

**Auburn Planning Commission
November 5, 2012 – Packet Meeting
MINUTES**

The Auburn Planning Commission (PC) met on Monday, November 5, 2012 at 12:00 p.m. in the Development Services Building at 171 North Ross Street.

PRESENT Wayne Bledsoe, Sarah Brown, Warren McCord, Charles Pick, Matt Rice, Emily Sparrow, Mark Yohn

ABSENT Phil Chansler

STAFF PRESENT Forrest Cotten, Justin Steinmann, Cathy Cooper, Matt Mosley, Jeff Ramsey, Alison Frazier, Dan Crowdus, Eric Carson, Rick Davidson

Mr. Cotten read the following statement for the record:

“The main business of the Packet Meeting is for the Commission to have an opportunity to ask preliminary questions of staff about the applications that have been scheduled for the subsequent regular meeting. No action is taken at the Packet Meeting. Therefore, it is expected that the primary content of the Packet Meeting will consist of questions being asked by the Commission and answers being provided by city staff.”

OLD BUSINESS

CONSENT AGENDA

NEW BUSINESS

Eagles South Apartments PDD

PL-2012-00917

Mr. Cotten summarized the request for a recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 19.256 acres located at 1131 South College Street. The subject property is an existing apartment complex with 172 dwelling units containing 656 bedrooms. The complex was originally constructed in 1991. There are ten residential buildings and one clubhouse. The site also has amenities such as tennis courts, a basketball court, volleyball court and a swimming pool. The applicant is proposing to reduce the overall bedroom count from 656 to 486 beds. The number of units would increase from 172 to 201 units. The current density for the project is 8.9 units per acre. The allowed density for CDD is 9.5 units per acre. This would only allow 182 units. The applicant is requesting to apply the PDD zoning overlay to the project and utilize the incentive/exchange program to gain a 10 percent density bonus. This would change the density to 10.45 units per acre allowing the 201 units. Staff recommended as a condition of approval that the applicant provide a sidewalk from the clubhouse area to the existing sidewalk on South College Street allowing the internal network of sidewalks to connect to the public pedestrian way.

Brantley Crossing PDD

PL-2012-00744

Mr. Cotten summarized the request for a recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 22.297 acres located on the west side of South College Street and north of Sandhill Road. The applicant requested the Commission table the request until its December 13, 2012 meeting, so that a revised plan could be submitted.

Brantley Crossing Conditional Uses

PL-2012-00936

Mr. Cotten summarized the request for a recommendation to City Council for conditional use approval for multiple uses to be located on the west side of South College Street and north of Sandhill Road. The

applicant requested the Commission table the request until its December 13, 2012 meeting, so that a revised plan could be submitted.

Project China

PL-2012-00925

Mr. Cotten summarized the request for a recommendation to City Council for conditional use approval for an industrial use (manufacturing use) located at lot 14, Auburn Technology Park West in the Industrial (I) zoning district. This project will be constructed in four phases on a ±23.57 acre lot. Phase I will include ±69,647 square feet of manufacturing/warehouse space. The second phase will include a ±52,920 square foot addition. Phase III calls for a 100,000 square foot adjacent building. Phase IV includes a 20,000 square foot Research and Development Building. At total build-out, the facilities on site will be ±245,000 square feet.

CNJ Expansion 2012

PL-2012-00926

Mr. Cotten summarized the request for a recommendation to City Council for amended conditional use approval for the expansion of an existing industrial use (manufacturing use) located at 265 Teague Court in the Industrial (I) zoning district. A 2010 expansion added 44,275 square feet for a total current building size of 108,675 square feet. The 2010 amended conditional use approval also showed a future expansion area of 40,000 square feet. For the 2012 amended conditional use approval, the applicant is requesting to add 70,000 square feet. Upon its completion, the total facility size will be 178,675 square feet.

Glendean Shopping Center

PL-2012-00924

Mr. Cotten summarized the request for a landscape waivers for property located at 750-770 East Glenn Avenue in the Commercial Conservation (CC) zoning district. The applicant sought to modify the number of canopy trees in the East Glenn Avenue corridor buffer from three (3) canopy trees, six (6) understory trees, and 14 shrubs to zero (0) canopy trees, nine (9) understory trees and 14 shrubs. The applicant also sought to modify the number of trees in the North Dean Road corridor buffer from three (3) canopy trees, six (6) understory trees, and 14 shrubs to two (2) canopy trees, four (4) understory trees and 14 shrubs. Recently, the gas station at the intersection of the shopping center was closed and torn down. The removal of the gas station provided greater parking and visibility for the shopping center and closed multiple curb cuts that no longer met spacing requirements. As part of the redevelopment of the property, the applicant was required to bring the modified section of the development into compliance with the Zoning Ordinance. This required all new parking to have landscaping islands and also precipitated the required bufferyards along both East Glenn Avenue and North Dean Road. Staff recommended approval.

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 12:20 p.m.

Mark Yohn, Secretary

Emily Sparrow, Chair