

AUBURN PLANNING COMMISSION AGENDA
Council Chambers, 141 North Ross Street
Thursday, July 10, 2014 at 5:00 P.M., Regular Meeting

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

Approval of Minutes

Regular Meeting June 12, 2014

NEW BUSINESS

- | | | |
|---|--|----------------------|
| 1. Downtown Master Plan | PUBLIC HEARING | MS-2014-00012 |
| Applicant: | City of Auburn | |
| Action Requested: | Recommendation to City Council for approval of amendments to CompPlan 2030, including adoption of the Auburn Downtown Master Plan | |
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| 2. East Glenn Avenue Rezoning | PUBLIC HEARING | PL-2014-00442 |
| Applicant: | City of Auburn | |
| Action Requested: | Recommendation to City Council for the rezoning of properties on the north side of East Glenn Avenue from Bent Creek Road to Indian Hill Road from Industrial (I) to Comprehensive Development District (CDD) | |
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| 3. Sausage Plant | PUBLIC HEARING | PL-2014-00460 |
| Applicant: | Bobby M. Samford | |
| General Location: | 1306 Mrs. James Road | |
| Zoning District: | Rural (R) | |
| Action Requested: | Recommendation to City Council for conditional use approval for an agricultural support use (farm product processing and distribution) | |
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| 4. Heart of Auburn (Phase II) North Parcel | PUBLIC HEARING | PL-2014-00461 |
| Applicant: | Brett Basquin, Foresite Group, Inc., on behalf of ANAND, Inc. | |
| General Location: | 340 South Gay Street | |
| Zoning District: | University Service (US) | |
| Action Requested: | Recommendation to City Council for conditional use approval for a road service use (restaurant with drive-thru), includes a waiver of 0' to a 5' bufferyard requirement along the west property line, a waiver of 0' to a 5' bufferyard requirement along the south property line, a waiver to reduce the interior landscaping requirement from 10% to 5%, and a waiver to reduce the total canopy tree inches from 43" to 35" and removal of 7" of understory trees within the Gay Street buffer to 0" and allow 7" of required canopy tree inches to be planted in the Gay Street streetscape/right-of-way | |

- 5. Heart of Auburn PUBLIC HEARING PL-2014-00404**
 Applicant: Brett Basquin, Foresite Group, Inc., on behalf of ANAND, Inc.
 General Location: 340 South Gay Street
 Zoning District: University Service (US)
 Action Requested: Appeal to denial of a waiver request to the *City of Auburn Public Works Design & Construction Manual* for curb cut spacing
- 6. Heart of Auburn (Phase II) South Parcel PUBLIC HEARING PL-2014-00462**
 Applicant: Brett Basquin, Foresite Group, Inc., on behalf of ANAND, Inc.
 General Location: 344 South Gay Street
 Zoning District: University Service (US)
 Action Requested: Recommendation to City Council for conditional use approval for a road service use (restaurant with drive-thru), includes a waiver of 0' to a 5' bufferyard requirement along the west property line, a waiver of 4' to a 5' bufferyard requirement along the north property line, a waiver for encroachment into the 10' bufferyard on the south property line, a waiver to reduce the interior landscaping requirement from 10% to 6%, and a waiver to allow 5" of required canopy tree inches in Gay Street bufferyard to be planted in the Gay Street streetscape/right-of-way
- 7. Donahue at College PUBLIC HEARING PL-2014-00472**
 Applicant: Foresite Group, Inc on behalf of Pace Brothers, Inc. and PJR Family, LP
 General Location: 1111 South College Street
 Zoning District: Comprehensive Development District (CDD)
 Action Requested: Recommendation to City Council for conditional use approval for a road service use (restaurant with drive-thru), conditional use approval for a road service use (fast food with drive-thru) and conditional use approval for a commercial and entertainment use (hotel), includes a waiver to reduce 15' landscape buffer along Fast Food parcel road frontage to 5' for deceleration lane and sidewalk, a waiver in side and rear landscape buffers on road service use parcels from 10' to 4', a waiver to reduce landscape buffer on rear property line on fast food parcel from 10' to 1', a waiver to reduce landscape buffer between hotel parcel and commercial retail parcel from 5' to 3.5' along rear of commercial retail parcel, a waiver to allow interior 10% landscaping requirement for islands less than 9' wide and less than 304 square feet on all three parcels, a waiver to reduce the interior landscaping requirement from 10% to 8% on the fast food parcel, a waiver to reduce the interior landscaping requirement from 10% to 5% on the commercial retail parcel, and a waiver to relocate required canopy tree inches along road frontage due to overhead power lines and other existing utilities to other places on site for commercial retail and fast food parcels

8. Toland Townhomes

PUBLIC HEARING

PL-2014-00474

Applicant: Jay Toland on behalf of Charter Bank
General Location: 410 North Donahue Drive
Zoning District: Redevelopment District (RDD)
Action Requested: Recommendation to City Council for conditional use approval for a performance residential development (townhomes)

9. Samford Oaks

MS-2014-00013

Applicant: Allen Harris, Samford Oaks, LLC. on behalf of East Glenn Investment Properties, LLC
General Location: East Samford Avenue and East Glenn Avenue
Zoning District: Comprehensive Development District (CDD)
Action Requested: No action required – Master Development Plan submittal

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT