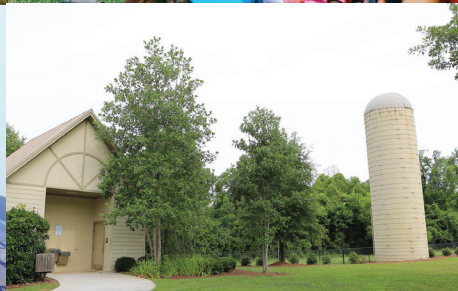
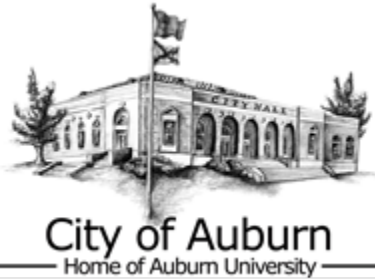


2018



PLANNING COMMISSION ANNUAL REPORT FY2018



February 5, 2019

Planning Commission
City of Auburn, Alabama

Dear Planning Commission Members:

It is my pleasure to present the FY 2018 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, landscaping and subdivision regulation waiver requests and amendments to the comprehensive plan and zoning ordinance.

A summary has been provided of all the Commission's work products that have emanated from your work session activities including, most notably, the completion of the Northwest Auburn Neighborhood Plan, its adoption and subsequent zoning implementation component. The Plan was adopted by the City Council on March 20, 2018, and the zoning ordinance text and map amendments designed to realize the Plan vision over time were adopted by the City Council on July 24, 2018.

In addition, you worked with staff to complete future land use and zoning recommendations for the Harper Avenue Focus Area Study. These recommendations have been scheduled for your formal consideration and adoption on February 14, 2019.

Finally, you worked with staff to develop a regulatory construct for a new type of student housing that has begun to manifest itself in the community that we have coined as "academic detached dwelling units." These regulations have been scheduled for City Council consideration on February 19, 2019.

As we progress into 2019, we will be working with you on completing two focus area studies that we anticipate will result in both future land use and zoning designation changes. The first of these is the Glenn/Dean Intersection area study. This will be followed by a much larger focus area study of the Cox and Wire Road corridors.

As a Planning Commission, when your chief mission is to be forward-thinking and always looking ahead to protect the community interest and maintain the high quality of life that we enjoy here, your work is never finished. On behalf of the Planning Department staff, we look forward to working with you in the coming year.

Sincerely,



Forrest E. Cotten, AICP
Planning Director

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Planning Commission

Phil Chansler, Chair

Nonet Reese, Vice Chair

Wayne Bledsoe, Secretary

Dan Bennett, Mayor's Designee

Robyn Bridges

Mack LaZenby

Marcus Marshall

Warren McCord

Bob Ritenbaugh

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

Forrest E. Cotten, AICP, Director of Planning

Tyler Caldwell, AICP, Principal Planner

Thomas Weintraut, AICP, Principal Planner

Katie Robison, AICP, Senior Planner

Logan Kipp, Planner

Jay Howell, Planner

Amber English, Administrative Assistant

James C. Buston, III, City Manager

Kevin A. Cowper, AICP, Assistant City Manager

Megan McGowen Crouch, AICP, Development Services Executive Director

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 is primarily responsible for the administration of the City’s Comprehensive 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.

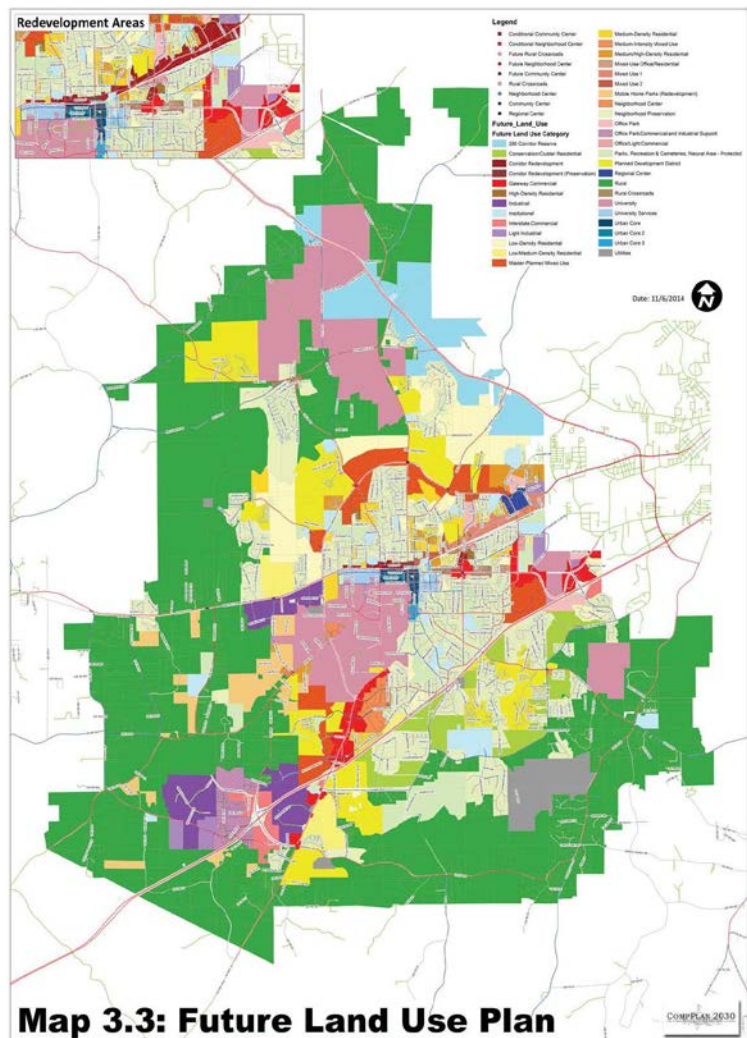
In addition, the Department provides primary staff support to a number of boards and commissions throughout the City including the Planning Commission, the Board of Zoning Adjustment and the Historic Preservation Commission. Much of the business transacted by the

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.

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 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 2018, Planning completed the first five-year comprehensive update of CompPlan 2030, the comprehensive plan for the City of Auburn. Additionally, a number of efforts were accomplished to create and adopt the Northwest Auburn Neighborhood Plan, as well as the adoption of zoning ordinance amendments to realize its vision. In the coming years, the Planning Department aims to achieve many more goals set forth in CompPlan 2030.



FY 2018 Meeting Dates

Packet Meetings

October 9, 2017
November 6, 2017
December 11, 2017
January 8, 2018
February 5, 2018
March 5, 2018
April 9, 2018
May 7, 2018
June 11, 2018
July 9, 2018
August 6, 2018
September 10, 2018

Regular Meetings

October 12, 2017
November 9, 2017
December 14, 2017
January 11, 2018
February 8, 2018
March 8, 2018
April 12, 2018
May 10, 2018
June 14, 2018
July 12, 2018
August 9, 2018
September 13, 2018

Work Sessions

May 15, 2018	Northwest Auburn Neighborhood Plan Zoning Regulations
July 10, 2018	Glenn / Dean and Harper Avenue Focus Area Studies
August 14, 2018	Harper Avenue Focus Area Study

FY 2018 Planning Commission and Planning Department Work Efforts

CompPlan 2030 Five-Year Update

Under this proposal, staff recommended adoption of a five-year update to CompPlan 2030, the comprehensive plan for the City of Auburn, including the Future Land Use Plan map, plan text, and all plan recommendations.

CompPlan 2030, adopted October 4, 2011, is the City of Auburn's plan for future growth and development. The plan looks forward 20 years and provides recommendations for the future based on public input, analysis of existing and future conditions, and the best practices of planning. CompPlan 2030 focuses on how the City should use the land, now and in the future; how land use and the built environment affect the natural world, and vice-versa; schools, parks, and other facilities that form the

civic foundation of the City; and the many forms of transportation that link everything together.



COMPPLAN 2030

THE COMPREHENSIVE PLAN FOR THE CITY OF AUBURN

The planning process for the five-year update began in July 2016 when the Planning Department staff began working with other City departments to examine the various chapters of the plan to provide updates on

projects, data, goals and policies, or department plans that have changed since the original 2011 adoption. In addition, the Planning Department staff worked with Auburn City Schools to create a chapter highlighting future plans for the school system. Between April and August 2017, the Planning Commission held a series of six work sessions to review the updates. In September 2017, the Planning Department also held a public meeting to present the proposed changes to the Planning Commission, and in November 2017 a joint work session between the Planning Commission and City Council was held to provide information and receive questions regarding the proposed changes. An overview of notable changes is detailed below.

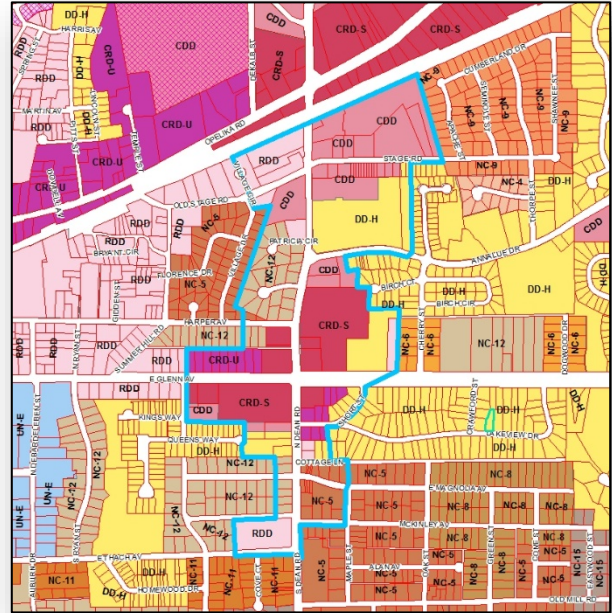
Chapter Three: Land Use

Six new land use categories have been created and incorporated into CompPlan 2030 since its adoption in 2011. As part of this five-year update, the Gateway Corridor Commercial land use classification was recommended to be adopted as part of the South College Corridor Study completed in 2015. This new land use classification covers a broad mix of commercial uses focused on local, regional, and interstate markets and excludes residential, outdoor recreational and most institutional uses.

The original CompPlan 2030 identified nine "focus" areas for further evaluation of current and future land use designations. Seven of the eight focus areas have been addressed since the Plan's adoption in October 2011. The Harper Avenue Focus Area was identified as one of the priorities of the Planning Department's work program for FY 2018.

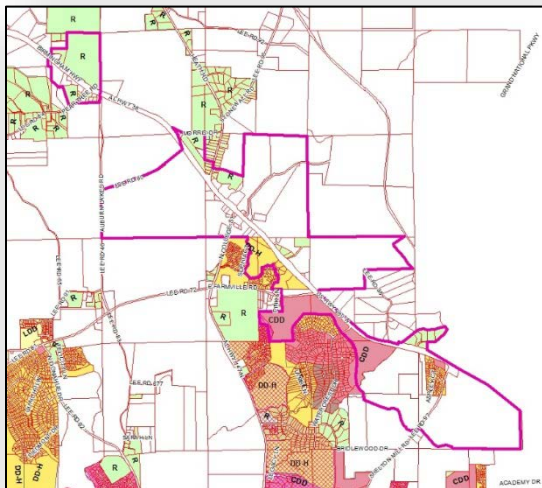
In addition to the Harper Avenue Focus Area, staff recommended additional future focus areas be incorporated into CompPlan 2030 for purposes of being programmed for work during the next five-year planning period. Those areas include:

- Glenn/Dean Focus Area:** The Glenn/Dean focus area centers on the intersection of the two streets and comprises approximately 130 acres. The land uses at the intersection area are primarily commercial. During the past five years, there has been considerable redevelopment activity in this immediate area. As one travels away from the intersection there is an increase in both single and multi-family residential uses; however, as one travels south along Dean Road there has been adaptive reuse of several residential structures into office/small commercial uses. This focus area is adjacent to the Harper Avenue Focus Area and, as a result, it is also scheduled as a priority for the CY 2018 departmental work program.



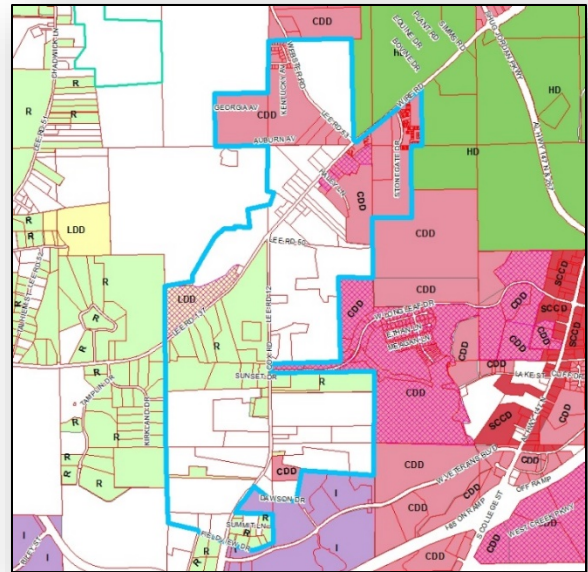
Glenn / Dean Focus Area Boundary

- 280 Corridor Focus Area:** This focus area begins at the shared border with Opelika and extends northwesterly to include the areas at the intersections of Shelton Mill Road, North College (AL 147), and Pear Tree Road. This area is mostly in unincorporated Lee County and was shown in the original land use plan with a designation of “280 Corridor Reserve.” This land use designation was intended as a “placeholder,” but as the City has been experiencing growth pressure north and westward from Shug Jordan/EUD, it may be prudent to examine this area within the next five years. The area comprises 2,400 acres, or nearly four (4) square miles.



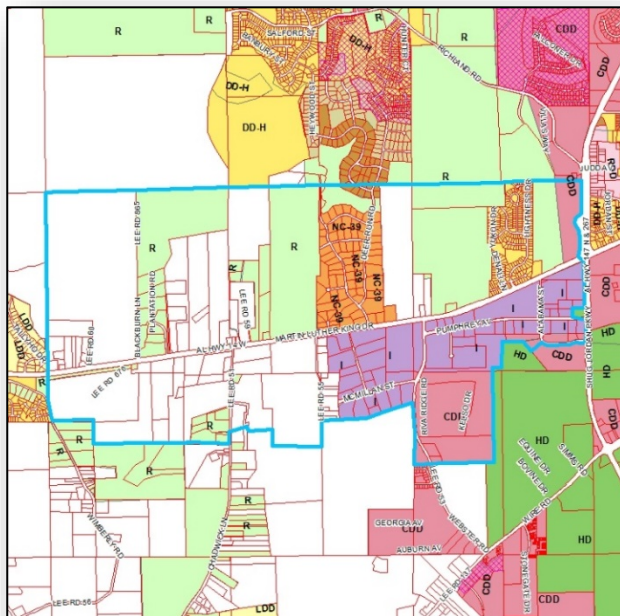
280 Corridor Focus Area Boundary

- Cox and Wire Road Corridors Focus Area:** This area comprises approximately 1,120 acres primarily along both sides of the two corridors. The Wire Road study area begins at the western edge of the Auburn Veterinary School property and extends westward to the City’s soccer complex. The area along the Wire Road corridor is largely in unincorporated Lee County and the existing land uses are predominately student housing, mobile home and RV parks, and a few small commercial uses, particularly at the Webster Road intersection. The Cox Road portion starts at the Wire Road intersection and extends southward to the Exit 50 Interchange study area that was incorporated into CompPlan 2030 in 2014. As with the Wire Road Corridor, the Cox Road focus area is primarily in unincorporated Lee County and has mostly large lot residential and agriculture uses.



Cox and Wire Road Corridors Focus Area Boundary

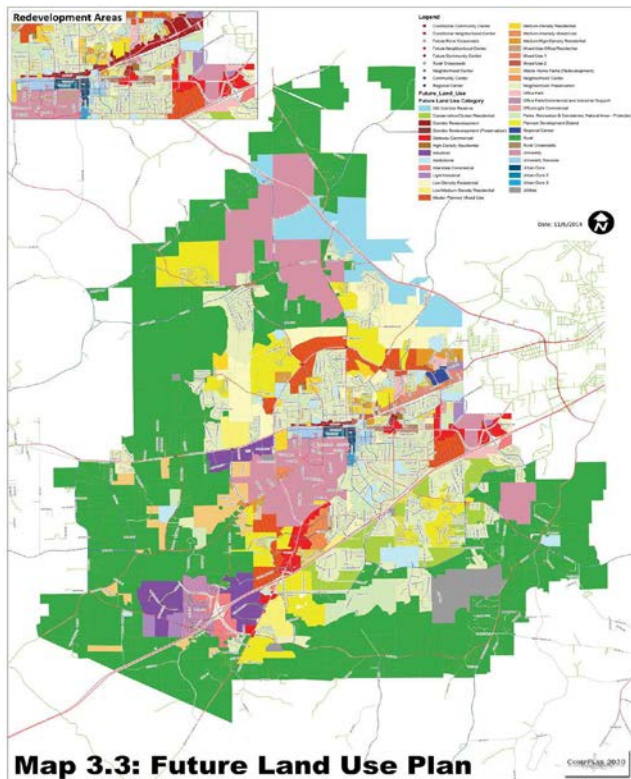
- Highway 14 Focus Area:** The Highway 14 study area is approximately 2,450 acres in size and includes both sides of the highway from Shug Jordan Parkway westward to Wimberly Road. The study area abuts, but does not include Woodland Park Subdivision. It does include, however, two large subdivisions: Solamere and Willow Creek. All three of the aforementioned residential subdivisions preceded the adoption of CompPlan 2030.



Highway 14 Focus Area Boundary

Staff recommended two primary changes to the Future Land Use map: these changes were the result of change of land use and recommended changes as a result of the update to the land use plan. Examples of changes in land use include the new high school property (the existing future land use of Master

Planned Mixed-use was changed to Institutional) for property on Richland Road owned by the City for future park sites (the existing future land use of Low Density Residential was changed to Parks and Recreation) where official action had been taken to allow a use that was in conflict with the current recommended future land use designation (such as the Miracle Road area – Low Density Residential in a Rural land use area) and for areas outside of the optimal boundary that had been annexed but did not have a future land use designation.



Chapter Five: Transportation

Updates to the Plan regarding transportation include:

- The Lee-Russell Council of Governments adopted a Bike-Ped Plan in 2017.
- As Part of the Transportation Improvement Plan, the City is in the process of selecting a consultant to determine the construction process for the Outer Loop.
- The Sidewalk Master Plan is being updated annually and is included in the Public Works Design and Construction Manual.
- Glenn Avenue from Hemlock to Byrd has been resurfaced, restriped, and has had sidewalks added. The eastern portion of Glenn Avenue has been resurfaced and restriped.
- Improvements to Dean Road from Annalue Drive to Opelika Road are in the CIP. Other portions of Dean Road have been resurfaced and restriped, including the addition of a left turn lane at Harper Avenue.
- Improvements to North Donahue Drive from Martin Luther King Drive to Cary Drive are in process.
- The City’s road network has increased from 291 miles to 322.9 miles.
- The completion of intersection enhancements at the Intersection of East University Drive and Shelton Mill Road.

- Improvements to Glenn and Magnolia Avenues between Donahue Drive and College Street have been completed.
- A three-lane cross section of Alabama Highway 14 from Donahue Drive to Shug Jordan Parkway has been completed.
- A portion of Moore’s Mill Road has been improved to five lanes as part of the Moore’s Mill Road/I-85 bridge replacement.

Chapter Six: Parks, Recreation and Culture

In 2016, the Parks and Recreation Department, in conjunction with the Library, initiated the development of a Parks, Recreation and Cultural Master Plan that would form the basis for future updates to this chapter of CompPlan 2030. The Master Plan includes park designs, parks and recreation programming, cultural arts, and library programs. Changes that have occurred within the Parks and Recreation Department since the 2011 adoption of CompPlan 2030 include:

- In March 2017, a \$1.8 million renovation project began which focuses on upgrading all of the restrooms in the Boykin school buildings to meet current code and ADA standards, new electrical wiring throughout, a new fire alarm system, security upgrades throughout the building, painting, the addition of dropped ceilings and new lighting, an upgrade to the fitness center and the addition of offices for the Community Development Division of the City’s Economic Development department.
- The Hubert and Grace Harris Center opened in 2012 and is the home for the Parks and Recreation administrative offices as well as all programming for citizens age 50 and older. The facility has a large multipurpose room, meeting/activity room and a warming kitchen.
- The sections relating to the Greenspace Taskforce report, Greenways Master Plan and the Street Tree Master Plan were moved to the Parks and Recreation chapter of the plan from the Transportation chapter (Chapter Five).
- In 2016, the City began the construction of the Saugahatchee Creek Greenway. The first phase of the project will consist of 1.5 miles of greenway and will have put-ins and take-outs for watercraft. There is also a small park located at the Donahue Drive stream crossing. It is anticipated the construction will be completed in 2018.
- The Frank Brown expansion has been completed.

A new policy was also identified and included in the update:

- PRC 1.4.4:** Establish a dedicated annual funding source to build greenway segments and prioritize construction of property or easements as greenways become available.

Chapter Eight: Public Safety

Updates to the Plan regarding public safety include:

- The construction of a new public safety complex which will replace the current Fire Station 1 building as well as the municipal court/council chambers, and police station.

- The City’s Insurance Service Office rating has increased from 3/9 to 2/2X. The first part of the rating (Class 2) applies to structures within 5 miles of a fire station and within 1,000 feet of a water source, such as a fire hydrant. The second part of the rating (2X) applies to structures within 5 miles of a fire station, but farther than 1,000 feet from a water source.
- The Police Division now has a Spanish language speaking official, female, and minority on every shift and in the investigative section.
- The Police Division has implemented a complementary program to the DARE Program and DARE Camp called “Bridges” to help teach high school-aged youth how to interact with the Police.
- The Communications and other Public Safety divisions are looking at alternatives to improve coverage as a result in the increase of cell phone usage.
- With the establishment of the Auburn University police precinct, the City of Auburn has more direct access to information generated through the “AU Alert” system.

The Planning Commission held its public hearing and recommended adoption of the amendments at its January 11, 2018 regular meeting. The City Council adopted the amendments at its February 20, 2018 meeting.

CompPlan 2030 Text and Future Land Use Map Amendments - Northwest Auburn Neighborhood Plan

Under this proposal, staff recommended text and map amendments to CompPlan 2030, the comprehensive plan for the City of Auburn in Chapter Three: Land Use. As part of the implementation phase of the Northwest Auburn Neighborhood Plan (Plan), amendments to the CompPlan 2030 text were necessary for the incorporation of the Plan into CompPlan 2030.

The planning process for the Northwest Auburn Neighborhood Plan began in the Summer of 2016. During the process, there were a number of stakeholder meetings, including three public meetings, two educational meetings, and various stakeholder meetings with engaged citizens ranging from local church ministers to developers and business owners. One of the top priorities included amending the zoning ordinance and future land use classifications to allow for more affordable housing options, such as townhomes and duplexes. However, a majority of the citizens were desirous of more single-family detached housing and assurance that purpose-built student housing would not be allowed. After careful

deliberation as to how to adjust both development regulations in the zoning ordinance and the future land use plan in order to ultimately realize the vision set forth in the Plan, staff proposed amending three existing Future Land Use Classifications, which would be reflected on the Future Land Use Map and, textually, in CompPlan 2030, Chapter Three:



Land Use.

Much of the originality and innovation embodied by the Plan is reflected in its customized approach to directly addressing major concerns expressed by the neighborhood during the planning process. The two major concerns that emerged, and that were inextricably linked, were the fear of “gentrification” and the corresponding need for neighborhood preservation.

The fear of “gentrification” was driven largely by the close proximity of the neighborhood to Auburn University (AU) combined with lower property values in the area relative to other neighborhoods in similar proximity to AU. This fear was warranted and evidence existed that the intrusion of student housing into the neighborhood was having an impact on its character and integrity. In addition, in areas where other multi-family units might be needed or desired, it was recommended that occupancy of those units be limited to the definition of “family,” as articulated in the zoning ordinance.

In terms of neighborhood preservation, all single-family areas (primarily zoned neighborhood conservation) were deliberately left “as is,” and were not recommended to undergo any proposed change in their future land use designations.

The Northwest Auburn Neighborhood Plan furthers four of the five core planning principles cited in Chapter 3 (Land Use) of CompPlan 2030:

- 1) **Promote infill development and redevelopment and reduce sprawl.** The Plan accomplishes this by allowing for lesser building setbacks, thereby allowing developers greater use of their property while also encouraging urban form development. It allows for greater residential densities in immediate proximity of prospective commercial uses (horizontal mixed-use) and in combination with them (vertical mixed-use).
- 2) **Provide options for developing mixed-use centers.** The Plan transforms the Martin Luther King, Jr. Drive/Bragg Avenue Corridor by replacing single-use future land use classifications entirely with mixed-use future land use classifications.
- 3) **Encourage a development pattern that promotes transportation choices.** The mixed-orientation of the MLK/Bragg Avenue Corridor combined with streetscape enhancements (wider sidewalks, street lighting and benches, bike lanes, etc.) will accomplish this objective while also meeting the needs of a neighborhood that has many of its residents experiencing transportation/mobility challenges due to affordability issues.
- 4) **Limit multi-family development to infill and mixed-use areas.** The Plan accomplishes this by limiting multi-family use opportunities to mixed-use areas.

The Planning Commission held its public hearing and recommended adoption of the amendments at its February 8, 2018 regular meeting. The City Council adopted these amendments to CompPlan 2030 at its March 20, 2018 meeting.

Structure Height in the College Edge Overlay District (CEOD)

Under this proposal, staff recommended amendments to Article V (Detailed Use Regulations) of the *City of Auburn Zoning Ordinance*. The purpose of this text amendment was to increase the height limit in the College Edge Overlay District (CEOD) from 65 feet to 75 feet.

The City of Auburn has undertaken three major planning and zoning regulatory review efforts focused on its downtown/urban core area (and its environs) over the course of the past twelve years. In 2006, Mayor Bill Ham appointed former Mayor Jan Dempsey to lead the Urban Core Task Force (UCTF). The UCTF was formed to review the current zoning regulations for the downtown area and to make recommendations for change that would result in enhanced development standards and results for the subject area. Committee meetings and public input forums were largely held during the summer and fall months of 2006. A report was generated and it served as the basis for zoning ordinance amendments (map and text) that were ultimately adopted by the City Council in March 2007.

Prior to adoption of the aforementioned amendments (which included the creation of the CEOD), the maximum building height allowed downtown was 60 feet. The subject of building height was vetted extensively by the UCTF and one of its key findings was that a building height of 60 feet was not sufficient to accommodate a five-story mixed use building. The reason being was that non-residential uses require greater floor to ceiling height than residential uses which typically require 12 feet per floor. For example, a typical floor for an office use is 14 feet, while a typical floor for a commercial/retail use is 16 feet. As a result, the allowable building height in the Urban Core (UC) and CEOD was increased to 66 feet based on an underlying premise that a typical five-story mixed-use building constructed downtown might anticipate a commercial ground floor (16 feet), with an office level above it (14 feet), followed by three levels of residential use (12 feet X 3). This is how the 66 foot height limit was decided upon.

In 2009, in partial response to a then somewhat stagnant economy, the Auburn Chamber of Commerce filed a report with Mayor Ham that expressed concerns with challenges and obstacles associated with being able to conduct development activity downtown. Some of the 2007 zoning regulations that were put in place as the result of UCTF were cited as the cause for some of the challenges being experienced. A number of issues were identified including, but not limited to, the building “step back,” building height, and restriction on the types of uses that could be established at each floor level (special use provisions).

Mayor Ham appointed a new committee, the Downtown Study Committee (DSC), to review the Chamber report and recommend appropriate adjustments be made that might assist in stimulating activity downtown to ensure its continued vitality. The DSC met largely during the latter part of 2009 and into the early months of 2010. The DSC’s recommendations culminated in zoning ordinance text amendments that were adopted by the City Council in May 2010. Among a number of changes, the building “step back” requirement was eliminated, the special use provisions were amended to allow other uses than just residential at floors three through five, and the allowable building height in the UC and CEOD was increased from 66 feet to 75 feet.

The reason for the height increase was clear. It was necessary if the City wanted to be able to potentially accommodate non-residential uses at floors three through five (see last paragraph on page one).

In 2013, the City undertook its most comprehensive downtown planning effort to date when it contracted with the Atlanta-based planning firm Urban Collage to team up with for the creation of the Auburn Downtown Master Plan (DMP). From inception to final plan adoption was a nearly three-year effort with extensive public participation throughout the planning process. While a number of significant changes resulted including, most notably, the elimination of the University Service (US) district and the creation of three new Urban Neighborhood districts (east, west, and south) and a significant southern expansion of the UC, the recommended building height for the UC and CEOD did not change. It remained 75 feet. The DMP was adopted in September 2015.

During the March 2016 adoption hearing for the zoning regulations that were designed to realize the DMP's vision over time, two changes were made to what had been proposed by the Planning Commission and Planning Department staff:

- 1) The UN-S District was expanded to include some properties that had been proposed to be zoned UN-E.
- 2) The allowable building height in the CEOD was reduced from 75 feet to 65 feet.

On November 21, 2017 during a joint meeting with the City Council and Planning Commission, the issue of reconsidering the building height in the CEOD was raised by an attending councilmember. The issue was subsequently discussed by the Planning Commission at its December 11, 2017 packet meeting.

The Planning Commission held its public hearing and recommended adoption of an amendment to increase the building height in the CEOD from 65 feet to 75 feet at its February 8, 2018 regular meeting. The City Council adopted the amendments at its April 3, 2018 meeting.

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 update every two years to document the changes in development, trends and the processing of data to reforecast population and the effects on its several sub-models. With each update, the base line data is adjusted to accommodate land use, corporate limits, and zoning changes that occurred since the previous update routine. 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 (60 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 lack of land use controls outside the city limits drastically limits the predictability of unincorporated development.

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 38,088 acres (59.5 square miles) in 2016 to 38,797 acres (60.6 square miles) in 2018 for a net increase of 709 acres (1.1 square miles). Approximately half of this growth can be attributed to two annexations along North Donahue Drive: the Burt Property (approximately 230 acres) and the Miracle Road property (approximately 127 acres).

There were a total of 1,498 new housing units constructed from 2016 to 2018 in the City of which 440 were multi-family units. The increase in multi-family units can be attributed to the completion of the final residential phase of The Greens (192 units) and the Evolve (152 units). During this time, there were also 1,058 new single family housing units added. This is comprised largely of detached single-family homes.

The 2018 Growth Model Update uses residential building permit data to create an accurate measurement of the housing stock within the corporate limits of Auburn. Applying average household sizes and vacancy rates to TAZs provides the model with a detailed dataset of housing and population. This data becomes the baseline from which the projected residential demand will be calculated. The current population estimate for the 2018 AIGM model is 67,809.

Population Projections for CompPlan 2030

2018	2020	2025	2030
67,809	71,600	77,924	84,458

As part of the preparation for the growth model update, building permit data is collected to understand the additional residential inventory that has been added to the Auburn market. Residential uses are divided into single family and multi-family units and counted at the time of issuance of a certificate of occupancy.

Residential Growth in the City of Auburn

	Acres	Single Family Units	Multi-Family Units	Total Units
2016 – 2018	664	1,058	440	1,498
2014 – 2016	487	687	524	1,211

Commercial space (retail, office and services) increased by 264,453 square feet from 2016 to 2018. This is, historically, a very large increase. Self-storage facilities account for over 95,000 square feet of the commercial space growth. The City of Auburn also saw an increase of 150,519 square feet of industrial space due to multiple plant expansions and the addition of Donghee in Auburn Technology Park West.

Commercial/Industrial Growth in the City of Auburn

	Increase in Commercial Square	Increase in Office	Increase in Retail	Increase in Industrial
2016 – 2018	264,453	80,032	184,421	150,519

Auburn added 135 motel rooms at the Collegiate Hotel and TownPlace Suites. Auburn City Schools added 423,557 square feet as a result of the construction of the new high school and Creekside Elementary School. There were no changes to the public facilities section which includes parks, fire stations, schools and other public facilities during the study period.

FY 2018 Year in Review

1. Annexations

Total Number of Applications Considered: 10

Total Number Recommended for Approval: 9

Total Acreage Recommended for Annexation: 296.59

Total Acreage Annexed by City Council: 296.59

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

Total Number of Rezoning Applications: 20

Total Number Applications Recommended for Approval: 14

Total Acreage Recommended for Rezoning: 489.98

Total Acreage Rezoned by City Council: 489.98

Total Number of PDD Amendment Applications: 5

3. Subdivisions

Total Number of Preliminary Plat Requests: 36

Total Number of Preliminary Plat Requests Approved: 36

Total Number of Lots Approved by Preliminary Plat:

Performance Lots: 936

Conventional Lots: 440

Total Number of Final Plat Requests Approved: 27

Total Number of Lots Approved by Final Plat:

Performance Lots: 165

Conventional Lots: 255

4. Conditional Uses

Total Number of Applications Considered:

Total Number of Uses Recommended for Approval:

Agricultural: 1

Commercial and Entertainment: 5

Commercial Recreational: 1

Commercial Support: 2

Industrial: 1

Institutional: 4

Office: 2
Performance Residential: 7
Road Service: 11
Special Residential: 1

5. **Waivers**

Total Number of Requests Approved for Waivers to Zoning Regulations: 14
Total Number of Requests Approved for Waivers to Subdivision Regulations: 18

6. **Miscellaneous**

Total Number of Zoning Certificates Issued: 129
Total Number of Administrative Subdivisions Processed: 79

Base Zoning Designations

Comprehensive Development District (CDD)	Neighborhood Conservation (NC)
Corridor Redevelopment District	Neighborhood Redevelopment (NRD)
• Suburban (CRD-S)	Redevelopment District (RDD)
• Urban (CRD-U)	Rural (R)
• West (CRD-W)	South College Corridor District (SCCD)
Development District Housing (DDH)	Urban Core (UC)
Holding District (HD)	Urban Neighborhood – East (UN-E)
Industrial (I)	Urban Neighborhood – South (UN-S)
Limited Development District (LDD)	Urban Neighborhood – West (UN-W)

Overlay Zoning Designations

College Edge Overlay District (CEOD)
Conservation Overlay District (COD)
Planned Development District (PDD)

109 public hearings were held for cases considered during FY 2018.

Comparison of Previous Years' Numbers

(Current and Five Previous Fiscal Years)

	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
Annexations						
Recommended for Approval	9	5	9	8	12	9
Acres Annexed	35.13	21.47	103.85	326.55	373.08	296.59
Rezoning						
Recommended for Approval	12	5	4	2	5	14
Acres Rezoned	128.85	392.06	112.18	100.88	293.25	489.98
Final Plats						
Lots Approved	333	262	424	245	401	420
Conditional Uses						
Applications	30	30	16	29	30	36
Uses Recommended for Approval	34	32	42	57	42	35
Uses Recommended for Denial	0	2	2	3	1	1
Waivers						
Requests	21	28	24	28	30	35
Approved	18	26	24	28	24	32

Annexation Petitions October 2017 - September 2018

Case Number	Case	Property Owner	Acreage	Planning Commission Date	Planning Commission Recommendation	City Council Ordinance Number
PL-2017-00939	Miracle Road Annexation	Ellen Reeves and Auburn Farms, LLC	131.99	10/12/2017	Tabled	3075
				11/9/2017	Tabled	
				12/14/2017	Approval	
PL-2017-01501	The Orchard Annexation	David Hutchinson, Mary Hutchinson, Ragan Harrison, and Dennis Harrison	38.40	12/14/2017	Approval	3068
PL-2017-01593	Baker Annexation	Bradley and Heather Baker	3.01	1/11/2018	Approval	3074
PL-2018-00023	Weber Farms South Annexation	Oscar H. Lipscomb	18.67	2/8/2018	Approval	3092
PL-2017-00849	Tway Annexation	Scott and Nancy Tway	11.00	3/8/2018	Approval	3083
PL-2018-00107	Carter Annexation	AL-LU Enterprises, Inc.	1.63	3/8/2018	Approval	3082
PL-2018-00167	Crowder Annexation	Emma Jean Crowder	54.72	4/12/2018	Approval	3090
PL-2018-00301	Nunn Annexation	James Nunn and Thomas Dawson	10.00	6/14/2018	Approval	3101
PL-2018-00490	Thomas Annexation	B. Frank Thomas	322.87	9/13/2018	Denial	Tabled
PL-2018-00491	Beehive Road Annexation	City of Auburn Industrial Development Board	27.17	9/13/2018	Approval	3114

Subdivision Applications October 2017 - September 2018

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Links Crossing Subdivision, Phase 1 (PL-2017-00949)	Final	Auburn Links, LLC	DDH	31 (Conventional) (single family residential)	10/12/2017	Approved
The Arbors (PL-2017-00948)	Preliminary	Gerald and Martha McGill	NC-9	30 (Conventional) (single family residential)	10/12/2017	Approved
Highlands Townhomes (PL-2017-00951 and PL-2017-00952)	Preliminary	Holland Homes, LLC	LDD	11 (Performance) (10 townhouse lots and one open space lot)	10/12/2017	Approved
	Final					Approved
Bud Black Subdivision (PL-2017-00953 and PL-2017-00954)	Preliminary	Broadview Properties Limited Partnership	R	8 (Conventional) (single family residential)	10/12/2017	Approved
	Final					Approved
Links Crossing Subdivision, Phase 2 (PL-2017-00955)	Preliminary	Auburn Links, LLC	DDH	31 (Conventional) (single family residential)	10/17/2017	Approved
The Orchard (PL-2017-00956 and PL-2018-00374)	Preliminary	Dennis & Ragan Harrison and David & Mary Hutchinson	Outside of the City Limits - Planning Jurisdiction	10 (Conventional) (single family residential)	10/12/2017	Approved
	Final			8 (Conventional) (single family residential)	7/12/2018	Approved
Cottage Homes at East University (PL-2017-00957 and PL-2018-00241)	Preliminary	The Peninsula at Longleaf, LLC	DDH	14 (Performance) (13 single family detached lots and one open space lot)	10/12/2017	Approved
	Final				5/10/2018	Approved
Rock Fence Subdivision (PL-2017-00968 and PL-2017-00969)	Preliminary	Cleveland Brothers, Inc.	LDD / PDD	5 (Performance) (4 twin house lots and one mixed-use lot)	10/12/2017	Approved
	Final					Approved
Longleaf Crossing, Phase Five (PL-2017-01042)	Preliminary	Tiger Crossing, GP	CDD / PDD	23 (Performance) (duplex subdivision)	11/9/2017	Approved
Mimms Trail Subdivision, Tenth Addition (PL-2017-01047)	Preliminary	Cleveland Real Estate Investments Partnership	LDD / PDD	59 (Performance) (55 single family detached lots, two outlots, and two open space lots)	11/9/2017	Approved
Woodward Oaks (PL-2017-01048)	Preliminary	James M. Burt III, Management Trust	DDH / PDD	53 (Performance) (single family detached)	11/9/2017	Approved
Yarbrough Farms Subdivision, Redivision of Phase 5 (PL-2017-01049)	Preliminary	Dilworth Development, Inc.	CDD / PDD	64 (Performance) (60 single family detached lots, two lots for future development, and two lots for storm water retention)	11/9/2017	Approved

Subdivision Applications October 2017 - September 2018

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
East Samford Commercial Subdivision (PL-2017-01561)	Final	East Glenn Investment Property, LLC	CDD	3 (Conventional) (commercial subdivision)	12/14/2017	Approved
Northern Village Townhomes (PL-2017-01562)	Preliminary	Land South, LLC	RDD / PDD	48 (Performance) (46 twin home lots and two open space lots)	12/14/2017	Approved
Parker Loop Townhomes (PL-2017-01564) and Parker Place Townhomes (PL-2018-00177)	Preliminary	James Starr, LLC	CDD	18 (Performance) (17 town house lots and one open space lot)	12/14/2017	Approved
	Final	Jim Parker Residential, LLC			4/12/2018	Approved
Woodward Oaks Subdivision, Phase 1 (PL-2017-01567 and PL-2018-00375)	Preliminary	James M. Burt III, Management Trust	DDH / PDD	28 (Performance) (single family detached) 30 (Performance) (28 single family detached lots, one open space lot, and one lot for future development)	12/14/2017	Approved
	Final	Clayton Properties Group, Inc.			7/12/2018	Approved
Woodward Oaks Subdivision, Phase 2 (PL-2017-01633)	Preliminary	James M. Burt III, Management Trust	DDH / PDD	72 (Performance) (town home subdivision)	1/11/2018	Approved
Tuscany Hills, Phase 5 (PL-2017-01628)	Preliminary	SMB Land, LLC	DDH	54 (Conventional) (51 single family residential lots and three lots for detention / open space)	1/11/2018	Approved
Asheton Lakes, Phase 3C (PL-2018-00037)	Final	Farmville Lakes, LLC	DDH	26 (Performance) (22 single family detached lots, three open space lots, and one lot for future development)	2/8/2018	Approved
Weber Farms South, Redivision of Lot 1 (PL-2018-00028)	Preliminary	Oscar H. Lipscomb	DDH	57 (Performance) (54 single family detached lots and three open space lots)	2/8/2018	Approved
Longleaf Townhouses (PL-2018-00029)	Preliminary	Pace Brothers, Inc.	CDD	15 (Performance) (14 town house lots and one open space lot)	2/8/2018	Approved
Donahue Ridge Revised (PL-2018-00030 and PL-2018-00032)	Preliminary	Donahue Land, LLC	DDH	9 (Conventional) (single family residential lot line adjustment - no new lots of record)	2/8/2018	Approved
	Final					Approved
East Richland Subdivision (PL-2018-00033)	Preliminary	Edgar Hughston Builder, Inc.	DDH	103 (Conventional) (single family residential)	2/8/2018	Approved

Subdivision Applications October 2017 - September 2018

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
East Richland Subdivision, Phase 1 (PL-2018-00034)	Final	Edgar Hughston Builder, Inc.	DDH	51 (Conventional) (single family residential)	2/8/2018	Approved
Tuscany Hills, Phase V-A (PL-2018-00102)	Final	SMB Land, LLC	DDH	29 (Conventional) (26 single family residential lots, two open space lots, and one lot for future development)	3/8/2018	Approved
Central Park, 1st Addition, Phase 1, 2nd Revision of Lots 41, 20-25 (PL-2018-00174 and PL-2018-00176)	Preliminary	Conner / Charter, LLC and Wisteria, LLC	CDD	2 (Performance) (multiple unit development) (lot consolidation of eight lots into two lots)	4/12/2018	Approved
	Final					Approved
The Preserve, Phases 4B and 6A (PL-2018-00179)	Preliminary	Preserve Land, LLC	DDH / PDD	47 (Conventional) (46 single family residential lots and one open space lot)	4/12/2018	Tabled
					5/10/2018	Approved
Corbett Subdivision, Phase 2 (PL-2018-00240)	Final	Steven Corbett	NC-150	4 (Conventional) (single family residential)	5/10/2018	Approved
Summerlin, Plat No. 1 (PL-2018-00247)	Final	ARLD, LLC	DDH	19 (Performance) (15 single family detached lots, three open space lots, and one lot for future development)	5/10/2018	Approved
Habitat Townhomes (PL-2018-00218 and PL-2018-00235)	Preliminary	North Ridge Townhomes, LLC	CDD	5 (Performance) (4 town house lots and one lot for a multiple unit development)	5/10/2018	Approved
	Final					Approved
Canton Farms (PL-2018-00242 and PL-2018-00435)	Preliminary	Chao Han	RDD	6 (Conventional) (single family residential)	5/10/2018	Approved
	Final				9/13/2018	Approved
Summerlin, Plat No. 2 (PL-2018-00248 and PL-2018-00249)	Preliminary	ARLD, LLC	DDH	39 (Conventional) (37 single family residential lots and two open space lots)	5/10/2018	Approved
	Final					Approved
The Talons at Auburn (PL-2018-00299)	Final	The Talons Group, LLC	NC-20	7 (Conventional) (6 single family residential lots and one open space lot)	6/14/2018	Approved
Farmville Lakes (PL-2018-00310)	Preliminary	Dilworth Development, Inc.	CDD / PDD	132 (Performance) (128 town home lots and four open space lots)	6/14/2018	Approved
Peartree Farms (PL-2018-00311)	Preliminary	Peartree, LLC	R	23 (Conventional) (single family residential)	6/14/2018	Tabled
					7/12/2018	Approved

Subdivision Applications October 2017 - September 2018

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Mimms Trail Subdivision, 8th Addition, Phase 2 (PL-2018-00312 and PL-2018-00313)	Revised Preliminary	Cleveland Real Estate Investments Partnership	LDD / PDD	15 (Performance) (14 town house lots and one lot for a walk/bike path)	6/14/2018	Approved
	Final					Approved
Rosemary Gate, Redivision of Lots 65-A through 69-A (PL-2018-00314 and PL-2018-00315)	Preliminary	Dilworth Development, Inc.	CDD / PDD	7 (Performance) (town house subdivision)	6/14/2018	Approved
	Final					Approved
Gatewood Townhomes (PL-2018-00319)	Preliminary	Moore's Place, LLC	CDD	30 (Performance) (28 town house lots and two open space lots)	6/14/2018	Approved
Pick Estates North (PL-2018-00376)	Preliminary	Pick-Clark Holdings, LLC	CDD and DDH / PDD	6 (Conventional) (single family residential)	7/12/2018	Tabled
					8/9/2018	Approved
Cary Creek Parkway (PL-2018-00397)	Preliminary	Pick-Clark Holdings, LLC	CDD / PDD	74 (Conventional / Performance) (64 single family residential lots and 10 twin home lots)	7/12/2018	Tabled
					8/9/2018	Approved
Farmville Lakes Residences (PL-2018-00377)	Preliminary	Dilworth Development, Inc.	CDD and DDH / PDD	132 (Performance) (128 town home lots and four open space lots)	7/12/2018	Approved
Ryan Street Townhomes (PL-2018-00378 and PL-2018-00379)	Preliminary	Sandra Rowell, G.E. Tanger, Walker Rentals, Inc., and Kim West	RDD	8 (Performance) (town home subdivision)	7/12/2018	Approved
	Final					Approved
Tuscan Hills Subdivision, Phase V-B (PL-2018-00430)	Final	SMB Land, LLC	DDH	25 (Conventional) (single family residential)	8/9/2018	Approved
Chambers Map, Redivision of a Part of Lot 1 (PL-2018-00436 and PL-2018-00437)	Preliminary	Tucker Brown	UC	5 (Performance) (town house subdivision)	8/9/2018	Approved
	Final					Approved
The Preserve Subdivision, Phase 5A (PL-2018-00489)	Final	Preserve Land, LLC	DDH / PDD	25 (Conventional) (24 single family residential lots and one unbuildable lot)	9/13/2018	Approved
Pine Haven Farms (PL-2018-00517)	Final	Holland Homes, LLC	Outside of the City Limits - Planing Jurisdiction	10 (Conventional) (single family residential)	9/13/2018	Approved
Auburn Farms Subdivision, Phases 1, 7, and 8 (PL-2018-00521)	Preliminary	Tiger Creek Development, Inc.	DDH / PDD	133 (Performance) (93 town house lots and 40 single family detached lots)	9/13/2018	Approved

Conditional Use Applications October 2017 - September 2018

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation	City Council Resolution Number
Moores Mill Office Conditional Use (PL-2017-00970)	Cleveland Brothers, Inc.	LDD / PDD	Office	10/12/2017	Approval	17-294
Embrace Church (PL-2017-00967)	Auburdan, Inc.	DDH / PDD	Institutional use (church)	10/12/2017	Approval	17-293
605 Hudson Terrace (PL-2017-00871)	805 Railroad Ave, LLC	RDD	Performance Residential Development (multiple family development)	10/12/2017	Approval	17-258
Twin City Commercial Recreational Uses (PL-2017-00958)	Bailey Holdings, LLC	CRD-S	Commercial Recreational uses (bocce ball courts, shuffle board courts, volleyball courts, and amphitheater)	10/12/2017	Approval	17-261
Twin City Cottages (PL-2017-00959)	Bailey Holdings, LLC and Dan & Pat Grider	CRD-S	Performance Residential Development (multiple unit development)	10/12/2017	Approval	17-262
Bow & Arrow (PL-2017-00960)	Little Acre Properties, LLC	CDD	Road Service use (restaurant with pick-up window)	10/12/2017	Approval	17-263
Auburn Exchange Outparcel (PL-2017-00962)	Auburn Partners, LLC	CDD	Road Service use (fast food restaurant with drive-thru)	10/12/2017	Approval	17-259
StoneRiver Office and Warehouse (PL-2017-00966)	ROM Land Development, LLC	CDD	Commercial Support use (warehouse)	10/12/2017	Approval	17-260
The Terraces Conditional Use Extension (PL-2017-01005)	Patrick Messick, Sheri Todd, and Angie Newman	LDD / PDD	Extension of Approval for Institutional use (assisted living facility)	10/12/2017	Approval	Withdrawn
North College Bed & Breakfast (PL-2017-01015)	Stephen and Sarah Jenkins	NC-20	Special Residential use (bed & breakfast)	11/9/2017	Approval	17-296
East Glenn Service Station (PL-2017-01043)	East Glenn Investment Property, LLC	CDD	Road Service uses (gas station with convenience store, car wash, and fast food restaurant)	11/9/2017	Approval	17-295
Eagle Home Sales (PL-2017-01560)	Silver Eagle LTD, Inc.	CDD	Road Service use (manufactured home sales)	12/14/2017	Approval	17-328
Event Center (PL-2017-01565)	Jim Parker Properties, LLC	SCCD	Commercial and Entertainment use (event center)	12/14/2017	Approval	17-326
Owens Family Partnership Timber (PL-2017-01573)	Owens Family Partnership, LLC	CDD and DDH	Agricultural use (forestry)	12/14/2017	Approval	17-327
J.J.'s Corner Store (PL-2017-01626)	Weagle Land, LLC	RDD	Commercial and Entertainment use (package store) and Road Service uses (drive-up ATM and freestanding, self-service ice machine)	1/11/2018	Approval	18-007

Conditional Use Applications October 2017 - September 2018

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation	City Council Resolution Number
St. Michael's Catholic Parish (PL-2017-01627)	St. Michael Catholic Parish	RDD	Institutional use (chapel)	1/11/2018	Approval	18-008
Condos on Martin (PL-2018-00021)	William Thrower	RDD	Performance Residential use (multiple family development)	2/8/2018	Denial	Withdrawn
Oak Tree Corner (PL-2018-00035)	Oak Tree Corner, LLC	UC / CEOD	Amended approval for a Commercial and Entertainment use (lounge)	2/8/2018	Tabled	18-057
				3/8/2018	Approval	
Temporary Municipal Parking Lot (PL-2018-00045)	City of Auburn	UC	Road Service use (parking lot)	2/8/2018	Approval	18-033
Donahue Ridge Conditional Uses (PL-2018-00118)	Donahue Land, LLC and Lake Martin, Inc.	LDD	Institutional use (day care center), Office use, Commercial and Entertainment uses (banks; book, hobby, music, & sporting goods stores; clothing stores; copy shop; dry cleaners; electronics repair; florist; garden supply; general merchandise stores; grocery stores; hardware stores; health & personal care stores; office supplies, stationary, gift stores; package store; pet/pet supply store; professional studios; restaurant; specialty food stores; and veterinary office/kennel), Road Service uses (ATMs, bank with drive-thru, and convenience store/small grocery store), Public Service uses (municipal office/facility and public utility station or facility), and Neighborhood Shopping Center	3/8/2018	Tabled	n/a
				4/12/2018	Tabled	
Auburn Pharmacy (PL-2018-00093)	Conner Charter, LLC	CDD	Road Service use (pharmacy with drive-up pick-up window)	3/8/2018	Approval	18-055
Greystone at Auburn (PL-2018-00099)	Greystone Properties, LLC and Lipscomb Land Company, LLC	CDD and DDH	Performance Residential Development (multiple family development)	3/8/2018	Approval	18-056
Twin City, Phase 2 (PL-2018-00101)	Talkington Investors, LLC, Auburn 1310 Cottages, LLC, Sai Om, LLC, and John Stephen King	CRD-S	Performance Residential Development (multiple family development) and Road Service use (mobile vendor food court)	3/8/2018	Approval	18-058

Conditional Use Applications October 2017 - September 2018

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation	City Council Resolution Number
Wisteria (PL-2018-00119)	Conner Charter, LLC and Wisteria, LLC	CDD	Performance Residential Development (multiple family development)	3/8/2018	Approval	18-059
Famville Lakes Conditional Uses (PL-2018-00161)	Farmville Lakes, LLC	CDD / PDD	Office use, Commercial and Entertainment uses (general merchandise store, professional studio, restaurant, specialty food store, retail nursery, and veterinary office/kennel), and Road Service use (convenience store)	4/12/2018	Approval	18-166
College Oaks (PL-2018-00158)	JTF Properties, Inc.	DDH	Performance Residential Development (multiple unit development)	4/12/2018	Approval	18-081
Twin City Storage (PL-2018-00178)	Opelika Road Alliance, LLC	CRD-S	Commercial Support use (climate-controlled storage facility)	4/12/2018	Approval	18-082
Auburn Church of Christ Playground (PL-2018-00239)	Auburn Church of Christ	NC-20	Amended approval for the expansion of an Institutional use (addition of fenced in playground for an existing church)	5/10/2018	Tabled	18-141
				6/14/2018	Approval	
Ryan Street Townhomes (PL-2018-00243)	Sandra Rowell; G.E. Tanger; Walker Rentals, Inc.; and Kim West	RDD	Performance Residential Development (town house subdivision)	5/10/2018	Approval	18-117
North Gay Redevelopment (PL-2018-00432)	CB 2941 Properties, LLC	CRD-U	Performance Residential Development (single family detached subdivision)	8/9/2018	Approval	18-308
Briggs & Stratton (PL-2018-00518)	City of Auburn Industrial Development Board	I	Industrial use (warehouse distribution facility)	9/13/2018	Approval	18-322
Yarbrough Farms Stay & Play (PL-2018-00495)	P and T Properties, LLC	CDD / PDD	Recreational Rental Dwelling (cottages/cabins)	9/13/2018	Approval	18-336
Urban Cookhouse and Farm Bowl + Juice Co. (PL-2018-00504)	East Glenn Investment Property, LLC	CDD	Road Service use (restaurant wth drive-up pick-up window)	9/13/2018	Approval	18-202
Staybridge Suites (PL-2018-00508)	South College, LLC	CDD and SCCD	Commercial and Entertainment use (hotel)	9/13/2018	Approval	18-204
McAlister's Deli (PL-2018-00511)	McAlister's Corporation	CDD	Road Service use (restaurant with drive-up pick-up window)	9/13/2018	Approval	18-203

Rezoning Applications October 2017 - September 2018

Case Number	Case	Property Owner	Acreage	Proposed Rezoning	Planning Commission Date	Planning Commission Recommendation	City Council Ordinance Number
PL-2017-00947	Robertson Rezoning	Rebecca A. Robertson	1.98	R to LDD	10/12/2017	Approval	3065
PL-2017-00940	Miracle Road Pre-Zoning	Ellen Reeves and Auburn Farms, LLC	131.99	R to DDH	10/12/2017	Tabled	3076
					11/9/2017	Tabled	
					12/14/2017	Approval	
PL-2017-00943	Northern Village	Land South, LLC	11.10	DDH to RDD	10/12/2017	Tabled	3069
					11/9/2017	Approval	
PL-2017-01040	Northern Village	Land South, LLC	11.10	RDD to PDD	11/9/2017	Approval	3070
PL-2017-01554	Miracle Road / Auburn Farms PDD	Ellen Reeves and Auburn Farms, LLC	131.99	DDH to PDD	12/14/2017	Approval	3077
PL-2018-00022	Weber Farms South Pre-Zoning	Oscar H. Lipscomb	18.67	R to DDH	2/8/2018	Approval	3091
PL-2018-00089	Donahue Ridge Rezoning	Donahue Land, LLC and Lake Martin, Inc.	13.74	R to LDD	3/8/2018	Tabled	Did Not Pass
					4/12/2018	Approval	
PL-2018-00090	Donahue Ridge PDD	Donahue Land, LLC and Lake Martin, Inc.	13.74	LDD to PDD	3/8/2018	Tabled	n/a
					4/12/2018	Tabled	
PL-2018-00160	Farmville Lakes PDD	Farmville Lakes, LLC	101.40	CDD and DDH to PDD	4/12/2018	Approval	3096
PL-2018-00166	North Dean Rezoning	1901 East Glenn, LLC; 475 North Dean, LLC; and 459 North Dean, LLC	4.60	RDD to CDD	4/12/2018	Approval	3095
PL-2018-00228	North College Rezoning	Restoration Church, Inc.	1.35	DDH to CDD	5/10/2018	Denial	Tabled
PL-2018-00230	The Avenue Reozning	Martha Thomas	3.41	DDH to RDD	5/10/2018	Approval	3098

Rezoning Applications October 2017 - September 2018

Case Number	Case	Property Owner	Acreage	Proposed Rezoning	Planning Commission Date	Planning Commission Recommendation	City Council Ordinance Number
PL-2018-00231	The Avenue PDD	Ernest Smock, Martha Thomas, Alfred Dallas, Cecil and Alice Yarbrough, Geraldine Bufford, Etherial Jackson, Jessie and Parham Thomas, Aviki and Sandra Solaiman, Diane Robertson, Ivy and Winifred Webb, Patricia Durrell, Morris Holdings LLC, Willie Wynn, and Thomas Jones	10.92	RDD to PDD	5/10/2018	Approval	3100
PL-2018-00234	Fernwood Conservation Overlay District	H&S Development, LLC	88.38	R to COD	5/10/2018	Tabled	n/a
					6/14/2018	Tabled	
PL-2018-00273	Zhang Rezoning	Lee Zhang and Nannan Liu	8.92	R to DDH	6/14/2018	Approval	3107
PL-2018-00292	Cobb Rezoning	Robert and Ellen Cobb	3.09	R to LDD	6/14/2018	Approval	3106
PL-2018-00493	Beehive Road Rezoning	City of Auburn Industrial Development Board	27.17	R to I	9/13/2018	Approval	3126
PL-2018-00496	Auburn 57 Rezoning	Mitchell-Cope, LLC	9.90	R to DDH	9/13/2018	Approval	3125
PL-2018-00497	Peartree Farms Rezoning	Peartree, LLC	12.50	R to DDH	9/13/2018	Approval	3132
PL-2018-00498	Peartree Farms PDD	Peartree, LLC	12.50	DDH to PDD	9/13/2018	Approval	3133

Planned Development District Amendment Applications October 2017 - September 2018

Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Recommendation	City Council Ordinance Number
Moore's Mill PDD Amendment (PL-2017-00938)	Cleveland Brothers, Inc.	Addition of 1.98 acres into the PDD; addition of twin home use and increase in Floor Area Ratio of institutional and neighborhood shopping center uses in Section A; increase of land area and building area in Section C; increase in land area and reduction of residential unit count in Section D; reduction of land area in Section J	10/12/2017	Approval	3066
Tivoli, Phase 3, PDD Amendment (PL-2017-00942)	Auburdan, Inc.	Reduction of ten single-family and 30 cluster home residential units and the addition of a church; reduction in overall density of the PDD	10/12/2017	Approval	3064
Holland Park PDD Amendment (PL-2018-00229)	Ernest Smock	Removal of 3.41 acres from the PDD	5/10/2018	Approval	3099
Moore's Mill PDD Amendment (PL-2018-00296)	Cleveland Brothers, Inc.	Removal of 1.63 acres from Area C to be added to Area D of the Master Development Plan. The requested amendment results in a reduction of 20,000 square feet of Office/Institutional space in Area C and an addition of 36 Townhome/Multi-Family dwelling units in Area D	6/14/2018	Approval	3111
Yarbrough Farms PDD Amendment (PL-2018-00494)	P and T Properties, LLC	Removal of 2.85 acres from excess open space to allow for an 18 room recreational rental dwelling (cottage/cabin)	9/13/2018	Tabled	n/a

Requests for Waivers to Zoning Ordinance and Subdivision Regulations October 2017 - September 2018

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2017-00960	Bow & Arrow	Little Acre Properties, LLC	Waiver to reduce the required side buffer for the subject property located on a designated corridor (East Samford Avenue) from 15' to 0'	10/12/2017	Approved
PL-2017-00962	Auburn Exchange Outparcel	Auburn Partners, LLC	Waiver to reduce the required landscape buffer from 10' to 5' along the south property line	10/12/2017	Approved
			Waiver to allow buffer width averaging along the west property line		Approved
PL-2017-00963	South College Strip Retail	Greenbelt Properties, Inc. and South College, LLC	Waiver to reduce the required side bufferyard of three properties and the rear bufferyard of one of those properties located on a designated corridor (South College Street) from 5' to 0'	10/12/2017	Approved
			Waiver to reduce the required bufferyard from 15' to 9'		Approved
PL-2017-00964	Yarbrough Farms Subdivision, The Parc	Dilworth Development, Inc.	Waiver regarding the time in which a development must be completed in order to extend the bonding period	10/12/2017	Approved (12 month extension)
PL-2017-01043	East Glenn Service Station	East Glenn Investment Property, LLC	Waiver to reduce road frontage requirements for a gasoline/service station on an arterial street from 150' of road frontage to allow 100' of road frontage	11/9/2017	Approved
			Waiver to allow 5' of buffer along the northern, eastern, and southern property lines when 15' is required	11/9/2017	Approved
PL-2017-01094	160 Ross Cladding Material Waiver	ACC OP (Ross Street), LLC	Waiver to allow the use of textured masonry paint on the exterior of the parking structure	11/9/2017	Denied
PL-2017-01081	The Dakota	Dakota V Properties, LLC	Waiver regarding the time in which a development must be completed in order to extend the bonding period	11/9/2017	Approved (12 month extension)
PL-2017-01519	Joyce M. Chambers Subdivision	Outback Enterprises	Waiver to minimum lot size for subdivisions within the Planning Jurisdiction and CompPlan 2030 Optimal Boundary	12/14/2017	Denied

Requests for Waivers to Zoning Ordinance and Subdivision Regulations October 2017 - September 2018

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2017-01595	Highlands Townhomes, Phase 2	Holland Homes, LLC	Appeal of denial of a Public Works Design & Construction Manual waiver request that requires sidewalk installation for new developments that abut collector or arterial roadways in order to remove the requirement that requires the installation of 5' sidewalk	12/14/2017	Denied
PL-2017-01535	Yarbrough Farms Subdivision, Pine Valley	Dilworth Development, Inc.	Waiver regarding the time in which a development must be completed in order to extend the bonding period	12/14/2017	Approved (12 month extension)
PL-2017-01602	East Lake Subdivision, Phase 3	PASS, LLC	Waiver regarding the time in which a development must be completed in order to extend the bonding period	1/11/2018	Approved (6 month extension)
PL-2018-00036	Commander Subdivision	Julie Commander	Waiver to allow two flag lots to access a collector road (Ogletree Road)	2/8/2018	Approved
			Waiver to allow for the minimum lot area of the flag lots to be less than twice the minimum lot size requirement in the zoning district		Approved
PL-2018-00062	Asheton Lakes, Phase 3B	Famville Lakes, LLC	Waiver regarding the time in which a development must be completed in order to extend the bonding period	2/8/2018	Approved (12 month extension)
PL-2018-00178	Twin City Storage Units	Opelika Road Alliance, LLC	Waiver to maximum ISR requirements for a climate-controlled storage facility	4/12/2018	Approved
PL-2018-00191	160 Ross Cladding Material Waiver	ACC OP (Ross Street), LLC	Waiver to allow the use of textured masonry paint on the exterior of the parking structure	4/12/2018	Tabled
				5/10/2018	Tabled
				6/14/2018	Approved
PL-2018-00218	Habitat Townhomes	North Ridge Townhomes, LLC	Waiver to allow a townhouse lot to access an arterial street	5/10/2018	Approved
PL-2018-00239	Auburn Church of Christ Playground	Auburn Church of Christ	Waiver to allow a playground area as an accessory use to a church in a Neighborhood Conservation (NC-20) zoning district	5/10/2018	Tabled
				6/14/2018	Approved
PL-2018-00312	Mimms Trail Subdivision, 8th Addition, Phase 2	Cleveland Real Estate Investments Partnership	Waiver to allow one lot to take primary access from an alley	6/14/2018	Approved
PL-2018-00069	Yarbrough Farms Subdivision, Club Creek	P and T Properties, LLC	Waiver regarding the time in which a development must be completed in order to extend the bonding period	6/14/2018	Approved (12 month extension)

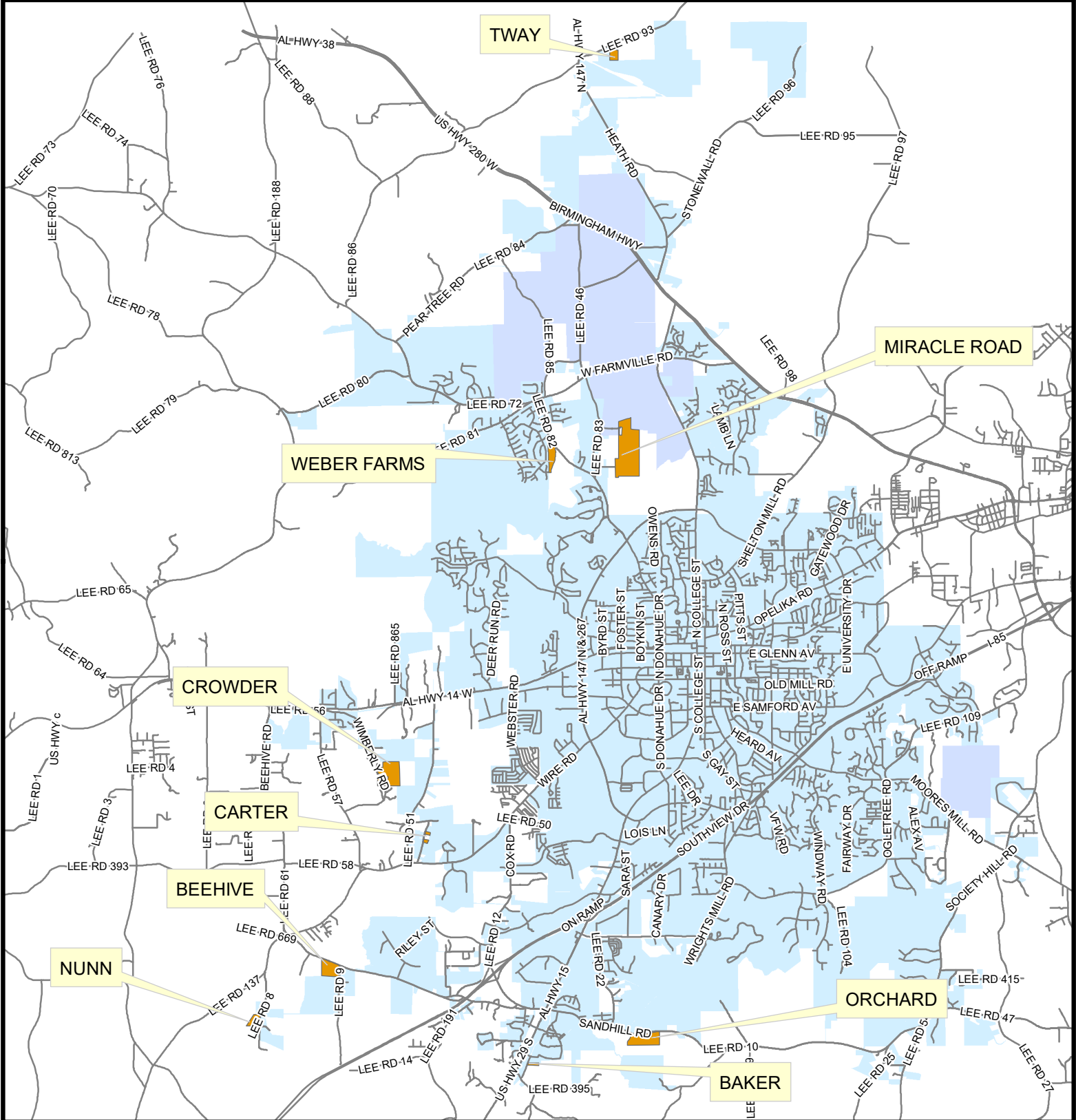
Requests for Waivers to Zoning Ordinance and Subdivision Regulations October 2017 - September 2018

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2018-00333	Yarbrough Farms Subdivision, Falls Crest	P and T Properties, LLC	Waiver regarding the time in which a development must be completed in order to extend the bonding period	6/14/2018	Approved (12 month extension)
PL-2018-00398	Morgan Woods	Hughston Homes	Waiver regarding the time in which a development must be completed in order to extend the bonding period	7/12/2018	Approved (12 month extension)
PL-2018-00399	Mimms Trail Subdivision, 4th Addition, Phase 1	Cleveland Real Estate Investments Partnership	Waiver regarding the time in which a development must be completed in order to extend the bonding period	7/12/2018	Approved (12 month extension)
PL-2018-00400	Mimms Trail Subdivision, 4th Addition, Phase 2	Cleveland Real Estate Investments Partnership	Waiver regarding the time in which a development must be completed in order to extend the bonding period	7/12/2018	Approved (12 month extension)
PL-2018-00433	Twin City	Auburn Main Street, LLC	Waiver to create a commercial lot that would not have frontage on a dedicated public street	8/9/2018	Approved
PL-2018-00504	Urban Cookhouse and Farm Bowl + Juice Co.	East Glenn Investment Property, LLC	Waiver to the bufferyards on the south and west property lines from 15' to 5'	9/13/2018	Approved
			Waiver to allow buffer averaging along the East Glenn Avenue property frontage where property on a designated corridor shall have a 15' buffer		Approved
			Waiver to the bufferyard along the north property line from 5' to 0' where the minimum side buffer on a designated corridor shall be 5'		Approved
PL-2018-00499	Wire Road Commercial Park	D&J Enterprises, LLC	Waiver regarding the time in which a development must be completed in order to extend the bonding period	9/13/2018	Approved (6 month extension)
PL-2018-00500	East Samford Commercial Subdivision	East Glenn Investment Property, LLC	Waiver regarding the time in which a development must be completed in order to extend the bonding period	9/13/2018	Approved (2 year extension)
PL-2018-00501	Tuscany Hills, Section 4	Hayley Freeman Contracting	Waiver regarding the time in which a development must be completed in order to extend the bonding period	9/13/2018	Approved (12 month extension)
PL-2018-00502	Yarbrough Farms, Phase 3	Dilworth Development, Inc.	Waiver regarding the time in which a development must be completed in order to extend the bonding period	9/13/2018	Approved (6 month extension)


Zoning Ordinance and CompPlan 2030 Amendments October 2017 - September 2018

Case	Action Requested	Planning Commission Date	Planning Commission Action/ Recommendation	City Council Ordinance / Resolution Number
CompPlan 2030 Amendments (PL-2017-01599)	Adoption of the five-year update to CompPlan 2030, including the Future Land Use Plan map, Plan text, and all Plan recommendations	1/11/2018	Approved	18-034
Northwest Auburn Neighborhood Plan (PL-2018-00026)	Adoption of amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan text in Chapter Three: Land Use in order to incorporate the Northwest Auburn Neighborhood Plan in to CompPlan 2030	2/8/2018	Approved	18-054
Northwest Auburn Neighborhood Plan (PL-2018-00027)	Adoption of map amendments to CompPlan 2030, the Comprehensive Plan for the City of Auburn, specifically amendments to the Future Land Use Plan map in Chapter Three: Land Use in order to incorporate the Northwest Auburn Neighborhood Plan in to CompPlan 2030	2/8/2018	Approved	18-054
Zoning Ordinance Text Amendments (PL-2017-01613)	Recommendation to City Council for adoption of text amendments to Article V, Table 5-4, Development and Design Standard Requirements within the College Edge Overlay District (CEOD), Building Height, of the <i>City of Auburn Zoning Ordinance</i> in order to increase the allowable building height in the CEOD from 65' to 75'	2/8/2018	Approval	3084
Northwest Auburn Neighborhood Plan Zoning (PL-2018-00294)	Recommendation to City Council for approval of amendments to Article III (Establishment of Zoning Districts), Article IV (General Regulations), Article V (Detailed Use Regulations), and Article VIII (Development Approval Process) of the <i>City of Auburn Zoning Ordinance</i> for purposes of creating the Corridor Redevelopment – West (CRD-W) zoning district and the Neighborhood Redevelopment District (NRD) zoning district and accompanying regulations for each	6/14/2018	Approval	3104
Northwest Auburn Neighborhood Plan Map (PL-2018-00295)	Recommendation to City Council for adoption of map amendments to the City of Auburn zoning map for purposes of rezoning properties in the NW Auburn Neighborhood planning area and creating the Corridor Redevelopment – West (CRD-W) zoning district and the Neighborhood Redevelopment District (NRD) zoning district	6/14/2018	Approval	3105


Appendix A FY 2018 Annexations



Legend

 2018 Annexations

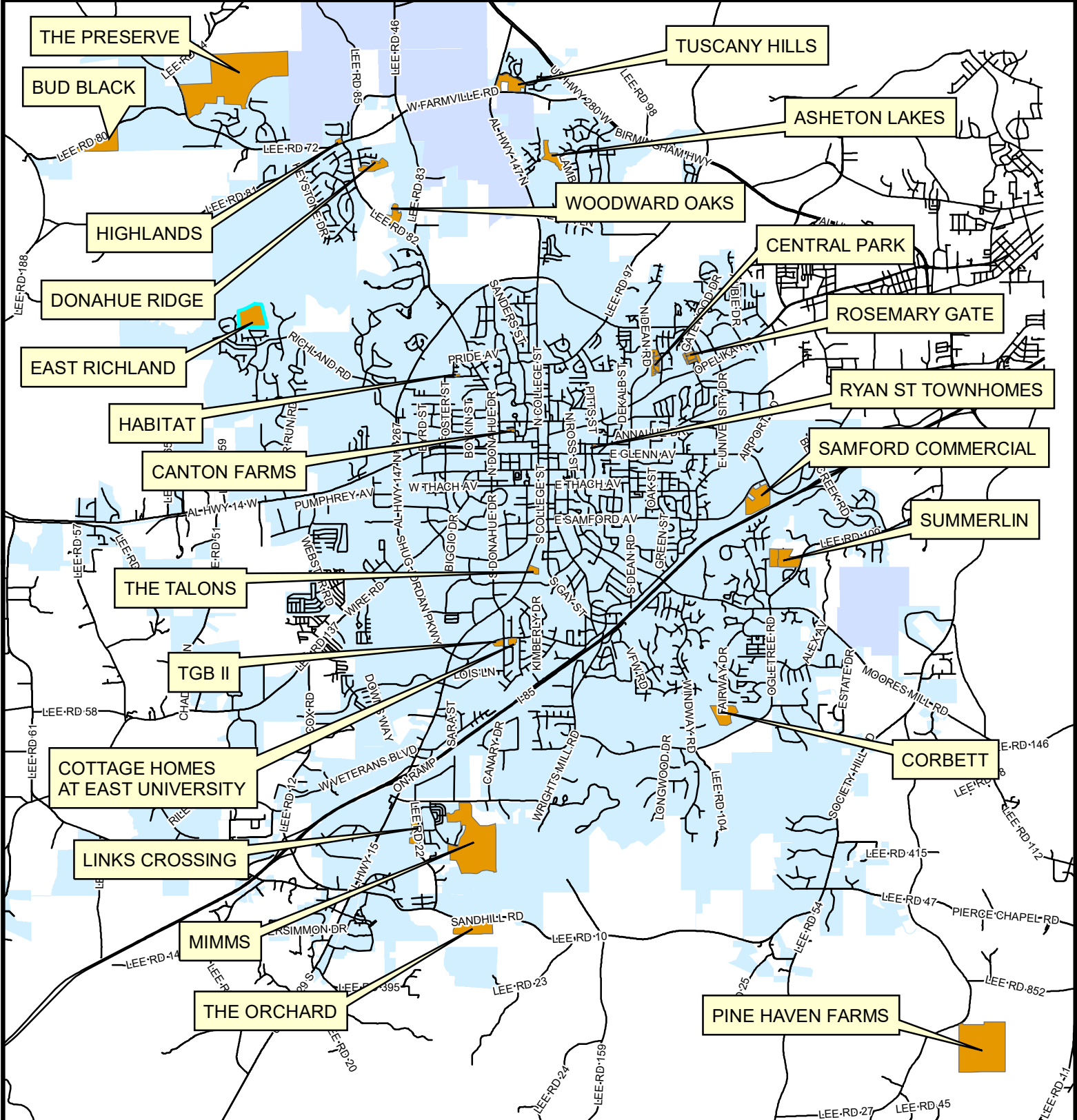


Scale
0 0.5 1 2 3
 Miles

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Appendix B

FY 2018 Subdivisions (Recorded)

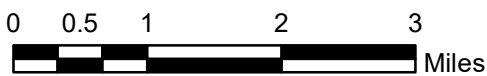


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2018 Subdivisions



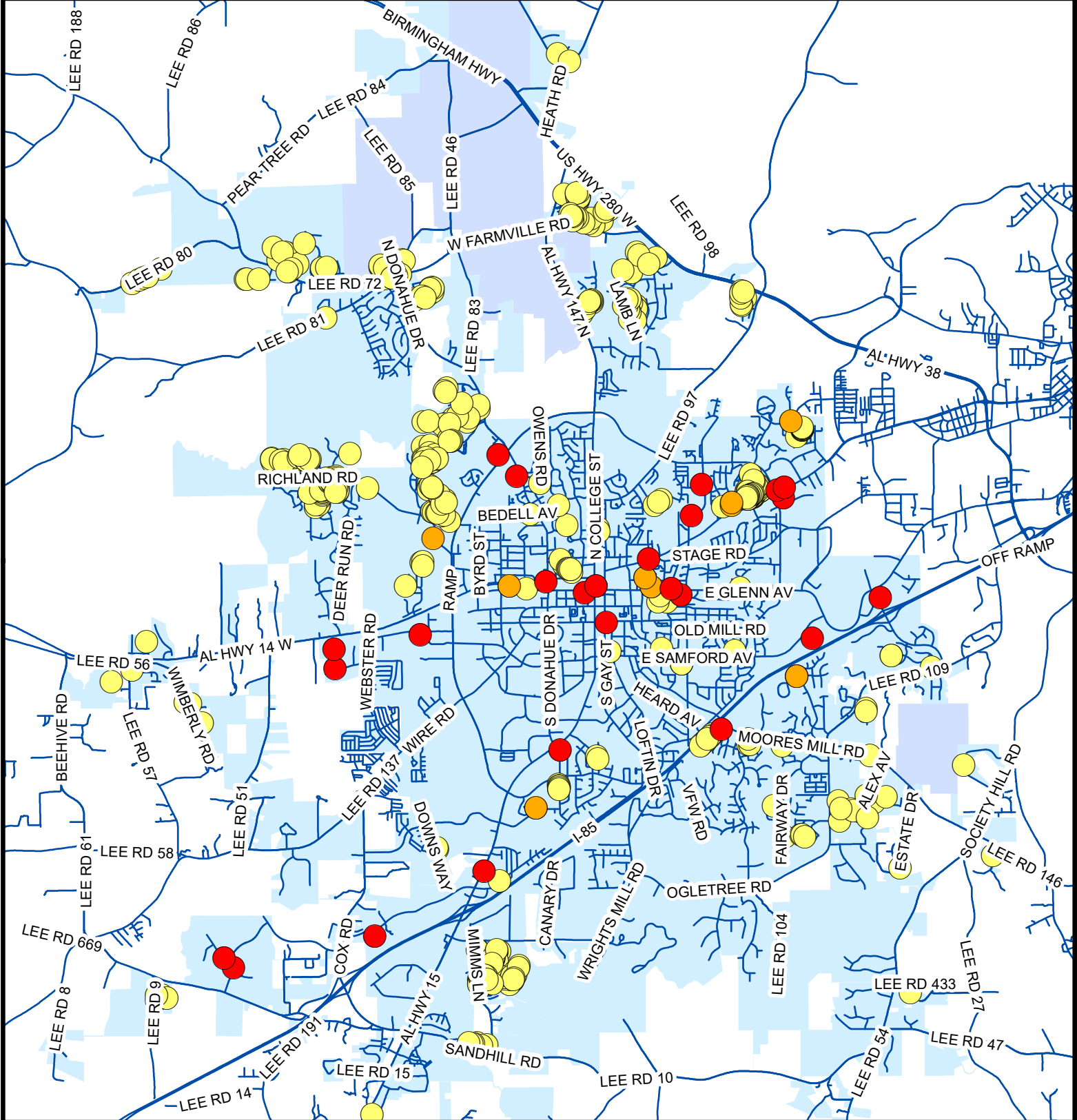
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Appendix C

FY 2018 New Development

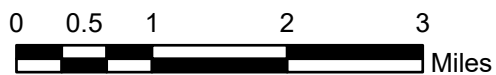


Legend

- Commercial
- Multi-Family
- Single Family



Scale



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