

**Auburn Planning Commission
March 11, 2021 – Regular Meeting
MINUTES**

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, March 11, 2021, at 5:00 PM by means of the Zoom video conferencing web application.

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

ABSENT Jana Jager

STAFF PRESENT Katie Robison, Logan Kipp, Jay Howell, Stephanie Canady, Maddie Entrikin, Amber English, Alison Frazier, Dan Crowdus, Kris Berry, Scott Cummings

CITIZENS COMMUNICATION

OLD BUSINESS

Mimms Trail Amenity Area

PL-2021-00051

Mr. Chansler noted the request was withdrawn by the applicant.

CONSENT AGENDA

Mr. Chansler made a motion to remove Case PL-2021-00139, Subdivision Regulations Amendments, from the consent agenda.

Mr. LaZenby seconded the motion.

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

Mr. Chansler made a motion to move Case PL-2021-00146, The Preserve, Phase 5B, from the consent agenda.

Mr. LaZenby seconded the motion.

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

Ms. Robison summarized the remaining items on the consent agenda, which included:

- **Marsh Annexation – PL-2021-00112:** Recommendation to City Council for annexation of approximately 2.81 acres
- **Freeman Annexation – PL-2021-00101:** Recommendation to City Council for annexation of approximately 0.88 acres

Mr. LaZenby made a motion to approve the consent agenda, which included the minutes from the February 8, 2021 packet meeting and the February 11, 2021 regular meeting, with staff comments.

Ms. Bridges seconded the motion.

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

NEW BUSINESS

Subdivision Regulations Amendments

PL-2021-00139

Ms. Frazier stated the request was for approval of amendments to the *City of Auburn Subdivision Regulations*. The purpose of this amendment to the Subdivision Regulations is to modify the final plat attendant items regarding subdivision bonds and the time a bond is in place before expiration. In 2007, the Planning Commission approved several changes to the Subdivision Regulations regarding the bonding period and approved a change from a one-year bonding period to a two-year period before improvements must be completed. Since that time, bonds have been reviewed and renewed annually and any developments wishing to carry improvements over beyond the two-year limit have been presented to Planning Commission in the form of a waiver to the Subdivision Regulations. In recent years, the number of bonds presented to the Planning Commission has risen and, subsequently, bonding periods have been extended typically one year, and in some cases up to two years. In an effort to align the current bonding process with development trends, the language is proposed for modification to extend the bonding period from two years to four years. This change will minimize bond extension requests to the Planning Commission and allow staff to continue to administratively review and assess subdivision completion.

Mr. McCord made a motion to approve Case PL-2021-00139, Subdivision Regulations Amendments, a request for approval of amendments to the *City of Auburn Subdivision Regulations* regarding the time a development must be complete.

Ms. Reese seconded the motion.

A vote was taken, and the motion passed with a vote of 7-1. Mr. LaZenby voted against the motion.

The Preserve, Phase 5B

PL-2021-00146

Ms. Canady stated the request was for a waiver to remove a condition of a previous final plat approval. The condition under review is that an updated development agreement must be executed before the final plat is signed. The Preserve, a single-family performance subdivision along Farmville Road initially had a Development Agreement that was approved on February 8, 2006 for the initial development which included requirements for offsite infrastructure requirements. During the time leading to this case being presented to the Planning Commission, the City was negotiating the terms of a Development Agreement for the remaining phases of The Preserve Subdivision (The Preserve). The Preserve Land, LLC owns the remaining portion of The Preserve and has entered into agreements with multiple developers to complete the development of the subdivision. City staff was comfortable allowing The Preserve, Phase 5B proceed to final plat signature and construction of homes. The City will continue to monitor progress of the remaining property and work with the land owner and developers to negotiate a Development Agreement.

Mr. Chansler asked what things are considered in a development agreement.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Marsh Annexation (Case PL-2021-00112)

Subject: Recommendation to City Council for annexation of approximately 2.81 acres

Location: 2425 Lee Road 809 (Pinewood Place)

Applicant: Malcolm and Wanda Marsh

Property Zoned: Outside of the City limits

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for annexation of approximately 2.81 acres, marked "Received" February 15, 2021, Auburn Planning Commission Case PL-2021-00112, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

I, Katie Robison, Acting 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 March 11, 2021 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 12th day of March, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Freeman Annexation (Case PL-2021-00101)

Subject: Recommendation to City Council for annexation of approximately 0.88 acres

Location: 2405 Lee Road 809 (Pinewood Place)

Applicant: Jamie Freeman

Property Zoned: Outside of the City limits

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for annexation of approximately 0.88 acres, marked "Received" February 10, 2021, Auburn Planning Commission Case PL-2021-00101, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

I, Katie Robison, Acting 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 March 11, 2021 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 12th day of March, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Subdivision Regulations Text Amendment (PL-2021-00139)

Subject: Approval of amendments to Article III, Section F4, Final Plat Attendant Items, of the *City of Auburn Subdivision Regulations* for purposes of modifying the final plat attendant items regarding subdivision bonds and the time a bond is in place before expiration

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for approval of amendments to Article III, Section F4, Final Plat Attendant Items, of the *City of Auburn Subdivision Regulations* for purposes of modifying the final plat attendant items regarding subdivision bonds and the time a bond is in place before expiration, Auburn Planning Commission Case PL-2021-00139, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

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Katie Robison, AICP, Acting Director of Planning

Ms. Frazier said items such as offsite improvements and who is responsible for construction and/or payment of certain improvements.

Mr. Cummings noted that not all developments require a development agreement.

Mr. Chansler asked why this particular condition was included in the final plat approval and why is it being removed.

Ms. Frazier said in 2017 the PDD was amended and an updated traffic impact study was completed. The TIS found that additional improvements were currently required by the development based on phases and buildout.

Mr. McCord thought the waiver was worthy of consideration.

Mr. LaZenby made a motion to approve Case PL-2021-00146, The Preserve, Phase 5B, a request for a waiver to remove a condition of previous plat approval.

Mr. Marshall seconded the motion.

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

The Landings at Academy Drive Annexation

PL-2021-00109

Mr. Kipp stated the request was for annexation of approximately 33.89 acres located at the western terminus of Academy Drive. The Future Land Use Map in Comprehensive Plan 2030 designated the property as Low-Density Residential. This use designation would allow average densities of four dwelling units per acre. Permitted uses included single-family detached and duplex. The petition met the criteria for annexation, and staff recommended approval.

Mr. McCord made a motion to approve Case PL-2021-00109, The Landings at Academy Drive Annexation, a request for a recommendation to City Council for annexation of approximately 33.89 acres.

Ms. Bridges seconded the motion.

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

The Landings at Academy Drive

PL-2020-00107

Mr. Kipp stated the request was for a recommendation to City Council for rezoning of approximately 33.89 acres from Rural (R) to Development District Housing (DDH). The subject property was located at the western terminus of Academy Drive. If approved, the property would be part of a 39.45-acre development to include approximately 5.56 acres of adjoining land already inside the City limits and zoned CDD. The maximum density permitted in the DDH zoning district for a conventional subdivision is 4 dwelling units per acre (du/ac) and 5.5 du/ac for a performance subdivision. For the entire 39.45-acre development, this would permit the applicant to develop a maximum of 157 units of the former and 216

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: The Preserve Subdivision, Phase 5B (Case PL-2021-00146)

Subject: Waiver to remove a condition for a previously heard final plat approval established by the Planning Commission. The condition under review is that an updated development agreement must be executed before the final plat is signed.

Location: East of Preserve Drive at the terminus of Graymoor Lane

Applicant: Preserve Land, LLC

Property Zoned: Development District Housing (DDH) 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 remove a condition for a previously heard final plat approval established by the Planning Commission, marked "Received" March 1, 2021, Auburn Planning Commission Case PL-2021-00146, is **APPROVED, subject to:**

- The condition under review is that an updated development agreement must be executed before the final plat is signed is not required.

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 March 11, 2021 and as same appears of record in the Official Minutes of said Commission.

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Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Landings at Academy Annexation (Case PL-2021-00109)

Subject: Recommendation to City Council for annexation of approximately 33.89 acres

Location: Western terminus of Academy Drive

Applicant: Perryman Hill, LLC

Property Zoned: Outside of the City limits

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for annexation of approximately 33.89 acres, marked "Received" February 12, 2021, Auburn Planning Commission Case PL-2021-00109, is hereby **APPROVED**.

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LEE COUNTY

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Katie Robison, AICP, Acting Director of Planning

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

Walter Dorsey represented the applicant.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Stan Cox, 1601 Academy Drive, spoke as the Head of School of Lee-Scott Academy. He expressed concern regarding safety and construction traffic.

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

Ms. Frazier said a traffic impact study would not be required until a preliminary plat was submitted.

Ms. Reese asked if there would be a buffer between the development and the school.

Mr. Kipp said a buffer was not typically warranted between residential and a school.

Mr. McCord made a motion to approve Case PL-2021-00107, The Landings at Academy Drive, a request for a recommendation to City Council for rezoning of approximately 33.89 acres from Rural (R) to Development District Housing (DDH), with staff comments.

Mr. Ritenbaugh seconded the motion.

A vote was taken, and the motion passed with a vote of 7-0. Ms. Bridges was not present for the vote.

The Landings at Academy Drive

PL-2020-00108

Mr. Kipp stated the request was for a recommendation to City Council for rezoning of approximately 5.56 acres from Comprehensive Development District (CDD) to Development District Housing (DDH). The subject property was located at the western terminus of Academy Drive. If approved, the property would be part of a 39.45-acre development to include approximately 33.89 acres of adjoining land that is pending annexation (PL-2021-00109) and rezoning from Rural R to DDH (PL-2021-00107). The maximum density permitted in the DDH zoning district for a conventional subdivision is 4 dwelling units per acre (du/ac) and 5.5 du/ac for a performance subdivision. For the entire 39.45-acre development, this would permit the applicant to develop a maximum of 157 units of the former and 216 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:

- Lynn Waldrip, 1601 Academy Drive, spoke on behalf of Lee-Scott Academy, asked why there was not a master development plan for the property.

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Landings at Academy Drive Rezoning (Case PL-2021-00107)

Subject: Recommendation to City Council for rezoning of approximately 33.89 acres to Development District Housing (DDH)

Location: Western terminus of Academy Drive

Applicant: Perryman Hill, LLC

Property Zoned: Rural (R) (pending annexation, PL-2021-00109)

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 33.89 acres to Development District Housing (DDH), marked "Received" February 12, 2021, Auburn Planning Commission Case PL-2021-00107, is hereby **APPROVED, subject to:**

Engineering Services:

- An engineering certification has been submitted.
- A traffic impact study will be required with the development of this property.
- The extension of Academy Drive should be constructed with the development of this property as shown on the City of Auburn Major Street Plan.

Water Resource Management:

- Auburn Water Works Board does provide water service to this area, upon annexation.
- City of Auburn does provide sanitary sewer services to this area. Off-site easement may be required for utility connection, upon annexation.
- This property is located within Trib. 3, a sub-shed of the Saugahatchee Creek watershed.

STATE OF ALABAMA
LEE COUNTY

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Katie Robison, AICP, Acting Director of Planning

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

Mr. Kipp said a master development plan was not required. The Commission could request a plan, but it would not be binding.

Mr. LaZenby made a motion to approve Case PL-2021-00108, The Landings at Academy Drive, a request for a recommendation to City Council for rezoning of approximately 5.6 acres from Comprehensive Development District (CDD) to Development District Housing (DDH), with staff comments.

Mr. McCord seconded the motion.

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

Links Crossing, Phase 3

PL-2021-00113

Ms. Canady stated the request was for preliminary plat approval for a conventional subdivision (24 lot single family residential subdivision). The subject property was located at the western terminus of Westover Street in the Development District Housing (DDH) zoning district. The plat met requirements for preliminary plat approval, and staff recommended approval.

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

Mr. Marshall made a motion to approve Case PL-2021-00113, Links Crossing, Phase 3, a request for preliminary plat approval for a conventional subdivision (24 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 8-0.

Links Crossing, Phase 3

PL-2021-00114

Ms. Canady stated the request was for final plat approval for a conventional subdivision (24 lot single family residential subdivision). The subject property was located at the western terminus of Westover Street in the Development District Housing (DDH) zoning district. The plat met requirements for final plat approval, and staff recommended approval.

Ms. Bridges made a motion to approve Case PL-2021-00114, Links Crossing, Phase 3, a request for final plat approval for a conventional subdivision (24 lot single family residential subdivision), with staff comments.

Ms. Reese seconded the motion.

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

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Landings at Academy Drive Rezoning (Case PL-2021-00108)

Subject: Recommendation to City Council for rezoning of approximately 5.56 acres to Development District Housing (DDH)

Location: Western terminus of Academy Drive

Applicant: Perryman Hill, 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 recommendation to City Council for rezoning of approximately 5.56 acres to Development District Housing (DDH), marked "Received" February 12, 2021, Auburn Planning Commission Case PL-2021-00108, is hereby **APPROVED, subject to:**

Engineering Services:

- An engineering certification has been submitted.
- A traffic impact study will be required with the development of this property.

Water Resource Management:

- Auburn Water Works Board does provide water service to this area.
- City of Auburn does provide sanitary sewer services to this area. Off-site easement may be required for utility connection.
- This property is located within Trib. 3, a sub-shed of the Saugahatchee Creek watershed.

STATE OF ALABAMA
LEE COUNTY

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Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Links Crossing, Phase 3 (Case PL-2021-00113)

Subject: Preliminary plat approval for a conventional subdivision (24 lot single family residential subdivision)

Location: Western terminus of Westover Street

Applicant: Links 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 preliminary plat approval for a conventional subdivision (24 lot single family residential subdivision), marked "Received" February 15, 2021, Auburn Planning Commission Case PL-2021-00113, is **APPROVED, subject to:**

Planning:

- Add FEMA FIRM reference to notes.

Engineering:

- Engineering plans have been approved by the Development Review Team and site work is underway.

Water Resource Management:

- AWWB does not provide water service to this area. Please coordinate with the local water authority.
- COA does provide sanitary sewer service to this area.
- This property is located within the Parkerson Mill watershed.
- Easement between Lots 80 and 81 should be called out as public.
- Please add a note indicating that the construction plans call for backflow protection at all lots.
- Please add the following note to the plat: "The indicated lots have potential sewer backflow issues due to the finished grade elevation being less than 12-inches above the nearest upstream sanitary sewer manhole rim elevation. These lots are required to have backflow prevention devices installed on the customer's sewer service line if the finished floor elevation is less than 12-inches above the nearest upstream sanitary sewer manhole rim elevation. The property owner, successors, and assigns for each lot of record as indicated shall be fully responsible for the maintenance and repair of this backflow prevention device and shall indemnify, hold harmless, and defend the City of Auburn for any backflows that occur due to improper maintenance, use, or omission of this device."

Geographic Information Systems (GIS):

- Bearing missing from SW boundary of Lots 81 & 82.
- Include bearing and distance where subdivision boundary crosses ROW.

Links Crossing, Phase 3
PL-2021-00113

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A handwritten signature in black ink that reads "Katie Robison". The signature is written in a cursive, flowing style.

Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Links Crossing, Phase 3 (Case PL-2021-00114)

Subject: Final plat approval for a conventional subdivision (24 lot single family residential subdivision)

Location: Western terminus of Westover Street

Applicant: Links 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 conventional subdivision (24 lot single family residential subdivision), marked "Received" February 15, 2021, Auburn Planning Commission Case PL-2021-00114, is **APPROVED, subject to:**

Planning:

- Add FEMA FIRM reference to notes.

Engineering:

- Engineering plans have been approved by the Development Review Team and site work is underway.

Water Resource Management:

- AWWB does not provide water service to this area. Please coordinate with the local water authority.
- COA does provide sanitary sewer service to this area.
- This property is located within the Parkerson Mill watershed.
- Easement between Lots 80 and 81 should be called out as public.
- Please add a note indicating that the construction plans call for backflow protection at all lots.
- Please add the following note to the plat: "The indicated lots have potential sewer backflow issues due to the finished grade elevation being less than 12-inches above the nearest upstream sanitary sewer manhole rim elevation. These lots are required to have backflow prevention devices installed on the customer's sewer service line if the finished floor elevation is less than 12-inches above the nearest upstream sanitary sewer manhole rim elevation. The property owner, successors, and assigns for each lot of record as indicated shall be fully responsible for the maintenance and repair of this backflow prevention device and shall indemnify, hold harmless, and defend the City of Auburn for any backflows that occur due to improper maintenance, use, or omission of this device."

Geographic Information Systems (GIS):

- Bearing missing from SW boundary of Lots 81 & 82.
- Include bearing and distance where subdivision boundary crosses ROW.

Links Crossing, Phase 3
PL-2021-00114

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A handwritten signature in black ink that reads "Katie Robison". The signature is written in a cursive, flowing style.

Katie Robison, AICP, Acting Director of Planning

Links Crossing, Phase 3A

PL-2021-00120

Ms. Canady stated the request was for preliminary plat approval for a conventional subdivision (16 lot single family residential subdivision). The subject property was located at the western terminus of Westover Street in the Development District Housing (DDH) zoning district. The plat met requirements for preliminary plat approval, and staff recommended approval.

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

Mr. McCord made a motion to approve Case PL-2021-00120, Links Crossing, Phase 3A, a request for preliminary plat approval for a conventional subdivision (16 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 8-0.

Links Crossing, Phase 3A

PL-2021-00121

Ms. Canady stated the request was for final plat approval for a conventional subdivision (16 lot single family residential subdivision). The subject property was located at the western terminus of Westover Street in the Development District Housing (DDH) zoning district. The plat met requirements for final plat approval, and staff recommended approval.

Mr. Marshall made a motion to approve Case PL-2021-00121, Links Crossing, Phase 3A, a request for final plat approval for a conventional subdivision (16 lot single family residential subdivision), with staff comments.

Ms. Reese seconded the motion.

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

East Veterans Bungalows

PL-2021-00122

Mr. Kipp 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 160 East Veterans Boulevard in the Comprehensive Development District (CDD) zoning district. The applicant proposed to construct a multiple-unit development consisting of 12 one-bedroom units and 2 three-bedroom units (14 units total). The proposed density of 7.41 dwelling units per acre was below the maximum density permitted in CDD (9.5 units per acre). While the Gateway Commercial future land use designation implied commercial or office uses, such uses would have a greater negative impact adjacent to existing residential development to the north and east than the proposed development. Staff recommended approval.

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

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Links Crossing, Phase 3A (Case PL-2021-00120)

Subject: Preliminary plat approval for a conventional subdivision (16 lot single family residential subdivision)

Location: Western terminus of Westover Street

Applicant: Links 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 preliminary plat approval for a conventional subdivision (16 lot single family residential subdivision), marked "Received" February 15, 2021, Auburn Planning Commission Case PL-2021-00120, is **APPROVED, subject to:**

Planning:

- Add FEMA FIRM reference to notes.

Engineering:

- Engineering plans have been approved by the Development Review Team and site work is underway.
- A traffic impact study has been submitted and is under review. Any improvements recommended from the final traffic study must be constructed or bonded before signing the final plat.
- Chamfer the easement at the corner of Lot 93 to adequately encompass the storm pipe.
- At the terminus of Driver Lane, add a drainage and utility easement to encompass the proposed curb inlets.

Water Resource Management:

- AWWB does not provide water service to this area. Please coordinate with the local water authority.
- COA does provide sanitary sewer service to this area.
- This property is located within the Parkerson Mill watershed.
- Proposed sanitary easement at the end of Driver Lane should be called out as public.
- Please add a note indicating that the construction plans call for backflow protection at all lots.
- Please add the following note to the plat: "The indicated lots have potential sewer backflow issues due to the finished grade elevation being less than 12-inches above the nearest upstream sanitary sewer manhole rim elevation. These lots are required to have backflow prevention devices installed on the customer's sewer service line if the finished floor elevation is less than 12-inches above the nearest upstream sanitary sewer manhole rim elevation. The property owner, successors, and assigns for each lot of record as indicated shall be fully responsible for the maintenance and repair of this backflow prevention device and shall indemnify, hold harmless, and defend the City of Auburn for any backflows that occur due to improper maintenance, use, or omission of this device."

Links Crossing, Phase 3A
PL-2021-00120

LEE COUNTY

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GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 31st day of March, 2021.

A handwritten signature in cursive script that reads "Katie Robison".

Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Links Crossing, Phase 3A (Case PL-2021-00121)

Subject: Final plat approval for a conventional subdivision (16 lot single family residential subdivision)

Location: Western terminus of Westover Street

Applicant: Links 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 conventional subdivision (16 lot single family residential subdivision), marked "Received" February 15, 2021, Auburn Planning Commission Case PL-2021-00121, is **APPROVED, subject to:**

Planning:

- Add FEMA FIRM reference to notes.

Engineering:

- Engineering plans have been approved by the Development Review Team and site work is underway.
- A traffic impact study has been submitted and is under review. Any improvements recommended from the final traffic study must be constructed or bonded before signing the final plat.
- Chamfer the easement at the corner of Lot 93 to adequately encompass the storm pipe.
- At the terminus of Driver Lane, add a drainage and utility easement to encompass the proposed curb inlets.

Water Resource Management:

- AWWB does not provide water service to this area. Please coordinate with the local water authority.
- COA does provide sanitary sewer service to this area.
- This property is located within the Parkerson Mill watershed.
- Proposed sanitary easement at the end of Driver Lane should be called out as public.
- Please add a note indicating that the construction plans call for backflow protection at all lots.
- Please add the following note to the plat: "The indicated lots have potential sewer backflow issues due to the finished grade elevation being less than 12-inches above the nearest upstream sanitary sewer manhole rim elevation. These lots are required to have backflow prevention devices installed on the customer's sewer service line if the finished floor elevation is less than 12-inches above the nearest upstream sanitary sewer manhole rim elevation. The property owner, successors, and assigns for each lot of record as indicated shall be fully responsible for the maintenance and repair of this backflow prevention device and shall indemnify, hold harmless, and defend the City of Auburn for any backflows that occur due to improper maintenance, use, or omission of this device."

Links Crossing, Phase 3A
PL-2021-00121

LEE COUNTY

I, Katie Robison, Acting 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 March 11, 2021 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 31st day of March, 2021.

A handwritten signature in black ink that reads "Katie Robison". The signature is written in a cursive, flowing style.

Katie Robison, AICP, Acting Director of Planning

Mr. LaZenby made a motion to approve Case PL-2021-00122, East Veterans Bungalows, a request for a recommendation to City Council for conditional use approval for a performance residential development (multiple family development), with staff comments and subject to conformance with the revised site plan, if after DRT review, the proposed layout was consistent with the policies and procedures outlined in the Engineering Design and Construction Manual.

Ms. Bridges seconded the motion.

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

Martin Avenue Townhomes

PL-2021-00125

Mr. Kipp stated the request was for a recommendation to City Council for conditional use approval for a performance residential development (townhouse development). The subject property was located at 456 Martin Avenue in the Redevelopment District (RDD) zoning district. The applicant proposed to construct four townhome units on a 0.46 acre existing lot of record. The proposed density of 8.7 was slightly above the recommended density of 8 dwelling units per acre but remained well below the maximum density permitted in the RDD zoning district of 16 dwelling units per acre. No open space was required for townhome lots of four or less. The proposed residential use was in keeping with the surrounding uses (multiple-unit development, single-family detached, duplex) and should not cause undue negative impacts to the neighborhood. Staff recommended approval.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Illya Card, 450 Martin Avenue, was opposed to the request.
- Sharon Holland, 467 Martin Avenue, was opposed to the request.

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

Mr. McCord questioned if the use was compatible with the surrounding properties.

Mr. McCord made a motion to deny Case PL-2021-00125, Martin Avenue Townhomes, a request for a recommendation to City Council for conditional use approval for a performance residential development (townhouse development), with staff comments.

Mr. Ritenbaugh seconded the motion.

A vote was taken, and the motion passed with a vote of 5-3. Commissioners Bridges, LaZenby, McCord, Ritenbaugh, and Birmingham voted for the motion. Commissioners Chansler, Marshall, and Reese voted against the motion.

Ridgecrest Redevelopment

PL-2021-00148

Ms. Robison stated the request was for a recommendation to City Council for conditional use approval for institutional uses (community housing services) and office use. The subject property was located at 945 North Donahue Drive in the Redevelopment District (RDD) zoning district. The applicant proposed

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: East Veterans Bungalows (Case PL-2021-00122)

Subject: Recommendation to City Council for conditional use approval for a performance residential development (multiple unit development)

Location: 160 East Veterans Boulevard

Applicant: Savannah & Williamsburg, 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 recommendation to City Council for conditional use approval for a performance residential development (multiple unit development), marked "Received" February 15, 2021, Auburn Planning Commission Case PL-2021-00122, is hereby **APPROVED, subject to:**

- **Conformance to the revised site plan, if after DRT review, the proposed layout is consistent with the policies and procedures outlined in the Engineering Design and Construction Manual.**

Planning:

- Provide Floor Area & FAR on site data table.
- A fence is required in the bufferyard to the east.
- All mechanical and electrical shall be screened from street view.
- Mailboxes for large developments should use a clustered box and be in a covered shelter not to be located between the street and the front plane of the first building.

Engineering:

- An engineering certification has been submitted.
- A stormwater analysis will be required for this development, and the City's stormwater detention requirements must be met.
- The existing curb cut should be closed when the proposed driveways are constructed.

Water Resource Management:

- AWWB and COA does provide water and sanitary sewer service to this area.
- This property is located within the Parkerson Mill Creek Watershed.
- Sanitary sewer easement will be necessary on final plat.
- Depth of existing sanitary should be verified in order to establish appropriate easement width and building setback.

East Veterans Bungalows
PL-2021-00122

LEE COUNTY

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GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 12th day of March, 2021.

A handwritten signature in black ink that reads "Katie Robison". The signature is written in a cursive, flowing style.

Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Martin Avenue Townhomes (Case PL-2021-00125)

Subject: Recommendation to City Council for conditional use approval for a performance residential development (four lot townhome subdivision)

Location: 456 Martin Avenue

Applicant: Mike and Frances Thrower

Property Zoned: Redevelopment District (RDD)

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 performance residential development (four lot townhome subdivision), marked "Received" February 16, 2021, Auburn Planning Commission Case PL-2021-00125, is hereby **DENIED**.

STATE OF ALABAMA
LEE COUNTY

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Katie Robison, AICP, Acting Director of Planning

to redevelop the housing component of the existing Ridgecrest development. The development was originally constructed in 1971 and was comprised of 106 units, ranging in size from one-bedroom units to five-bedroom units. Ridgecrest was the Auburn Housing Authority's (AHA) largest site in regard to the number of units and land mass. The proposal includes 106 units and a clubhouse, to be developed in two phases. A potential third phase, that would be utilized as senior housing and consist of approximately 70 units, was also being considered. In addition, the administrative offices for the AHA will remain on site, as will the Auburn Daycare Center. Staff recommended approval.

Mr. Chansler asked about a relocation plan for residents.

Sharon Tolbert, CEO of Auburn Housing Authority, provided details regarding the five-year strategic plan for affordable housing. The goal was to remove the institutional look of public housing and to make the properties look more market-rate. The residents would have a right to return, and relocation expenses would be provided by AHA.

David Garcia, Vice President of Development for Michaels Development, said this would be a two-phase project. He said an outside relocation consultant would be employed to determine specific needs and to facilitate any necessary relocations. He reiterated that relocation costs would be covered by AHA.

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

Ms. Bridges made a motion to approve Case PL-2021-00148, Ridgecrest Redevelopment, a request for a recommendation to City Council for conditional use approval for institutional uses (community housing services and daycare) and office use, with staff comments.

Mr. Ritenbaugh seconded the motion.

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

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 6:26 p.m.

Mack LaZenby, Secretary

Phil Chansler, Chair

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Ridgecrest Redevelopment (Case PL-2021-00148)

Subject: Recommendation to City Council for conditional use approval for institutional uses (community housing services and daycare) and office use

Location: 945 North Donahue Drive

Applicant: Auburn Housing Authority

Property Zoned: Redevelopment District (RDD)

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 institutional uses (community housing services daycare) and office use, marked "Received" March 1, 2021, Auburn Planning Commission Case PL-2021-00148, is hereby **APPROVED, subject to:**

Water Resource Management:

- The Auburn Water Works Board and the City of Auburn provide water and sanitary sewer service to this area.

STATE OF ALABAMA
LEE COUNTY

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