



PLANNING COMMISSION REGULAR MEETING AGENDA

December 12, 2024 - 5:00 p.m.
City Council Chamber, 141 N. Ross Street, Auburn, AL

Nonet Reese, Chairman
Oscar Moseley
Jennifer Stephens

David Wisdom, Vice Chairman
Walker Davis
Dana Camp

Wendy Birmingham
Joseph Aistrup
Phil Chansler

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

1. Final Plat - Mimms Trail 13th Addition FP-2024-024

Request: Final plat approval for a 59-lot performance residential development (52 single-family detached lots, four open space lots, two outlots, and one lot for future development)

General Location: Within the Mimm's Trail PDD, at the current terminus of Mimm's Trail

Zoning District: Limited Development District (LDD) with Planned Development District (PDD) overlay

Applicant: Brett Basquin, Foresite Group, LLC

NEW BUSINESS

2. Zoning Ordinance Text Amendment – PUD Amendment- PUBLIC HEARING ZC-2024-003

Request: Recommendation to City Council to amend Article III, Section 304 Planned Unit Development & Article V, Section 504 Planned Developments

Applicant: City of Auburn

3. Final Plat - Asbury Hills Subdivision Redivision of Lot 3 FP-2024-021

Request: Final plat approval for a 45-lot performance subdivision (townhomes)

General Location: Shelton Mill Road

Zoning District: Comprehensive Development District (CDD)

Applicant: Hayes Eiford, Samford Group, LLC

4. Rezoning - Donna Crossing CDD - PUBLIC HEARING RZ-2024-012

Request: Recommendation to City Council for rezoning of approximately 13.74 acres from Rural (R) to Comprehensive Development District (CDD)

General Location: Eastern corner of North Donahue Drive and West Farmville Road

Zoning District: Rural (R)

Applicant: Brett Basquin, Foresite Group, LLC, on behalf of Tom Hayley, Donahue Land, LLC and Lake Martin Incorporated

5. Rezoning - Donna Crossing PDD - PUBLIC HEARING **RZ-2024-016**

Request: Recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 13.74 acres in the Comprehensive Development District (CDD) zoning district (pending approval of RZ-2024-012).

General Location: Eastern corner of North Donahue Drive and West Farmville Road

Zoning District: Comprehensive Development District (CDD) (pending approval of RZ-2024-012)

Applicant: Brett Basquin, Foresite Group, LLC, on behalf of Tom Hayley, Donahue Land, LLC and Lake Martin Incorporated

6. Conditional Use - Donna Crossing - PUBLIC HEARING **CU-2024-040**

Request: Recommendation to City Council for conditional use approval for a church, day care center, independent living facility, nursing home, gymnasium, office, ATMS, bank with drive thru, convenience stores/small grocery (less than 3000 sq ft), fast food restaurant, mobile vendor food court, gas/services station, retail, veterinary office/kennel w/outdoor pens, neighborhood shopping center, banks, barbershops/beauty shops, books, hobby, music, sporting goods store, brewpub, clothing stores, copy shop, dry cleaners, electronics repairs, florists, garden supply, general merchandise stores, grocery stores, hardware stores, health & personal care stores, office supplies, stationery, gift stores, precious metal sales, personal studios, restaurant, specialty food stores, veterinary office/kennel.

General Location: Eastern corner of North Donahue Drive and West Farmville Road

Zoning District: Comprehensive Development District (CDD) with the Planned Development District (PDD) overlay (pending approval of RZ-2024-012 and RZ-2024-016)

Applicant: Brett Basquin, Foresite Group, LLC, on behalf of Tom Hayley, Donahue Land, LLC and Lake Martin Incorporated

7. Annexation - Samples Property Annexation **AX-2024-031**

Request: Recommendation to City Council for annexation of approximately 53.5 acres

General Location: Northside of West Farmville Road (Lee Road 72) between Pepperwood Trail (Lee Road 91) and Auburn Lakes Road

Zoning District: Outside of City Limits

Applicant: Lora G. Samples

8. Rezoning - Greenwood Village DDH - PUBLIC HEARING **RZ-2024-019**

Request: Recommendation to City Council to rezone approximately 53.53 acres from Rural (R) to Development District Housing (DDH)

General Location: Northside of West Farmville Road (Lee Road 72) between Pepperwood Trail (Lee Road 91) and Auburn Lakes Road

Zoning District: Rural (R) pending approval of AX-2024-031

Applicant: Lee Tharp, Kadre Engineering

- 9. Rezoning - Greenwood Village PDD - PUBLIC HEARING** **RZ-2024-020**
- Request: Recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 53.53 acres
- General Location: Northside of West Farmville Road (Lee Road 72) between Pepperwood Trail (Lee Road 91) and Auburn Lakes Road
- Zoning District: Development District Housing (DDH) pending approval of RZ-2024-019
- Applicant: Lee Tharp, Kadre Engineering
- 10. Preliminary Plat - Old Row Townhomes - PUBLIC HEARING** **PP-2024-051**
- Request: Preliminary Plat approval for a 7-lot performance residential development (townhouse subdivision)
- General Location: 337 East Magnolia Avenue
- Zoning District: Urban Neighborhood East (UN-E)
- Applicant: Ryan Casadaban, The Letterman, LLC
- 11. Preliminary Plat - Northgate Phase 3 - PUBLIC HEARING** **PP-2024-052**
- Request: Preliminary Plat approval for a 155-lot performance residential development (75 single-family detached lots, 52 twin house lots, 23 townhouse lots, two mixed-use lots, two open space lots, and one subdivision amenity site)
- General Location: 3059 N College Street
- Zoning District: Comprehensive Development District (CDD) and Development District Housing (DDH) with Planned Development District (PDD) overlay
- Applicant: Spencer Cothran, Holland Homes, LLC
- 12. Conditional Use - Gamble Winter New Office - PUBLIC HEARING** **CU-2024-045**
- Request: Recommendation to City Council for conditional use approval for commercial support uses (contractor storage yard, mini-warehouse, warehouse)
- General Location: 375 West Veterans Boulevard
- Zoning District: Comprehensive Development District (CDD)
- Applicant: Lee Tharp, Kadre Engineering
- 13. Conditional Use - Cox Road Gas Station - PUBLIC HEARING** **CU-2024-046**
- Request: Recommendation to City Council for conditional use approval for a road service use (gasoline/service station)
- General Location: 2826 Cox Road
- Zoning District: Comprehensive Development District (CDD) & Interstate Commercial District (ICD)
- Applicant: Brett Basquin, Foresite Group, LLC

14. Conditional Use - The Boulevard Phase 8 - PUBLIC HEARING

CU-2024-047

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

General Location: Terminus of Gidden Street

Zoning District: Medium Density Residential District (MDRD)

Applicant: Lee Tharp, Kadre Engineering

15. Conditional Use - 708 Harper Avenue MUD - PUBLIC HEARING

CU-2024-048

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

General Location: 708 Harper Avenue

Zoning District: Corridor Redevelopment District – East (CRD-E)

Applicant: William Lynn Jr., Lynn Construction Company

OTHER BUSINESS

CHAIRMAN’S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT