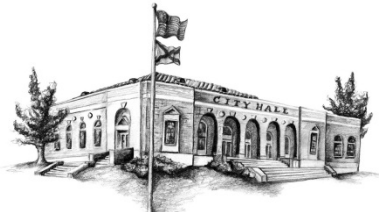


FY 2014 Annual Report
to the
Planning Commission



City of Auburn



City of Auburn

Home of Auburn University

February 12, 2015

Planning Commission
City of Auburn, Alabama

Dear Planning Commission Members:

It is my pleasure to present the FY 2014 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 zoning ordinance amendments (map and text) in June 2014 that began to implement the vision set forth in the Renew Opelika Road Corridor Plan that was adopted in August 2013. The City is already experiencing significant reinvestment along Opelika Road, due in large part, to these new zoning regulations coupled with creative economic incentives developed and administered by the City's Economic Development Department. The foundation has been set for continued revitalization of this strategic and centrally located commercial corridor.

In addition, you spent considerable effort working on the Downtown Master Plan that was largely developed and ultimately recommended for approval to the City Council by this body in July 2014. The vision set forth by the Plan contemplates a logical expansion of the Urban Core, over time, in an effort to support a key growth strategy set forth by *CompPlan 2030* which is an emphasis on redevelopment and densification of the City's core as a viable alternative to sprawl. Council consideration and adoption of this plan is anticipated in short order.

Finally, this year with support from the City Manager's Office and Human Resources Department, the Planning Department was able to reorganize and flatten our departmental hierarchy in an effort to be more efficient and cross-functional as well as to provide greater growth opportunities for our staff. The number of job titles in the Department has been consolidated from seven (7) to four (4) with a net reduction of one staff position. This has opened a number of doors for us in terms of being able to more easily shift workload amongst ourselves in response to changing conditions and demands.

As a community of choice in this geographic region, we can expect growth to continue, and this brings both challenges and opportunities. It is our response that determines our future. With your continued efforts and those of our professional staff, we can ensure that this future is bright when years from now, we reflect on our past.

Sincerely,

A handwritten signature in black ink that reads "Forrest E. Cotten". The signature is written in a cursive style with a long, sweeping underline that extends to the left.

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

Matt Mosley, AICP, Principal Planner

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. In addition, the Department 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 2014, the primary focus of the Planning Department and Planning Commission was implementation of the Renew Opelika Road Corridor Plan. This was accomplished



successfully with the Planning Commission recommending approval of the implementing ordinance map and text amendments on May 8, 2014. The City Council subsequently considered and adopted the implementation regulations on June 17, 2014.

FY 2014 Meeting Dates

⌘ October 7, 2013	◇ April 22, 2014
** October 10, 2013	⌘ May 5, 2014
⌘ November 12, 2013	** May 8, 2014
** November 14, 2013	** June 12, 2014
** December 12, 2013	◇ June 24, 2014
◇ December 17, 2013	⌘ July 7, 2014
** January 9, 2014	** July 10, 2014
** February 13, 2014	◇ August 5, 2014
◇ February 18, 2014	** August 14, 2014
** March 13, 2014	⌘ September 8, 2014
⌘ April 7, 2014	** September 11, 2014
** April 10, 2014	◇ September 23, 2014

⌘ Packet Meeting

** Regular Meeting

◇ PC Work Session

FY 2014 Planning Commission and Planning Department Work Efforts

Renew Opelika Road Zoning Implementation

Under this proposal, staff recommended amendments to various sections and tables of the *City of Auburn Zoning Ordinance*, including Article III, Article IV (Table 4-1, Table of Permitted Uses, Section 402.02 Special Development Standards, Table 4-2 Performance Standards for Residential Uses by District, Table 4-3 Standards for Nonresidential Uses by District, and Table 4-6 Buffer Width Requirements for Adjacent Vacant Land by Zoning District); Article V [Section 503 Planned Developments, Section 504 Master Development Plan, Section 505 Regulations for Commercial Conservation and Industrial Districts, Section 506 Mixed-Used Developments, Section 508 Temporary Uses, and added Section 517 Corridor Redevelopment District (CRD)]; and Article IX of the *City of Auburn Zoning Ordinance*, as adopted.

In May 2012, the City of Auburn began the Renew Opelika Road planning process to promote the redevelopment of the City's historic commercial corridor. In August 2013, the City Council adopted the Renew Opelika Road Corridor Plan. The plan was designed to revitalize and redevelop the Opelika Road Corridor by enhancing aesthetics, improving building utilization, promoting infill, and improving transportation choices. The zoning changes were intended to promote the redevelopment and function of the individual properties along the corridor and the street as a whole.



Rendering of potential streetscape on Opelika Road at the Frank Brown Recreation Center

The existing zoning on the Opelika Road Corridor suffered from limited permitted uses, restrictive building setbacks and other development standards. The Renew Opelika Road plan identified multiple implementation measures that could be enacted either partially or wholly by changes to the existing zoning.

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

- Target Realistic Development
 - Encourage retail development

- Encourage new residential in certain areas
- Provide Developers with a More Viable Development Site
- Implement the Access Management Plan
 - Create cross-access or areas for future backstreets
- Improve the Streetscape and Pedestrian Environment
- Create a Consistent Corridor Aesthetic
- Encourage Redevelopment and Increased Mixed-use Development within the Corridor
 - Develop an optional form-based code
 - Modify/new zoning districts

To this end, new zones were designed for Opelika Road, replacing the existing Redevelopment District (RDD), Comprehensive Development District (CDD) and Commercial Conservation (CC) District that existed along the corridor. The new zones were the Corridor Redevelopment District-Urban (CRD-U) and Corridor Redevelopment District-Suburban (CRD-S). The CRD-U zone was designed to help transition from the more urban areas downtown to the more suburban portions of the corridor. The CRD-S promotes redevelopment of the newer portion of the corridor and focuses on aesthetic qualities. In addition, these zones were designed to potentially be used in other commercial corridors throughout the city.

The new zones allow more uses to be permitted by right on Opelika Road. The zones have similar allowances to the CDD zone from a commercial standpoint, except that they have some restrictions on the use of residential directly on the corridor. Many residential uses were previously not allowed at all. The commercial uses in the CRD-U zone that are now allowed by right are typically those uses which are not road-service in nature and do not occupy extremely large lots like a community or regional shopping center. In the CRD-S zone, these large lot uses are now permitted by right, as are fast food restaurants and banks in the road service use categories.

Additionally, new standards are now in place to allow buildings to move closer to and better address the street. This is primarily accomplished by allowing reduced setbacks and bufferyards. The new regulations require access from adjoining sidewalks and for any building to have a façade that fronts the street. Cross-access is also required, where possible.

The standards for mixed-use developments were modified to remove what had been known as the “mixed-use penalty.” This requirement reduced the amount of residential density down to 80 percent of the allowable density for mixed use projects. Since the City desires to promote mixed use developments, the “penalty” was removed from the Zoning Ordinance. Staff recommended that the standards for when a master development plan is required for a mixed-use development be relaxed from any mixed use project to only those with 10 or more dwelling units or those that comprise five acres or more.

The Planning Commission held its public hearing and recommended adoption of these amendments at its May 8, 2014 regular meeting. The City Council adopted the amendments at its June 17, 2014 regular meeting.

Renew Opelika Road Zoning Map

Under this proposal, staff recommended rezoning properties along Opelika Road and at the East Glenn Avenue and North Dean Road intersections from Redevelopment District (RDD), Comprehensive Development District (CDD), and Commercial Conservation (CC) to Corridor Redevelopment District–Urban (CRD-U) and Corridor Redevelopment District-Suburban (CRD-S). The new districts promote the renewal of the traditional auto-oriented commercial corridors of the City of Auburn. These zones focus on providing more function and use of the property while emphasizing the relationship of the buildings with the street.

The rezoning of properties along Opelika Road and at the East Glenn Avenue and North Dean Road intersections was the second component of the zoning regulation revisions for the Renew Opelika Road study area.

These zones can eventually be used in other commercial corridors throughout the City. The only area other than the Opelika Road corridor rezoned as part of this initiative was the area zoned Commercial Conservation around the East Glenn Avenue and North Dean Road commercial node.

The Planning Commission held its public hearing and recommended adoption of the map amendment at its May 8, 2014 regular meeting. The City Council adopted the amendment at its June 17, 2014 regular meeting.

Downtown Master Plan

Under this proposal, staff recommended adoption of the Auburn Downtown Master Plan, including plan text and all land use, transportation, and implementation recommendations. The Auburn Downtown Master Plan was designed to build on the concepts and policies contained within *CompPlan 2030* and to firmly establish a vision for enhancing and growing Auburn’s Downtown.

The Auburn Downtown Master Plan (the Plan) presents 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, economic development opportunities, and transportation and traffic circulation improvements. The Plan elements provide design ideas for improvement and growth, and further identify a strategy 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

AUBURN DOWNTOWN MASTER PLAN



Within the past eight (8) years, the City of Auburn has undertaken two prior Downtown planning efforts, 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 early 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 potentially alter the Downtown landscape and character 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 early 2010.

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

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 City of Auburn 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 (3) public meetings (held August 2013, November 2013, and March 2014). The PSC also met four (4) times during the development and review of the Plan.

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.



Downtown Master Plan public workshop

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.



Rendering of possible new development along North Gay Street

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:

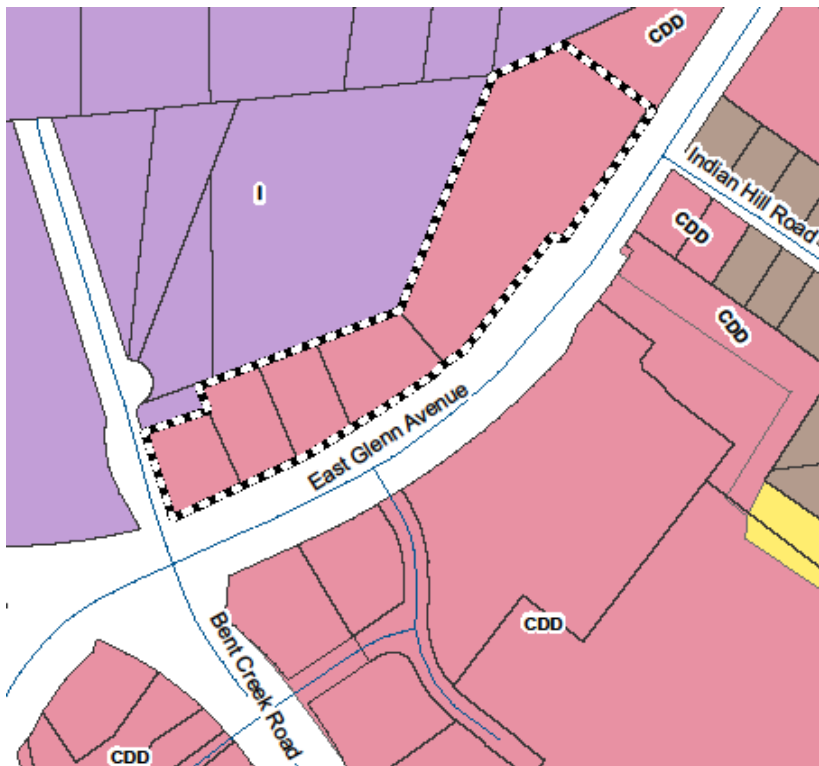
- The Auburn Downtown Master Plan will serve as a guide for citizens, elected officials, City staff, and the development community regarding the desired uses for individual parcels over the next 15 plus years. The Plan should be used in the evaluation of development proposals presented to City staff, 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 in Part III, pages 104-116. As these goals are accomplished over time, the vision of the Plan becomes increasingly clear, until it is ultimately realized.

The Planning Commission held its public hearing and recommended adoption of the plan at its July 10, 2014 regular meeting. The plan is currently under final internal review. City Council consideration is anticipated in April 2015.

East Glenn Avenue Rezoning

Under this proposal, staff recommended rezoning properties along the north side of East Glenn Avenue from Bent Creek Road to Indian Hill Road from Industrial (I) to Comprehensive Development District (CDD). The purpose of the rezoning was to better align the zoning with the land use classification on the Future Land Use Plan for *CompPlan 2030*. The Future Land Use Plan designates this area as “Gateway Commercial”, which is intended to include a broad mix of uses [primarily those permitted in the Comprehensive Development District (CDD) zoning district] along existing corridors with emphasis on access management, corridor overlay requirements and quality aesthetics.



The rezoning applied to five parcels that front East Glenn Avenue. Four of the five properties were occupied with commercial developments and the fifth property received conditional use approval for a retail use earlier in 2014. The subject properties had been zoned Industrial (I) and the uses within this zoning district all required conditional use approval which necessitated review by the Planning Commission and approval by the City Council. Rezoning the properties to Comprehensive Development District (CDD) allowed many uses to be

permitted by right. Uses that are permitted by right do not require Planning Commission review and City Council approval, and thereby this eliminates approximately 45 days in the approval process.

The Planning Commission held its public hearing and recommended the rezoning at its July 10, 2014 meeting. The City Council approved the rezoning at its August 19, 2014 regular meeting.

Special Development Standards for the Corridor Redevelopment District

Under this proposal, staff recommended amendments to Section 402.02, Special Development Standards, of the *City of Auburn Zoning Ordinance*. These amendments dealt specifically with certain commercial and entertainment, road service, and commercial support uses. Minor adjustments were made to Table 4-1, Table of Permitted Uses, as well as Section 429.07, Fences and Screening, which applies only to properties that are subject to the City's Corridor Overlay regulations.

These recommendations were largely a by-product and outgrowth of the zoning implementation component of the Renew Opelika Road (ROR) planning initiative. The initial and most substantive round of ROR implementation occurred in Summer 2014 with the Planning Commission recommending approval of the proposal at its May 8, 2014 meeting, followed by City Council adoption on June 17, 2014.

The vast majority of the proposed changes that were part of this zoning ordinance amendment were designed to recommend additional special development standards for specific uses in the commercial and entertainment, road service, and commercial support use categories. Special development standards are standards that are applied to certain uses that exhibit unique characteristics for the expressed purpose of increasing the degree of compatibility between the uses identified as part of this proposal and existing, surrounding uses in a particular zoning district.

The impetus for these changes came from the initial zoning implementation component of the Renew Opelika Road initiative. Because one of the principal themes of the plan was the need to "incentivize" new development and redevelopment, it was acknowledged that some of those incentives would have to be offered in the form of greater flexibility and greater predictability being provided from a regulatory perspective; which, for development purposes, inherently necessitates changes to the zoning regulations themselves that apply to the Opelika Road Corridor.

These incentives were provided as part of the ROR initial zoning implementation effort in the form of reduced building setbacks for new development (thereby increasing the developable area of a given parcel), providing for a greater number of uses to be permitted in the Opelika Road Corridor as set forth by the two new zoning districts that were created for the Corridor, Corridor Redevelopment District-Urban (CRD-U) and Corridor Redevelopment District-Suburban (CRD-S), and reducing landscape buffer yard width requirements for new development adjacent to undeveloped/vacant land.

This amendment furthered the aforementioned incentives already provided by increasing the number of uses permitted by right. This, in turn, expedites the development approval process, while the special development standards proposed as part of this amendment serve as effective mitigation for removing the conditional use requirement from the specific uses identified in this proposal.

A final recommended change to Section 402.02 was to delegate authority for granting potential relief to special development standard requirements to the Planning Commission rather than the Board of Zoning Adjustment. The rationale for this change was that special development standards are use-specific and directly impact the manner in which a use is able to be developed on a site. As such, it makes sense that the oversight authority for both use approval and potential relief to development

standards for that use be held by the same body. In most scenarios where this situation presents itself, this change would provide *that one less public hearing be held rather than what is currently required.*

In Table 4-1, “building material sales” was cited only as a commercial and entertainment use. Yet, in Section 402.02, there were explicit special development standards for building material sales in both the commercial and entertainment and road service use categories. Review of those standards revealed that a clear distinction was intended to be drawn between building material sales uses that have an outdoor display area versus building material sales uses that do not. This adjustment to Table 4-1 simply clarified that intent and provided necessary symmetry between Table 4-1 and Section 402.02.

Finally, language was recommended to be added to the Corridor Overlay Regulations, specifically, Section 429.07 which addresses fencing and screening requirements for uses that locate on one of the City’s primary roadway corridors. This language would require that any fencing or screening material used to hide AC equipment, utility meters or other mechanical equipment be comprised of similar materials as the primary use. The purpose for this was to achieve some level of aesthetic uniformity such that the ancillary equipment does not become a visual focal point and/or an attention-drawing device due to the use of inappropriate screening materials.

The Planning Commission held its public hearing and recommended adoption of the amendments at its August 14, 2014 regular meeting. The City Council adopted the amendments at its September 23, 2014 regular meeting.

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.

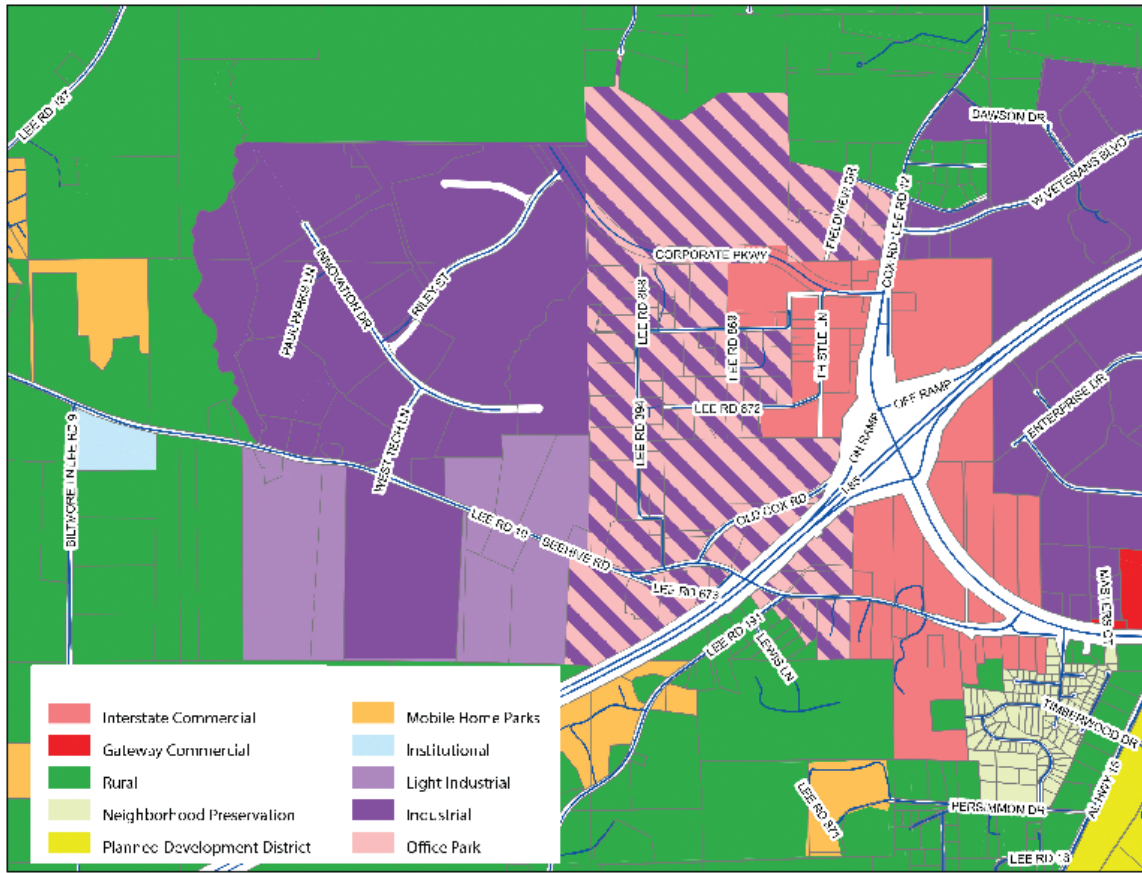
CompPlan 2030 was recommended for adoption by the Planning Commission on September 8, 2011, and subsequently adopted by the City Council on October 4, 2011. In the past three years, several plans have been formulated and several studies conducted that further examined the Future Land Use Plan in greater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

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.



Exit 50 Future Land Use

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:

FY 2014 PC and PD Work Efforts

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.

Cottage Housing Regulations

Staff recommended amendments to Article II (Definitions), Article IV (General Regulations), Table 4-1 (Table of Permitted Uses), and Article V (Detailed Use Regulations) of the *City of Auburn Zoning Ordinance*. This zoning ordinance amendment was designed to accomplish one of many implementation measures set forth in *CompPlan 2030*, adopted by the City Council in October 2011. One of the primary themes of the Plan was an emphasis on infill and redevelopment as a means of addressing the City's continued growth, but in a way that makes the best possible use of existing infrastructure, thereby limiting, to the extent possible, future capital expenditures being necessitated by that growth.

This zoning ordinance amendment created an additional performance housing type that was not previously available in the zoning ordinance for the local market to utilize. Cottage housing development (CHD) is a relative novelty in the national housing market. It is specifically designed as a mechanism to provide affordable housing and increase density in a way compatible with existing single-family neighborhoods.

The establishment of this housing in Auburn provides another transitional housing option (in addition to townhouses, duplexes, etc.) between traditional multi-family and purpose-built student housing areas and traditional single-family neighborhoods. The greatest distinction between this housing type and those mentioned previously, is that it is a single detached unit. No walls are shared by any adjacent unit. Further, the product is designed to incentivize infill development by allowing for a single detached unit housing product that can be achieved in a configuration that allows for a greater density than might otherwise be able to be realized.

A typical cottage development consists of a “cluster” of four (4) to twelve (12) small single-family units ranging in size from 650 to 1,400 square feet, often with a pitched roof and second-story lofts. Units are usually sold as condominiums, though some ordinances provide for separate lot subdivision. Often, detailed design and development standards are provided, including requirements for common open space and parking.



Cottage Housing Neighborhood

Cottage housing developments can be realized in both condominium and fee simple lot arrangements, and development standards have been designed to facilitate either of these forms. Further, special development standards were recommended to ensure that ample open space and parking be provided, as well as prescriptive floor area requirements to ensure that the size and scale of the individual cottage units will be compatible with surrounding uses.

The Planning Commission held its public hearing and recommended adoption of the amendments at its September 11, 2014 regular meeting. The City Council held its public hearing at its October 21, 2014 regular meeting and adopted the amendment at its November 4, 2014 regular meeting.

FY 2014 Year in Review

1. Annexations

Total Number of Applications Considered: 5
Total Number Recommended for Approval: 5
Total Acreage Recommended for Annexation: 21.47

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

Total Number of PDD Applications: 9
Total Number Applications Recommended for Approval: 5
Total Acreage Recommended for Rezoning: 392.06
Total Number of PDD Amendment Applications: 4
Total Number of PDD Amendment Applications Recommended for Approval: 3

3. Subdivisions

Total Number of Preliminary Plat Requests: 17
Total Number of Preliminary Plat Requests Approved: 17
Total Number of Final Plat Approval Requests: 20
 New Final Plat Requests Approved: 14
 Revised Final Plat Requests Approved: 6
Total Number of Lots Approved by Final Plat: 260
 Performance Lots: 108
 Conventional Lots: 145
 Lots Created by Consolidation: 7
Total Number of Conventional Subdivisions: 13
Total Number of Performance Subdivisions: 10
Total Number of Subdivisions located in Planning Jurisdiction: 1

4. Conditional Uses

Total Number of Applications Considered: 30
Total Number of Uses Recommended for Approval:
 Agricultural Support: 1
 Commercial and Entertainment: 6
 Commercial Support: 1
 Filling of Flood Plain: 1

Indoor Recreational: 2
Industrial: 3
Institutional: 1
Neighborhood Shopping Center: 1
Office: 1
Outdoor Recreational: 1
Performance Residential: 3
Public Service: 1
Road Service: 10

5. **Waivers**

Total Number of Applications Considered for Waivers to Zoning Regulations: 21
Total Number Approved: 20
Total Number of Applications Considered for Waivers to Subdivision Regulations: 7
Total Number Approved: 6

6. **Miscellaneous**

Total Number of Zoning Certificates Issued: 137
Total Number of Administrative Subdivisions Processed: 69
Total Number of Sign Permits Issued: 84
Total Number of Banner Permits Issued: 43

Base Zoning Designations

Corridor Redevelopment (CRD)
Comprehensive Development District
(CDD)
Development District Housing (DDH)
Holding District (HD)
Industrial (I)
Limited Development District (LDD)
Neighborhood Conservation (NC)
Redevelopment District (RDD)
Rural (R)
University Service (US)
Urban Core (UC)

77 public hearings were held for cases considered during FY 2014.

Overlay Zoning Designations

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

Comparison of Previous Years' Numbers

(Current and Five Previous Fiscal Years)

	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
Annexations						
Recommended for Approval	15	12	10	11	9	5
Acres	642.76	40.1	35.31	123.22	35.13	21.47
Rezoning						
Recommended for Approval	11	3	0	4	12	5
Acres	904.51	201.63	0	77.33	128.85	392.06
Final Plats						
Lots Approved	295	263	209	205	333	262
Conditional Uses						
Applications	25	26	31	27	30	30
Uses Recommended for Approval	29	36	31	43	34	32
Uses Recommended for Denial	1	1	2	2	0	2
Waivers						
Applications	7	7	10	27	21	28
Approved	7	7	10	21	18	26

Annexation Petitions from October 2013 - September 2014

Case Number	Case	Property Owner	Acreage	Planning Commission Date	Planning Commission Recommendation
PL-2014-00008	McAnally Annexation	Willa Mae McAnally	1.60	2/13/2014	Approval
PI-2014-00195	Strobel Annexation	Patricia Strobel	11.50	4/10/2014	Approval
PL-2014-00196	Robertson Annexation	Joe Robertson, Sr. and Joe Robertson, Jr.	1.60	5/8/2014	Denial
PL-2014-00506	Brookhaven Farms, Lot 6, Annexation	James Dell Crosby	3.85	8/14/2014	Approval
PL-2014-00551	Ward Annexation	Robert Michael Ward, Jr. and Ashley E. Ward	2.92	8/14/2014	Approval

Subdivision Applications from October 2013 - September 2014

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Grove Hill, 14th Addition (PL-2013-00795)	Final	Cleveland Brothers, Inc.	DDH	22 (Performance) (20 single family and 2 open space lots)	10/10/2013	Approval
Moore Mill Subdivision, Sixth Addition (PL-2013-00796)	Preliminary	Cleveland Brothers, Inc.	LDD / PDD	16 (Conventional) (15 single family and 1 lot as an outlot/pond)	10/10/2013	Approval
Mimms Trail Subdivision, First Revision, Second Addition (PL-2013-00824 and PL-2014-00825)	Preliminary	Cleveland Real Estate Investments Partnership	LDD / PDD	24 (Performance)	10/10/2013	Approval
	Final					Approval
Brookhaven Farms Subdivision, Twelfth Revision (PL-2013-00873)	Revised Final	Kevin Flannagan	R	4 (Conventional)	11/14/2013	Approval
Solamere Subdivision, Phase 3, Revision of Lots 158A-164A (PL-2013-00894)	Revised Final	Peach State Land Development, Inc.	DDH	7 (Performance) (removed prohibition on access from Solamere Lane)	11/14/2013	Approval
Donahue Ridge Subdivision, Phase II (PL-2013-00872 and PL-2013-00956)	Preliminary	Donahue Ridge, LLC	DDH	15 (Conventional)	11/14/2013	Approval
	Final				12/12/2013	Approval
160 North Ross (PL-2013-00878 and PL-2013-00879)	Preliminary	ACC/CDC One-Sixty Ross, LLC	US	1 (Lot Consolidation) (eleven lots into one)	11/14/2013	Approval
	Final					Approval
East Lake Townhomes (PL-2013-00955)	Revised Final	Homestead Residential, Inc.	LDD	19 (Performance)	12/12/2013	Approval
Tivoli Subdivision (PL-2013-01017)	Revised Final	LCR Tuscany, LLC	DDH / PDD	7 (Conventional)	1/9/2014	Approval
Little Loblockee Creek Landing (PL-2013-01012)	Preliminary	James Booth	Outside of the City limits - Planning Jurisdiction	13 (Conventional)	1/9/2013	Approval

Subdivision Applications from October 2013 - September 2014

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Richland Road Right-of-Way Extension (PL-2014-00087 and PL-2014-00088)	Preliminary	Community Bank and Trust of West Georgia	DDH	1 (Conventional) (right-of-way lot)	2/13/2014	Approval
	Final					Approval
Cotswolds Subdivision, Phase 2A (PL-2014-00127)	Final	Stone Martin Builders, LLC	DDH	25 (Conventional) (23 single family lots, 1 lot for future outer loop right-of-way, and 1 open space/detention lot)	3/13/2014	Approval
Lundy Chase, Phase 3, Lots 152-160 & 189 (PL-2014-00128)	Revised Final	Stone Martin Builders, LLC	NC-20 / COD	10 (Conventional) (9 single family and 1 large single-lot conservation area)	3/13/2014	Approval
Morgan Woods (formerly Laurel Grove) (PL-2014-00130)	Final	Edgar Hughston Builder, Inc.	DDH	35 (Conventional) (30 single family lots, 3 unbuildable lots, and 2 outlots)	3/13/2014	Approval
Charleston Place Subdivision, Redivision of Lots 43-49 (PL-2014-00187)	Revised Final	Hope W. Shannon	DDH	4 (Performance) (lot consolidation of 7 townhouse lots into 4 single family lots)	4/10/2014	Approval
Little Loblackee Creek Landing (PL-2014-00186 and PL-2014-00197)	Preliminary	James Booth	Outside of the City limits - Planning Jurisdiction	17 (Conventional)	4/10/2014	Approval
	Final					Approval
Lincoln Heights (PL-2014-00198 and PL-2014-00199)	Preliminary	Campus Crest at Auburn, LLC	US	1 (Lot Consolidation) (25 lots in to 1)	5/8/2014	Approval
	Final					Approval
Yarbrough Farms Subdivision, Falls Crest (PL-2014-00372 and PL-2014-00367)	Revised Preliminary	P and T Properties, LLC	CDD / PDD	31 (Conventional)	6/12/2014	Approval
	Final					Approval
Tivoli Subdivision, Milan Section, Redivision of Lots 6-9 (PL-2014-00368 and PL-2014-00369)	Preliminary	LCR Tuscany, LLC	DDH / PDD	11 (Performance)	6/12/2014	Approval
	Final					Approval

Subdivision Applications from October 2013 - September 2014

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Tivoli, Plat No. 4-C (PL-2014-00370)	Preliminary	Auburdan, Inc.	DDH / PDD	31 (Performance)	6/12/2014	Approval
Yarbrough Farms Subdivision, Phase Three (PL-2014-00534)	Final	P and T Properties, LLC	CDD / PDD	21 (Performance)	8/14/2014	Approval
Donahue Ridge Subdivision, Phase 2B (PL-2014-00632)	Preliminary	Donahue Land, LLC	DDH	11 (Conventional)	9/11/2014	Approval
Shelton Cove, Sector Three (PL-2014-00633)	Preliminary	EAS Land Development, LLC	DDH	26 (Conventional)	9/11/2014	Approval
Yarbrough Farms, Section N (PL-2014-00634)	Preliminary	P and T Properties, LLC	CDD / PDD	46 (Performance)	9/11/2014	Approval
Tivoli Subdivision, Milan Section (PL-2014-00635 and PL-2014-00641)	Preliminary	LCR Tuscany, LLC	DDH / PDD	4 (Lot Consolidation) (6 single family lots into 4 single family lots)	9/11/2014	Approval
	Final					Approval
Mimms Trail, First Revision, Redivision of Lot 142A (PL-2014-00639)	Preliminary	Cleveland Real Estate Investments Partnership	LDD / PDD	7 (Performance)	9/11/2014	Approval
Lincoln Heights (PL-2014-00668 and PL-2014-00640)	Preliminary	Campus Crest Development	US	1 (Lot Consolidation) (33 lots in to 1)	9/11/2014	Approval
	Final					Approval

Conditional Use Applications from October 2013- September 2014

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation
Spring Lake (PL-2013-00703)	Fred & Catherine Adams and Sarah Adams	CDD	<i>Commercial and entertainment uses (auto accessory store, bank, barbershop/beauty shop, brewpub, clothing stores, commercial or trade school, copy shop, day care center, dry cleaner, electronics repair, florist, garden supply, general merchandise store, grocery store, health and personal care store, loung, office/supplies/stationary/gift store, pet/pet supply store, professional studio, restaurant, specialty food store, sporting goods/hobby/book/music store, and veterinary office), road service uses (bank with drive-thru, fast food restaurant), neighborhood shopping center, and office</i>	9/12/2013	Tabled
				10/10/2013	Tabled
				11/14/2013	Tabled
Oly's Expansion (PL-2013-00786)	R. G. Hill	RDD	Amended approval for the expansion of an existing road service use (auto sales)	10/10/2013	Approval
J.J.'s Corner Store (PL-2013-00789)	Tucker Brown	RDD	Road service use (gas station with convenience store)	10/10/2013	Approval
East Lake Twin Homes (PL-2013-00790)	Urban Development, LLC	LDD	Performance residential development use (twin house subdivision)	10/10/2013	Approval
Initial Outfitters (PL-2013-00875)	New Life Properties, LLC	I	Industrial use (manufacturing use)	11/14/2013	Approval
Cotswolds, Phase 2A (PL-2013-00880)	Community Bank & Trust	DDH	Request to fill in a portion of the flood plain	11/14/2013	Withdrawn
Asheton Lakes, Phase 3 (PL-2013-00881)	Farmville Lakes, LLC	DDH	Request to fill in a portion of the flood plain	11/14/2013	Withdrawn
Project Special K (PL-2013-00883)	City of Auburn	I	Industrial use (manufacturing use)	11/14/2013	Approval
Vapor Craft of Auburn (PL-2013-00882)	Buck Starr	UC / CEOD	Commercial and entertainment use (e-cigarette sales)	11/14/2013	Approval
Auburn University Club (PL-2013-00900)	P and T Properties, LLC	CDD / PDD	Indoor recreational use (fitness center)	11/14/2013	Approval

Conditional Use Applications from October 2013- September 2014

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation
Auburn Hospitality Group Hotel (PL-2013-00962)	Auburn Partners, LLC	CDD	Commercial and entertainment use (hotel)	12/12/2013	Approval
Express Oil Expansion (PL-2013-00963)	College Land, LLC	CDD	Amended approval for the expansion of an existing road service use (oil change center)	12/12/2013	Approval
Spring Lake (PL-2013-01006)	Fred & Catherine Adams and Sarah Adams	CDD	<i>Commercial and entertainment uses (auto accessory store, bank, barbershop/beauty shop, brewpub, clothing stores, commercial or trade school, copy shop, day care center, dry cleaner, electronics repair, florist, garden supply, general merchandise store, grocery store, health and personal care store, lounge, office/supplies/stationary/gift store, pet/pet supply store, professional studio, restaurant, specialty food store, sporting goods/hobby/book/music store, and veterinary office), road service uses (bank with drive-thru, fast food restaurant), neighborhood shopping center, and office</i>	1/9/2014	Approval
Grace Pointe (PL-2013-01018)	Auburn First Assembly of God	CDD	Performance residential development use (multiple family development)	1/9/2014	Approval
Hickory Woods Estates South (PL-2014-00131)	Rae Weissinger	DDH	Request to fill in a portion of the flood plain	3/13/2014	Denial
East Glenn Retail (PL-2014-00200)	Scott Land Co., Inc.	I	<i>Institutional uses, indoor recreational uses, office, commercial and entertainment uses, public service uses, commercial support uses</i>	4/10/2014	Approval
South College Goo Goo (PL-2014-00207)	Beck-Bradham, Inc.	CDD	Road service use (car wash)	4/10/2014	Approval
Touchstone Precision 2014 Expansion (PL-2014-00208)	Touchstone Precision, Inc.	I	Amended approval for the expansion of an existing industrial use (manufacturing use)	4/10/2014	Approval
Old Towne Station (PL-2014-00209)	Midtown, LLC	CC	Road service use (fast food restaurant with drive-thru)	4/10/2014	Approval

Conditional Use Applications from October 2013- September 2014

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation
Cotswolds Amenity Lot (PL-2014-00213)	Stone Martin Builders	DDH	Outdoor recreational use (amenity center with swimming pool)	4/10/2014	Approval
Southern States Bank (PL-2014-00278)	Robert Miller	CC	Road service use (bank with drive-thru) and a request to fill in a portion of the flood plain	5/8/2014	Approval
Greenbelt Fast Food 3 (PL-2014-00286)	Greenbelt Properties, Inc.	CDD	Road service use (fast food restaurant with drive-thru)	5/8/2014	Approval
Cigar and Fine Spirits (PL-2014-00287)	Cleveland Brothers, Inc.	LDD / PDD	Amended approval for the expansion of an existing commercial and entertainment use (tobacco shop, package store, and lounge)	5/8/2014	Approval
Sausage Plant (PL-2014-00460)	Bobby M. Samford	R	Agricultural support use (farm product processing and distribution)	7/10/2014	Approval
Heart of Auburn (Phase II) North Parcel (PL-2014-00461)	ANAND, Inc.	US	Road service use (restaurant with drive-thru)	7/10/2014	Tabled
Heart of Auburn (Phase II) South Parcel (PL-2014-00462)	ANAND, Inc.	US	Road service use (restaurant with drive-thru)	7/10/2014	Tabled
Donahue at College (PL-2014-00472)	Pace Brothers, Inc. and PJR Family, LP	CDD	<i>Road service</i> uses (restaurant with drive-thru and fast food restaurant with drive-thru) and <i>commercial and entertainment</i> use (hotel)	7/10/2014	Approval
Toland Townhomes (PL-2014-00474)	Charter Bank	RDD	Performance residential development use (townhomes)	7/10/2014	Approval
Heart of Auburn (Phase II) (PL-2014-00571)	Orange-Auburn, LLC	US	Road service use (restaurant with drive-thru)	8/14/2014	Approval
Grace Pointe (PL-2014-00637)	Assemblies of God Loan Fund	CDD	Amended approval for a performance residential development use (multiple family development)	9/11/2014	Denial

Rezoning Applications from October 2013 - September 2014

Case Number	Case	Property Owner	Acreage	Proposed Rezoning	Planning Commission Date	Planning Commission Recommendation
PL-2013-00696	Spring Lake Rezoning	William and Marilyn Blanton	0.89	NC-15 to CDD	9/12/2013	Tabled
					10/10/2013	Approval
PL-2013-00697	Spring Lake Rezoning	Fred and Catherine Adams	12.53	DDH to CDD	9/12/2013	Tabled
					10/10/2013	Approval
PL-2013-00698	Spring Lake PDD	William and Marilyn Blanton, Fred and Catherine Adams, Sarah Adams	29.66	CDD to PDD	9/12/2013	Tabled
					10/10/2013	Tabled
					11/14/2013	Tabled
PL-2013-00942	Auburn Exchange Rezoning	Auburn Partners, LLC	2.24	DDH to CDD	11/12/2013	Approval
PL-2013-00943	Indian Hills Rezoning	Auburn Partners, LLC	1.00	NC-15 to CDD	12/12/2013	Approval
PL-2013-01005	Spring Lake PDD	Fred & Catherine Adams and Sarah Adams	28.76	CDD to PDD	1/9/2014	No Recommendation
PL-2013-01016	Cook Rezoning	Royrickers Cook	0.90	NC-9 to RDD	1/9/2014	Denial
PL-2014-00622	North Dean Road Rezoning	Layne Hudson	0.50	NC-12 to RDD	9/11/2014	Denial

Rezoning Applications from October 2013 - September 2014

Case Number	Case	Property Owner	Acreage	Proposed Rezoning	Planning Commission Date	Planning Commission Recommendation
PL-2014-00629 and PL-2014-00630	Cotswolds Rezoning	Community Bank & Trust - West Georgia	172.89	R to DDH	9/11/2014	Approval
			19.80	CDD to DDH		Approval
			48.36	CDD to DDH		Approval
			134.35	R to DDH		Approval

Planned Development District Amendment Applications from October 2013 - September 2014

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Recommendation
PL-2014-00052	Millwood PDD Amendment	Dilworth Development, Inc.	Request to amend PDD to incorporate additional property into the PDD in order to meet ISR for a multiple unit development	2/13/2014	Approval
PL-2014-00363	Moore's Mill PDD Amendment	Cleveland Brothers, Inc.	Request to move open space from golf course property into another section	6/12/2014	Denial
PL-2014-000543	Yarbrough Farms PDD Amendment	P and T Properties, LLC	Request to amend PDD to increase the project density and to reconfigure proposed streets	8/14/2014	Approval
PL-2014-00626	Moore's Mill PDD Amendment	Cleveland Brothers, Inc.	Request to amend PDD to modify open space and reconfigure use approval	9/11/2014	Approval

Requests for Waivers to Zoning Ordinance and Subdivision Regulations from October 2013 - September 2014

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2013-00720	160 North Ross	ACC/CDC One-Sixty Ross, LLC	Waiver to allow impervious surface (parking) to be located in bufferyards	10/10/2013	Approval
PL-2013-00835	Hyundai Cladding Waiver	Dyas Properties, LLC	Waiver to allow the use of architectural metal as a building material	10/10/2013	Approval
PL-2013-00797	Shadow Wood Estates	Edgar Hughston Builder, Inc.	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	10/10/2013	Approval
PL-2013-00875	Initial Outfitters	New Life Properties, LLC	Waiver to allow insulated metal panels to be used as cladding material	11/14/2013	Approval
			Waiver to eliminate bufferyard requirements on eastern property line		Approval
PL-2013-00897	Parkview Townhomes	Plainsview, LLC	Waiver to reduce width of south bufferyard	11/14/2013	Approval
			Waiver to reduce width of west bufferyard		Approval
PL-2013-00922	Village Corner Waivers	Vicky, LLC	Waiver to Corridor Overlay bufferyard requirements	11/14/2013	Approval
PL-2013-00963	Express Oil Expansion	Lamb Land, LLC and College Land, LLC	Waiver to reduce bufferyard width	12/12/2013	Approval
			Waiver to allow incursion of a driveway in existing north bufferyard		Approval
PL-2013-00953	Word of Mouth Restaurant	Auburn Partners, LLC	Waiver to Corridor Overlay bufferyard requirements	12/12/2013	Approval
PL-2013-01014	Initial Outfitters	New Life Properties, LLC	Waiver to Corridor Overlay bufferyard requirements	1/9/2014	Approval
PL-2014-00134	Antique Subdivision	Frank Dial	Waiver to allow subdivision that would create a lot smaller than the minimum lot size	3/13/2014	Denial
PL-2014-00201	Mimm's Trail Subdivision, First Revision	Cleveland Brothers, Inc.	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	4/10/2014	Approval
PL-2014-00202	Grove Hill Subdivision, Eleventh Addition, Phase 1	Cleveland Brothers, Inc.	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	4/10/2014	Approval

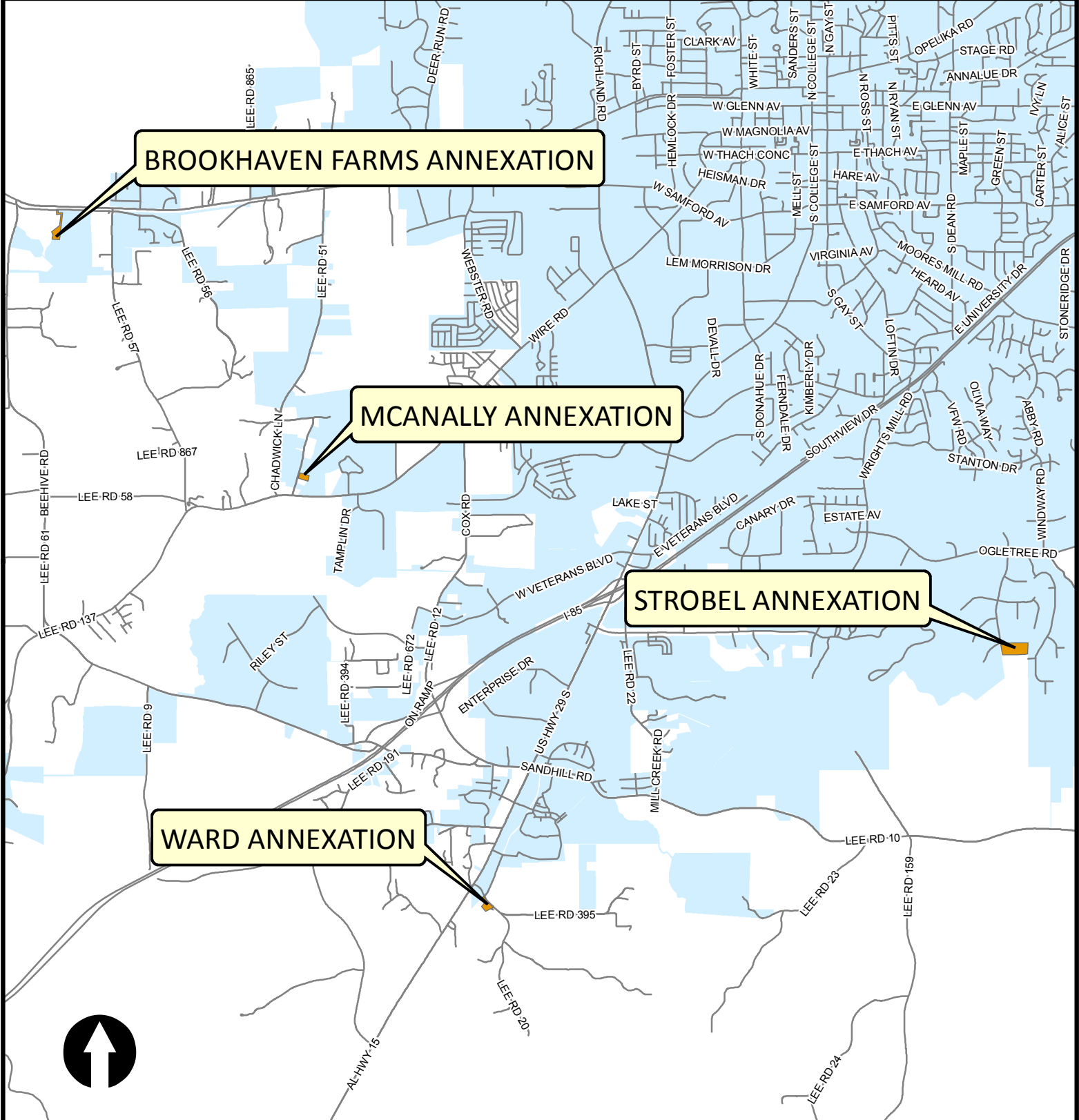
Requests for Waivers to Zoning Ordinance and Subdivision Regulations from October 2013 - September 2014

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2014-00203	Grove Hill Subdivision, Eleventh Addition, Phase 2	Cleveland Brothers, Inc.	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	4/10/2014	Approval
PL-2014-00204	Grove Hill Subdivision, Eleventh Addition, Phase 3	Cleveland Brothers, Inc.	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	4/10/2014	Approval
PL-2014-00280	The Grove at Auburn II	Campus Crest at Auburn, LLC	Waiver to minimum bufferyard requirements	5/8/2014	Approval
PL-2014-00286	Greenbelt Fast Food 3	Greenbelt Properties, Inc.	Waiver to buffer width requirements	5/8/2014	Approval
PL-2014-00332	Cotswolds, Phase 1D	Stone Martin Builders, LLC	Waiver to extend completion of subdivision bond phase beyond 2-year deadline	5/8/2014	Approval
PL-2014-00388	Fastenal	Martin-Aycock Properties, LLC	Waiver to buffer width requirements	6/12/2014	Approval
PL-2014-00400	Fink's	Jeff Finkhousen	Waiver to allow use of metal as a building material	6/12/2014	Approval
PL-2014-00472	Donahue at College	Pace Brothers, Inc. and PJR Family, LP	Waiver to buffer width requirements	7/10/2014	Approval
			Waiver to street frontage landscaping requirements		Approval
			Waiver to off-street parking landscaping requirements		Denial
PL-2014-00571	Heart of Auburn (Phase II)	Orange-Auburn, LLC	Waiver to street frontage landscaping requirements	8/14/2014	Approval
			Waiver to off-street parking landscaping requirements		Approval
			Waiver to buffer width requirements		Approval

City Initiatives from October 2013 - September 2014

Case Number	Case	Action Requested	Planning Commission Date	Planning Commission Recommendation
MS-2014-00001	Auburn Technology Parkway Street Renaming	Recommendation to City Council for renaming of Auburn Technolgoy Parkway to Corporate Drive	2/13/2014	Approval
MS-2014-00006	Renew Opelika Road 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 establishing the Corridor Redevelopment District (CRD) zoning district and accompanying regulations	5/8/2014	Approval
MS-2014-00007	Renew Opelika Road Zoning Map	Recommendation to City Council for rezoning of properties along Opelika Road and at the East Glenn Avenue and North Dean Road intersections from Redevelopment District (RDD), Comprehensive Development District (CDD), and Commercial Conservation (CC) to Corridor Redevelopment District-Urban (CRD-U) and Corridor Redevelopment District-Suburban (CRD-S)	5/8/2014	Approval
MS-2014-00012	Downtown Master Plan	Recommendation to City Council for approval of amendments to <i>CompPlan 2030</i> , including adoption of the Auburn Downtown Master Plan	7/10/2014	Approval
PL-2014-00442	East Glenn Avenue Rezoning	Recommendation to City Council for rezoning of properties on the north side of East Glenn Avenue from Bent Creek Road to Indian Hills Road from Industrial (I) to Comprehensive Development District (CDD)	7/10/2014	Approval
MS-2014-00016	Special Development Standards	Recommendation to City Council for approval of amendments to Article IV (General Regulations) of the <i>City of Auburn Zoning Ordinance</i>	8/14/2014	Approval
MS-2014-00021	CompPlan 2030 Amendments	Approval of amendments to <i>CompPlan 2030</i> , including amendments to the Future Land Use Plan text and Future Land Use Map in Chapter Three: Land Use	9/11/2014	Approval
MS-2014-00022	Cottage Housing Regulations	Recommendation to City Council for approval of amendments to Article II (Definitions), Article IV (General Regulations), Table 4-1: Table of Permitted Uses, and Article V (Detailed Use Regulations) of the <i>City of Auburn Zoning Ordinance</i>	9/11/2014	Approval

Appendix A FY 2014 Annexations



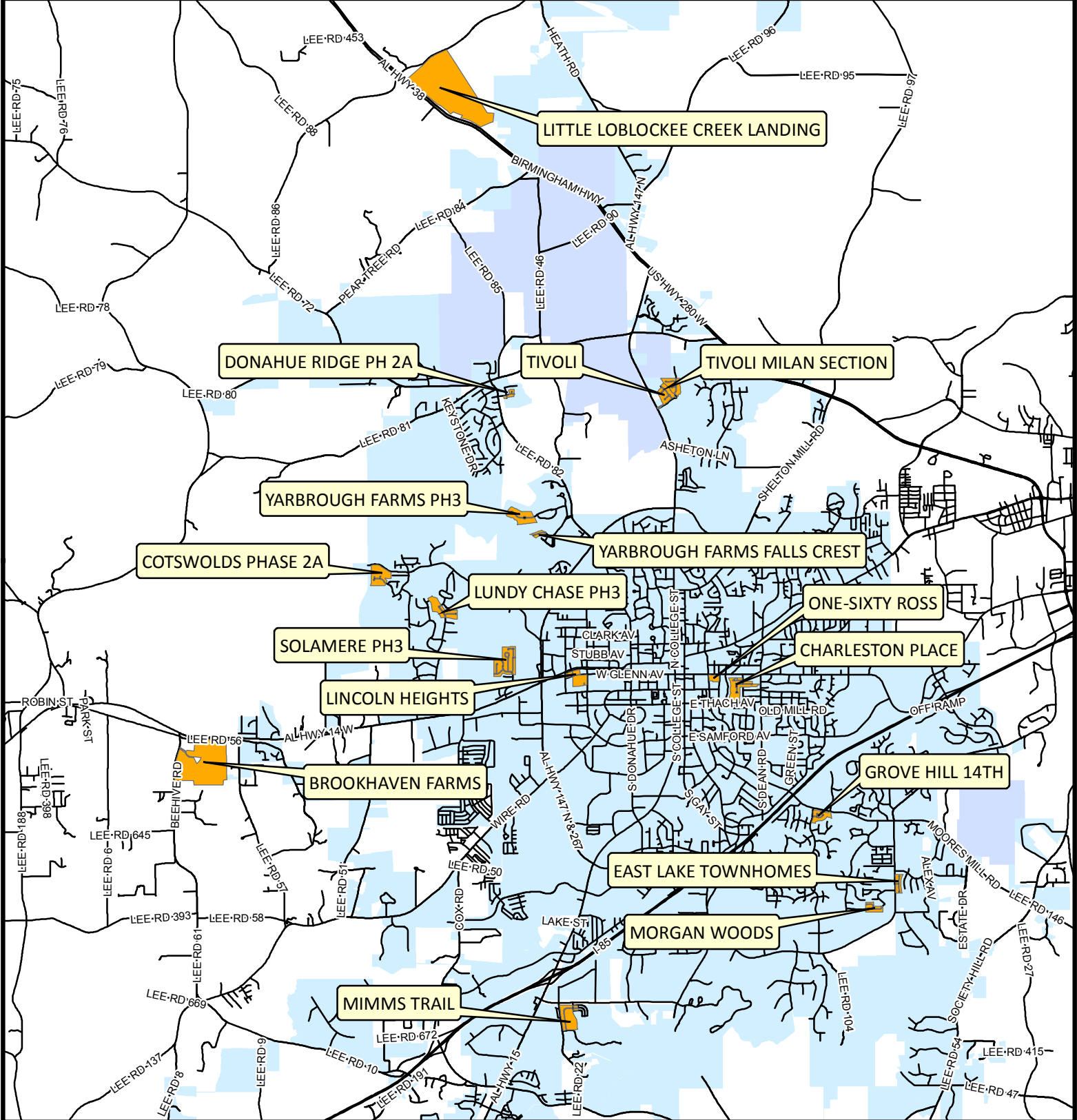
Legend

FY 2014 Annexations



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Appendix B FY 2014 Subdivisions (Recorded)

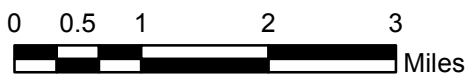


Legend

 Subdivisions



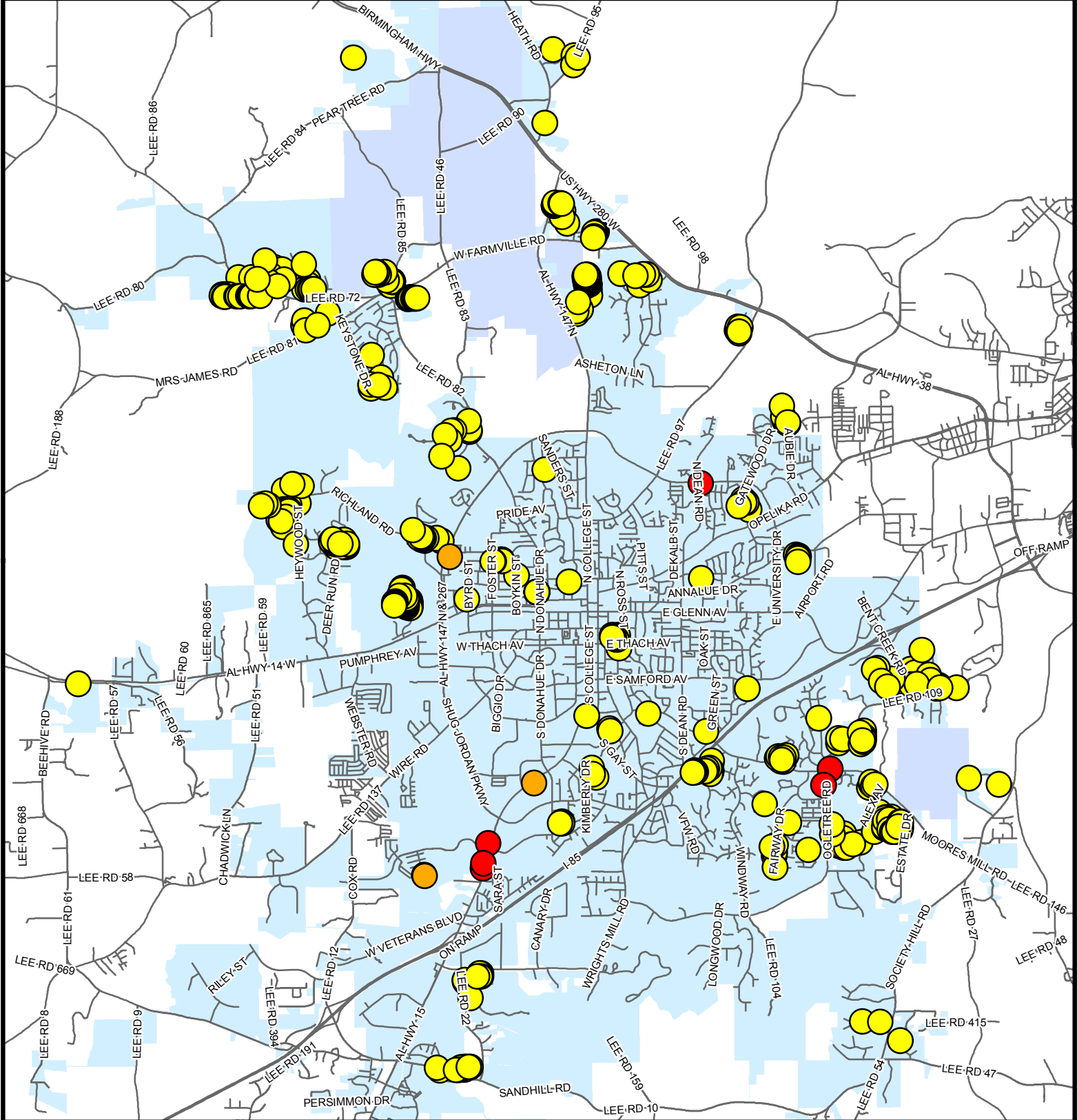
Scale



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Appendix C

FY 2014 New Development



Legend

- Commercial/Office
- Multi-Family
- Single-Family



Scale



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