

**Auburn Planning Commission  
October 8, 2012 – Packet Meeting  
MINUTES**

The Auburn Planning Commission (PC) met on Thursday, October 8, 2012 at 12:00 p.m. in the Development Services Building at 171 North Ross Street.

**PRESENT** Ron Anders, Wayne Bledsoe, Sarah Brown, Phil Chansler, Charles Pick, Matt Rice, Emily Sparrow, Mark Yohn

**ABSENT** Warren McCord

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

**OLD BUSINESS**

**319 Bragg** **PL-2012-00511**

Mr. Cotten summarized the request for a recommendation to City Council for conditional use approval for a performance residential development use (multiple family development) located at 319 Bragg Avenue in the Redevelopment District (RDD) zoning district. The Commission tabled the item at its September meeting in order for the applicant to perform a market study for the project. The study had not yet been completed, and the applicant requested a continuance until the Commission's December regular meeting.

**The Dakota** **PL-2012-00742**

Mr. Cotten summarized the request for a recommendation to City Council for conditional use approval for a performance residential development (multiple family development) located at 2406 Richland Road in the Comprehensive Development District (CDD) zoning district. The proposed development was not a typical multiple family development. The developer has chosen to keep the property as one lot with multiple units in the style of a single-family residential development. The differences would be the installation of a private driveway serving the entire development, the establishment of a condominium association and no fee simple lots off of a public right-of-way. The development would be very similar in nature to the Heron Pointe (off of Fairway Drive) and Millwood (north of Moore's Mill Road and west of Miller's Point Road), while at a much lesser density. There were a number of special development standards that would have to be met. Staff recommended approval.

**CONSENT AGENDA**

**Circa Subdivision (formerly Cedar Crest Subdivision)** **PL-2012-00841**

Mr. Cotten summarized the request for final plat approval for a performance residential development (10 single-family lots, one multiple-family lot, and one open space lot) located at the terminus of Cedar Crest Circle in the University Service (US) zoning district. The applicant proposed a mixed intensity development that would include both single and multi-family housing in a variety of housing types including detached and attached dwellings. The plat met all subdivision requirements, and staff recommended approval.

**NEW BUSINESS**

**Grove Hill Subdivision, 14<sup>th</sup> Addition** **PL-2012-00842**

Mr. Cotten summarized the request for preliminary plat approval for a performance residential development (20 lot single family detached subdivision with two open space lots) located at the southeast corner of Moores Mill Road and Grove Hill Road in the Development District Housing (DDH) zoning

district. The property had been undeveloped for many years, and had a lot of mature vegetation on it. The multi-use path along the north and west property lines was 8 feet wide and shown on the subdivision plat. Staff suggested cutting the multi-use path off of the lots along Grove Hill Road. The maintenance of the multi-use path should be the responsibility of the homeowners' association, not the individual lot owner. The subdivision plat showed the required 30% open space (3.99 acres required, 4.01 acres provided). The proposed density was 1.5 units per acre, well below the density allowed in a conventional subdivision in the zoning district (4.00 units per acre). Staff recommended approval.

**Tivoli Subdivision, Second Addition**

**PL-2012-00844**

Mr. Cotten summarized the request for preliminary plat approval for a performance residential development (24 lot single family detached subdivision with one open space lot) located at the terminus of Tuscany Place, north of Tuscany Village, Plat No. 1-B in the Comprehensive Development District (CDD) zoning district. The CDD zoning would allow 159 performance lots. These lots were previously shown in an Asheton Lakes Master Plan in a very similar configuration, although they could not be accessed through the rest of Asheton Lakes subdivision. The plat met subdivision requirements. A 10' buffer against the Auburn University Forest Ecology Preserve was required. During the PDD process, the other areas of the Tuscany/Tivoli property were required to have a 50' undisturbed bufferyard against the Forest Ecology Preserve, which was requested by the Preserve to protect the private park from surrounding developments.

**Out on the Island Restaurant**

**PL-2012-00846**

Mr. Cotten summarized the request for a recommendation to City Council for conditional use approval for a commercial and entertainment use (restaurant) located at 1288 Shug Jordan Parkway in the Redevelopment District (RDD) zoning district. The proposed use was not in direct alignment with the Future Land Use Plan; however, the property had been used commercially for over 15 years. The other properties along this portion of Shug Jordan Parkway faced Alberta Street and did not access off of Shug Jordan Parkway. Further, the size of the use and its orientation toward Shug Jordan Parkway should not present any detrimental impacts on the surrounding neighborhood. Staff recommended approval with conditions, including that the parking lot would need striping, travelways must be a permanent surface, and a grease trap would be required.

**East Lake Twin Homes**

**PL-2012-00852**

Mr. Cotten summarized the request for a recommendation to City Council for conditional use approval for a performance residential development (twin homes) located along Easton Court in the Limited Development District (LDD) zoning district. The proposed use of the property for twin homes somewhat modified the housing type and slightly lowered the density. A subdivision plat modifying the lots would need to be submitted, reviewed and approved prior to the construction of the units. Staff recommended approval.

**Stone Creek, Phase Two**

**PL-2012-00823**

Mr. Cotten summarized the request for a waiver to the Subdivision Regulations regarding the time a development must be complete. The applicant is requesting to be allowed to extend the bonding period twelve months. Staff recommended approval of a one year extension as being acceptable, primarily due to prevailing economic conditions. If the waiver is approved, the bond amount should be increased to reflect the current cost to complete the development.

**OTHER BUSINESS**

**CHAIRMAN'S COMMUNICATION**

**STAFF COMMUNICATION**

**ADJOURNMENT-** With no further business, the meeting was adjourned at 12:30 p.m.

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Mark Yohn, Secretary

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Emily Sparrow, Chair