

**Auburn Planning Commission
October 7, 2013 – Packet Meeting
MINUTES**

The Auburn Planning Commission (PC) met on Monday, October 7, 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, Charles Pick, Matt Rice, Emily Sparrow, Mark Yohn

ABSENT Warren McCord

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

CITIZENS COMMUNICATION

OLD BUSINESS

Spring Lake Rezoning

PL-2013-00696

Mr. Cotten summarized the request for a recommendation to City Council for rezoning of approximately 0.89 acres from Neighborhood Conservation (NC-15) to Comprehensive Development District (PDD). The subject property was located at 309 Comanche Drive. The future land use plan designation for this parcel is Low-Density Residential, Indian Hills Focus Area. Properties in the study area must be assembled to allow transition to gateway commercial; incremental rezoning of individual residential properties is not generally supported by CompPlan 2030. In this case, the subject property is part of a larger rezoning proposal, and therefore, is not a stand-alone rezoning request. The parcel is also not part of Indian Hills subdivision proper. The rezoning of the property to Comprehensive Development District (CDD) is appropriate in light of the guidance set forth in the comprehensive plan.

Spring Lake Rezoning

PL-2013-00697

Mr. Cotten summarized the request for a recommendation to City Council for rezoning of approximately 12.53 acres from Development District Housing (DDH) to Comprehensive Development District (CDD). The subject property was located at 2568 East Glenn Avenue. The presumed intent of DDH here and in other locations between residential and commercially-zoned property is to provide a buffer between the two types of development. While provision of buffers is an appropriate function of zoning, the use of a zone solely to provide a buffer is not normally recommended. The applicants have committed to a significant buffer in the area currently zoned DDH, as transitional buffers to address compatibility issues between adjacent uses are most effectively articulated within land development regulations in the form of landscape requirements, setback requirements, height limitation, density/intensity maximum, etc. This is particularly true for communities with performance-based zoning ordinances, such as Auburn. The rezoning request to Comprehensive Development District (CDD) is recommended in this location.

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.

A primary goal of CompPlan 2030 is to allow multifamily development only in activity centers and in proximity to the Urban Core. The intent of this goal is to help encourage development of infill and mixed-use areas, as well as to lessen the strain on the City's transportation network. The City's recent multifamily study indicated the viability of limited new multifamily development, but also encouraged locating such development in proximity to Auburn University and downtown. New multifamily development of this type, on the periphery of the City, is not recommended. Recognizing the limited supply of land on existing commercial corridors available for larger-scale commercial development, the most appropriate types of development in this area are those commercial and office uses permitted in the CDD zone. The limited commercial development proposed as part of this submittal does not meet the intent of the Gateway Commercial land use designation. Therefore; staff recommended denial based on lack of conformance with the land use designation set forth for the property in CompPlan 2030.

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.

CONSENT AGENDA

Grove Hill, 14th Addition

PL-2013-00795

Mr. Cotten summarized the request for final plat approval for a performance residential development (20 lot single family residential subdivision with two open space lots) located at the southeast corner of Moores Mill Road and Grove Hill Road in the Development District Housing (DDH) zoning district. The property has been undeveloped for many years, and has now been cleared of much of the mature vegetation. The multi-use path running along the west property line is 8 feet wide and shown as a portion of Lot 18. Staff suggested during the preliminary plat review to move the multi-path off of the lot to the right-of-way. The maintenance of the multi-use path should be the responsibility of the homeowners' association, not the individual lot owner. The subdivision plat shows the required open space of 30% (3.99 acres required, 4.01 acres provided). The proposed density is 1.5 units per acre, well below the density allowed. Staff recommended approval.

NEW BUSINESS

Moores Mill Subdivision, Sixth Addition

PL-2013-00796

Mr. Cotten summarized the request for preliminary plat approval for a conventional subdivision (15 lot single family residential subdivision with one lot as an outlot/pond). The subject property was located south of Moores Mill Road, west of Rock Fence Road, and east of a portion of the Moores Mill Golf Club. The area is shown as existing Planned Development District (PDD). Properties within the designation should remain as part of an overall plan. The allowed density of the underlying zone is two units per acre in a conventional subdivision or 5 units per acre in a performance subdivision. The applicant is requesting a conventional subdivision. The maximum density allowed is 19 dwelling units, 15 are shown. Staff recommended approval.

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

Mimms Trail Subdivision, First Revision, Second Addition
Mimms Trail Subdivision, First Revision, Second Addition

PL-2013-00824
PL-2013-00825

Mr. Cotten summarized the requests for preliminary and final plat approval for a performance residential development (24 lot single family residential subdivision) located at the eastern terminus of Mimms Lane, south of Shell Toomer Parkway in the Limited Development District (LDD) zoning district with an overlay of the Planned Development District (PDD) designation. Staff recommended approval.

Oly's Expansion

PL-2013-00786

Mr. Cotten summarized the request for a recommendation to City Council for amended conditional use approval for the expansion of an existing road service use (auto sales) located at 465 Opelika Road in the Redevelopment District (RDD) zoning district. The Future Land Use Map shows 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 applicant has added landscaping and sidewalks greatly improving the aesthetic of the property. The applicant wishes to expand his car lot and to provide storage of additional cars for later sales. Many of the previous improvements to the lot brought the site into greater compliance with the plan. This included improving the aesthetics to meet the corridor standards, fixing the sidewalk to improve pedestrian movement and adding the required bufferyards. The proposed use is well below the allowable standards for impervious surface and floor area ratio of the use in this district. The expansion of the use will increase the amount of impervious surface on the lot. It will also provide better circulation within the lot back to Pitt Street without providing an additional curb cut on Opelika Road. The use should not have any adverse effect on adjoining properties. Staff recommended approval.

J.J.'s Corner Store

PL-2013-00789

Mr. Cotten summarized the request for a recommendation to City Council for conditional use approval for a road service use (gas station with convenience store) located at 305 North Donahue Drive in the Redevelopment District (RDD) zoning district. A previous approval for the same conditional use request granted by City Council in September 2011 had expired. The future land use plan from CompPlan 2030 shows this property as Corridor Redevelopment. This designation encourages redevelopment, with incentives for redevelopment, reduced setbacks, shared parking and possible City investments in infrastructure. The proposed use is appropriate at this location. The proposed building encroached into the required 20 foot corridor overlay setback, and the applicant would be required to seek a variance or move the building. In accordance with the Public Works Design and Construction Manual, driveways along left turn storage lanes and tapers should be avoided. Due to the existing left turn storage lane on North Donahue Drive, staff did not recommend a full access driveway at this location, but could support a left in/right in/right out configuration with a poured concrete island to minimize the potential for turning left out of the development that would conflict with the stacking at this location.

East Lake Twin Homes

PL-2013-00790

Mr. Cotten summarized the request for a recommendation to City Council for conditional use approval for a performance residential development (six lot twin house subdivision) located along Easton Court (lots 37-44 in East Lake Subdivision) in the Limited Development District (LDD) zoning district. The land use designation on the Future Land Use Map for CompPlan 2030 is Neighborhood Preservation. The housing types and the densities should be retained. The proposed use of the property for twin homes somewhat modifies the housing type and slightly lowers the density. On August 21, 2012, the City Council approved a change to the Table of Permitted Uses (4-1) adding twin homes as a conditional use in the Limited Development District (LDD) zoning district. [Ordinance 2776]. The original townhouse plat showed 44 townhouse units on nine (9) acres, equating to 4.88 dwelling units per acre. The proposed development,

modifying some of the lots for twin home use, shows 14 twin homes and 24 townhouses, equating to 4.22 dwelling units per acre. The maximum density within the Limited Development District (LDD) zoning district for a performance residential type is 5.00 units per acre with 30% open space required. Staff recommended approval. A subdivision plat modifying the lots would need to be submitted, reviewed, and approved prior to the construction of the units.

160 North Ross

PL-2013-00720

Mr. Cotten summarized the request for multiple actions for property located at 160 North Ross Street in the University Service (US) zoning district. The specific requests included:

- Staff review of Master Development Plan submittal for a permitted use (multiple family development) in University Service (US) zoning district
- A waiver to allow impervious surfaces (parking) to be located in bufferyards

The applicant proposed to build a multiple family development with 182 units and 642 beds. The property would also include a leasing office and five story parking deck. The buildings would be pulled close to the streets with parking located on the south side of the property. The applicant came to staff to discuss the proposed project and how it could best be tailored to encompass principles embodied in CompPlan 2030. The applicant stated that they wished to create an urban mixed-use site that would address the street and create a strong pedestrian environment. They noted the desire to have on-street parking to help slow traffic down and provide parking in front of the restaurant use. After a variance was denied to allow the on-street parking to count towards required parking, the applicant removed the commercial part of the project and all on-street parking. Still wanting to create a strong pedestrian presence, the applicant added large sidewalks. The applicant is moving the sidewalks out of the right-of-way and fully onto the property to allow for a greater street tree planting area. This will allow a ten (10) foot planting area on East Glenn and North Ross with the eight (8) foot sidewalk. On North Debardeleben the applicant is showing an eight (8) foot planting area with six (6) feet sidewalks. The entire site will have larger sidewalks than those required by current regulations. Allowing the trees between the street and sidewalk will also protect the pedestrian corridor promoting concepts that are found though-out CompPlan 2030. Staff recommended approval of the waiver.

The Master Development Plan, as submitted, is in alignment with the Future Land Use Plan and the Greenspace and Greenway Master Plan. The proposed sidewalks will create a strong pedestrian thoroughfare that can be used until such time as bicycle lanes are added. The Plan meets the requirements outlined under this Section. The Plan will be reviewed further for consistency with dimensional requirements, detailed street design, impervious surface ratio (ISR), drainage and utility layouts and other applicable requirements set forth in the zoning ordinance through the City's administrative site plan review process.

Hyundai Cladding Waiver

PL-2013-00835

Mr. Cotten summarized the request for a waiver to Section 429.05A, Exterior Building Materials, of the *City of Auburn Zoning Ordinance* in order to allow the use of architectural metal as a building material for property located at 823 Opelika Road in the Commercial Conservation (CC) zoning district. Staff recommended approval. The applicant proposed to use high quality materials to create a stylistic design theme common among the use's industry standards.

Shadow Wood Estates

PL-2013-00797

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 applicant had been actively building in the subdivision and expected work to be completed within the next twelve months. The final wearing surface and sidewalk were the only remaining items to be completed. If the Planning Commission agreed to the extension, the existing bond must be renewed for \$114,131.00. Staff recommended approval.

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 1:00 p.m.

Mark Yohn, Secretary

Emily Sparrow, Chair