

**Auburn Planning Commission
November 12, 2013 – Packet Meeting
MINUTES**

The Auburn Planning Commission (PC) met on Monday, November 12, 2013 at 12:00 p.m. in the Auburn Public Library at 749 East Thach Avenue.

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

ABSENT Emily Sparrow

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

Mr. Cotten read the following statement for the record:

“The main business of the Packet Meeting is for the Commission to have an opportunity to ask preliminary questions of staff about the applications that have been scheduled for the subsequent regular meeting. No action is taken at the Packet Meeting. Therefore, it is expected that the primary content of the Packet Meeting will consist of questions being asked by the Commission and answers being provided by city staff.”

OLD BUSINESS

Spring Lake PDD

PL-2013-00698

Mr. Cotten summarized the request for a recommendation to City Council to apply the Planned Development District (PDD) designation to approximately 29.66 acres zoned Comprehensive Development District (pending approval of Cases PL-2013-00696 and PL-2013-00697). The subject property was located at 2560, 2568, 2600 East Glenn Avenue and 309 Comanche Drive. The future land use plan designation for this parcel is a mix of Low-Density Residential, Indian Hill Focus Area and Gateway Commercial. The applicant is seeking additional density for the project. The project is proposed on 29.66 acres. The maximum density in the Comprehensive Development District (CDD) is 9.5 units per acre with 25% open space. The maximum density allowed is 281 units for the underlying zone. The incentive/exchange with a Planned Development District (PDD) designation allows up to a 10% increase in the base zone density, which would allow an additional 28 units (309 units total). In exchange, the applicant would be providing open space improvements. The applicant is providing walking trails, in the form of sidewalks, paths and all-weather surfaces, within the development. However, the walking paths are private to the development. The applicant is providing a concrete multi-use path along Glenn Avenue.

Mr. Cotten explained the applicants wished to table this application until the Commission's December 12, 2013 meeting and their reasons for doing so. The two base zoning changes would go to City Council at its December 3, 2013 meeting.

Spring Lake

PL-2013-00703

Mr. Cotten summarized the request for a recommendation to City Council for conditional use approval for *commercial and entertainment uses* (auto accessory store, bank, barbershop/beauty shop, brewpub, clothing stores, commercial or trade school, copy shop, day care center, dry cleaner, electronics repair, florist, garden supply, general merchandise store, grocery store, health and personal care store, lounge, office supplies/stationary/gift store, pet/pet supply store, professional studio, restaurant, specialty food store, sporting good/hobby/book/music store, and veterinary office), *road service uses* (bank with drive-thru and fast food restaurant), *neighborhood shopping center*, and an *office use*. The subject property was located at 2560 and 2600 East Glenn Avenue.

Mr. Cotten explained the applicants wished to table this application until the Commission's December 12, 2013 meeting and their reasons for doing so.

The Commission discussed the property's land use designation given its location in the Indian Hills Focus Area.

CONSENT AGENDA

Brookhaven Farms Subdivision, Twelfth Revision

PL-2013-00873

Mr. Cotten summarized the request for revised final plat approval for a conventional subdivision (four lot single family residential subdivision) located on Lee Road 56 near Willis Turk Road in the Rural (R) zoning district. A note on Brookhaven Farms Subdivision, Eighth Revision – Redivision of Lot 3 states that the lots cannot be further subdivided unless a dedicated public road is created for access. The applicant is requesting to create one additional lot. Because of the note, this request requires approval from the Planning Commission. Lot 3-C is proposed to be divided and the stem of the lot would traverse Lots 1-A and 2-A causing them to be modified slightly. All of the lots would meet the minimum lot width requirement at the street. Staff recommended approval.

Discussion took place regarding Engineering's comment that the Commission should consider restricting further division of the property without Lee Road 56 being paved.

Solamere Subdivision, Phase 3, Revision of Lots 158A-164A

PL-2013-00894

Mr. Cotten summarized the request for revised final plat approval for seven lots in a performance subdivision located in the Development District Housing (DDH) zoning district. The purpose of the revision was to remove the plat requirement that lots take access from the rear alleyway on Solamere Lane. This requirement was added after the initial platting in a previous revised final. The developer stated that the rear alleyways were not as desirous from a sales standpoint with most buyers preferring front loading houses. The alleyway had been constructed behind Lots 158-161 and was being used by the houses fronting on Frontier Circle. As such, the alleyway would have to remain in place and be continued through the remainder of the lots. The applicant was aware of this requirement. Additionally, since Solamere Lane is a residential collector, the houses would have to meet the curb cut spacing requirement of an average of 125 feet. This would allow seven curb cuts on this segment of the street. One curb cut was reserved for Lot 165 since it did not have access to the rear alley. Additionally, Lots 156-157 would either have to take access from the rear alley or a curb cut would need to be removed from the current plan and two lots would need to utilize joint curb cuts. Staff recommended approval.

NEW BUSINESS

Donahue Ridge Subdivision, Phase II

PL-2013-00872

Mr. Cotten summarized the request for preliminary plat approval for a conventional subdivision (15 lot single family residential subdivision) located off of North Donahue Drive, east of Camden Ridge Subdivision and south of Donahue Ridge, Phase I in the Development District Housing (DDH) zoning district. This subdivision was granted preliminary plat approval in May 2010. That approval subsequently expired in November 2011 due to lack of an extension. Preliminary plat approval was again granted in November 2013. Staff recommended approval.

160 North Ross 160 North Ross

**PL-2013-00878
PL-2013-00879**

Mr. Cotten summarized the requests for preliminary and final plat approval for a lot consolidation (eleven lots into one) located at 160 North Ross Street in the University Service (US) zoning district. The proposed lot would be home to a multiple family development of 182 residential units with 642 beds and

leasing office space. There would be a multiple story parking garage located on the property. A Master Development Plan was in place for the project. Staff recommended approval.

Initial Outfitters

PL-2013-00875

Ms. Cotten summarized the request for a recommendation to City Council for conditional use approval for an industrial use (manufacturing use) located at 3325 Skyway Drive in the Industrial (I) zoning district. The application included requests for two waivers. A cladding waiver was requested for a portion of the front of the building visible from East Glenn Avenue (east elevation). The main frontage would be clad in brick and stone. The portion for which the waiver was requested was set back from the front of the building 50 feet and was only 10 feet wide. The applicant requested to install insulated metal panels to this portion of the front of the building. Also, the applicant requested a waiver for the residential buffer landscaping requirements. The residential property was currently zoned Commercial Development District (CDD) and had been marketed in the past as such. Currently, the property was not on the market. There was also a 90-foot wide natural gas easement between the subject property and the residence. The applicant indicated that the gas company was opposed to any large caliper trees and the required structure because of the easement. Mr. Cotten explained that staff recommended striking the proposed condition of approval that stated upon building expansion, the portion of the front elevation subject to the cladding waiver must be clad, as well as the front façade of the building expansion.

Cotswolds, Phase 2A

PL-2013-00880

Mr. Cotten summarized the request for a recommendation to City Council for conditional use approval to fill in a portion of the 100-year floodplain located south of Richland Road and west of Banbury Street in the Development District Housing (DDH) zoning district. Staff recommended denial based on lack of compliance with Section 7.5.5 of the Public Works Design and Construction Manual.

The Commission discussed how the subdivision could be redesigned to avoid filling in the flood plain.

Asheton Lakes, Phase 3

PL-2013-00881

Mr. Cotten summarized the request for a recommendation to City Council for conditional use approval to fill in a portion of the 100-year floodplain located on Lot 1 of Tuscan Village Plat, Redivision of Tuscan Hill Parcel, in the Development District Housing (DDH) zoning district. Staff recommended denial based on lack of compliance with Section 7.5.5 of the Public Works Design and Construction Manual.

The Commission discussed how the subdivision could be redesigned to avoid filling in the flood plain.

Project Special K

PL-2013-00883

Mr. Cotten summarized the request for a recommendation to City Council for conditional use approval for an industrial use (manufacturing use) located at 2440 Innovation Drive in the Industrial (I) zoning district. The business would manufacture parts for the automotive industry. The project would be constructed in four phases. Staff recommended approval.

Vapor Craft of Auburn

PL-2013-00882

Mr. Cotten summarized a request for a recommendation to City Council for conditional use approval for a commercial and entertainment use (e-cigarette sales) located in the 221 North College Street in the Urban Core (UC) zoning district with an overlay of the College Edge Overlay District (CEOD) designation. The proposed use would not be considered a tobacco specialty retail shop. Therefore, the use was not exempted from the restrictions set forth in the City Code. The establishment would not contain a lounge component for on-site consumption. It was designed for retail sales only. As with all business license applications, the Fire Inspector would schedule a life safety check with the proprietor. Staff recommended approval with conditions.

Auburn University Club

PL-2013-00900

Mr. Cotten summarized a request for a recommendation to City Council for conditional use approval for an indoor recreational use (fitness center) located at 1650 Yarbrough Farms Boulevard in the Comprehensive Development District (CDD) zoning district with an overlay of the Planned Development District (PDD) designation. The property currently has a 9,135 square foot clubhouse serving the 18-hole golf course. The proposed location for the fitness club is in the parking lot for the clubhouse and golf course. The approved PDD shows the clubhouse configured in the present manner. The fitness center would be a minor modification to the existing use and would be compliant with the approved plan. Public Works recommended the traffic impact report for Auburn University Club be updated to include the fitness center and an evaluation of the internal circulation. Staff recommended approval.

Parkview Townhomes

PL-2013-00897

Mr. Cotten summarized the request for two waivers, to Section 421, Determination of Buffer Widths, of the *City of Auburn Zoning Ordinance*, in order to reduce the width of the south bufferyard from 15 feet to 5 feet, and to reduce the width of the west bufferyard from 10 feet to 5 feet and remove the requirement for a Type 2 structure. The subject property was located at 353 North Donahue Drive in the Redevelopment District (RDD) zoning district. Staff recommended approval of the bufferyard reduction requests, but denial of the Type 2 structure waiver. The west bufferyard is adjacent to the City's Public Works and Environmental Services facilities, so, while there will be auditory and other impacts to the residential use at this location regardless of the buffer width, it is recommended that the requirement for a Type 2 structure remain.

Village Corner Waivers

PL-2013-00922

Mr. Cotten summarized the request for a waiver from Section 429.06 A., Corridor Overlay Bufferyard Requirements, to reduce the required bufferyard from 15 feet to three (3) feet and reduce required landscaping from 10 canopy tree inches, 10 understory tree inches and 25 shrubs to six canopy tree inches, six (6) understory tree inches and 37 shrubs. The subject property was located at 300 North Dean Road in the Commercial Conservation (CC) zoning district. A proposed renovation and expansion of the shopping complex included an addition to the existing Kroger grocery and an additional out-building near East Glenn Avenue. The neighborhood center was one of the most centralized commercial nodes outside of the Urban Core. CompPlan 2030 places heavy emphasis on the redevelopment of infill properties. It specifically promotes "redevelopment, densification, and infill development in an effort to better utilize existing infrastructure and limit sprawl." This location would greatly benefit from densification and redevelopment. One of the methods of promoting densification in CompPlan 2030 is to reduce regulatory barriers. This specifically includes providing intensity bonuses to redevelopment projects.

Reduction of the corridor bufferyard from 15 feet to 3 feet would not normally be considered to be in keeping with the intent of the zoning ordinance, but this section of East Glenn poses some unique characteristics. The proposed plantings would mimic the existing hedge in front of the small outbuilding already on East Glenn Avenue. This area already has two large oak trees in the right-of-way that provide similar buffering as intended by the zoning ordinance. Staff recommended approval.

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 1:43 p.m.

Mark Yohn, Secretary

Emily Sparrow, Chair