

**Auburn Planning Commission
March 17, 2022 – Regular Meeting
MINUTES**

The Planning Commission of the City of Auburn, Alabama, met in regular session on Thursday, March 17, 2022, at 5:00 PM in the City Council Chambers of the Public Safety Building located at 141 N. Ross Street.

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

MEMBERS ABSENT Jana Jager

STAFF PRESENT Scott Cummings, Executive Director of Development Services; Steve Foote, Planning Services Director; Alison Frazier, Engineering Services Director; Katie Robison, Principal Planner; Logan Kipp, Principal Planner, Jay Howell, Planner; Amber English, Planner; Morgan Shepard, Planner; Jessica Harmon, Administrative Assistant

CITIZENS COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

Chairman Chansler summarized the items on the consent agenda, which included:

1. **Annexation – Swann Farm – AX-2022-002:** Recommendation to City Council for annexation of approximately 77.3 acres

Commissioner Reese made a motion to approve the consent agenda, which included the minutes from the February 7, 2022 packet meeting and the February 10, 2022 regular meeting, with staff conditions.

Commissioner Bridges seconded the motion.

A vote was taken, and the motion passed by a vote of 7-0.

NEW BUSINESS

2. Rezoning – Swann Farm

RZ-2022-002

MS. Shepard stated the request was for rezoning of approximately 77.3 acres from Rural (R) to Development District Housing (DDH). The subject property is located south and east of the new Cox Road and Wire Road roundabout in the Rural (R) zoning district. The rezoning meets or exceeds the requirements of the City of Auburn. Staff recommended approval.

Brett Basquin, Foresite Group LLC, offered comments in support of the rezoning.

Commissioner Reese made a motion to approve case RZ-2022-002.

Commissioner Bridges seconded the motion.

A vote was taken, and the motion passed by a vote of 7-0.

3. Planned Development District – Swann Farm

RZ-2022-003

Ms. Shepard stated the request was to apply the Planned Development District (PDD) designation to approximately 77.3 acres. The subject property is located south and east of the new Cox Road and Wire Road roundabout in the Development District Housing (pending rezoning, case RZ-2022-002). Staff recommended approval with the condition(s) (modified) listed below.

Planning

- 1. During the DRT review process additional information regarding the quantity and quality of existing vegetation within the 20' vegetative buffers shall be provided to staff. The Planning Director will work with the applicant to determine whether and where it is practical to preserve existing vegetation, or to permit vegetative removal and the planting of a new landscape buffer meeting the requirements of Section 422.03 of the zoning ordinance, or a combination thereof.*
- 2. Tree preservation and landscaping outside of the 20' perimeter buffer will be reviewed during the City's Development Review Team and subdivision review processes.*
- 3. Residential building facades shall include durable materials such as brick, stucco, and/or cementitious fiber board.*
- 4. Front loaded townhomes and single-family residences shall provide a minimum 10'x10' patio. Rear loaded townhomes and single-family residences shall provide usable outdoor private space, where practicable, in the form of covered front porches/stoops, interior courtyards, patios, or other private space. Details to be determined during the DRT review process.*
- 5. Enclosed dumpsters or other suitable refuse collection acceptable to the City of Auburn will be required for the multiple-unit development per section 408.02(C).*
- 6. Centralized mail delivery shall be provided for the development and shall be located on open space in a manner acceptable by the USPS and the City.*
- 7. Buildings shall be separated by a minimum of 15' within the multiple-unit development section. The setbacks for condominium structures shall be angle of light 1:1 per Section 503(A) of the Zoning Ordinance.*
- 8. Provide a breakdown of units, open space, parking, and density for each phase of development. The maximum density per phase in a PDD with base zoning of DDH is 8 du/ac and a minimum of 15% open space shall be provided in any given phase. Provide overall site totals.*
- 9. All residential products shall comply with parking required by the zoning ordinance, including guest parking.*
- 10. The cell tower will need to be removed prior to construction of residential units within the tower fall zone (height of tower) or within 200 feet of the tower, whichever distance is greater.*

11. *Parking spaces on the public street will need to be removed or relocated to private property or private streets.*
12. *All sidewalks to be a minimum of 5' in width.*
13. *The note beginning "The yield study.." needs to be removed or edited to state actual density shown may lessen but will not increase from what is proposed.*
14. *Should City Council approve this development, an updated MDP will be required within 90 days reflecting all staff conditions contained herein, as well as any additional conditions of approval as specified by the City Council.*

Engineering

1. *An engineering certification has been submitted.*
2. *A traffic impact study (TIS) is required for this development. Any improvements above standards in the Engineering Design Manual, shall be installed with the construction of the development.*
3. *The proposed driveways may not meet the required spacing requirements along Cox Road and/or Wire Road. This will be evaluated during the DRT review.*
4. *Provide a driveway stub-out to the north from the commercial phase.*
5. *The private street, located north of the main Cox Road entrance, should be extended to create an additional access point to Cox Road.*
6. *Upon submission of a development plan, the site must comply with the requirements in the Engineering Design and Construction Manual.*

Water Resource Management:

1. *Offsite easements may be needed for sanitary connection. Fees associated with offsite easements and connection are the property owner's responsibility.*
2. *Existing private sanitary sewer will not be accepted for use as public sanitary sewer.*

Brett Basquin, Foresite Group LLC, offered comments in support of the rezoning.

Commissioner McCord made a motion to approve RZ-2022-003, with Staff's modified conditions and without Engineering condition #6 and #8 to read as noted above.

Commissioner Bridges seconded the motion.

A vote was taken, and the motion passed by a vote of 7-0.

4. Conditional Use – Swann Farm

CU-2022-004

Ms. English stated the request was for a conditional use approval for Institutional, Road Service, Nurseries, Commercial Support, and Commercial and Entertainment uses. The subject property is located south and east of the new Cox Road and Wire Road roundabout in the Development District Housing (pending rezoning, case RZ-2022-002) with an overlay of the Planned Development District (PDD) designation (pending rezoning, case RZ-2022-003). Staff recommended approval with the condition(s) listed below.

Planning:

1. *The following uses shall not be allowed within the PDD: all requested Institutional uses (assisted living facility, independent living facility, nursing home, memory care facility), funeral home, precious metals purchase/sales, veterinary office/kennel with outdoor pens, and gasoline/service station.*
2. *Continue the proposed sidewalk network shown in the residential component of the PDD in order to provide dedicated and continuous pedestrian connectivity to the commercial site.*
3. *An administrative subdivision is needed to separate the commercial and residential portions of the PDD.*
4. *The commercial portion of the PDD shall be delineated as Phase 4 on the Master Development Plan to be consistent with the written report.*
5. *Corridor overlay regulations shall apply to nonresidential uses visible from the right-of-way. Construction shall comply with Section 429.07 of the zoning ordinance, which addresses siting and screening of meters and mechanical equipment. Parapet walls shall fully screen rooftop mechanical equipment from all sides.*
6. *ISR and FAR calculations, building height, and floor plans are needed to determine land use classification, buffer yards, and parking requirements.*
7. *Project is subject to DRT approval. All drive-thrus will require approval by the City Engineer and DRT. A redesign of the drive-thru may require modifications to the commercial site.*

Engineering:

1. *A traffic impact study (TIS) is required for this development. Any improvements above standards in the Engineering Design Manual, shall be installed with the construction of the development.*
2. *Provide a driveway stub-out to the north from the commercial phase.*

Water Resource Management:

1. *The City of Auburn can provide sanitary sewer service to this area. The Developer is responsible for any fees/easement associated with connection to the sanitary system.*
2. *The existing private sanitary will not be accepted as public sanitary sewer.*
3. *Auburn Water Works Board does not provide water service to this area. Please coordinate with local water authority for water service.*

Brett Basquin, Foresite Group LLC, offered comments in support of the conditional use.

Commissioner Bridges made a motion to approve CU-2022-004, with Staff conditions noted above.

Commissioner Reese seconded the motion.

A vote was taken, and the motion passed by a vote of 7-0

5. Conditional Use – ArchCo North Dean

CU-2022-005

Mr. Howell stated the request was for a revised conditional use approval for a performance residential development (250-unit multiple unit development). The subject property is located at 1397 North Dean Road in the Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation. Staff recommended approval.

Brett Basquin, Foresite Group LLC, offered comments in support of the conditional use.

Commissioner Bridges made a motion to approve CU-2022-005.

Commissioner McCord seconded the motion.

A vote was taken, and the motion passed by a vote of 7-0.

6. Preliminary Plat – Parker Creek Townhomes

PP-2022-003

Mr. Kipp stated the request was for a Preliminary plat approval for a performance residential development (31-lot townhouse subdivision). The subject property is located at the south side of the East Longleaf Drive, near 270 Easy Longleaf Drive in the Comprehensive Development District (CDD). Staff recommended approval with the condition(s) listed below.

Planning:

- 1. Update date in signature block "February"*
- 2. Update street names in Note 15*
- 3. Designate location of mail kiosk if any easements will be needed*
- 4. Designate location of subdivision sign if any easements will be needed*
- 5. Label ROW radius width in cul-de-sac*
- 6. All mechanical and electrical shall be screened from view along East Longleaf Drive*
- 7. A revised lot layout providing for additional connectivity shall be provided prior to preliminary plat approval of sections D, E, and F*
- 8. Townhomes on Lots 1-8 to be oriented with the front facade facing Longleaf Drive or a solid fence and landscaping shall be provided along the rear of said lots as a buffer. If oriented internally the required fence and landscaping shall also be continued along the rear of Lot 18.*

Engineering:

- 1. Provide minimum finished floor elevations for lots adjacent to water features*
- 2. Add a note that prohibits access to East Longleaf Drive*

Water Resource Management:

All comments have been addressed

GIS:

All comments have been addressed

Brett Basquin, Foresite Group LLC, offered comments in support of the conditional use.

Chairman Chansler made a motion to approve CU-2022-005 with staff conditions and modifying #6 to address the orientation of townhomes on lots adjacent to Longleaf Drive (Lots 1-8, & 18) all to read as noted above.

Commissioner Bridges seconded the motion.

A vote was taken, and the motion passed by a vote of 6-1.

Commissioner Bridges, McCord, Reese, Ritenbaugh, Birmingham, and Chairman Chansler voted for the motion. Commissioners Marshall voted against the motion.

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT – With no further business, the meeting was adjourned at 6:15 PM

Phil Chansler, Chair

Planning Commission Secretary