

**AUBURN PLANNING COMMISSION AGENDA**  
**Thursday, May 13, 2021 at 5:00 P.M., Regular Meeting**  
**141 North Ross Street, City Council Chamber**

**ROLL CALL**

**CITIZENS' COMMUNICATION**

**OLD BUSINESS**

**CONSENT AGENDA**

**Approval of Minutes**

Packet Meeting                      April 5, 2021

Regular Meeting                      April 8, 2021

**1. Rowell-Smith Annexation** **PL-2021-00243**

Applicant:                      Michael Allen Homes, Inc.

General Location:                      Chadwick Lane and Rowell Lane

Zoning District:                      Outside of the City limits

Action Requested:                      Recommendation to City Council for annexation of approximately 13.27 acres

**2. Camden South, Phase 1** **PL-2021-00246**

Applicant:                      Blake Rice, Barrett-Simpson, Inc., on behalf of SMB Land, LLC

General Location:                      South of Camden Ridge Subdivision, along extensions of Keystone Drive and Scarsboro Lane

Zoning District:                      Development District Housing (DDH)

Action Requested:                      Final plat approval for a performance residential development (38 single family detached lots, three open space lots, and one lot for future development)

**3. Yarbrough Farms, Club Creek Bond Extension** **PL-2021-00249**

Applicant:                      W. Murray Neighbors on behalf of P & T Properties, LLC

General Location:                      Club Creek Drive and Ella Grace Drive

Zoning District:                      Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation

Action Requested:                      Waiver to extend completion of subdivision bond phase for 12 months

**NEW BUSINESS**

**4. Zoning Ordinance Amendment** **PUBLIC HEARING** **PL-2021-00238**

Applicant:                      City of Auburn

Action Requested:                      Recommendation to City Council for amendments to Article II (Definitions), Article IV (General Regulations), and Article V (Detailed Use Regulations) of the *City of Auburn Zoning Ordinance*

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|--|---|----------------------|
| <b>5. Links Crossing, Phase 4 Rezoning</b> | <b>PUBLIC HEARING</b>   | <b>PL-2021-00234</b> |
| Applicant:                                 | Links Crossing, LLC   |                      |
| General Location:                          | 3300 block of Mill Creek Road   |                      |
| Zoning District:                           | Rural (R)   |                      |
| Action Requested:                          | Recommendation to City Council for the rezoning of approximately 8.06 acres to Development District Housing (DDH)                 |                      |
| <b>6. Links Crossing, Phase 4</b>          | <b>PUBLIC HEARING</b>   | <b>PL-2021-00182</b> |
| Applicant:                                 | Links Crossing, LLC   |                      |
| General Location:                          | 3300 block of Mill Creek Road   |                      |
| Zoning District:                           | Development District Housing (DDH)  |                      |
| Action Requested:                          | Preliminary plat approval for a conventional subdivision (38 lot single family residential subdivision)                           |                      |
| <b>7. The Landings at Academy Drive</b>    | <b>PUBLIC HEARING</b>   | <b>PL-2021-00110</b> |
| Applicant:                                 | Edgar Hughston, of Edgar Hughston Builders, Inc., on behalf Perryman Hill LLC   |                      |
| General Location:                          | Western terminus of Academy Drive   |                      |
| Zoning District:                           | Development District Housing (DDH)  |                      |
| Action Requested:                          | Preliminary plat approval for a conventional residential development (93 single family detached lots and four open space lots)    |                      |
| <b>8. George Bedell Lands</b>              | <b>PUBLIC HEARING</b>   | <b>PL-2021-00235</b> |
| Applicant:                                 | Phelps Gambill on behalf of Jeffery Simon   |                      |
| General Location:                          | Between Railroad Avenue and West Glenn Avenue   |                      |
| Zoning District:                           | Urban Neighborhood – West (UN-W)  |                      |
| Action Requested:                          | Preliminary plat approval for a lot consolidation (seven lots into one)   |                      |
| <b>9. George Bedell Lands</b>              |   | <b>PL-2021-00236</b> |
| Applicant:                                 | Phelps Gambill on behalf of Jeffery Simon   |                      |
| General Location:                          | Between Railroad Avenue and West Glenn Avenue   |                      |
| Zoning District:                           | Urban Neighborhood – West (UN-W)  |                      |
| Action Requested:                          | Final plat approval for a lot consolidation (seven lots into one)   |                      |
| <b>10. North Dean Townhomes</b>            | <b>PUBLIC HEARING</b>   | <b>PL-2021-00244</b> |
| Applicant:                                 | David Slocum, Pinnacle Design Group, Inc., on behalf of Swann Investments, LLC  |                      |
| General Location:                          | 687 North Dean Road   |                      |
| Zoning District:                           | Comprehensive Development District (CDD)  |                      |
| Action Requested:                          | Recommendation to City Council for conditional use approval for a performance residential development (multiple unit development) |                      |

**11. Graduate Auburn****PL-2020-00223**

Applicant: Parker Lewis, Hydro Engineering Solutions, LLC, on behalf of GAAL Owner, LLC  
General Location: 202 West Magnolia Avenue  
Zoning District: Urban Core (UC)  
Action Requested: Recommendation to City Council for extension of the conditional use approval for a commercial and entertainment use (hotel)

**OTHER BUSINESS****CHAIRMAN'S COMMUNICATION****STAFF COMMUNICATION****ADJOURNMENT**