

**Auburn Planning Commission
March 11, 2013 – Packet Meeting
MINUTES**

The Auburn Planning Commission (PC) met on Monday, March 11, 2013 at 12:00 p.m. in the Development Services Building at 171 North Ross Street.

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

ABSENT Warren McCord

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

OLD BUSINESS

CONSENT AGENDA

Stonewall Acres Annexation

PL-2013-00127

Mr. Cotten stated the request was for a recommendation to City Council for annexation of approximately 3.78 acres located on Stonewall Road (lots 1, 2, and 3 of Stonewall Acres Subdivision). The proposed annexation was comprised of three lots. Each lot was between 1-1.5 acres, which would make them nonconforming with respect to the minimum lot size of three acres in the Rural zoning district. The property was subdivided in February 2013 within the two year mark and recorded just prior to submittal of the annexation petition. All three lots were proposed to be annexed in their entirety. The subject property was within the area defined in the optimal boundary as identified in Comp Plan 2030. Letters of opposition were received from three property owners in the nearby vicinity. Mr. Cotten noted that although the property, if annexed, would be nonconforming in terms of lot size and the land use plan designation and said those issues needed to be considered.

Mr. Chansler asked what the logic was behind minimum lot sizes.

Mr. Cotten said three acres was a common minimum lot size for Rural zoning districts, and he thought that was reinforced with passage of the CompPlan 2030. The City did not benefit from premature, denser development on its periphery.

Discussion took place about water and sewer service in the area. All services were not available at this time.

Mr. Chansler asked if there was a minimum lot size for properties with a septic system.

Mr. Cotten said the minimum was one acre.

The Commission decided to remove the annexation request from the consent agenda at the regular meeting. A determination was made to review the disparity between minimum lot size requirements for properties within Auburn and those in the county.

Cypress Point at University Club

PL-2013-00126

Mr. Cotten stated the request was for final plat approval for a 74 lot performance residential development (71 single family detached lots and three open space lots) located north of Richland Road across from Richland Elementary School in the Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation. The street configuration was somewhat different than

originally shown in the master development plan. Staff did not consider this to be “a significant rearrangement of streets” that would require an amendment to the PDD and master development plan. This was primarily due to the fact that there were not changes in access or points of ingress/egress from this property to adjacent properties. Staff recommended approval.

Mr. Mosley discussed the street configuration and staff’s recommendation to rename University Club Drive to Yarbrough Farms Boulevard.

NEW BUSINESS

Zoning Ordinance Amendment

MS-2013-00011

Mr. Cotten stated the request was for a recommendation to City Council for approval of amendments to Article IV, General Regulations (specifically Section 422.02, Street Frontage Landscaping Requirements; Section 422.03, Residential Buffer Landscaping Requirements; Section 422.05, Placement of Plants and Structures; Section 429.02, Areas of Applicability; and Section 429.05, Building Materials and Design Review) and Article V, Detailed Use Regulations (specifically Table 5-2: Lot Area, Setback, Bulk Regulations and Parking Requirements: Neighborhood Conservation District) of the *City of Auburn Zoning Ordinance*. The text amendments were intended to provide greater flexibility in the application of street frontage landscaping requirements; to allow the use of accent materials in the corridor overlay district that are currently prohibited; to adjust impervious surface ratio requirements in NC districts to be more equitable across the range of districts; and to designate additional streets as corridors to help ensure future development on those corridors that is visually pleasing and economically viable. The proposed amendments were vetted previously with the Planning Commission at a work session on January 22, 2013.

Mr. Pick asked if dead landscaping had to be replaced.

Mr. Cotten said yes.

Zoning Ordinance Amendment

MS-2013-00012

Mr. Cotten stated the request was for a recommendation to City Council for approval of amendments to Article II, Section 203, Definitions and Article V, Section 501.04, Limitations on Animals, of the *City of Auburn Zoning Ordinance*. The amendment would add the definition of “stock district” and amend the stock district map to recognize that it is maintained by the Planning Department. These text amendments were intended to eliminate duplicative regulations that currently exist in the City Code and Zoning Ordinance. The Planning Department is responsible for overseeing these regulations and therefore a decision was made to house these regulations entirely within the Zoning Ordinance and eliminate them from the City Code.

Major Street Plan Update

MS-2013-00016

Mr. Cotten stated the request was for a recommendation to City Council for adoption of updates to the Major Street Plan. Notable updates to the Major Street Plan included the following:

- Reclassified South Yarbrough Farms Boulevard south of Richland Road from a local street to a residential collector.
- Updated configuration of the connection of Watercrest Drive through The Shoppes at Cary Creek development
- Reclassified Sandstone Lane (from North Dean Road to Bedrock Lane) and Bedrock Lane from local streets to residential collectors.
- Reclassified Woodfield Drive from a local street to a residential collector.
- Classified Riley Street as a local commercial and deleted the proposed cul-de-sac.

Tivoli Subdivision, Milan Section, 2nd Addition

PL-2013-00123

Mr. Cotten stated the request was for preliminary plat approval for a performance residential development (49 lot single family detached subdivision with 48 single family lots and one open space lot) located at the terminus of Montiano Lane in the Development District Housing (DDH) zoning district with an overlay of the Planned Development District (PDD) designation. Staff recommended approval.

Discussion took place regarding the subdivision's open space. Because this is a performance subdivision, it is required to have dedicated open space. The PDD designation allows the open space in this phase to only comprise 15 percent of the total phase instead of the required 30 percent. The plat showed 15.9 percent open space.

Parkerson's Mill Subdivision

PL-2013-00131

Mr. Cotten stated the request was for preliminary plat approval for a conventional subdivision (67 lot single family residential subdivision) located at the northwest corner of Sandhill Road and Mill Creek Road in the Neighborhood Conservation (NC-9) zoning district. The subject property was prepared for a residential development in the same configuration originally in 2005 and again in 2007. During this time streets and infrastructure were constructed and some of the site preparation work was performed.

**Lundy Chase Subdivision, Phase 3
Lundy Chase Subdivision, Phase 3**

**PL-2013-00132
PL-2013-00133**

Mr. Cotten stated the requests were for preliminary and final plat approval for a conventional subdivision (46 lot single family subdivision with two large conservation lots) located south of Richland Road across from Richland Elementary School in the Neighborhood Conservation (NC-20) zoning district with an overlay of the Conservation Overlay District (COD) designation. A preliminary plat was previously approved in 2010, and a one-year extension of that approval was granted in 2012, but subsequently expired.

Ms. Sparrow commented on the state of the conservation subdivision, which she thought was not the image that it was presented to become. She asked how long it would be before the Deer Run Road connection was made.

Mr. Cotten said it was fairly imminent.

City Parking Lot

PL-2013-00151

Mr. Cotten stated the request was for a recommendation to City Council for conditional use approval for a road service use (parking lot) located at 141 North Gay Street in the Urban Core (UC) zoning district. The site was currently used as surface parking, and this approval would allow the use to expand to include 93 spaces, representing an increase of 75 public parking spaces over the current inventory. The project would also add on-street parking to North Gay Street and wider sidewalks in order to create a more urban environment for this side of the block and improve pedestrian access. Mr. Cotten said that a parking kiosk would be used, instead of individual meters.

Mr. Ramsey provided details of the project and noted that rain gardens would be installed. While the current design did not screen the parking with a structure, it did provide a base for many of these form-based principles to be implemented. As downtown grows, it is envisioned that the surface parking will be replaced by a larger parking deck that could be wrapped with buildings or other infill development that could provide more commercial, office or institutional space as recommended by CompPlan 2030.

En Fuego

PL-2013-00109

Mr. Cotten stated the request was for a recommendation to City Council for conditional use approval for a commercial and entertainment use (lounge) located at 145 East Magnolia, Suite C, in the Urban Core

(UC) zoning district with an overlay of the College Edge Overlay District (CEOD) designation. The existing use of the site included a food service component. In order to meet the requirement of the definition of a restaurant, the establishment was required to submit a zoning compliance form three months in a row (for new restaurants) showing they met the requirement. Fifty-one (51%) percent of sales must be non-alcoholic beverages and food to qualify as a restaurant. The required forms were not turned in, and the applicant was directed to apply for a lounge use at this location. Staff recommended approval.

Mapco Mart – Hamilton Road

PL-2013-00128

Mr. Cotten stated the request was for a recommendation to City Council for conditional use approval for a road service use (convenience store with fuel sales and sandwich shop) located at 2385 Moored Mill Road in the Limited Development District (LDD) with an overlay of the Planned Development District (PDD) designation. The proposed road service use was not specifically requested when the other uses in the shopping center were requested in 2008. There would be no new curb cuts for this development. Staff recommended that sidewalks be provided by the developer on the Mapco property along its Hamilton Road and Moores Mill Road frontages, stubbing out at the respective property lines. Staff recommended approval.

Discussion took place regarding the reasoning why the road service use was not requested during the PDD approval process. Mr. Ramsey explained that the applicant was advised to request the use as a separate approval.

MAX Credit Union

PL-2013-00134

Mr. Cotten stated the request was for a recommendation to City Council for conditional use approval for a road service use (bank with drive thru) located at 336 North Gay Street in the Redevelopment District (RDD) zoning district. The request also included a waiver to reduce the front bufferyard from 15' to 3' along North Gay Street. The Future Land Use Map showed this area under a Corridor Redevelopment classification. This classification promotes the redevelopment of the existing area with the help of incentives, reduced setbacks, shared parking and possible City investments in infrastructure. The subject property is also in the study area for the Renew Opelika Road Corridor Plan. The intersection of North Gay Street and Opelika Road is shown as a future neighbor center in the draft plan for the corridor. The plan proposed to integrate new housing with retail uses either vertically or in a single-story format. The applicant proposed to combine the parcels and build a single building. The applicant also sought a variance through the Board of Zoning Adjustment to reduce the setback and place the parking to the side and rear of the building at the encouragement of city staff.

Ms. Brown asked if staff anticipated issues with traffic stacking waiting for cars to turn into the site.

Mr. Ramsey said the middle turn lane would help. The proposed plan was the best design that would not require a new curb cut.

Project Wales

PL-2013-00135

Mr. Cotten stated the request was for a recommendation to City Council for conditional use approval for an industrial use (manufacturing use) located at 2550 Innovation Drive in the Industrial (I) zoning district. The site was planned to develop in three phases. Staff recommended approval.

Daewon America, Inc.

PL-2013-00136

Mr. Cotten stated the request was for a recommendation to City Council for conditional use approval for an industrial use (manufacturing use) located at 155 Alabama Street in the Industrial (I) zoning district. The request also included a waiver in order not to install any landscape islands or landscape areas (other than grass). Staff recommended approval.

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 1:33 p.m.

Mark Yohn, Secretary

Emily Sparrow, Chair