

**Auburn Planning Commission
April 7, 2014 – Packet Meeting
MINUTES**

The Auburn Planning Commission (PC) met on Monday, April 7, 2014 at 12:00 p.m. in the Auburn Public Library at 749 East Thach Avenue.

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

ABSENT Phil Chansler

STAFF PRESENT Forrest Cotten, Matt Mosley, Katie Robison, Tyler Caldwell, Jeff Ramsey, Alison Frazier, Dan Crowdus, Megan McGowen, Eric Carson

CONSENT AGENDA

Strobel Annexation **PL-2014-00195**

Mr. Cotten summarized the request for a recommendation to City Council for annexation of approximately 11.5 acres located at 2295 Longwood Drive. The property had one home on it. The request met criteria for annexation, and staff recommended approval.

Charleston Place Subdivision, Redivision of Lots 43-49 **PL-2014-00187**

Mr. Cotten summarized the request for revised final plat approval in order to combine seven townhome lots into four single family detached performance residential lots. The subject property was located at 102-114 Carolina Court. The subdivision would reduce the density and bring the property into greater alignment with the future land use plan. The plat met applicable subdivision regulations, and staff recommended approval.

NEW BUSINESS

Little Loblockee Creek Landing **PL-2014-00186**
Little Loblockee Creek Landing **PL-2014-00197**

Mr. Cotten summarized the request for preliminary plat approval for a conventional subdivision (17 lot single family residential subdivision) located at the northeast corner of Lee Road 86 and US Highway 280. The property was outside of both the City limits and optimal boundary, but was within the planning jurisdiction. The plat met applicable subdivision regulations, and staff recommended approval.

East Glenn Retail **PL-2014-00200**

Mr. Cotten summarized the request for a recommendation to City Council for conditional use approval for multiple uses, including *institutional* uses (specifically, private library and museum, day care, group day care and private school); *indoor recreational* uses (specifically, community recreational center, bowling alley, billiards, gymnasium, and indoor athletic facility); *office use*; *commercial and entertainment* uses (specifically, auto accessory store, brewpub, clothing store, commercial or trade school, garden supply, general merchandise store, health and personal care store, office supplies, package store, pet/pet supply store, restaurant, specialty food store, sporting goods, lounge, veterinary office, bank, dry cleaner, grocery store, professional studio, and theatre/indoor auditorium); a *walk-up automated teller machine*; *public service* uses (specifically, municipal office/facility, public utility or facility); and *commercial support* uses (specifically, printing/publishing). The subject property was located at 2431 East Glenn Avenue in the Industrial (I) zoning district.

The land use designation on the Future Land Use Map for Comp Plan 2030 shows this area as Gateway Commercial. This designation is intended to include a broad mix of uses, such as is permitted in the Comprehensive Development District (CDD) zoning district, along existing corridors with emphasis on access management, corridor overlay requirements and quality aesthetics. The proposed uses would be in compliance with the future land use designation in CompPlan 2030. Staff recommends a zoning change to the properties in this area that front East Glenn Avenue and are currently zoned Industrial (I). Rezoning these properties to Comprehensive Development District (CDD) will better align the zoning to the future land use designation of Gateway Commercial. Staff anticipates commencing this rezoning within the next few months in consult with the Planning Commission. The plan met bufferyard and setback requirements. Staff recommended approval with conditions, including that the front building be relocated so that cross access to the east and west could be made.

South College Goo Goo

PL-2014-00207

Mr. Cotten summarized the request for a recommendation to City Council for conditional use approval for a road service use (car wash) located at 1672 South College Street in the Comprehensive Development District (CDD) zoning district. The proposed use was an expansion and redesign of the existing use. The applicant proposed to remove the existing self-wash and replace it with an automated car wash similar to the one on Bent Creek Road. The site did receive a variance to allow the bay to open perpendicular to the corridor. The site utilized the existing cross access at three points and was adding an additional access to the rear drive to West Longleaf Drive. This was expected to improve traffic flow. Staff recommended approval with conditions.

Touchstone Precision 2014 Expansion

PL-2014-00208

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 239 Technology Parkway in the Industrial (I) zoning district. In 2011, Touchstone Precision completed a 9,000 square foot expansion. For the 2014 amended conditional use approval, the applicant was requesting to add 64,154 square feet. Upon its completion, the total facility size would be 107,974 square feet. Staff recommended approval.

Old Towne Station

PL-2014-00209

Mr. Cotten summarized the request for a recommendation to City Council for conditional use approval for a road service use (fast food restaurant with drive-thru) located at 1325 Opelika Road in the Commercial Conservation (CC) zoning district. Typically, it was not desirable to have drive-thru windows face the corridor. However, since this would not be the primary building of the development and the applicant provided a screen wall to shield the window from the corridor, no negative effect was expected. The building would be in compliance with the goals of the Renew Opelika Road plan. Staff recommended approval.

Cotswolds Amenity Lot

PL-2014-00213

Mr. Rice recused himself from discussing and voting on the case.

Mr. Cotten summarized the request for a recommendation to City Council for conditional use approval for an outdoor recreational use (amenity center with swimming pool) located in the 700 block of Banbury Street, west of Weston Street, in the Development District Housing (DDH) zoning district. The applicant wished to construct a pool and pool house for use by the subdivision residents. Staff recommended approval with comments.

Mimm's Trail Subdivision, First Revision

PL-2014-00201

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. The developer requested and received a twelve-month extension in June 2012 and again in June 2013; however no additional homes have been constructed since that extension was granted. The final plat was executed in January 2010, which allowed the developer to begin selling lots. Currently, the subdivision was approximately 64% completed. There was a subdivision completion bond in place that was sufficient to cover the outstanding improvements. If the Planning Commission chose to grant the extension, staff recommended a condition of approval that the bond be reevaluated to ensure compliance with current standards.

Grove Hill Subdivision, Eleventh Addition, Phase 1

PL-2014-00202

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. The developer requested and received a twelve-month extension in June 2012 and again in June 2013; however no additional homes have been constructed since that extension was granted. The final plat was executed in December 2009, which allowed the developer to begin selling lots. Currently the subdivision was approximately 55% completed. There was a subdivision completion bond in place that was sufficient to cover the outstanding improvements. If the Planning Commission chose to grant the extension, staff recommended as a condition of approval that the bond be reevaluated to ensure compliance with current standards.

Grove Hill Subdivision, Eleventh Addition, Phase 2

PL-2014-00203

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. The developer requested and received a twelve-month extension in June 2012 and again in June 2013; however, four (4) additional homes have been constructed since that extension was granted. The final plat was recorded in February, 2010, which allowed the developer to begin selling lots. Currently the subdivision was approximately 94% completed. There was a subdivision completion bond in place that is sufficient to cover the outstanding improvements. If the Planning Commission chose to grant the extension, staff recommended as a condition of approval that the bond be reevaluated to ensure compliance with current standards.

Grove Hill Subdivision, Eleventh Addition, Phase 3

PL-2014-00204

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. Due to the size of the development infrastructure and the proximity of this phase to the adjacent phases, it seemed reasonable to pave this Phase 3 at the same time Phase 1 was paved. This would provide a consistent look in the final wearing surface. Staff recommended approval.

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

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

Mark Yohn, Secretary

Sarah Brown, Chair