

**Auburn Planning Commission
August 12, 2021 – Regular Meeting
MINUTES**

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, August 12, 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, Jana Jager, Mack LaZenby, Marcus Marshall, Warren McCord, Nonet Reese, Bob Ritenbaugh

ABSENT Phil Chansler

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

Ms. Reese served as Chair.

CITIZENS COMMUNICATION

OLD BUSINESS

Earnest Annexation

PL-2021-00371

- Mr. McCord made a motion to postpone until September 9, 2021 Case PL-2021-00371, Earnest Annexation, a request for a recommendation to City Council for annexation of approximately 64.04 acres.

Ms. Bridges seconded the motion.

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

The Bottle CDD

PL-2021-00369

- Ms. Bridges made a motion to postpone until September 9, 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).

Ms. Jager seconded the motion.

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

The Bottle DDH

PL-2021-00372

- Ms. Jager made a motion to postpone until September 9, 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).

Mr. Marshall seconded the motion.

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

The Bottle PDD

PL-2021-00368

- **Ms. Bridges made a motion to postpone until September 9, 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. Marshall seconded the motion.

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

The Bottle

PL-2021-00370

- **Mr. Marshall made a motion to postpone until September 9, 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. Jager seconded the motion.

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

CONSENT AGENDA

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

- **Yarbrough Farms, Oakmont, Phase 1 – PL-2021-00466:** Final plat approval for a performance residential development (23 single family detached lots, two open space lots, and one future development lot)

Ms. Bridges made a motion to approve the consent agenda, which included the minutes from the July 6, 2021 packet meeting and the July 8, 2021 regular meeting, with staff comments.

Mr. Marshall seconded the motion.

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

NEW BUSINESS

Village View Subdivision Rezoning

PL-2021-00460

Ms. Robison stated the request was for a recommendation to City Council for rezoning of Lots 1-4, 43 & 44 of Village View Subdivision from Development District Housing (DDH) to Medium Density Residential District (MDRD). The purpose of this map amendment was to revise the zoning of a small area north of

Harper Avenue and east of Summer Hill Road from DDH to MDRD. This area was previously rezoned from NC-5 to DDH as part of the Harper Avenue Focus Area Study. Staff recommended approval.

Ms. Reese opened the public hearing. After no comments were received, the public hearing was closed.

Mr. McCord made a motion to approve Case PL-2021-00460, Village View Subdivision Rezoning, a request for a recommendation to City Council for rezoning of Lots 1-4, 43 & 44 of Village View Subdivision from Development District Housing (DDH) to Medium Density Residential District (MDRD).

Mr. Ritenbaugh seconded the motion.

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

Southview Rezoning

PL-2021-00455

Ms. Canady stated the request was for a recommendation to City Council for rezoning of approximately 20.78 acres from Rural (R) to Development District Housing (DDH). The subject property was located at the terminus of Southview Drive. The maximum density permitted in the DDH zoning district for a conventional subdivision was 4 du/ac and 5.5 du/ac for a performance subdivision. This would permit the applicant to develop a maximum of 83 units in a conventional subdivision and 114 units in a performance subdivision. These densities would conform to the Future Land Use designation assigned to the property. Staff recommended approval.

Ms. Reese opened the public hearing. After no comments were received, the public hearing was closed.

Mr. Marshall made a motion to approve Case PL-2021-00455, Southview Rezoning, a request for a recommendation to City Council for rezoning of approximately 20.78 acres from Rural (R) to Development District Housing (DDH), with staff comments.

Ms. Bridges seconded the motion.

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

Southview Townhomes

PL-2021-00469

Ms. Canady stated the request was for a recommendation to City Council for conditional use approval for a performance residential development (112 fee-simple townhomes). The subject property was located at the terminus of Southview Drive in the Development District Housing (DDH) zoning district (pending rezoning, Case PL-2021-00469). The proposed density for this development is 5.39 dwelling units per acre. The future land use designation of Low/Medium-Density Residential allows for 6 dwelling units per acre. The DDH zoning allows for up to 5.50 dwelling units per acre in a performance subdivision and is the zoning district adjacent to the subject property to the north. The proposal was in line with both the future land use designation and the DDH zoning district. Staff recommended approval.

Ms. Reese opened the public hearing. After no comments were received, the public hearing was closed.

Mr. McCord made a motion to approve Case PL-2021-00469, Southview Townhomes, a request for a recommendation to City Council for conditional use approval for a performance residential development (townhomes), with staff comments and the following conditions:

- The developer/property owner shall be responsible for the design and construction of Southview Drive to the west property line as required by the City Engineer, providing a stub out for future connectivity to Veteran's Boulevard. The permanent cul-de-sac shall be removed and if required by the City, a temporary cul-de-sac provided until a future connection to Veteran's Boulevard is accomplished.
- Lots 1,2, and 23 be reconfigured such that they are allowed reasonable use of their land and are not impeded by the presence of either the Alabama Power or Gas easements currently existing on the site.

Ms. Bridges seconded the motion.

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

Plainsman Lake – The Haven

PL-2021-00463

Mr. Howell stated the request was for preliminary plat approval for a conventional subdivision (66 single family residential lots and one open space lot). The subject property was located on the north side of Martin Luther King Drive and west of Denali Lane and Solamere Court in the Development District Housing (DDH) zoning district. The plat met requirements for preliminary plat approval. Staff recommended approval.

Ms. Reese opened the public hearing.

Public comment was provided by the following individuals:

- Malorie Hayes, 1784 Solamere Court, asked the Commission to strongly consider the impacts of this development in regard to traffic safety at Solamere Lane and Highway 14 (correspondence attached to and made part of the minutes).
- Sallie Eiland, 142 Denali Lane, spoke on behalf of Steven and Leslie Farrington at 139 Denali Lane, who requested that existing desirable trees be preserved.
- Alan Eiland, 142 Denali Lane, expressed concern about existing and future traffic conditions.
- Adam Dabbs, 174 Denali Lane, expressed concern about existing and future traffic conditions. He was also concerned with construction on a wetland area.
- Andrew Visiko, 178 Denali Lane, expressed concern with water drainage, privacy, and property values. He asked that the new subdivision to be joined with a connector road from Highway 14 to Richland Road.
- Brandi Brunson, 1787 Solamere Court, discussed drainage problems she and her neighbors have encountered and asked that proper grading and runoff mitigation be implemented. She also expressed concern regarding a potential increase in crime resulting from road connectivity.

Brandon Bolt with Bolt Engineering, Inc. represented the applicant. He noted the potential for a construction easement on Highway 14, so that construction traffic did not travel through Solamere.

Mr. McCord made a motion to approve Case PL-2021-00463, Plainsman Lake – The Haven, a request for preliminary plat approval for a conventional subdivision (66 single family residential lots and one open space lot), with staff comments minus the comment that the plat will need to include each phase of the Plainsman Lake development, to include the future commercial lot, as separate lots.

Ms. Jager seconded the motion.

A vote was taken, and the motion passed with a vote of 6-2. Commissioners Bridges and Ritenbaugh voted against the motion.

Plainsman Lake – The Prosper

PL-2021-00464

Mr. Howell stated the request was for preliminary plat approval for a conventional subdivision (124 single family residential lots and one detention lot). The subject property was located on the North side of Martin Luther King Drive and west of Kenai Pass in the Development District Housing (DDH) zoning district. The plat met requirements for preliminary plat approval. Staff recommended approval.

Ms. Reese opened the public hearing. After no comments were received, the public hearing was closed.

Ms. Bridges made a motion to approve Case PL-2021-00464, Plainsman Lake – The Prosper, a request for preliminary plat approval for a conventional subdivision (124 single family residential lots and one detention lot), with staff comments minus the comment that the plat will need to include each phase of the Plainsman Lake development, to include the future commercial lot, as separate lots.

Mr. McCord seconded the motion.

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

Plainsman Lake – The Vistas

PL-2021-00465

Mr. Howell stated the request was for preliminary plat approval for a performance residential development (130 townhouse lots and three open space lots). 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 plat met requirements for preliminary plat approval. Staff recommended approval.

Ms. Reese opened the public hearing. After no comments were received, the public hearing was closed.

Mr. Marshall made a motion to approve Case PL-2021-00465, Plainsman Lake – The Vistas, a request for preliminary plat approval for a performance residential development (130 townhouse lots and three open space lots), with staff comments minus the comment that the plat will need to include each phase of the Plainsman Lake development, to include the future commercial lot, as separate lots.

Ms. Bridges seconded the motion.

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

Mitchell/Clayton Lands

PL-2021-00477

Mr. Kipp stated the request was for preliminary plat approval to dedicate new right-of-way. The subject property was located at the eastern terminus of Mimms Trail in the Limited Development District (LDD) with an overlay of the Planned Development District (PDD) designation. The purpose of this plat was to realign Mimms Trail right-of-way for phase 11 which required dedication of a portion of new right-of-way and vacation of a portion of the old right-of-way. The proposed plat also adds +/- 45,000 SF of land to the Mitchell property from the remnant parcel. The old right-of-way will be transferred to lot 267 Mimms Trail 7th Addition through an administrative plat once the right-of-way has been vacated. The proposed subdivision meets or exceeds the requirements of the subdivision regulations. Staff recommended approval.

Ms. Reese opened the public hearing.

Public comment was provided by the following individuals:

- Don Durden, 2400 Rutland Road, opposed the subdivision request.

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

Brett Basquin with Foresite Group, LLC represented the applicant. He said plans to reroute and reconstruct the road had been approved by the City.

Ms. Bridges made a motion to approve Case PL-2021-00477, Mitchell/Clayton Lands, a request for preliminary plat approval for right-of-way dedication, with staff comments.

Mr. McCord seconded the motion.

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

Mitchell/Clayton Lands

PL-2021-00478

Mr. Kipp stated the request was for preliminary plat approval to dedicate new right-of-way. The subject property was located at the eastern terminus of Mimms Trail in the Limited Development District (LDD) with an overlay of the Planned Development District (PDD) designation. The purpose of this plat was to realign Mimms Trail right-of-way for phase 11 which required dedication of a portion of new right-of-way and vacation of a portion of the old right-of-way. The proposed plat also adds +/- 45,000 SF of land to the Mitchell property from the remnant parcel. The old right-of-way will be transferred to lot 267 Mimms Trail 7th Addition through an administrative plat once the right-of-way has been vacated. The proposed subdivision meets or exceeds the requirements of the subdivision regulations. Staff recommended approval.

Ms. Jager made a motion to approve Case PL-2021-00478, Mitchell/Clayton Lands, a request for final plat approval for right-of-way dedication, with staff comments.

Ms. Bridges seconded the motion.

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

Buc-ee's

PL-2021-00480

Ms. Canady stated the request was for preliminary plat approval for a conventional subdivision (four lot subdivision with new right-of-way). The subject property was located at the Northeast corner of Cox Road and U.S. Interstate 85 in the Comprehensive Development District (CDD) zoning district. The plat met requirements for preliminary plat approval. Staff recommended approval.

Ms. Reese opened the public hearing. After no comments were received, the public hearing was closed.

Mr. LaZenby made a motion to approve Case PL-2021-00480, Buc-ee's, a request for preliminary plat approval for a conventional subdivision (four lot subdivision with new right-of-way), with staff comments.

Mr. Marshall seconded the motion.

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

403 Opelika Road

PL-2021-00432

Mr. Kipp 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 403 Opelika Road in the Corridor Redevelopment District – Urban (CRD-U) zoning district. The plan contemplated a 3-story mixed-use development consisting of a 1,700 SF barbershop and a 1,300-2,050 SF restaurant at the ground story, as well as a 10-unit residential component on the second and third levels. The proposed development was in line with the comprehensive land use plan Mixed Use 2 designation. Staff recommended approval.

Ms. Reese opened the public hearing. After no comments were received, the public hearing was closed.

Mr. LaZenby made a motion to approve Case PL-2021-00432, 403 Opelika Road, a request for a recommendation to City Council for conditional use approval for a performance residential development (multiple-unit development), with staff comments.

Mr. Marshall seconded the motion.

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

814 North College Street

PL-2021-00467

Ms. Canady 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 814 North College Street in the Redevelopment District (RDD) zoning district. The applicant proposed to construct a multiple-unit development comprised of three buildings containing 12 units. The future land use for the area was a mixture of medium and low residential densities. However, there were several multi-family developments in the neighborhood that functioned well in a neighborhood context, blending a mixture of residential development types and densities. The applicant was cooperative with staff recommendations. The two buildings fronting North College Street have been

designed with a single exterior door. Each unit will have internal access from a vestibule. This concept (Figure 1) was designed to mimic and regard the existing single-family residences along North College Street. Due to the unique characteristics of the surrounding area and this accommodating architectural design, staff recommended approval despite the technical inconsistency with the future land use plan.

Ms. Reese opened the public hearing. After no comments were received, the public hearing was closed.

Mr. LaZenby made a motion to approve Case PL-2021-00467, 814 North College Street, 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.

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

Warehouse Distribution

PL-2021-00474

Mr. Howell stated the request was for a recommendation to City Council for conditional use approval for a commercial support use (warehouse). The subject property was located at 2230 Pumphrey Avenue in the Industrial (I) zoning district. The proposed use appeared to be consistent with the intent of the zoning district, the general purpose, and goals of the Zoning Ordinance. The use would align with existing uses on the site as well as neighboring uses and the Industrial (I) zoning district. Staff recommended approval.

Ms. Reese opened the public hearing. After no comments were received, the public hearing was closed.

Brett Basquin with Foresite Group, Inc. represented the applicant. he explained that the use was approved in 2019, but had expired due to inactivity. Nothing about the project had changed in that time.

Mr. LaZenby made a motion to approve Case PL-2021-00474, Warehouse Distribution, a request for a recommendation to City Council for conditional use approval for a commercial support use (warehouse), with staff comments.

Ms. Bridges seconded the motion.

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

OTHER BUSINESS

The Preserve, Phases 4C and 6B

PL-2020-00170

Mr. Kipp stated the request was for an 18-month extension of preliminary plat approval for a conventional subdivision (49 single-family residential lots and one open space lot). The subject property was located at the western terminus of Sequoia Drive and Forest Cove Drive in the Development District Housing (DDH) zoning district with an overlay of the Planned Development District (PDD) designation. The approval was set to expire on October 9, 2021. Staff recommended approval, provided that the

comments which were identified in the original preliminary plat review be retained and addressed prior to submission of a final plat for approval.

Mr. LaZenby made a motion to approve Case PL-2020-00170, The Preserve, Phases 4C and 6B, a request for an 18-month extension of preliminary plat approval for a conventional subdivision (49 single-family residential lots and one open space lot) provided that the following comments which were identified in the original preliminary plat review be retained and addressed prior to submission of a final plat for approval.

Ms. Bridges seconded the motion.

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

ArchCo North Dean Road

PL-2020-00262

Mr. Howell stated the request was for a recommendation to City Council for a six-month extension of conditional use approval for a performance residential development (multiple family development). The subject property was located at 1397 North Dean Road in the Comprehensive Development District (CDD) zoning district with an overlay of the Planned Development District (PDD) designation. The conditional use approval was set to expire on December 16, 2021. Staff recommended approval

Mr. LaZenby made a motion to approve Case PL-2020-00262, ArchCo North Dean Road, a request for a recommendation to City Council for a six-month extension of conditional use approval for a performance residential development (multiple family development).

Ms. Jager seconded the motion.

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

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

Ms. Robison stated the Commission's November regular meeting was scheduled for Veterans' Day. The Commission discussed and decided to reschedule the November regular meeting to November 9, 2021.

ADJOURNMENT- With no further business, the meeting was adjourned at 6:39 p.m.

Mack LaZenby, Secretary

Phil Chansler, Chair