



City of Auburn

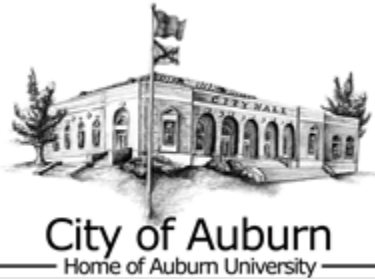
PLANNING COMMISSION

ANNUAL REPORT
FY2020



2020





January 29, 2021

Planning Commission
City of Auburn, Alabama

Dear Planning Commission Members:

It gives me great pride to present to you the FY 2020 Annual Report to the Planning Commission. Our fourteenth publication of this report covers what has been a uniquely challenging year. Planning Staff and Commissioners have risen to these challenges and continued to serve the community successfully; meeting each with professionalism and dedication.

This report summarizes the various applications which have come before you this past year. It includes all annexations, rezonings, conditional use requests, subdivisions, and waivers. You provided recommendations to the Auburn City Council on proposed annexations, rezonings, and conditional uses; and considered for approval all subdivisions and waivers.

The department continued to follow the strategies laid out in the City's CompPlan 2030 with the U.S. Highway 280 Corridor focus area study and the conclusion of the Cox-Wire Road focus area study. The Planning Commission recommended approval of the latter in March, after which City Council did so in June. Along Highway 280, this effort found the opportunity for significant revisions to the CompPlan as it sought to replace large areas of outdated future land use categories with much improved guidance.

In the near future, you will hear the City's proposal for revised design standards in the Urban Core and surrounding environs. Staff have worked with the Downtown Design Review Committee for over a year to develop this amendment which introduces greater flexibility in uses, more effectively addresses large student developments, and consolidates many applicable ordinances. Recommendations from the staff research related to the U.S. Highway 280 Corridor focus area study will also be presented.

The Coronavirus Pandemic has been a significant disruption in nearly everyone's lives. The Planning Department initially transitioned to a remote working environment in April 2020 and was able to return to City offices a month later. All public meetings moved to a virtual format in April and, as of writing, continues for the near future. Since then, and for the last half of FY 2020, we have held six virtual Packet and Regular Meetings without disruption. This adjustment required new familiarity from the Commission and Staff to effectively hear applications and feedback from the community. I am proud to say that everyone involved adapted quickly and learned how to improve these new processes every month in order to serve our community. I am confident that Commission and Staff will continue their essential work throughout 2021 and beyond with every bit of dedication and versatility they have proven over the last year.

Sincerely,

A handwritten signature in cursive script that reads "Katie Robison". The signature is written in black ink on a white background.

Katie Robison, AICP
Acting Planning Director

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Planning Commission Members

Phil Chansler, Chair

Nonet Reese, Vice Chair

Wayne Bledsoe, Secretary

Jana Jager, Mayor's Designee

Robyn Bridges

Mack LaZenby

Marcus Marshall

Warren McCord

Robert 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 Staff

Forrest E. Cotten, AICP, Former Planning Director

Katie Robison, AICP, Acting Planning Director

Logan Kipp, AICP, Principal Planner

Jay Howell, Planner

Stephanie Canady, GISP, Planner

Amber English, Administrative Assistant

James C. Buston, III, City Manager

Megan McGowen, AICP, Assistant City Manager

Scott Cummings, Executive Director of Development Services

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 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 Planning 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.

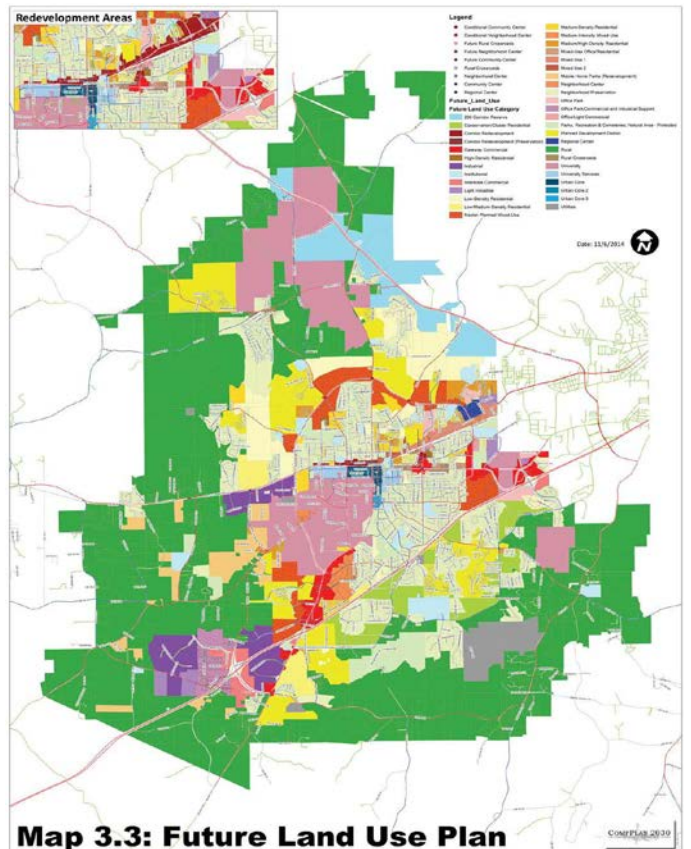
The Planning Department is also responsible for administering the Zoning Ordinance in relation to new construction and business activities. This includes the regulation and review of site design requirements, allowable signage, banners, home occupations, occupancy requirements, primary and accessory uses, and other zoning-related issues that present themselves daily.

In an effort to ensure that the City’s Zoning Ordinance is kept up to date and reflects the current needs and desires of the community, the Planning Department staff holds frequent “work sessions” throughout the year with the Planning Commission on various topical issues. The 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 2020, Planning Services completed and adopted one focus area study (Cox/Wire Focus Area), which introduced two new future land use categories and one new zoning district. Additionally, staff completed the majority of work for another area study, the U.S. Highway 280

Corridor Focus Area Study, and crafted significant revisions to the downtown design standards, an effort undertaken with the Downtown Design Review Committee. These projects are anticipated to be presented to the Planning Commission in the coming months. Looking ahead into 2021, staff will begin its work on the next focus area, Highway 14 Corridor, as well as other efforts including an update to CompPlan 2030, an Auburn Interactive Growth Model update, and council ward redistricting in support of Census 2020 results. The cumulative effect of these efforts will ensure that the City and community are prepared for new growth that is productive, compatible, and attractive.

Planning Department Staff



FY 2020 Meeting Dates

Packet Meetings

October 10, 2019
November 14, 2019
December 12, 2019
January 9, 2020
February 13, 2020
March 12, 2020
April 9, 2020
May 14, 2020
June 11, 2020
July 9, 2020
August 13, 2020
September 10, 2020

Regular Meetings

October 7, 2019
November 11, 2019
December 9, 2019
January 6, 2020
February 10, 2020
March 9, 2020
April 6, 2020
May 11, 2020
June 8, 2020
July 6, 2020
August 10, 2020
September 7, 2020

Work Session Schedule

December 3, 2019 Short-Term Rentals
January 6, 2020 Short-Term Rentals
January 14, 2020 Short-Term Rentals
February 4, 2020 Cox/Wire Road Focus Area Study
August 10, 2020 Student Housing Moratorium
August 13, 2020 Student Housing Moratorium
September 9, 2020 Short-Term Rentals

FY 2020 Planning Commission and Planning Department Work Efforts

Short-Term Rentals

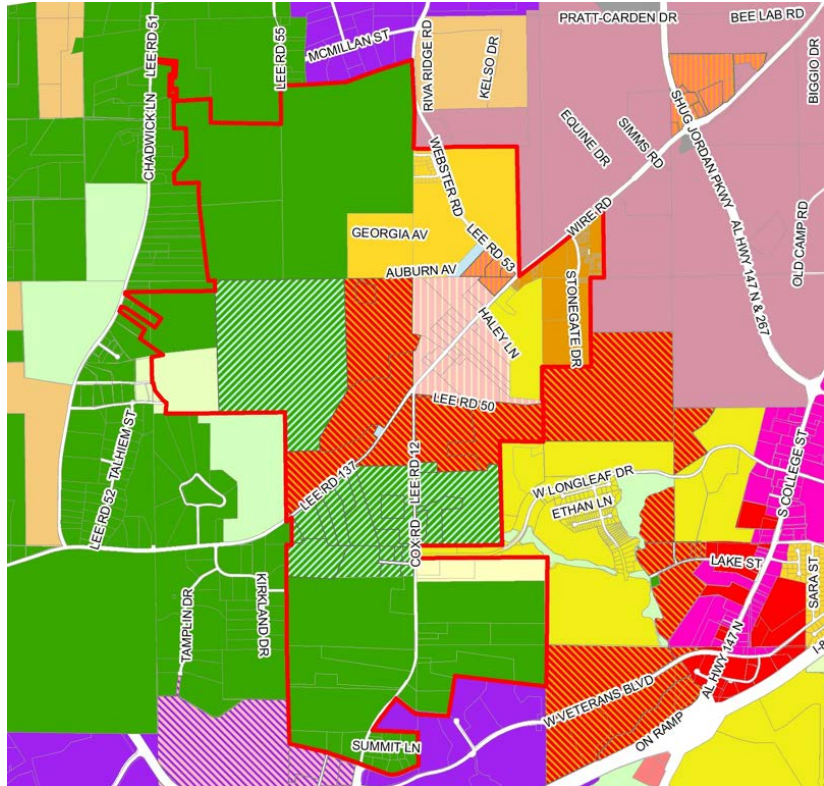
The City of Auburn continues to pursue and refine draft language to regulate Short-Term Rentals within the city limits. This program work continues from FY2019 and remains a major undertaking that we hope to soon see concluded in FY2021. Through benchmarking other college towns regionally and nationally, staff provided stakeholders with a set of guidelines to help address this complex issue. In some ways, the COVID-19 pandemic and the drop in travel and tourism related to large sporting events has given the city a unique opportunity to thoroughly investigate this issue. At the time of writing, the draft language envisions two types of Short-Term Rental activity. The first type of activity, which has long been a part of the fabric of Auburn neighborhoods, is the use of one's personal residence to rent out a spare bedroom or the entire house for a weekend, while the property owner continues to use the property as his or her permanent residence. This type of activity is proposed to be classified as a Homestay, and follows much of the principles surrounding other home-based businesses. The advent of home-sharing and property-rental websites such as Airbnb, VRBO, and others have further increased this type of rental activity, as well as its associated pressures on neighborhoods and available housing in the community. This second type of short-term rental activity has commonly been referred to as "Game-Day Houses" and is proposed to be classified as Short-Term Non-Primary Rental. In this type of arrangement the home is not used as a primary residence and is instead used solely for short to medium-term rentals. The areas where such uses are to be promoted, discouraged, or outright prohibited remains a topic of much discussion which will inevitably result in both winners and losers but is a discussion that has been long overdue.

The Planning Commission was briefed four times on this work in FY2020 and continues to be an integral part of vetting this regulatory effort along with city staff, the Short-Term Rental Task Force, and the public.

CompPlan 2030 Text and Future Land Use Plan Amendments – Cox/Wire Road Focus Area Study

The Cox and Wire Road Corridors Focus Area study was completed in 2020. This was the first in-depth study of an area where a majority of the parcels were unincorporated. The Cox and Wire Road area contains several mobile home parks with a total number of mobile homes greater than 1,500, compared to approximately 250 other types of residential dwellings. The recommendations for future land use changes were focused primarily on parcels which were mobile home parks, or located along Wire Road, particularly parcels with non-residential uses. Due to the many large parcels in this study area, staff amended the practice of only placing one Future Land Use category on a parcel by recommending Master-Planned Mixed-Use and the Limited Residential categories on parcels adjacent to the intersection of Cox and Wire Roads.

The outcome of the study resulted in the creation of two new future land use categories; Limited Residential and Low/Medium Intensity Mixed-Use, and the amendment of the definition of the Master-Planned Mixed-Use future land use category. The Future Land Use Map changes included replacing the Mobile Home Parks (Redevelopment) category on properties along Webster Road with the Medium Density Residential category to allow for more diverse housing types at similar densities to the current mobile home parks. The other properties with a future land use designation of Mobile Home Parks (Redevelopment) along Wire and Cox Roads were changed to either Low/Medium Intensity Mixed-Use or Master-Planned Mixed-Use. The areas at the intersection of Cox and Wire Roads, including the previously mentioned mobile home parks, were changed from Rural to Master-Planned Mixed-Use. Approximately 30 acres on the west side of Cox Road (south of West Longleaf Drive) also changed from Rural to Low Density Residential and a Neighborhood Center node was placed at the Cox/Longleaf intersection. The Limited Residential Future Land Use Designation was recommended to be placed on the western portion of the Conway Acres mobile home park, the southern portions of the Swann and Dawson family properties on Cox Road, and those properties with access to Sunset Drive.



Zoning Ordinance Text – Cox/Wire Road Focus Area Study

Accompanying the Future Land Use updates with the Cox/Wire Road Focus Area Study, the City adopted zoning ordinance amendments to provide property owners with the option to rezone their property according to the adjusted designations. The zoning ordinance amendment created a new zoning district, the Large Lot Residential District (LLRD), which fills an in-demand density between Rural (one lot per 3 acres) and Limited Development District (two lots per 1 acre). This zoning district accompanies the Limited Residential Future Land Use designation and provides property owners and staff a tool to encourage a softer transition from large, rural lots on the periphery of the city limits to more suburban single-family lots. Other minor text edits to definitions in the ordinance were revised for clarity.

304.11 Large Lot Residential District (LLRD). The Large Lot Residential District (LLRD) is a one-acre minimum single-family residential zoning district designed with the intent to provide a transition from the Rural (R) zoning district (three acre minimum lot size) to a higher intensity zoning district(s). The

LLRD is a low density residential district and is more restrictive in terms of the uses permitted than the Rural (R) District.

Occupancy in the LLRD is limited to the “Family” as per Section 203.

The LLRD zoning district is more restrictive in permitted uses compared to the Rural district and is primarily intended for single-family residential use in a conventional subdivision. A limited number of public and institutional uses that might support the area are permitted such as daycares, religious facilities, and municipal offices.

As the City of Auburn continues to grow both in terms of population and physical extent, the LLRD zoning district will be an increasingly useful tool to help manage land and market demand for larger lots.

Student Housing Moratorium & Zoning Text Amendments

The Student-Housing Task Force met for the first time in early 2019, after being established by Mayor Ron Anders. The group, which includes two Council members, the mayor, and a handful of community members, organized with a goal of reviewing current student-housing data and reviewing Auburn University’s future on-campus housing and enrollment plans.

A Student Housing Inventory was released that calculated the number of units and beds of certain multi-family housing types within Auburn. The inventory was requested by the mayor-established Student Housing Task Force and compiled by City staff. The report determined there to be a total of 36,508 student-housing bedrooms existing in the City through six housing types, excluding duplexes, town homes and single-family detached dwellings. The housing types counted included purpose-built student housing (private dormitory) developments, multi-unit developments, multi-unit developments under construction, on-campus housing, academic detached dwelling units — a type of small-scale private dormitory with up to five bedrooms — and mobile homes.

This inventory report, combined with a decision from the Auburn University Board of Trustees in November 2019 that limits undergrad enrollment to 25,000 per year and total enrollment to about 32,000 in the 2022-23 academic year, served as a catalyst for further action on the City level to better regulate student-housing development in its boundaries. The inventory contributed hard numbers to the perception that student-housing was increasing at a much faster rate than had been intended or expected.

In February 2020, the City Council approved a moratorium on construction of private dormitories and academic detached dwelling units. Mayor Ron Anders raised the issue which was supported by the City Council, to allow the matter to go before the Planning Commission before being considered by the Council. The Planning Commission approved the moratorium at its January 9 meeting. The moratorium’s intent was to give City staff time to draft, propose, and vet changes to the zoning ordinance and design standards that will allow the City to better manage student housing.

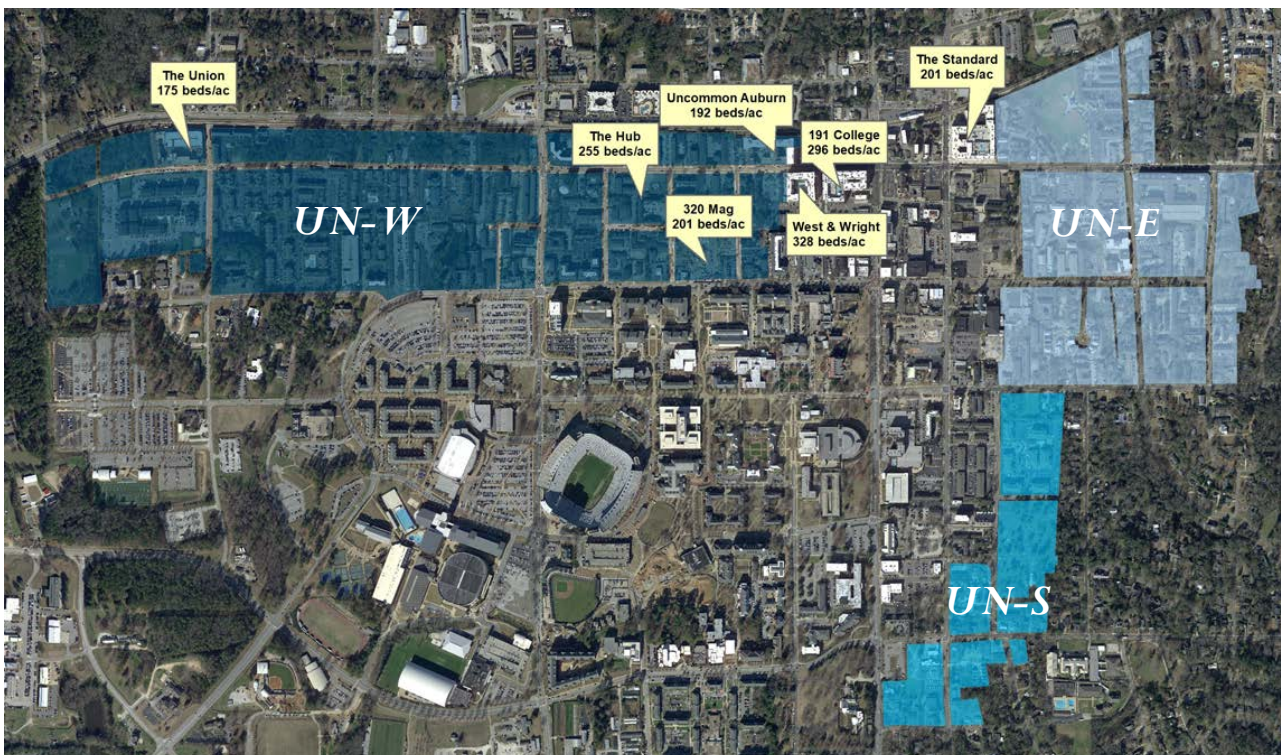
As the moratorium was set to expire, the City Council again convened to discuss extending the moratorium an additional six months until December. With the extension, valuable time was added for the recommendations to go through the proper process before adoption.

Planning staff spent many months researching and benchmarking peer communities to recommend three proposals to the Planning Commission which address the rapid development of student housing products and the possibility of an oversupply of this product type:

1. Reduce the allowable density of private dormitories from 255 beds per acre to 170 beds per acre in the UN-W zoning district.
2. Enhance development and design standards for new construction to encourage more desirable development and architectural outcomes.
3. Prohibit ADDUs in the MDRD & NRD zoning districts.

At the October 20th City Council meeting, the first proposal was adopted, reducing the maximum density to 170 beds per acre. On November 3rd, the third proposal was adopted with an amendment to prohibit ADDUs in the NRD zoning district only. Staff continues to work on design standards in a joint effort with the DDRC, Planning Commission, City staff, and stakeholder groups as recommended in the second proposal.

With the adoption of two of the three proposals, staff believes that future student housing projects will proceed in a more considered approach with regard to market conditions and the long term sustainability of this housing product. As Auburn continues to grow both its non-student and student populations, student housing will remain an issue that must be constantly monitored to ensure a high quality of design and viability.



FY 2020 Year in Review

1. Annexations

Total Number of Applications Considered: 16

Total Number Recommended for Approval: 16

Total Acreage Recommended for Annexation: 268.27

Total Acreage Annexed by City Council: 268.27

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

Total Number of Rezoning Applications: 16

Total Number Applications Recommended for Approval: 16

Total Acreage Recommended for Rezoning: 1766.67

Total Acreage Rezoned by City Council: 1755.01

Total Number of PDD Amendment Applications: 5

3. Subdivisions:

Total Number of Preliminary Plat Requests: 27

Total Number of Preliminary Plat Requests Approved: 27

Total Number of Lots Approved by Preliminary Plat:

Performance Lots: 568

Conventional Lots: 285

Total Number of Final Plat Requests Approved: 26

Total Number of Lots Approved by Final Plat:

Performance Lots: 473

Conventional Lots: 281

4. Conditional Uses

Total Number of Applications Considered: 35

Total Number of Uses Recommended for Approval: 34

Commercial and Entertainment: 4

Commercial Support: 2

Indoor Recreational: 1

Industrial: 0

Institutional: 2

Neighborhood Shopping Center: 0

Office: 2
Outdoor Recreational: 3
Performance Residential: 5
Public Service: 6
Recreational Rental Dwelling: 1
Road Service: 8

5. **Waivers**

Total Number of Requests Approved for Waivers to Zoning Regulations: 1
Total Number of Requests Approved for Waivers to Subdivision Regulations: 19

Base Zoning Designations

Comprehensive Development District (CDD)	Medium Density Residential District (MDRD)
Corridor Redevelopment District	Neighborhood Conservation (NC)
• Suburban (CRD-S)	Neighborhood Redevelopment District (NRD)
• Urban (CRD-U)	Redevelopment District (RDD)
• West (CRD-W)	Rural (R)
• East (CRD-E)	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)
Large Lot Residential District (LLRD)	

Overlay Zoning Designations

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

78 public hearings were held for cases considered during FY 2020.*

*Excludes public hearings associated with focus area studies, zoning text amendments, and other work program initiatives.

Comparison of Previous Years' Numbers

(Current and Five Previous Fiscal Years)

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Annexations						
Recommended for Approval	9	8	12	9	17	16
Acres Annexed	103.85	326.55	373.08	296.59	169.73	268.27
Rezoning						
Recommended for Approval	4	2	5	14	15	16
Acres Rezoned	112.18	100.88	293.25	489.98	86	1755.01
Final Plats						
Lots Approved	424	245	401	420	709	754
Conditional Uses						
Applications	16	29	30	36	45	35
Uses Recommended for Approval	42	57	42	35	40	34
Uses Recommended for Denial	2	3	1	1	2	1
Waivers						
Requests	24	28	30	35	23	21
Approved	24	28	24	32	21	20

Annexation Petitions October 2019 - September 2020

Case Number	Case	Property Owner	Acreage	Planning Commission Date	Planning Commission Recommendation	City Council Ordinance Number
PL-2019-00511	Manley	Katherine & David Manley	1.03	10/10/2019	Approval	3183
PL-2019-00515	Peterson	Peterson, Jean M.	3.30	10/10/2019	Approval	3184
PL-2019-00630	Cowles	Robert And Tara Cowles	0.96	12/12/2019	Approval	3192
PL-2019-00649	Northwoods - Weber Farms South Annexation	Donahue Land, LLC	3.03	12/12/2019	Approval	3198
PL-2019-00690	Allen Annexation	Donald H. Allen Development, Inc	2.86	1/9/2020	Approval	3197
PL-2019-00718	Hanson Annexation	Dennis & Malisa Hanson	3.89	1/9/2020	Approval	3196
PL-2020-00076	Reardon Annexation	Reardon-Mcgee, Heather	2.82	3/12/2020	Approval	3212
PL-2020-00093	Jenkins Annexation	Rhonald & Joyce Jenkins	3.10	3/12/2020	Approval	3210
PL-2020-00099	Cope Annexation	Cope, Curt	0.67	3/12/2020	Approval	3211
PL-2020-00155	Gibson Annexation	Vada, LLC	156.50	9/10/2020	Approval	3253
PL-2020-00160	Auburn Board Of Education Annexation	Auburn Board Of Education	31.89	4/9/2020	Approval	3219
PL-2020-00165	Ambus Annexation	Tommy Ambus & Samantha Wenck	3.00	4/9/2020	Approval	3221
PL-2020-00166	Hawkins Annexation	Od & Vickey Hawkins	4.50	4/9/2020	Approval	3220

Annexation Petitions October 2019 - September 2020

Case Number	Case	Property Owner	Acreage	Planning Commission Date	Planning Commission Recommendation	City Council Ordinance Number
PL-2020-00296	Peatman Annexation	James & Susan Peatman	11.30	7/9/2020	Postponed	3242
PL-2020-00386	Silos At Conway Annexation	Patrick Messick, Sheri Todd, Angie Newman	24.03	8/13/2020	Approval	3251
PL-2020-00460	Donahue Ridge Phase 7 Annexation	Efaco III, Inc.	15.39	9/10/2020	Approval	3254

Subdivision Applications October 2019 - September 2020

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
East Richland Subdivision, Phase 2 (PL-2019-00512)	Final	Edgar Hughston Builder, Inc.	DDH	55 lot conventional subdivision [53 single-family residential lots, one (1) open space lot, and one (1) outlet]	10/10/2019	Approved
Vineyard Creek Estates (PL-2019-00507 & PL-2019-00508)	Preliminary	Heartland Venture Alabama, LLC	Outside of the City Limits - Planning Jurisdiction	seven (7) lot conventional subdivision	10/10/2019	Approved
	Final					Approved
Summerlin, Plat No. 2B (PL-2019-00516 & PL-2019-00517)	Preliminary	ARLD, LLC	DDH	29 lot conventional subdivision [27 single-family residential lots and two (2) open space lots]	12/12/2019	Approved
	Final					Approved
Yarbrough Farms Subdivision, The Parc, 1st Addition (PL-2019-00530)	Preliminary	Dilworth Development, Inc.	CDD/PDD	29 lot performance subdivision [26 single-family residential lots, two (2) open space lots, and one (1) future development lot]	10/10/2019	Approved
Samford Commercial Subdivision, Plat No. 6 (PL-2019-00583)	Final	East Glenn Investment Properties, LLC	CDD/PDD	subdivide one (1) lot into two (2) lots (new right-of-way is proposed to be platted)	11/14/2019	Approved
Longleaf Crossing, Phase 4, Revision of Lots 82 & 83 (PL-2019-00594 & PL-2019-00595)	Preliminary	Hayley Enterprises, LLC	CDD/PDD	performance residential development (six lot townhouse subdivision)	11/14/2019	Approved
	Final					Approved
Peartree Farms, Phase 2 (PL-2019-00645)	Final	Peartree, LLC	DDH/PDD	conventional subdivision [16 single-family lots and one (1) lot for future development]	11/14/2019	Approved
Bridgewater, Phase 1 (PL-2019-00655)	Preliminary	Pick Legacy Trust, Pick-Clark Holdings, LLC and Bridgewater at Cary Creek, LLC	CDD/PDD	conventional subdivision [40 single-family lots, two (2) lots for future residential development and one (1) lot for future commercial development]	12/12/2019	Approved
Bridgewater, Phase 1B (PL-2019-00680)	Final	Pick Legacy Trust, Pick-Clark Holdings, LLC and Bridgewater at Cary Creek, LLC	CDD/PDD	performance residential subdivision [ten (10) twin home lots and one (1) amenity lot]	12/12/2019	Approved
Wimberly Station Subdivision, Phase 3-B (PL-2019-00661)	Final	Hughston Builder, Inc.	DDH	conventional subdivision [43 single-family lots and one (1) non-buildable lot]	12/12/2019	Approved

Subdivision Applications October 2019 - September 2020

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Northwoods – Weber Farms South Section (PL-2019-00651)	Preliminary	Donahue Land, LLC	DDH	conventional subdivision [six (6) single-family lots]	12/12/2019	Approved
Walker-Carlton Subdivision, Dedication of Sarah Lane (PL-2019-00674)	Preliminary	Tiger Creek Development, Inc.	DDH/PDD	two (2) lot subdivision for purposes of dedicating the Sarah Lane right-of-way (ROW)	12/12/2019	Approved
Brentwood Subdivision (PL-2019-00674 & PL-2019-00654)	Preliminary	Mitchell-Cope, LLC	DDH/CDD	performance residential development [62 single-family lots, two (2) open space lots, and one (1) future development lot]	12/12/2019	Approved
	Final					Approved
Owens Crossing (PL-2019-00659)	Preliminary	Owens Family Partnership, LLC	DDH/CDD	performance residential development [43 single-family lots, 20 townhouse lots, one (1) open space lot, and two (2) future development lots]	12/12/2019	Approved
Talmage Subdivision (PL-2019-00670)	Preliminary	Eugenia Talmage	R	conventional subdivision [seven (7) single-family lots]	12/12/2019	Approved
North Ross Duplexes (PL-2019-00707 & PL-2019-00709)	Preliminary	Ross Street, LLC and BY Properties	RDD	performance residential development (lot consolidation of seven lots into one for a multiple family development)	1/9/2020	Approved
	Final					Approved
Farmville Lakes Amenity Lot (PL-2019-00710)	Preliminary	Dilworth Development, Inc.	CDD/PDD	subdivide one (1) lot into one (1) amenity lot and additional right-of-way (ROW)	1/9/2020	Approved
Links Crossing, Phase 2 (PL-2020-00049)	Preliminary	Links Crossing, LLC	DDH	Revised preliminary plat approval for a conventional subdivision (27 lot single family residential subdivision)	2/13/2020	Approved
Saddle Creek Estates (PL-2020-00096)	Preliminary	John William Pace, IV	R	conventional subdivision (eight lot single family residential subdivision)	3/12/2020	Approved
Camden South (PL-2020-00101)	Preliminary	FAB II, LLC	DDH	63 lot performance residential development [60 single-family lots and three (3) open space lots]	3/12/2020	Approved
Woodward Oaks, Phase 3 (PL-2020-00162)	Final	Clayton Properties Group, Inc.	DDH/PDD	59 lot performance residential subdivision [56 single-family lots, two (2) open space lots and one (1) amenity lot]	3/12/2020	Approved

Subdivision Applications October 2019 - September 2020

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Farmville Lakes, Phase 3B (PL-2020-00164)	(Revised) Final	Dilworth Development, Inc.	CDD/PDD	25 lot performance residential subdivision [23 single-family lots and two (2) open space lots]	3/12/2020	Approved
Farmville Lakes, Phase 3C (PL-2020-00167)	(Revised) Final	Dilworth Development, Inc.	CDD/PDD	11 lot performance residential subdivision [ten (10) single-family lots and one (1) open space lot]	4/9/2020	Approved
Brentwood Subdivision, Phase 1 (PL-2020-00168)	(Revised) Final	Mitchell-Cope, LLC	DDH/CDD	46 lot performance residential subdivision [41 single-family lots, two (2) open space lots, and three (3) future development lots]	4/9/2020	Approved
Woodward Oaks, Phase 4 (PL-2020-00163)	Preliminary	Clayton Properties Group, Inc.	DDH/PDD	93 lot performance residential subdivision [91 single-family lots and two (2) open space lots]	4/9/2020	Approved
The Preserve, Phase 4C and 6B (PL-2020-00170)	Preliminary	Preserve Land, LLC	DDH/PDD	50 lot conventional residential subdivision [49 single-family lots and one (1) open space lot]	4/9/2020	Approved
Longleaf Crossing, Phase 5A (PL-2020-00182 & PL-2020-00183)	Preliminary	Tiger Crossing	CDD/PDD	12 lot performance residential subdivision [ten (10) duplex lots, one (1) open space lot, and one (1) public greenway lot]	4/9/2020	Approved
	Final					Approved
Brentwood Subdivision, Phase 2 (PL-2020-00198)	(Revised) Final	Mitchell-Cope, LLC	DDH/CDD	23 lot performance residential subdivision [21 single family detached lots and two (2) open space lots]	5/14/2020	Approved
The Preserve, Phase 4A-2 (PL-2020-00222)	Final	Eastbrook Homes	DDH/CDD	56 lot performance residential development [53 single family detached lots and three (3) open space lots]	5/14/2020	Approved
Farmville Lakes, Phase 5A (PL-2020-00225)	Final	Dilworth Development, Inc.	CDD/PDD	35 lot performance residential development [34 townhome lots and one (1) open space lot]	5/14/2020	Approved
Tuscany Hills, Section 5 (PL-2020-00215)	Preliminary	Hayley Freeman Contracting	DDH	conventional residential development (24 lot single family detached subdivision)	5/14/2020	Approved
Woodward Oaks, Phase 2 (PL-2020-00228 & PL-2020-00229)	Preliminary	Clayton Properties Group, Inc.	DDH/PDD	five (5) lot performance residential subdivision [four (4) townhome lots and one (1) open space lot]	5/14/2020	Approved
	Final					Approved
Yarbrough Farms, Sawgrass, Revision of Lots 345 & 346 (PL-2020-00240)	Preliminary	Dilworth Development, Inc.	CDD/PDD	single family and multiple family development subdivision [two (2) lots into four (4) lots]	5/14/2020	Approved

Subdivision Applications October 2019 - September 2020

Case	Approval Requested	Property Owner	Zoning	Number of Lots (Subdivision Type)	Planning Commission Date	Planning Commission Decision
Mimm's Trail, 9th Addition, Phase B (PL-2020-00301)	Final	Clayton Properties Group, Inc.	LDD/PDD	55 lot performance residential development [52 single family lots and three (3) open space lots]	7/9/2020	Approved
Auburn Links Crossing, Phase 2 (PL-2020-00396)	Final	Links Crossing, LLC	DDH	conventional subdivision (27 lot single family residential subdivision)	8/13/2020	Approved
Donahue Ridge, Phase 6 (PL-2020-00405)	Final	EFACO III, LLC	DDH	conventional subdivision (21 lot single family residential subdivision)	8/13/2020	Approved
Northwoods – Weber Farms South Section (PL-2020-00406)	Final	Donahue Land, LLC	DDH	conventional residential subdivision [six (6) single family lots]	8/13/2020	Approved
Camden West, Phase 1 (PL-2019-00409)	Final	FAB II, LLC	DDH	38 lot performance residential subdivision [35 single family lots, two (2) open space lots, and one (1) future development lot]	8/13/2020	Approved
The Silos at Conway (PL-2020-00387)	Preliminary	Patrick Messick, Sheri Todd, Angie Newman	LDD/PDD	73 lot conventional residential subdivision [71 single family lots and two (2) open space lots]	8/13/2020	Approved
Camden South (PL-2020-00399)	Preliminary	FAB II, LLC	DDH	Revised preliminary plat approval for a 64 lot performance residential development [61 single family lots and three (3) open space lots]	8/13/2020	Approved
The Preserve Subdivision, Phase 5B (PL-2020-00465)	Final	The Preserve, LLC	DDH/PDD	conventional subdivision [26 lot single family residential subdivision with two (2) remaining lots for future development]	9/10/2020	Approved
Donahue Ridge, Phase 7 (PL-2020-00466)	Preliminary	EFACO III, LLC	DDH	53 lot conventional subdivision [51 single-family lots, one (1) remnant lot and one (1) future development lot]	9/10/2020	Approved

Conditional Use Applications October 2018 - September 2019

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation	City Council Resolution Number
Woodward Oaks Office & Municipal Building (PL-2019-00502)	Clayton Properties Group, Inc.	DDH / PDD	Public Service use (municipal facility – fire station)	10/10/2019	Approval	19-300
3J's RV Park (PL-2019-00509)	3J's Properties, LLC	R	Recreational Rental Dwelling use (RV park)	10/10/2019	Approval	19-274
Lagasse ADDU (PL-2019-00514)	Lagasse Construction	NRD	Performance Residential Development (two academic detached dwelling units)	10/10/2019	Approval	Denied
Warehouse Distribution (PL-2019-00584)	HOPO Realty Investments, LLC	I	Commercial Support use (warehouse distribution facility)	12/12/2019	Approval	19-346
Holy Trinity Expansion (PL-2019-00586)	Holy Trinity Parish	DDH	Institutional use (church)	11/14/2019	Approval	19-301
Wright Street Municipal Parking Deck (PL-2019-00663)	City of Auburn	UC / CEOD	Road Service use (parking deck)	12/12/2019	Approval	19-344
Camden West Amenity Improvements (PL-2019-00664)	FAB II, LLC	DDH	Outdoor Recreational use (subdivision amenity with pool, poolhouse, and parking lot)	12/12/2019	Approval	19-343
Automobile Service Center (PL-2019-00669)	South Hood, LLC	CDD	Road Service use (auto repair, paint/body work)	12/12/2019	Approval	19-342
North College Street Temporary Park (PL-2019-00673)	City of Auburn	UC / CEOD	Public Service use (interim park space)	12/12/2019	Approval	19-345
East Alabama Distribution Station Conditional Use Extension (PL-2018-00710)	Alabama Power Company	NC-12 & DDH	Public Service use (expansion of an existing electric substation)	5/14/2020	Approval	20-126
306 East Thach (PL-2019-00698)	306 Thach Reverse, LLC	UN-S	Performance Residential Development (private dormitory)	1/9/2020	Postponed	n/a

Conditional Use Applications October 2018 - September 2019

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation	City Council Resolution Number
Wimberly Road Telecommunication Tower (PL-2019-00705)	Terry Parker	DDH	Public Service use (telecommunications tower)	1/9/2020	Approval	n/a
SkyBar Expansion (PL-2019-00706)	Grid Enterprises, LLC	UC / CEOD	Commercial and Entertainment use (lounge)	1/9/2020	Approval	20-046
Farmville Lakes Amenity (PL-2019-00709)	Dilworth Development, Inc.	CDD / PDD	Outdoor Recreational use (subdivision amenity with pool, poolhouse, gym, and parking lot)	1/9/2020	Approval	20-024
Dinius Park (PL-2019-00713)	City of Auburn	CDD & DDH	Public Service use (park)	1/9/2020	Approval	20-023
Son's Ford Automobile Dealership (PL-2020-00026)	South Hood, LLC	CDD	Road Service use (automobile dealership)	2/13/2020	Approval	20-050
Shug Jordan Ice Vending (PL-2020-00027)	Larry Deloranzo	CDD	Road Service use (ice vending station)	2/13/2020	Approval	20-049
Auburn Bank Parking Deck (PL-2020-00028)	Auburn Bank	UC	Road Service use (parking deck)	2/13/2020	Approval	20-047
Lake Wilmore Community Center (PL-2020-00029)	City of Auburn	R	Public Service use (community and recreation center, pool, and public park)	2/13/2020	Approval	20-048
LawnGolf USA (PL-2020-00097)	Lewis A. Pick, III	CDD	Commercial and Entertainment uses (pickleball courts and miniature golf course)	3/12/2020	Posponed	20-115
				4/9/2020	Approval	
True Deliverance Holiness Church (PL-2020-00102)	True Deliverance Holiness Church, Inc.	RDD	Institutional use (church/community center)	3/12/2020	Approval	20-077
Glenn Strip Retail (PL-2020-00161)	East Glenn Investment Property, LLC	CDD	Road Service use (fast food restaurant with drive-thru)	4/9/2020	Approval	20-100

Conditional Use Applications October 2018 - September 2019

Case	Property Owner	Zoning	Use Requested	Planning Commission Date	Planning Commission Recommendation	City Council Resolution Number
Woodward Oaks Amenity Lot (PL-2020-00177)	Clayton Properties Group, Inc.	DDH / PDD	Outdoor Recreational/Subdivision Amenity use (pool/poolhouse)	4/9/2020	Approval	20-099
Hamilton Place Offices (PL-2020-00209)	PSM Holdings, LLC and TD Development, Inc.	LDD / PDD	Office use	8/13/2020	Approval	n/a
Academy Condominiums (PL-2020-00219)	CL&S Subdivisions, LLC	CDD	Performance Residential Development (multiple family development)	4/9/2020	Approval	20-116
Graduate Hotel (PL-2020-00223)	Anders Enterprises, LLC	UC	Commercial and Entertainment use (hotel)	5/14/2020	Approval	20-117
University Station Parking (PL-2020-00261)	Holt Property Assets, LLC	CRD-W	Road Service uses (parking lot and mobile vendor food court)	6/11/2020	Approval	20-127
ArchCo North Dean Road (PL-2020-00262)	RPM Land Management, LLC	CDD / PDD	Performance Residential Development (multiple family development)	6/11/2020	Approval	20-128
West Pace U-Haul Amended Conditional Use (PL-2020-00302)	West Pace, LLC	CDD / PDD	Commercial Support use (climate-controlled storage building) & Road Service use (truck/trailer sharing)	7/9/2020	Approval	20-163
Midtown, Phase 3 (PL-2020-00306)	1200 Opelika, LLC	CRD-S	Performance Residential Development (multiple unit development)	8/13/2020	Approval	20-190
Donahue Crossing Axe Throwing (PL-2020-00394)	C & S Investments, LLC	CDD / PDD	Indoor Recreation use (axe-throwing)	8/13/2020	Approval	20-187
Gay Street Development – Downtown Grocery (PL-2020-00401)	Multi Aupal GS, LLC	UC	Commercial and Entertainment use (grocery store)	8/13/2020	Approval	20-188
Guthrie’s Restaurant (PL-2020-00407)	The Doll House, LLC and Barry Mason	UC / CEOD	Road Service use (fast food restaurant with drive-thru)	8/13/2020	Approval	20-189
Mimosa Cottages (PL-2020-00408)	Da Purnt Afta and Etherial Jackson	RDD	Performance Residential Development (cottage housing development)	8/13/2020	Approval	20-191
Gibson Property Conditional Use (PL-2020-00221)	VADA, LLC	DDH & CDD / PDD	Office use	9/10/2020	Approval	20-243

**Rezoning and Planned Development District (PDD) Amendment Applications
October 2019 - September 2020**

Case Number	Case	Property Owner	Acreage	Proposed Rezoning	Planning Commission Date	Planning Commission Recommendation	City Council Ordinance Number
PL-2019-00500	The Greens PDD Amendment	The Greens at Auburn Land Development, LP	253.00	PDD Amendment	10/10/2019 11/14/2019 12/12/2019	Approved	3200
PL-2019-00501	Woodward Oaks PDD Amendment	Clayton Properties Group, Inc.	236.54	PDD Amendment	10/10/2019	Approval	3190
PL-2019-00650	Northwoods – Weber Farms South Section Rezoning	Donahue Land, LLC	3.03	R to DDH	12/12/2019	Approval	3199
PL-2019-00687	Williams Rezoning	Mary Williams	1.80	NC-20 to DDH	1/9/2020	Approval	3205
PL-2020-00092	Yarbrough Farms PDD Amendment	P & T Properties, LLC	557.92	PDD Amendment	3/12/2020	Approval	3222
PL-2020-00156	Gibson Property Rezoning	VADA, LLC	154.30	R to DDH	9/10/2020	Approval	3258
PL-2020-00157	Gibson Property Rezoning	VADA, LLC	2.20	R to CDD	9/10/2020	Approval	3257
PL-2020-00158	Gibson Property PDD	VADA, LLC	156.50	DDH & CDD to PDD	9/10/2020	Approval	3259
PL-2020-00207	TD Development	TD Development, Inc.	4.21	R to LDD	8/13/2020	Approval	3262
PL-2020-00208	Hamilton Place PDD Amendment	PSM Holdings, LLC and TD Development, Inc.	11.66	PDD Amendment	8/13/2020	Approval	Denied
PL-2020-00255	Plainsman Lake Rezoning	Thaddeus T. Webster	133.90	R to DDH	6/11/2020	Approval	3244
PL-2020-00256	Plainsman Lake Rezoning	Thaddeus T. Webster	4.09	R to CDD	6/11/2020	Approval	3245
PL-2020-00389	The Silos at Conway	Patrick Messick, Sheri Todd, and Angie Newman	24.03	R to LDD	8/13/2020	Approval	3250
PL-2020-00391	The Silos at Conway	Patrick Messick, Sheri Todd, and Angie Newman	50.29	LDD to PDD	8/13/2020	Approval	3252
PL-2020-00458	Asheton Lakes Rezoning	Various (City initiated)	157.81	CDD to DDH	9/10/2020	Approval	3256
PL-2020-00459	Donahue Ridge, Phase 7 Rezoning	EFACO II, Inc.	15.39	R to DDH	9/10/2020	Approval	3254

Requests for Waivers to Zoning Ordinance and Subdivision Regulations October 2019 - September 2020

Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2019-00533	Yarbrough Farms, The Parc	Dilworth Development, Inc.	Bond extension of 12 months	10/10/2019	Approved
PL-2019-00535	Donahue Ridge, Phase 3	Hayley-Redd Development Company	Bond extension of 12 months	10/10/2019	Approved
PL-2019-00625	The Dakota	Dakota V Properties, LLC	Bond extension of 12 months	11/14/2019	Approved
PL-2019-00656	West Richland Subdivision, Phase 1	Edgar Hughston Builder, Inc.	Bond extension of 12 months	12/12/2019	Approved
PL-2019-00681	Yarbrough Farms Subdivision, Pine Valley	Dilworth Development, Inc.	Bond extension of 12 months	12/12/2019	Approved
PL-2020-00001	East Richland Subdivision, Phase 1	Edgar Hughston Builder, Inc.	Bond extension of 12 months	1/9/2020	Approved
PL-2020-00055	Asheton Lakes, Phase 3B	Farmville Lakes, LLC	Bond extension of 12 months	2/13/2020	Approved
PL-2020-00060	Longleaf Crossing, Phase 4	Hayley-Redd Development Company	Bond extension of 12 months	2/13/2020	Approved
PL-2020-00144	Tuscany Hills, Phase V-A	SMB Land, LLC	Bond extension of 6 months	4/9/2020	Approved
PL-2020-00189	Pam Circle Waiver	Cleveland Real Estate Investments	Waiver to the City of Auburn Subdivision Regulations in order to allow frontage on a public alley to qualify as frontage on a public street	4/9/2020	Approved
PL-2020-00247	Donahue Ridge, Phase 4	Hayley-Redd Development Company	Bond extension of 12 months	6/11/2020	Approved
PL-2020-00278	Cottage Homes at East University	The Peninsula at Longleaf, LLC	Bond extension of 12 months	6/11/2020	Approved

Requests for Waivers to Zoning Ordinance and Subdivision Regulations October 2019 - September 2020

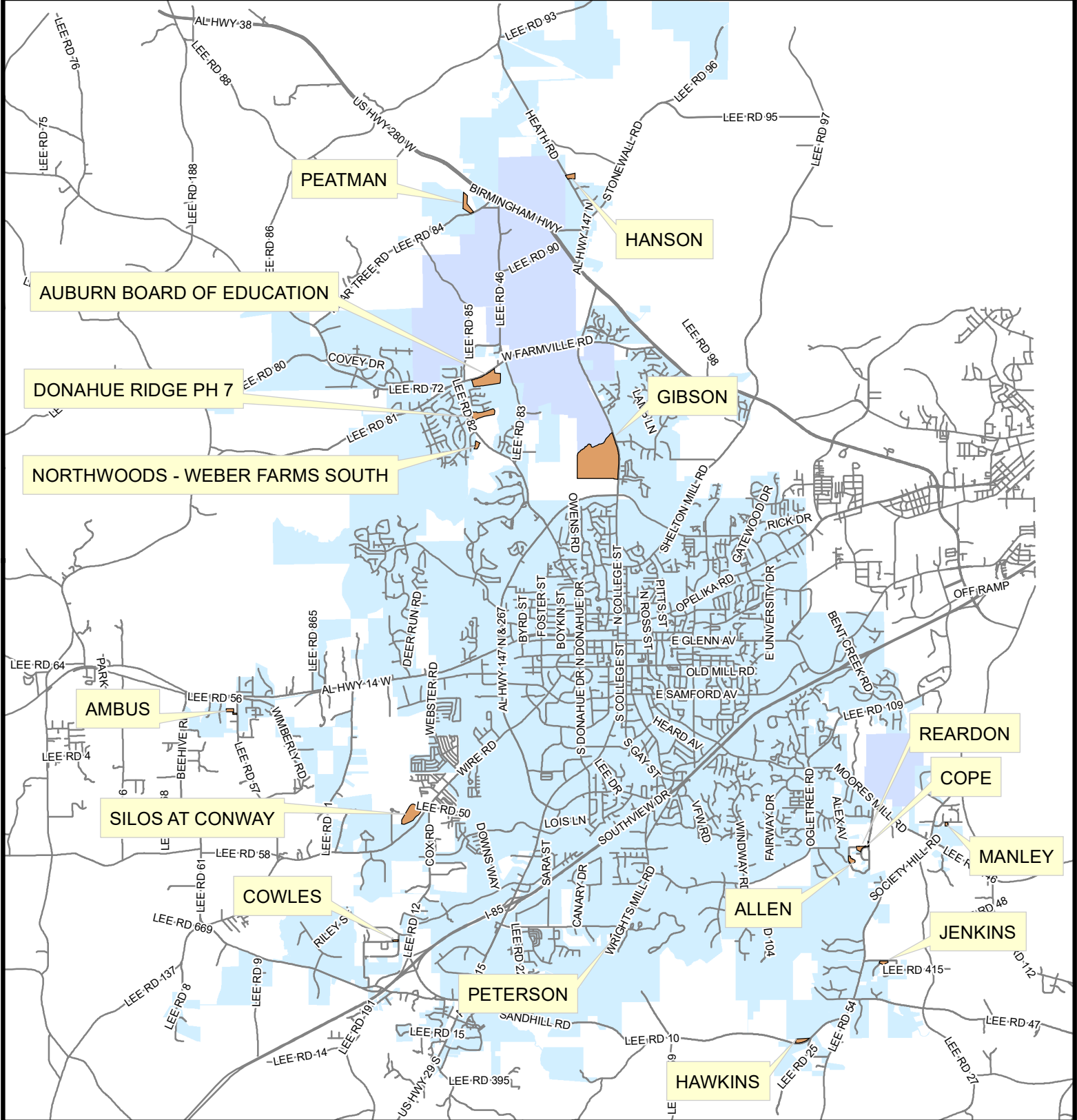
Case Number	Case	Property Owner	Action Requested	Planning Commission Date	Planning Commission Action
PL-2020-00308	Corbett Subdivision, Phase 2	Steven Corbett	Bond extension of 6 months	7/9/2020	Approved
PL-2020-00309	Tuscany Hills, Phase V-B	SMB Land, LLC	Bond extension of 6 months	7/9/2020	Approved
PL-2020-00310	Summerlin, Plat No. 1	ARLD, LLC	Bond extension of 12 months	7/9/2020	Approved
PL-2020-00311	The Talons	Talon Group, LLC	Bond extension of 24 months	7/9/2020	Approved
PL-2020-00395	Links Crossing Subdivision, Phase 1	Links Crossing, LLC	Bond extension of 12 months	8/13/2020	Approved
PL-2020-00423	The Preserve, Phase 5A	Preserve Land, LLC	Bond extension of 12 months	8/13/2020	Approved
PL-2020-00424	Asheton Lakes, Phase 3C	Farmville Lakes, LLC	Bond extension of 24 months	8/13/2020	Approved
PL-2020-00485	Pine Haven	Holland Homes, LLC	Bond extension of six months	9/10/2020	Approved
PL-2020-00486	Tuscany Hills, Section 4	Hayley-Freeman Contracting	Bond extension of six months	9/10/2020	Approved
PL-2020-00467	Sanders Street Townhomes	Tiger Braggs, LLC	Waiver to the City of Auburn Zoning Ordinance to allow a bufferyard with no fencing	9/10/2020	Approved

**Staff-Initiated Zoning Ordinance and CompPlan 2030 Amendments
October 2019 - September 2020**


Case	Action Requested	Planning Commission Date	Planning Commission Action/ Recommendation	City Council Ordinance Number
Moratorium Ordinance (PL-2019-00703)	Recommendation to City Council to adopt a three-month moratorium on the construction of private dormitories and academic detached dwelling units (ADDUs) within the city limits of Auburn	1/9/2020	Approval	3204
Cox/Wire Focus Area Study Zoning CompPlan Text Amendments (PL-2020-00077)	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 Cox/Wire Road Focus Area Study into <i>CompPlan 2030</i>	3/12/2020	Approval	n/a
Cox/Wire Focus Area Study Zoning CompPlan Map Amendments (PL-2020-00078)	Adoption of 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	3/12/2020	Approved	n/a
Cox/Wire Focus Area Study Zoning Text Amendments (PL-2020-00081)	Recommendation to City Council for approval of amendments to Article II (Definitions), Article III (Establishment of Zoning Districts), Article IV (General Regulations), and Article V (Detailed Use Regulations) of the <i>City of Auburn Zoning Ordinance</i> for purposes of creating a new zoning district, Large Lot Residential District (LLRD) zoning district, as part of the Cox and Wire Road Corridor Focus Area Study	3/12/2020	Approved	3237
Zoning Text Amendment – Student Housing Regulatory Recommendations (PL-2020-00454)	Recommendation to City Council for approval of amendments to Article IV, General Regulations (Table 4-1, Table of Permitted Uses) and Article V, Detailed Use Regulations [Table 5-6, Development and Design Standard Requirements within the Urban Neighborhood West District (UN-W)] of the City of Auburn Zoning Ordinance for purposes of reducing the bed density allowance in the UN-W from 255 beds per acre to 170 beds per acre and to no longer permit academic detached dwelling units (ADDUs) in the Medium Density Residential District (MDRD) and the Neighborhood Redevelopment District (NRD)	9/10/2020	Approved	3261

Appendix A

FY 2020 Annexations

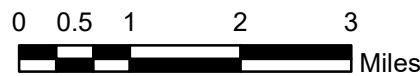


Legend

 Annexations

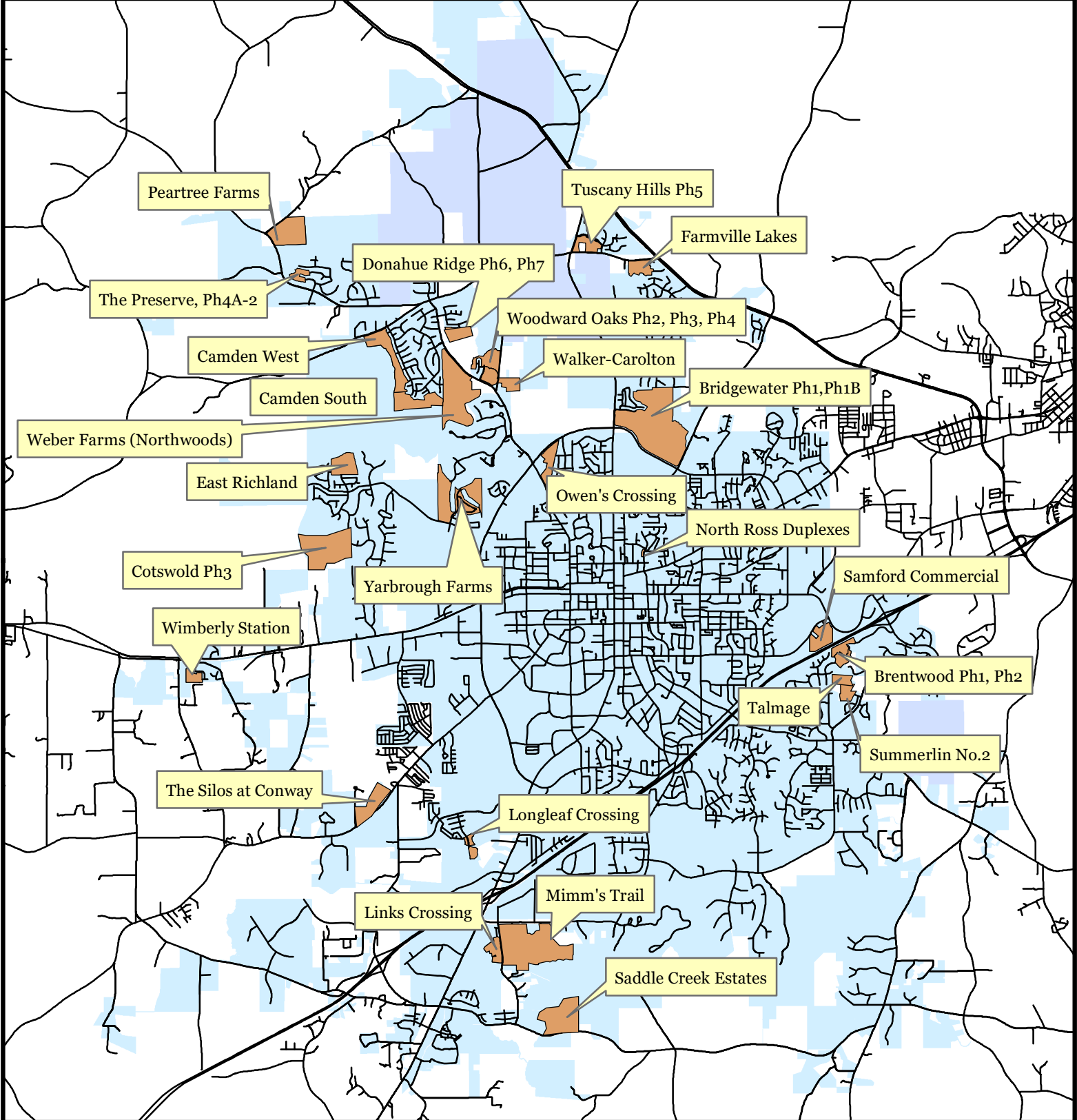


Scale



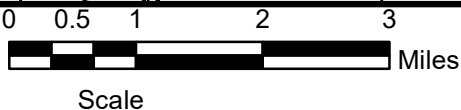
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Appendix B FY 2020 Subdivisions (Approved)



Legend

 Approved Plats



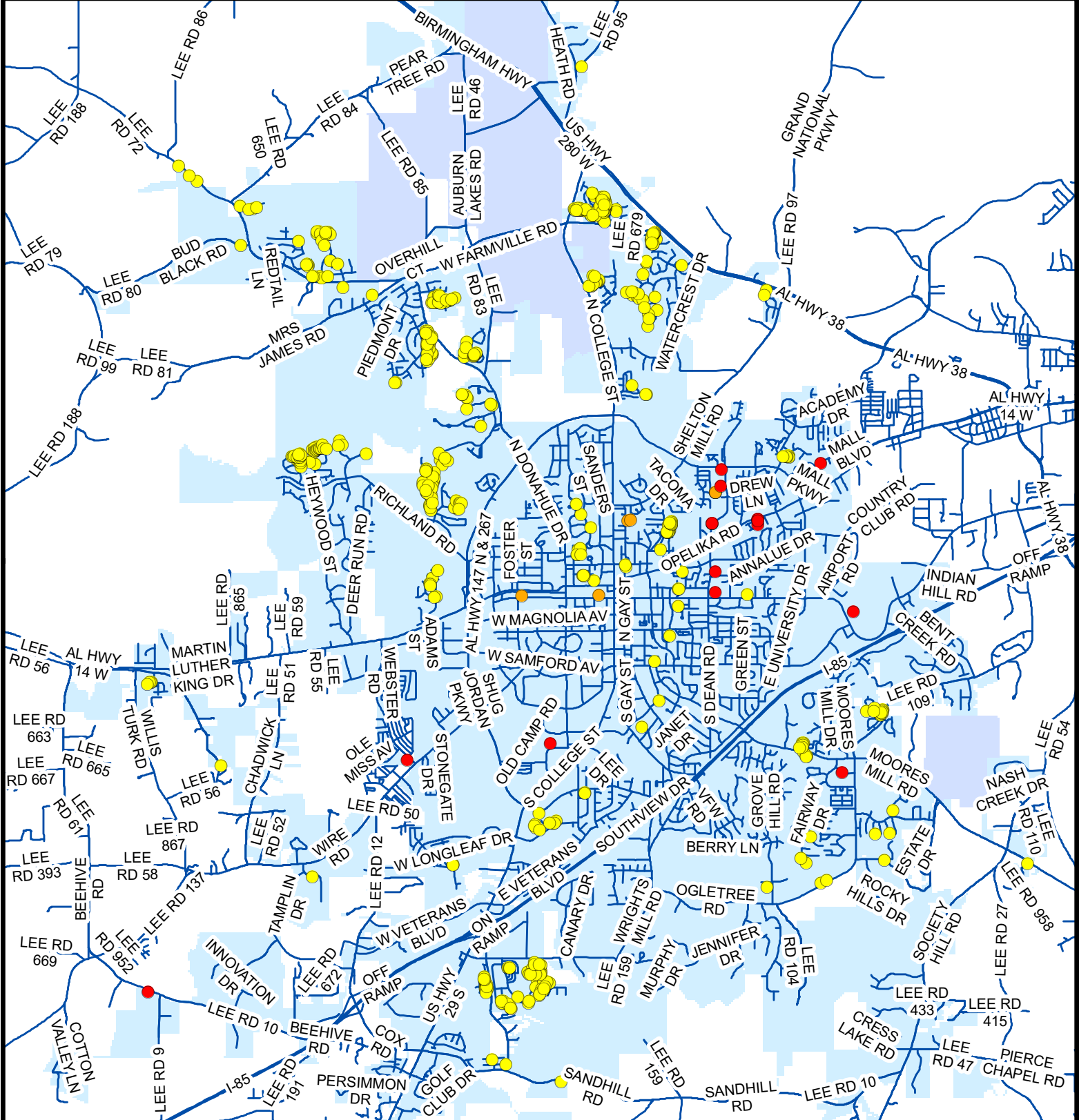
Subdivisions not shown in map extent:
Vineyard Creek Estates (outside city limits)
Hearn (outside city limits)



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Appendix C

FY 2020 New Development



Legend

Type

- Commercial
- Multi Family
- Single Family



Scale



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