plat approval, and staff recommended approval.

Ms. Jager made a motion to approve Case PL-2020-00526, Hearn Subdivision, a request for final plat approval for a conventional subdivision (six lot single family residential subdivision), with staff comments.

Ms. Bridges seconded the motion.

A vote was taken, and the motion passed with a vote of 9-0.

129 North College Mixed-Use

PL-2020-00520

Mr. Howell stated the request was for a recommendation to City Council for conditional use approval for a commercial and entertainment use (general merchandise store). The subject property was located at 129 North College Street in the Urban Core (UC) zoning district with an overlay of the College Edge Overlay District (CEOD) designation. 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-2020-00520, 129 North College Mixed-Use, a request for a recommendation to City Council for conditional use approval for a commercial and entertainment use (general merchandise store), with staff comments.

Ms. Reese Seconded the motion.

A vote was taken, and the motion passed with a vote of 9-0.

The Dakota

PL-2020-00552

Mr. Crowdus stated the request was for an appeal of denial of an Engineering Design & Construction Manual waiver request to Section 5.2.4.3 in order to be allowed to pay into the Sidewalk Fund in lieu of constructing sidewalk. The subject property was located on the north side of Richland Road, across from The Oaks at Cotswolds in the Comprehensive Development District (CDD) zoning district.

Mr. Chansler asked what the reason was for installing sidewalks.

Mr. Crowdus said that residents generally liked sidewalks. It's more efficient to install them as development occurs.

Mr. McCord never heard of anyone thinking of a sidewalk as a nuisance.

Ms. Reese understood that the residents in the development were fine not having sidewalks.

Ms. Jager said the neighborhood was very rural in nature.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Hearn Subdivision (Case PL-2020-00527)

Subject: Final plat approval for a conventional subdivision (six lot single family residential subdivision)

Location: Southeast of Beauregard High School, south of Lee Road 400.

Applicant: Jena & Brandon Davis

Property Zoned: Outside of the City limits – Planning Jurisdiction

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for final plat approval for a conventional subdivision (six lot single family residential subdivision), marked "Received" September 16, 2020, Auburn Planning Commission Case PL-2020-00527, is **APPROVED, subject to:**

GIS

- Please provide at least two corners of the subdivision referenced to the State Plane Coordinate System.

STATE OF ALABAMA
LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: 129 North College Mixed-Use (Case PL-2020-00520)

Subject: Recommendation to City Council for conditional use approval for a commercial and entertainment use (general merchandise store)

Location: 129 North College Street

Applicant: 129 North College Fund, LLC

Property Zoned: Urban Core (UC) with an overlay of the College Edge Overlay District (CEOD) designation

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for conditional use approval for a commercial and entertainment use (general merchandise store) marked "Received" September 16, 2020, Auburn Planning Commission Case PL-2020-00520, is hereby **APPROVED, subject to:**

Planning:

- Architectural design will be reviewed by the Downtown Design Review Committee.
- Provide structure height, impervious surface ratio, and floor area ratio on the site plan.
- Curb-side pick-up service is discouraged at this location unless it is incorporated into the attached structured parking.

Engineering:

- A traffic impact study will be required for this development.
- Upon submission of a development plan, the site must comply with the requirements in the Engineering Design and Construction Manual.

Water Resource Management:

- Water and sanitary sewer service are available through the Auburn Water Works Board and the City of Auburn.
- This site is located within the Parkerson Mill watershed.

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129 North College Mixed-Use
PL-2020-00520

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 9th day
of October, 2020.

A handwritten signature in black ink, appearing to read "Forrest E. Cotten", is written over a horizontal line.

Forrest E. Cotten, AICP, Director of Planning

Mr. LaZenby thought the City had the responsibility to provide access to the general public for sidewalks to other areas. He thought the sidewalks should be installed.

Ms. Reese made a motion to approve Case PL-2020-00552, The Dakota, a request for an appeal of denial of an Engineering Design & Construction Manual waiver request to Section 5.2.4.3 in order to be allowed to pay into the Sidewalk Fund in lieu of constructing sidewalk.

Ms. Bridges seconded the motion.

A vote was taken, and the motion was denied by a vote of 4-5. Commissioners Bridges, Chansler, Jager, and Reese voted for the motion. Commissioners LaZenby, Marshall, McCord, Ritenbaugh, and Birmingham voted against the motion.

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 6:09 p.m.

Mack LaZenby, Secretary

Phil Chansler, Chair

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: The Dakota (Case PL-2020-00552)

Subject: Appeal to the denial of an Engineering Design & Construction Manual waiver requests related to the requirements to install a new public street

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

Applicant: Dakota V Properties, LLC

Property Zoned: Comprehensive Development District (CDD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for an appeal to the denial of an Engineering Design & Construction Manual waiver requests related to the requirements to install a new public street, marked "Received" September 27, 2020, Auburn Planning Commission Case PL-2020-00552, is hereby **DENIED**.

STATE OF ALABAMA
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held October 8, 2020 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 6th day of November, 2020.



Forrest E. Cotten, AICP, Director of Planning