

**Auburn Planning Commission
July 8, 2021 – Regular Meeting
MINUTES**

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, July 8, 2021, at 5:00 PM in the City Council Chambers of the Public Safety Building located at 141 North Ross Street.

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

ABSENT None

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

CITIZENS COMMUNICATION

Jeffery Simon, 1312 Gwen Mill Drive, Opelika, discussed concerns he had with the newly adopted Downtown Design Standards, which he said would negatively affect his property values.

Wayne Holler, 579 Railroad Avenue, was concerned about having commercial uses behind his property.

OLD BUSINESS

CONSENT AGENDA

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

- **Thompson Annexation – PL-2021-00344:** Recommendation to City Council for annexation of approximately 3.6 acres
- **Keel Annexation – PL-2021-00367:** Recommendation to City Council for annexation of approximately 41.66 acres
- **Earnest Annexation – PL-2021-00371:** Recommendation to City Council for annexation of approximately 64.04 acres
- **Chandler Annexation – PL-2021-00385:** Recommendation to City Council for annexation of approximately 1.03 acres
- **Piper Glen, Phase 2 – PL-2021-00384:** Final plat approval for a performance residential development (44 single family detached lots and two open space lots)

Mr. Chansler made a motion to remove Case PL-2021-00367, Keel Annexation, from the consent agenda and to postpone until September 9, 2021.

Ms. Jager seconded the motion.

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

Mr. Chansler made a motion to remove Case PL-2021-00371, Earnest Annexation, from the consent agenda and postpone until August 12, 2021.

Ms. Jager seconded the motion.

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

Mr. LaZenby made a motion to approve the consent agenda, which included the minutes from the June 7, 2021 packet meeting and the June 10, 2021 regular meeting, minus Case PL-2021-00367 (Keel Annexation) and Case PL-2021-00371 (Earnest Annexation), with staff comments.

Ms. Jager seconded the motion.

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

NEW BUSINESS

Keel Rezoning

PL-2021-00365

- **Mr. Chansler made a motion to postpone until September 9, 2021 Case PL-2021-00365, Keel Rezoning, a request for a recommendation to City Council for rezoning of approximately 41.66 acres to Large Lot Residential District (LDRD).**

Ms. Bridges seconded the motion.

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

The Bottle CDD

PL-2021-00369

- **Mr. Chansler made a motion to postpone until August 12, 2021 Case PL-2021-00369, The Bottle CDD Rezoning, a request for a recommendation to City Council for rezoning of approximately 45.09 acres to Comprehensive Development District (CDD).**

Mr. Marshall seconded the motion.

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

The Bottle DDH

PL-2021-00372

- **Mr. Chansler made a motion to postpone until August 12, 2021 Case PL-2021-00372, The Bottle DDH, a request for a recommendation to City Council for rezoning of approximately 18.95 acres to Development District Housing (DDH).**

Ms. Jager seconded the motion.

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

The Bottle PDD

PL-2021-00368

- **Mr. Chansler made a motion to postpone until August 12, 2021 Case PL-2021-00368, The Bottle PDD, a request for a recommendation to City Council to place the Planned Development District (PDD) designation on approximately 64.04 acres.**

Mr. LaZenby seconded the motion.

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

The Bottle

PL-2021-00370

- **Mr. Chansler made a motion to postpone until August 12, 2021 Case PL-2021-00370, The Bottle, a request for a recommendation to City Council for conditional use approval for recreational uses, institutional uses, special residential uses, office use, and road service uses.**

Ms. Reese seconded the motion.

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

Highway 280 Focus Area Study Text Amendment

PL-2021-00340

Mr. Kipp stated the request was for 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. The United States Highway (US) 280 Corridor Focus area was created as part of the February 2018 five-year update to CompPlan 2030. This area has had increased development interest since 2011 as a result of the City of Auburn's population growth. Much of the land inside the study was given the designation of "280 Corridor Reserve" at the time of CompPlan 2030's adoption in 2011. This placeholder designation was intended to ensure that any development would be adequately setback from the corridor to preserve the corridor for potential non-residential uses. The five-year CompPlan 2030 update in 2018 identified this area specifically to address the broad nature of this designation, and to consider its possible retirement as growth spreads to the north. Mr. Kipp detailed staff's recommendations.

Ms. Jager confirmed that there would be no rezoning with this agenda item.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Anne Priester Bennett, 7001 Stonewall Road, requested that the Limited Residential category not be placed on the Keel property
- Gene Dulaney, 1756 Lauren Lane, requested that the Keel property be designated as Rural.

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

Mr. LaZenby made a motion to approve Case PL-2021-00340, Highway 280 Focus Area Study Text Amendment, a request for 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.

Ms. Reese seconded the motion.

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

Highway 280 Focus Area Study Map Amendment

PL-2021-00341

Mr. Kipp stated the request was for 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.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Kevin Bennett, 7001 Stonewall Road, questioned if the amendments took into consideration potential new road infrastructure

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

Ms. Frazier said that the City was currently under contract with a consultant to evaluate alignments of the Outer Loop.

Mr. LaZenby was not in favor of classifying Auburn University property with a future land use designation.

Mr. McCord maintained that it was a good idea to go ahead and place a future land use designation on University property.

Ms. Reese made a motion to approve Case PL-2021-00341, Highway 280 Focus Area Study Map Amendment, a request for 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.

Ms. Bridges seconded the motion.

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

1027 East Glenn

PL-2021-00362

Mr. Howell stated the request was for a recommendation to City Council for rezoning of approximately 3.56 acres from Neighborhood Conservation (NC-12) to Corridor Redevelopment District – East (CRD-E). the subject property was located at 1027 East Glenn Avenue. The applicant's request to rezone was due to a desire to redevelop the existing single-family home into a mixed-use development of offices and multi-unit development. The nature of this development aligned with the future land use designation of Mixed-Use Office/Residential, which extended down both sides of East Glenn Avenue. The requested

zoning district provided regulations that permit redevelopment of a more urban or mixed-use character while protecting the economic viability of the corridor. Surrounding uses, particularly to the west of the subject property, had a high proportion of legal nonconformities (duplexes in the NC district) which indicated that utilization of the land at a level of greater intensity in keeping with the Corridor Redevelopment District was appropriate. Staff recommended approval.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Dawn Mullins, 1050 Birch Circle, opposed the request.
- Brent Catchings, 1002 Birch Circle, opposed the request.
- Malorie Hayes, 1784 Solamere Court, opposed the request.
- Tyler Jones, 1030 Birch Circle, asked the Commission to postpone the request.
- Richard Speake, 1109 East Glenn Avenue, opposed the request.

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

Mr. McCord said the area would continue to change, which was discussed during the process of amending the land use designations. He said that not recommending approval of the rezoning would be going against the Commission's own plan.

Ms. Reese made a motion to approve Case PL-2021-00362, 1027 East Glenn, a request for a recommendation to City Council for rezoning of approximately 3.56 acres from Neighborhood Conservation (NC-12) to Corridor Redevelopment District – East (CRD-E), with staff comments.

Ms. Bridges seconded the motion.

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

1027 East Glenn

PL-2021-00375

Mr. Howell stated the request was for a recommendation to City Council for conditional use approval for a performance residential development (multiple unit development). The subject property was located at 1027 East Glenn Avenue in the Corridor Redevelopment District – East (CRD-E) zoning district (pending rezoning, PL-2021-00362). The applicant proposed to construct a mixed-use development which would include office and residential uses. The proposal included 29 residential units – 27 designed in “townhome syle” divided between four structures, and two units above ground floor offices fronting East Glenn Avenue. Two structures would front East Glenn Avenue; the first with 2,500 square feet (sq ft) of ground floor office space below the two (2) residential units previously mentioned, and the second a two-story building containing 16,000 sq ft of office space. The proposed density of the development is approximately 8.15 dwelling units per acre (du/ac), less than the 10 du/ac allowed in the proposed CRD-E zoning district. The proposed uses were consistent with the Future Land Use designation of Mixed-Use Office/Residential. Staff recommended approval.

Mr. Chansler asked what the status of the alley on the north side of the property.

Mr. Howell said it was not used for vehicular traffic.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Brett Basquin with Foresite Group, LLC represented the applicant. He said that prior to submittal, the applicant notified adjoining property owners beyond the notification required by the City. He noted that the plan proposed twice the amount of open space required. The project would look like a townhome product.
- Dawn Mullins, 1050 Birch Circle, opposed the request. She was concerned about noise and traffic.
- Brent Catchings, 1002 Birch Circle, opposed the request. He said it was cognitive dissonance to admit an idea you have in the past is wrong.
- Tyler Jones, 1030 Birch Circle, asked what the occupancy limits were in CRD-E.

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

Ms. Reese made a motion to approve Case PL-2021-00375, 1027 East Glenn, a request for a recommendation to City Council for conditional use approval for a performance residential development (multiple unit development), with staff comments.

Ms Bridges seconded the motion.

Ms. Reese asked what the distance was between the proposed curb cut and Cherry Street and if it would be a right-in/right-out.

Ms. Frazier said it was approximately 300' between curb cuts. The curb cut would be a right-in/right-out only.

Mr. McCord thought it would be better if the dumpster was moved further from Birch Circle and closer to East Glenn.

Ms. Reese asked if any commercial uses had been requested.

Mr. Howell said not at this time.

Ms. Jager asked if there would be a deceleration lane.

Ms. Frazier said a deceleration lane would be required unless a waiver was granted.

- **Mr. McCord made a motion to amend the original motion in order to add a condition of approval that the dumpster shall be located immediately to the south of Building 6.**

Mr. LaZenby seconded the amendment.

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

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

Heart of Auburn Lot Consolidation

PL-2021-00376

Ms. English stated the request was for preliminary plat approval for a lot consolidation (eight lots into two lots). The subject property was located at 339, 345, and 369 South College Street; 340, 348, 354, and 358 South Gay Street; and 115 and 131 East Samford Avenue in the Urban Core (UC) zoning district. 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. Bridges made a motion to approve Case PL-2021-00376, Heart of Auburn Lot Consolidation, a request for preliminary plat approval for a lot consolidation (eight lots into two lots), with staff comments.

Ms. Reese seconded the motion.

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

Heart of Auburn Lot Consolidation

PL-2021-00377

Ms. English stated the request was for final plat approval for a lot consolidation (eight lots into two lots). The subject property was located at 339, 345, and 369 South College Street; 340, 348, 354, and 358 South Gay Street; and 115 and 131 East Samford Avenue in the Urban Core (UC) zoning district. The plat met requirements of the subdivision regulations for final plat approval, and staff recommended approval.

Mr. LaZenby made a motion to approve Case PL-2021-00377, Heart of Auburn Lot Consolidation, a request for final plat approval for a lot consolidation (eight lots into two lots), with staff comments.

Mr. Marshall seconded the motion.

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

Woodward Oaks, Phase 5

PL-2021-00381

Mr. Howell stated the request was for preliminary plat approval for a performance residential development (40 townhouse, 29 cottage, 12 single-family detached, seven (7) open space, and one (1) commercial lots). The subject property was located south of the Farmville Road and Miracle Road/Lee Road 83 intersection in the Development District (DDH) zoning district with an overlay of the Planned Development District (PDD) designation. The applicant also sought a waiver to Article IV. Section C.6., Alleys, of the *City of Auburn Subdivision Regulations* to allow a public alley to constitute mandatory street frontage. The plat met requirements of the subdivision regulations for preliminary plat approval, and staff recommended approval. Staff recommended approval of the waiver for two of the three alleys, and denial of the waiver for the third which would provide access to street networks beyond the Cottage Housing Development.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Brett Basquin with Foresite Group, LLC represented the applicant. He provided an overview and history of the project. He said the goal was to provide a true cottage housing type product that has not been seen in this market.
- Ryan Casadaban, 801 South Gay Street, supported this type of development. He said Auburn is the place where great development ideas go to die, and he wished the City would take the time to develop alley standards.

Mr. Marshall asked if there would be sidewalks along the alleys.

Mr. Basquin said yes.

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

Ms. Jager made a motion to approve Case PL-2021-00381, Woodward Oaks, Phase 5, a request for preliminary plat approval for a performance residential development (cottage housing) and one commercial lot; includes waiver to allow subdividing off of a public alley, with staff comments.

Ms. Bridges seconded the motion.

Mr. LaZenby said this was a case of parcel overload and abuse of the City's regulations. Until the regulations were changed, they should be adhered to as is. The plat did not meet standards that it could be designed to meet. He pointed out the number of staff comments and said those should have been addressed before the plat was presented for review.

Mr. Marshall said a persuasive argument was made in favor of approving the waivers, and he supported approving the plat and waiver requests.

Ms. Jager asked why staff recommended denial of one of the waivers.

Mr. Howell explained that the carrying capacity of an alley was not enough for anticipated future traffic.

Ms. Frazier added that alleys do not have curb and gutter or drainage features.

Ms. Jager said she loved the idea of alleys, and they had a place in addressing some of the housing types we need in the area. She clarified that her motion was meant to include the staff comment that the requested waiver be applied to two of the three roadways.

A vote was taken, and the motion passed with a vote of 7-2. Commissioners LaZenby and Ritenbaugh voted against the motion.

Bridgewater, Phase 2

PL-2021-00420

Ms. Canady stated the request was for preliminary plat approval for a conventional subdivision (24 lot conventional residential subdivision). The subject property was located south of Cary Creek Parkway

and the terminus of Turing Lane in the Comprehensive Development District (CDD) 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.

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-2021-00420, Bridgewater, Phase 2, a request for preliminary plat approval for a conventional subdivision (24 lot conventional residential subdivision), with staff comments.

Ms. Reese seconded the motion.

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

Bridgewater, Phase 2

PL-2021-00390

Ms. Canady stated the request was for final plat approval for a conventional subdivision (24 lot conventional residential subdivision). The subject property was located south of Cary Creek Parkway and the terminus of Turing Lane in the Comprehensive Development District (CDD) zoning district with an overlay of the Planned Development District (PDD) designation. The plat met requirements of the subdivision regulations for final plat approval, and staff recommended approval.

Ms. Reese made a motion to approve Case PL-2021-00390, Bridgewater, Phase 2, a request for final plat approval for a conventional subdivision (24 lot conventional residential subdivision), with staff comments.

Mr. LaZenby seconded the motion.

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

Plainsman Lake

PL-2021-00389

Mr. Howell stated the request was for a recommendation to City Council for conditional use approval for a performance residential development (townhouse). The subject property was located on the north side of Martin Luther King Drive, east of Webster Road in the Development District Housing (DDH) zoning district. The applicant proposed to construct a 130-lot townhouse development on approximately 73.7 acres of the subject property. This represented a density of 1.76 dwelling units per acre (du/ac), significantly under the maximums permitted in the DDH zoning district (5.5 du/ac) and the future land use designation. The applicant also incorporated plans for a new collector road that would align with the City's Major Street Plan, and would provide a new connection between Martin Luther King Drive in the south and Richland Road in the north. 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-2021-00389, Plainsman Lake, a request for a recommendation to City Council for conditional use approval for a performance residential development (townhouse), with staff comments.

Ms. Bridges seconded the motion.

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

Jackie Lewis Sign World

PL-2021-00351

Mr. Kipp stated the request was for a recommendation to City Council for the expansion of an existing commercial support use (sign fabrication). The subject property was located at 1715 Opelika Road in the Corridor Redevelopment District – Suburban (CRD-S) zoning district. The applicant proposed to remove the structure located in the rear of the property and replace it with an approximately 2,500 SF modular structure to be used for storage and sign fabrication. Staff recommended approval.

Jackie Lewis, the applicant, discussed his proposal and was available to answer questions.

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-2021-00351, Jackie Lewis Sign World, a request for a recommendation to City Council for the expansion of an existing commercial support use (sign fabrication), with staff comments.

Ms. Reese seconded the motion.

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

Project A

PL-2021-00378

Ms. Canady stated the request was for a recommendation to City Council for conditional use approval for an industrial use (manufacturing use). The subject property was located at 2201 Riley Street in the Industrial (I) zoning district. The proposed manufacturing use request appeared to be consistent with the intent of the zoning district and the future land use designation. The use would also align with neighboring uses within Auburn Technology Park West. Staff recommended approval.

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

Mr. LaZenby asked if parking requirements were met.

Ms. Canady said staff would work with the applicant in order to provide the correct number of parking spaces.

Mr. Marshall made a motion to approve Case PL-2021-00378, Project A, a request for a recommendation to City Council for conditional use approval for an industrial use (manufacturing use), with staff comments.

Ms. Bridges seconded the motion.

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

ACDI Business Center

PL-2021-00379

Ms. Canady stated the request was for a recommendation to City Council for conditional use approval for the expansion of an office use (business center). The subject property was located at 1490 Pumphrey Avenue in the Industrial (I) zoning district. The proposed use is consistent with the intent of the zoning district and the future land use designation. The use would align with existing uses on the site as well as neighboring uses and the Industrial (I) zoning district. 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-2021-00379, ACDI Business Center, a request for a recommendation to City Council for conditional use approval for the expansion of an office use (business center), with staff comments.

Mr. Marshall seconded the motion.

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

Project Lakeview

PL-2021-00382

Ms. Robison stated the request had been withdrawn by the applicant.

The Tracks

PL-2021-00374

Ms. Reese recused herself from discussing and voting on the case.

Ms. Canady stated the request was for a waiver of 5'6" to the minimum ground story height requirement of 15' to allow a ground story height of 9'6" and a waiver of 1' to the minimum second and third story height requirements of 10'6" to allow the second story height to be 9'6" and the third story height to be 8'6". The subject property was located at 616 West Glenn Avenue in the Urban Neighborhood – West (UN-W) zoning district. As part of the newly revised and adopted Downtown Design Standards, buildings in the UN-W facing West Glenn Avenue must have a minimum ground story height of 15' for residential. This minimum was designed to keep any ground story residential more visually consistent with ground story commercial whose minimum height requirement is 18' in this zone. The requirements for the second and third stories are to provide a tiered transition from the ground story to the higher stories out of pedestrian view. Staff recommended denial, as the minimum story height requirements were established as part of the recently updated Downtown Design Standards.

Phelps Gambill, the applicant, did not think the ground story height requirement was reasonable. There was no commercial in the area, and no other buildings had a 15' ground story. He said that the city needed more development like he was trying to provide.

Parker Lewis with Hydro-Engineering Solutions, LLC represented the applicant. He discussed the particulars of the case and the purpose for requesting the waiver.

Ms. Jager said she thought the applicant was entitled to the waiver and that the Commission and staff should take another look at the design standards in UN districts.

Mr. McCord did not think approving the waiver would negatively impact the project. He supported the request.

Mr. Marshall did not think there was a compelling reason to approve the waiver.

Mr. LaZenby said he could not, with a clear conscience, vote to approve the waiver.

Ms. Bridges made a motion to approve Case PL-2021-00374, The Tracks, a request for a waiver of 5'6" to the minimum ground story height requirement of 15' to allow a ground story height of 9'6" and a waiver of 1' to the minimum second and third story height requirements of 10'6" to allow the second story height to be 9'6" and the third story height to be 8'6".

Ms. Jager seconded the motion.

A vote was taken, and the motion failed with a vote of 4-4. Commissioners Bridges, Jager, McCord, and Ritenbaugh voted for the motion. Commissioners Chansler, LaZenby, Marshall, and Birmingham voted against the motion. Ms. Reese recused herself from voting.

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 5:38 p.m.

Mack LaZenby, Secretary

Phil Chansler, Chair

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Thompson Annexation (Case PL-2021-00344)

Subject: Recommendation to City Council for annexation of approximately 3.6 acres

Location: 1659 North Donahue Drive

Applicant: James Thompson, Jr.

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 3.6 acres, marked "Received" June 4, 2021, Auburn Planning Commission Case PL-2021-00344, 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 July 8, 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 July, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Keel Annexation (Case PL-2021-00367)

Subject: Recommendation to City Council for annexation of approximately 41.66 acres

Location: East side of Heath Road and north of U.S. Highway 280

Applicant: Rayford Keel

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 41.66 acres, marked "Received" June 14, 2021, Auburn Planning Commission Case PL-2021-00367, is hereby **POSTPONED UNTIL SEPTEMBER 9, 2021.**

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 July 8, 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 4th day of August, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Earnest Annexation (Case PL-2021-00367)

Subject: Recommendation to City Council for annexation of approximately 64.04 acres

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

Applicant: Joseph Earnest

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 64.04 acres, marked "Received" June 11, 2021, Auburn Planning Commission Case PL-2021-00367, is hereby **POSTPONED UNTIL AUGUST 12, 2021.**

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 July 8, 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 4th day of August, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Chandler Annexation (Case PL-2021-00385)

Subject: Recommendation to City Council for annexation of approximately 1.03 acres

Location: 5092 AL Highway 147 North (Heath Road)

Applicant: Cory and Karen Chandler

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 1.03 acres, marked "Received" June 15, 2021, Auburn Planning Commission Case PL-2021-00385, 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 July 8, 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: Piper Glen, Phase 2 (Case PL-2021-00384)

Subject: Final plat approval for a performance residential development (44 single family detached lots and two open space lots)

Location: Terminus of Judd Avenue

Applicant: Gulf South Development Group, LLC

Property Zoned: Urban Core (UC)

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 (44 single family detached lots and two open space lots), marked "Received" June 15, 2021, Auburn Planning Commission Case PL-2021-00384, is **APPROVED, subject to:**

Planning:

- Change Alberta "Circle" to "Court"
- Add typical note regarding maintenance of open space lots
- List the right-of-way width for Dunford Avenue

Engineering:

- The engineering plans for this development have been approved by the Development Review Team and construction is underway.
- Show the pedestrian and future roadway easement along the north boundary of Lot 63.
- Provide minimum finished floor elevations for Lots 19, 20, and 21.

Water Resource Management:

- This property is located in Unnamed Trib. 2 a subshed of the Saugahatchee Creek watershed.
- As per the COA Subdivision Regulations: All lots with finished grade elevations that are less than 12-inches above the nearest upstream sanitary sewer manhole rim elevation shall be individually identified on the final plat as having potential sewer backflow issues and the following note shall be added 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."
- Please label the public sanitary sewer easement as such and also label the width of the easement.
- Sanitary easement on south end of development is not shown in the correct location. The location of the sanitary sewer main as well as the connecting manhole should be verified by surveyor.

GIS:

- Control points not provided. Please include.
- Pedestrian and future roadway easement at northern part of plat not currently shown. Please include. See Piper Glen PH1 plat for reference.
- Issues with curve table. C22 is not included. There are two C25 instances on the table. Please update and provided correct info on the curve table.
- There are two C29 curves labeled on the plat. There is one labeled along the northeastern part of Lot 48 and one labeled at the southern end of Lot 63 along Piper Ave. The curve labeled C29 along Piper Ave is not accurately shown in the curve table. Please update and provide corrected info on the curve table.
- Please include bearing and distance across the Piper Ave ROW between Phase 1 and Phase 2 and provide line break information along the western boundary of Lot 20.
- Is there a bearing and distance missing along the northwestern boundary of Lot 52? There is an iron pin referenced on the plat that was not shown on the Phase 1 plat.
- The vicinity map is covering up bearing and distance information.

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 July 8, 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 4th day of August, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: U.S. Highway 280 Focus Area Study Zoning CompPlan Text Amendments (PL-2021-00340)

Subject: Adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan text in Chapter Three: Land Use in order to incorporate the U.S. Highway 280 Focus Area Study into *CompPlan 2030*

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan text in Chapter Three: Land Use in order to incorporate the U.S. Highway 280 Focus Area Study into *CompPlan 2030*, Auburn Planning Commission Case PL-2021-00340, 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 July 8, 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 29th day of July, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: U.S. Highway 280 Focus Area Study Zoning CompPlan Map Amendments (PL-2020-00341)

Subject: Adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan map in Chapter Three: Land Use

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan map in Chapter Three: Land Use, Auburn Planning Commission Case PL-2021-00341, 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 July 8, 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 29th day of July, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: 1027 East Glenn Avenue Rezoning (Case PL-2021-00362)

Subject: Recommendation to City Council for rezoning of approximately 3.56 acres to Corridor Redevelopment District – East (CRD-E)

Location: 1027 East Glenn Avenue

Applicant: David Speake

Property Zoned: Neighborhood Conservation (NC-12)

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 3.56 acres to Corridor Redevelopment District – East (CRD-E), marked “Received” June 11, 2021, Auburn Planning Commission Case PL-2021-00362, 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 July 8, 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 29th day of July, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: 1027 East Glenn Avenue (Case PL-2021-00375)

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

Location: 1027 East Glenn Avenue

Applicant: David Speake

Property Zoned: Corridor Redevelopment District – Suburban (CRD-S) (pending rezoning, Case PL-2021-00362)

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" June 15, 2021, Auburn Planning Commission Case PL-2021-00375, is hereby **APPROVED, subject to:**

- The dumpster should be moved to be located immediately to the south of Building 6.

Planning:

- Provide site data in table with the following information:
 - Zoning
 - Floor Area & Floor Area Ratio
 - Impervious Surface Area and Impervious Surface Ratio
 - Cladding Material
 - Building Height (residential units and offices)
 - Land Use Intensity (VII)

Engineering:

- An engineering certification has been submitted.
- We recommend a driveway stub-out to the east for future connectivity.
- Upon submission of a development plan, the site must comply with the requirements in the Engineering Design and Construction Manual.

Water Resource Management:

- AWWB and COA provide water and sanitary sewer service to this area.
 - This property is located in the Moore's Mill watershed.
-

1027 East Glenn Avenue
PL-2021-00375

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 July 8, 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 July, 2021.



Katie Robison
Katie Robison, AICP, Acting Director of Planning

DRAFT

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Keel Rezoning (Case PL-2021-00365)

Subject: Recommendation to City Council for rezoning of approximately 41.66 acres to Large Lot Residential District (LDRD)

Location: East side of Heath Road and north of U.S. Highway 280

Applicant: Brenda and Rayford Keel

Property Zoned: Rural (R) (pending annexation, Case PL-2021-00367)

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 41.66 acres to Large Lot Residential District (LDRD), marked "Received" June 11, 2021, Auburn Planning Commission Case PL-2021-00365, is hereby **POSTPONED UNTIL SEPTEMBER 9, 2021.**

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 July 8, 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 4th day of August, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: The Bottle CDD (Case PL-2021-00369)

Subject: Recommendation to City Council for rezoning of approximately 45.09 acres to Comprehensive Development District (CDD)

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

Applicant: Joseph Earnest

Property Zoned: Rural (R) (pending annexation, Case PL-2021-00371)

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 45.09 acres to Comprehensive Development District (CDD), marked "Received" June 11, 2021, Auburn Planning Commission Case PL-2021-00369, is hereby **POSTPONED UNTIL AUGUST 12, 2021.**

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 July 8, 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 4th day of August, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: The Bottle DDH (Case PL-2021-00372)

Subject: Recommendation to City Council for rezoning of approximately 18.95 acres to Development District Housing (DDH)

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

Applicant: Joseph Earnest

Property Zoned: Rural (R) (pending annexation, Case PL-2021-00371)

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 18.95 acres to Development District Housing (DDH), marked "Received" June 14, 2021, Auburn Planning Commission Case PL-2021-00372, is hereby **POSTPONED UNTIL AUGUST 12, 2021.**

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 July 8, 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 4th day of August, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: The Bottle PDD (Case PL-2021-00368)

Subject: Recommendation to City Council to apply the Planned Development District designation on approximately 64.04 acres

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

Applicant: Joseph Earnest

Property Zoned: Comprehensive Development District (CDD) (pending rezoning, Case PL-2021-00369) and Development District Housing (DDH) (pending rezoning, Case PL-2021-00372)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council to apply the Planned Development District designation on approximately 64.04 acres), marked "Received" June 11, 2021, Auburn Planning Commission Case PL-2021-00368, is hereby **POSTPONED UNTIL AUGUST 12, 2021.**

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 July 8, 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 4th day of August, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: The Bottle (Case PL-2021-00370)

Subject: Recommendation to City Council for conditional use approval for outdoor recreational uses, institutional uses, special residential uses, office use, and road service uses

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

Applicant: Joseph Earnest

Property Zoned: Comprehensive Development District (CDD) (pending rezoning, Case PL-2021-00369) and Development District Housing (DDH) (pending rezoning, Case PL-2021-00372) with an overlay of the Planned Development District (PDD) designation (pending rezoning, Case PL-2021-00368)

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 outdoor recreational uses, institutional uses, special residential uses, office use, and road service uses, marked "Received" June 14, 2021, Auburn Planning Commission Case PL-2021-00370, is hereby **POSTPONED UNTIL AUGUST 12, 2021.**

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 July 8, 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 4th day of August, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Heart of Auburn Lot Consolidation (Case PL-2021-00376)

Subject: Preliminary plat approval for a lot consolidation (eight lots into two lots)

Location: 339, 345, and 369 South College Street; 340, 348, 354, and 358 South Gay Street; and 115 and 131 East Samford Avenue

Applicant: Orange-Auburn, LLC

Property Zoned: Urban Core (UC)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for preliminary plat approval for a lot consolidation (eight lots into two lots), marked "Received" June 15, 2021, Auburn Planning Commission Case PL-2021-00376, is **APPROVED, subject to:**

Planning:

- Bold Lot 1-A-4-A-1-A label.
- Label all easements, including existing lighting and utility panels.
- Remove lot line bisecting Lot 1-A-2-A-1 that is shown to be removed. This boundary does not exist.
- Remove errant Notary Public label shown on northeast portion of proposed Lot 1-A-2-A-1-A.
- Provide gross and net acreage of the property and number of lots proposed.
- Show dimensions of existing structures.
- Show all existing features, including curb cuts, driveways and parking, on southwest portion of new lot area.
- Update Vicinity Map boundary to match new lot and to better distinguish subject property.
- Update Note 5 to remove 333 South College Street and to add 131 East Samford Avenue.
- Check Streetscape Plan for planned improvements that may impact the subject property.
- Mail service to this development will require centralized delivery through Cluster Box Units, designed in accordance with the United States Postal Service National Delivery Planning Standards, Developers and Builders Guide.

Engineering:

- An engineering certification has been submitted.
- Upon submission of a development plan, additional easements and/or right-of-way may be required.
- The additional right-of-way should be shown as acquired instead of vacated.

GIS:

- Control points not provided. Please include.
- Please provide line break information where the northern boundary of Lot 1-A-4-A-1-A intersects with the western boundary of Lot 1-A-2-A-1-A.
- There is a lighting and utility panel easement shown in the Heart of Auburn page 5 plat in Lot 1-A-2-A-1 that is not currently shown on this plat.

Heart of Auburn Lot Consolidation
PL-20021-00376

- Arrow for the 3.26' segment in the northeast corner of plat is not pointing to the correct location.

Water Resource Management:

- AWWB and COA provides water and sanitary sewer to this area.
- This property is located within the Parkinson's Mill and Town Creek watersheds.

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 July 8, 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 23rd day of July, 2021.



Katie Robison, AICP, Acting Director of Planning

DRAFT

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Heart of Auburn Lot Consolidation (Case PL-2021-00377)

Subject: Final plat approval for a lot consolidation (eight lots into two lots)

Location: 339, 345, and 369 South College Street; 340, 348, 354, and 358 South Gay Street; and 115 and 131 East Samford Avenue

Applicant: Orange-Auburn, LLC

Property Zoned: Urban Core (UC)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for final plat approval for a lot consolidation (eight lots into two lots), marked "Received" June 15, 2021, Auburn Planning Commission Case PL-2021-00377, is **APPROVED, subject to:**

Planning:

- Bold Lot 1-A-4-A-1-A label.
- Label all easements, including existing lighting and utility panels.
- Remove lot line bisecting Lot 1-A-2-A-1 that is shown to be removed. This boundary does not exist.
- Remove errant Notary Public label shown on northeast portion of proposed Lot 1-A-2-A-1-A.
- Provide gross and net acreage of the property and number of lots proposed.
- Show dimensions of existing structures.
- Show all existing features, including curb cuts, driveways and parking, on southwest portion of new lot area.
- Update Vicinity Map boundary to match new lot and to better distinguish subject property.
- Update Note 5 to remove 333 South College Street and to add 131 East Samford Avenue.
- Check Streetscape Plan for planned improvements that may impact the subject property.
- Mail service to this development will require centralized delivery through Cluster Box Units, designed in accordance with the United States Postal Service National Delivery Planning Standards, Developers and Builders Guide.

Engineering:

- An engineering certification has been submitted.
- Upon submission of a development plan, additional easements and/or right-of-way may be required.
- The additional right-of-way should be shown as acquired instead of vacated.

GIS:

- Control points not provided. Please include.
- Please provide line break information where the northern boundary of Lot 1-A-4-A-1-A intersects with the western boundary of Lot 1-A-2-A-1-A.
- There is a lighting and utility panel easement shown in the Heart of Auburn page 5 plat in Lot 1-A-2-A-1 that is not currently shown on this plat.

Heart of Auburn Lot Consolidation
PL-20021-00377

- Arrow for the 3.26' segment in the northeast corner of plat is not pointing to the correct location.

Water Resource Management:

- AWWB and COA provides water and sanitary sewer to this area.
- This property is located within the Parkinson's Mill and Town Creek watersheds.

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 July 8, 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

DRAFT

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Woodward Oaks, Phase 5 (Case PL-2021-00381)

Subject: Preliminary plat approval for a performance residential development (40 townhouse lots, 29 cottage lots, 12 single family detached lots, seven open space lots, and one commercial lot)

Location: South of the Farmville Road and Miracle Road/Lee Road 83 intersection

Applicant: Clayton Properties Group, Inc.

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 preliminary plat approval for a performance residential development (40 townhouse lots, 29 cottage lots, 12 single family detached lots, seven open space lots, and one commercial lot), marked "Received" June 15, 2021, Auburn Planning Commission Case PL-2021-00381, is **APPROVED, subject to:**

- Two of the three proposed alley waivers are approved. The proposed alley connected to James Burt Parkway is denied.

Planning:

- Label all streets with a name and ROW width.
- The Area Table includes a duplicate of Lot 258 which should be removed.
- Provide coordinates for at least two boundary points.
- Provide a consistent title for the plat. The title lists "Cottage Homes", the title block in the lower right-hand corner lists "Phase 4", and the application lists "Phase 5".
- Mail service to this development will require centralized delivery through Cluster Box Units, designed in accordance with the United States Postal Service National Delivery Planning Standards, Developers and Builders Guide.

Engineering:

- An engineering certification has been submitted.
- Engineering supports the Planning Department's recommendation of approval for 2 of the 3 proposed alley waivers; and denial for the alley connected to James Burt Parkway.
- The vacation of Miracle Road must be coordinated with the dedication of the proposed streets and vehicular access to through traffic must be maintained at all times.
- The James Burt Parkway right-of-way width measures 60' but is labeled 80'.

GIS:

- Control points need to be provided.

- Unable to verify parcels in the interior, please provide connector lines across ROW.
- Missing distance labels in the southwest and southeast corners of Lot 294.
- Missing bearing labels along the northeast boundary of Lots 227 and 228.
- Missing bearing labels along northern boundary of Lots 312 and 313.
- Unable to correctly draw C25, please verify that the info provided in the curve table is correct.
- Label street name and ROW information.
- Clarify if the ROW for Miracle Road is being vacated by this plat.
- There are no easements shown for the new lots. Please include where applicable.
- Missing bearing label for 104.45' distance on southern part of Lot 309.
- Stray address overlapping north arrow.

Water Resource Management:

- AWWB and COA provide water and sanitary sewer service to this area.
- This property is located in the Saugahatchee creek watershed.

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 July 8, 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 23rd day of July, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Bridgewater, Phase 2 (Case PL-2021-00420)

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

Location: South of Cary Creek Parkway and the terminus of Turing Lane

Applicant: Bridgewater at Cary Creek, LLC

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 preliminary plat approval for a conventional subdivision (24 lot single family residential subdivision), marked "Received" July 2, 2021, Auburn Planning Commission Case PL-2021-00420, is **APPROVED, subject to:**

Planning:

- A pedestrian access easement is needed to provide residents a way to traverse the greenway. Include pedestrian access on one of Lots 19-27 to provide access to the creek as well as the greenway located on the adjacent property to the south (Lot 3A of Pick Estates North).
- Revise Note 8 to reflect 24 lot single-family lots are in this phase (Lot 71-A, previously included in Phase 1, is being revised with this plat).
- Revise Note 9 to reflect 24 lots (Lot 71-A, previously included in Phase 1, is being revised with this plat).

Engineering:

- The engineering plans for this development have been approved by the Development Review Team and construction is underway.
- For easements that have already been dedicated, add 'Existing' to the label.
- The easement between Lots 19 and 20 should only extend around the headwall, about 70' into the lot, in accordance with the approved engineering plans.
- Remove Note 10.
- Note 9 should reference Lot 22 instead of Lot 27.
- Add a note indicating that Lots 10 through 19 shall only take access from Turing Lane.

Water Resource Management:

- This property is located in the Unnamed Trib. 3 a subshed of the Saugahatchee Creek watershed.
- As per COA Subdivision Regulations: All lots with finished grade elevations that are less than 12-inches above the nearest upstream sanitary sewer manhole rim elevation shall be individually identified on the final plat as having potential sewer backflow issues and the following note shall be added 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.”

- Please list or call out all lots to be served by the private force main.
- Please label the public sanitary sewer easement as such as well as label the width of the easement.

GIS

- Control points not provided. Please include.
- Include connector lines with bearings and distances over Turing Lane and Bridgewater Blvd ROW.

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 July 8, 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 4th day of August, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Bridgewater, Phase 2 (Case PL-2021-00390)

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

Location: South of Cary Creek Parkway and the terminus of Turing Lane

Applicant: Bridgewater at Cary Creek, LLC

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 final plat approval for a conventional subdivision (24 lot single family residential subdivision), marked "Received" June 16, 2021, Auburn Planning Commission Case PL-2021-00390, is **APPROVED, subject to:**

Planning:

- A pedestrian access easement is needed to provide residents a way to traverse the greenway. Include pedestrian access on one of Lots 19-27 to provide access to the creek as well as the greenway located on the adjacent property to the south (Lot 3A of Pick Estates North).
- Revise Note 8 to reflect 24 lot single-family lots are in this phase (Lot 71-A, previously included in Phase 1, is being revised with this plat).
- Revise Note 9 to reflect 24 lots (Lot 71-A, previously included in Phase 1, is being revised with this plat).

Engineering:

- The engineering plans for this development have been approved by the Development Review Team and construction is underway.
- For easements that have already been dedicated, add 'Existing' to the label.
- The easement between Lots 19 and 20 should only extend around the headwall, about 70' into the lot, in accordance with the approved engineering plans.
- Remove Note 10.
- Note 9 should reference Lot 22 instead of Lot 27.
- Add a note indicating that Lots 10 through 19 shall only take access from Turing Lane.

Water Resource Management:

- This property is located in the Unnamed Trib. 3 a subshed of the Saugahatchee Creek watershed.
- As per COA Subdivision Regulations: All lots with finished grade elevations that are less than 12-inches above the nearest upstream sanitary sewer manhole rim elevation shall be individually identified on the final plat as having potential sewer backflow issues and the following note shall be added 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.”

- Please list or call out all lots to be served by the private force main.
- Please label the public sanitary sewer easement as such as well as label the width of the easement.

GIS

- Control points not provided. Please include.
- Include connector lines with bearings and distances over Turing Lane and Bridgewater Blvd ROW.

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 July 8, 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 4th day of August, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Plainsman Lake Townhomes (Case PL-2021-00389)

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

Location: North side of Martin Luther King Drive, east of Webster Road

Applicant: Thaddeus T. Webster

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 recommendation to City Council for conditional use approval for a performance residential development (townhouse), marked "Received" June 16, 2021, Auburn Planning Commission Case PL-2021-00389, is hereby **APPROVED, subject to:**

Planning:

- Streets "G" and "H", and "J" and "K" will be considered a single street, respectively.
- No townhouse may take access from Martin Luther King Drive.
- Preliminary and Final subdivision plats are required.

Engineering:

- An engineering certification has been submitted.
- Provide minimum finished floor elevations for lots adjacent to water features.
- A dam breach analysis will be required during the DRT review process.

Water Resource Management:

- AWWB and COA provides water and sanitary sewer service to this area.
- This property is located in Unnamed Trib. 1 a subshed of the Saugahatchee Creek watershed.
- There may be wetlands present in this area.

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 July 8, 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 July, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Jackie Lewis Sign World Expansion (Case PL-2021-00351)

Subject: Recommendation to City Council for conditional use approval for the expansion of a commercial support use (sign fabrication)

Location: 1715 Opelika Road

Applicant: Jackie Lewis

Property Zoned: Corridor Redevelopment District – Suburban (CRD-S)

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 the expansion of a commercial support use (sign fabrication), marked "Received" June 8, 2021, Auburn Planning Commission Case PL-2021-00351, is hereby **APPROVED, subject to:**

Planning:

- The new structure must be outside the 10' side setback to the west.
- A waiver is requested to reduce the east bufferyard from 5' to 0' due to the existing parking area is approved.

STATE OF ALABAMA
LEE COUNTY

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



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Project A (Case PL-2021-00378)

Subject: Recommendation to City Council for conditional use approval for an institutional use (manufacturing use)

Location: 2201 Riley Street

Applicant: Auburn Industrial Development Board

Property Zoned: Industrial (I)

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 an institutional use (manufacturing use), marked "Received" June 15, 2021, Auburn Planning Commission Case PL-2021-00378, is hereby **APPROVED, subject to:**

Planning:

- Show and label 10' bufferyard along Riley Street and Corporate Parkway.
- Add ROW width to Riley Street label.
- Increase parking by a minimum of 12 spaces to minimum largest shift size.
- Preliminary and Final plats will be needed to subdivided the lots and create the new ROW.

Engineering:

- Engineering plans have been submitted to the Development Review Team and are currently under review.

Water Resource Management:

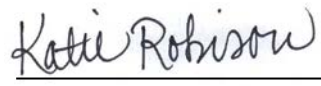
- AWWB and COA provide water and sanitary sewer service to this area.
- This property is located in Uphapee Creek watershed.
- Wetlands may be present in this area.

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 July 8, 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 July, 2021.

Project A
PL-2021-00378

A handwritten signature in black ink that reads "Katie Robison". The signature is written in a cursive style and is positioned above a horizontal line.

Katie Robison, AICP, Acting Director of Planning

DRAFT

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: ACDI Business Center (Case PL-2021-00379)

Subject: Recommendation to City Council for conditional use approval for the expansion of an office use (business center)

Location: 1490 Pumphrey Avenue

Applicant: Auburn Industrial Development Board

Property Zoned: Industrial (I)

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 the expansion of an office use (business center), marked "Received" June 15, 2021, Auburn Planning Commission Case PL-2021-00379, is hereby **APPROVED, subject to:**

Planning:

- Add height of building to site data table.
- Indicate existing vs. proposed ISR & FAR in site data table
- Add a minimum of 16 parking spaces.

Water Resource Management:

- AWWB provides water service to this area.
- COA provides sanitary sewer service to this area. Off-site easements may be required for sanitary sewer connection.
- This property is located in the Uphapee Creek watershed.

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 July 8, 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 July, 2021.



Katie Robison, AICP, Acting Director of Planning

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: The Tracks (Case PL-2021-00374)

Subject: Waivers to Table 5-6, Development and Design Standards within the Urban Neighborhood – West (UN-W) District, of the *City of Auburn Zoning Ordinance*

Location: 616 West Glenn Avenue

Applicant: Phelps Gambill

Property Zoned: Urban Neighborhood – West (UN-W)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a waiver to Table 5-6, Development and Design Standards within the Urban Neighborhood – West (UN-W) District, of the *City of Auburn Zoning Ordinance*, marked "Received" June 14, 2021, Auburn Planning Commission Case PL-2021-00374, is hereby **DENIED, subject to:**

The following waivers are denied:

- Waiver of 5'6" to the minimum ground story height requirement of 15' to allow a ground story height of 9'6"
- Waiver of 1' to the minimum second and third story height requirements of 10'6" to allow the second story height to be 9'6" and the third story height to be 8'6"

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 July 8, 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 4th day of August, 2021.



Katie Robison, AICP, Acting Director of Planning