

AUBURN PLANNING COMMISSION AGENDA
Thursday, September 9, 2021 at 5:00 P.M., Regular Meeting
141 North Ross Street, City Council Chamber

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

- 1. Keel Annexation** **PL-2021-00367**
Applicant: Brenda and Rayford Keel
General Location: East of Heath Road (Alabama Highway 147 North) in the Water Oak Ridge Subdivision
Zoning District: Outside of the City limits
Action Requested: Recommendation to City Council for annexation of approximately 41.66 acres
- 2. Keel Rezoning** **PUBLIC HEARING** **PL-2021-00365**
Applicant: Baseline Surveying & Design, LLC on behalf of Brenda and Rayford Keel
General Location: East of Heath Road (Alabama Highway 147 North) in the Water Oak Ridge Subdivision
Zoning District: Rural (R)
Action Requested: Recommendation to City Council for rezoning of approximately 41.66 acres to Large Lot Residential District (LLRD)
- 3. Earnest Annexation** **PL-2021-00371**
Applicant: Joe Earnest
General Location: Southwest corner of the intersection of U.S. Highway 280 and North College Street
Zoning District: Outside of the City limits
Action Requested: Recommendation to City Council for annexation of approximately 64.04 acres
- 4. The Bottle CDD** **PUBLIC HEARING** **PL-2021-00369**
Applicant: Holland Homes, LLC on behalf of Joseph Earnest
General Location: Southwest corner of the intersection of U.S. Highway 280 and North College Street
Zoning District: Rural (R)
Action Requested: Recommendation to City Council for rezoning of approximately 45.09 acres to Comprehensive Development District (CDD)

- 5. The Bottle DDH** **PUBLIC HEARING** **PL-2021-00372**
- Applicant: Holland Homes, LLC on behalf of Joseph Earnest
- General Location: Southwest corner of the intersection of U.S. Highway 280 and North College Street
- Zoning District: Rural (R)
- Action Requested: Recommendation to City Council for rezoning of approximately 18.95 acres to Development District Housing (DDH)
- 6. The Bottle PDD** **PUBLIC HEARING** **PL-2021-00368**
- Applicant: Holland Homes, LLC on behalf of Joseph Earnest
- General Location: Southwest corner of the intersection of U.S. Highway 280 and North College Street
- Zoning District: Comprehensive Development District (CDD) and Development District Housing (DDH) (pending Cases PL-2021-00369 and PL-2021-00372)
- Action Requested: Recommendation to City Council to place the Planned Development District (PDD) designation on approximately 64.04 acres
- 7. The Bottle** **PUBLIC HEARING** **PL-2021-00370**
- Applicant: Holland Homes, LLC on behalf of Joseph Earnest
- General Location: Southwest corner of the intersection of U.S. Highway 280 and North College Street
- Zoning District: Comprehensive Development District (CDD) and Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation (pending Cases PL-2021-00369, PL-2021-00372, and PL-2021-00368)
- Action Requested: Recommendation to City Council for conditional use approval for outdoor recreational uses, institutional uses, special residential uses, office use, and road service uses

CONSENT AGENDA

Approval of Minutes

- Packet Meeting August 9, 2021
- Regular Meeting August 12, 2021

- 8. Goertzen Annexation** **PL-2021-00532**
- Applicant: Leslie and Heidi Goertzen
- General Location: Wilderness Lane
- Zoning District: Outside of the City limits
- Action Requested: Recommendation to City Council for annexation of approximately 3.3 acres

9. Public Works / Environmental Services Annexation**PL-2021-00550**

Applicant: City of Auburn
General Location: Lee Road 137 (Wire Road), north of Beehive Road
Zoning District: Outside of the City limits
Action Requested: Recommendation to City Council for annexation of approximately 65.93 acres

10. Woodward Oaks, Phase 4-A**PL-2021-00479**

Applicant: Brett Basquin, Foresite Group, Inc., on behalf of Clayton Properties Group, Inc.
General Location: At the northern terminus of James Burt Parkway
Zoning District: Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation
Action Requested: Final plat approval for a performance residential development (41 single-family detached lots and one open space lot)

11. Woodward Oaks, Phase 4-B**PL-2021-00549**

Applicant: Brett Basquin, Foresite Group, Inc., on behalf of Clayton Properties Group, Inc.
General Location: At the northern terminus of James Burt Parkway
Zoning District: Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation
Action Requested: Final plat approval for a performance residential development (49 single-family detached lots and four open space lots)

12. Cotswolds, Phase 3**PL-2021-00468**

Applicant: Barrett-Simpson, Inc. on behalf of Richard Starr and James Starr
General Location: Extension of Oxbury Street
Zoning District: Development District Housing (DDH)
Action Requested: Final plat approval for a conventional subdivision (103 lot single-family residential subdivision)

13. Farmville Lakes, Phase 4**PL-2021-00538**

Applicant: Dilworth Development
General Location: Terminus of Furlong Trail
Zoning District: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation
Action Requested: Final plat approval for a performance residential development (18 single-family detached lots and one open space lot)

14. Yarbrough Farms, Sawgrass, Redivision of Lots 345 & 346**PL-2021-00546**

Applicant: Mike Maher, Precision Surveying, on behalf Dilworth Development, Inc. and P&T Properties, LLC

General Location: Intersection of Yarbrough Farms Boulevard and Titleist Way

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

Action Requested: Final plat approval for a performance residential development (three multi-family development lots and new right-of-way)

15. Mimms Trail, 11th Addition, Phase A**PL-2021-00548**

Applicant: Brett Basquin, Foresite Group, Inc., on behalf of Clayton Properties Group, Inc.

General Location: Mimms Trail Road and Rutland Road

Zoning District: Limited Development District (LDD) with an overlay of the Planned Development District (PDD) designation

Action Requested: Final plat approval for a performance residential development (53 single-family detached lots and two open space lots)

16. Buc-ee's**PL-2021-00578**

Applicant: Buc-ee's Alanama II, LLC

General Location: Northeast corner of Cox Road and U.S. Interstate 85

Zoning District: Comprehensive Development District (CDD)

Action Requested: Final plat approval for a conventional subdivision (four lot subdivision with new right-of-way)

NEW BUSINESS**17. Zoning Ordinance Text Amendment****PUBLIC HEARING****PL-2021-00457**

Applicant: City of Auburn

Action Requested: Recommendation to City Council for amendments to Article II (Definitions), Article IV (General Regulations), Article V (Detailed Use Regulations), Article VI (Signs), Article VII (Nonconformities), and Article VIII (Development Approval Process) of the *City of Auburn Zoning Ordinance*

18. Subdivision Regulations Text Amendment**PUBLIC HEARING****PL-2021-00555**

Applicant: City of Auburn

Action Requested: Adoption of amendments to Article III (Application Procedures), Article IV (Design Standards), Article V (Improvements Required), and Article VI (Conservation Subdivision) of the *City of Auburn Subdivision Regulations*

- 19. Miracle Road Subdivision, Redivision of Lot D-1** **PUBLIC HEARING** **PL-2021-00534**
- Applicant: Tiger Creek Development, Inc.
- General Location: Miracle Road at North Donahue Drive
- Zoning District: Development District Housing (DDH)
- Action Requested: Preliminary plat approval to dedicate right-of-way and drainage and utility easements
- 20. Miracle Road Subdivision, Redivision of Lot D-1** **PL-2021-00535**
- Applicant: Tiger Creek Development, Inc.
- General Location: Miracle Road at North Donahue Drive
- Zoning District: Development District Housing (DDH)
- Action Requested: Final plat approval to dedicate right-of-way and drainage and utility easements
- 21. Yarbrough Farms, Sections B1 & B2** **PUBLIC HEARING** **PL-2021-00540**
- Applicant: Dilworth Development, Inc.
- General Location: Near the southern intersection of Yarbrough Farms Boulevard and Titleist Way
- Zoning District: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation
- Action Requested: Preliminary plat approval for a performance residential development (18 townhouse lots, 21 single-family detached lots and two open space lots)
- 22. Farmville Lakes, Phase 6** **PUBLIC HEARING** **PL-2021-00541**
- Applicant: Dilworth Development, Inc.
- General Location: South of East Farmville Road, between Harvest Drive and U.S. Highway 280
- Zoning District: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation
- Action Requested: Preliminary plat approval for a mixed-use subdivision (three future development and one open space lot)
- 23. Auburn Farms Subdivision – Sarah Lane** **PUBLIC HEARING** **PL-2021-00543**
- Applicant: Tiger Creek Development, Inc.
- General Location: Sarah Lane, east of Miracle Road
- Zoning District: Development District Housing (DDH)
- Action Requested: Preliminary plat approval to dedicate right-of-way and drainage and utility easements
- 24. Auburn Farms Subdivision – Sarah Lane** **PL-2021-00544**
- Applicant: Tiger Creek Development, Inc.
- General Location: Sarah Lane, east of Miracle Road
- Zoning District: Development District Housing (DDH)
- Action Requested: Final plat approval to dedicate right-of-way and drainage and utility easements

25. Auburn Farms, Phase 1**PUBLIC HEARING****PL-2021-00545**

Applicant: Tiger Creek Development, Inc.
General Location: Eastern terminus of Sarah Lane
Zoning District: Development District Housing (DDH)
Action Requested: Preliminary plat approval for a performance residential development (30 single-family detached lots, 22 townhome lots, one open space lot, and one utility lot)

26. Plainsman Subdivision – Connector Road Dedication**PUBLIC HEARING****PL-2021-00552**

Applicant: Brandon Bolt, Bolt Engineering, Inc., on behalf of Thaddeus T. Webster
General Location: North side of Martin Luther King Drive, east of Webster Road
Zoning District: Comprehensive Development District (CDD) and Development District Housing (DDH)
Action Requested: Preliminary plat approval for a three-lot subdivision (three future development lots with right-of-way dedication)

27. 1426 Saugahatchee Road**PUBLIC HEARING****PL-2021-00528**

Applicant: David Langston on behalf of Robert Fucci
General Location: 1426 Saugahatchee Road
Zoning District: Corridor Redevelopment District – Suburban (CRD-S)
Action Requested: Recommendation to City Council for conditional use approval for a commercial support use (warehouse)

28. Public Works / Environmental Services Complex**PUBLIC HEARING****PL-2021-00551**

Applicant: City of Auburn
General Location: Lee Road 137 (Wire Road), north of Beehive Road
Zoning District: Rural (R)
Action Requested: Recommendation to City Council for conditional use approval for a public service use (municipal office building)

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