

AUBURN PLANNING COMMISSION AGENDA
Thursday, October 14, 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. 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
- 4. 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 September 8, 2021

Regular Meeting September 9, 2021

5. Segrest Annexation

PL-2021-00571

Applicant: James Segrest

General Location: 2624 Lee Road 56 (Wimberly Road)

Zoning District: Outside of the City limits

Action Requested: Recommendation to City Council for annexation of approximately 0.94 acres

6. Pearson Annexation

PL-2021-00627

Applicant: J. Tutt Barrett on behalf of Ann B. Pearson Trust

General Location: Shelton Mill Road

Zoning District: Outside of the City limits

Action Requested: Recommendation to City Council for annexation of approximately 44.37 acres

7. Sutherland Annexation

PL-2021-00637

Applicant: Donahue Land, LLC

General Location: 1444 North Donahue Drive

Zoning District: Outside of the City limits

Action Requested: Recommendation to City Council for annexation of approximately 6 acres

8. Auburn Farms, Phase 1 Final Plat

PL-2021-00649

Applicant: Tiger Creek Development, Inc.

General Location: Eastern terminus of Sarah Lane

Zoning District: Development District Housing (DDH)

Action Requested: Final plat approval for a performance residential development (30 single-family detached lots, 22 townhome lots, one open space lot, and one utility lot)

9. Summerville Subdivision Final Plat

PL-2021-00652

Applicant: Mike Swope, UH Development, LLC on behalf of Robert Fucci

General Location: Harper Avenue between North Debardeleben Street and North Ryan Street

Zoning District: Medium Density Residential District (MDRD)

Action Requested: Final plat approval for a performance residential development (12 townhome lots, four twin home lots, four academic detached dwelling unit lots, and one open space lot)

10. Tuscany Hills, Section 5A**PL-2021-00656**

Applicant: Mike Maher, Precision Surveying, LLC, on behalf of Hayley Freeman Contracting

General Location: North end of Sophia Court and Canal Court in Tuscany Hills Subdivision

Zoning District: Development District Housing (DDH)

Action Requested: Final plat approval for a conventional residential development (7 lot single-family residential subdivision)

NEW BUSINESS**11. The Preserve PDD Amendment****PUBLIC HEARING****PL-2021-00633**

Applicant: David Slocum, Pinnacle Design Group, Inc., on behalf of Preserve Land, LLC

General Location: North of Farmville Road, east of the intersection of Farmville Road and Bud Black Road

Zoning District: Development District Housing (DDH) with an overlay of the Planned Development District (PDD) designation

Action Requested: Recommendation to City Council to amend Ordinance ??? that amended the PDD designation on approximately 250 acres

12. Old Samford Rezoning**PUBLIC HEARING****PL-2021-00634**

Applicant: Blake Rice, Barrett-Simpson, Inc., on behalf of James Road, LLC and FAB II, LLC

General Location: Mrs. James Road

Zoning District: Rural (R)

Action Requested: Recommendation to City Council for rezoning of approximately 679.40 acres to Development District Housing (DDH)

13. Old Samford PDD**PUBLIC HEARING****PL-2021-00635**

Applicant: Blake Rice, Barrett-Simpson, Inc., on behalf of James Road, LLC and FAB II, LLC

General Location: Mrs. James Road

Zoning District: Development District Housing (DDH) (pending rezoning, Case PL-2021-00634)

Action Requested: Recommendation to City Council to place the Planned Development District (PDD) designation on approximately 885.05 acres

14. Sutherland Rezoning**PUBLIC HEARING****PL-2021-00638**

Applicant: Donahue Land, LLC

General Location: 1444 North Donahue Drive

Zoning District: Rural (R) (pending annexation, Case PL-2021-00637)

Action Requested: Recommendation to City Council for rezoning of approximately 6 acres to Development District Housing (DDH)

- 15. Sutherland Subdivision, 2nd Redivision of Lot 2** **PUBLIC HEARING** **PL-2021-00643**
- Applicant: Donahue Land, LLC
- General Location: 1444 North Donahue Drive
- Zoning District: Development District Housing (DDH)
- Action Requested: Preliminary plat approval for a conventional subdivision (five lot single-family residential subdivision)
- 16. 65 Acres – Lee Road 54 Preliminary Plat** **PUBLIC HEARING** **PL-2021-00655**
- Applicant: Barrett-Simpson, Inc. on behalf of Peter Lanier and John & Angela Jacobs
- General Location: West side of Society Hill Road, just south of Moores Mill Road
- Zoning District: Outside of the City limits
- Action Requested: Preliminary plat approval for a conventional subdivision (22 lot single-family residential subdivision)
- 17. Hotworx of Auburn** **PUBLIC HEARING** **PL-2021-00611**
- Applicant: Greg Lane on behalf of The Standard at Auburn, LLC
- General Location: 234 North Gay Street, Suite B
- Zoning District: Urban Core (UC)
- Action Requested: Recommendation to City Council for conditional use approval for a commercial and entertainment use (fitness studio)
- 18. SiO2 Manufacturing Facility Expansion** **PUBLIC HEARING** **PL-2021-00647**
- Applicant: Brett Basquin, Foresite Group, LLC, on behalf of the City of Auburn Industrial Development Board
- General Location: 2425 Innovation Drive
- Zoning District: Industrial (I)
- Action Requested: Recommendation to City Council for conditional use approval for the expansion of an industrial use (manufacturing)
- 19. Mimosa Cottages** **PL-2021-00629**
- Applicant: Parker Lewis, Hydro-Engineering Solutions, LLC, on behalf of Da Purnt Afta, LLC
- General Location: 820 North College Street
- Zoning District: Redevelopment District (RDD)
- Action Requested: Appeal to the denial of an Engineering Design & Construction Manual waiver requests related to the requirements for driveway spacing

OTHER BUSINESS

- 20. Vote to change date for November regular meeting from November 11, 2021 to November 9, 2021**

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT