

AUBURN PLANNING COMMISSION AGENDA
Thursday, July 8, 2021 at 5:00 P.M., Regular Meeting
141 North Ross Street, City Council Chamber

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

Approval of Minutes

Packet Meeting June 7, 2021

Regular Meeting June 10, 2021

1. Thompson Annexation

PL-2021-00344

Applicant: James Thompson

General Location: 1659 North Donahue Drive

Zoning District: Outside of the City limits

Action Requested: Recommendation to City Council for annexation of approximately 3.6 acres

2. Keel Annexation

PL-2021-00367

Applicant: Brenda and Rayford Keel

General Location: East of Heath Road (Alabama Highway 147 North) in the Water Oak Ridge Subdivision

Zoning District: Outside of the City limits

Action Requested: Recommendation to City Council for annexation of approximately 41.66 acres

3. Earnest Annexation

PL-2021-00371

Applicant: Joe Earnest

General Location: Southwest corner of the intersection of U.S. Highway 280 and North College Street

Zoning District: Outside of the City limits

Action Requested: Recommendation to City Council for annexation of approximately 64.04 acres

4. Chandler Annexation

PL-2021-00385

Applicant: Cory Chandler

General Location: 5092 AL Highway 147 N (Heath Road)

Zoning District: Outside of the City limits

Action Requested: Recommendation to City Council for annexation of approximately 1.03 acres

5. Piper Glen, Phase 2**PL-2021-00384**

Applicant: Holland Homes
General Location: Judd Avenue
Zoning District: Redevelopment District (RDD)
Action Requested: Final plat approval for a performance residential development

NEW BUSINESS**6. Highway 280 Focus Area Study Text Amendment****PUBLIC HEARING****PL-2021-00340**

Applicant: City of Auburn
Action Requested: Adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to incorporate the Highway 280 Focus Area Study into CompPlan 2030

7. Highway 280 Focus Area Study Map Amendment**PUBLIC HEARING****PL-2021-00341**

Applicant: City of Auburn
Action Requested: Adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to incorporate the Highway 280 Focus Area Study into the Future Land Use Plan

8. 1027 East Glenn**PUBLIC HEARING****PL-2021-00362**

Applicant: Foresite Group, LLC on behalf of David Speake
General Location: 1027 East Glenn Avenue
Zoning District: Neighborhood Conservation (NC-12)
Action Requested: Recommendation to City Council for rezoning of approximately 3.56 acres to Corridor Redevelopment District – East (CRD-E)

9. 1027 East Glenn**PUBLIC HEARING****PL-2021-00375**

Applicant: Foresite Group, LLC on behalf of David Speake
General Location: 1027 East Glenn Avenue
Zoning District: Corridor Redevelopment District – East (CRD-E) (pending Case PL-2021-00362)
Action Requested: Recommendation to City Council for conditional use approval for a performance residential development (multiple unit development)

10. Keel Rezoning**PUBLIC HEARING****PL-2021-00365**

Applicant: Baseline Surveying & Design, LLC on behalf of Brenda and Rayford Keel
General Location: East of Heath Road (Alabama Highway 147 North) in the Water Oak Ridge Subdivision
Zoning District: Rural (R)
Action Requested: Recommendation to City Council for rezoning of approximately 41.66 acres to Large Lot Residential District (LLRD)

11. The Bottle CDD	PUBLIC HEARING	PL-2021-00369
Applicant:	Holland Homes, LLC on behalf of Joseph Earnest	
General Location:	Southwest corner of the intersection of U.S. Highway 280 and North College Street	
Zoning District:	Rural (R)	
Action Requested:	Recommendation to City Council for rezoning of approximately 45.09 acres to Comprehensive Development District (CDD)	
12. The Bottle DDH	PUBLIC HEARING	PL-2021-00372
Applicant:	Holland Homes, LLC on behalf of Joseph Earnest	
General Location:	Southwest corner of the intersection of U.S. Highway 280 and North College Street	
Zoning District:	Rural (R)	
Action Requested:	Recommendation to City Council for rezoning of approximately 18.95 acres to Development District Housing (DDH)	
13. The Bottle PDD	PUBLIC HEARING	PL-2021-00368
Applicant:	Holland Homes, LLC on behalf of Joseph Earnest	
General Location:	Southwest corner of the intersection of U.S. Highway 280 and North College Street	
Zoning District:	Comprehensive Development District (CDD) and Development District Housing (DDH) (pending Cases PL-2021-00369 and PL-2021-00372)	
Action Requested:	Recommendation to City Council to place the Planned Development District (PDD) designation on approximately 64.04 acres	
14. The Bottle	PUBLIC HEARING	PL-2021-00370
Applicant:	Holland Homes, LLC on behalf of Joseph Earnest	
General Location:	Southwest corner of the intersection of U.S. Highway 280 and North College Street	
Zoning District:	Comprehensive Development District (CDD) and Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation (pending Cases PL-2021-00369, PL-2021-00372, and PL-2021-00368)	
Action Requested:	Recommendation to City Council for conditional use approval for outdoor recreational uses, institutional uses, special residential uses, office use, and road service uses	
15. Heart of Auburn Lot Consolidation	PUBLIC HEARING	PL-2021-00376
Applicant:	Orange-Auburn, LLC	
General Location:	340 South Gay Street	
Zoning District:	Urban Core (UC)	
Action Requested:	Preliminary plat approval for a lot consolidation (eight lots into two lots)	

16. Heart of Auburn Lot Consolidation		PL-2020-00377
Applicant:	Orange-Auburn, LLC	
General Location:	340 South Gay Street	
Zoning District:	Urban Core (UC)	
Action Requested:	Final plat approval for a lot consolidation (eight lots into two lots)	
17. Woodward Oaks, Phase 5	PUBLIC HEARING	PL-2021-00381
Applicant:	Clayton Properties Group, Inc.	
General Location:	Farmville Road / Miracle Road	
Zoning District:	Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation	
Action Requested:	Preliminary plat approval for a performance residential development (cottage housing) and one commercial lot; includes waiver to allow subdividing off of a public alley	
18. Bridgewater, Phase 2	PUBLIC HEARING	PL-2021-00420
Applicant:	Bridgewater at Cary Creek, LLC	
General Location:	South of Cary Creek Parkway and the terminus of Turing Lane	
Zoning District:	Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation	
Action Requested:	Preliminary plat approval for a conventional subdivision (24 lot conventional residential subdivision)	
19. Bridgewater, Phase 2		PL-2021-00390
Applicant:	Bridgewater at Cary Creek, LLC	
General Location:	South of Cary Creek Parkway and the terminus of Turing Lane	
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 (24 lot conventional residential subdivision)	
20. Plainsman Lake	PUBLIC HEARING	PL-2021-00389
Applicant:	Brandon Bolt, Bolt Engineering, Inc., on behalf of Edgar Hughston Builder, Inc.	
General Location:	1950 Martin Luther King Drive	
Zoning District:	Comprehensive Development District (CDD)	
Action Requested:	Recommendation to City Council for conditional use approval for a performance residential development (townhouse)	

21. Jackie Lewis Sign World**PUBLIC HEARING****PL-2021-00351**

Applicant: Sign World, Inc.
General Location: 1715 Opelika Road
Zoning District: Corridor Redevelopment District – Suburban (CRD-S)
Action Requested: Recommendation to City Council for expansion of an existing commercial support use (sign fabrication)

22. Project A**PUBLIC HEARING****PL-2021-00378**

Applicant: City of Auburn Industrial Development Board
General Location: 2201 Riley Street
Zoning District: Industrial (I)
Action Requested: Recommendation to City Council for conditional use approval for an industrial use (manufacturing use)

23. ACDI Business Center**PUBLIC HEARING****PL-2021-00379**

Applicant: City of Auburn Industrial Development Board
General Location: 1490 Pumphrey Avenue
Zoning District: Industrial (I)
Action Requested: Recommendation to City Council for conditional use approval for the expansion of an office use (business center)

24. Project Lakeview**PUBLIC HEARING****PL-2021-00382**

This item has been withdrawn by applicant.

Applicant: City of Auburn Industrial Development Board
General Location: 2575 Innovation Drive
Zoning District: Industrial (I)
Action Requested: Recommendation to City Council for conditional use approval for an industrial use (manufacturing use)

25. The Tracks**PL-2021-00374**

Applicant: Phelps Gambill
General Location: 604 West Glenn Avenue
Zoning District: Urban Neighborhood – West (UN-W)
Action Requested: Waiver to minimum ground story height of 15'

OTHER BUSINESS**CHAIRMAN'S COMMUNICATION****STAFF COMMUNICATION****ADJOURNMENT**