

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

The Auburn Planning Commission (PC) met on Monday, June 11, 2013 at 12:00 p.m. in the Auburn Public Library at 749 East Thach Avenue.

PRESENT Sarah Brown, Phil Chansler, Marcus Marshall, Warren McCord, Matt Rice, Emily Sparrow, Mark Yohn

ABSENT Wayne Bledsoe, Charles Pick

STAFF PRESENT Forrest Cotten, Cathy Cooper, Matt Mosley, Tyler Caldwell, Amber English, Jeff Ramsey, Alison Frazier, Dan Crowdus, Eric Carson

CITIZENS COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

Stonewall Acres Annexation

PL-2013-00419

Mr. Cotten stated the request was for a recommendation to City Council for annexation of approximately 2.85 acres located on Stonewall Road (lot 4 of Stonewall Acres Subdivision). There were currently no homes on the property nor were any under construction. The request met requirements for annexation, and staff recommended approval.

Discussion took place regarding the applicant's knowledge of recent changes to the City's Subdivision Regulations and how they might affect any future subdivision activity.

Tivoli Subdivision, Second Addition

PL-2013-00398

Mr. Cotten stated the request was for final plat approval for a performance residential development (25 lot single family detached subdivision [24 buildable lots and one open space lot]) located at the terminus of Tuscany Place, north of Tuscany Village, Plat No. 1-B in the Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation. The plat met subdivision requirements, and staff recommended approval.

Mr. McCord understood there was going to be an undisturbed buffer.

Mr. Cotten said there would be an undisturbed buffer of 50' against the Ecology Preserve along the road and of 25' for the portion of the subdivision that is along the cul-de-sac.

Solamere Subdivision, Phase 3, Eighth Revision

PL-2013-00403

Mr. Cotten stated the request was for final plat approval for a performance residential development (29 lot single family detached subdivision) located on the east side of Frontier Circle and the west side of Lightness Drive in the Development District Housing (DDH) zoning district. The purpose of the revision is to remove the rear alleyway easement and platted requirement that lots take access from the rear alleyway. The plat met subdivision requirements, and staff recommended approval.

NEW BUSINESS

Asheton Lakes, Phase 3 Rezoning

PL-2013-00386

Mr. Cotten stated the request was for a recommendation to City Council for rezoning of approximately 13 acres from Comprehensive Development District (CDD) to Development District Housing (DDH). The property was located west of Asheton Park, Seventh Addition, and south of Asheton Lakes, First Addition, Phase 2. When CompPlan 2030 was written, it was determined that much of the outlying area is zoned CDD, which may not be an appropriate zoning designation due to the allowance of some of the more intense mix of uses of any zoning district in the City. As a result, staff recommended that the applicant rezone the property within the proposed development to Development District Housing (DDH).

Asheton Lakes, Phase 3

PL-2013-00397

Mr. Cotten stated the request was for preliminary plat approval for a conventional subdivision (70 lot single family residential subdivision) located west of Asheton Park, Seventh Addition, and south of Asheton Lakes, First Addition, Phase 2 in the Development District Housing (DDH) zoning district (pending approval of PL-2013-00386). The first preliminary plat for this phase showed a proposed density of 1.04 dwelling units per acre.

Laurel Grove Subdivision, 1st Addition

PL-2013-00371

Mr. Cotten stated the request was for preliminary plat approval for a conventional subdivision (33 lot single family detached subdivision with two outlots) located north of Windway Subdivision and southeast of Moores Mill Golf Club Subdivision, Phase 4B in the Development District housing (DDH) zoning district. In order to get sanitary sewer to the Aldridge property (approved as the preliminary plat of Laurel Grove, 1st Addition in January 2012), the developer purchased additional property, and subsequently requested rezoning of the additional property and extended Moyle Lane. Prior to this time, the majority of this property was landlocked. The applicant proposed to include four of the five landlocked parcels into the Laurel Grove 1st revised plat. The other landlocked parcel has a residence on it and has access to public right-of-way through an outlot (Lot 114) to Morgan Drive. Staff recommended approval.

Yarbrough Farms Subdivision, Phase 3

PL-2013-00400

Mr. Cotten noted that staff originally recommended denial of this subdivision, which was based on the time of the report, an unresolved bonding issue. As of the current morning, the bond issue had been resolved. That was the only reason for recommending denial, so the application should be considered for approval.

Mr. Cotten stated the request was for preliminary plat approval for a performance residential development (22 lot single family residential subdivision [18 single family residential lots, three open space lots, and one future development lot]) located west of Yarbrough Farms, Phase One, at the current terminus of Yarbrough Farms Boulevard in the Comprehensive Development District (CDD) zoning district with an overlay of the Planned Development District (PDD) designation. The plat was consistent with the master development plan in place for this area. It also met the general requirements of the subdivision regulations, although some minor notational changes were needed. Staff recommended approval.

Yarbrough Farms, Fall Crest

PL-2013-00401

Mr. Cotten noted that staff originally recommended denial of this subdivision, which was based on the time of the report, an unresolved bonding issue. As of the current morning, the bond issue had been resolved. That was the only reason for recommending denial, so the application should be considered for approval.

Mr. Cotten stated the request was for preliminary plat approval for a conventional subdivision (27 lot single family residential subdivision) located west of Yarbrough Farms, Phase Two, at the current terminus of Falls Crest Drive in the Comprehensive Development District (CDD) zoning district with an overlay of the Planned Development District (PDD) designation. The plat was consistent with the master development plan in place for this area. It also met the general requirements of the subdivision regulations, although some minor notational changes were needed. Staff recommended approval.

Alabama Power Substation Expansion

PL-2013-00382

Mr. Cotten stated the request was for a recommendation to City Council for conditional use approval for a public service use (expansion of an existing electric substation) located at 2537 East University Drive in the Comprehensive Development District (CDD) zoning district. He pointed out a recommended condition of approval of additional buffering along the west side of the property, which was adjacent to existing residential uses.

Discussion took place regarding the recommended additional buffering, and the City's current stringent buffering requirements that require increased buffering for uses locating next to vacant property.

Mr. Chansler questioned if the effects of electromagnetic radiation coming from these types of uses had been discussed.

Ms. Cooper said no.

Custom Trucks Unlimited

PL-2013-00393

Mr. Cotten stated the request was for a recommendation to City Council for conditional use approval for a road service use (truck accessory shop with service bays) and a commercial support use (warehouses with offices located in the 1800 block of Opelika Road, adjacent to Red Lobster, in the Commercial Conservation (CC) zoning district. The applicant is also requesting a waiver to the cladding materials for the three buildings abutting the west property line. However, the Renew Opelika Road (ROR) plan showed the area as medium-density residential. The land use designation on the Future Land Use Map for CompPlan 2030 was corridor redevelopment. The proposed development did not contemplate any residential uses. The parcels on either side of the area are designated Mixed-Use Transect 1, which can be reasonably applied to this parcel as well. That land use designation allows commercial uses. It also allows commercial support uses under the condition that they are located on back streets. The ROR corridor plan contemplated a Type A backstreet perpendicular to Opelika Road, connecting to a Type B back street located parallel to Opelika Road and connecting over time with Mall Boulevard and Commerce Drive. The proposed commercial use at the front of the property was an appropriate use at this location. The north-south driveway shown on the site plan was designated as a Type A backstreet in the ROR corridor plan. The proposed use (commercial support) at the rear of the property was appropriate at this location based on the ROR corridor plan if the Type B backstreet was provided.

For the cladding waiver, the applicant proposed to use a privacy fence to block the view of the west property line and the two rear buildings along the property line. The privacy fence would extend to just north of the dumpster pad. At the point where the gate was shown on the site plan, a chain link fence would be used and run along the landscaped island. The front building would be the truck accessory shop but all of the bays would have metal roll up doors approximately 14 feet wide. The doors face the interior of the proposed development. The applicant proposed to use stucco, aluminum and stone on the front of the building facing Opelika Road, and continue the same materials part way down the west side of the building (approximately 27 feet).

Mr. Pick asked if the project would be built at once or phased.

Ledge Nettles with Baseline Surveying & Design, LLC discussed phasing of the project.

Mr. McCord thought there should be an incentive program to encourage and facilitate construction of backstreets.

Mr. Pick asked if the Commission had the power to designate backstreets.

Mr. Cotten said the Commission had the ability to approve or disapprove a development plan that is or is not consistent with a land use plan that has not yet been adopted.

Mr. Rice said it was hard to require access to a road that may or may not be built.

Discussion took place regarding the potential to table the case in order to gain more information on how the plan should be reviewed along with the Renew Opelika Road plan, which had not yet been adopted.

Parkview Condos

PL-2013-00395

Mr. Cotten stated the request was for a recommendation to City Council for conditional use approval for a performance residential use (multiple family development) located at 353 North Donahue Drive in the Redevelopment District (RDD) zoning district. Due to the use of the City property Staff recommended approval. Minor changes were needed to the site plan, and staff felt the applicant should be required to increase the bufferyard to 10 feet and place a Type 2 structure due to the use at the City property to the west.

Hookah Loka

Mr. Cotten stated the request was for conditional use approval for a commercial and entertainment use, specifically a hookah lounge (a tobacco specialty retail shop) located at 1642-B South College Street in the Comprehensive Development District (CDD) zoning district.

Discussion took place regarding the use and how it should be considered in conjunction with the Auburn City Code.

Mr. McCord wanted to ensure that any noxious fumes be contained within the building.

Car Gregory Ford

PL-2013-00391

Mr. Cotten stated the request was for a waiver to Section 429.05A Exterior Building Materials to allow the use of architectural metal as a building material for property located at 2305 South College Street in the Comprehensive Development District (CDD) zoning district. Staff felt the applicant proposed to use high quality materials to create a stylistic design theme common among the use's industry standards, and therefore recommended approval.

Mr. Pick thought staff should be able to approve this type of waiver request administratively.

Mimm's Trail Subdivision, First Revision

PL-2013-00411

Mr. Cotten stated the request was 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. Of the 53 lots in this phase, 20 lots remain to be permitted for construction. If the Planning Commission agreed to the extension, the existing bond must be renewed for \$119,213, which is 125% of the costs of the outstanding improvements. Staff recommended approval.

Grove Hill Subdivision, Eleventh Addition, Phase 1

PL-2013-00412

Mr. Cotten stated the request was 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. Of the 20 residential lots in this phase, 10 lots remain to be permitted for construction. If

the Planning Commission is agreeable to the extension, the existing bond must be renewed for \$81,453, which is 125% of the costs of the outstanding improvements. Staff recommended approval.

Grove Hill Subdivision, Eleventh Addition, Phase 2

PL-2013-00413

Mr. Cotten stated the request was 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. Of the 33 residential lots in this phase, 6 lots remain to be permitted for construction. If the Planning Commission is agreeable to the extension, the existing bond must be renewed for \$49,719, which is 125% of the costs of the outstanding improvements. Staff recommended approval.

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 1:30 p.m.

Mark Yohn, Secretary

Emily Sparrow, Chair