

**AUBURN PLANNING COMMISSION AGENDA**  
**Thursday, August 12, 2021 at 5:00 P.M., Regular Meeting**  
**141 North Ross Street, City Council Chamber**

**ROLL CALL**

**CITIZENS' COMMUNICATION**

**OLD BUSINESS**

- 1. 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
- 2. 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)
- 3. 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)
- 4. 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

- 5. 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

**CONSENT AGENDA**

**Approval of Minutes**

- Packet Meeting July 6, 2021
- Regular Meeting July 8, 2021

- 6. Yarbrough Farms, Oakmont, Phase 1** **PL-2021-00466**
- Applicant: Dilworth Development, Inc.
- General Location: North end of Andrews Avenue
- Zoning District: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation
- Action Requested: Revised final plat approval for a performance residential development (23 single family detached lots, two open space lots, and one future development lot)

**NEW BUSINESS**

- 7. Lots 1-4, 43 & 44 Villageview Subdivision Rezoning** **PUBLIC HEARING** **PL-2021-00460**
- Applicant: City of Auburn
- General Location: North of Harper Avenue, near the intersection of Summer Hill Road & Florence Drive
- Zoning District: Development District Housing (DDH)
- Action Requested: Recommendation to City Council for rezoning to Medium Density Residential District (MDRD)
- 8. Southview Rezoning** **PUBLIC HEARING** **PL-2021-00455**
- Applicant: David Slocum, Pinnacle Design Group, Inc., on behalf of Curtis and Pauline Jolly
- General Location: Terminus of Southview Drive
- Zoning District: Rural (R)
- Action Requested: Recommendation to City Council for rezoning of approximately 20.78 acres to Development District Housing (DDH)

- 9. Southview Townhomes** **PUBLIC HEARING** **PL-2021-00469**
- Applicant: David Slocum, Pinnacle Design Group, Inc., on behalf of Curtis and Pauline Jolly
- General Location: Terminus of Southview Drive
- Zoning District: Rural (R)
- Action Requested: Recommendation to City Council for conditional use approval for a performance residential development (townhomes)
- 10. Plainsman Lake – The Haven** **PUBLIC HEARING** **PL-2021-00463**
- Applicant: Brandon Bolt, Bolt Engineering, Inc., on behalf of Thaddeus T. Webster
- General Location: North side of Martin Luther King Drive and west of Denali Lane and Solamere Court
- Zoning District: Development District Housing (DDH)
- Action Requested: Preliminary plat approval for a conventional subdivision (66 single family residential lots and one open space lot)
- 11. Plainsman Lake – The Prosper** **PUBLIC HEARING** **PL-2021-00464**
- Applicant: Brandon Bolt, Bolt Engineering, Inc., on behalf of Thaddeus T. Webster
- General Location: North side of Martin Luther King Drive and west of Kenai Pass
- Zoning District: Development District Housing (DDH)
- Action Requested: Preliminary plat approval for a conventional subdivision (124 lot single family residential lots and one detention lot)
- 12. Plainsman Lake – The Vistas** **PUBLIC HEARING** **PL-2021-00465**
- Applicant: Brandon Bolt, Bolt Engineering, Inc., on behalf of Thaddeus T. Webster
- General Location: North side of Martin Luther King Drive, east of Webster Road
- Zoning District: Development District Housing (DDH)
- Action Requested: Preliminary plat approval for a performance residential development (130 townhouse lots and three open space lot)
- 13. Mitchell/Clayton Lands** **PUBLIC HEARING** **PL-2021-00477**
- Applicant: Brett Basquin, Foresite Group, LLC, on behalf of Clayton Properties Group, Inc. and Deborah & John Mitchell
- General Location: Eastern terminus of Mimms Trail
- Zoning District: Limited Development District (LDD) with an overlay of the Planned Development District (PDD) designation
- Action Requested: Preliminary plat approval for ROW dedication

- 14. Mitchell/Clayton Lands** **PL-2021-00478**
- Applicant: Brett Basquin, Foresite Group, LLC, on behalf of Clayton Properties Group, Inc. and Deborah & John Mitchell
- General Location: Eastern terminus of Mimms Trail
- Zoning District: Limited Development District (LDD) with an overlay of the Planned Development District (PDD) designation
- Action Requested: Final plat approval for ROW dedication
- 15. Buc-ee's** **PUBLIC HEARING** **PL-2021-00480**
- Applicant: Buc-ee's Alanama II, LLC
- General Location: Northeast corner of Cox Road and U.S. Interstate 85
- Zoning District: Comprehensive Development District (CDD)
- Action Requested: Preliminary plat approval for a conventional subdivision (four lot subdivision with new right-of-way)
- 16. 403 Opelika Road** **PUBLIC HEARING** **PL-2021-00432**
- Applicant: Jerome Anderson
- General Location: 403 Opelika Road
- Zoning District: Corridor Redevelopment District – Urban (CRD-U)
- Action Requested: Recommendation to City Council for conditional use approval for a performance residential development (multiple-unit development)
- 17. 814 North College Street** **PUBLIC HEARING** **PL-2021-00467**
- Applicant: Parker Lewis, Hydro Engineering Solutions LLC, on behalf of Etherial Jackson
- General Location: 814 North College Street
- Zoning District: Redevelopment District (RDD)
- Action Requested: Recommendation to City Council for conditional use approval for a performance residential development (multiple-unit development)
- 18. Warehouse Distribution** **PUBLIC HEARING** **PL-2021-00474**
- Applicant: Andrew Raquet, GB License, LLC, on behalf of Hopo Realty Investments LLC
- General Location: 2230 Pumphrey Avenue
- Zoning District: Industrial (I)
- Action Requested: Recommendation to City Council for conditional use approval for a commercial support use (warehouse)

**OTHER BUSINESS**

**19. The Preserve, Phase 4C and 6B**

**PL-2020-00170**

Applicant: David Slocum, Pinnacle Design Group, Inc. on behalf of DRB Group Alabama, LLC  
General Location: Western terminus of Sequoia Drive and Forest Cove Drive  
Zoning District: Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation  
Action Requested: Request for 18 month extension of preliminary plat approval for a 50 lot conventional residential subdivision (49 single-family residential lots and one open space lot)

**20. ArchCo North Dean Road**

**PL-2020-00262**

Applicant: Brett Basquin, Foresite Group, LLC, on behalf of RPM Land Development, LLC  
General Location: 1397 North Dean Road  
Zoning District: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation  
Action Requested: Recommendation to City Council for a six-month extension of conditional use approval for a performance residential development (multiple family development)

**CHAIRMAN'S COMMUNICATION**

**STAFF COMMUNICATION**

**ADJOURNMENT**