Auburn Planning Commission
November 8, 2012 – Regular Meeting
MINUTES

The Auburn Planning Commission (PC) met on Thursday, November 8, 2012 at 5:00 p.m. in the City Council Chambers at 141 North Ross Street.

PRESENT Wayne Bledsoe, Sarah Brown (arrived at 5:03 p.m.) Warren McCord, Charles Pick, Matt Rice, Emily Sparrow, Mark Yohn

ABSENT Phil Chansler

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

APPROVAL OF MINUTES

Ms. Sparrow asked for a motion to approve the minutes from the October 8, 2012 Planning Commission packet meeting and the October 11, 2012 Planning Commission regular meeting.

Mr. Yohn made a motion to approve the minutes. Mr. Rice seconded the motion. The motion passed with a vote of 6-0. Ms. Brown was absent from the vote.

CITIZENS COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

NEW BUSINESS

Eagles South Apartments PDD **PL-2012-00917**

Mr. Mosley stated the request was 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.

Ms. Brown entered the meeting.

Parker Lewis with Hydro-Engineering Solutions represented the applicant. he explained the key reason for the PDD request was to permit a change to a more marketable housing mix.

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

Mr. Bledsoe made a motion to approve Case PL-2012-00917, Eagles South Apartments PDD, a request for a recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 19.256 acres.

Mr. McCord seconded the motion.

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

Brantley Crossing PDD PL-2012-00744

Mr. Cotten stated the request was 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.

Mr. Pick made a motion to table until December 13, 2012 Case PL-2012-00744, Brantley Crossing PDD, a request for a recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 22.297 acres.

Ms. Brown seconded the motion.

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

Brantley Crossing Conditional Uses PL-2012-00936

Mr. Cotten stated the request was 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.

Mr. Rice made a motion to table until December 13, 2012 Case PL-2012-00936, Brantley Crossing Conditional Uses, a request for a recommendation to City Council for multiple uses including: indoor recreational uses (billiards, indoor athletic facility), office uses, commercial and entertainment uses (auto accessory store, barbershop/beauty shop, clothing stores, commercial or trade school, copy shop, electronics repair, florists, general merchandise store, health & personal care stores, hotel/motel/condotel, office supplies, package store, pet/pet supply store, restaurant, specialty food stores, sporting goods, hobby, book & music stores, lounge, veterinary office, bank, dry cleaner, grocery store, professional studio, theater/indoor auditorium), road service uses (convenience store/small grocery, gasoline/service station, bank w/ drive thru, and fast food restaurant), neighborhood shopping center use and community shopping center use.

Mr. Pick seconded the motion.

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

Project China PL-2012-00925

Mr. Cotten stated the request was 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.

RESOLUTION
OF THE
AUBURN PLANNING COMMISSION

Case:	Eagles South Apartments PDD (Case PL-2012-00917)
Subject:	Recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 19.256 acres
Location:	1131 South College Street
Applicant:	War Eagle Trail, LLC
Property Zoned:	Comprehensive Development District (CDD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 19.256 acres, marked "Received" October 12, 2012, Auburn Planning Commission Case PL-2012-00917, is hereby **APPROVED, subject to:**

Planning:

- 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.

STATE OF ALABAMA
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held November 8, 2012 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 7th day of December, 2012.

Forrest E. Cotten

Forrest E. Cotten, AICP, Director of Planning

RESOLUTION
OF THE
AUBURN PLANNING COMMISSION

Case:	Brantley Crossing PDD (Case PL-2012-00744)
Subject:	Recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 22.297 acres
Location:	3810 South College Street
Applicant:	Brantley Land, LLC
Property Zoned:	Comprehensive Development District (CDD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 22.297 acres, marked "Received" August 20, 2012, Auburn Planning Commission Case PL-2012-00744, is hereby **TABLED UNTIL DECEMBER 13, 2012.**

STATE OF ALABAMA
LEE COUNTY

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Forrest E. Cotten

Forrest E. Cotten, AICP, Director of Planning

RESOLUTION
OF THE
AUBURN PLANNING COMMISSION

Case:	Brantley Crossing Conditional Uses (Case PL-2012-00936)
Subject:	Recommendation to City Council for conditional use approval for multiple uses including: indoor recreational uses (billiards, indoor athletic facility), office uses, commercial and entertainment uses (auto accessory store, barbershop/beauty shop, clothing stores, commercial or trade school, copy shop, electronics repair, florists, general merchandise store, health & personal care stores, hotel/motel/condotel, office supplies, package store, pet/pet supply store, restaurant, specialty food stores, sporting goods, hobby, book & music stores, lounge, veterinary office, bank, dry cleaner, grocery store, professional studio, theater/indoor auditorium), road service uses (convenience store/small grocery, gasoline/service station, bank w/ drive thru, and fast food restaurant), neighborhood shopping center use and community shopping center use
Location:	3810 South College Street
Applicant:	Brantley Land, LLC
Property Zoned:	Comprehensive Development District (CDD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for conditional use approval for multiple uses including: indoor recreational uses (billiards, indoor athletic facility), office uses, commercial and entertainment uses (auto accessory store, barbershop/beauty shop, clothing stores, commercial or trade school, copy shop, electronics repair, florists, general merchandise store, health & personal care stores, hotel/motel/condotel, office supplies, package store, pet/pet supply store, restaurant, specialty food stores, sporting goods, hobby, book & music stores, lounge, veterinary office, bank, dry cleaner, grocery store, professional studio, theater/indoor auditorium), road service uses (convenience store/small grocery, gasoline/service station, bank w/ drive thru, and fast food restaurant), neighborhood shopping center use and community shopping center use, marked "Received" October 17, 2012, Auburn Planning Commission Case PL-2012-00936, is hereby **TABLED UNTIL DECEMBER 13, 2012.**

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LEE COUNTY

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Forrest E. Cotten, AICP, Director of Planning

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

Mr. Pick made a motion to approve Case PL-2012-00925, Project China, a request for a recommendation to City Council for conditional use approval for an industrial use (manufacturing use).

Mr. Bledsoe seconded the motion.

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

CNJ Expansion 2012 PL-2012-00926

Mr. Cotten stated the request was 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.

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

Mr. Rice made a motion to approve Case PL-2012-00926, CNJ Expansion 2012, a request for a recommendation to City Council for amended conditional use approval for the expansion of an existing industrial use (manufacturing use).

Ms. Brown seconded the motion.

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

Glendean Shopping Center PL-2012-00924

Mr. Mosley stated the request was 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.

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

Mr. McCord made a motion to approve Case PL-2012-00924, a request for waivers 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**

RESOLUTION
OF THE
AUBURN PLANNING COMMISSION

Case:	Project China (Case PL-2012-00925)
Subject:	Recommendation to City Council for conditional use approval for an industrial use (manufacturing use)
Location:	Lot 14, Auburn Technology Park West
Applicant:	Industrial Development Board of the City of Auburn
Property Zoned:	Industrial (I)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for conditional use approval for an industrial use (manufacturing use) marked "Received" October 16, 2012, Auburn Planning Commission Case PL-2012-00925, is hereby **APPROVED.**

STATE OF ALABAMA
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held November 8, 2012 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this 9th day of November, 2012.

Forrest E. Cotten

Forrest E. Cotten, AICP, Director of Planning

RESOLUTION
OF THE
AUBURN PLANNING COMMISSION

Case:	CNJ Expansion 2012 (Case PL-2012-00926)
Subject:	Recommendation to City Council for amended conditional use approval for the expansion of an existing industrial use (manufacturing use)
Location:	265 Teague Court
Applicant:	W&W Holdings, LLC
Property Zoned:	Industrial (I)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for amended conditional use approval for the expansion of an existing industrial use (manufacturing use) marked "Received" October 16, 2012, Auburn Planning Commission Case PL-2012-00926, is hereby **APPROVED.**

STATE OF ALABAMA
LEE COUNTY

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Forrest E. Cotten

Forrest E. Cotten, AICP, Director of Planning

- **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**
- **Allow one landscape island to not have the required canopy tree.**

Ms. Brown seconded the motion.

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

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 5:21 p.m.

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Mark Yohn, Secretary Emily Sparrow, Chair

RESOLUTION
OF THE
AUBURN PLANNING COMMISSION

Case:	Glendean Shopping Center (Case PL-2012-00924)
Subject:	Request for waivers to landscaping requirements
Location:	750-770 East Glenn Avenue
Applicant:	Glendean Shopping Centre, LLC
Property Zoned:	Commercial Conservation (CC)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for waivers to landscaping requirements of the *City of Auburn Zoning Ordinance* marked "Received" October 16, 2012, Auburn Planning Commission Case PL-2012-00924, is hereby **APPROVED, such that:**

- To Section 422.02 Street Frontage Landscaping Requirements: a reduction of the required 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
- To Section 422.02 Street Frontage Landscaping Requirements: a reduction of the required 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
- To Section 422.04 Off-Street Parking Landscaping Requirements: a reduction to allow one landscape island to not have the required canopy tree

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LEE COUNTY

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GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 7th day of December, 2012.

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Forrest E. Cotten, AICP, Director of Planning