

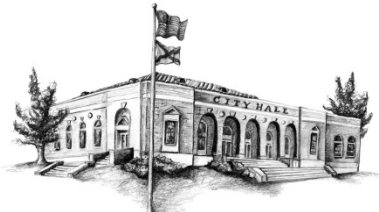


City of Auburn

Planning Commission

ANNUAL REPORT FY2015





City of Auburn

Home of Auburn University

February 10, 2016

Planning Commission
City of Auburn, Alabama

Dear Planning Commission Members:

It is my pleasure to present the FY 2015 Annual Report to the Planning Commission for your review.

Inside this report you will find a summary of all applications that came before you for review and approval, or for review and recommendation to the City Council, as the case may be. These applications include annexations, rezonings, subdivision plats, conditional uses, and landscaping and subdivision regulation waiver requests.

A summary has been provided of all the Commission's work products that have emanated from your work session activities including, most notably, the adoption by City Council of the Auburn Downtown Master Plan on September 15, 2015. This was the culmination of a more than two year planning and vetting effort, with considerable joint work session activity with the Commission and City Council taking place during the summer months of 2015. Immediately following adoption, the Planning Commission began the plan implementation process (in the form of zoning ordinance map and text amendments) in earnest. The adoption of these regulations is anticipated to occur at the City Council level in March/April 2016.

In addition, you worked to create a new commercial-oriented zoning district in FY 2015 called the South College Corridor District (SCCD). The SCCD was designed to protect the commercial integrity of the South College Corridor by allowing more compatible commercial uses to be permitted by right, while precluding the establishment of residential and institutional uses in this same area.

As you are well aware, the process of planning for a dynamic and growing community such as ours is never finished. As we progress into 2016, we will be embarking upon the first comprehensive five-year update of our comprehensive plan, *CompPlan 2030*, adopted in October 2011. This effort is designed to reflect on the past five years of planning activity, acknowledge our accomplishments, but more importantly, refocus our path forward. This effort will be coupled with a "recalibration" of our Auburn Interactive Growth Model (AIGM) that was originally commissioned in 2008 and served as the data foundation for the original plan document.

As commissioners, you dedicated a great deal of time and energy during 2015 toward planning for the future of our City. These efforts contribute directly to the continued quality of life we enjoy as Auburn citizens.

Sincerely,

A handwritten signature in black ink, appearing to read "Forrest E. Cotten". The signature is written in a cursive style and is positioned above the printed name.

Forrest E. Cotten, AICP
Planning Director

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Planning Commission Members

Sarah Brown, Chair

Phil Chansler, Vice Chair

Mark Yohn, Secretary and Mayor's Designee

Wayne Bledsoe

Marcus Marshall

Warren McCord

Charles Pick

Nonet Reese

Matt Rice

Duties of the Planning Commission

1. The Planning Commission, in cooperation with the Planning Director and staff, shall study land use and development trends, collect data, analyze such information, and prepare a set of official policies for the future growth and development of the City. These policies shall collectively be known as the Comprehensive Plan.
2. The Planning Commission shall revise and update the Comprehensive Plan at intervals not exceeding five (5) years, or as justified by changing circumstances.
3. The Planning Commission shall study and report on all proposed amendments to the text of this ordinance referred to it by the City Council. When reviewing any such proposed amendments, the Planning Commission shall, within 45 days of receipt of same from the Planning Director, submit its recommendations and findings to the City Council.
4. The Planning Commission shall study and report on all proposed amendments to the Official Zoning Map, the procedure for which is contained in Article IX of the Auburn Zoning Ordinance.

5. The Planning Commission shall review and approve, or approve with conditions, all site plans submitted to it by the Planning Director in accordance with Article VIII of the Auburn Zoning Ordinance.
6. The Planning Commission shall hear all applications for conditional use permits and shall make a report and recommendation to the City Council in accordance with Article VIII of the Auburn Zoning Ordinance.
7. The Planning Commission shall:
 - o Analyze the extent to which development has occurred in Auburn as compared to the projected growth at the time of the last previous mapping of the districts created by the Auburn Zoning Ordinance.
 - o Recommend any changes in the mapping of Auburn, particularly in the mapping of the Comprehensive Development District (CDD) and the Limited Development District, (LDD), which would be required in order to accommodate the expected twenty-year growth of Auburn for residential, industrial, commercial, and other land uses.
 - o Analyze the continued validity of any other regulations imposed by this Ordinance in terms of changed conditions since the last review.
8. The Planning Commission shall cause the posting of notice in the form of a sign on property that is subject to a public hearing for rezoning, text amendments, a conditional use permit, or other matters which may come before it.
9. The Planning Commission shall review the character, location, and extent of any street, square, park or other public way, ground or open space or public building or structure or major utility project, whether publicly or privately owned, in accordance with Section 11-52-11 of the Code of Alabama of 1975, as amended.

Planning Department Staff

Forrest E. Cotten, AICP, Director of Planning

Thomas Weintraut, AICP, Principal Planner

Katie Robison, Planner

Tyler Caldwell, Planner

Judd Langham, Planner

Amber English, Administrative Assistant

Charles M. Duggan, Jr., City Manager

Kevin A. Cowper, AICP, Assistant City Manager

The mission of the Planning Department is to promote planned and managed change as a means of creating and maintaining an attractive, “built environment” and conserving and protecting the City’s “natural environment.”

The Planning Department staff is primarily responsible for the administration of the City’s Land Use Plan, Zoning Ordinance, and Subdivision Regulations. This requires that the Department review any new development plans or any proposed change in use throughout the City of Auburn. Specifically, the Department reviews annexation petitions, subdivision proposals (administrative, preliminary and final plats), zoning requests, conditional use approval requests, site plan approval requests, requests for any variance or waiver to the Zoning Ordinance, and requests for any waiver to the Subdivision Regulations.

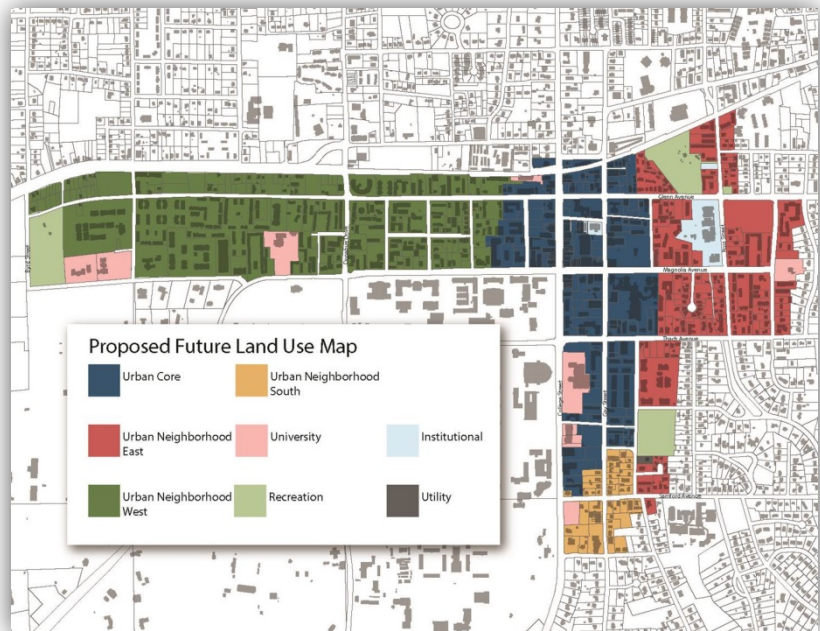
In addition, the Department provides primary staff support to a number of Boards and Commissions throughout the City including the Planning Commission, the Board of Zoning Adjustment and the Historic Preservation Commission. Much of the business transacted by the Planning Commission requires ultimate approval from the City Council; therefore, a considerable amount of effort is also expended in preparing planning-related information for

the City Manager’s Office to place before the City Council during their bi-monthly meetings.

Within the Planning Department, the City’s zoning enforcement function is also housed. This includes the regulation of signage, banners, home occupations, occupancy requirements, primary and accessory uses, and other zoning-related issues that present themselves daily.

In an effort to ensure that the City’s Zoning Ordinance is kept up to date and reflects the current needs and desires of the community, the Planning Department staff holds frequent “work sessions” throughout the year with the Planning Commission on various topical issues. The Planning Department hosted a series of five training sessions during FY 2015 for the Planning Commission. Topics of study included an overview of the planning process, making defensible and ethical decisions, conducting planning commission meetings, the legal framework for the planning commission, and current issues in planning. Additionally, during the months of June, July, and August 2015, the Planning Commission and City Council met together in six sessions to discuss the Downtown Master Plan. The Department also supports special committees or task forces that may be commissioned by the City Council to examine special issue areas and make appropriate recommendations for change.

During FY 2015, the primary focus of the Planning Department and Planning Commission was implementation of the Downtown Master Plan (DMP). The City Council adopted the DMP on September 15, 2015. The implementation of the corresponding zoning regulations is in process, with adoption anticipated in March 2016.



FY 2015 Meeting Dates

** October 9, 2014	** April 9, 2015
** November 13, 2014	⌘ May 11, 2015
** December 11, 2014	** May 14, 2015
** January 8, 2015	** June 11, 2015
⌘ February 9, 2015	** July 9, 2015
** February 12, 2015	⌘ August 10, 2015
** March 12, 2015	** August 13, 2015
⌘ April 6, 2015	** September 10, 2015

⌘ Packet Meeting

** Regular Meeting

Work Session Schedule

October 7, 2014	Planning Commission Training Session #1 - Overview of the Planning Process
October 21, 2014	Planning Commission Training Session #2 - Defensible, Ethical Decision Making
November 18, 2014	Planning Commission Training Session #3 - Conducting the Planning Commission Meetings
January 20, 2015	Planning Commission Training Session #4 - Legal Framework for the Planning Commission
February 17, 2015	Planning Commission Training Session #5 - Current Issues in Planning for Planning Commissioners
March 17, 2015	Proposed South College and Interstate Commercial Districts (SCCD and ICD)
June 17, 2015	Downtown Master Plan Joint Meeting with City Council
June 22, 2015	Downtown Master Plan Joint Meeting with City Council
June 30, 2015	Downtown Master Plan Joint Meeting with City Council
July 6, 2015	Downtown Master Plan Joint Meeting with City Council
July 27, 2015	Moratorium Research and Review Initiative Report Presentation Joint Meeting with City Council
August 31, 2015	Final Public Input Meeting for Downtown Master Plan with Planning Commission and City Council
September 29, 2015	Downtown Master Plan Implementation Work Session #1

FY 2015 Planning Commission and Planning Department Work Efforts

CompPlan 2030 Amendments

Under this proposal, staff recommended adoption of amendments to *CompPlan 2030*, the comprehensive plan for the City of Auburn, including amendments to the Future Land Use Plan Text and Future Land Use Map in Chapter Three: Land Use. As part of the implementation phase of the Renew Opelika Road Corridor Plan, Downtown Master Plan, and Exit 50 Study, amendments to the Future Land Use Plan and text were proposed to better align the Future Land Use Map and text with other planning documents.

CompPlan 2030 was recommended for adoption by the Planning Commission on September 8, 2011, and subsequently adopted by the City Council on October 4, 2011. In the past four years, several plans have been formulated and several studies conducted that further examined the Future Land Use Plan in greater detail. Several of these documents have recommended amendments to the CompPlan in the form of changes or additions.



COMPPLAN 2030

THE COMPREHENSIVE PLAN FOR THE CITY OF AUBURN

Exit 50 Study

CompPlan 2030 recommended evaluating land use classifications along Beehive Road, Cox Road, and Webster Road because the new interchange increases the use and visibility of these roads. The subsequent study examined the existing conditions in the area, evaluated the feasibility of multiple development policies, and made recommendations in accordance with the goals of *CompPlan 2030*. The Future Land Use recommendation encouraged the adoption of new land use categories for the Future Land Use Plan, Office Park/Commercial and Industrial Support. The study also identified parcels outside of the City limits that have development potential if they were to be annexed.

Renew Opelika Road

With the approval of the Renew Opelika Road Corridor Plan in August 2013, the City of Auburn developed a “road map” for putting in place regulations that would provide for the redevelopment of the Corridor. A portion of this plan called for changing the future land use for the area. The consultants identified ten (10) appropriate future land uses for the corridor, a significant deviation from the Corridor Redevelopment Future Land Use category that dominated the study area. Staff felt the recommendations by the consultants were too prescriptive to allow potential development to fully prosper along the Corridor. As a result, staff consolidated several of the categories originally proposed in order to create flexibility for property owners and potential developers.

Staff proposed three new category definitions and amended the existing neighborhood center definition. The new categories included:

Regional Center: This area is intended to focus on entertainment and retail uses, but is supported by higher density residential and allows office uses. The Regional Center provides goods and services citywide and regionally with a diverse mixture of land uses at higher permitted densities. The Regional Center allows residential uses that are projected to grow within the corridor, specifically higher density housing such as duplexes, townhomes, apartments, and senior living accommodations. Roadways within this area are more automobile-focused, and larger front setbacks (20' min.), rear setbacks (20' min.) are plausible in comparison to the Neighborhood Center category. Building heights should be no more than three stories. Many uses are permitted within this classification, the focus of which is retail, commercial and office uses that serve the community at-large; the main exceptions are single-family detached housing, heavy industrial, commercial support uses and storage facilities.

Mixed Use 1: This category represents the area located along the corridor between the center locations as well as the area of the corridor located between the Mall and the city limits line. This designation may include retail, commercial, residential and office uses. Setbacks are intended to be larger and lot coverage to be smaller than the centers. Connectivity between parking lots is encouraged, along with shared parking. A mixture of uses is expected to be more horizontal than vertical. Due to the high quantity of commercial uses, residential uses are conditional except for single family detached which is not permitted.

Mixed Use 2: This category is intended to have a more urban feel than the remainder of the corridor and appropriately transition downtown to the regional commercial center to the East. Uses are focused on retail and adaptive reuse of existing structures, where possible. Residential uses are permitted in integration with retail uses, albeit at a lower intensity than in the Neighborhood Centers. Mixed uses are permitted both horizontally and vertically, while vertical mixtures will tend to be more appropriate closer to downtown.

The Planning Commission held its public hearing and adopted the amendments at its October 9, 2014 regular meeting.

Special Development Standards for Commercial and Entertainment Uses, specifically Veterinary Office with Indoor Kennel

Under this proposal, staff recommended amendments to Section 402.02, Special Development Standards, of the *City of Auburn Zoning Ordinance*. These amendments dealt specifically and exclusively with adjustments to development standards related to veterinary offices with indoor kennels. These recommendations were largely a by-product of discussions held between the Planning staff and the local veterinary community and were in direct response to prior amendments made to standards for this specific use that were adopted on June 17, 2014.

In July 2014, the Planning Department received a communication from local veterinarians expressing some concern with the new standards. The first concern dealt with what was felt to be unintended ambiguity associated with the new requirement that “at no time will animals be left unattended by staff.” While the intent was for this requirement to apply in outdoor exercise areas only, the concern was expressed that it could be interpreted to mean this could apply anywhere including inside the confines of the office itself, as well as kennel areas. Staff recommended clarifying the condition to say that “at no time will animals be left unaccompanied by staff outdoors.”

The second concern expressed by local veterinarians was the screening requirement for outdoor exercise areas. This concern centered around the belief that the exercise yards need to be made visible for advertising purposes, so that potential customers can see the amenities and services offered. Staff explained that all existing offices would be grandfathered from the new requirement. The veterinarians then expressed that they felt screening should not be required for any exercise yards located more than 200 feet from an adjacent residential property line, but that it would be reasonable to expect them to be screened if they were located between 50 feet and 200 feet from an adjacent residential property line. Staff also had no objection with that change as proposed by the veterinarians.

The third and final concern dealt with delegating authority to the Planning Director for approving the solid evergreen hedge or fence required to screen any new exercise areas that would be located between 50 and 200 feet of an adjacent residential property line. The feeling was that it would afford unnecessary discretion to whoever might be in that position at any given point in time. They asked that the required fence height be clearly stated and that the Planning Director approval language be removed. Staff had no objection to these changes. The fence height requirement was stated as being six feet.

The Planning Commission held its public hearing and recommended adoption of the updates at its November 13, 2014 regular meeting. The City Council adopted the amendments at its December 16, 2014 regular meeting.

Subdivision Interlocal Agreement

In April 2008, the Lee County Commission adopted subdivision and land development regulations for unincorporated Lee County. The City of Auburn exercises extra-territorial jurisdiction over the control of the subdivision of land by the State of Alabama on properties up to five (5) miles outside of its city limits.

In October 2012, Governor Bentley signed Act #2012-297 into law that amended Code of Alabama, § 11-52-30, such that county commissions that have adopted subdivision regulations shall apply those regulations to the development of subdivisions within the planning jurisdiction of a municipal planning commission. However, the legislation also contained a provision to allow municipal jurisdictions to continue exercising their extra-territorial authority over subdivisions with their planning jurisdiction provided that a written agreement be entered into by the county and the municipal jurisdiction to that effect.

Subsequent to this legislation being passed, staff from the City of Auburn, City of Opelika, and Lee County met to discuss each respective government's desires for subdivision regulation in the planning jurisdiction.

City of Auburn staff and Lee County staff agreed that it was in the best interest of both local governments for the City to maintain its primary role as the review authority for subdivisions in the planning jurisdiction. As such, the City would receive subdivision plats in this area, and the plats would then be routed to the County for review and comment. In any case where a particular City subdivision regulation and County subdivision regulation were in conflict, the more stringent regulation would be applied.

The City and County have operated under this arrangement for quite some time in a very successful and cooperative relationship. This agreement simply formalized the arrangement.

The Planning Commission held its public hearing and recommended adoption of the agreement at its April 9, 2015 regular meeting. The City Council adopted the agreement at its April 21, 2015 regular meeting.

South College Corridor District (SCCD) Zoning Text Amendment

Under this proposal, a joint team of Planning and Economic Development staff recommended amendments to Article III (Establishment of Zoning Districts) Article IV (General Regulations), Article V (Detailed Regulations), and Article VI (Signs) of the *City of Auburn Zoning Ordinance*.

In October 2014, the City of Auburn began a review of permitted and conditional uses along the South College Street corridor and Interstate 85 interchanges. The proposed changes were intended to create a new zone for a section of South College Street from the intersection of South Donahue Drive to the intersection of Veterans Boulevard. The South College Corridor District (SCCD) was designed to cover parcels with access and high visibility along College Street or connecting streets, such as South Donahue, Longleaf Drive, East University Drive, and Veterans Boulevard.

Staff recognized that the South College Street corridor is a main entry corridor to the City from Interstate 85, is highly visible, and serves as a commercial, retail, and hospitality corridor for local, regional and interstate consumers. The proposed zoning changes were intended to promote commercial, hospitality, and service use developments in a highly visible and easily accessible area and to foster a more streamlined approval process for the aforementioned uses, all of which are similar in character and intensity.

Under the previous Comprehensive Development District (CDD) zoning, many uses that catered to a regional or traveling market, such as hotels, fast food restaurants, and auto dealerships, required conditional use approval. The proposed SCCD district was designed to allow for most commercial and entertainment uses as well as some road service uses, such as the auto dealership, fast food, and gasoline service, to be permitted by right. In addition, the SCCD recommended not allowing residential or institutional uses with the exception of day care centers and private libraries and museums. The purpose and intent of the SCCD district was to create a target area for the local, regional, and interstate

consumer to have access to uses such as hotels, fast food restaurants, and auto dealerships with similar land use intensity, such as traffic, time of operation, and consumers.

Below are the implementation measures that directly related to the resulting zoning changes:

- Target Development
 - Encourage retail, commercial, and hospitality development
 - Provide an area for local, regional, and interstate oriented uses that need a higher level of access mobility and visibility
- Provide Developers with a more streamlined development review and approval process because similar and compatible uses will no longer have to go through the conditional use approval process
- Create a consistent corridor aesthetic by providing an area that is geared to hospitality, service, and retail uses

The SCCD zone was designed to provide an area for similar uses that need high visibility for traveling consumers. The SCCD allows more permitted uses for commercial, entertainment and road service uses than the CDD zoning district and, therefore, provided for a more streamlined development review and approval process. In addition, because many of the uses are similar in intensity and do not create compatibility issues when located adjacent to each other, the need for larger bufferyards was reduced.

From a commercial standpoint, the zone was developed with similar allowances to the CDD zone; however, the SCCD zone prohibits residential uses directly on the corridor. The uses in the SCCD zone which are allowed by right are typically those commercial uses which are local and regional commercial, entertainment and limited road service. In addition, most of the other uses found in the CDD district, with the exception of residential, industrial, and most institutional and commercial support uses, are still allowed as permitted or conditional uses in the SCCD.

Beyond changes to the use table, the development regulations largely mirrored the CDD zoning district. The setbacks, impervious surface, floor area ratio and other bulk standards remained the same. Landscaping requirements also remained very similar. One small change was that uses in the SCCD zone would only be required to install a minimum bufferyard against vacant properties in the same zoning district. This removed the bufferyard penalty placed on the first development, which often required a 15 foot bufferyard against what would likely be a similar use when the adjoining vacant property develops. Since many of the adjacent uses would now be primarily commercial or office, there was more certainty in knowing that the vacant property would eventually develop with a like land use intensity class.

The Planning Commission held its public hearing and recommended adoption of the new zoning district and accompanying regulations at its May 14, 2015 regular meeting. The City Council adopted the SCCD upon its second reading at its July 7, 2015 regular meeting.

South College Corridor District (SCCD) Zoning Map Amendment

Under this proposal, a joint team of Planning and Economic Development staff recommended rezoning of certain properties on South College Street or at its intersections with Longleaf Drive, East University Drive, and Veterans Drive from Rural (R) and Comprehensive Development District (CDD) to South College Corridor District (SCCD). The proposed district was intended to protect the commercial nature of the South College Street corridor and I-85 Exits 51 and 57 and focus on increasing the number of commercial uses permitted by right in these areas.

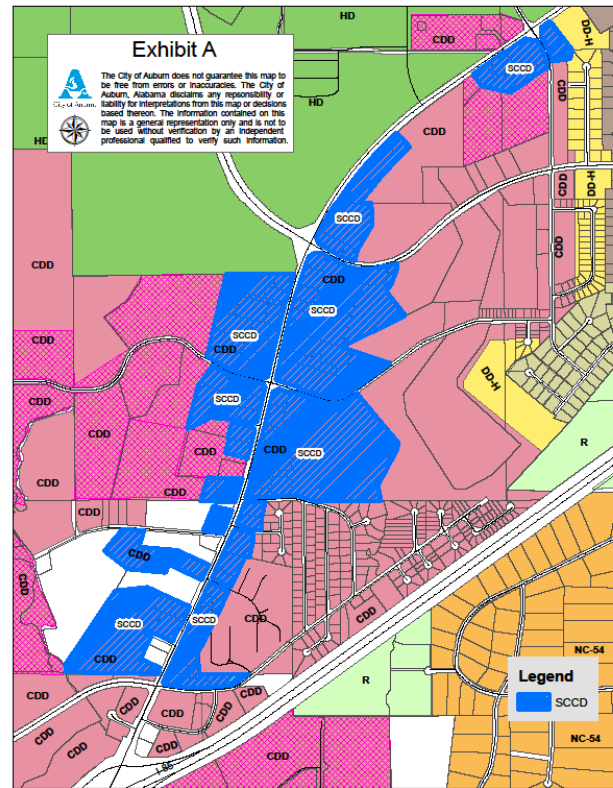
The rezoning was an effort to allow more permitted commercial uses in these primarily commercial areas. The new zones were designed to allow commercial uses, many of which were already present in these locations, to be permitted by right in these heavily commercial areas. By allowing most commercial and entertainment, office and many road service uses to be permitted by right, developments would be allowed to be approved administratively. Previously, fast food restaurants, fueling stations, hotels and auto dealerships often had to seek conditional use approval even when the adjoining properties were similar in use and opposition or possible nuisances created by the new development was seldom. This amendment provided greater certainty to the property owner or developer and reduced unnecessary delay in the establishment of the use. The proposed zone also removed residential and institutional uses that may compete for the same space. Restricting those uses directly from the corridor reduces potential impacts that some of the more intense uses may create if adjacent to residential or other less intense uses.

The Planning Commission held its public hearing and recommended adoption of the zoning ordinance map amendment at its May 14, 2015 regular meeting. The City Council adopted the map amendment upon its second reading at its July 7, 2015 regular meeting.

The Planning Commission held its public hearing and recommended adoption of the zoning ordinance map amendment at its May 14, 2015 regular meeting. The City Council adopted the map amendment upon its second reading at its July 7, 2015 regular meeting.

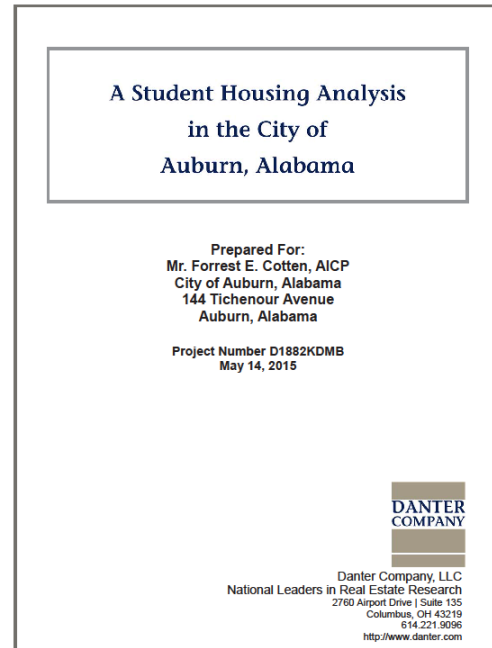
Multi-Family Market Study Update

In November 2012, the City of Auburn engaged the real estate research and consulting firm of Danter Company, LLC to study the existing and future multi-family housing market conditions in Auburn. Following the eight-week contract, a final report was delivered in March 2013 that evaluated the Auburn market and identified specific areas of market deficits or overbuilding within the context of



three primary components: geography (location, location, location), economic (pricing alternatives), and conceptual (project mix, level of amenities, building style, academic/social, etc.).

In early 2015, Danter Company, LLC began work to update the March 2013 market study in order to understand the impact of product that opened on the market since the original study was conducted and to take in to account other potential projects. The primary objective was to provide market expectations to support future planning decisions regarding student housing development in Auburn. Conclusions for the development of additional rental housing in Auburn were based on analyses of the area including the existing and anticipated rental housing market, demographics, the economy, the assumed appropriateness of potential sites for development, and rental housing demand. The updated study was completed and published in May 2015.



Moratorium Research/Review Initiative

On February 17, 2015, the City Council enacted a six month moratorium on multiple unit development (MUDs) in the University Service (US) zoning district east of College Street. The moratorium was largely the result of community concern expressed over the amount of both purpose-built and market rate MUDs in the US zoning district and community-wide. The particular focus on the US zoning district east of College Street was the result of concerns expressed about the density and scale of development, with the 160 North Ross Street purpose-built student housing development being the primary focal point.

Data Collection

The Planning Department staff gathered data for the entire US and Urban Core (UC) zoning districts. The US District was divided into two sub-areas: US District East (east of College Street), and US District West (west of College Street). The UC and US sub-districts were then analyzed block by block. The type of data collected included:

1. The number of acres zoned US East, US West, and UC.
2. The number of acres used for MUDs in the US East, US West, and UC.
3. The total number of MUDs in each area.
4. The number of units and unit density for each MUD.
5. The number of bedrooms and bedroom density for each MUD.
6. The number of stories and parking spaces for each MUD.
7. The approximate year of construction and average number of bedrooms for each MUD.
8. The “character” of the MUDs and properties surrounding them.

Key observations from the data

1. A majority of the MUDs constructed before 1990 in the US East and West areas were single bedroom units. In addition, single-bedroom units typically had smaller footprints compared to multiple bedroom units and, therefore, the unit densities of the pre-1990 MUDs were higher, such as the case of Wittel Dorm (built before 1966) at almost 94 units per acre in the US East area and the Village Studio Apartments (built after 1966, but before 1973) at 80 units per acres in the US West area. In the UC district, Magnolia Plaza has the highest unit density with 102 units per acre.
2. Many of the pre-1990 MUDs were constructed on lots of less than an acre, and while the unit density is high, the developments do not appear as massive as developments on larger parcels. Using the examples noted above, Wittel Dorm has 45 units on 0.48 acres, the Village Studio Apartments have 28 units on 0.35 acres, and Magnolia Plaza has 42 units on 0.41 acres.
3. The average number of bedrooms per unit in the US East area had gradually increased from an average of 1.25 in 1973 to 2.07 in the decade between 2000 and 2010. 160 North Ross was the only MUD built since 2010 in the US East area and has an average bedroom density per unit of 3.53. The average bedrooms per unit for the US West area increased from 1.02 in 1973 to 2.23 in the decade between 2000 and 2010. There have been two developments since 2010 in the US West area, The Grove at Auburn and The Landing Strip, with the average number of bedrooms per unit for these two developments being 2.76.
4. The US zoning district has a maximum density of 34 units per acre; however, the unit density does not take into consideration the number of bedrooms within the unit. A major contributing factor in land use intensity is parking spaces. The US district requires 1.1 parking spaces per bedroom in each unit. A 34 unit development on one acre with all one-bedroom apartments would require 38 parking spaces, but a 34 unit development on one acre comprised of four-bedroom apartments would require 150 parking spaces. Both of the scenarios are 34 units per acre, the difference in intensity is the number of bedrooms/parking spaces.

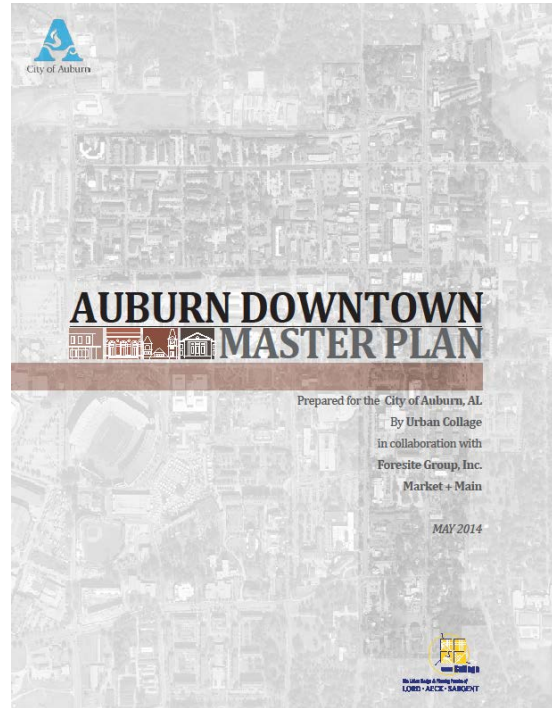
Recommendations

The multi-development unit moratorium area and the Downtown Master Plan (DMP) area are inextricably linked with regards to residential development, particularly purpose-built student housing/private dormitories. The recommendations provided in this report addressed the University Service zoning district East and West, as well as the Urban Core zoning district. In addition, recommendations were included for those portions of US and UC districts that were part of the DMP.

Planning Staff presented the final MRRRI report to the Planning Commission and City Council on July 27, 2015.

Auburn Downtown Master Plan

The Auburn Downtown Master Plan is the City of Auburn's plan to present a tangible, practical, and realistic future vision for the growth and expansion of Downtown Auburn, while preserving the scale and charm of those Downtown areas that are so well established, valued and embraced by the community. As such, the Plan places an emphasis on streetscape enhancements, open space and economic development opportunities, and transportation and traffic circulation improvements. The Plan elements provide design ideas for improvement and growth, and further identify a plan for undertaking implementation efforts over the next 15 plus years.



The Auburn Downtown Master Plan:

- Will help guide the future of Downtown Auburn, based on public input as well as land use, market, and transportation analysis coupled with careful consideration of different urban design practices and their effect on the built environment
- Provides specific focus area recommendations for both future growth and preservation
- Recommends design guidelines for five distinct downtown character areas including: Urban Core: Traditional Downtown, Urban Core: Downtown Expansion, Urban Neighborhood: Felton Little, Urban Neighborhood: Downtown West, and Urban Neighborhood: Preservation
- Prioritizes potential streetscape and open space project opportunities
- Develops a comprehensive implementation action plan
- Updates the Future Land Use Plan by providing more specific parcel-level recommendations for the type, location, and scale of new development in each of the five (5) distinct downtown character areas

History

Within the past ten years, the City of Auburn has undertaken three prior Downtown planning efforts (including this DMP), each of which had its own particular focus.

The first effort was spearheaded by the Urban Core Task Force (UCTF) which was formed in 2006 with the mission of evaluating "city ordinances, policies, procedures, and State laws which impact our downtown with the goal of formulating a community vision for the Urban Core which will assure the

economic viability, aesthetic integrity, and reflect sensitivity to the historical significance of our Downtown by retaining the Auburn Character.”

This effort resulted in the creation of a new overlay district for Downtown, the College Edge Overlay District (CEOD). It also resulted in explicit design and development standards being developed for the CEOD as well as the Urban Core zoning district. These standards addressed setback requirements, special use provisions, parking, glazing, cladding materials and color palettes for exterior walls and brick materials, among others. The standards were adopted and put into effect in March 2007.

Not long after the UCTF standards were put into effect, the economy (locally and nationally) began to falter, and many of the development proposals that were thought to significantly alter the Downtown landscape simply never came to fruition.

In 2009, the economy was still largely static, and development activity in the Urban Core had been limited. An effort was made to re-examine the zoning regulations for Downtown Auburn in order to see if it might make sense to make some thoughtful adjustments in the zoning regulations that could also serve the purpose of incentivizing new development activity or redevelopment activity to take place.

As a result, the Downtown Study Committee was commissioned to review development requirements for the Urban Core and make recommendations for change that might facilitate development activity, while also ensuring the integrity of the existing character.

This review resulted in further regulatory refinements to the zoning regulations including adjustments to building height and floor area ratio requirements, as well as greater flexibility for residential parking requirements, use location requirements, and signage. The resulting regulations were adopted and put into effect in May 2010.

Background

Unlike the regulatory focus of the prior two efforts detailed above, the Auburn Downtown Master Plan has been driven largely by a widespread acknowledgement that Downtown Auburn needs to grow and expand in a manner that is commensurate with citywide growth to maintain its prominence and relevance as not just the “Heart of Auburn,” but also as a regional destination.

CompPlan 2030, adopted in October 2011, speaks to this very directly in the Goals, Objectives, and Policies (GOPs) component of Chapter Three: Land Use. The following GOPs specifically lay the foundation for the Plan’s development:

LU 2: Provide for the expansion, infill, redevelopment, open space, parking, increased densities and commercial intensification of downtown Auburn consistent with forecasted population growth to the year 2030.

LU 2.1: Provide for downtown infill, redevelopment, increased densities and commercial intensification to accommodate the City’s growth over time and the need for additional downtown land uses that serve the general public and the University.

LU 2.1.2: A Downtown Master Plan will be created in collaboration with the City government, Auburn University, downtown merchants, and property owners, and other stakeholders to identify an agreeable optimal scenario for the future of downtown. The Plan should embody and promote an atmosphere of vibrancy, green areas and gathering spaces, public parking and a mix of commercial, institutional and residential uses oriented toward pedestrians.

The planning process for the Plan lasted almost a year, from July 2013 to June 2014 and was led by the City's planning consultant, Urban Collage, in consultation and close coordination with the City of Auburn Planning staff. The initial phase of the project involved determining the size and scope of the Plan, identifying stakeholder groups, and beginning to acquire data. A Project Steering Committee (PSC), comprised of City Council members, Planning Commission members, downtown business owners and property owners as well as Auburn University representatives, was formed to oversee and guide the Plan's development.

Key to the development of the Plan was input from the general public, external stakeholders, and various City departments. Input from the general public was gathered through a series of three public meetings (held August 2013, November 2013, and March 2014). The PSC also met four times during the development and review of the Plan.

Auburn Downtown Master Plan Overview

The Auburn Downtown Master Plan consists of the following sections:

- 1) Introduction: Downtown – Past and Present
- 2) Part I: Reading Downtown Auburn
- 3) Part II: Downtown's Potential
- 4) Part III: Moving the Vision Forward
- 5) Appendix

Downtown Auburn has five (5) character areas: Urban Core: Traditional Downtown, Urban Core: Downtown Expansion, Urban Neighborhood: Felton Little, Urban Neighborhood: Downtown West, and Urban Neighborhood: Preservation. The Plan's recommendations are tailored to each specific section.

The Plan's Introduction discusses the historic context of Downtown Auburn and its evolution and progress through the decades. Part I begins to identify the individual character areas and perception issues that are unique to each. It further provides an existing land use analysis, market analysis, and transportation analysis of the study area, followed by a narrative that details specific opportunities for both growth and preservation. Part II details the public input process and begins to present the Plan's vision and framework for revitalization and development. Most importantly, it provides specific recommendations for each character area including development guidelines, identification of infill opportunities, and a recommended project list of transportation, streetscape, and open space improvements. Finally, Part III recommends a detailed implementation action plan followed by a

suggested “success metrics” that can assist the City in gauging its progress toward plan completion moving forward over time.

How the Auburn Downtown Master Plan Will Be Used

It is critical to note that the Auburn Downtown Master Plan is not about revitalizing an area in dire need; **rather, the Plan is about proactively providing a blueprint for building upon the success of a vibrant Downtown so that it can continue to prosper and thrive for decades to come.** It is meant to serve as a framework for future decision-making and as a guide to future land use and transportation in the Corridor. As a guide, the Plan is **not** a prescriptive mandate; it is intended to be flexible and adaptable to changing conditions. Future changes to the Plan should be based on the best possible combination of sound data and stakeholder input.

As a guide for new development and redevelopment, the Plan is intended to provide predictability and fairness for citizens, elected officials, City staff, and the development community by giving Downtown Auburn parcel-level recommendations for development as part of the Future Land Use Plan. It also provides recommendations to guide future investment. For it to be effective in its purpose, the Plan must be continuously monitored and revised as changes occur in markets, the City’s demographics, the built environment, and the political sphere. Recommendations have been given general timelines for completion and have been assigned to entities responsible for their implementation. Not all recommendations will be implemented. Committed citizens must continue to work hand-in-hand with the appropriate government agencies and the private sector to fully realize the vision and initiatives set forth in the Plan. The City Council must still approve funding for any programs or capital improvements such as parks, sidewalks, and streets. Implementation will occur as noted in Part III of the Plan.

Implementation of the Auburn Downtown Master Plan

Implementation of the Auburn Downtown Master Plan is vitally important. The Plan will be implemented through the following processes, under the oversight of the Planning Commission with staff support from the Planning Department:

- The Auburn Downtown Master Plan will serve as a guide for citizens, elected officials, City staff, and the development community regarding the desired uses for individual parcels over the next 15 plus years. The Plan should be used in the evaluation of development proposals presented to City staff, the Planning Commission, and the City Council.
- The Plan presents its implementation goals along with the department(s) responsible for each item and a timeline for implementation. The City should establish processes to measure each department’s progress on the items it is responsible for implementing and ensure the department’s accountability. Items that require funding must also be identified in this process.

There are eight (8) specific goals that have been identified. Each goal has multiple related objectives with specific policies associated with each one. The objectives and policies for each are provided in detail in the Plan Document. As these goals are accomplished over time, the vision of the Plan becomes increasingly clear, until it is ultimately realized.

- **Goal #1**
Physically expand the footprint of Downtown.
- **Goal #2**
Encourage a more sustainable mix of land uses in Downtown.
- **Goal #3**
Create a walkable, attractive and safe Downtown.
- **Goal #4**
Improve and expand the inventory of public open spaces in Downtown.
- **Goal #5**
Improve the network of streets, transit and bike facilities in Downtown.
- **Goal #6**
Improve the availability and ease of use of public parking.
- **Goal #7**
Increase the overall sense of civic identity and vitality in Downtown.
- **Goal #8**
Identify key partners and mechanisms for implementation that will have a high impact.

The Planning Commission held its public hearing and recommended adoption of the plan at its July 10, 2014 regular meeting. The City Council adopted the plan at its September 15, 2015 regular meeting.

Citizens' Planning Academy

Auburn citizens were invited to take part in the fifth offering of the Citizens' Planning Academy beginning in September 2015. The academy was offered previously in 2008, 2009, 2011, and 2013. The academy was developed to educate participants as to how different departments, developers, and individuals interact in the planning process. Designed as a six-week course, individuals took part in learning about a variety of planning-related topics and gained hands-on experience by conducting a site plan review and mock Planning Commission meeting. Participants also learned about the City of Auburn's Comprehensive Plan and other ongoing projects. Topics of instruction included:

Other topics included:

- Planning in Auburn (Requirements and responsibilities of the Planning Department)
- The Roles and Responsibilities of Auburn's Boards and Commissions
- Long-Range Planning
- The Role of Other City Departments in Planning

- A Professional Engineer’s View on Planning in Auburn
- Auburn University Campus Planning
- Historic Preservation
- Zoning Enforcement
- Online Resources

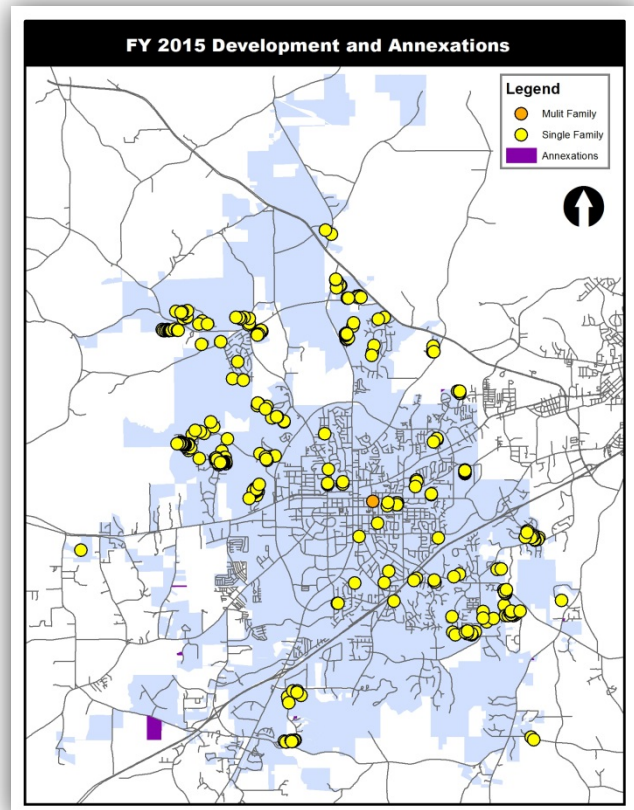
The course concluded in November 2015.

Auburn Interactive Growth Model

The purpose of the Auburn Interactive Growth Model (AIGM) is to forecast the spatial distribution of the City’s population over time, to build out for 144 Zones in five year increments, as well as the distribution and timing of the apportionment of land uses and facilities to meet the needs of the population in a cost-effective manner.

One of the many objectives of the AIGM is an annual update to document the changes in development, trends and the processing of data to reforecast population and the effects on its several sub-models. A 2007 Baseline was initially developed in order for the AIGM to become operational for the study area. The study area consists of the City of Auburn limits (88 Zones) and the area south of the City to the Macon County line, six miles west of the city center and north to the Chambers County line (56 Zones). The decision was made to include the area outside the City limits surrounding the City in order to assess the impacts of future annexations, market influence for commercial facilities in the City and the effects of future suburban development.

The annual update schedule now corresponds with the City of Auburn’s fiscal year calendar. The consolidated data for residential units and population within the City and the area outside the City and in the study area reveals that the City has increased in size from 33,207 acres in 2014 to 33,295 in 2015 for a net increase of 94 acres. Likewise, the area outside the city has decreased by a similar amount due to annexation activities.



There were a total of 491 new housing units constructed from 2014 to 2015 in the City of which 206 were multi-family units. The increase in multi-family units can be attributed to the completion of the 160 Ross private dormitory development. During this time, there were also 285 new single family

housing units added. This is comprised largely of detached single-family homes. A large majority of these homes were constructed in phases of subdivisions that had been idle for the last few years.

The 2015 Growth Model Update estimates a growth in population of 1,044, with 2015 population estimated at 64,011 and 2014 population as 62,967.

2015 AIGM Update

Residential Growth in the City of Auburn

	Acres	Single Family Units	Multi-Family Units	Residential Total Units
2015	33,295	13,031	17,545	30,576
2014	33,201	12,746	17,339	30,085
Difference	94	285	206	491

Commercial space (retail, office and services) increased by 13,000 square feet from 2014 to 2015. This increase is solely due to new retail space, specifically Plainsman Tire and Newks. The City of Auburn also saw an increase of 56,664 square feet of industrial space due to the development of Kemmerich in the Auburn Technology Park West.

2015 AIGM Update

Commercial/Industrial Growth in the City of Auburn

	Increase in Commercial (square	Increase in Office	Increase in Retail	Increase in Industrial
2015	13,000	0	13,000	56,664

Auburn added 111 motel rooms at the Courtyard Marriot in the West Pace Subdivision. There were no changes to the public facilities section which includes parks, fire stations, schools or any other public facilities during the study period.

FY 2015 Year in Review

1. Annexations

Total Number of Applications Considered: 10

Total Number Recommended for Approval: 9

Total Acreage Recommended for Annexation: 103.85

2. Rezoning and Amendments to Planned Development Districts (PDD)

Total Number of Rezoning Applications: 4

Total Number Applications Recommended for Approval: 3

Total Acreage Recommended for Rezoning: 112.18

Total Number of PDD Amendment Applications: 0

3. Subdivisions

Total Number of Preliminary Plat Requests: 12

Total Number of Preliminary Plat Requests Approved: 12

Total Number of Final Plat Approval Requests: 15

 New Final Plat Requests Approved: 14

 Revised Final Plat Requests Approved: 1

Total Number of Lots Approved by Final Plat:

 Performance Lots: 253

 Conventional Lots: 171

Total Number of Conventional Subdivisions: 14

Total Number of Performance Subdivisions: 10

Total Number of Subdivisions located in Planning Jurisdiction: 1

4. Conditional Uses

Total Number of Applications Considered: 16

Total Number of Uses Recommended for Approval:

 Commercial and Entertainment: 26

 Commercial Support: 1

 Industrial: 1

 Institutional: 2

 Neighborhood Shopping Center: 1

 Office: 1

Performance Residential: 5

Road Service: 5

5. **Waivers**

Total Number of Applications Considered for Waivers to Zoning Regulations: 9

Total Number Approved: 9

Total Number of Applications Considered for Waivers to Subdivision Regulations: 15

Total Number Approved: 15

6. **Miscellaneous**

Total Number of Zoning Certificates Issued: 204

Total Number of Administrative Subdivisions Processed: 51

Total Number of Sign Permits Issued: 82

Base Zoning Designations

Corridor Redevelopment (CRD)

Comprehensive Development District (CDD)

Corridor Redevelopment District (CRD)

Development District Housing (DDH)

Holding District (HD)

Industrial (I)

Limited Development District (LDD)

Neighborhood Conservation (NC)

Redevelopment District (RDD)

Rural (R)

South College Corridor District (SCCD)

University Service (US)

Urban Core (UC)

Overlay Zoning Designations

College Edge Overlay District (CEOD)

Conservation Overlay District (COD)

Planned Development District (PDD)

50 public hearings were held for cases considered during FY 2015.

Comparison of Previous Years' Numbers

(Current and Five Previous Fiscal Years)

	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
Annexations						
Recommended for Approval	12	10	11	9	5	9
Acres	40.1	35.31	123.22	35.13	21.47	103.85
Rezoning						
Recommended for Approval	3	0	4	12	5	4
Acres	201.63	0	77.33	128.85	392.06	112.18
Final Plats						
Lots Approved	263	209	205	333	262	424
Conditional Uses						
Applications	26	31	27	30	30	16
Uses Recommended for Approval	36	31	43	34	32	42
Uses Recommended for Denial	1	2	2	0	2	2
Waivers						
Applications	7	10	27	21	28	24
Approved	7	10	21	18	26	24

Annexation Petitions from October 2014 - September 2015

Case Number	Case	Property Owner	Acreage	Planning Commission Date	Planning Commission Recommendation
PL-2014-00683	Jackson Annexation	Johnny Jackson	1.00	10/9/2014	Approval
PL-2014-00699	Lee-Scott Academy Annexation	Lee-Scott Academy, Inc.	1.59	10/9/2014	Approval
PL-2014-00794	Jackson Annexation	Johnny Jackson	1.00	11/13/2014	Approval
PL-2014-00922	Dunbar Annexation	David Dunbar	1.36	1/8/2015	Approval
PL-2015-00077	ATPW-Brewer Annexation	City of Auburn Industrial Development Board	78.35	2/12/2016	Approval
PL-2015-00155	James Annexation	Michael and Patricia Mary James	3.51	3/12/2015	Approval
PL-2015-00225	Brown Annexation	Wilbur and Joy Brown	0.94	4/9/2015	Approval
PL-2015-00336	Neighbors Annexation	William P. Neighbors	5.92	5/14/2015	Approval
PL-2015-00539	LeCompte Annexation	Jerod LeCompte, Amanda LeCompte, Oscar LeCompte, and Kaye LeCompte	0.98	6/9/2015	Denial
PL-2015-00736	Golden Annexation	Clay & Heather Carson and Richard & Deanna Franey	10.18	9/10/2015	Approval

Subdivision Applications from October 2014 - September 2015

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Asheton Lakes, Phase 3A (PL-2014-00695)	Final	Farmville Lakes, LLC	DDH	39 (Conventional)	10/9/2014	Approval
Yabrough Farms Subdivision, The Parc (PL-2014-00698)	Final	Dilworth Development, Inc.	CDD / PDD	94 (Performance)	10/9/2014	Approval
Little Loblockee Creek Landing (PL-2014-00726)	Final	James Booth	Outside of the City limits - Planning Jurisdiction	9 (Conventional)	10/9/2014	Approval
Mimms Trail Subdivision, Fourth Addition (PL-2014-00708 and PL-2015-00534)	Preliminary	Cleveland Real Estate Investments	LDD / PDD	65 (Performance) (63 single family and 2 open space lots)	10/9/2014	Approval
	Final			64 (Performance) (62 single family and 2 open space lots)	7/9/2015	Approval
Mimms Trail Subdivision, 1st Revision, Redivision of Lots 142A (PL-2014-00795)	Final	Cleveland Real Estate Investments	LDD / PDD	7 (Performance)	11/13/2014	Approval
Donahue Ridge, Phase 2B (PL-2014-00796)	Final	Donahue Land, LLC	DDH	11 (Conventional)	11/13/2014	Approval
Tuscany Hills, Plat No. 1A, Redivision of Lots 104 & 143 (PL-2014-00797 and PL-2015-00161)	Preliminary	Superior Bank	DDH	10 (Conventional) (8 single family, 1 open space, and 1 out lot)	11/13/2014	Approval
	Final	Hayley Freeman Contracting			3/12/2015	Approval
Charleston Place Subdivision, Redivision of Lots 50-54 (PL-2014-00875)	Revised Final	Allan L. Campfield	DDH	4 (Performance) (Lot Consolidation of 5 townhouse lots in to 4 single family lots)	12/11/2014	Approval
Sutton Place Townhomes (PL-2014-00864 and PL-2014-00865)	Preliminary	Sutton Place Townhomes, LLC	RDD	9 (Performance) (Townhouse)	12/11/2014	Approval
	Final				1/8/2015	Approval
Scarlett Oaks (PL-2014-00930)	Preliminary	Joy McGowen Estate	R	10 (Conventional)	1/8/2015	Approval
Donahue Ridge, Phase 2C (PL-2014-00931)	Preliminary	Donahue Land, LLC	DDH	13 (Conventional)	1/8/2015	Approval

Subdivision Applications from October 2014 - September 2015

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Shelton Cove, Sector Three (PL-2015-00032)	Final	EAS Land Investments	DDH	26 (Conventional)	2/12/2015	Approval
Greenbelt Properties Subdivision, Third Revision (PL-2015-00176 and PL-2015-00177)	Preliminary	Greenbelt Properties, Inc. and South College, LLC	CDD	6 (Conventional)	3/12/2015	Approval
	Final					Approval
West Richland Subdivision (PL-2015-00231)	Preliminary	CB&T of West Georgia	DDH	100 (Conventional)	4/9/2015	Approval
Asheton Lakes, Phase 3B (PL-2015-00376)	Final	Farmville Lakes, LLC	DDH	30 (Conventional)	5/14/2015	Approval
Yarbrough Farms Subdivision, Phase Four (PL-2015-00346)	Preliminary	P and T Properties, LLC	CDD / PDD	63 (Performance)	5/14/2015	Approval
Windway Subdivision, Redivision of Lots 2-C and 2-E (PL-2015-00347)	Preliminary	Brenda Griffin	NC-150	6 (Conventional)	5/14/2015	Approval
Tuscany Hills, Section 4 (PL-20151-00533)	Preliminary	Hayley Freeman Contracting	DDH	19 (Conventional)	7/9/2015	Approval
East Samford Commercial Subdivision (PL-2015-00538)	Preliminary	East Glenn Investment Property, LLC	CDD	4 (Conventional) (Commercial)	7/9/2015	Approval
Yarbrough Farms Subdivision, Section N (PL-2015-00649)	Final	P and T Properties, LLC	CDD / PDD	46 (Performance) (44 single family and two open space lots)	8/13/2015	Approval
Cotwolds Subdivision, Phase 2B (PL-2015-00650)	Final	Stone Martin Builders, LLC	DDH	40 (Conventional)	8/13/2015	Approval
Tivoli, Plat No. 4-C (PL-2015-00651)	Final	Auburdan, Inc.	DDH / PDD	29 (Performance)	8/13/2015	Approval
Rosemary Gate Subdivision (PL-2015-00645)	Preliminary	Dilworth Development, Inc.	CDD / PDD	12 (Performance)	8/13/2015	Approval

Conditional Use Applications from October 2014- September 2015

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation
Grace Pointe (PL-2014-00637)	Assemblies of God Loan Fund	CDD	Performance residential development use (multiple family development)	10/9/2014	Tabled
				11/13/2014	Denial
Quixotes (PL-2014-00857)	H.G. Acquisitions, LLC	UC / CEOD	Commercial and entertainment use (lounge)	12/11/2014	Approval
Lendmark Financial (PL-2014-00866)	H.S. Interests, Inc.	CRD-S	Commercial and entertainment use (financial lending services)	12/11/2014	Approval
Wire Road Commercial Park (PL-2014-00867)	SDF, LLC	CDD	Amended approval for an existing commercial support use (transit storage system)	12/11/2014	Denial
Auburn Bank (PL-2014-00868)	AmeriFirst Bank	CDD	Road service use (bank with drive-thru)	12/11/2014	Approval
Shug Jordan-Donahue #4673 (PL-2014-00872)	Owens Family Partnership, LLC	CDD	Road service uses (fast food restaurant with drive-thru and gasoline/service station)	12/11/2014	Approval
T.R. Motors (PL-2015-00079)	MJW Real Estate, LLC	CRD-U	Road service use (auto dealership)	2/12/2015	Tabled
				3/12/2015	Approval
Lee-Scott Academy (PL-2015-00075)	Lee-Scott Academy, Inc.	CDD	Amended approval for the expansion of an existing institutional use (private school)	2/12/2015	Approval
Security Finance (PL-2015-00224)	Auburn Land Corporation	CRD-U	Commercial and entertainment use (financial lending services)	4/9/2015	Approval
White Street Condos (PL-2015-00233)	JTF Properties, Inc.	RDD	Performance residential development use (multiple family development)	4/9/2015	Approval
Richland Road Senior Housing Development (PL-2015-00350)	Yarbrough Limited, LLC	CDD	Performance residential development use (multiple family development)	5/14/2015	Approval
Martin Townhomes (PL-2015-00351)	Elana Willett and Spencer Phillips	RDD	Performance residential development use (multiple family development)	5/14/2015	Approval

Conditional Use Applications from October 2014- September 2015

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation
Spring Lake (PL-2015-00438)	Delta Development Group, LLC	CDD	<i>Institutional uses</i> (day care center), <i>Commercial and entertainment uses</i> (auto accessory store, bank, barbershop/beauty shop, clothing stores, commercial or trade school, copy shop, 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 goods/hobby/book/music store, veterinary office, and event hall), <i>Road Service uses</i> (bank with drive-thru and fast food restaurant), <i>Neighborhood Shopping Center</i> , and <i>office use</i>	6/11/2015	Approval
Project Precision (PL-2015-00479)	Industrial Development Board of the City of Auburn	I	Industrial use (manufacturing use)	6/11/2015	Approval
509 Harper (PL-2015-00647)	Ocie Edwards and John Dudley	RDD	Performance residential development use (multiple family development)	8/13/2015	Approval
Williamsburg Apartments, Phase 4 (PL-2015-00741)	Greenbelt Properties, Inc.	CDD	Performance residential development use (multiple family development)	9/10/2015	Approval

Rezoning Applications from October 2015 - September 2015

Case Number	Case	Property Owner	Acreage	Proposed Rezoning	Planning Commission Date	Planning Commission Recommendation
PL-2014-00788	Bailey-Harris Drive Rezoning	Bailey Harris Construction Company, Inc.	4.17	CC to CRD-S	11/13/2014	Approval
PL-2015-00152	ATPW-Brewer Rezoning	City of Auburn Industrial Development Board	78.35	R to I	3/12/2015	Approval
PL-2015-00437	Spring Lake Rezoning	Delta Development Group, LLC and William & Marilyn Blanton	29.66	CDD to PDD	6/11/2015	Approval
PL-2015-00631	Pace Brothers Rezoning	Pace Brothers, Inc.	9.70	SCCD to CDD	8/13/2015	Tabled
					9/10/2015	Denial

Requests for Waivers to Zoning Ordinance and Subdivision Regulations from October 2014 - September 2015

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2014-00609	368 West Magnolia	McLaughlin Properties, LLC	Waiver to remove landscape island in order to accommodate required parking	10/9/2014	Approved
			Waiver to eliminate bufferyard requirements on the eastern property line		Approved
PL-2014-00700	Heart of Auburn, Phase II	Orange-Auburn, LLC	Waiver to allow impervious surface (building and covered outdoor dining) to be located in bufferyard	10/6/2014	Approved
			Waiver to reduce interior landscaped parking area requirements		Approved
PL-2014-00830	Tivoli Subdivision, Plat No. 1	Geordan Communities	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	11/13/2014	Approved
PL-2014-00880	Saco Service Station	Rica Bogdany	Waiver to allow gasoline/service station service area to not be enclosed	12/11/2014	Approved
			Waiver to allow gasoline/service station car wash facility to not be located behind the principal structure		Approved
PL-2015-00016	East Lake, Phase 3	PASS, LLC	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	2/12/2015	Approved
PL-2015-00172	Moores Mill Golf Club Subdivision, Sixth Addition	Cleveland Brothers, Inc.	Extension of preliminary plat approval	3/12/2015	Approved
PL-2015-00174	Esther Williams Subdivision Waivers	Esther Williams, Martha McClendon, James Whatley, and Harrison Williams	Waiver to allow a subdivision that would create a lot smaller than the required minimum lot width	3/12/2015	Approved
			Waiver to allow subdivision that would create a residential lot that does not abut a public right-of-way		Approved

Requests for Waivers to Zoning Ordinance and Subdivision Regulations from October 2014 - September 2015

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2015-00223	Cecil Smith Estate	Auburn Timberlands, Inc.	Waiver to allow a subdivision that would create a lot smaller than the required minimum lot width	4/9/2015	Approved
			Waiver to reduce required distance between non-adjacent flag lot access strips		Approved
			Waiver to allow a subdivision that would create flag lots on an arterial road		Approved
PL-2015-00282	TownePlace Suites	Auburn Alabama, LLC	Waiver to allow use of cementitious siding panels as the primary building material	4/9/2015	Approved
PL-2015-00372	Cotswolds Subdivision, Phase 1D	Stone Martin Builders, LLC	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	5/14/2015	Approved
PL-2015-00373	Lundy Chase Subdivision, Phase 3	Stone Martin Builders, LLC	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	5/14/2015	Approved
PL-2015-00374	Cypress Point at University Club	AUC Development Group, LLC	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	5/14/2015	Approved
PL-2015-00432	East Glenn Office Park Expansion	MacJordan, LLC	Waiver to reduce bufferyard requirements on the western property line	6/11/2015	Approved
PL-2015-00468	Parkerson's Mill Subdivision	Parkerson AL, LLC	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	6/11/2015	Approved
PL-2015-00487	Mimms Trail, 1st Revision, 1st Addition	Cleveland Brothers, Inc.	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	6/11/2015	Approved

Requests for Waivers to Zoning Ordinance and Subdivision Regulations from
October 2014 - September 2015

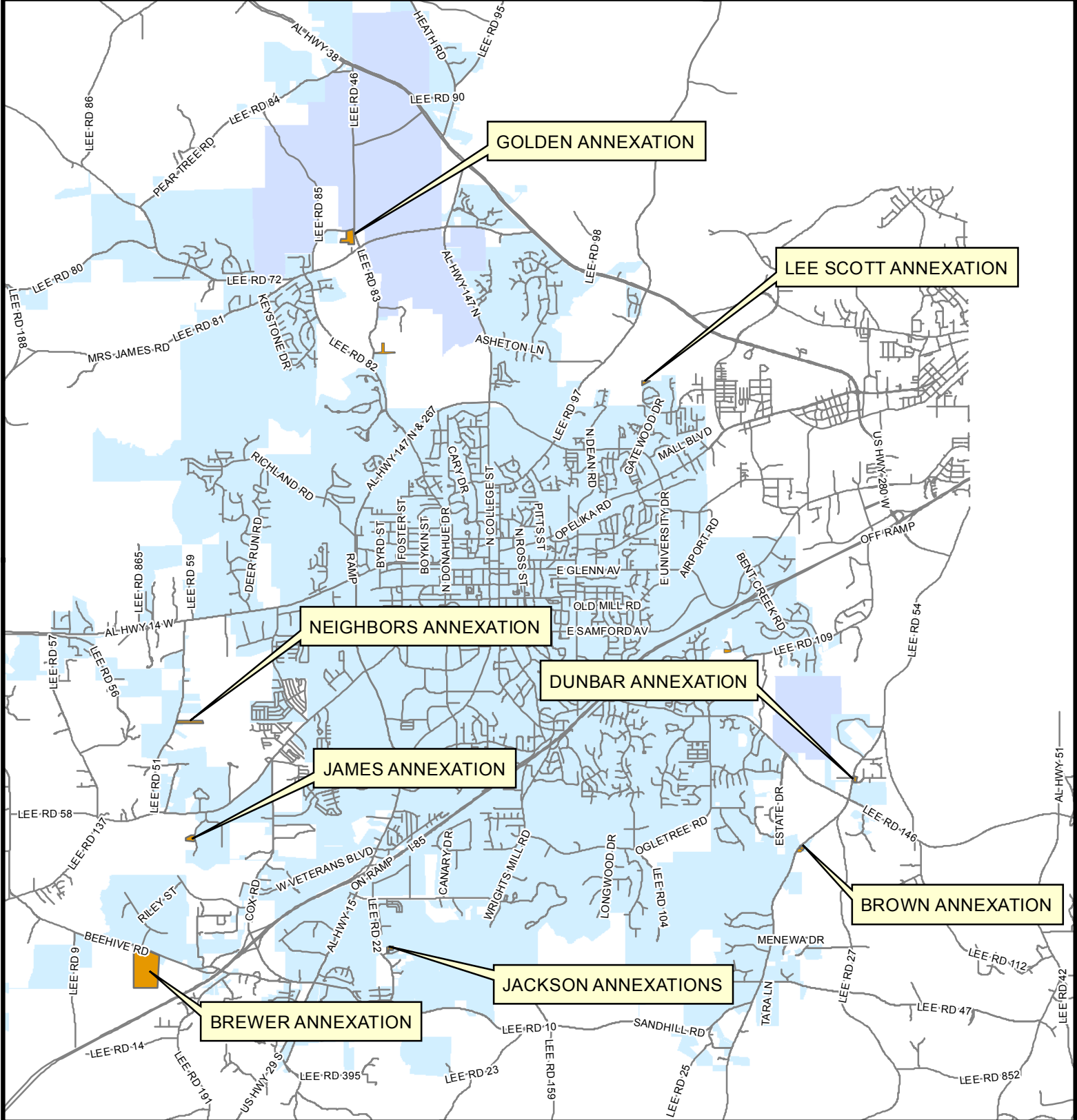
Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2015-00648	Courtyard Marriott	West Pace, LLC	Waiver to allow relocation of required street frontage landscaping	8/13/2015	Approved
PL-2015-00737	Twister 5062	Cypress Equities	Waiver to allow subdivision that would create a commercial lot that does not abut a public right-of-way	9/10/2015	Approved
PL-2015-00690	Wire Road Commercial Park	D&J Enterprises, Inc.	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	9/10/2015	Approved

City Initiatives from October 2014 - September 2015

Case Number	Case	Action Requested	Planning Commission Date	Planning Commission Recommendation
MS-2014-00021	CompPlan 2030 Amendments	Recommendation to City Council for amendments to <i>CompPlan 2030</i> , including amendments to the Future Land Use Plan text and Futher Land Use Map	10/9/2014	Approval
MS-2014-00026	Vet Office Special Development Standards	Recommendation to City Council for amendments to Article IV (General Regulations) for the purpose of adjusting development standards related to veterinary offices with indoor kennels	11/13/2014	Approval
MS-2015-00004	Subdivision Interlocal Agreement	Recommendation to City Council to enter in to an interlocal agreement with the Lee County Commission to formalize the subdivision review, approval, development and inspection process for lands in the City of Auburn's planning jurisdiction	4/9/2015	Approval
MS-2015-00010	Interstate Commercial District / South College Corridor District Zoning Implementation	Recommendation to City Council for amendments to Article III (Establishment of Zoning Districts), Article IV (General Regulations), Article V (Detailed Use Regulations), and Article IX (Administration and Enforcement) of the <i>City of Auburn Zoning Ordinance</i> for the purpose of creating the Interstate Commercial District (ICD) and South College Corridor District (SCCD) zoning districts and accompanying regulations	5/14/2015	Approval
MS-2015-00009	Interstate Commercial District / South College Corridor District Zoning Map	Recommendation to City Council for rezoning of properties along South College Street, I-85 Exit 51 South College, and I-85 Exit 57 Bent Creek Road to Interstate Commercial District (ICD), South College Corridor District (SCCD), and Development District H	5/14/2015	Approval

Appendix A

FY 2015 Annexations

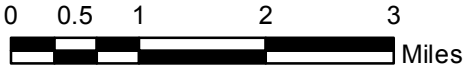


Legend

 Annexations



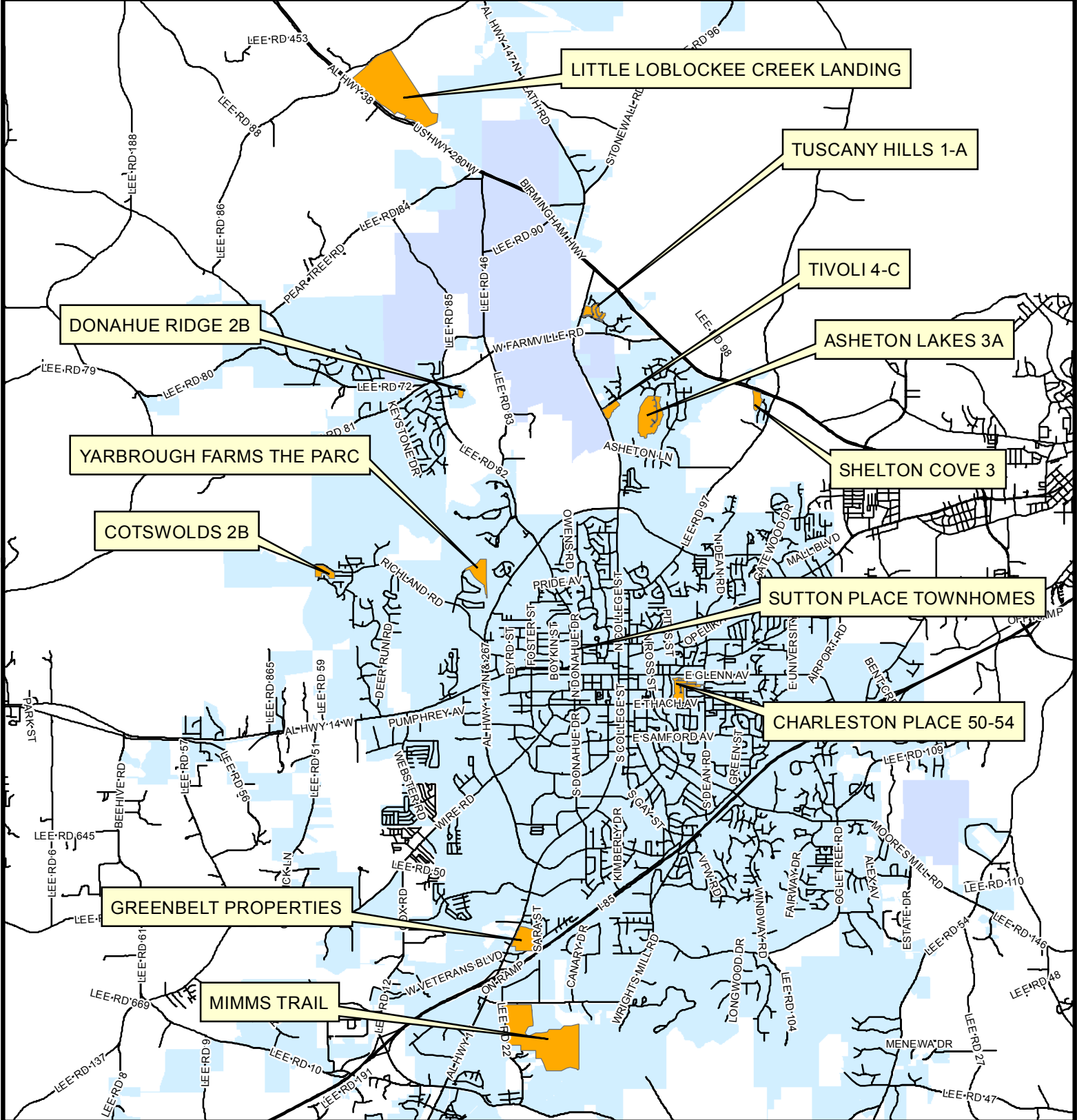
Scale



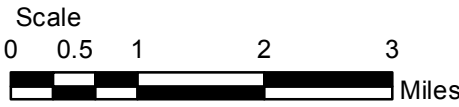
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Appendix B

FY 2015 Subdivisions (Recorded)



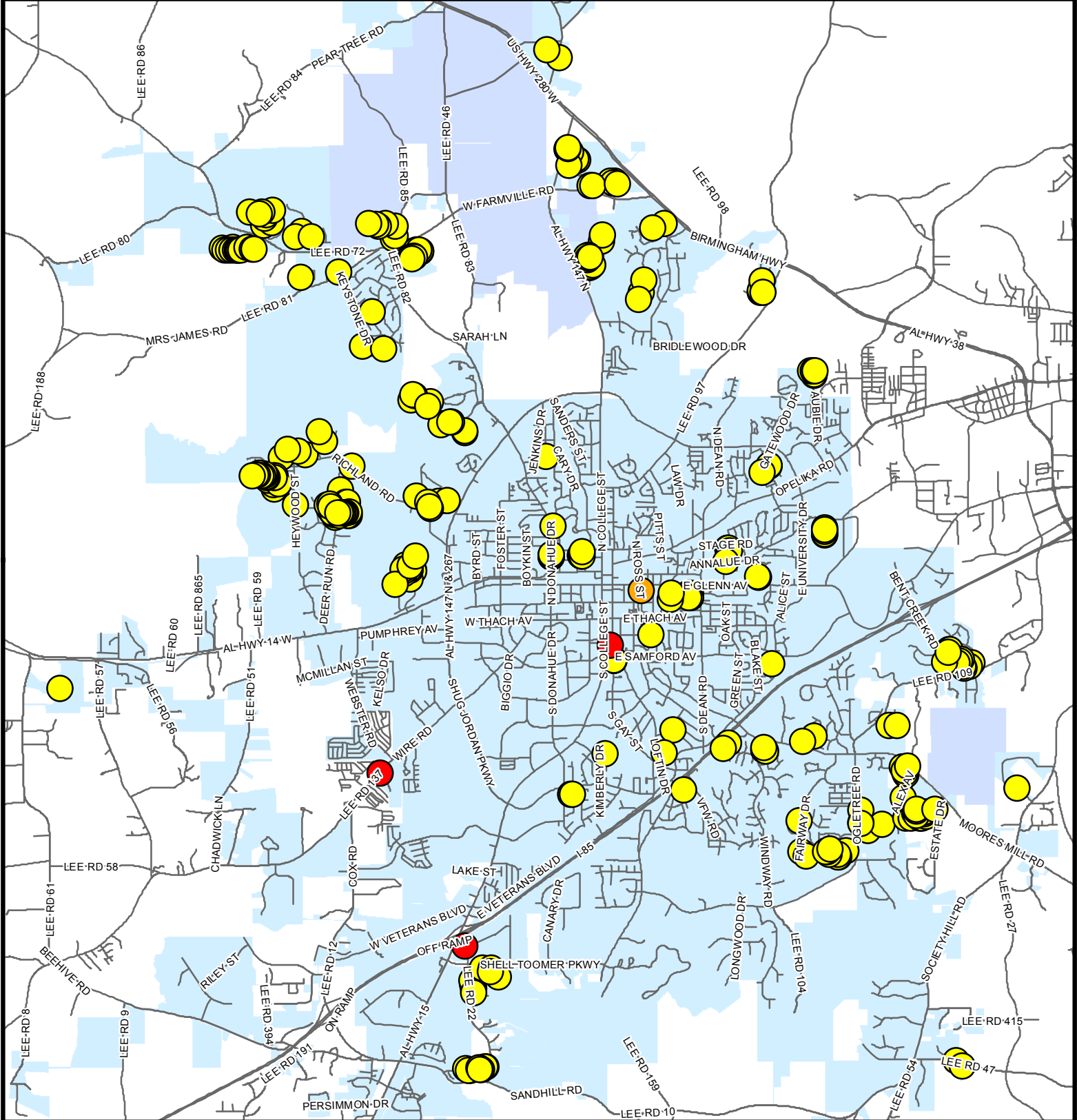
Legend
 Subdivisions



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Appendix C

FY 2015 New Development



Legend

- Commercial/Office
- Multi Family
- Single Family



Scale



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