



PLANNING COMMISSION PACKET MEETING AGENDA

December 6, 2021 - 12:00 p.m.
Development Services Building, 171 N. Ross Street, Auburn, AL

Phillip Chansler, Chairman
Nonet Reese, Vice Chairman
Wendy Birmingham

Mack LaZenby, Secretary
Bob Ritenbaugh
Jana Jager

Robyn Bridges
Warren McCord
Marcus Marshall

ROLL CALL

OLD BUSINESS

1. **Preliminary Plat - Sutherland Subdivision, 2nd Redivision of Lot 2** **PL-2021-00643**
(WITHDRAWN BY APPLICANT)
Request: Preliminary plat approval for a conventional subdivision (five lot single-family residential subdivision)
General Location: Eastern terminus of Sutherland Lane
Zoning District: Development District Housing (DDH) (pending rezoning, Case PL-2021-00638)
Applicant: Brett Basquin, Foresite Group, LLC, on behalf of Donahue Land, LLC
2. **Final Plat – Silos at Conway** **PL-2021-00735**
Request: Final plat approval of a conventional subdivision (75 lot single-family residential subdivision)
General Location: East of the Auburn Soccer Complex, on the north side of Wire Road
Zoning District: Limited Development District (LDD) with an overlay of the Planned Development District (PDD) designation
Applicant: Blake Rice, Barrett-Simpson, Inc., on behalf of SMB Land, LLC

CONSENT AGENDA

Approval of Minutes

Packet Meeting November 8, 2021

Regular Meeting November 9, 2021

3. **Annexation – Flannagan Property** **PL-2021-00758**
Request: Annexation of approximately 3.55 acres
General Location: 4774 Lee Road 61 (Beehive Road)
Zoning District: Outside of the City limits
Applicant: Kevin and Dawn Flannagan

4. Final Plat – East Longleaf Townhomes

PL-2021-00791

Request: Final plat approval of a performance subdivision (16 lot townhouse subdivision)
General Location: 270 East Longleaf Drive
Zoning District: Comprehensive Development District (CDD)
Applicant: Parker Lewis, Hydro Engineering Solutions on behalf of Jim Parker Residential, LLC

NEW BUSINESS

5. Annexation – The Silos at Conway

PL-2021-00780

Request: Annexation of approximately 4.83 acres
General Location: 2120 Lee Road 137 (Wire Road)
Zoning District: Outside of the City limits
Applicant: John and Sheri Todd

6. Rezoning from Rural to LDD – The Silos at Conway

PL-2021-00781

Request: Rezoning of approximately 4.83 acres to Limited Development District (LDD)
General Location: 2120 Lee Road 137 (Wire Road)
Zoning District: Rural (R)
Applicant: Blake Rice, Barrett-Simpson, Inc., on behalf of John and Sheri Todd

7. Planned Development District Amendment – The Silos at Conway

PL-2021-00782

Request: Amendment of the Silos at Conway PDD (Ordinance No. 3252) in order to add approximately 4.83 acres to be used as open space within the development
General Location: North side of Wire Road and east of the Auburn Soccer Complex
Zoning District: Limited Development District (LDD) (pending rezoning, Case PL-2021-00781)
Applicant: Blake Rice, Barrett-Simpson, Inc., on behalf of John & Sheri Todd and SMB Land, LLC

8. Conditional Use – North Dean Mixed-Use

PL-2021-00788

Request: Conditional use approval for a mixed-use development
General Location: 733 North Dean Road
Zoning District: Comprehensive Development District (CDD)
Applicant: Brett Basquin, Foresite Group, LLC, on behalf of Marshall Brothers Properties, LLC

9. Conditional Use – Samford Village Assisted Living Expansion

PL-2021-00789

Request: Revised conditional use approval for the expansion of an institutional use (assisted living facility/nursing home)
General Location: 350 Samford Village Court
Zoning District: Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation
Applicant: Brett Basquin, Foresite Group, LLC, on behalf of DGM Financial, LLC

10. Waiver to Special Development Standards – Good Dog Park & Bar

PL-2021-00787

Request: Waiver Section 408.02(E.5), Special Development Standards for Veterinary Office with Indoor Kennel, to allow dogs to be exercised until 10:00 p.m. when the ordinance requires that no dogs be exercised past 9:00 p.m. and to allow a common exercise yard to be less than 50 feet from a residential property line

General Location: 203 East University Drive

Zoning District: Comprehensive Development District (CDD)

Applicant: Clint Carmichael on behalf of Pawms Auburn Holdings, LLC

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT



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Applicant: Clint Carmichael on behalf of Pawms Auburn Holdings, LLC

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT

**Auburn Planning Commission
November 8, 2021 – Packet Meeting
MINUTES**

The Planning Commission of the City of Auburn, Alabama, met in regular session on Monday, November 8, 2021, at 12:00 PM in Development Services Building Conference Room located at 171 North Ross Street. The purposed was to discuss cases that would be considered at its regular meeting on Tuesday, November 9, 2021. No action was taken.

PRESENT Wendy Birmingham, Robyn Bridges, Phil Chansler, Mack LaZenby, Warren McCord, Bob Ritenbaugh

ABSENT Jana Jager, Marcus Marshall, Nonet Reese

STAFF PRESENT Steve Foote, Katie Robison, Logan Kipp, Jay Howell, Alison Frazier, Dan Crowdus, Kris Berry, Scott Cummings

OLD BUSINESS

1. Rezoning from Rural to DDH – Old Samford PL-2021-00634

Mr. Foote summarized the request for rezoning of approximately 679.40 acres from Rural (R) to Development District Housing (DDH). The subject property was located south of Mrs James Road and west of the Camden West subdivision. Staff recommended denial based on the application's inconsistency with the designated future land use of the property.

2. Planned Development District – Old Samford PL-2021-00635

Mr. Foote summarized the request for application of the Planned Development District (PDD) designation on approximately 885.05 acres zoned Development District Housing (DDH). The subject property was located south of Mrs James Road and west of the Camden West subdivision. recommended denial of the request based on the proposal's incompatibility with the property's designated future land use. Staff recommends that all staff comments be included as conditions of approval if the Planning Commission recommends approval to the City Council.

3. Preliminary Plat - Sutherland Subdivision, 2nd Redivision of Lot 2 PL-2021-00643

Mr. Foote stated the applicant requested to postpone this item until the Commission's December 9, 2021 regular meeting.

CONSENT AGENDA

Mr. Foote summarized the items on the consent agenda, which included:

- 4. Annexation – Auburn City Board of Education – PL-2021-00723:** Recommendation to City Council for annexation of approximately 128.68 acres
- 5. Final Plat – Silos at Conway – PL-2021-00735:** Final plat approval of a conventional subdivision (75 lot single-family residential subdivision)

NEW BUSINESS

6. Rezoning from Rural to DDH – Cox/Wire

PL-2021-00630

Mr. Foote summarized the request for rezoning of approximately 49.14 acres to Development District Housing (DDH). The subject property was located at the southwest intersection of Cox Road and Wire Road in the Rural (R) zoning district. The future land use designation assigned to the subject properties was Master-Planned Mixed-Use. In conjunction with this request, the applicant requested to apply the Planned Development District (PDD) overlay to the subject property. Staff recommended approval.

7. Planned Development District – Cox/Wire

PL-2021-00631

Mr. Foote summarized the request for application of the Planned Development District (PDD) designation on approximately 49.17 acres zoned Development District Housing (DDH). The subject property was located at the southwest intersection of Cox Road and Wire Road. The proposed development was generally in line with the Future Land Use Plan. Proposed uses included duplex/quadplex-style residences (162 units) along an internal network of private streets on the southern two-thirds of the property. The residences were proposed to be a community targeted to meet the physical or social needs of older persons, in which 80% of the occupied units shall be occupied by at least one person who is age 55 or older. The Master-Planned Mixed-Use designation allows for a broad mix of uses that are contextually appropriate and specific to the surrounding area. There were very few commercial uses in the area. As residential developments were constructed, more commercial demand would be needed. The proposed commercial uses located at the intersection of Cox and Wire Roads would alleviate that need. Staff recommended approval with an additional condition to include a pedestrian pathway from Cox Road to the amenity area.

8. Conditional Use – Cox/Wire

PL-2021-00632

Mr. Foote summarized the request for conditional use approval for institutional uses (assisted living facility, independent living facility, nursing home, memory care facility), office, road service uses (ATM, bank with drive-thru, convenience store/small grocery, fast food restaurant, mobile vendor food court, gasoline/service station), nurseries (retail), a commercial support use (vet office/kennel with outdoor pens), and commercial and entertainment uses (banks, barbershop/beauty shop, book hobby music & sporting goods store, brewpub, clothing store, copy shop, dry cleaners, electronic repair, florist, funeral home, garden supply, general merchandise stores, grocery store, hardware store, health & personal care store, office supplies/stationary gift stores, pet/pet supply store, precious metal purchase/sales, private club, professional studio, restaurant, specialty food store, veterinary office/kennels) for the Cox/Wire PDD. Staff recommended approval with the removal of the gasoline/service station use.

9. Planned Development District Amendment – Hamilton Place

PL-2021-00716

Mr. Foote summarized the request for an amendment to the Charter Commercial Center (Hamilton Place) PDD in order to add 4.21 acres, more or less, and allow 40,000 square feet of office use. The subject property was located at the northeast corner of Moores Mill Road and Hamilton Road in the Limited Development District (LDD) with an overlay of the Planned Development District (PDD) designation. This request was previously recommended for approval by the Planning Commission in August 2020 and was denied by City Council in November 2020. Staff recommended denial.

10. Conditional Use – Hamilton Place

PL-2021-00717

Mr. Foote summarized the request for conditional use approval for a community shopping center and office use. The subject property was located at the northeast corner of Moores Mill Road and Hamilton Road in the Limited Development District (LDD) zoning district with an overlay of the Planned Development District (PDD) designation. This request was previously recommended for approval by the Planning Commission in August 2020 and was denied by City Council in November 2020. Staff recommended denial.

11. Annexation – APCo West Tech Subdivision

PL-2021-00718

Mr. Foote summarized the request for annexation of approximately 5.78 acres. The subject property was located on the south side of Corporate Parkway, west of Riley Street and north of Lee Road 868. The petition met the criteria for annexation, and staff recommended approval.

12. Rezoning from Rural to I – APCo West Tech Subdivision

PL-2021-00719

Mr. Foote summarized the request for rezoning of approximately 5.78 acres. The subject property was located on the south side of Corporate Parkway, west of Riley Street and north of Lee Road 868 in the Rural (R) zoning district (pending annexation). A communications tower to serve public safety would be constructed on the property. Staff recommended approval.

13. Preliminary Plat – Cotswolds, Phase 4

PL-2021-00736

Mr. Foote summarized the request for preliminary plat approval of a performance residential development (123 lot single-family detached subdivision). The subject property was located at the extension of Cotswolds Way and Glasco Street in the Development District Housing (DDH) zoning district. The plat met requirements of the subdivision regulations for preliminary plat approval, and staff recommended approval.

14. Conditional Use – Embrace Church

PL-2021-00542

Mr. Foote summarized the request for conditional use approval for an institutional use (church). The subject property was located at 2142 North College Street in the Development District Housing (DDH) zoning district with an overlay of the Planned Development District (PDD) designation. The property was part of the Tuscany Village PDD, but would take no internal access to the residential streets associated with it. A conditional use request was approved in 2017 to permit the construction of a 16,250 square foot (sq ft) church. The revised application proposed to increase the initial church construction to 18,685 sq ft and permit a future addition of 11,315 sq ft. Staff recommended approval.

15. Conditional Use – Son's Ford Parking Lot

PL-2021-00738

Mr. Foote summarized the request for conditional use approval of a road service use (parking lot). The subject property was located at 114 East Veterans Boulevard in the Comprehensive Development District (CDD) zoning district. The property owner intended to store and display vehicles for sale as an extension of the adjacent Son's Ford automobile dealership. Staff recommended approval with the

amendment to Planning condition #2 to state "The landscape treatment along Veterans Blvd shall be extended to the west property line."

16. Conditional Use – Nashville Wire Addition

PL-2021-00739

Mr. Foote summarized the request for conditional use approval for the expansion of an industrial use (manufacturing). The subject property was located at 1955 McMillan Street in the Industrial (I) zoning district. The applicant proposed to construct a 23,610 square foot warehouse expansion for the existing manufacturing use. The proposal appeared to be consistent with the intent of the zoning district, the general purpose, and goals of the Zoning Ordinance as well as the future land use designation of Industrial. Staff recommended approval.

17. Appeal to Waiver Denial – Drake Landing

PL-2021-00740

Mr. Foote summarized the request for an appeal to the denial of an Engineering Design & Construction Manual waiver request related to the requirements for standard parking dimensions, specifically backing dimensions for a 90 Degree parking configuration. The subject property was located at 425 Drake Avenue in the Corridor Redevelopment District – West (CRD-W) zoning district. The proposed development consisted of the removal of an existing church and the replacement with three townhomes and associated parking. The standard drawings and details for the City of Auburn contained in Appendix O of the Engineering Design & Construction Manual require 24' of backing distance for ninety-degree parking. The applicant seeks relief from this dimension based on site constraints.

OTHER BUSINESS

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 1:30 p.m.

Mack LaZenby, Secretary

Phil Chansler, Chair

**Auburn Planning Commission
November 9, 2021 – Regular Meeting
MINUTES**

The Planning Commission of the City of Auburn, Alabama, met in regular session on Tuesday, November 9, 2021, at 5:00 PM in the City Council Chambers of the Public Safety Building located at 141 North Ross Street.

PRESENT Wendy Birmingham, Robyn Bridges, Phil Chansler, Mack LaZenby, Warren McCord, Bob Ritenbaugh

ABSENT Jana Jager, Marcus Marshall, Nonet Reese

STAFF PRESENT Steve Foote, Katie Robison, Logan Kipp, Jay Howell, Amber English, Alison Frazier, Dan Crowds, Kris Berry, Scott Cummings

5. **Mr. Chansler made a motion to remove from the consent agenda and to postpone until December 9, 2021 Case PL-2021-00735, Final Plat – Silos at Conway, a request for final plat approval of a conventional subdivision (75 lot single-family residential subdivision).**

Mr. Ritenbaugh seconded the motion.

A vote was taken, and the motion passed with a vote of 6-0.

CITIZENS COMMUNICATION

OLD BUSINESS

1. **Rezoning from Rural to DDH – Old Samford** **PL-2021-00634**

Mr. Howell stated the request was for rezoning of approximately 679.40 acres from Rural (R) to Development District Housing (DDH). The subject property was located south of Mrs James Road and west of the Camden West subdivision. Staff recommended denial based on the application's inconsistency with the designated future land use of the property.

Mr. Chansler asked if there were plans to widen Farmville Road.

Ms. Frazier said intersection improvements were planned for Farmville and Donahue, which could include dual left turns off of Donahue onto Farmville and some widening and additional lanes. There would be no widening from Donahue to College.

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

Ms. Bridges made a motion to approve Case PL-2021-00634, Rezoning from Rural to DDH – Old Samford, a request for rezoning of approximately 679.40 acres from Rural (R) to Development District Housing (DDH).

Mr. McCord seconded the motion.

Mr. LaZenby noted the request did not align with the future land use of the property. He supported staff's recommendation.

Mr. McCord said that much thought and effort went into developing the future land use plan; however, he noted that it had not been updated as planned, and during that time rapid change had taken place in the City. He thought this project was very likable and appropriate and was worthy of consideration in spite of infrastructure issues.

Mr. Chansler was concerned about traffic depending on how fast building would occur.

Mr. Ritenbaugh was concerned about traffic. He said this would exacerbate problems without proper infrastructure in place.

Ms. Birmingham was concerned about the applications' inconsistency with the future land use plan.

A vote was taken, and the motion failed with a vote of 2-4. Commissioners Bridges and McCord voted for the motion. Commissioners Chansler, LaZenby, Ritenbaugh, and Birmingham voted against the motion.

2. Planned Development District – Old Samford

PL-2021-00635

Mr. Howell stated the request was for application of the Planned Development District (PDD) designation on approximately 885.05 acres zoned Development District Housing (DDH). The subject property was located south of Mrs James Road and west of the Camden West subdivision. Mr. Howell presented a revised master development plan that was largely consistent with staff's recommended modifications to the original plan. Staff recommended denial of the request based on the proposal's incompatibility with the property's designated future land use. Staff recommends that all staff comments be included as conditions of approval if the Planning Commission recommends approval to the City Council.

The updated master development plan would negate certain recommended staff conditions of approval, listed below. If the Commission were to recommend approval of the rezoning, staff recommended that all other staff comments be included as conditions of approval.

- Planning (listed as nos. 3, 4, 5, 10, and 11 on staff report):
 3. *Provide a connection directly between Phase 9 and the collector road south of it.*
 4. *Some form of Blueway access shall be provided where the collector road crosses Saugahatchee Creek immediately south of Phase 10.*
 5. *A road connection to Shadow Bend Lane is required and must be shown on the MDP.*
 10. *Identified open space is not sufficient for the exchange provided. At least 322.5 acres is required and neither the community amenity park nor areas in the vegetative buffers contribute to this requirement. Staff recommends recalculating this area to include internal phase open space, or seeking a different exchange such as open space improvements.*
 11. *The entirety of the Camden West and Camden South subdivisions, to include their respective open space areas, must be removed from the MDP.*

- Engineering (listed as no. 5 on staff report):
 5. *The development plan should include a connection to the City's Blueway/Greenway. The location and configuration of this connection can be discussed during the DRT process.*

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

Ms. Bridges made a motion to approve Case PL-2021-00635, Planned Development District – Old Samford, a request for application of the Planned Development District (PDD) designation on approximately 885.05 acres, with staff conditions minus Planning conditions numbers 3, 4, 5, 10, and 11 and Engineering condition number 5.

Mr. McCord seconded the motion.

Mr. LaZenby thought the proposal was too much, too fast.

A vote was taken, and the motion failed with a vote of 1-5. Commissioner Bridges voted for the motion. Commissioners Chansler, LaZenby, McCord, Ritenbaugh, and Birmingham voted against the motion.

3. Preliminary Plat - Sutherland Subdivision, 2nd Redivision of Lot 2 PL-2021-00643

Mr. Kipp stated the applicant requested to postpone this item until the Commission's December 9, 2021 regular meeting.

Mr. Chansler made a motion to postpone until December 9, 2021 Case PL-2021-00643, preliminary Plat - Sutherland Subdivision, 2nd Redivision of Lot 2, a request for preliminary plat approval for a conventional subdivision (five lot single-family residential subdivision).

Mr. LaZenby seconded the motion.

A vote was taken, and the motion passed with a vote of 6-0.

CONSENT AGENDA

Mr. Chansler stated the remainder of the consent agenda included:

4. Annexation – Auburn City Board of Education – PL-2021-00723: Recommendation to City Council for annexation of approximately 128.68 acres

Mr. LaZenby made a motion to approve the consent agenda, which included the minutes from the October 11, 2021 packet meeting and the October 14, 2021 regular meeting, with staff conditions.

Ms. Bridges seconded the motion.

A vote was taken, and the motion passed with a vote of 6-0.

NEW BUSINESS

6. Rezoning from Rural to DDH – Cox/Wire

PL-2021-00630

Ms. Robison stated the request was for rezoning of approximately 49.14 acres to Development District Housing (DDH). The subject property was located at the southwest intersection of Cox Road and Wire Road in the Rural (R) zoning district. The future land use designation assigned to the subject properties was Master-Planned Mixed-Use. In conjunction with this request, the applicant requested to apply the Planned Development District (PDD) overlay to the subject property. Staff recommended approval.

Brett Basquin with Foresite Group, LLC represented the applicant. He provided additional details about the project. He noted the staff condition of approval that stated “vehicular and/or pedestrian cross-access is recommended between the residential and commercial portions of the development.” He stated that the community was planned to be gated, which would prohibit vehicular cross-access. In addition, they wished to save the stream from environmental impacts, so they proposed to connect the residential and commercial portions with a 5’ sidewalk in the right-of-way. They were looking at ways to potentially try to cross the stream with a pedestrian bridge to connect the residential and commercial portions.

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

Ms. Bridges made a motion to approve Case PL-2021-00630, Rezoning from Rural to DDH – Cox/Wire, a request for rezoning of approximately 49.14 acres to Development District Housing (DDH), with staff conditions.

Mr. LaZenby seconded the motion.

A vote was taken, and the motion passed with a vote of 6-0.

7. Planned Development District – Cox/Wire

PL-2021-00631

Ms. Robison stated the request was for application of the Planned Development District (PDD) designation on approximately 49.17 acres zoned Development District Housing (DDH). The subject property was located at the southwest intersection of Cox Road and Wire Road. The proposed development was generally in line with the Future Land Use Plan. Proposed uses included duplex/quadplex-style residences (162 units) along an internal network of private streets on the southern two-thirds of the property. The residences were proposed to be a community targeted to meet the physical or social needs of older persons, in which 80% of the occupied units shall be occupied by at least one person who is age 55 or older. The Master-Planned Mixed-Use designation allows for a broad mix of uses that are contextually appropriate and specific to the surrounding area. There were very few commercial uses in the area. As residential developments were constructed, more commercial demand would be needed. The proposed commercial uses located at the intersection of Cox and Wire Roads would alleviate that need. Staff recommended approval with an additional condition to include a pedestrian pathway from Cox Road to the amenity area.

Ms. Bridges asked what it would look like to incorporate the stream into the open space to be accessible.

Ms. Robison said possibly eliminating or relocating one of the units on the south side of the stream.

Brett Basquin with Foresite Group, LLC represented the applicant. He noted the staff condition of approval that stated “locate the commercial parking so that it is screened with a building and is not visible from the intersection in which the new roundabout is being constructed.” He said that he needed flexibility with screening in order to maximize what uses could be located near the intersection. He noted the stream would be used as open space, and there would likely be walking trails incorporated. Lastly, he thought that providing 5’ sidewalks on both sides of the streets would provide the pedestrian connectivity and access to the amenity area, and a pedestrian path leading from Cox Road was not necessary.

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

Mr. LaZenby made a motion to approve Case PL-2021-00631, Planned Development District – Cox/Wire, a request for application of the Planned Development District (PDD) designation on approximately 49.17 acres, with staff conditions and the additional condition for a pedestrian path leading from Cox Road to the amenity area (east to west on the subject property).

Ms. Bridges seconded the motion.

Mr. McCord did not see the feasibility of adding a pedestrian access from Cox Road. He did not see how it would increase circulation more than it would create more difficulty in the minds of residents.

Ms. Bridges agreed. She also thought that it was reasonable to remove the conditions regarding relocating the commercial parking and incorporating the stream into the open space.

Mr. McCord made a motion to amend the original motion to not require a pedestrian path from east to west on the subject property.

Ms. Bridges seconded the motion to amend.

Mr. LaZenby thought the Commission should support staff.

A vote was taken, and the motion to amend passed with a vote of 5-1. Mr. LaZenby voted against the motion.

A vote was taken on the original motion as amended, and the amended motion passed with a vote of 5-1. Ms. Bridges voted against the motion.

8. Conditional Use – Cox/Wire

PL-2021-00632

Ms. Robison stated the request was for conditional use approval for institutional uses (assisted living facility, independent living facility, nursing home, memory care facility), office, road service uses (ATM, bank with drive-thru, convenience store/small grocery, fast food restaurant, mobile vendor food court, gasoline/service station), nurseries (retail), a commercial support use (vet office/kennel with outdoor pens), and commercial and entertainment uses (banks, barbershop/beauty shop, book hobby music &

sporting goods store, brewpub, clothing store, copy shop, dry cleaners, electronic repair, florist, funeral home, garden supply, general merchandise stores, grocery store, hardware store, health & personal care store, office supplies/stationary gift stores, pet/pet supply store, precious metal purchase/sales, private club, professional studio, restaurant, specialty food store, veterinary office/kennels) for the Cox/Wire PDD. Staff recommended approval with the removal of the gasoline/service station use.

Brett Basquin with Foresite Group, LLC represented the applicant. He did not have a problem with removing the gas station use from the list of requested uses.

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

Mr. LaZenby made a motion to approve Case PL-2021-00632, Conditional Use – Cox/Wire, a request for conditional use approval for performance residential development uses, institutional uses, road service uses, nursery uses, commercial support uses, and commercial and entertainment uses, with staff conditions and the condition that a gasoline/service station shall not be permitted.

Ms. Bridges seconded the motion.

Mr. McCord noted the staff comment that stated “include a connection (vehicular preferred) between the commercial/assisted living and the residential component.” He asked if vehicular access was appropriate if the stream was to be incorporated into the open space.

Mr. McCord made a motion to amend the original motion to not require a vehicular connection between the commercial/assisted living and the residential component.

Ms. Bridges seconded the motion to amend.

A vote was taken, and the motion to amend passed with a vote of 6-0.

A vote was taken on the original motion as amended, and the amended motion passed with a vote of 6-0.

9. Planned Development District Amendment – Hamilton Place

PL-2021-00716

Mr. Kipp stated the request was for an amendment to the Charter Commercial Center (Hamilton Place) PDD in order to add 4.21 acres, more or less, and allow 40,000 square feet of office use. The subject property was located at the northeast corner of Moores Mill Road and Hamilton Road in the Limited Development District (LDD) with an overlay of the Planned Development District (PDD) designation. This request was previously recommended for approval by the Planning Commission in August 2020 and was denied by City Council in November 2020. Staff recommended denial.

Brett Basquin with Foresite Group, LLC represented the applicant. He provided an overview of the project.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Ernie Merritt, 2492 Glenn Brooke Drive, opposed the request.
- Andrew Price, 2575 Glenn Brooke Drive, opposed the request.
- Bob Greenhaw, 2486 Glenn Brooke Drive, opposed the request.
- Kevin Wells, 1115 Blackman Circle, opposed the request.
- Kristen Forthofer, 2547 Glenn Brooke Drive, opposed the request.

After no further comments were received, the public hearing was closed.

Ms. Bridges made a motion to approve Case PL-2021-00716, Planned Development District Amendment – Hamilton Place, a request for an amendment to the Charter Commercial Center (Hamilton Place) PDD in order to add 4.21 acres, more or less, and allow 40,000 square feet of office use.

Mr. LaZenby seconded the motion.

Ms. Bridges asked what density would be allowed if the property was developed as residential.

Mr. Kipp said eight units an acre were permitted, but there was likely only enough property for four lots.

Ms. Bridges asked the difference in traffic counts between office and residential uses.

Ms. Frazier said residential would generate an estimated ten trips per unit per day. Based on the proposed square footage of office space, a traffic impact study would not be required.

A vote was taken, and the motion failed with a vote of 2-4. Commissioners Bridges and McCord voted for the motion. Commissioners Chansler, LaZenby, Ritenbaugh, and Birmingham voted against the motion.

10. Conditional Use – Hamilton Place

PL-2021-00717

Mr. Kipp stated the request was for conditional use approval for a community shopping center and office use. The subject property was located at the northeast corner of Moores Mill Road and Hamilton Road in the Limited Development District (LDD) zoning district with an overlay of the Planned Development District (PDD) designation. This request was previously recommended for approval by the Planning Commission in August 2020 and was denied by City Council in November 2020. Staff recommended denial.

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

Mr. LaZenby made a motion to deny Case PL-2021-00717, Conditional Use – Hamilton Place, a request for conditional use approval for a community shopping center and office use.

The motion did not receive a second.

Mr. Ritenbaugh made a motion to approve Case PL-2021-00717, Conditional Use – Hamilton Place, a request for conditional use approval for a community shopping center and office use. Condition that follows architectural rendering.

Mr. McCord seconded the motion.

A vote was taken, and the motion failed with a vote of 1-5. Commissioner Bridges voted for the motion. Commissioners Chansler, LaZenby, McCord, Ritenbaugh, and Birmingham voted against the motion.

11. Annexation – APCo West Tech Subdivision

PL-2021-00718

Ms. English stated the request was for annexation of approximately 5.78 acres. The subject property was located on the south side of Corporate Parkway, west of Riley Street and north of Lee Road 868. The petition met the criteria for annexation, and staff recommended approval.

Mr. LaZenby made a motion approve Case PL-2021-00718, Annexation – APCo West Tech Subdivision, a request for annexation of approximately 5.78 acres.

Mr. Ritenbaugh seconded the motion.

A vote was taken, and the motion passed with a vote of 6-0.

12. Rezoning from Rural to I – APCo West Tech Subdivision

PL-2021-00719

Ms. English stated the request was for rezoning of approximately 5.78 acres. The subject property was located on the south side of Corporate Parkway, west of Riley Street and north of Lee Road 868 in the Rural (R) zoning district (pending annexation). A communications tower to serve public safety would be constructed on the property. Staff recommended approval.

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

Mr. Ritenbaugh made a motion to approve Case PL-2021-00719, Rezoning from Rural to I – APCo West Tech Subdivision, a request for rezoning of approximately 5.78 acres from Rural (R) to Industrial (I).

Ms. Bridges seconded the motion.

A vote was taken, and the motion passed with a vote of 6-0.

13. Preliminary Plat – Cotswolds, Phase 4

PL-2021-00736

Mr. Kipp stated the request was for preliminary plat approval of a performance residential development (123 lot single-family detached subdivision). The subject property was located at the extension of Cotswolds Way and Glasco Street in the Development District Housing (DDH) zoning district. The plat met requirements of the subdivision regulations for preliminary plat approval, and staff recommended approval.

Mr. Chansler opened the public hearing.

Public comment was provided by the following individuals:

- Justin Patton, 2516 Tetbury Court, asked the Commission to delay approving the preliminary plat until additional infrastructure was in place.

After no additional comments were received, the public hearing was closed.

Ms. Bridges made a motion to approve Case PL-2021-00736, Preliminary Plat – Cotswolds, Phase 4, a request for preliminary plat approval of a performance residential development (123 lot single-family detached subdivision).

Mr. McCord seconded the motion.

Ms. Frazier gave an update on infrastructure improvements in the area.

A vote was taken, and the motion passed with a vote of 5-1. Mr. LaZenby voted against the motion.

14. Conditional Use – Embrace Church

PL-2021-00542

Mr. Howell stated the request was for conditional use approval for an institutional use (church). The subject property was located at 2142 North College Street in the Development District Housing (DDH) zoning district with an overlay of the Planned Development District (PDD) designation. The property was part of the Tuscan Village PDD, but would take no internal access to the residential streets associated with it. A conditional use request was approved in 2017 to permit the construction of a 16,250 square foot (sq ft) church. The revised application proposed to increase the initial church construction to 18,685 sq ft and permit a future addition of 11,315 sq ft. Staff recommended approval.

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

Mr. LaZenby made a motion to approve Case PL-2021-00542, Conditional Use – Embrace Church, a request for conditional use approval for an institutional use (church), with staff conditions.

Ms. Bridges seconded the motion.

A vote was taken, and the motion passed with a vote of 6-0.

15. Conditional Use – Son's Ford Parking Lot

PL-2021-00738

Ms. English stated the request was for conditional use approval of a road service use (parking lot). The subject property was located at 114 East Veterans Boulevard in the Comprehensive Development District (CDD) zoning district. The property owner intended to store and display vehicles for sale as an extension of the adjacent Son's Ford automobile dealership. Staff recommended approval with the amendment to Planning condition #2 to state "The landscape treatment along Veterans Blvd shall be extended to the west property line."

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

Mr. Ritenbaugh made a motion to approve Case PL-2021-00738, Conditional Use – Son’s Ford Parking Lot, a request for conditional use approval for a road service use (parking lot), with staff conditions and to amend Planning condition #2 to state “The landscape treatment along Veterans Blvd shall be extended to the west property line.”

Ms. Bridges seconded the motion.

A vote was taken, and the motion passed with a vote of 6-0.

16. Conditional Use – Nashville Wire Addition

PL-2021-00739

Ms. Robison stated the request was for conditional use approval for the expansion of an industrial use (manufacturing). The subject property was located at 1955 McMillan Street in the Industrial (I) zoning district. The applicant proposed to construct a 23,610 square foot warehouse expansion for the existing manufacturing use. The proposal appeared to be consistent with the intent of the zoning district, the general purpose, and goals of the Zoning Ordinance as well as the future land use designation of Industrial. Staff recommended approval.

Mr. Chansler opened the public hearing. After no comments were received, the public hearing was closed.

Ms. Bridges made a motion to approve Case PL-2021-00739, Conditional Use – Nashville Wire Addition, a request for conditional use approval for the expansion of an industrial use (manufacturing), with staff conditions.

Mr. LaZenby seconded the motion.

A vote was taken, and the motion passed with a vote of 6-0.

17. Appeal to Waiver Denial – Drake Landing

PL-2021-00740

Ms. Frazier stated the request was for an appeal to the denial of an Engineering Design & Construction Manual waiver request related to the requirements for standard parking dimensions, specifically backing dimensions for a 90 Degree parking configuration. The subject property was located at 425 Drake Avenue in the Corridor Redevelopment District – West (CRD-W) zoning district. The proposed development consisted of the removal of an existing church and the replacement with three townhomes and associated parking. The standard drawings and details for the City of Auburn contained in Appendix O of the Engineering Design & Construction Manual require 24’ of backing distance for ninety-degree parking. The applicant seeks relief from this dimension based on site constraints.

Mr. McCord made a motion to deny Case PL-2021-00740, Appeal to Waiver Denial – Drake Landing, a request for an appeal to the denial of an Engineering Design & Construction Manual waiver request related to the requirements for standard parking dimensions.

Mr. Ritenbaugh seconded the motion.

Mike Maher with Precision Surveying, LLC represented the applicant. He explained how the current dimensions of the lot necessitated the need for the waiver.

A vote was taken, and the motion passed with a vote of 5-1. Ms. Bridges voted against the motion.

OTHER BUSINESS

18. Approval of 2022 Planning Commission Meeting and Deadline Calendar

Mr. Chansler made a motion to approve the 2022 Planning Commission Meeting and Deadline Calendar as presented.

Mr. LaZenby seconded the motion.

A vote was taken, and the motion passed with a vote of 6-0.

CHAIRMAN'S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT- With no further business, the meeting was adjourned at 7:42 p.m.

Mack LaZenby, Secretary

Phil Chansler, Chair

City of Auburn Planning Commission
Preliminary Plat
PC Case # PL-2021-00643
Sutherland 2nd Redivision of Lot 2

Meeting Date: December 9, 2021 (Postponed from October 14, 2021)

Property Owner(s): Donahue Land, LLC

Authorized Representative: Brett Basquin, Foresite Group Inc.

Request: The applicant is seeking preliminary plat approval for a five-lot conventional single-family detached subdivision.

Subdivision regulations state: "The Planning Commission shall approve, approve conditionally, or disapprove such Preliminary Plat within thirty (30) days after the submission thereof. If approved conditionally the conditions and reasons therefore shall be stated; and if necessary the Planning Commission may require the Subdivider to submit a revised Preliminary Plat. If any of the requirements are modified or waived, the reasons for such shall be specified. If the Planning Commission should disapprove the Preliminary Plat, the reasons for such action shall be stated and, if possible, recommendations made on the basis of which the proposed Subdivision would be approved."

Location: Eastern terminus of Sutherland Lane

Reviewed by: Logan Kipp, Principal Planner

Update: **The applicant has withdrawn this request.**

City of Auburn Planning Commission

Final Plat

PC Case # PL-2021-00735

The Silos at Conway

Meeting Date: December 9, 2021
Postponed from the November 9, 2021 meeting

Property Owner(s): John & Sherri Todd

Authorized Representative: Blake Rice, Barrett-Simpson, Inc.

Request: Final plat approval for a 76-lot conventional subdivision [70 single-family lots, four (4) open space lots, one (1) amenity lot, and one (1) commercial development lot].

Subdivision regulations state: "Action on Final Plat: Final approval of the plat will be given upon (1) fulfillment of all conditions attached to, and in conformance with, the Preliminary Plat; and (2) certification of the proper installation of the improvements and compliance with Articles IV and V of these Regulations. The Planning Commission shall act upon the Final Plat within thirty (30) days of its submission, and shall communicate in writing to the subdivider the action taken."

Location: East of the City of Auburn Soccer Complex, on the north side of Wire Road

Discussion: The Silos at Conway preliminary plat was approved in August 2020. At that time, staff identified the requirement for 10.6 acres of open space, or 25% of the development. The proposed plat provided 9.1 acres, a deficiency of 1.5 acres. The submitted final plat increased area set aside for open space to meet this requirement; however, the added land is required to be incorporated into the Silos at Conway Planned Development District (PDD). Companion requests to annex, rezone, and incorporate the new land into the PDD will allow the subdivision to meet its minimum required open space. Staff supports the final plat with conditions proposed in this report.

Reviewed by: Jay Howell, AICP, Senior Planner

Recommendation: **Approval with staff conditions, pending approval of annexation petition PL-2021-00780, rezoning request PL-2021-00781, and Planned Development District Amendment PL-2021-00782.**

Current Zoning: Approximately 50.29 acres of the subject property is zoned Limited Development District (LDD) with Planned Development District (PDD) designation. Approximately 4.83 acres is outside of city limits.

Surrounding Zoning:

- North:** **Outside the city limits** – John and Sheri Todd (*Mobile Home Park*)
- South:** **Rural (R)** – Monica Mills, John and Nicole Konstant, Beckett Family Revocable Trust, Jeffrey and Lisa Glasscock, Samuel Coker and Carolyn Ridnour, Lee Lamar (*Residential*)
- East:** **Outside the city limits** – Southwest Lee County Volunteer (*Fire Station*); Lance & Rita Eddins (*Residential*); Dawson Family Limited Partnership (*Vacant*)
- West:** **Rural (R)** – City of Auburn (*Auburn Soccer Complex*); **Outside of city limits** – Patrick Messick, Sheri Todd, & Angie Newman (*undeveloped*)

Property Description: The subject properties are comprised of approximately 55.12 acres, more or less. The properties have been cleared and infrastructure is being installed.

Recent Action Related to this Site:

Date	Action
March 2020	Planning Commission approved future land use designation change from Rural (R) to Master-Planned Mixed-Use as part of the Cox/Wire focus area study.
August 2020	Planning Commission approved the preliminary plat of a 73-lot conventional subdivision on 42.36 acres of the subject property, subject to the approval of the accompanying annexation, pre-zoning, and PDD applications. [PL-2020-00387]
September 2020	City Council approved the annexation of an additional 24.03 acres, rezoning of those same acres to LDD, and PDD designation to approximately 50.29 acres which included 71 units and a commercial area. Specific uses for the commercial area were not applied for at the time. Residential use approval is gained with the acceptance of the MDP. [Ordinances 3250, 3251, and 3252]

Greenway/Greenspace Impact: According to the Auburn Greenway and Greenspace Master Plan, a proposed sidewalk will run along Wire Road on the same side of the road as the subject property.

Bike Plan Facilities: There is an existing bike lane along Wire Road.

Land Use Plan Designation: The future land use plan designation for this parcel is Master-Planned Mixed-Use. The use designation provides for a collaboration of developer, municipality, and public when larger tracts of land are proposed for development. Master-planned mixed use can include a broad mix of uses which are contextually appropriate and specific to its surrounding area.

Analysis:

This request is for a final plat of a 76-lot conventional subdivision consisting of 70 single-family lots, four (4) open space lots, one (1) amenity lot, and one (1) commercial lot. The proposed density of the development is 1.27 dwelling units per acre (du/ac). The maximum density permitted in the LDD zoning district for conventional residential uses is 2 du/ac. The average lot size for the proposed subdivision is approximately 15,700 square feet, or 0.36 acres. Specific changes from the preliminary plat and MDP to the submitted final plat include the relocation of the amenity area toward the front of the

subdivision, a reduction of one single-family unit, and the proposed inclusion of approximately 4.83 acres of land that brings the entire pond into the subdivision.

Open space is not required in conventional subdivisions; however, the applicant agreed to provide a total of 25% in exchange for reduced residential setbacks as part of the PDD's MDP. The submitted plat, with the added 4.83 acres, provides approximately 16.7 acres of open space, or roughly 30% of the proposed subdivision. The additional 4.83 acres is land from an adjacent property, but not currently within the PDD or city limits of Auburn. The exclusion of this land from the PDD results in only 23.5% of the PDD provided as open space, not meeting the required amount approved with the MDP. This exchange was offered in order to utilize the incentive for reduced setbacks on residential lots. This acreage will need to be annexed into the City, rezoned to LDD, and incorporated into the PDD before the final plat can be recorded and building permits utilizing the reduced setback incentive can be issued.

Staff recommends the following conditions of approval be addressed prior to signing of final plat:

Planning:

1. *Approval of this plat is subject to the Auburn City Council's approval of annexation petition PL-2021-00780, rezoning request PL-2021-00781, and PDD amendment PL-2021-00782.*
2. *Correct Note 11 to read "55.12 acres" and "76 lots".*
3. *Add Lot 76 to the data table.*
4. *The administrative plat submitted as "Jeanette Cox Conway Estate Subdivision No.3" must be amended to reflect the boundaries shown on this final plat.*

Engineering:

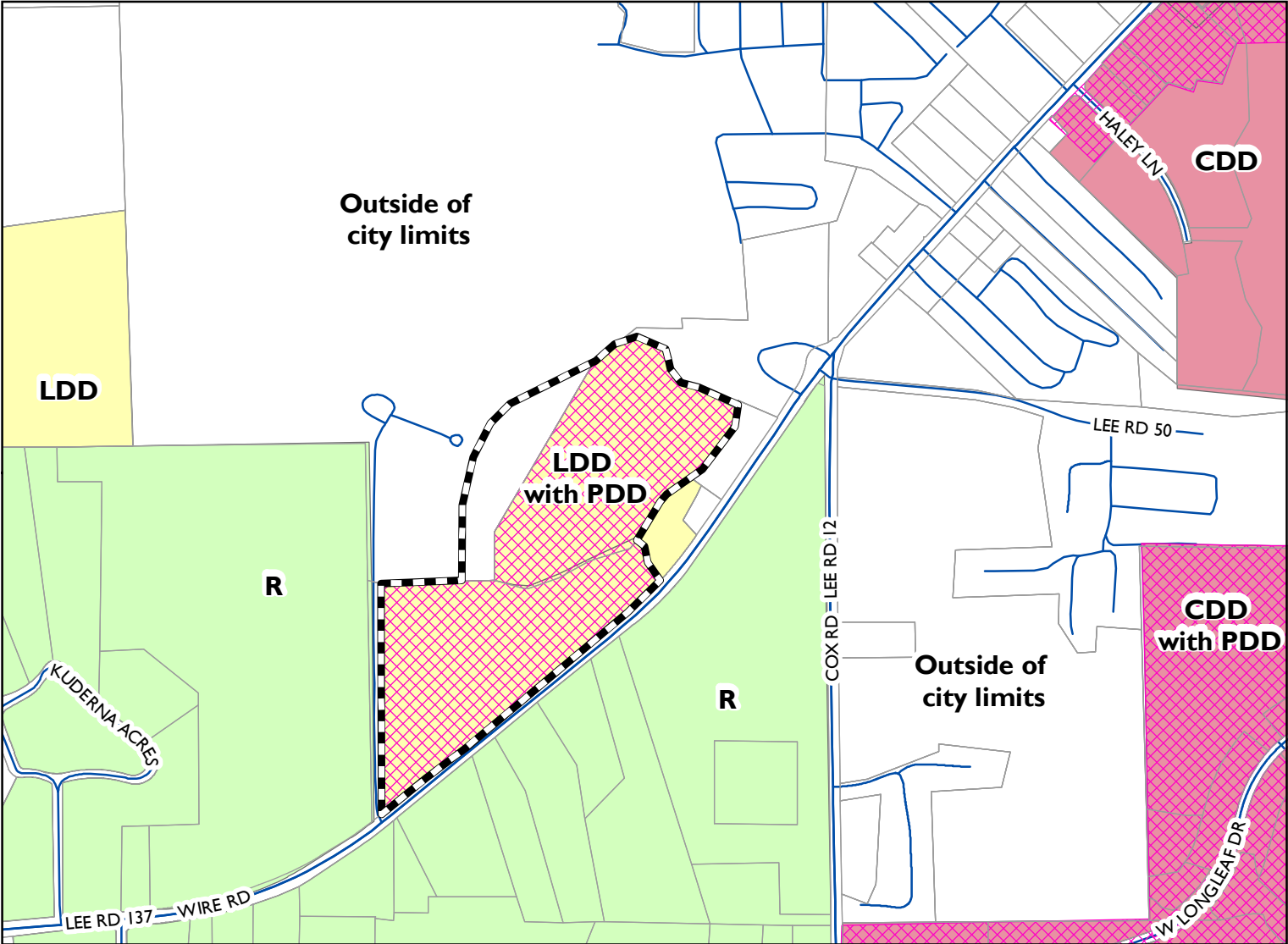
1. *Chamfer the easement on Lot 60 or verify the storm sewer is within the 10' Drainage and Utility Easement.*
2. *Provide minimum finished floor elevations for lots adjacent to drainage features.*

Water Resource Management:

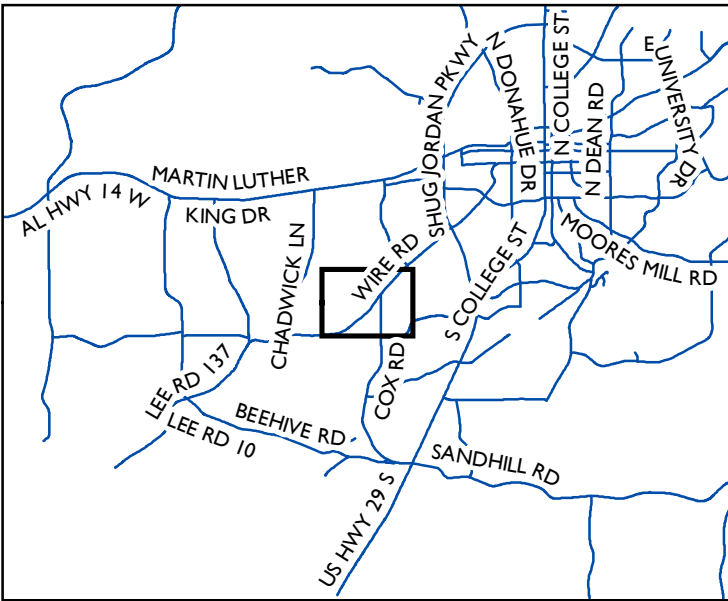
1. *Asbuilts have not been received for this development. Upon review of asbuilts, the plat may need to be replatted.*
2. *An offsite sewer easement is required on the adjoining property to the west. A separate exhibit for dedication is required to be submitted before asbuilts can be approved.*

GIS:

1. *Provide a connector line across the Right of Way to the island containing Lots 60-75.*
2. *There is a 10' private drainage easement shown on the Jeanette C. Conway plat in LPB: 44-117, but which is not being shown on this plat.*



Vicinity Map



The applicant is seeking final plat approval of a 76-lot conventional subdivision.

The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

NOTES

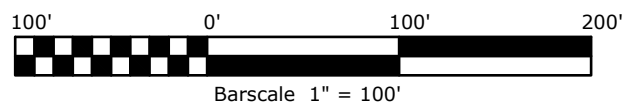
- Survey North is Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS used the ADOT Cors as reference.
- Basis for Survey:
-The Jeanette Cox Conway Estate Subdivision No. 2, Plat Book 44, Page 117, Probate Office, Lee County, Alabama.
- Other Sources:
-Boundary & Topographic Survey - The Silos at Conway, by Barrett-Simpson Inc., dated February 22, 2021.
- According to the FEMA FIA NFIP Flood Insurance Rate Map (FIRM), Map Numbers 01081C0183G & 01081C0184G, effective November 02, 2011, the Subject property is located:
-Zone X (not shaded) (Areas to be determined outside the 0.2% annual chance flood plain)
- This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
- There is a ten (10) foot utility and drainage easement along the right-of-way of each lot.
- There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
- This drawing becomes void if any alterations or changes are made by others.
- This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.
- All lots in this subdivision shall be subject to, held and shall be held, conveyed, hypothecated or encumbered, used, occupied and improved subject to the covenants and restrictions recorded in the Office of the Judge of Probate of Lee County, Alabama in Misc Book 1283 at Page 394, as amended which shall run with the land and shall be binding upon all parties having or acquiring any right, title or interest in and to the lots set forth on this plat.
- The purpose of this plat is to subdivide 42.89 acres into 70 individual lots.
- Development Data:
-Current Zone: LDD Performance (limited development district) with PDD (planned development district overlay)
-Total Number of Lots: 70
-Total Number of Residential Lots: 70
-Smallest Lot: Lot 64 - 0.19 Acres (8,107 Sq Ft.)
-Largest Lot: Lot 30 - 13.68 Acres (595,691 Sq Ft.)
-Total Acreage: 55.12 Acres (2,400,862 Sq Ft.)
-Total Open Space: 15.69 Acres (682,966 Sq Ft.)
-Total Amenity Area: 0.99 Acres (43,301 Sq Ft.)
-Total Commercial Area: 7.40 Acres (322,488 Sq Ft.)
-Total Residential & ROW: 31.04 Acres (1,352,127 Sq Ft.)
-Lots 2, 30, 44 & 64 are Non-Buildable Lots
-John W. & Sheri M. Todd Property has 225 Acres ± remaining after development.
-Setbacks: Front: 25'
Rear: 25'
Side Street: 20'
Side: 5'

CITY OF AUBURN NOTES

- No permanent structures may be constructed or placed on easements. Fences may be erected perpendicularly across the easement provided there is a minimum twelve (12) foot wide access gate installed. If the gate is to be locked there must be a City approved lock installed in conjunction with the owners lock. No canopy trees shall be planted within ten (10) feet of utilities.
- By placing obstructions within or encroaching onto the easement, the property owner(s) does for itself, its successors, and assigns agree to indemnify, hold harmless and defend the City of Auburn, its officials, representatives, agents, servants and employees from and against all liability and loss which may be sustained as a result of claims, demands, costs or judgments arising out of the location of the obstruction within the easement including its reasonable costs in defending against any such claims and further agrees to release and discharge the City of Auburn from any damages to the obstruction arising from utility maintenance work within the easement or any damages to the obstruction resulting from its placement in the easement.
- Placing any portion of an irrigation system within the easements or right of way, the property owner does for itself, its successors and assigns agrees to hold harmless and defend the City of Auburn, its officials, representatives, agents, servants, and employees from and against all liability and loss which may be sustained as a result of claims, demands, cost or judgments arising out of the location of the obstruction within the easements or right of way including its reasonable cost in defending against any such claims. The property owner further agrees to release and discharge the City of Auburn from any damages to the irrigation system arising from any work or maintenance work within the granted easement or right of way or any damages to the irrigations system resulting from its placement within the easement or right of way. Irrigation systems are limited to only laterals being placed within any easements or right of way.
- Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 22, 25, 27, 28, 29, 31, 33, 34, 35, 38, 39, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 55, 56, 57, 60, 61, 62, 63, 65, 72, 73, 74, 75 have potential sewer backflow issues due to the finish grade elevation being less than 12-inches above the nearest upstream sanitary sewer manhole rim elevation. These lots are required to have backflow prevention devices installed on the customer's sewer service line if the finished floor elevation is less than 12-inches above the nearest upstream sanitary sewer manhole rim elevation. The property owner, successors, and assigns for each lot of record as indicated shall be fully responsible for the maintenance and repair of the backflow prevention device and shall indemnify, hold harmless, and defend the City of Auburn for any backflows that occur due to improper maintenance, use, or omission of this device.

LEGEND

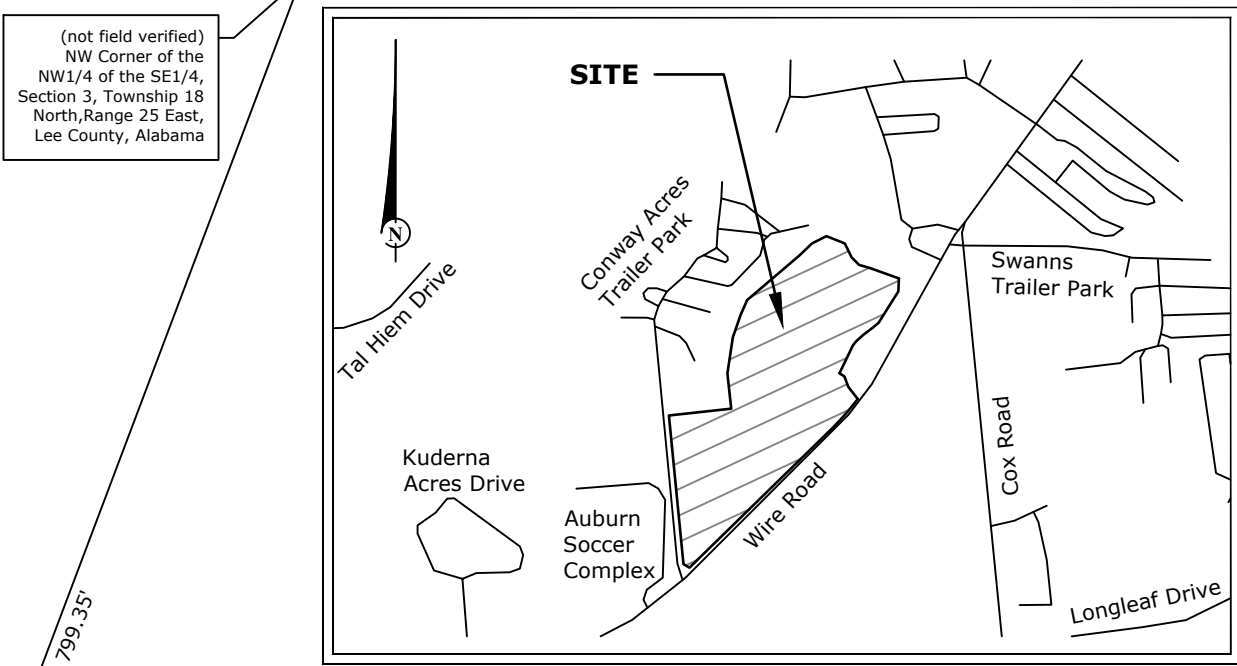
- 1/2" Rebar Found - Orange Cap
Stamped PLS CA#1067-LS
(unless otherwise noted)
- 1/2" Rebar Set - Orange Cap
Stamped AL CA 718 LSF000600
- Concrete Monument Found
- Concrete Monument Set with
Plastic Identification Cap
- Calculated Point
- RLPY Real Property Book
- MB: Map Book
- DB: Deed Book
- PB: Plat Book
- PG: Page
- (R) Record Bearing or
Distance
- (TYP.) Typical Example
- ROW Right-of-Way
- N/F Now or Formerly
- D.U.E. Drainage & Utility Easement
- (T) Total



BARRETT-SIMPSON, INC.
Engineers & Land Surveyors
706 12th STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)
121 W. BRIDG STREET, EUFALUA, AL 36027 (PH 334-687-4257, FAX 334-687-8829)
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

VICINITY MAP

not to scale



FINAL PLAT OF THE SILOS AT CONWAY

BEING A PART OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 25 EAST,
AUBURN, LEE COUNTY, ALABAMA



For Review Only

Date: 10/28/2021

**FINAL PLAT
PL-2021-00735
Received 11/1/2021**

Line #	Length	Direction
L1	31.34'	S85° 30' 10"W
L2	25.39'	S34° 57' 46"W
L3	20.00'	N55° 02' 14"W
L4	9.12'	N34° 57' 46"E
L5	87.87'	S85° 50' 22"W
L6	52.96'	N53° 54' 04"W
L7	20.00'	S36° 05' 56"W
L8	49.19'	N53° 54' 04"W
L9	16.99'	S83° 56' 11"E
L10	30.69'	N57° 29' 27"E
L11	55.14'	S12° 51' 17"E
L12	56.04'	S67° 45' 25"W
L13	23.37'	S75° 50' 40"W
L14	37.96'	S71° 58' 14"W
L15	113.69'	S83° 56' 11"E
L16	34.89'	S04° 13' 39"W
L17	93.28'	N84° 24' 39"W
L18	13.99'	S67° 11' 08"W
L19	43.39'	S69° 59' 30"W
L20	50.00'	N20° 00' 30"W
L21	44.62'	N69° 59' 30"E
L22	32.49'	N67° 11' 08"E
L23	24.79'	N67° 11' 08"E
L24	50.00'	N22° 48' 52"W
L25	42.06'	S67° 11' 08"W

DEDICATION

We, SMB Land LLC, as owners of the real property shown on this plat hereby joins in the statement of Jonathan A. Ham and certify that it is my purpose to subdivide lands so platted into lots as shown. In witness whereof, We have hereon to set our hand on this _____ day of _____, 2021.

Nick Howard
Chief Financial Officer

ACKNOWLEDGMENT STATE OF ALABAMA LEE COUNTY

I, _____, a Notary Public in and for said County, in said State, hereby certify that Nick Howard, whose name is signed to the foregoing instrument and whose is known to me, acknowledged before me on this date that, being informed on the contents of the instrument, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the _____ day of _____, 2021.

Notary Public

My Commission Expires

AUBURN CERTIFICATES

Approved by the Auburn City Planning Commission, Auburn, Alabama

Planning Director: _____

Date: _____

Approved by the Auburn City Engineer

City Engineer: _____

Date: _____

Approved by the Auburn City Council, Auburn, Alabama

Mayor: _____

Date: _____

Lot #	Acres	Square Footage	Lot #	Acres	Square Footage	Lot #	Acres	Square Footage	Lot #	Acres	Square Footage	Lot #	Acres	Square Footage	Lot #	Acres	Square Footage
1	0.99	43,301	16	0.54	23,317	31	0.35	15,252	46	0.30	13,018	61	0.38	16,365			
2	1.26	54,737	17	0.33	14,477	32	0.31	13,684	47	0.29	12,750	62	0.37	15,899			
3	0.46	19,872	18	0.38	16,499	33	0.33	14,205	48	0.32	13,845	63	0.57	24,933			
4	0.34	14,794	19	0.42	18,189	34	0.28	12,159	49	0.33	14,443	64	0.19	8,107			
5	0.36	15,545	20	0.34	14,849	35	0.30	13,018	50	0.33	14,442	65	0.37	16,212			
6	0.43	18,842	21	0.34	14,595	36	0.33	14,240	51	0.33	14,442	66	0.32	14,148			
7	0.37	16,271	22	0.32	13,752	37	0.29	12,779	52	0.33	14,441	67	0.29	12,820			
8	0.38	16,541	23	0.82	35,789	38	0.27	11,895	53	0.33	14,441	68	0.29	12,639			
9	0.35	15,364	24	0.55	23,955	39	0.28	12,043	54	0.33	14,440	69	0.30	13,177			
10	0.34	15,013	25	0.32	14,149	40	0.27	11,649	55	0.33	14,440	70	0.31	13,370			
11	0.37	16,210	26	0.38	16,470	41	0.27	11,900	56	0.33	14,439	71	0.31	13,370			
12	0.39	17,014	27	0.36	15,784	42	0.29	12,554	57	0.33	14,438	72	0.33	14,411			
13	0.35	15,121	28	0.34	14,862	43	0.27	11,760	58	0.33	14,438	73	0.37	16,079			
14	0.50	21,764	29	0.34	14,836	44	0.56	24,431	59	0.44	18,962	74	0.38	16,485			
15	0.56	24,285	30	13.68	595,691	45	0.34	14,717	60	0.38	16,612	75	0.38	16,489			

Curve #	Arc Length	Radius	Chord Bearing	Chord Distance	Curve #	Arc Length	Radius	Chord Bearing	Chord Distance	Curve #	Arc Length	Radius	Chord Bearing	Chord Distance	Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	36.31'	25.01'	N83° 26' 47"W	33.20'	C16	58.68'	55.00'	N24° 40' 27"E	55.94'	C31	54.42'	55.00'	S76° 30' 20"W	52.23'	C46	36.99'	206.00'	S40° 42' 40"W	36.94'
C2	4.61'	216.00'	N42° 29' 01"W	4.61'	C17	51.62'	55.00'	N32° 46' 43"W	49.75'	C32(T)	245.28'	206.00'	N04° 04' 53"W	86.96'	C47(T)	57.71'	206.00'	S43° 35' 34"W	57.52'
C3	13.13'	216.00'	N44° 50' 07"W	13.12'	C18	41.80'	55.00'	N81° 26' 23"W	40.80'	C33	39.02'	25.00'	S87° 07' 52"E	35.18'	C48	44.51'	166.05'	S43° 31' 46"W	44.38'
C4(T)	17.74'	216.00'	N44° 13' 24"W	17.73'	C19	77.30'	55.00'	S36° 31' 28"W	71.09'	C34	39.27'	25.00'	S50° 34' 49"W	35.36'	C49	21.22'	25.00'	S75° 13' 17"W	20.59'
C5	16.29'	200.00'	N44° 12' 59"W	16.28'	C20(T)	271.31'	55.00'	N60° 34' 21"W	68.75'	C35	90.67'	200.00'	S60° 34' 02"W	89.89'	C50	99.30'	55.00'	S47° 50' 11"W	86.35'
C6	33.52'	25.00'	N03° 27' 34"W	31.07'	C21	17.15'	25.00'	S15° 55' 01"W	16.82'	C36	8.20'	200.00'	S74° 43' 44"W	8.20'	C51	74.90'	55.00'	S42° 53' 50"E	69.24'
C7	10.00'	156.00'	N36° 53' 38"E	10.00'	C22	5.24'	25.00'	S41° 34' 33"W	5.23'	C37(T)	98.87'	200.00'	N61° 44' 31"W	97.86'	C52	2.02'	55.00'	S82° 57' 53"E	2.02'
C8	101.21'	156.00'	N57° 19' 01"E	99.45'	C23(T)	22.39'	25.00'	N21° 55' 17"E	21.65'	C38	40.91'	206.00'	S70° 12' 52"W	40.84'	C53(T)	176.21'	55.00'	S07° 46' 28"W	109.95'
C9(T)	111.21'	156.00'	S55° 28' 50"W	108.87'	C24	39.27'	25.00'	N87° 25' 11"W	35.36'	C39	75.80'	206.00'	S53° 59' 01"W	75.37'	C54	19.56'	25.00'	S61° 34' 15"E	19.07'
C10	32.05'	250.00'	N72° 13' 51"E	32.03'	C25	39.52'	25.00'	N02° 52' 08"E	35.53'	C40	30.19'	206.00'	S39° 14' 35"W	30.17'	C55	47.12'	30.00'	S05° 50' 48"W	42.43'
C11	84.02'	250.00'	N58° 55' 46"E	83.63'	C26	21.02'	25.00'	N72° 14' 44"E	20.41'	C41(T)	146.90'	206.00'	S55° 28' 30"W	143.81'	C56	38.11'	25.00'	S85° 29' 08"E	35.52'
C12	7.51'	250.00'	N48° 26' 26"E	7.51'	C27	11.93'	25.00'	S69° 59' 35"E	11.82'	C42	36.65'	156.00'	S41° 41' 04"W	36.57'	C57	85.24'	2449.36'	S49° 50' 44"W	84.24'
C13(T)	123.58'	250.00'	N61° 44' 31"E	122.33'	C28(T)	32.95'	25.00'	S85° 55' 07"W	30.62'	C43	8.72'	156.00'	S50° 01' 00"W	8.72'	C58	102.18'	2449.36'	N47° 39' 12"E	102.17'
C14	22.39'	25.00'	N73° 14' 21"E	21.65'	C29	105.72'	55.00'	N68° 36' 39"E	90.18'	C44(T)	45.37'	156.00'	N43° 17' 09"E	45.21'	C59	168.96'	2449.36'	N44° 28' 55"E	168.93'
C15	41.91'	55.00'	N77° 04' 09"E	40.90'	C30	85.13'	55.00'	N30° 48' 08"W	76.89'	C45	20.72'	206.00'	S48° 44' 10"W	20.71'	C60	40.62'	25.00'	S04° 18' 07"W	36.30'

We, John W. Todd & Sheri M. Todd, as owners of the real property shown on this plat hereby joins in the statement of Jonathan A. Ham and certify that it is my purpose to subdivide lands so platted into lots as shown. In witness whereof, We have hereon to set our hand on this _____ day of _____, 2021.

John W. Todd
Owner

Sheri M. Todd
Owner

ACKNOWLEDGMENT STATE OF ALABAMA LEE COUNTY

I, _____, a Notary Public in and for said County, in said State, hereby certify that John W. Todd & Sheri M. Todd, whose name is signed to the foregoing instrument and whose is known to me, acknowledged before me on this date that, being informed on the contents of the instrument, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the _____ day of _____, 2021.

Notary Public

My Commission Expires

PROJECT NO: 17-0513

SCALE: 1" = 100'
FIELD BY: WHY/PAD
DRAWN BY: BES
FIELD DATE: 09/14/2021
DRAW DATE: 10/28/2021

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: The Silos at Conway (Case PL-2020-00387)

Subject: Preliminary plat approval for a conventional subdivision (71 single family residential lots and two open space lots)

Location: East of the Auburn Soccer Complex, on the north side of Wire Road

Applicant: Patrick Messick, Sheri Todd, and Angie Newman

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

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for preliminary plat approval for a conventional subdivision (71 single family residential lots and two open space lots), marked "Received" July 17, 2020, Auburn Planning Commission Case PL-2020-00387, is **APPROVED, subject to:**

Planning:

- Show names of proposed streets.
- Show any existing utilities and easements., as well as any future easements.
- Add note regarding HOA maintenance.
- Show the existing pond.
- Show the existing streams and associated buffers.
- Provide 25% (10.59 ac) open space as requested in Master Development Plan
- Lots 13-19 & 21-27 are not within 750 ft of Open Space access, a pedestrian access easement or an extension of the open space lot between lots 28-31 would need to be provided.
- Show 20' bufferyard (shown in Master Development Plan) along Wire Rd.
- Show pedestrian/bicycle path from subdivision to commercial/office component as proposed in PDD.
- Engineering record drawings will need to be submitted for Design Review process.

Engineering:

- An engineering certification has been submitted.
- A traffic impact study should be provided to review the impacts of the development on the surrounding infrastructure. Recommendations from the traffic study shall be constructed with this development.
- Show all existing streams and wetlands on the plat, and the associated stream buffers.
- Minimum Finished Floor Elevations should be listed for all lots within close proximity of streams, and all lots adjacent to the inundation boundary determined from the dam breach analysis.
- The minimum centerline radius for horizontal roadway curves is 200'. Several areas on the plat indicate radii less than the minimum.
- A street stub-out to the future development parcel is recommended for connectivity. No direct access to Wire Road will be permitted.
- Add a note indicating that no lots shall take direct access off Wire Road.

The Silos at Conway
PL-2020-00387

Water Resource Management:

- AWWB does not serve the subject property with water, applicant should coordinate with Loachapoka Water Authority to confirm service availability.
- Offsite easements may be required for Sanitary Sewer service. Applicant is responsible for acquiring any easements that may be necessary.
- Regulated waters may be present at this site. Applicant should verify presence of any regulated waters prior to development.

STATE OF ALABAMA
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held August 13, 2020 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 1st day of September, 2020.



Forrest E. Cotten, AICP, Director of Planning

NOTES:

- Survey North is Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US foot. Said Coordinates established on this Survey by RTK GPS using the ALDOT CORS as reference.
- According to the FEMA FIA NFP flood insurance rate map (FIRM), Map Numbers 01081C0184G & 01081C0183G effective date November 02, 2011, the subject property is located in a Zone X (areas to be determined outside the 0.2% annual chance flood plain) Flood hazard area.
- This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
- There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
- This drawing becomes void if any alterations or changes are made by others.
- This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.

7. PRELIMINARY, NOT FOR RECORDING PURPOSES OR IMPLEMENTATION.

CITY OF AUBURN NOTES

- No permanent structures may be constructed or placed on easements. Fences may be erected perpendicularly across the easement provided there is a minimum twelve (12) foot wide access gate installed. If the gate is to be locked there must be a City approved lock installed in conjunction with the owners lock. No canopy trees shall be planted within ten (10) feet of utilities.
- By placing obstructions within or encroaching onto the easement, the property owner(s) does for itself, its successors, and assigns agree to indemnify, hold harmless and defend the City of Auburn, its officials, representatives, agents, servants and employees from and against all liability and loss which may be sustained as a result of claims, demands, costs or judgments arising out of the location of the obstruction within the easement including its reasonable costs in defending against any such claims and further agrees to release and discharge the City of Auburn from any damages to the obstruction arising from utility maintenance work within the easement or any damages to the obstruction resulting from its placement in the easement.
- Placing any portion of an irrigation system within the easements or right of way, the property owner does for itself, its successors and assigns agrees to hold harmless and defend the City of Auburn, its officials, representatives, agents, servants, and employees from and against all liability and loss which may be sustained as a result of claims, demands, cost or judgments arising out of the location of the obstruction within the easements or right of way including its reasonable cost in defending against any such claims. The property owner further agrees to release and discharge the City of Auburn from any damages to the irrigation system arising from any work or maintenance work within the granted easement or right of way or any damages to the irrigations system resulting from its placement within the easement or right of way. Irrigation systems are limited to only laterals being placed within any easements or right of way.

Plot Data

-Total Number of Lots: 73
-Area of Largest Lot: 4.75 Ac
-Area of Smallest Lot: 0.27 Ac
-Total Acreage: 42.36 Ac

OWNER

Patrick Alan Messick
Angie Messick Newman
Sheri Messick Todd
John W. Todd
2120 Lee Rd 137
Auburn, AL 36832

LAND SURVEYOR

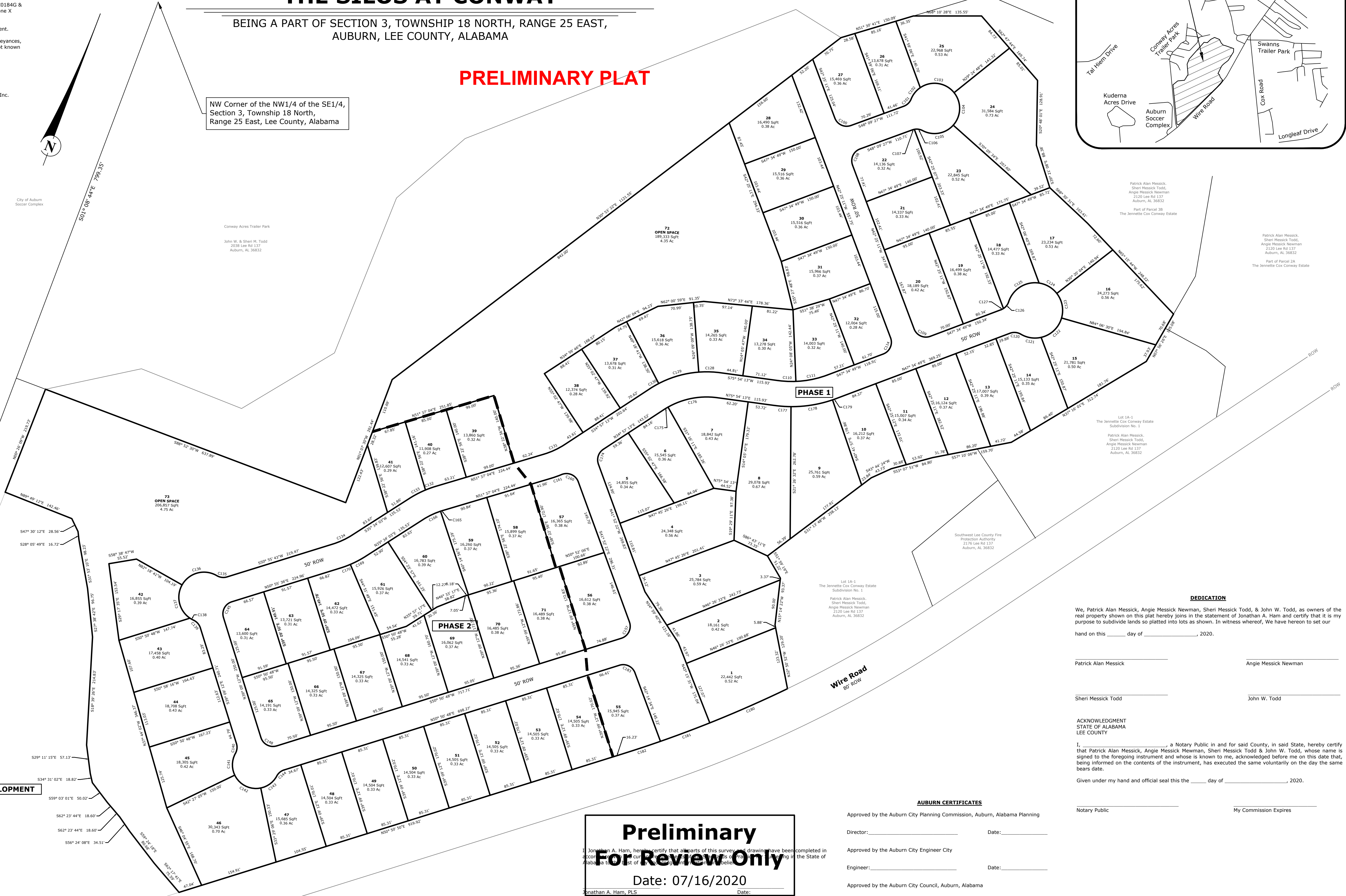
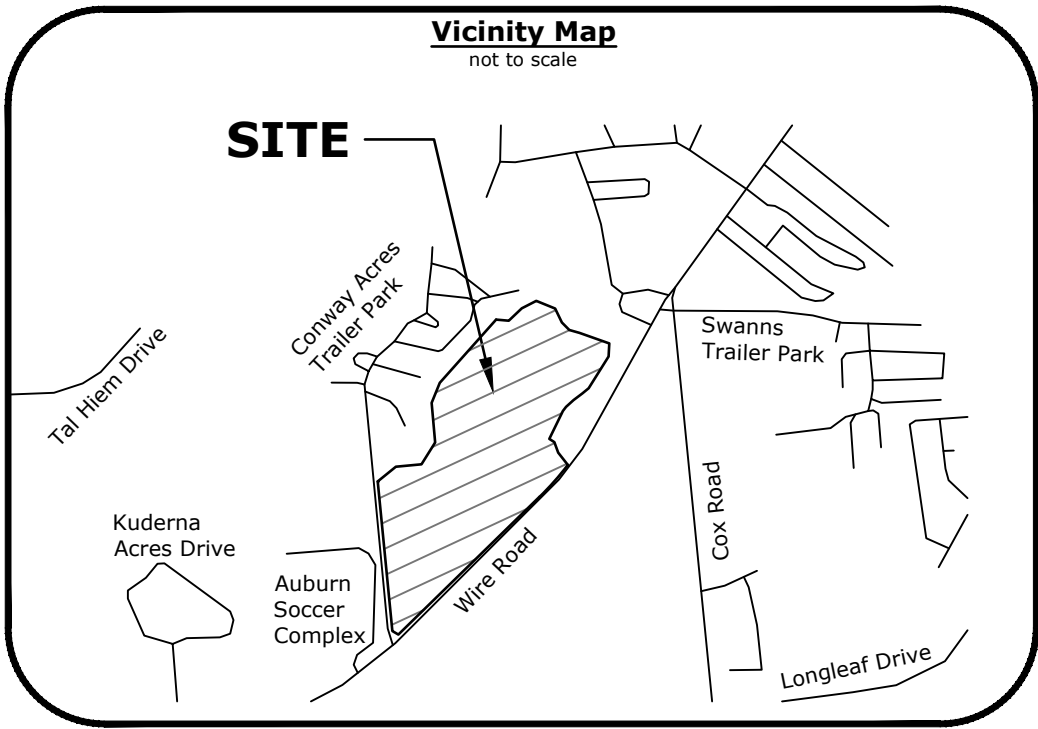
Jonathan A. Ham, PLS 34761
Barrett-Simpson, Inc.
223 S. 9th Street
Opelika, AL 36801

PRELIMINARY PLAT OF
THE SILOS AT CONWAY

BEING A PART OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 25 EAST,
AUBURN, LEE COUNTY, ALABAMA

PRELIMINARY PLAT

NW Corner of the NW1/4 of the SE1/4,
Section 3, Township 18 North,
Range 25 East, Lee County, Alabama



DEDICATION

We, Patrick Alan Messick, Angie Messick Newman, Sheri Messick Todd, & John W. Todd, as owners of the real property shown on this plat hereby joins in the statement of Jonathan A. Ham and certify that it is my purpose to subdivide lands so platted into lots as shown. In witness whereof, We have hereon to set our hand on this _____ day of _____, 2020.

Patrick Alan Messick Angie Messick Newman

Sheri Messick Todd John W. Todd

ACKNOWLEDGMENT
STATE OF ALABAMA
LEE COUNTY

I, _____, a Notary Public in and for said County, in said State, hereby certify that Patrick Alan Messick, Angie Messick Newman, Sheri Messick Todd & John W. Todd, whose name is signed to the foregoing instrument and whose is known to me, acknowledged before me on this date that, being informed on the contents of the instrument, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the _____ day of _____, 2020.

Notary Public My Commission Expires

AUBURN CERTIFICATES

Approved by the Auburn City Planning Commission, Auburn, Alabama Planning

Director: _____ Date: _____

Approved by the Auburn City Engineer City

Engineer: _____ Date: _____

Approved by the Auburn City Council, Auburn, Alabama

Mayor: _____ Date: _____

Preliminary
For Review Only

Date: 07/16/2020

Jonathan A. Ham, PLS
Alabama License No. 34761

Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C100	39.02	25.00	S87° 07' 52"E	35.18
C101	21.03	25.00	N04° 07' 05"E	20.41
C102	29.50	50.00	N07° 52' 00"E	29.07
C103	74.74	50.00	N09° 30' 29"E	67.97
C104	70.24	50.00	S20° 20' 23"E	64.61
C105	66.71	50.00	S58° 07' 38"W	61.87
C106	16.80	25.00	S79° 54' 28"W	16.64
C107	4.00	25.00	S52° 48' 49"W	4.00
C108	39.52	25.00	S02° 52' 08"W	35.53
C109	39.27	25.00	S87° 25' 11"E	35.30

Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C110	35.04	200.00	N70° 53' 04"E	35.00
C111	63.87	200.00	N06° 49' 27"E	63.50
C112	39.27	25.00	N02° 34' 46"E	35.30
C113	20.29	200.00	N73° 14' 21"E	21.65
C114	41.91	55.00	N77° 04' 09"E	40.90
C115	58.60	55.00	N24° 40' 27"E	55.94
C116	51.62	55.00	N32° 46' 47"W	49.75
C117	42.81	55.00	N01° 30' 27"W	40.80
C118	77.30	55.00	S38° 31' 28"W	71.99
C119	17.15	25.00	S15° 55' 01"W	16.82

Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C120	5.24	25.00	S41° 34' 37"W	5.23
C121	43.39	200.00	S04° 52' 32"W	43.27
C122	43.30	200.00	S52° 10' 05"W	43.70
C123	20.29	200.00	S19° 51' 59"W	20.39
C124	45.37	150.00	S43° 17' 09"W	45.21
C125	58.60	150.00	S48° 34' 57"W	57.82
C126	35.87	200.00	S40° 37' 27"W	35.83
C127	42.81	150.00	S42° 36' 37"W	42.70
C128	21.03	25.00	S74° 55' 50"W	20.81
C129	79.71	50.00	S53° 21' 31"W	71.57

Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C130	74.65	50.00	S19° 09' 02"E	67.91
C131	8.28	50.00	S82° 35' 59"E	8.27
C132	21.09	25.00	S63° 14' 54"E	20.01
C133	20.29	25.00	S19° 52' 08"E	19.70
C134	44.94	46.85	S20° 03' 59"E	43.34
C135	62.09	46.85	S88° 31' 01"E	57.65
C136	41.00	46.85	N13° 24' 21"E	39.76
C137	19.44	25.00	N09° 34' 18"E	18.95
C138	39.27	25.00	S09° 50' 29"W	35.35
C139	39.27	25.00	S84° 09' 12"E	35.30

Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C140	40.62	25.00	N04° 18' 07"E	36.30
C141	40.62	25.00	N88° 11' 11"W	36.10
C142	32.90	200.00	S48° 13' 37"W	31.99
C143	5.08	150.00	S50° 41' 04"W	5.08
C144	36.62	150.00	S42° 39' 33"W	38.52
C145	34.40	200.00	S40° 21' 07"W	34.30
C146	22.26	200.00	S48° 13' 57"W	22.25
C147	13.98	25.00	N03° 38' 44"W	13.19
C148	10.00	150.00	N38° 53' 38"E	10.00
C149	101.21	150.00	N57° 59' 03"E	99.45

Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C150	32.05	250.00	N72° 13' 51"E	32.03
C151	84.02	250.00	N58° 55' 46"E	83.63
C152	73.01	250.00	N44° 30' 29"E	72.91
C153	168.70	2415.54	S44° 20' 28"W	168.77
C154	104.66	2415.54	S47° 41' 01"W	104.65
C155	82.09	2415.54	S49° 54' 33"W	82.98
C156	37.92	25.00	S85° 41' 53"E	34.39

BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors



706 12th St., Phenix City, AL 36868 (PH: 334-297-2423)
223 S. 9th St., Opelika, AL 36801 (PH: 334-745-7026)
121 W. Broad St., Eufaula, AL 36027 (PH: 334-687-4297)

THE SILOS AT CONWAY

SMB LAND COMPANY, INC

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permission of Barrett-Simpson, Inc.

PRELIMINARY
PLAT

DRAWN BY: JSH/MCM 16 JULY 2020
DESIGNED BY: NA NA
REVIEWED BY: JSH 16 JULY 2020
APPROVED BY: JAH 16 JULY 2020

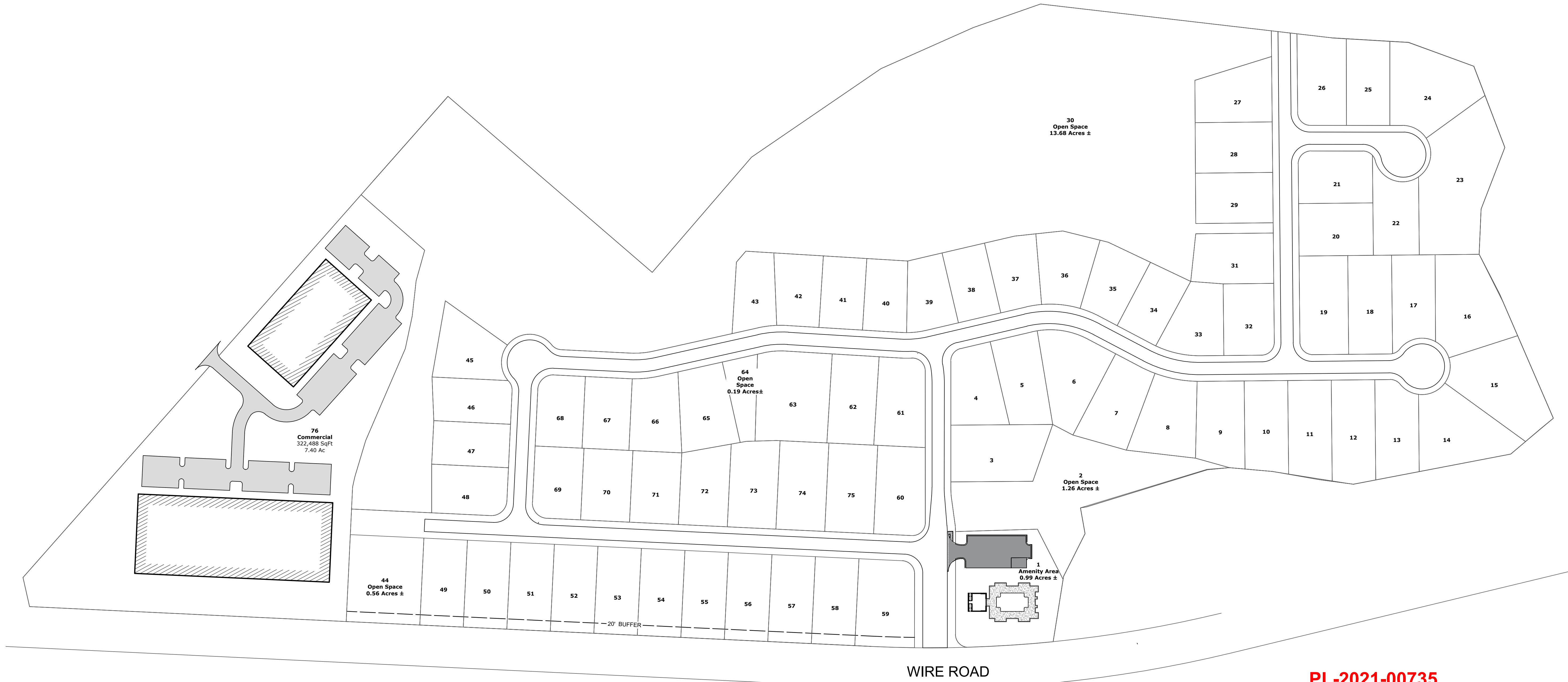
DATE 16 JULY, 2020

PROJECT NUMBER 17-0513

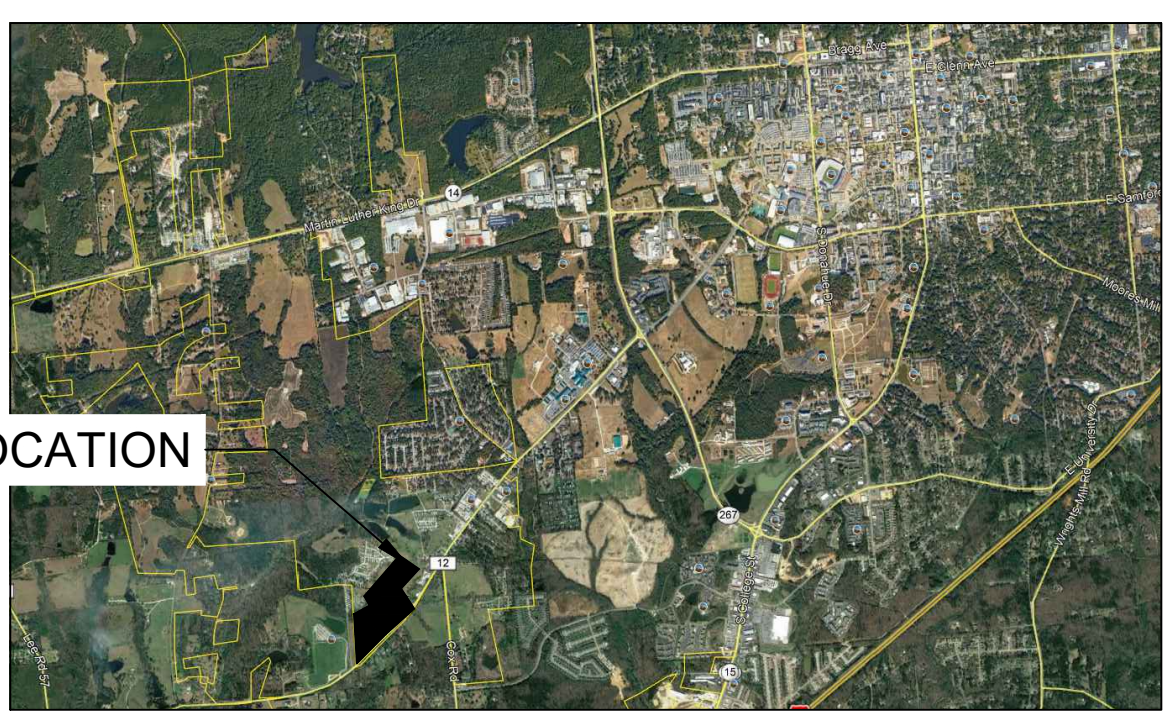
SHEET NUMBER

C3a

Drawing Name: M:\2017\17-0513 S&B - Conway on Wire - Auburn\dwg\17-0513 Conway\17-0513 Master Development Planning Last Modified: Nov 30, 2021 - 7:56am by Klucker



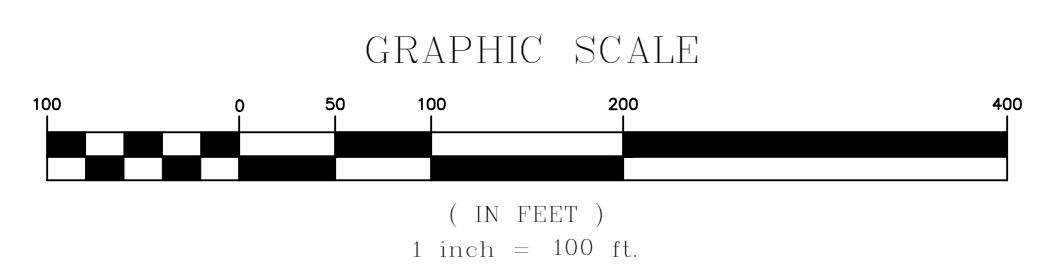
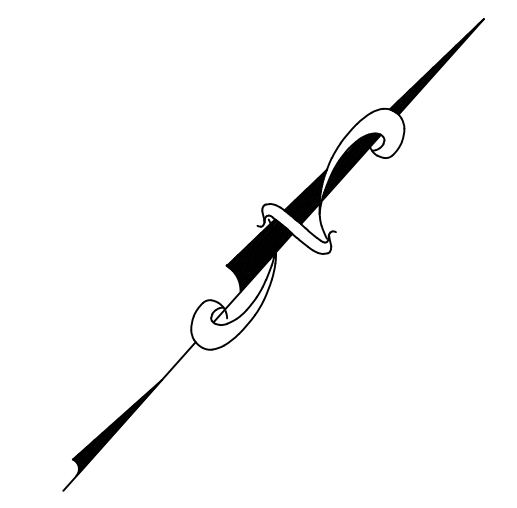
SITE LOCATION



VICINITY MAP
NOT TO SCALE

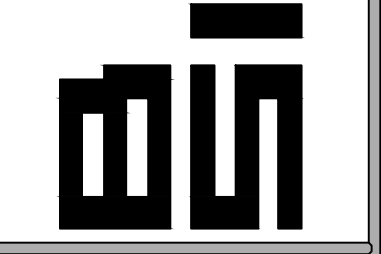
DEVELOPMENT DATA	
TOTAL ACREAGE	55.12 ACRES ±
TOTAL RESIDENTIAL	31.04 ACRES ±
OPEN SPACE	15.69 ACRES ±
AMENITY AREA	0.99 ACRES ±
COMMERCIAL AREA	7.40 ACRES ±
TOTAL RESIDENTIAL LOTS	70
AVERAGE LOT SIZE	85'X150'
LENGTH OF ROADS	4,450 LF
AMENITY PARKING	
REQUIRED	24 SPACES
PROVIDED	25 SPACES

PL-2021-00735
Silos at Conway MDP
Received 11/29/2021



BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors

■ 706 12th ST. PHENIX CITY, AL 36868 (PH : 334-297-2423)
 □ 223 S. 8th ST. OPELIKA, AL 36801 (PH : 334-745-7050)
 □ 121 W. BROAD ST. EUFALUA, AL 36072 (PH : 334-687-4257)



STONE MARTIN BUILDERS

SILOS AT CONWAY

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**MASTER DEVELOPMENT
PLAN**

DRAWN BY: K WELCH
 DESIGNED BY: K WELCH
 REVIEWED BY: C ROGERS
 APPROVED BY: B PRICE

DATE: 29 NOVEMBER 2021

PROJECT NUMBER: 17-0513

SHEET NUMBER:

City of Auburn Planning Commission
Annexation Request
Case #PL-2021-00758
Flannagan Annexation

Meeting Date: December 9, 2021

Property Owner(s): Kevin and Dawn Flannagan

Request: Annexation of approximately 3.54 acres into the city limits (Lot 4, Brookhaven Farms, Tenth Revision, A Revision of Lot 8A1A2A, Brookhaven Farms, Ninth Revision)

According to the City's annexation policy, the petition must meet all requirements for annexation as set forth in Resolution 12-111 adopted June 19, 2012. The policy requires that the property must be contiguous to the existing corporate boundaries of the City of Auburn and that the petitioner must have ownership, must read and sign the agreement concerning city services.

Location: On the east side of Beehive Road, approximately 0.15 miles south of Wimberly Road

Reviewed by: Amber English, Planner

Discussion: The petitioners are requesting annexation of the existing vacant lot. They also own the existing lot of record to the south (4774 Beehive Road), which is inside the City limits and contains a single-family home. The residence at 4774 Beehive Road utilizes Lot 4 for access to the public street. At this time, there are no plans to consolidate the lots or build on the subject property.

Recommendation: **Forward to City Council with a recommendation for approval**

Current Zoning: The property is currently outside of the City limits. Upon annexation, the property shall receive the Rural (R) district designation.

Surrounding Zoning:

North: **Outside of the City limits** – *single-family residential; vacant*
South: **Rural (R)** – *single-family residential*
East: **Rural (R)** – *single-family residential*
West: **Outside of the City limits** – *vacant*

Property Description: The subject property is comprised of approximately 3.54 undeveloped, wooded acres. A shared drive for the subject property and the lot adjacent to the south (also owned by the petitioners) is located on the flag stem portion of the property to be annexed.

Previous Action Related to this Site: The subject property is Lot 4 of Brookhaven Farms, Tenth Revision, A Revision of Lot 8A1A2A, Brookhaven Farms, Ninth Revision, which was recorded in August 2013.

Greenway/Greenspace Impact: There are no planned facilities in the subject property according to the Greenway and Greenspace Master Plan.

Bike Plan Facilities: There are no proposed bicycle facilities in the subject property.

Land Use Plan Designation: The Future Land Use Map in Comprehensive Plan 2030 designates the property as Rural. This use designation allows single-family detached residential at a density of one (1) dwelling units per three (3) acres, as well as other uses as permitted in the Rural zoning district.

Analysis: The following requirements must be fulfilled for a petition to be considered by the Planning Commission:

Ownership: The petitioner must be the owner of the property and must submit an accurate description of the property proposed for annexation.

The applicant provided the deed and legal description for the subject property.

Contiguity: The property to be annexed must be contiguous to the existing corporate boundary of the City of Auburn.

The property is contiguous to the City of Auburn boundary to the south.

Provision of Services: The applicant has submitted a signed agreement attesting to the fact that some municipal services may not be available to the subject property upon annexation and that the property is subject to all laws of the City of Auburn.

The applicant has signed the petition attesting that all services may not be available at the time of annexation.

GUIDELINES

The following guidelines are used by the Planning Commission in reviewing petitions for annexation (staff comments are in *italics*).

General Location

The property proposed for annexation should be located within the overall area defined as appropriate for annexation in the CompPlan 2030 Optimal Boundary and/or the Lake Ogletree watershed.

The subject property is within the 2030 Optimal Boundary and has a future land use designation of Rural.

Minimum Area

If the property for which annexation is being requested is less than three (3) acres in area, consideration should only be given to annexation of the entire parcel.

If the property for which annexation is being requested is more than three (3) acres in area, consideration will be given to annexing a portion of said property. However, neither the portion recommended for annexation, nor the portion remaining unincorporated, should be less than three (3) acres; nor should the annexation of such portion make it unduly difficult for other property owners in the vicinity to achieve the degree of contiguity necessary to make their property eligible for annexation.

The subject property (Lot 4) consists of approximately 3.54 acres.

Public Access

The property for which annexation is being requested should have direct access to a public right-of-way. For this purpose, the term "direct access" means fronting on a dedicated public right-of-way; or having an unrestricted connection to a public right-of-way, capable of providing safe and ready access for public service vehicles, and approved by the Planning Commission.

The property has direct access to Beehive Road and currently contains the access driveway for 4774 Beehive Road.

Street Improvements

Any streets, or parts thereof, within and/or serving the property for which annexation is being requested will be evaluated by the City Engineer to determine whether or not they conform to current City design and improvement standards. The results of this evaluation will be presented to and considered by the Planning Commission and the City Council.

If any streets do not meet current City standards the petitioner(s) shall be put on notice that at some point in the future the City may require that they be brought up to standard. Bringing streets into conformity may include, as appropriate: the dedication of sufficient land by the petitioners to provide their proportionate share of the right-of-way for any public street; and/or the payment of their proportionate share of any costs of required improvements.

In situations in which scattered lots in a subdivision are annexed but others remain unincorporated, property owners requesting annexation will be advised that no street improvements will be made until all the lots contiguous to one another and forming a street segment appropriate for improvement are annexed.

If the area to be annexed contains public roads which are currently maintained by Lee County, the City will perform no maintenance on or improvements to such roads until such time as an agreement between the City and the County in accordance with Sections 11-49-80 and 11-49-81 of the Code of Alabama, 1975, has been executed.

This portion of Beehive Road is maintained by the Lee County Highway Department.

DEPARTMENTAL COMMENTS/ISSUES

Planning:

a. Description of the neighborhood.

The Brookhaven Farms neighborhood is rural in nature with 29 lots sized between three and 25 acres. Properties on the west side of Beehive Road in this vicinity are large, undeveloped tracts. Loachapoka Elementary School is located approximately 0.50 miles to the south.

b. Has there been subdivision activity during the past two years for the proposed annexation area?

No.

c. Logical Corporate Boundary and rating according to the 2030 Optimal Boundary as set forth in CompPlan 2030.

The property is adjacent to the corporate limits of the City of Auburn on the south side and is shown within the 2030 Optimal Boundary.

d. Future land use classification and possible appropriate zoning designations.

The Future Land Use Map in Comprehensive Plan 2030 designates the property as Rural. If approved for annexation, the appropriate zoning designation would be Rural.

e. Consistency of existing land uses with future land use plan.

The property is currently vacant. The surrounding area is developed with large, single-family lots, which is consistent with the future land use designation of Rural.

f. Parks and Recreation Master Plan (impacts to LOS/location of nearest park facility).

The nearest park property is Keisel Park located approximately 2 miles away to the east.

g. Elimination of enclaves

This annexation would reduce an existing enclave.

h. Any additional information deemed necessary at the discretion of the Planning Director.

None at this time.

Engineering Services:

- a. **Staff will examine the proximity of the request to the nearest arterial roadway based on the Major Street Plan.**

This property is located on Beehive Road (Lee Road 061), which is a collector roadway that is maintained by Lee County. The nearest arterial roadway is Alabama Highway 14.

- b. **Trips Generation Analysis based on proposed use and assumptions made by staff if not known.**

Upon annexation, the 3.5-acre property would be zoned Rural and could not be further subdivided. If the property were developed with a single-family house, approximately 10 vehicular trips per day would be expected.

- c. **Does the proposed annexation have road frontage on a county or state road? If the petition for annexation is on a county road, staff shall discuss the cost of maintenance and potential future expansion.**

The property has frontage on Beehive Road, which is maintained by Lee County.

- d. **Are there any drainage issues in this area?**

There are no known drainage issues in this area.

- e. **Apply waiting period for properties subdivided in the Planning Jurisdiction with infrastructure being installed.**

There is no recommended waiting period for this annexation request.

Water Resource Management:

- a. **Ability to provide services:**

Water Resource Management has no issues with the annexation of this property.

- b. **Is the annexation in an area serviced by municipal water and sewer?**

The Auburn Water Works Board does not provide water service to this area. Please coordinate with local water authority for water service.

The City of Auburn does not provide sanitary sewer service to this area. Any on-site septic should be permitted through the Alabama Department of Public Health.

- c. **Is the annexation in an area budgeted for future expansion?**

Not applicable.

d. What are the estimated costs associated with expansion to this area?

Not applicable.

e. Any environmental concerns:

None.

Is the subject property in the Lake Ogletree watershed area? If so, does it meet the minimum lot size for the watershed area?

No. The property is located in the Uphapee Creek watershed.

Is the subject property in the Saugahatchee Creek watershed area?

No. The property is located in the Uphapee Creek watershed.

Public Safety:

The Public Safety Department shall provide a statement to address their ability to provide Fire, EMS and Police protection for the proposed annexation.

The Police Division has stated they can serve this property.

The owner of this property should know that this property is more than 5 miles from the closest fire station. The insurance rating may not be the lowest rating the City of Auburn has achieved. The water distribution system is not operated by the Auburn Water Works Board. For further development/construction to occur on this property, current adopted Codes and Standards must be met. Insurance rates and fire suppression activities could be affected by travel distance and the capabilities of the water system.

Environmental Services:

Environmental Services shall provide a statement addressing the impacts of the petition on staff's ability to serve the area, including but not limited to personnel, equipment and scheduling.

Solid Waste Services:

The subject property is near other properties receiving solid waste services. If collection services are provided, the impact on service levels will be minimal

Animal Control:

The subject property is approximately 4.9 to 5.0 miles from the Environmental Services building. The average response time for animal control to reach this property will be 8 to 10 minutes depending on traffic and road conditions. If an emergency call for animal control is received after-hours, the average response time will be a minimum of 40 minutes.

Auburn City Schools:

The City of Auburn Public Schools shall provide a statement addressing the schools ability to accommodate and transport school-aged children from the area in question to the nearest city school.

Auburn City Schools (ACS) acknowledges that the subject property is within the City of Auburn's "optimal boundary," as identified in the City's comprehensive plan, CompPlan 2030. Therefore, ACS has no comment on the subject annexation petition request.

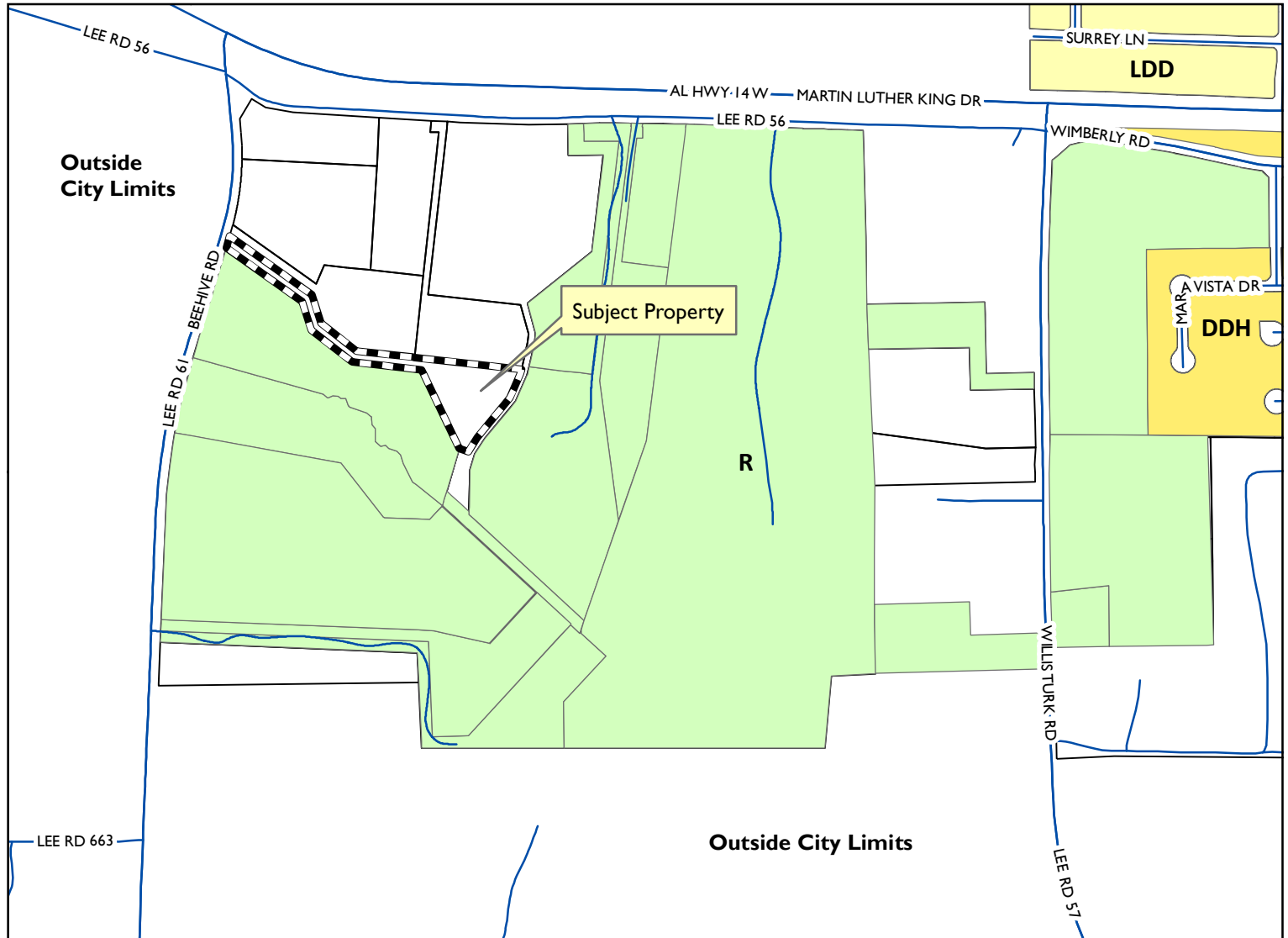
Finance Department:

No concerns or questions from Revenue or Utility Billing.

Flannagan Property

Annexation

PL-2021-00758



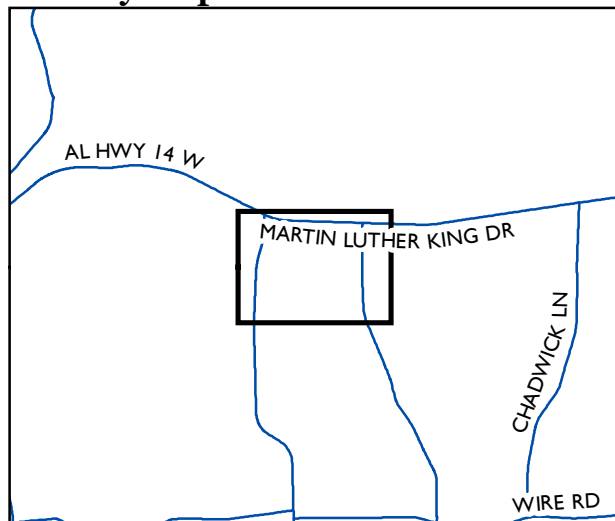
Subject Property



0 175 350 700
Feet

Planning Department
12/03/2021

Vicinity Map



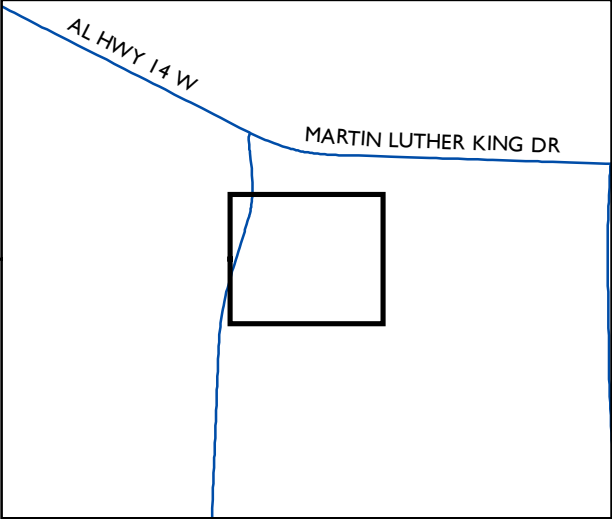
The Planning Commission will consider a request from Kevin and Dawn Flannagan for annexation of approximately 3.54 acres located on the east side of Beehive Road, just south of Wimberly Road.

The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at <http://www.auburnalabama.org/pcl>

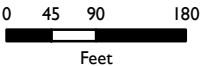
The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.



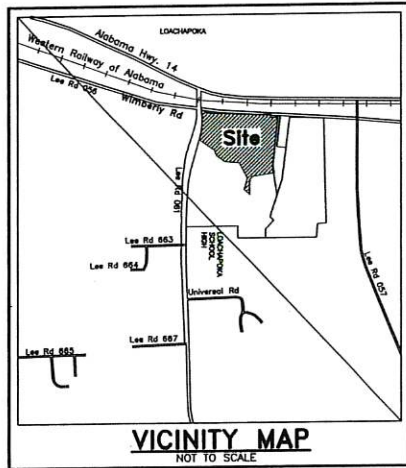
Vicinity Map



Subject Property



Planning Department
 12/03/2021



OWNER:

JAMES DELL CROSBY
419 PINEDALE DRIVE
AUBURN, ALABAMA 36830

FLOOD ZONE: ZONE X AS PER FEMA MAP
#01081C0180G, EFFECTIVE NOVEMBER 2, 2011

SEWERAGE SYSTEM: SEPTIC TANK

WATER: LOACHAPOKA WATER AUTHORITY

STREET PAVING: LEE COUNTY

NOTES:

1. BEARINGS COMPUTED FROM GRID NORTH, NAD 83, ALABAMA EAST.
2. ALL IRON PINS SET ARE 5/8" REBAR.
3. THE PLAT SHOWN HERE ON IS A RE-SUBDIVISION OF LOTS 8A1A2A AND 8A1A2B.

I, JAMES L. MCCORRY, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE MAP OR PLAT SHOWN HEREON IS A TRUE AND CORRECT RECORD OF A SURVEY MADE BY ME OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT: BROOKHAVEN FARMS SUBDIVISION, TENTH REVISION; THAT SAID PLAT CORRECTLY SHOWS THE RELATION OF THE LAND SURVEYED AND SUBDIVIDED TO THE GOVERNMENT SURVEY; THAT IT ACCURATELY SHOWS THE LENGTHS AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER AND THE BEARINGS, WIDTHS, AND NAMES OF THE STREETS, AVENUES, HIGHWAYS, ETC.; THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA.

WITNESS MY HAND THIS 6th DAY OF AUGUST, 2013.



James L. McCorry
JAMES L. MCCORRY, L.S.
ALABAMA REGISTRATION NO. 12493

DEDICATION

I, JAMES DELL CROSBY, THE OWNER OF SAID LANDS SURVEYED BY JAMES L. MCCORRY, DO HEREBY CERTIFY THAT TITLE WAS AND IS VESTED IN SAID OWNER AND JOIN IN THE FOREGOING STATEMENT MADE BY SAID JAMES L. MCCORRY, AS STATED IN CODE OF ALABAMA § 35-2-50 ET SEQ., DO HEREBY CERTIFY THAT IT WAS AND IS MY INTENTION TO DIVIDE SAID LANDS INTO LOTS AS SHOWN BY SAID PLAT AND DO HEREBY DEDICATE, GRANT, AND CONVEY FOR PUBLIC USE THE STREETS, ALLEYS AND PUBLIC GROUNDS AS SHOWN ON SAID PLAT.

SIGNED AND SEALED THIS 6th day of August, 2013.
James Dell Crosby
JAMES DELL CROSBY, PROPERTY OWNER

STATE OF ALABAMA
COUNTY OF LEE

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA AT LARGE, HEREBY CERTIFY THAT JAMES DELL CROSBY, WHOSE NAME AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT, IS SIGNED TO THE FOREGOING CERTIFICATE AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

Brenda Clave
NOTARY PUBLIC
MY COMMISSION EXPIRES Jan. 26, 2014

THIS SUBDIVISION MEETS THE APPROVAL OF THE LEE COUNTY HEALTH DEPARTMENT SUBJECT TO CERTAIN CONDITIONS OF APPROVAL AND/OR LOT DELETIONS ON FILE WITH THE SAID HEALTH DEPARTMENT, WHICH CONDITIONS ARE MADE A PART OF THIS APPROVAL AS IF SET OUT HEREON. THESE LOTS ARE TO BE SERVED BY A GROUND ABSORPTION SYSTEM. OWNER SHALL CONTACT THE LEE COUNTY HEALTH DEPARTMENT BEFORE ANY CONSTRUCTION COMMENCES.

REVIEWED BY THE LEE COUNTY HEALTH DEPARTMENT.

[Signature]
LEE COUNTY, ALABAMA
8/12/13
DATE

APPROVED BY AUBURN CITY PLANNER:

Kim E. Lott
PLANNER
8/12/13
DATE

APPROVED BY THE AUBURN CITY ENGINEER:

[Signature]
CITY ENGINEER
8-9-13
DATE

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF LEE, ALABAMA, HEREBY CERTIFIES AS EVIDENCE BY CERTIFICATE AND REQUIRED BY STATE LAW, THAT THE CITY OF AUBURN, ALABAMA PLANNING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA, THIS 14th DAY OF AUGUST, 2013.

Pat. Stander
COUNTY ENGINEER
COUNTY OF LEE, ALABAMA

35 95
Recorded in the Above
PLAT Book 3 Page
08-14-2013 02:23:31 PM
1111 English - Probate Judge
Lee County, AL

Book/Pg: 35/95
Term/Cashier: SCAN2 / JS
Tran: 11647.180714.24051
Recorded: 08-14-2013 14:23:27
PLA PLAT
COP Copies
Total Fees: \$ 23.00

OUTSIDE AUBURN
CITY LIMITS

LEGEND	
●	Iron Pin Found
○	Iron Pin Set
■	Conc.Mon.Fd.
□	Conc.Mon. Set
CT	Crimp Top
OT	Open Top
Conc.	Concrete
Mon.	Monument
R/W	Right-of-way
P.C.	Point of Curvature
P.T.	Point of Tangency
P.O.T.	Point on Tangent
P.O.C.	Point on Curve
R	Radius
L	Arc Length
(M)	Measured
(R)	Recorded
B.L.	Building Line
---	Tree Line

McCrory Surveying Company, Inc.
907 Avenue A, P.O. Box 349
Opelika, Alabama 36803-0349
Telephone: (334) 745-3220

BROOKHAVEN FARMS, TENTH REVISION
A REVISION OF LOT 8A1A2A, BROOKHAVEN FARMS, NINTH REVISION
SECTIONS 29, 30, 31 AND 32, TOWNSHIP 19 NORTH, RANGE 25 EAST
LEE COUNTY, ALABAMA

City of Auburn Planning Commission
Annexation Request
Case #PL-2021-00780
The Silos at Conway Annexation

Meeting Date: December 9, 2021

Property Owner(s): Jon and Sheri Todd

Authorized Representative: Blake Rice, Barrett-Simpson, Inc.

Request: Annexation of approximately 4.83 acres into the city limits.

According to the City's annexation policy, the petition must meet all requirements for annexation as set forth in Resolution 12-111 adopted June 19, 2012. The policy requires that the property must be contiguous to the existing corporate boundaries of the City of Auburn and that the petitioner must have ownership, must read and sign the agreement concerning city services.

Location: Northeast of the City of Auburn soccer complex

Reviewed by: Jay Howell, AICP, Senior Planner

Discussion: This annexation is requested in conjunction with a request for rezoning (PL-2021-00781), extension of an existing Planned Development District (PDD) (PL-2021-00782), and final plat approval (PL-2021-00735) for a conventional subdivision (76-lot single-family residential subdivision). The incorporation of this land into the PDD is required to meet the minimum required open space as approved by City Council. Staff from various departments have reviewed this request and determined that it meets the requirements for annexation.

Recommendation: **Approval**

Current Zoning: The property is currently outside of the City limits. Upon annexation, the property shall receive the Rural (R) district designation.

Surrounding Zoning:

North: **Outside of the City limits** – Jon and Sheri Todd (manufactured home park)
South: **Limited Development District (LDD) with PDD Designation** – SMB Land, LLC (vacant)
East: **Limited Development District (LDD) with PDD Designation** – SMB Land, LLC (vacant)
West: **Outside of the City limits** – Jon and Sheri Todd (manufactured home park)

Property Description: The subject property is comprised of approximately 4.83 acres. It is part of a larger parcel, approximately 231.9 acres in size, which is entirely in unincorporated Lee County. A 1.25-acre portion of a lake makes up a large portion of the subject property. This annexation will place the entire lake within the Silos at Conway PDD.

Previous Action Related to this Site:

Date	Action
August 2020	Planning Commission approved the preliminary plat of a 73-lot conventional subdivision on 42.36 acres of land adjacent to the subject property, subject to the approval of the accompanying annexation, pre-zoning, and PDD applications. [PL-2020-00387]
September 2020	City Council approved the creation of the Silos at Conway PDD with the annexation of 24.03 acres adjacent to the subject property, rezoning of those same acres to LDD, and PDD designation to approximately 50.29 acres which included 71 units and a commercial area. [Ordinances 3250, 3251, and 3252]

Greenway/Greenspace Impact: There are no planned facilities in the subject property according to the Greenway and Greenspace Master Plan.

Bike Plan Facilities: There are no proposed bicycle facilities in the subject property.

Land Use Plan Designation: The Future Land Use Map in Comprehensive Plan 2030 designates the property as Limited Residential. This use designation recommends an average density of no more than one (1) dwelling unit per acre and is intended for areas in the rural periphery that are transitioning to a sub-urban residential character.

If this application, and its accompanying rezoning applications are approved, it will be consolidated through subdivision with adjoining property to the east and south whose future land use designation is Master-Planned Mixed-Use. This use category provides for a collaboration of developer, municipality and public when larger tracts of land are proposed for development. Master-planned mixed-use developments can include a broad mix of uses which are contextually appropriate and specific to its surrounding area. Development must provide an internal network of streets and incentives are offered for implementing nodal principles.

Analysis: The following requirements must be fulfilled for a petition to be considered by the Planning Commission:

Ownership: The petitioner must be the owner of the property and must submit an accurate description of the property proposed for annexation.

The applicant provided the deed and legal description for the subject property.

Contiguity: The property to be annexed must be contiguous to the existing corporate boundary of the City of Auburn.

The property is contiguous to the City of Auburn boundary to the south and east.

Provision of Services: The applicant has submitted a signed agreement attesting to the fact that some municipal services may not be available to the subject property upon annexation and that the property is subject to all laws of the City of Auburn.

The applicant has signed the petition attesting that all services may not be available at the time of annexation.

GUIDELINES

The following guidelines are used by the Planning Commission in reviewing petitions for annexation (staff comments are in *italics*).

General Location

The property proposed for annexation should be located within the overall area defined as appropriate for annexation in the CompPlan 2030 Optimal Boundary and/or the Lake Ogletree watershed.

The subject property is within the 2030 Optimal Boundary and has a future land use designation of Limited Residential.

Minimum Area

If the property for which annexation is being requested is less than three (3) acres in area, consideration should only be given to annexation of the entire parcel.

If the property for which annexation is being requested is more than three (3) acres in area, consideration will be given to annexing a portion of said property. However, neither the portion recommended for annexation, nor the portion remaining unincorporated, should be less than three (3) acres; nor should the annexation of such portion make it unduly difficult for other property owners in the vicinity to achieve the degree of contiguity necessary to make their property eligible for annexation.

The subject property consists of approximately 4.83 acres.

Public Access

The property for which annexation is being requested should have direct access to a public right-of-way. For this purpose, the term "direct access" means fronting on a dedicated public right-of-way; or having an unrestricted connection to a public right-of-way, capable of providing safe and ready access for public service vehicles, and approved by the Planning Commission.

The property has no direct access. If approved, it is to be consolidated with adjacent property in subdivision plat PL-2021-00735, which has access to Wire Road, an arterial.

Street Improvements

Any streets, or parts thereof, within and/or serving the property for which annexation is being requested will be evaluated by the City Engineer to determine whether or not they conform to current City design and improvement standards. The results of this evaluation will be presented to and considered by the Planning Commission and the City Council.

If any streets do not meet current City standards the petitioner(s) shall be put on notice that at some point in the future the City may require that they be brought up to standard. Bringing streets into conformity may include, as appropriate: the dedication of sufficient land by the petitioners to provide their proportionate share of the right-of-way for any public street; and/or the payment of their proportionate share of any costs of required improvements.

In situations in which scattered lots in a subdivision are annexed but others remain unincorporated, property owners requesting annexation will be advised that no street improvements will be made until all the lots contiguous to one another and forming a street segment appropriate for improvement are annexed.

If the area to be annexed contains public roads which are currently maintained by Lee County, the City will perform no maintenance on or improvements to such roads until such time as an agreement between the City and the County in accordance with Sections 11-49-80 and 11-49-81 of the Code of Alabama, 1975, has been executed.

The subject property currently has no frontage, but will gain such access after it is incorporated into other lots as proposed in the Silos at Conway Final Plat (PL-2021-00735).

DEPARTMENTAL COMMENTS/ISSUES

Planning:

a. Description of the neighborhood.

The subject property is approximately 4.83 acres of a larger 231.9-acre parcel which is used as a manufactured home park on approximately one-fifth of its area. The remainder is undeveloped. The majority of adjacent land is similarly used, being occupied with manufactured homes or undeveloped land. The City of Auburn soccer complex is located approximately 500 feet to the southwest.

b. Has there been subdivision activity during the past two years for the proposed annexation area?

Yes. The Jeanette Cox Conway Estate Subdivision, No.2 (PL-2020-00629) subdivided approximately 24.03 acres from the Todd property as a single lot to be annexed into the City of Auburn and incorporated into the Silos at Conway PDD. This lot adjoins the subject property to the east and is also part of the final plat PL-2021-00735 discussed in the Discussion section earlier in this report.

c. Logical Corporate Boundary and rating according to the 2030 Optimal Boundary as set forth in CompPlan 2030.

The property is adjacent to the corporate limits of the City of Auburn on the south side and is shown within the 2030 Optimal Boundary.

d. Future land use classification and possible appropriate zoning designations.

The Future Land Use Map in Comprehensive Plan 2030 designates the property as Limited Residential. The purpose of this annexation is for the property to be included into the adjacent PDD which has a base zoning of LDD. If approved for annexation, the appropriate zoning designation would be LDD to be consistent with the development.

e. Consistency of existing land uses with future land use plan.

Land inside the area to be annexed is either undeveloped or part of a large lake and proposed as open space within the Silos at Conway PDD.

f. Parks and Recreation Master Plan (impacts to LOS/location of nearest park facility).

The nearest park or recreation site is Auburn Soccer Complex, which is approximately 500 feet to the southwest.

g. Elimination of enclaves

This annexation would reduce an existing enclave.

h. Any additional information deemed necessary at the discretion of the Planning Director.

The purpose of this annexation is for the developer to provide sufficient open space in accordance with the approved Master Development Plan for the Silos at Conway PDD.

Engineering Services:

a. Staff will examine the proximity of the request to the nearest arterial roadway based on the Major Street Plan.

The property is located off Wire Road, which is an arterial roadway that is owned and maintained by the City of Auburn.

b. Trips Generation Analysis based on proposed use and assumptions made by staff if not known.

The 4.83 acre property will be zoned Rural upon annexation. The applicant seeks to subsequently rezone to LDD, and then amend The Silos PDD for inclusion as additional open space. The total number of residential units in the PDD will decrease by 1, and no additional vehicular trips are expected.

c. Does the proposed annexation have road frontage on a county or state road? If the petition for annexation is on a county road, staff shall discuss the cost of maintenance and potential future expansion.

The property will have City road frontage once consolidated with other land in the submitted Final Plat application.

d. Are there any drainage issues in this area?

There are no known drainage issues in this area.

e. Apply waiting period for properties subdivided in the Planning Jurisdiction with infrastructure being installed.

There is no recommended waiting period for this annexation request.

Water Resource Management:

a. Ability to provide services:

Water Resource Management has no issues with the annexation of this property.

b. Is the annexation in an area serviced by municipal water and sewer?

The City of Auburn can provide sanitary sewer service to this area through an offsite easement. The Auburn Water Works Board (AWWB) does not provide water service to this area. The property owners will need to coordinate with the local water authority for water service.

c. Is the annexation in an area budgeted for future expansion?

Not applicable.

d. What are the estimated costs associated with expansion to this area?

Not applicable.

e. Any environmental concerns:

Regulated waters, including streams and wetlands, appear to be present at this site.

Is the subject property in the Lake Ogletree watershed area? If so, does it meet the minimum lot size for the watershed area?

No.

Is the subject property in the Saugahatchee Creek watershed area?

No.

Public Safety:

The Public Safety Department shall provide a statement to address their ability to provide Fire, EMS and Police protection for the proposed annexation.

Both the Fire Division and the Police Division have stated they can serve this property.

Environmental Services:

Environmental Services shall provide a statement addressing the impacts of the petition on staff's ability to serve the area, including but not limited to personnel, equipment and scheduling.

Solid Waste Services:

The subject property is near other properties receiving solid waste services. If collection services are provided, the impact on service levels will be minimal

Animal Control:

The subject property is approximately 3.6 to 5.2 miles from the Environmental Services building. The average response time for animal control to reach this property will be 11 to 14 minutes depending on traffic and road conditions. If an emergency call for animal control is received after-hours, the average response time will be a minimum of 44 minutes.

Auburn City Schools:

The City of Auburn Public Schools shall provide a statement addressing the schools ability to accommodate and transport school-aged children from the area in question to the nearest city school.

Auburn City Schools (ACS) acknowledges that the subject property is within the City of Auburn's "optimal boundary," as identified in the City's comprehensive plan, CompPlan 2030. Therefore, ACS has no comment on the subject annexation petition request.

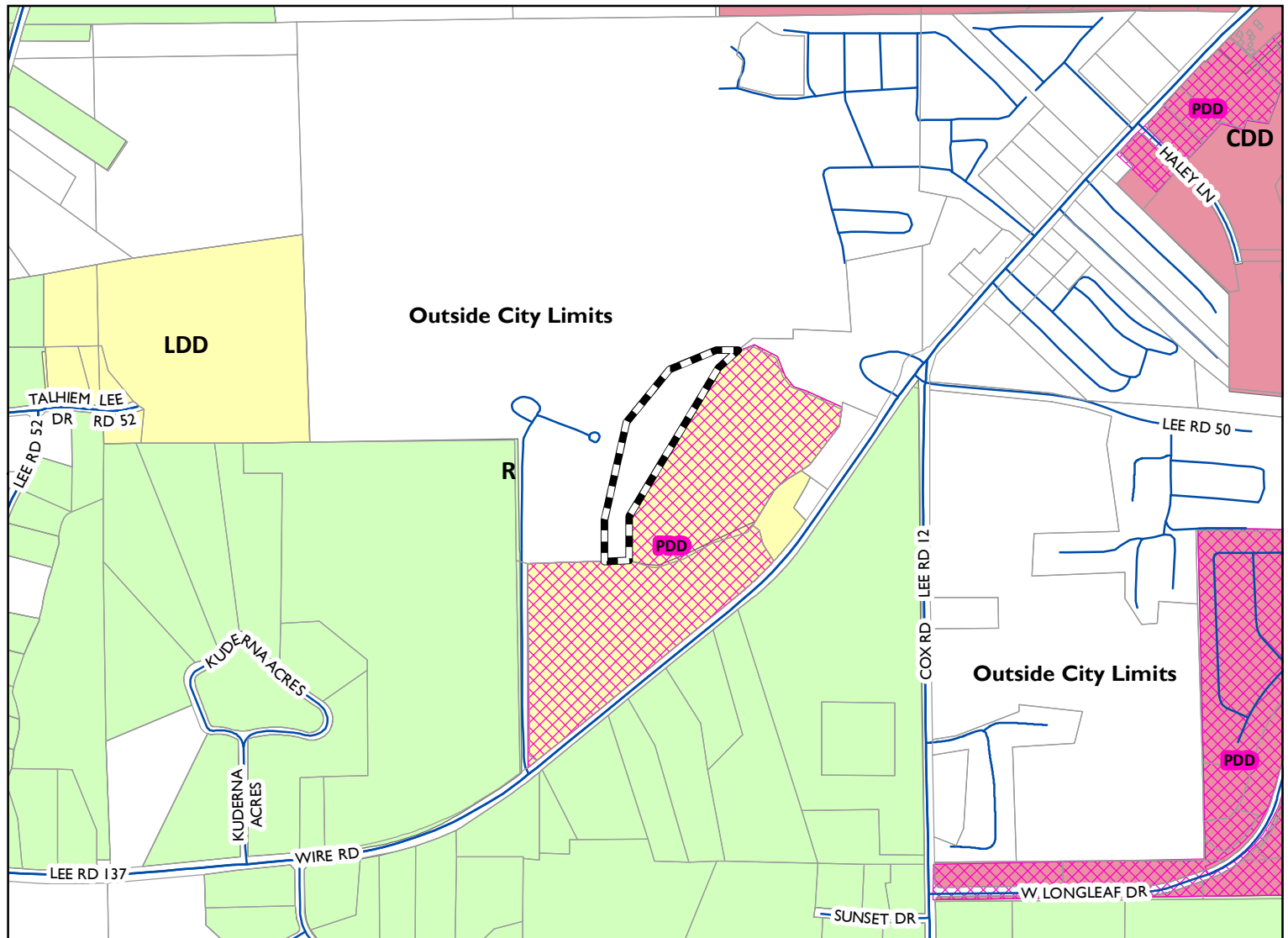
Finance Department:

No concerns or questions from Revenue or Utility Billing.

Silos at Conway

Annexation

PL-2021-00780



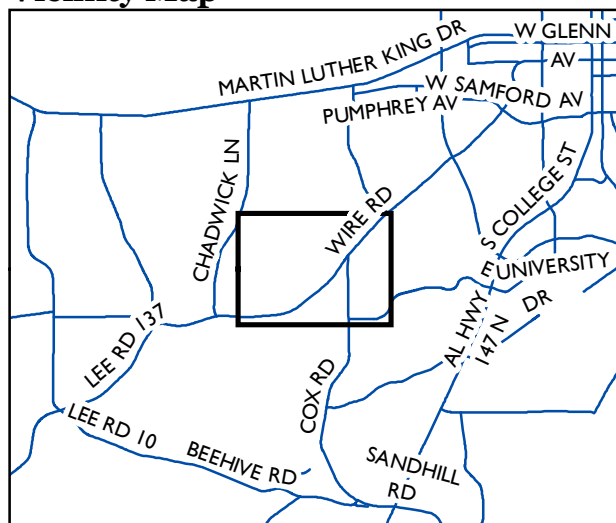
Subject Property



0 250 500 1,000
Feet

Planning Department
11/22/2021

Vicinity Map



The Planning Commission will consider a request from John and Sherri Todd for annexation of approximately 4.83 acres located at 2120 Wire Road.

The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at <http://www.auburnalabama.org/pci>

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

ANNEXATION & REZONING EXHIBIT
JOHN W. & SHERI M. TODD

BEING A PART OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 25 EAST,
AUBURN, LEE COUNTY, ALABAMA

NOTES:

- Survey North is Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS using the ALDOT CORS as reference.
- Basis for Survey:
-Boundary & Topographic Survey - *The Silos at Conway*, by Barrett-Simpson Inc., dated February 22, 2021.
- According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0183G & 01081C0184G, effective November 2, 2011, the subject property is located:
-Zone X (No Shading) (Areas determined to be outside the 0.2% annual chance of floodplain).
- The purpose of this exhibit is to show the area to be annexed into the City of Auburn and rezoned to LDD.
- This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc. that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
- This drawing becomes void if any alterations or changes are made by others.
- This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.
- Development Data:
-Current Owner
John W. & Sheri M. Todd
2038 Lee Rd 137
Auburn, AL 36832
-4.83 Acres (210,231 Sq Ft.)

POC
NW Corner of the NW1/4 of the SE1/4,
Section 3, Township 18 North,
Range 25 East, Lee County, Alabama

**210,230 SqFt
4.83 Acres**

Patrick Alan Messick,
Sheri Messick Todd,
Ange Messick Newman
1120 Lee Rd 137
Auburn, AL 36832
Part of Parcel 3B
The Jeanette Cox Conway Estate

Lot # 3B-1
The Jeanette Cox Conway Estate
Subdivision No. 2
PB-44 PG:117

SMB Land LLC
13 N 8th St.
Opelika, AL 36801
Current Zone LDD

LEGEND

- Iron Pin Found and Type
- 1/2" Rebar Set - Orange Cap
Stamped AL CA718 LSF000600
- ROW Right-of-Way
- N/F Now or Formerly
- DB: Deed Book
- PB: Plat Book
- PG: Page
- (R) Record Distance or Bearing
- Chain Link Fence
- x-x- Wire Fence
- ⚡ Not to Scale

**PL-2021-00780
Received 11/15/2021**

ANNEXATION AND REZONING PROPERTY DESCRIPTION

John W. & Sheri M. Todd Parcel

A tract or parcel of land containing 4.83 acres located in Section 3, Township 18 North, Range 25 East, Lee County, Alabama and being more particularly described as follows: Commence at a spindle in pavement at the northwest corner of the NW1/4 of the SE1/4 of said Section 3; thence S01°07'10"E 799.25 feet; thence N88°53'29"E 62.06 to a 1/2 inch diameter rebar and orange cap at the northwest corner of Lot #1A of *The Jeanette Cox Conway Estate Subdivision No. 2* as recorded in Plat Book 44, Page 117, Probate Office, Lee County, Alabama; thence N88°53'29"E 526.52 feet along the north line of said Lot #1A to a 1/2 inch diameter rebar and orange cap, the point of beginning; thence N01°09'30"W 297.13 feet to a 1/2 inch diameter rebar and orange cap stamped PLS CA#1067-LS; thence N13°48'16"E 306.03 feet to a 1/2 inch diameter rebar and orange cap stamped PLS CA#1067-LS; thence N24°07'48"E 197.65 feet to a 1/2 inch diameter rebar and orange cap stamped PLS CA#1067-LS; thence N28°49'12"E 138.57 feet to a 1/2 inch diameter rebar and orange cap stamped PLS CA#1067-LS; thence N54°48'47"E 572.15 feet to a 1/2 inch diameter rebar and orange cap on the northwest line of Lot #3B-1 of said *The Jeanette Cox Conway Estate Subdivision No. 2*; thence S30°53'37"W 1121.63 feet along the northwest line of said Lot #3B-1 to a 1/2 inch diameter open top pipe; thence S01°10'38"W 261.56 feet along the northwest line of said Lot #3B-1 to a one inch diameter open top pipe on the north line of said Lot #1A of said *The Jeanette Cox Conway Estate Subdivision No. 2*; thence S88°53'29"W 111.43 feet along the north line of said Lot #1A to the point of beginning.

Lot #1A
The Jeanette Cox Conway Estate
Subdivision No. 2
PB-44 PG:117

SMB Land LLC
13 N 8th St.
Opelika, AL 36801
Current Zone LDD

Wire Road
80' ROW



I, Jeffrey S. HMM, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Jeffrey S. HMM, PLS
Alabama License No. 21775

Date: 11/11/2021

PROJECT NO: 17-0513
SCALE: 1" = 100'
FIELD BY: APD
DRAWN BY: BES
FIELD DATE: 11/10/2021
DRAW DATE: 11/11/2021

100' 0' 100' 200'
Barscale 1" = 100'

BARRETT-SIMPSON, INC.
Engineers & Land Surveyors
706 12th STREET, PHOENIX CITY, AL 36888 (PH 334-297-2423, FAX 334-297-2449)
121 W. BROAD STREET, RUFOLA, AL 36007 (PH 334-687-4257, FAX 334-687-8829)
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

City of Auburn Planning Commission
Final Plat
PC Case # PL-2021-00791
'East Longleaf Townhomes'

Meeting Date: December 9, 2021

Property Owner(s): Jim Parker Residential LLC

Authorized Representative: Ledge Nettles, Baseline Surveying & Design LLC

Request: The applicant seeks final plat approval for a 16-lot performance subdivision (14 townhome lots, 2 open space lots).

Subdivision regulations state: "Action on Final Plat: Final approval of the plat will be given upon (1) fulfillment of all conditions attached to, and in conformance with, the Preliminary Plat; and (2) certification of the proper installation of the improvements and compliance with Articles IV and V of these Regulations. The Planning Commission shall act upon the Final Plat within thirty (30) days of its submission, and shall communicate in writing to the subdivider the action taken."

Location: 270 East Longleaf Drive

Discussion: The final plat created 14 townhome lots and two open space lots from an existing lot of record proposed for future residential development. The townhome development will take access from two driveways on East Longleaf Drive. The plat meets or exceeds the requirements of the Subdivision Regulations of the City of Auburn and is consistent with the preliminary plat.

Reviewed by: Logan Kipp, Principal Planner

Recommendation: **Approval, with staff conditions**

Current Zoning: Comprehensive Development District (CDD)

Surrounding Zoning:

North: CDD - Various property owners (multiple-unit development – Southside Condominium Development)

SCDD – Tiger-WM LLCC (undeveloped)

South: CDD – Auburn Borrower LLC (multiple-unit development – The Connection)

East: CDD – Auburn Borrower LLC (multiple-unit development – The Connection)

West: SCCD – Wal Mart Real Estate Business Trust (commercial & entertainment – Wal Mart)

Property Description: The subject property is approximately 3.23 acres, and is a portion of an existing 25.8 acre lot of record (Longleaf East – Lot 2). There are identified wetlands in the southern portion of the subject property.

Previous Action Related to this Site:

Date	Action
February 8, 2018	The Planning Commission approved a preliminary plat for a performance residential development (14 lot townhouse subdivision) on the subject property but the approval expired.
February 11, 2021	The Planning Commission approved a revised preliminary plat for a performance residential development (14 lot townhouse subdivision).

Greenway/Greenspace Impact: There are no greenways associated with this property

Bike Plan Facilities: There are no proposed bicycle facilities on the subject property.

Major Street Plan: Not applicable to this property.

Land Use Plan Designation: This property has a Medium-Intensity Mixed-Use future land use designation per CompPlan 2030. This designation recommends low and medium density residential, office, and neighborhood commercial.

Analysis:

This request is for final plat approval of a 16-lot performance residential development [14 townhome lots and 2 open space lots]. The proposed development consists of approximately 3.23 acres and a potential of 14 dwelling units. The proposed density is 4.33 dwelling units per acre where the CDD zoning district permits up to 9.5 dwelling units per acre. The plat provides 28% open space where the minimum required in the CDD zoning district for a residential development is 25%. The use of the property for townhomes at the proposed density is compatible with the future land use plan designation. A Master Development Plan has been submitted and is included for reference. While this Master Development Plan is non-binding and for informational purposes only, it contemplates six phases of development, of which this is "Section A". The overall plan contemplates 219 townhouse lots on 49.6 acres (4.4 dwelling units/acre). Townhomes are a permitted use for the majority of the development area included this section, however townhomes are conditional in Section B and Section E, zoned DDH, of the proposed development.

The following shall be addressed on the plat prior to recording.

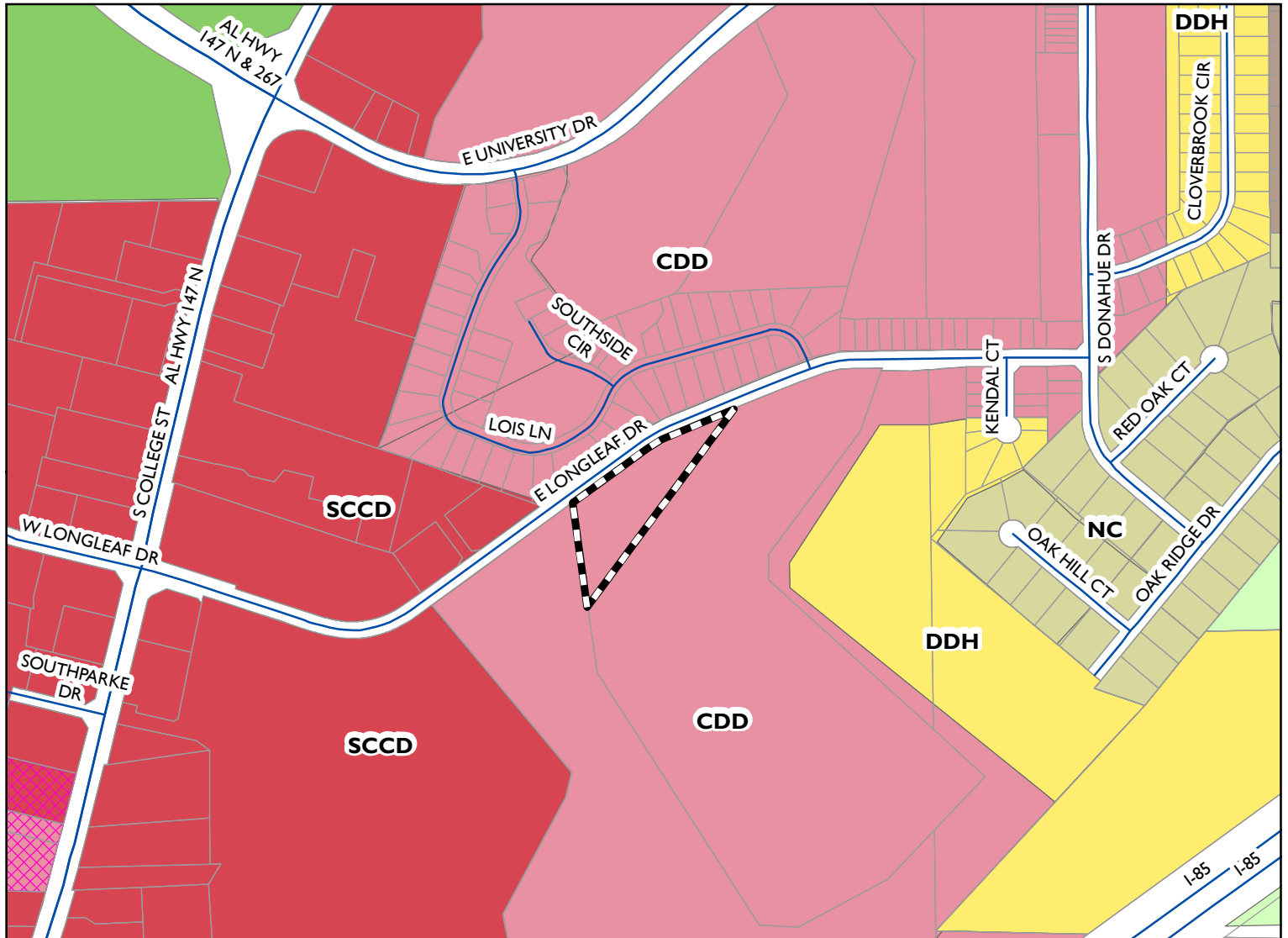
Staff recommended conditions:


1. Provide a purpose statement. (Note 8 may be amended to accomplish this: plat creates 14 townhome lots, 2 open space lots).
2. Provide owner/developer information
3. Provide zoning of subject property and adjacent properties
4. 50' wide gas easement can be limited to the subject property to make the adjacent property owner table more legible
5. Add "Final Plat" to the title block of the plat
6. Correct the stream buffer labels and distances
7. Show the floodplain boundary and provide minimum finished floor elevations
8. Densify the wetland area hatching and use consistent line type

East Longleaf Townhomes

Final Plat

PC Case #PL-2021-00791

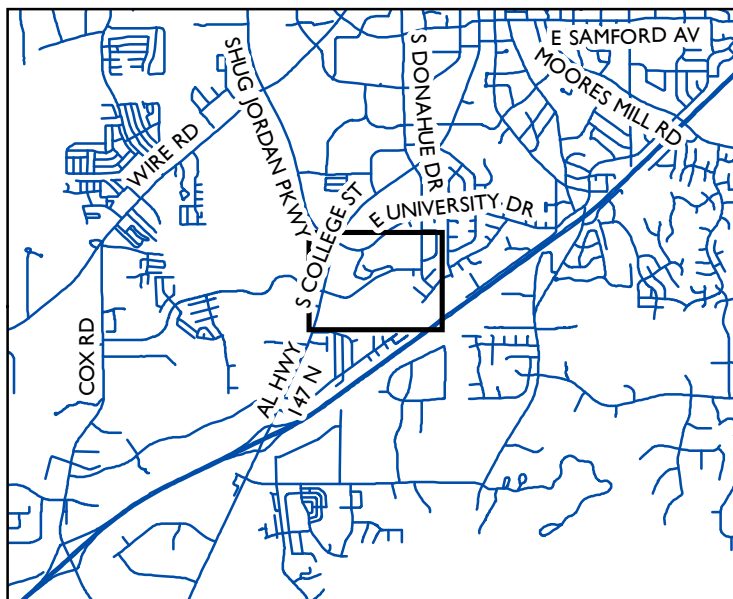


 Subject Property



0 130 260 520
Feet
Planning Dept.
12/02/2021

Vicinity Map



The applicant is requesting final plat approval for a 16-lot performance residential development (14 townhouse lots and 2 open space lots) in the Comprehensive Development District (CDD)

The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at <http://www.auburnalabama.org/pci>

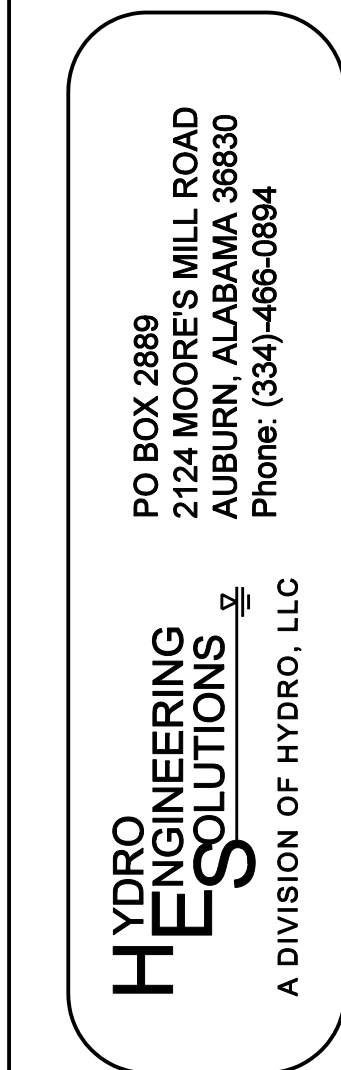
The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

1. PROPERTY BOUNDARY BASED ON PLAT, BUT NOT AN ACTUAL SURVEY.
2. EASEMENTS SHOWN ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE.

TOWNHOME SUBDIVISION NOTES:

1. THE SITE IS CURRENTLY VACANT.
2. THE NEW DEVELOPMENT IS A RESIDENTIAL TOWNHOME SUBDIVISION. THE APPROXIMATE EAVE HEIGHT IS 20' FOR THE BUILDINGS. SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF BUILDINGS.
3. CURRENT ZONE: COMPREHENSIVE DEVELOPMENT DISTRICT (CDD)
DEVELOPMENT DISTRICT HOUSING (DDH)
4. AREA IN LOT = +/- 46.62 AC

DDH ZONED AREA = 14.91 AC
CDD ZONED AREA = 34.71 AC
OPEN SPACE REQUIRED (30% OF DDH + 25% OF CDD) = 4.48 AC + 8.68 AC = 13.16 AC
OPEN SPACE OBTAINED = 15.27 AC
5. NO FENCES OR OBSTRUCTIONS SHALL BE PLACED IN THE EASEMENTS ON THIS PROPERTY WHICH MAY IMPEDE SURFACE WATER FLOW OR INGRESS AND EGRESS OF CITY MAINTENANCE PERSONNEL.
6. THERE IS A PUBLISHED FLOODPLAIN SHOWN THROUGH THIS SITE.
7. REQUIRED PARKING = 1 PER BEDROOM ON EACH LOT

[illegible]

NOT PRELIMINARY
FOR CONSTRUCTION

CONCEPTUAL
MASTER PLAN

**JIM PARKER
RESIDENTIAL, LLC**

OCTOBER 23, 2020

SCALE:

1" = 100

SHEET 1

EAST LONGLEAF TOWNHOMES

STATE OF ALABAMA
LEE COUNTY

I, ARTHUR R. NETTLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND SEAL ON THIS THE 15TH DAY OF NOVEMBER, 2021.

ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
NOT A CERTIFIED SURVEY UNLESS SIGNED AND
STAMPED WITH MY SEAL.

STATE OF ALABAMA
LEE COUNTY

I, JAMES PARKER, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND ON THIS THE ___ DAY OF NOVEMBER, 2021.

JAMES PARKER, OWNER

STATE OF ALABAMA
LEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JAMES PARKER, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ___ DAY OF NOVEMBER, 2021.

APPROVED BY THE AUBURN CITY PLANNING DEPARTMENT, AUBURN, ALABAMA:

PLANNING DIRECTOR: _____ DATE: _____

APPROVED BY THE AUBURN CITY ENGINEER:

CITY ENGINEER: _____ DATE: _____

APPROVED BY THE AUBURN CITY COUNCIL, AUBURN, ALABAMA:

MAYOR: _____ DATE: _____

NOTES:

1. THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
2. BEARINGS BASED ON GPS RTK OBSERVATION USING AUBURN CORRS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM.
3. NORTH IS BASED ON GRID NORTH.
4. NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPENDICULARLY ACROSS.
5. THE EASEMENT PROVIDED THERE IS A MINIMUM 12' WIDE ACCESS GATE INSTALLED, IF THE GATE IS TO BE LOCKED, THERE MUST BE A CITY APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNER'S LOCK. NO CANOPY TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF UTILITIES.
6. FIELDWORK COMPLETED JANUARY 18, 2018. OFFICEWORK COMPLETED NOVEMBER 15, 2021.
7. BY PLACING OBSTRUCTIONS WITHIN OR ENCRANCHING ONTO THE EASEMENT, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT'S OR RIGHT OF WAY INCLUDING ITS REASONABLE COST IN DEFENDING AGAINST ANY SUCH CLAIMS.
8. ACCORDING TO FEMA FIRM MAP NO. 01081C0203G, PANEL NO. 0203G, EFFECTIVE DATE NOVEMBER 2, 2011, THIS PARCEL OF LAND LIES IN ZONE X AND ZONE AE; ZONE X BEING A MINIMAL FLOODING AREA AND ZONE AE BEING AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN ESTABLISHED.
9. THIS PARCEL IS A REDIVISION OF LOT 2, LONGLEAF EAST SUBDIVISION, FOUND IN PLAT BOOK 29, PAGE 62 IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA.
10. THE REMAINDER OF PARCEL 2 CONTAINS 46.13 AC.±, NOT SURVEYED AT THIS TIME.
11. ACCESS SHALL ONLY BE TAKEN FROM TWO SHARED DRIVEWAYS SHOWN ON THIS PLAT. NO ADDITIONAL ACCESS FROM LONGLEAF DRIVE IS ALLOWED.
12. HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL OPEN SPACE.

PL-2021-00791
Received 11/16/21
Final

OVERALL BOUNDARY

SCALE: 1" = 200'

LEGEND

- CT CRIMPED TOP
- OT OPEN TOP
- IPFD IRON PIN FOUND
- IPS IRON PIN SET
- CP CALCULATED POINT
- CM CONCRETE MONUMENT FOUND
- SN SPIKE NAIL SET
- R.O.W. RIGHT-OF-WAY
- (F) FIELD MEASUREMENT
- (P) PLAT DIMENSION
- EXISTING ELECTRICAL TRANSFORMER/ SWITCHBOX
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- OHE EXISTING OVERHEAD ELECTRIC LINES

ADJOINING PROPERTY OWNER TABLE

- | | |
|--|--|
| 1. 43 19 01 12 0 000 169.000
LEBLEU DENNIS R & CHARLENE M
636 WOODS HILL DR
AUBURN, AL 36830 | 28. 43 18 03 06 0 000 297.001
J H G INVESTMENTS
812 AIRPORT RD S
JASPER, AL 35501 |
| 2. 43 19 01 12 0 000 196.000
E THAO D & DOAN MY LINH
2713 YOUNG WOOD LN
OPELIKA, AL 36801 | 29. 43 18 03 06 0 000 297.000
J H G INVESTMENTS INC
812 AIRPORT RD S
JASPER, AL 35501 |
| 3. 43 19 01 12 0 000 137.000
VO NHUNG T
708 PANDA CT
AUBURN, AL 36832 | 30. 43 18 03 06 0 000 296.001
BRADLEY LIVING TRUST
5116 PRAIRIE RD
BIRMINGHAM, AL 35244 |
| 4. 43 19 01 12 0 000 198.000
TOLBERT PROPERTIES LLC
457 CO RD 30
SLQCOMB, AL 36375 | 31. 43 18 03 06 0 000 296.000
WALLER PAUL W
1510 KENDALL COURT
AUBURN, AL 36832 |
| 5. 43 19 01 12 0 000 199.000
LAMBERT BRENDA JOYCE &
WASHEURN MARCIAT
30 SANDY SHORE RD
DADEVILLE, AL 36553 | 32. 43 18 03 06 0 000 295.001
HERKOT HOUSES LLC
P O BOX 309
AUBURN, AL 36831 |
| 6. 43 19 01 12 0 000 213.000
VO NHUNG T
458 VETERANS BLVD
AUBURN, AL 36832 | 33. 43 18 03 06 0 000 295.000
HANSON JEAN L
1555 CHADWICK LANE
AUBURN, AL 36832 |
| 7. 43 19 01 12 0 000 214.000
SHI FENG
1946 ROCKLEDGE COURT
AUBURN, AL 36832 | 34. 43 18 03 06 0 000 304.000
HERKOT HOUSES LLC
P O BOX 309
AUBURN, AL 36831 |
| 8. 43 19 01 12 0 000 215.000
HOLLOWAY NERIANA SHERNETTE
1947 ROCKLEDGE CT
AUBURN, AL 36832 | 35. 43 18 03 06 0 000 304.001
BRANNON-HARRIS LLC
108 FOREST ST
HEADLAND, AL 36545 |
| 9. 43 19 01 12 0 000 216.000
WARRENS REAL ESTATE LLC
907 WESTPOINT PRWY
OPELIKA, AL 36801 | 36. 43 18 03 06 0 000 305.000
SHARPSET LLC
1608 WOODLEY CIRCLE
AUBURN, AL 36830 |
| 10. 43 19 01 12 0 000 270.000
LE HOA MINH
4042 RIDGE PASS
HOOVER, AL 35226 | 37. 43 18 03 06 0 000 305.001
MADSEN LOURDES B &
CASTILLO NATALIE
6616 KINGMAN TRAIL
TALLAHASSEE, FL 32309 |
| 11. 43 19 01 12 0 000 269.000
NGUYEN THI H
471 E VETERANS BLVD
AUBURN, AL 36832 | 38. 43 19 01 01 0 000 054.000
HOLLAND JAMIE C & TANGELA C
8716 PINE MOUNTAIN RD
PINSON, AL 35766 |
| 12. 43 19 01 12 0 000 266.000
DANIE GEORGE F
2500 ACORN KNOLL DRIVE
DAPHNE, AL 36526 | 39. 43 19 01 01 0 000 054.001
HENSARLING ROBERT ALLEN &
KERRIE A
449 S BROOKWOOD DR
AUBURN, AL 36830 |
| 13. 43 19 01 12 0 000 267.000
C FOSTER INVESTMENTS LLC
P O BOX 37
SEALE, AL 36875 | 40. 43 19 01 01 0 000 055.000
MAZUMDER SUMAN &
CHAUDHURI SHANKHARUPA
337 E LONGLEAF DR
AUBURN, AL 36832 |
| 14. 43 19 01 12 0 000 256.000
VO NHUNG T & PHAM THU MAI THI | 41. 43 19 01 01 0 000 055.001
SHARPSET LLC
650 LONGVIEW DR |

REMAINING PARCEL AREA
2,009,446.5 S.F. ±
46.13 AC. ±

N
W E
S
SCALE: 1" = 200'

200 100 0 200 400
SCALE IN FEET

THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC.
THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC AND MAY NOT BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
WITHOUT THE WRITTEN PERMISSION OF BASELINE SURVEYING & DESIGN, LLC.



2024 Vantage Data, Sta A
Opelika, Alabama 36801
Phone: (334) 749-9200
Web: www.baseline-llc.com

EAST LONGLEAF TOWNHOMES
SEC. 1 & 6 T 18 N R 25 & 26 E
AUBURN LEE COUNTY ALABAMA
SCALE: 1"=40' NOVEMBER 15 2021
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

CREW CHIEF ARN
DRAWN CMS
DATE 11/15/21
JOB NO. B16321.01

EAST LONGLEAF TOWNHOMES

STATE OF ALABAMA
LEE COUNTY

I, ARTHUR R. NETTLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND SEAL ON THIS THE 18TH DAY OF JANUARY, 2021.

ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
NOT A CERTIFIED SURVEY UNLESS SIGNED AND
STAMPED WITH MY SEAL.

STATE OF ALABAMA
LEE COUNTY

I, JAMES PARKER, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND ON THIS THE ___ DAY OF JANUARY, 2021.

JAMES PARKER, OWNER

STATE OF ALABAMA
LEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JAMES PARKER, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ___ DAY OF JANUARY, 2021.

NOTARY PUBLIC: MY COMMISSION EXPIRES: _____

APPROVED BY THE AUBURN CITY PLANNING DEPARTMENT, AUBURN, ALABAMA:

PLANNING DIRECTOR: _____ DATE: _____

APPROVED BY THE AUBURN CITY ENGINEER:

CITY ENGINEER: _____ DATE: _____

APPROVED BY THE AUBURN CITY COUNCIL, AUBURN, ALABAMA:

MAYOR: _____ DATE: _____

OVERALL BOUNDARY

SCALE: 1" = 200'

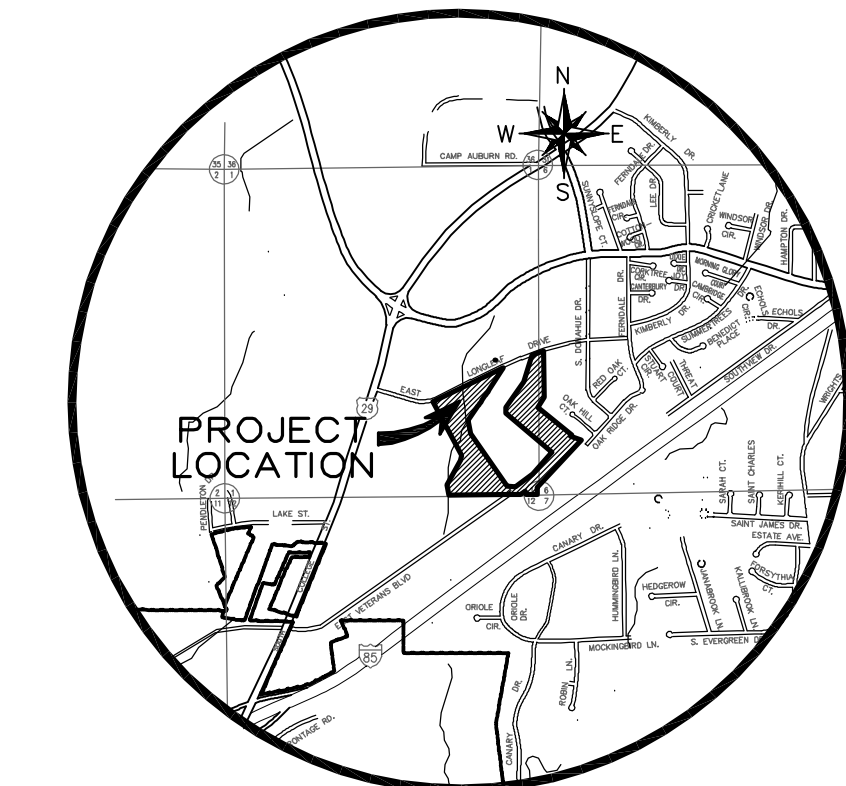
PL-2021-00045

Received 1/19/21

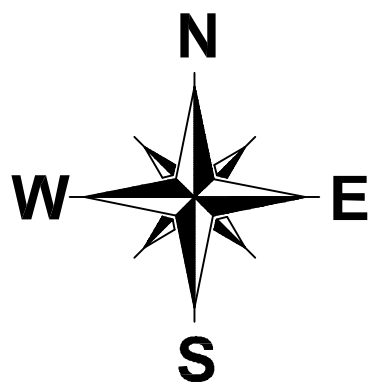
Preliminary

NOTES:

1. THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
2. BEARINGS BASED ON GPS RTK OBSERVATION USING AUBURN CORRS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM.
3. NORTH IS BASED ON GRID NORTH.
4. NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPENDICULAR ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM 12' WIDE ACCESS GATE INSTALLED, IF THE GATE IS TO BE LOCKED, THERE MUST BE A CITY APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNER'S LOCK. NO CANOPY TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF UTILITIES.
5. FIELDWORK COMPLETED JANUARY 18, 2018. OFFICEWORK COMPLETED JANUARY 18, 2021.
6. BY PLACING OBSTRUCTIONS WITHIN OR ENCRANCHING ONTO THE EASEMENT, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.
6. BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COST OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COST IN DEFENDING AGAINST ANY SUCH CLAIMS. ~ THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY OR ANY DAMAGES TO THE IRRIGATION SYSTEM RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY. ~ IRRIGATION SYSTEMS ARE LIMITED TO ONLY LATERALS BEING PLACED WITHIN ANY EASEMENTS OR RIGHT OF WAY.
7. ACCORDING TO FEMA FIRM MAP NO. 01081C0203G, PANEL NO. 0203G, EFFECTIVE DATE NOVEMBER 2, 2011, THIS PARCEL OF LAND LIES IN ZONE X AND ZONE AE; ZONE X BEING A MINIMAL FLOODING AREA AND ZONE AE BEING AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN ESTABLISHED.
8. THIS PARCEL IS A REDIVISION OF LOT 2, LONGLEAF EAST SUBDIVISION, FOUND IN PLAT BOOK 29, PAGE 62 IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA.
9. THE REMAINDER OF PARCEL 2 CONTAINS 46.13 AC.±, NOT SURVEYED AT THIS TIME.



VICINITY MAP
NOT TO SCALE

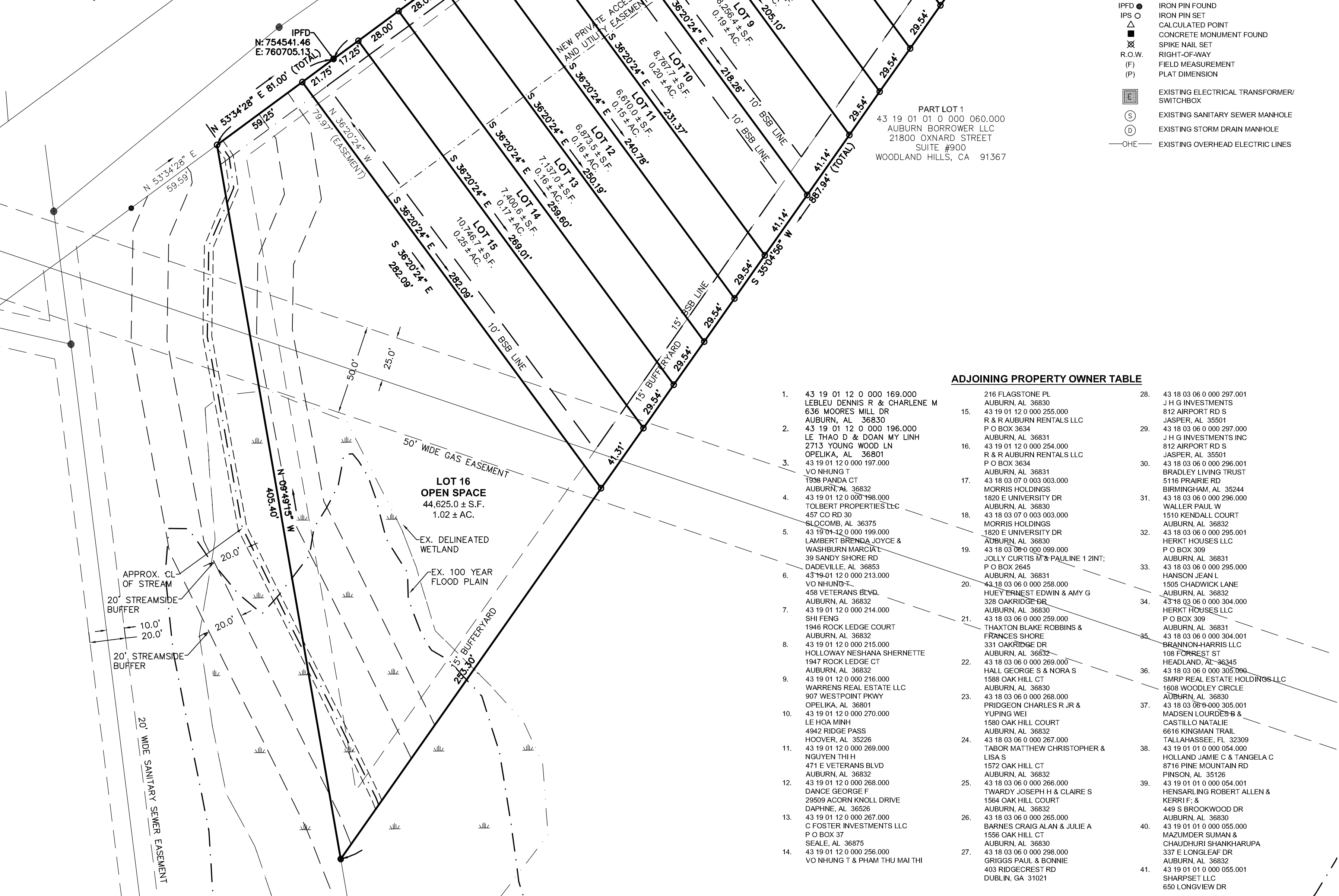


SCALE: 1" = 40'



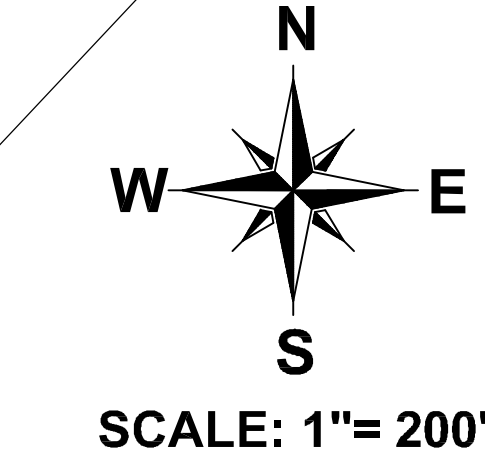
SCALE IN FEET

43 19 01 01 0 000 000.000
SOUTHSIDE C OXWORTH DEVELOPMENT INC
2124 MOORE MILL RD STE
AUBURN, AL 36830



ADJOINING PROPERTY OWNER TABLE

- | | | | |
|-----|---|-----|--|
| 1. | 43 19 01 12 0 000 169.000
LEBLEU DENNIS R & CHARLENE M
636 MOORES HILL DR
AUBURN, AL 36830 | 28. | 43 18 03 06 0 000 297.001
J H G INVESTMENTS
812 AIRPORT RD S
JASPER, AL 35501 |
| 2. | 43 19 01 12 0 000 196.000
LE THAO D & DOAN MY LINH
2713 YOUNG WOOD LN
OPELIKA, AL 36801 | 29. | 43 18 03 06 0 000 297.000
J H G INVESTMENTS INC
812 AIRPORT RD S
JASPER, AL 35501 |
| 3. | 43 19 01 12 0 000 137.000
VO NHUNG T
1208 PANDA CT
AUBURN, AL 36832 | 30. | 43 18 03 06 0 000 296.001
BRADLEY LIVING TRUST
5116 PRAIRIE RD
BIRMINGHAM, AL 35244 |
| 4. | 43 19 01 12 0 000 198.000
TOLBERT PROPERTIES LLC
457 CO RD 30
SLQCOMB, AL 36375 | 31. | 43 18 03 06 0 000 296.000
WALLER PAUL W
1510 KENDALL COURT
HERKUT HOUSES LLC
AUBURN, AL 36832 |
| 5. | 43 19 01 12 0 000 199.000
LAMBERT BRENDA JOYCE &
WASHEURN MARCIAT
30 SANDY SHORE RD
DADEVILLE, AL 36853 | 32. | 43 18 03 06 0 000 295.001
P O BOX 309
AUBURN, AL 36831 |
| 6. | 43 19 01 12 0 000 213.000
VO NHUNG T
458 VETERANS BLVD
AUBURN, AL 36832 | 33. | 43 18 03 06 0 000 295.000
HANSON JEAN L
1555 CHADWICK LANE
AUBURN, AL 36832 |
| 7. | 43 19 01 12 0 000 214.000
SHI FENG
1946 ROCKLEDGE COURT
AUBURN, AL 36832 | 34. | 43 18 03 06 0 000 304.000
HERKUT HOUSES LLC
P O BOX 309
AUBURN, AL 36831 |
| 8. | 43 19 01 12 0 000 215.000
HOLLOWAY MERRIAT
1947 ROCKLEDGE CT
AUBURN, AL 36832 | 35. | 43 18 03 06 0 000 304.001
BRANNON-HARRIS LLC
108 FOREST ST
HEADLAND, AL 36845 |
| 9. | 43 19 01 12 0 000 216.000
WARRENS REAL ESTATE LLC
907 WESTPOINT PRWY
OPELIKA, AL 36801 | 36. | 43 18 03 06 0 000 305.000
SIMP REAL ESTATE HOLDINGS LLC
1608 WOODLEY CIRCLE
AUBURN, AL 36830 |
| 10. | 43 19 01 12 0 000 270.000
LE HOA MINH
4042 RIDGE PASS
HOOVER, AL 35226 | 37. | 43 18 03 06 0 000 305.001
MADSEN LOURDES B &
CASTILLO NATALIE
6616 KINGMAN TRAIL
TALLAHASSEE, FL 32309 |
| 11. | 43 19 01 12 0 000 269.000
NGUYEN THI H
471 E VETERANS BLVD
AUBURN, AL 36832 | 38. | 43 19 01 01 0 000 054.000
HOLLAND JAMIE C & TANGELA C
8716 PINE MOUNTAIN RD
PINSON, AL 35766 |
| 12. | 43 19 01 12 0 000 268.000
DANIE GEORGE F
29500 ACORN KNOLL DRIVE
DAPHNE, AL 36526 | 39. | 43 19 01 01 0 000 054.001
HENSARLING ROBERT ALLEN &
KERRIN A
449 S BROOKWOOD DR
AUBURN, AL 36830 |
| 13. | 43 19 01 12 0 000 267.000
C FOSTER INVESTMENTS LLC
P O BOX 37
SEALE, AL 36875 | 40. | 43 19 01 01 0 000 055.000
MAZUMDER SUMAN &
CHAUDHURI SHANKHARUPA
337 E LONGLEAF DR
AUBURN, AL 36832 |
| 14. | 43 19 01 12 0 000 256.000
VO NHUNG T & PHAM THU MAI THI | 41. | 43 19 01 01 0 000 055.001
SHARPSET LLC
650 LONGVIEW DR |



SCALE: 1" = 200'



SCALE IN FEET

THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC.
THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC AND MAY NOT BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION IN WRITING FROM BASELINE SURVEYING & DESIGN, LLC.



EAST LONGLEAF TOWNHOMES
SEC. 1 & 6 T 18 N R 25 & 26 E
AUBURN LEE COUNTY ALABAMA
SCALE: 1"=40'
JANUARY 18, 2021
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

CREW CHIEF
AR

DRAWN
CMS

DATE
1/18/21

JOB NO.
B16321.01

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: East Longleaf Townhomes (Case PL-2021-00045)

Subject: Preliminary plat approval for a performance residential development (14 townhome lots and two open space lots)

Location: 270 East Longleaf Drive

Applicant: Jim Parker Residential, LLC

Property Zoned: Comprehensive Development District (CDD)

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for preliminary plat approval for a performance residential development (14 townhome lots and two open space lots), marked "Received" January 19, 2021, Auburn Planning Commission Case PL-2021-00045, is **APPROVED, subject to:**

Planning:

- Add a note to reflect how open space lots will be maintained and the type of open space.
- Recommendation to add a phase number to the plat if this will be one of many phased developments per lot layout.
- Correct street name to "East Longleaf Drive".
- Comments relating to site plan that may affect plat:
 - Verify Lot 3 ISR will work with proposed structure
 - No columns for patios may encroach into the rear setback (verify building plan on lots 1, 3, & 4)

Engineering:

- Revised engineering plans have been submitted to the Development Review Team and are currently under review.
- Show the proposed driveway locations on the plat and add a note stating, access shall only be taken only from the two shared driveways shown on this plat. No additional access from Longleaf Drive is allowed.

Water Resource Management:

- Wetlands are present at this site.
- AWWB and COA provides water and sanitary sewer services to this area.
- This property is located within the Town Creek watershed.

STATE OF ALABAMA
LEE COUNTY

I, Katie Robison, Acting Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held February 11, 2021 and as same appears of record in the Official Minutes of said

East Longleaf Townhomes
PL-2021-00045

Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 1st day of
March, 2021.

A handwritten signature in cursive script that reads "Katie Robison".

Katie Robison, AICP, Acting Director of Planning

City of Auburn Planning Commission
Rezoning - Rural (R) to Limited Development District (LDD)
PC Case # PL-2021-00781
'The Silos at Conway'

Meeting Date: December 9, 2021

Property Owner(s): Jon and Sheri Todd

Authorized Representative: Blake Rice, Barrett-Simpson, Inc.

Request: Rezoning of approximately 4.83 acres from Rural (R) to Limited Development District (LDD)

Zoning Ordinance requires: Upon application, the Planning Commission shall, after giving 15 days' notice, conduct a public hearing on the proposed amendment. The Planning Commission shall consider and make recommendations on all proposed amendments, taking into account: (1) the testimony at the hearing; (2) a site inspection of the property in question; (3) the recommendations from interested official bodies; and (4) the standards for map amendments.

Location: Northeast of the City of Auburn soccer complex

Reviewed by: Jay Howell, AICP, Senior Planner

Discussion: The land which comprises the subject property is proposed for rezoning and incorporation into the Silos at Conway Planned Development District (PDD) to meet the minimum required open space, which must be equal to or greater than 25% of the development.

Recommendation: **Approval**

Current Zoning: Rural (R), pending approval of annexation request PL-2021-00780

Surrounding Zoning:

North: **Outside of the City limits** – *Jon and Sheri Todd (manufactured home park)*
South: **Limited Development District (LDD) with PDD Designation** – *SMB Land, LLC (vacant)*
East: **Limited Development District (LDD) with PDD Designation** – *SMB Land, LLC (vacant)*

West: Outside of the City limits – Jon and Sheri Todd
(manufactured home park)

Property Description: The subject property is comprised of approximately 4.83 acres. It is part of a larger parcel, approximately 231.9 acres in size, which is entirely in unincorporated Lee County. A 1.25-acre portion of a lake makes up a large portion of the subject property. This rezoning will make the land surrounding the lake consistent with the rest of the Silos at Conway PDD.

Previous Action Related to this Site:

Date	Action
March 2020	Planning Commission approved future land use designation change from Rural (R) to Master-Planned Mixed-Use as part of the Cox/Wire focus area study.
August 2020	Planning Commission approved the preliminary plat of a 73-lot conventional subdivision on 42.36 acres of land adjacent to the subject property, subject to the approval of the accompanying annexation, pre-zoning, and PDD applications. [PL-2020-00387]
September 2020	City Council approved the creation of the Silos at Conway PDD with the annexation of 24.03 acres adjacent to the subject property, rezoning of those same acres to LDD, and PDD designation to approximately 50.29 acres which included 71 units and a commercial area. [Ordinances 3250, 3251, and 3252]

Greenway/Greenspace Impact: There are no planned facilities in the subject property according to the Greenway and Greenspace Master Plan.

Bike Plan Facilities: There are no proposed bicycle facilities in the subject property.

Land Use Plan Designation: The Future Land Use Map in Comprehensive Plan 2030 designates the property as Limited Residential. This use designation recommends an average density of no more than one (1) dwelling unit per acre and is intended for areas in the rural periphery that are transitioning to a sub-urban residential character.

If this application, and its accompanying rezoning applications are approved, it will be consolidated through subdivision with adjoining property to the east and south whose future land use designation is Master-Planned Mixed-Use. This use category provides for a collaboration of developer, municipality and public when larger tracts of land are proposed for development. Master-planned mixed-use developments can include a broad mix of uses which are contextually appropriate and specific to its surrounding area. Development must provide an internal network of streets and incentives are offered for implementing nodal principles.

Analysis: The request is for a recommendation to City Council to rezone approximately 4.83 acres from Rural (R) to Limited Development District (LDD). The maximum density permitted in the LDD zoning district is five (5) dwelling units per acre. This would permit the applicant to develop a maximum of 24 units on the subject property.

In conjunction with this request, the applicant has requested to apply the Planned Development District (PDD) overlay to this property (PL-2021-00781). If approved, the subject property will be limited to and utilized as contributing open space to the development's requirement of 25%, in accordance with the Silos at Conway PDD's Master Development Plan. Final plat submission PL-2021-00735 identifies the area proposed for rezoning as part of Open Space Lot 30 that will include the existing pond and several acres of identified wetlands.

Staff Comments:

Planning:

1. *The subject property shall be used as contributing open space to the Silos at Conway PDD.*

Engineering:

1. *There are no engineering concerns with the proposed rezoning.*

Water Resource Management:

1. *This property is located in the Uphapee Creek watershed.*
2. *Streams and wetlands are present at this property.*
3. *Offsite easements may be necessary for sanitary connection.*

Ability to provide services:

Is the area served by the Water Works Board of the City of Auburn (AWWB)?

No

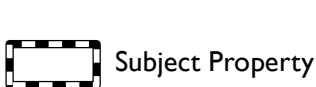
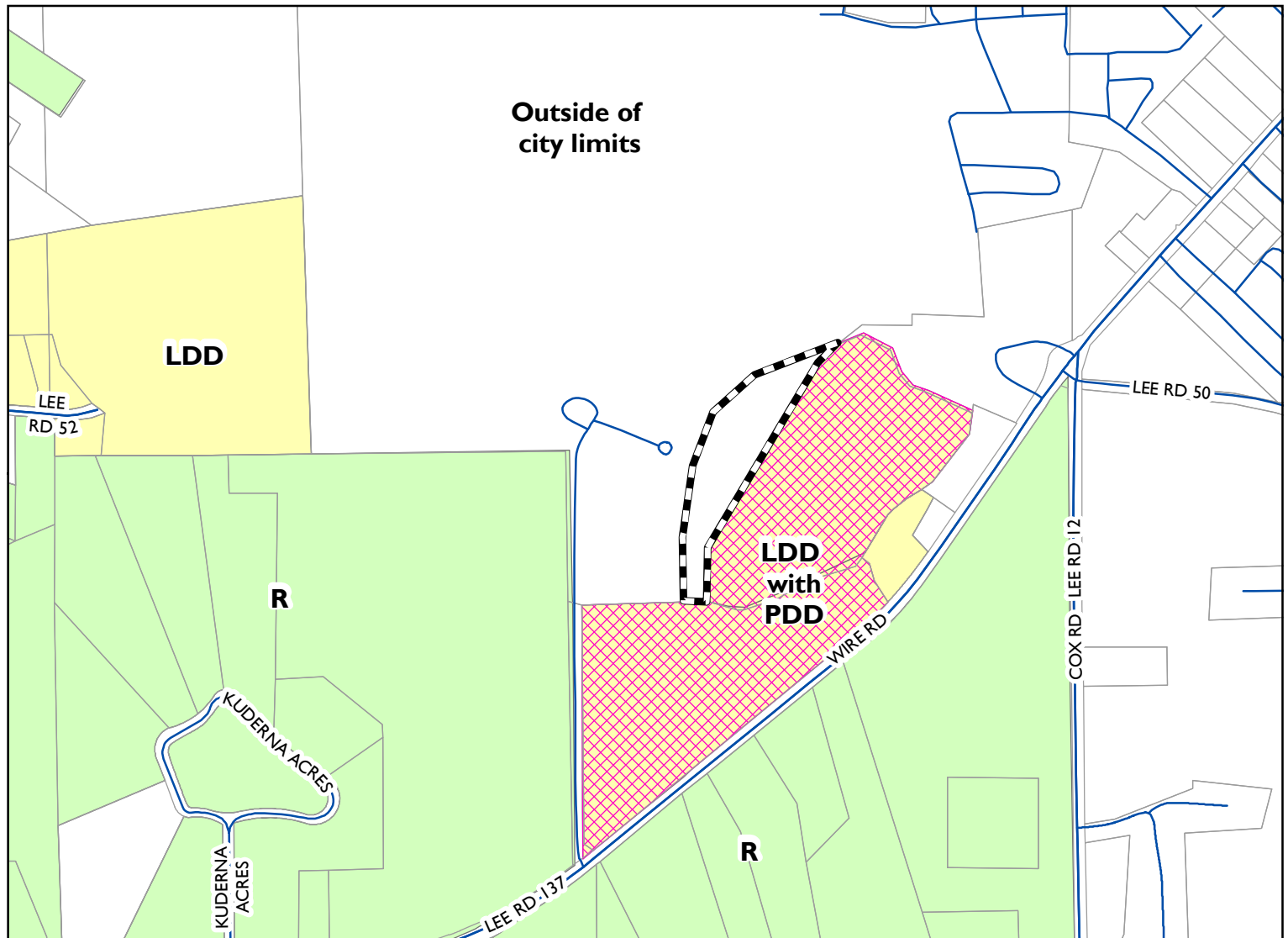
Is the area served by municipal sewer?

Yes

The Silos at Conway

Rezoning

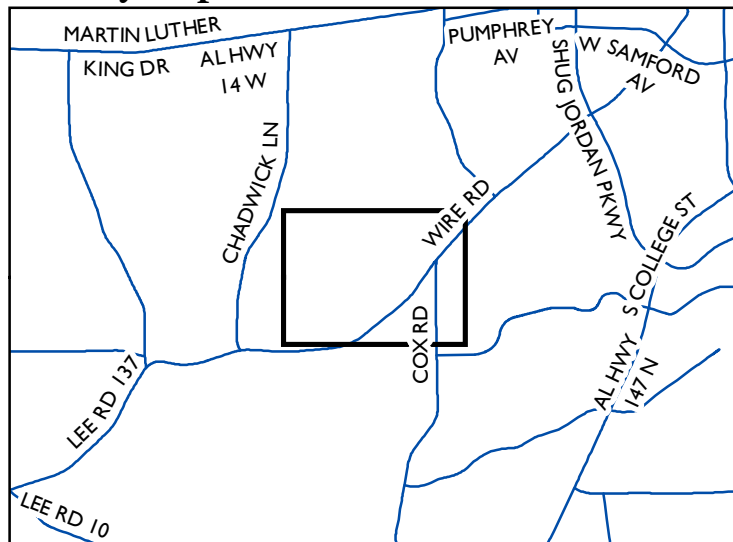
PC Cases #PL-2021-00781 & PL-2021-00782



0 195 390 780
Feet
Planning Dept.
11/22/2021

The applicant requests rezoning of approximately 4.83 acres from Rural (R) to Limited Development District (LDD), and to apply the Planned Development District (PDD) designation to the same property. The subject property is located northeast of the Auburn Soccer Complex.

Vicinity Map



PUBLIC HEARING NOTICE

The Planning Commission will hold a meeting **12/9/2021** at **5:00pm** in the Council Chambers of the Auburn Public Safety Building, located at 141 North Ross Street, Auburn, Alabama. Please call Jay Howell with the City of Auburn Planning Department at **(334)501-3040** for additional information.

The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at <http://www.auburnalabama.org/pci>

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

ANNEXATION & REZONING EXHIBIT
JOHN W. & SHERI M. TODD

BEING A PART OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 25 EAST,
AUBURN, LEE COUNTY, ALABAMA

NOTES:

- Survey North is Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS using the ALDOT CORS as reference.
- Basis for Survey:
-Boundary & Topographic Survey - *The Silos at Conway*, by Barrett-Simpson Inc., dated February 22, 2021.
- According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0183G & 01081C0184G, effective November 2, 2011, the subject property is located:
-Zone X (No Shading) (Areas determined to be outside the 0.2% annual chance of floodplain).
- The purpose of this exhibit is to show the area to be annexed into the City of Auburn and rezoned to LDD.
- This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc. that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
- This drawing becomes void if any alterations or changes are made by others.
- This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.
- Development Data:
-Current Owner
John W. & Sheri M. Todd
2038 Lee Rd 137
Auburn, AL 36832
-4.83 Acres (210,231 Sq Ft.)

POC
NW Corner of the NW1/4 of the SE1/4,
Section 3, Township 18 North,
Range 25 East, Lee County, Alabama

**210,230 SqFt
4.83 Acres**

Patrick Alan Messick,
Sheri Messick Todd,
Ange Messick Newman
1120 Lee Rd 137
Auburn, AL 36832
Part of Parcel 3B
The Jeanette Cox Conway Estate

Lot # 3B-1
The Jeanette Cox Conway Estate
Subdivision No. 2
PB-44 PG:117

SMB Land LLC
13 N 8th St.
Opelika, AL 36801
Current Zone LDD

LEGEND

- Iron Pin Found and Type
- 1/2" Rebar Set - Orange Cap
Stamped AL CA718 LSF000600
- ROW Right-of-Way
- N/F Now or Formerly
- DB: Deed Book
- PB: Plat Book
- PG: Page
- (R) Record Distance or Bearing
- Chain Link Fence
- x-x- Wire Fence
- ⚡ Not to Scale

**PL-2021-00781
Received 11/15/2021**

ANNEXATION AND REZONING PROPERTY DESCRIPTION

John W. & Sheri M. Todd Parcel

A tract or parcel of land containing 4.83 acres located in Section 3, Township 18 North, Range 25 East, Lee County, Alabama and being more particularly described as follows: Commence at a spindle in pavement at the northwest corner of the NW1/4 of the SE1/4 of said Section 3; thence S01°07'10"E 799.25 feet; thence N88°53'29"E 62.06 to a 1/2 inch diameter rebar and orange cap at the northwest corner of Lot #1A of *The Jeanette Cox Conway Estate Subdivision No. 2* as recorded in Plat Book 44, Page 117, Probate Office, Lee County, Alabama; thence N88°53'29"E 526.52 feet along the north line of said Lot #1A to a 1/2 inch diameter rebar and orange cap, the point of beginning; thence N01°09'30"W 297.13 feet to a 1/2 inch diameter rebar and orange cap stamped PLS CA#1067-LS; thence N13°48'16"E 306.03 feet to a 1/2 inch diameter rebar and orange cap stamped PLS CA#1067-LS; thence N24°07'48"E 197.65 feet to a 1/2 inch diameter rebar and orange cap stamped PLS CA#1067-LS; thence N28°49'12"E 138.57 feet to a 1/2 inch diameter rebar and orange cap stamped PLS CA#1067-LS; thence N54°48'47"E 572.15 feet to a 1/2 inch diameter rebar and orange cap on the northwest line of Lot #3B-1 of said *The Jeanette Cox Conway Estate Subdivision No. 2*; thence S30°53'37"W 1121.63 feet along the northwest line of said Lot #3B-1 to a 1/2 inch diameter open top pipe; thence S01°10'38"W 261.56 feet along the northwest line of said Lot #3B-1 to a one inch diameter open top pipe on the north line of said Lot #1A of said *The Jeanette Cox Conway Estate Subdivision No. 2*; thence S88°53'29"W 111.43 feet along the north line of said Lot #1A to the point of beginning.

Lot #1A
The Jeanette Cox Conway Estate
Subdivision No. 2
PB-44 PG:117

SMB Land LLC
13 N 8th St.
Opelika, AL 36801
Current Zone LDD

Wire Road
80' ROW



I, Jeffrey S. HMM, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Jeffrey S. HMM, PLS
Alabama License No. 21775

Date: 11/11/2021

PROJECT NO: 17-0513
SCALE: 1" = 100'
FIELD BY: APD
DRAWN BY: BES
FIELD DATE: 11/10/2021
DRAW DATE: 11/11/2021

100' 0' 100' 200'
Barscale 1" = 100'

BARRETT-SIMPSON, INC.
Engineers & Land Surveyors
706 12th STREET, PHOENIX CITY, AL 36888 (PH 334-297-2423, FAX 334-297-2449)
121 W. BROAD STREET, RUFOLA, AL 36007 (PH 334-687-4257, FAX 334-687-8829)
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

City of Auburn Planning Commission
Rezoning – PDD Amendment
PC Case # PL-2021-00782
‘The Silos at Conway’

Meeting Date: December 9, 2021

Property Owner(s): Jon and Sheri Todd

Authorized Representative: Blake Rice, Barrett-Simpson, Inc.

Request: Amend Ordinance Number 3252 that previously established The Silos at Conway Planned Development District (PDD) Designation on approximately 50.29 acres. The request is to incorporate an additional 4.83 acres into the PDD for the purpose of increasing the total provided open space and comply with the minimum amount of open space required for the PDD. The resulting total number of dwelling units allowed in the PDD would remain unchanged.

Zoning Ordinance requires: Upon application, the Planning Commission shall, after giving 15 days’ notice, conduct a public hearing on the proposed amendment. The Planning Commission shall consider and make recommendations on all proposed amendments, taking into account: (1) the testimony at the hearing; (2) a site inspection of the property in question; (3) the recommendations from interested official bodies; and (4) the standards for map amendments.

Location: Northeast of the City of Auburn soccer complex

Reviewed by: Jay Howell, AICP, Senior Planner

Discussion: The proposed amendment will enlarge the Silos at Conway PDD so that the required 25% open space is satisfied. When initially approved in 2020, the minimum area dedicated for this use was not met; so the development must either reduce the areas intended for residential and/or commercial uses, or grow the overall PDD area. The applicant has chosen the latter with the requisite annexation, base rezoning, and PDD amendment applications.

Recommendation: **Approval, with conditions**

Current Zoning: Limited Development District (LDD) and Rural (R), pending annexation request PL-2021-00780; all portions of this proposed development which are to be zoned Rural (R) are pending rezoning to LDD, PL-2021-00781.

Surrounding Zoning:

North: **Outside of the City limits** – *Jon and Sheri Todd (manufactured home park)*
South: **Rural (R)** – *various owners (single-family homes and vacant land)*
East: **Outside of the City limits** – *Patrick Messick (manufactured home park)*
West: **Outside of the City limits** – *Jon and Sheri Todd (manufactured home park)*
Rural (R) – *City of Auburn Soccer Complex*

Property Description: The subject property comprises approximately 55 acres in size and is located on Lee Road 137 (Wire Road) between the Lee Road 12 (Cox Road) intersection and the Auburn Soccer Complex. The area's elevation ranges between 540 and 570 feet with no distinct slope. A lake, roughly 3.5 acres in size, is in the rear of the property. This amendment will place the entire lake within the Silos at Conway PDD for the purpose of open space.

Previous Action Related to this Site:

Date	Action
March 2020	Planning Commission approved future land use designation change from Rural (R) to Master-Planned Mixed-Use as part of the Cox/Wire focus area study.
August 2020	Planning Commission approved the preliminary plat of a 73-lot conventional subdivision on 42.36 acres of land adjacent to the subject property, subject to the approval of the accompanying annexation, pre-zoning, and PDD applications. [PL-2020-00387]
September 2020	City Council approved the creation of the Silos at Conway PDD with the annexation of 24.03 acres adjacent to the subject property, rezoning of those same acres to LDD, and PDD designation to approximately 50.29 acres which included 71 units and a commercial area. [Ordinances 3250, 3251, and 3252]

Greenway/Greenspace Impact: There are no planned facilities in the subject property according to the Greenway and Greenspace Master Plan.

Bike Plan Facilities: There are no proposed bicycle facilities in the subject property.

Land Use Plan Designation: The Future Land Use Map in Comprehensive Plan 2030 designates the property which is proposed to be included in the Silos at Conway PDD as Limited Residential. This use designation recommends an average density of no more than one (1) dwelling unit per acre and is intended for areas in the rural periphery that are transitioning to a sub-urban residential character.

If this application, and its accompanying rezoning applications are approved, it will be consolidated through subdivision with adjoining property to the east and south whose future land use designation is Master-Planned Mixed-Use. This use category provides for a collaboration of developer, municipality and public when larger tracts of land are proposed for development. Master-planned mixed-use developments can include a broad mix of uses which are contextually appropriate and specific to its surrounding area. Development must provide an internal network of streets and incentives are offered for implementing nodal principles.

Analysis: The proposed amendment to the PDD includes the addition of approximately 4.83 acres to the district, for the purpose of increasing provided open space. The PDD has a requirement of 25% of its total area to be set aside for this use. As is currently in the PDD, it has set aside approximately 23.5%, or 11.85 acres. The addition of this 4.83 acres will increase the size of the district, and provided open space within it to approximately 16.7 acres, or 30% of its new total area. No additional dwelling units are proposed and the approved number of dwelling units remains 71, although the final plat submitted for approval (PL-2021-00735) is only proposing 70 lots.

Section 504 highlights the fundamental purposes and requirements of the Planned Development District (PDD) overlay and those include the following:

- Intended to allow for mixed uses
- To be applied only in areas zoned DDH, CDD, LDD, RDD, CRD, and SCCD.
- Properties zoned PDD are meant to be subject to both PDD requirements and those of the base zone
- The base zone determines lot area, setback, bulk regulations, parking, maximum floor area ratio and impervious surface ratio, maximum gross density and minimum open space ratio (for residential uses), and the minimum site area and lot width for nonresidential uses.
- The PDD overlay is intended to regulate the permitted and conditional uses, the mixed use development components, and the maximum percentage of allowable dwelling units in a commercial/residential development.

Section 504.01 minimum size and ownership – The proposed PDD must be at least 10 acres and under single ownership.

The proposed PDD is approximately 55.12 acres thereby meeting this requirement.

Section 504.02 Uses Permitted on Approval – All conditional uses set forth on Table 4-1 for PDD are allowed if approved by City Council. Mixed-use developments are allowed within the Planned Development District (PDD) and according to the following requirements:

The maximum gross density, minimum open space ratio and maximum density factor for all planned developments shall be the same as the base district from which the site was rezoned. The allowable figures for the Limited Development District (LDD) shall serve as the minimum standard in all cases.

The proposed amendment does not modify the approved uses for the PDD.

Section 504.03 Connection between uses and adjoining development – PDDs should be connected between uses onsite and those off site. The design of any planned uses are to be harmonious not only between uses, but with adjacent uses as well.

The proposed land addition does not affect or reduce existing or planned connectivity.

Section 504.05 Development Incentives – These are to be provided upon written request of the developer and often include:

- Density bonuses (residential)
- Increases in FAR
- Reduction in minimum lot width
- Master signage plan approval
- Accelerated preliminary plat approval
- Increases in ISR

Typically the incentives above are provided in exchange for the developer providing:

- Open space improvements
- Housing for the elderly and/or low to moderate income
- Vegetated buffer
- Increased open space (for residential uses)
- Park and recreation areas
- Parking in the rear for multi-family development and commercial/office uses
- Limiting access to single family uses via alleys or shared driveway
- Low density along the edge of the development
- Dedicated open space

The applicant requested the “Reduced Setbacks” incentive with the original PDD submission for side setbacks of 5’ for each side, thus a total side setback of 10’. This request was approved.

The applicant offered “Increased Open Space” and “Parking in the Rear for Commercial/Office Use” in exchange for the setback incentive. The subdivision will consist of conventional lots which typically requires no open space. Therefore the 25% increase of open space would equal a total of 25% of the development. The inclusion of the proposed 4.83 acres as additional open space would create a total of approximately 16.7, or 30.3% of the amended PDD.

Section 505. Master Development Plan – A Master Development Plan is a conceptual drawing that provides for the coordinated development of a specific area. A Master Development Plan shall be required if one or more of the following is proposed:

- A. When any development site is to be developed in stages or phases, no plat or phase plan for any fraction of the site shall be accepted for review which has more than the maximum gross density or less than the minimum required open space pursuant to Table 4-2, unless a Master Development Plan is submitted.
- B. When a request is made for Planned Development District (PDD) zoning.
- C. For any development containing a mixture of residential and non-residential land uses over five (5) acres in size or containing more than ten (10) dwelling units.
- D. For any rezoning request relative to the village concept and activity centers.
- E. For any development site comprising five acres or more in the Urban Neighborhood (UN) and Corridor Redevelopment District (CRD) districts.

The applicant shall submit a master development plan map, drawn at a scale of either 50, 100, or 200 feet to one inch, or at a scale approved by the Planning Director and including the following information:

A Master Plan Written Report has been supplied by the applicant addressing the requirements in Section 505.01 of the zoning ordinance (attached). Staff has reviewed the updated report and found that it meets all but one requirement of the Zoning Ordinance. The applicant must show all streams, stream buffers, wetlands, and flood hazard zones on the MDP.

The approximate date when construction of the project can be expected to begin:

Phase 1 site grading and infrastructure installation has begun.

The order and timing in which the phases of the project will be built and the estimated time of completion of each phase:

Once residential construction is initiated, phase 1 is projected to be significantly completed within four (4) months.

According to Section 505.03 the staff report shall address the following findings:

(A) As to the suitability of the site for the planned development zoning proposed and the relation of the proposed development to the surrounding areas as it relates to existing and probable future development;

This site is a large tract of land along an arterial road and is physically suitable for the proposed planned development. The future land use classification for this property is Master-planned mixed-use. The use designation provides for a collaboration of developer, municipality, and public when larger tracts of lands are proposed for development. Master-planned mixed use can include a broad mix of uses which are contextually appropriate and specific to its surrounding area.

(B) As to the suitability of proposed streets to adequately carry anticipated traffic, and whether increased densities will generate traffic in such an amount as to overload the street network outside the development site.

The development includes an internal network of streets which connect to adjacent properties.

(C) As to access to utilities and proposed utility services that will be adequate for the population densities proposed.

Infrastructure for water, sanitary sewer, power and phone are all accessible within the area.

(D) As to proper justification for the development proposed, including commercial, and its consistency with the Land Use Plan and adopted development policy of the City of Auburn.

The development's inclusion of commercial uses is consistent with the intent of Master Planned Mixed-Use areas.

(E) As to the impact the proposed development would have on local natural resources in the general area.

The applicant states that the development will make use of the natural topography and that the streams will remain and be protected by required buffers. The submitted Master development plan doesn't show the existing streams or their required buffers.

(F) As to whether the applicant submitted the application and all relevant materials and adequately addressed all the information required in the written report. The applicant's written report shall be submitted as part of the Planning Department's staff report.

The applicant submitted all relevant materials necessary to adequately review the proposal.

(G) As to the proposed development compliance with this Ordinance, the Land Use Plan and other plans, maps, and ordinance adopted by the City to guide its growth and development.

The proposed uses are compatible with and supportive of the overall Silos at Conway PDD development.

The **Development District Housing (DDH)** is intended to:

- promote conventional and performance single family housing and/or provide a transition between the NC and the CDD.P
- for uses in this District to be limited to conventional residential uses of low to moderate densities, outdoor recreation uses, and public service uses. Single- family performance residential uses are permitted, all other performance types are conditional.
- consist largely of vacant or undeveloped land, but it is the intent of this Ordinance that this District have a residential character.

The **Planned Development District (PDD)** is intended to provide an opportunity for a land development process with the greatest flexibility available to the developer, consistent with the provisions of zoning regulations, and the provisions included in the master development plan for the subject property. The PDD designation may be requested and considered for application only to those properties already zoned DDH, CDD, LDD, RDD, CRD, and SCCD.

Approval of a Planned Development District (PDD) must be based upon the approval of a Master Development Plan (Section 504) for the site in question. Uses shall be selected from those listed conditionally in Table 4-1 following a thorough evaluation of the proposed location of any PDD. Following the acceptance of the master development plan, the property shall receive the PDD zoning designation.

Staff Comments:

Planning:

1. *Streams and their appropriate buffers must be shown on the MDP. This was a condition of the PDD's establishment which has yet to be provided.*
2. *Delineate each phase on the MDP. This was a condition of the PDD's establishment which has yet to be provided.*
3. *Should City Council approve this amendment, an updated MDP will be required within 90 days reflecting all staff corrections contained herein, as well as any additional conditions of approval as specified by either the Planning Commission or City Council.*

Engineering:

1. *There are no engineering concerns with the proposed PDD amendment.*

Water Resource Management:

1. *This property is located in the Uphapee Creek watershed.*

Ability to provide services:

Is the area served by the Water Works Board of the City of Auburn (AWWB)?

No

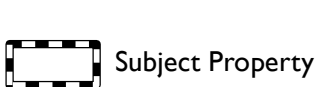
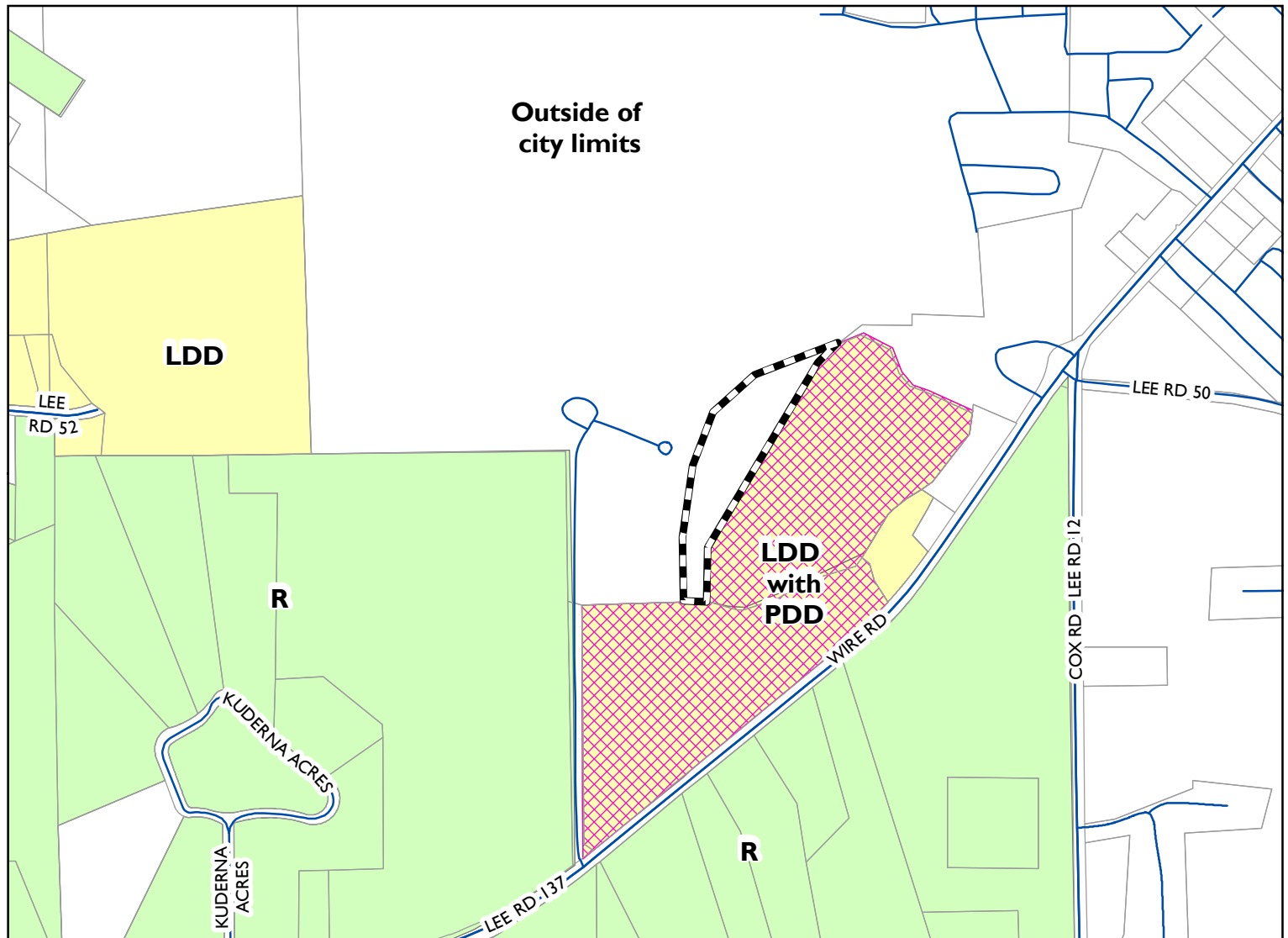
Is the area served by municipal sewer?

Yes

The Silos at Conway

Rezoning

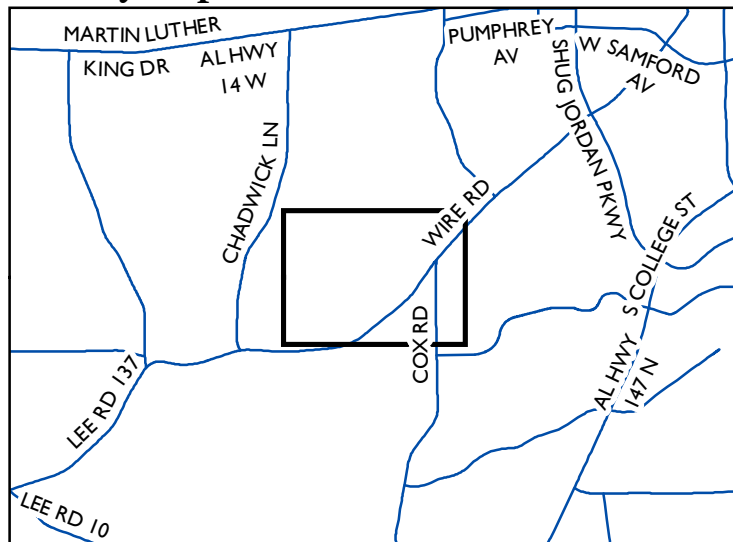
PC Cases #PL-2021-00781 & PL-2021-00782



0 195 390 780
Feet
Planning Dept.
11/22/2021

The applicant requests rezoning of approximately 4.83 acres from Rural (R) to Limited Development District (LDD), and to apply the Planned Development District (PDD) designation to the same property. The subject property is located northeast of the Auburn Soccer Complex.

Vicinity Map



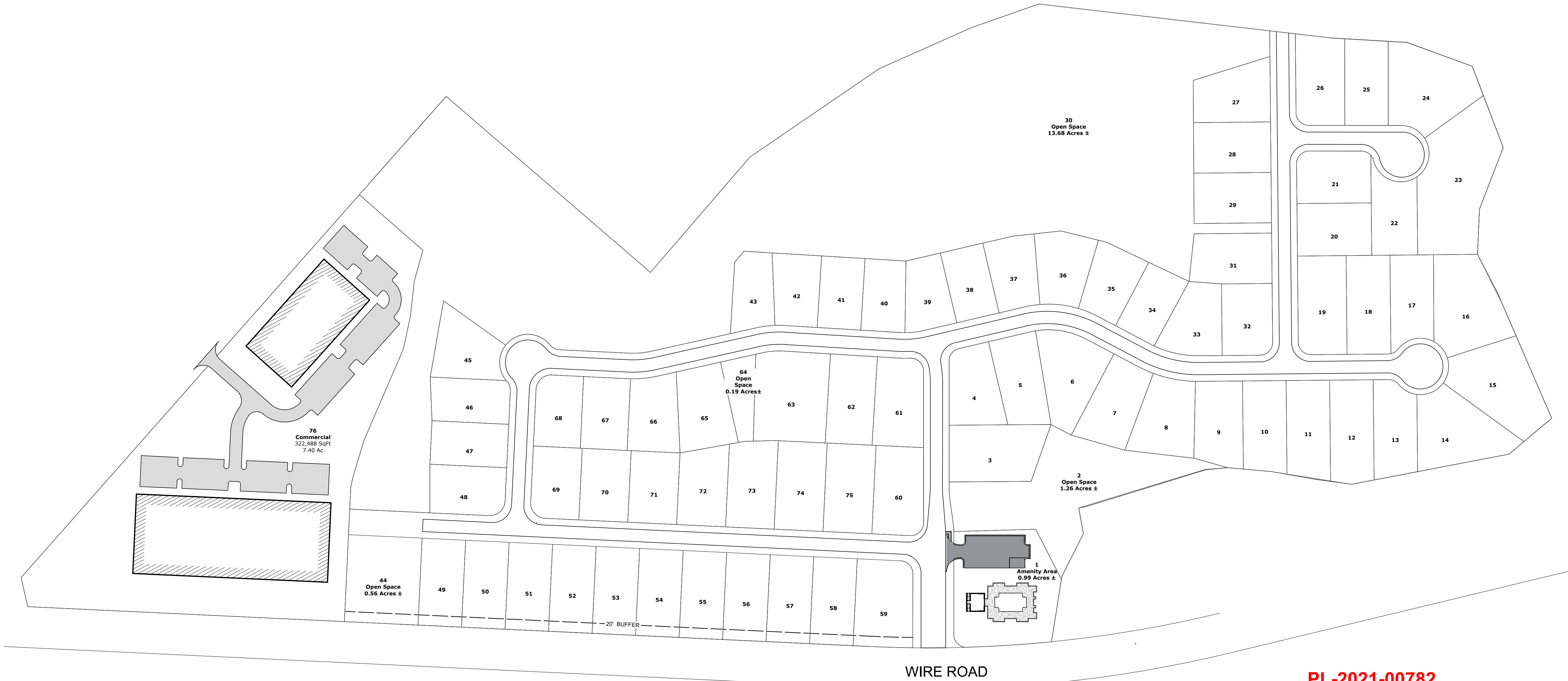
PUBLIC HEARING NOTICE

The Planning Commission will hold a meeting **12/9/2021 at 5:00pm** in the Council Chambers of the Auburn Public Safety Building, located at 141 North Ross Street, Auburn, Alabama. Please call Jay Howell with the City of Auburn Planning Department at **(334)501-3040** for additional information.

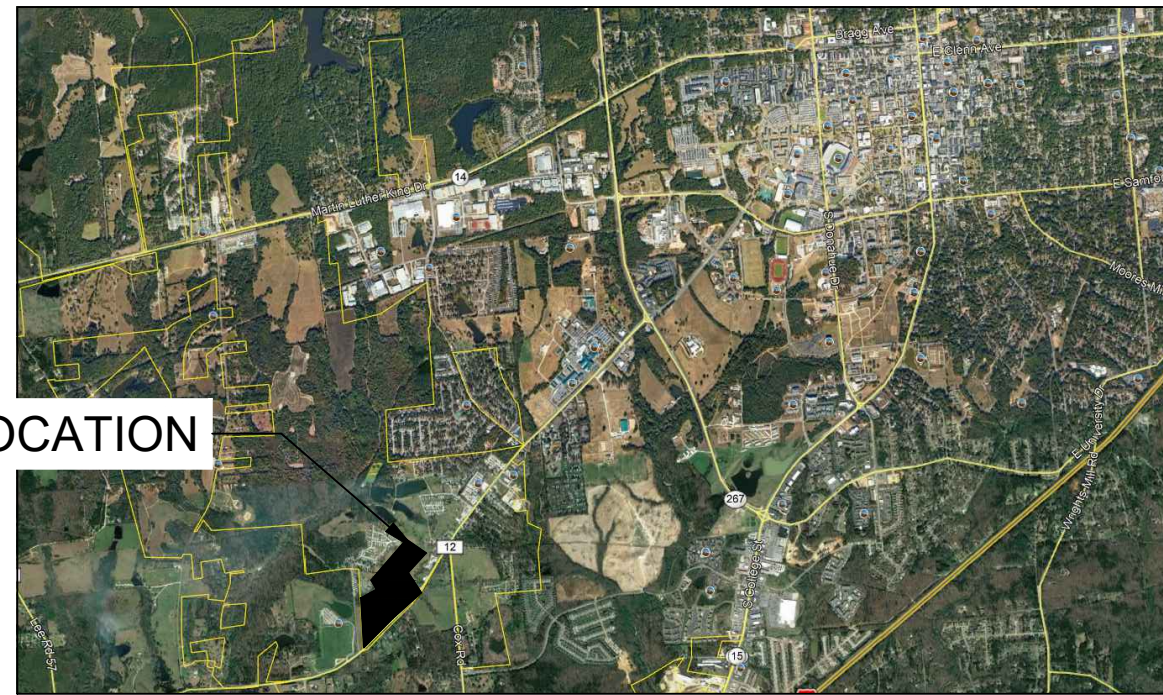
The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at <http://www.auburnalabama.org/pci>

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Drawing Name: M:\2017\17-0513 Silos at Conway MDP - Conway on Wire - Auburn.dwg | 17-0513 Conway Master Development Planning Last Modified: Nov 30, 2021 - 7:56am by Klucker



SITE LOCATION



VICINITY MAP
NOT TO SCALE

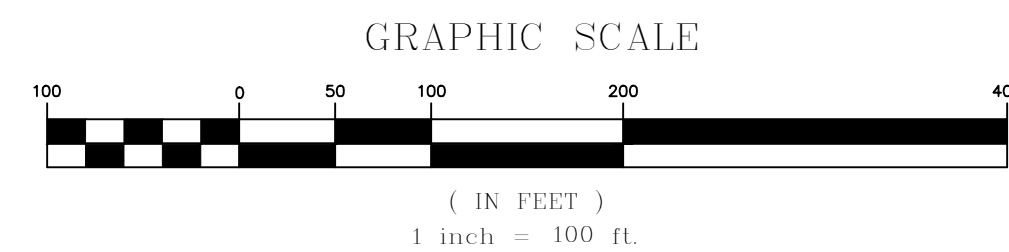
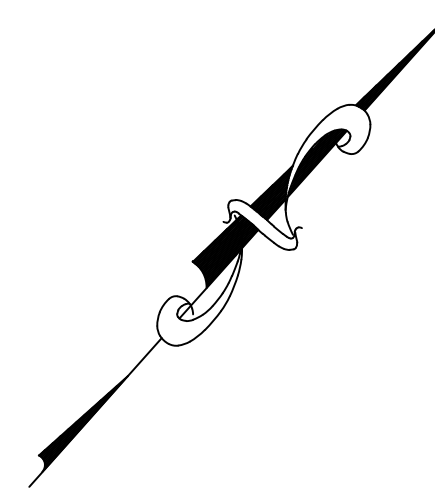
DEVELOPMENT DATA

TOTAL ACREAGE	55.12 ACRES ±
TOTAL RESIDENTIAL	31.04 ACRES ±
OPEN SPACE	15.69 ACRES ±
AMENITY AREA	0.99 ACRES ±
COMMERCIAL AREA	7.40 ACRES ±

TOTAL RESIDENTIAL LOTS	70
AVERAGE LOT SIZE	85'X150'
LENGTH OF ROADS	4,450 LF

AMENITY PARKING	
REQUIRED	24 SPACES
PROVIDED	25 SPACES

PL-2021-00782
Silos at Conway MDP
Received 11/29/2021



BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors

706 12th ST. PHENIX CITY, AL 36868 (PH : 334-297-2423)
223 S. 8th ST. OPELIKA, AL 36801 (PH : 334-745-7050)
121 W. BROAD ST. EUFALUA, AL 36072 (PH : 334-687-4257)



STONE MARTIN BUILDERS

SILOS AT CONWAY

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MASTER DEVELOPMENT
PLAN

DRAWN BY: K WELCH
DESIGNED BY: K WELCH
REVIEWED BY: C ROGERS
APPROVED BY: B PRICE

DATE
29 NOVEMBER 2021

PROJECT NUMBER
17-0513

SHEET NUMBER

- 1. What are the methods of screening and buffering especially where incompatible land use configurations necessitate protection for the proposed development or surrounding development?**

All buffer yards, required by the Zoning Ordinance, will be provided at the perimeter of the property. In addition to these, buffers will be developed on site between the Commercial and Residential uses by means of appropriate landscape screening and berms.

- 2. What are the provisions for creation, use and maintenance of open space and recreation areas?**

The development will provide opportunities for the residents to live an active lifestyle. It will have open spaces utilized as parks throughout the development. An amenity site will be located inside the development for use by its residents. Common areas will be professionally landscaped and maintained by a neighborhood homeowners association. The commercial areas will also provide open space as required by the Zoning Ordinance.

- 3. What are the significant natural topographical and natural features of the subject property and how will the natural features of the land be preserved or protected?**

The development will make use of the natural topography during construction and natural tree lines will be preserved along the rear of the property. Natural streams will remain and be protected by required stream buffers.

- 4. Describe the general provisions for pedestrian and bicycle circulation throughout the development.**

Most of the development will be available for pedestrian and bicycle traffic by means of public infrastructure and sidewalks. The development will provide access from the residential area to the commercial uses via sidewalks or natural pedestrian/bike paths internal to the subdivision. The City of Auburn has constructed a multi-use path along Wire Road so bicycle and foot traffic can access the development.

- 5. Specify how roads, waste disposal, water supply, fire protection, and utilities will be provided, with approximate timing and location, including closest sewer and community waterlines and capacity to serve this development.**

Public roads, waste disposal, water supply, fire protection, and utilities will be provided to all parcels of the development from Wire Road.

6. Is the water supply adequate to serve the proposed development?

It is the Applicant's understanding that there is adequate water supply provided by either the Loachapoka Water Authority or Auburn Water Works Board to serve the development.

7. Describe how amenities are to be provided (sidewalks, open space, parks, recreational facilities, streetlights, landscaping) including approximate timing and location.

Sidewalks, open space and lighting will be provided as each phase of the development and site work is completed. An amenity site will be located inside the development for use by its residents. Common areas will be professionally landscaped and maintained by a neighborhood homeowners association.

8. What is the projected population and anticipated impact of the development upon existing utilities and community facilities and service including, but not limited to water, electricity, sewer and solid waste disposal, schools and parks, police and fire protection?

The development will consist of approximately seventy (70) single-family homes. The possible commercial development uses have been included herein and all structures will be built in compliance with all City of Auburn Regulations and in accordance with the Auburn Zoning Ordinance. The development should not adversely impact the capacity of municipal services, schools nor utilities.

9. What is projected trip generation for the entire project at completion? If projected trip generation is of sufficient magnitude to significantly increase traffic, thereby reducing the level of service on one or more abutting or surrounding streets, or where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near, at, or over capacity, a traffic study is necessary. Attach a transportation impact report if required.

A traffic study has been completed and is included with the accompanying re-zoning application.

10. What type of commercial development is proposed, including total square footage, setback, building coverage and height, impervious surfaces and off-street parking?

Commercial lots will contain square footages ranging between 7,500 SF and 40,000 SF. Buildings will not exceed two stories in height and comply with maximum FAR, ISR and angle of light standards in accordance with the Zoning Ordinance. Off street parking will

be located to the rear of all commercial buildings. This feature is proposed as an Exchange item for the Incentive of reduction of side setbacks in the single-family residential portion of the Development (see #15 below). Potential commercial uses include those in the following categories listed in Table 4-1 of the Zoning Ordinance: Institutional, Indoor Recreational, Special Residential, Office, Commercial and Entertainment, Road Service, Agricultural Support, Nurseries, Commercial Support, and Neighborhood Shopping Center.

11. What is the development schedule including projected build-out date?

The proposed project is scheduled to break ground within the third quarter of 2020, starting with the single-family residential portion of the development and all necessary infrastructure. The residential housing will most likely be built in two phases, with the second phase commencing as the market dictates. Completion of Phase 1 will most likely be substantially complete within four months of starting work. There is no immediate schedule for development of the commercial parcels.

12. Attach a valid legal description of the property of the total proposed site.

See the attached legal description.

13. Attach a copy of the design standards, if required.

Master Covenants, Conditions and Restrictions are being generated in accordance with city standards for the entire development and can be provided upon completion.

14. What are the applicant's intentions with regard to the future selling or leasing of all or portions of the planned development, such as land areas, dwelling units, etc.

The applicant intends to sell the commercial lots and sell residential lots to builders or future home owners.

15. Other relevant information to assist in evaluating the character and impact of the proposed planned development.

The residential portion of the property will be developed as a Conventional subdivision and thus follow applicable ISR, FAR, minimum lot dimensions, off-street parking requirements, etc. The Developer will request an incentive to reduce side setbacks for single-family homes to 5' on either side, rather than the specified 6' setback on one side and 15' total side setback. The Exchange for this incentive will be the offering of an additional 25% open space area and/or parking located in the rear of the above referenced commercial uses.

Any additional information will be forwarded upon request.

Request for Incentive/Exchange

How many incentives are being requested?

One

What incentives have been selected from the table?

Reduced Setbacks (side yards to 5' each side)

What is being offered as an exchange for each incentive requested?

Increased Open Space and/or Parking in Rear for Commercial/Office Use

Explain how each incentive would benefit the proposed planned development.

The reduced setbacks will allow larger home footprints on proposed lots and still keep the neighborhood density under 2.0 units/acre. The proposed lots will have 85' plus frontages. As such, the proposed homes and lots will be more compatible with the surrounding neighborhoods.

Explain how each incentive would benefit, and not be detrimental, to the public interest.

As explained above, the intention is to build a Conventional, lower-density, subdivision, which allows for single-family residential homes which are more compatible with the surrounding neighborhoods. The additional open space offered in exchange for the reduced setbacks will benefit the neighbors and the public. The rear parking in the commercial/office portion of the Master Plan Proposal will likewise enhance the appearance of the development for the neighbors and public.

In no way does the proposed incentive represent a detrimental impact to the public interest.

City of Auburn Planning Commission
Conditional Use
PC Case # PL-2021-00788
‘North Dean Mixed Use’



Meeting Date: December 9, 2021

Property Owner(s): RVP Holdings, LLC

Applicant: Marshall Brothers Properties, LLC

Authorized Representative: Brett Basquin, Foresite Group, LLC

Request: Conditional use approval of a performance residential development (multiple-unit development)

The Auburn Zoning Ordinance (Section 803.02.B) requires that:

A public hearing shall be held by the Planning Commission after adjoining property owners have been notified of the public hearing by certified mail and signs announcing the public hearing have been erected on the property in question.

Adjoining property owners have been mailed notices regarding the public hearing.

The Zoning Ordinance (Section 803.02.E) states further:

Following a public hearing, the City Council shall either approve, or disapprove, the application and shall establish the specific conditions under which the application is approved.

Location: 733 North Dean Road

Discussion: The conditional use request is intended to authorize a multiple-unit development consisting of 10 residential units located above a proposed office building in the Comprehensive Development District. The proposed residential component of the development is not consistent with the Future Land Use Plan designation of Office Park.

Reviewed by: Logan Kipp, Principal Planner

Recommendation: **Denial, the proposed use is inconsistent with the Future Land Use Plan**

Current Zoning: Comprehensive Development District (CDD)

Surrounding Zoning:

North:	CDD – Zouhary & Fuqua Real Estate LLC (office)
South:	CDD – AMT Investments LLC (office)
East:	CDD – Miller Investments LLC (office), Charter Building LLC (office)
West:	CDD – Swann Investments LLC (commercial support & office)

Property Description: The subject property is approximately 1.22 acres and is Lot 2A-1B of the Central Park 2nd Addition. The subject property is undeveloped. The property has a shared access driveway with Lot 2A-1A with frontage along North Dean Road.

Previous Action Related to this Site: None applicable to this request.

Greenway/Greenspace Impact: The property is not impacted by a greenway.

Major Street Plan: None applicable to this request.

Land Use Plan Designation: The CompPlan 2030 designation for the property is Office Park. The Office Park designation recommends uses in a campus setting. Average breakdown of uses within this designation is 85% office, 15% commercial. The proposed residential use is not supported by the Future Land Use designation of Office Park.

Analysis:

Conditional Use Purpose and Standards

Section 803.04 of the Auburn Zoning Code regarding General Use Standards for Conditional Uses requires that:

A. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.

Staff Comment

The applicant is proposing a two story, mixed-use project which includes 8,500 SF of office space on the ground level and 10 residential units (20 bedrooms) on the second level. Office uses are permitted by right within the CDD zoning district, however, multiple unit developments (apartments) require conditional use approval. The conditional use approval process shall consider impacts to surrounding property, adverse effects to the existing character of established development, and conformance to the zoning ordinance and other adopted policies and plans, including the Future Land Use Plan. The proposed residential use is not supported by the Future Land Use designation of Office Park.

B. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.

Staff Comment

The proposed residential use is not in keeping with the character of the surrounding development which is predominately office uses. The proposed residential use is not supported by the Future Land Use designation of Office Park.

C. The proposed use will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness, and bind commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with this Ordinance, and other plans, programs, maps, and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditioned upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

Staff Comment

This development can be served by the Water Works Board of the City of Auburn or the City of Auburn for water and sanitary sewer service. The proposed use should not place undue burden on existing infrastructure.

D. The Planning Commission may attach recommendations for conditional use approval, additional criteria dealing with buffer yards, parking, lighting, building materials, or any other aspect of site plan approval necessary to mitigate the impact of the proposed conditional use on the surrounding property.

Staff recommended conditions:

Although staff recommends denial of this request, the conditions below shall be included in a recommendation to the City Council.

Water Resource Management:

1. *Offsite easements shall be provided as necessary for sanitary sewer connection*

Staff Comments

A formal site plan review will be conducted upon submission of a complete site plan as part of the city's administrative development review process (DRT). Staff has provided a preliminary review of the plan provided by the applicant and the following items shall be addressed in accordance with the adopted city requirements and policies.

1. *Provide architectural elevations to determine appropriate setbacks based on 1:1 angle of light requirement. Additionally, provide eave height labels where building footprint is adjacent to setback lines on the site plan.*
2. *Corridor overlay and screening/architectural requirements shall apply*
3. *Provide a landscape plan. Three landscape islands are required within the parking area.*
4. *Provide location and label for mail kiosk, if one is required by the U.S. Postal Service.*

Bufferyards

The Impervious Surface Ratio (ISR), Floor Area Ratio (FAR), and building height, are the main determinants of land use intensity and are found in Table 4-4 of the zoning code.

Allowable ISR: 80%

Proposed ISR: 67%

Allowable FAR: 70%

Proposed FAR: 32%

Land Use Intensity Class: VII

Bufferyards:

North	5' required	5' provided	Compliant
South	5' required	5' provided	Compliant
East	15' required	15' provided	Compliant
West	5' required	5' provided	Compliant

Plantings:

Total Tree Inches	64.7
Canopy Inches	38.8
Understory Inches	25.9
Total Shrubs	102
Street Canopy	5.6
Street Understory	5.6
Street Shrubs	14

Parking

Office:

1 space per 250 square feet

8,500 SF Office

Required office parking: 34 spaces

Multiple-unit development:

1.1 space per bedroom

20 bedrooms

Required multiple-unit development parking: 22 spaces

Total required: 56 spaces

Total provided: 57 spaces

Bicycle Parking is required per Section 514 of the Zoning Ordinance

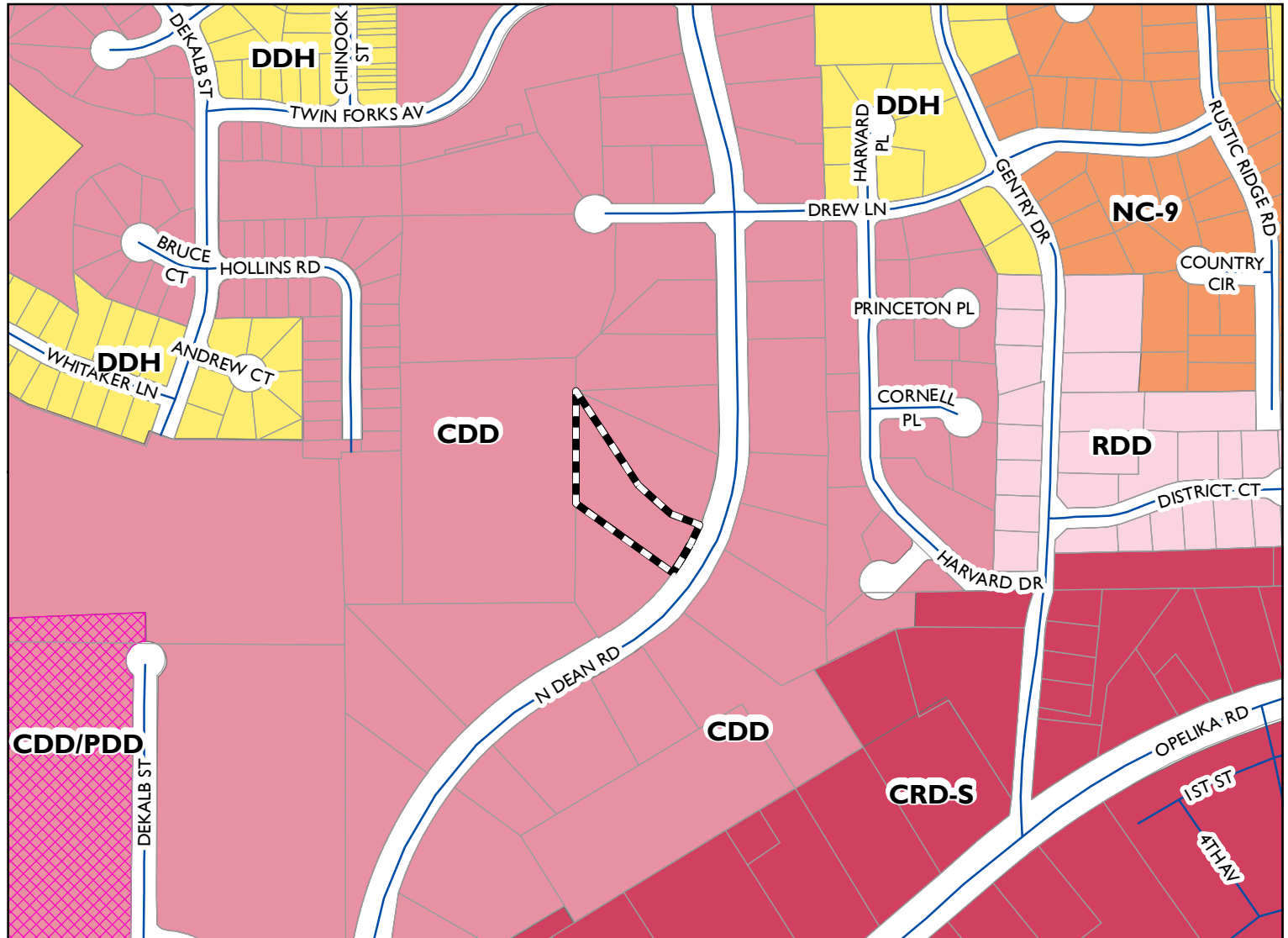
Lighting

Standard lighting regulations will address any impacts to neighboring properties.

North Dean Mixed Use

Conditional Use

PC Case #PL-2021-00788



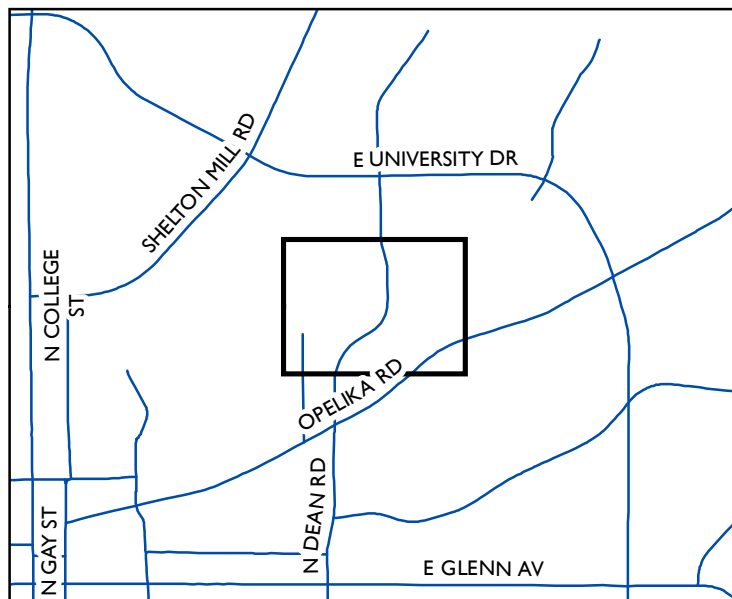
Subject Property



0 95 190 380
Feet

Planning Dept.
11/30/2021

Vicinity Map



The applicant is requesting conditional use approval for a performance residential use (multiple-unit development) in the Comprehensive Development District (CDD) to be located at 733 North Dean Road.

PUBLIC HEARING NOTICE

The Planning Commission will hold a meeting **Thursday, 12/9/2021** at **5:00pm** in the Council Chambers of the Auburn Public Safety Building, located at 141 North Ross Street, Auburn, Alabama. Please call the City of Auburn Planning Department at **(334)501-3040** for additional information.

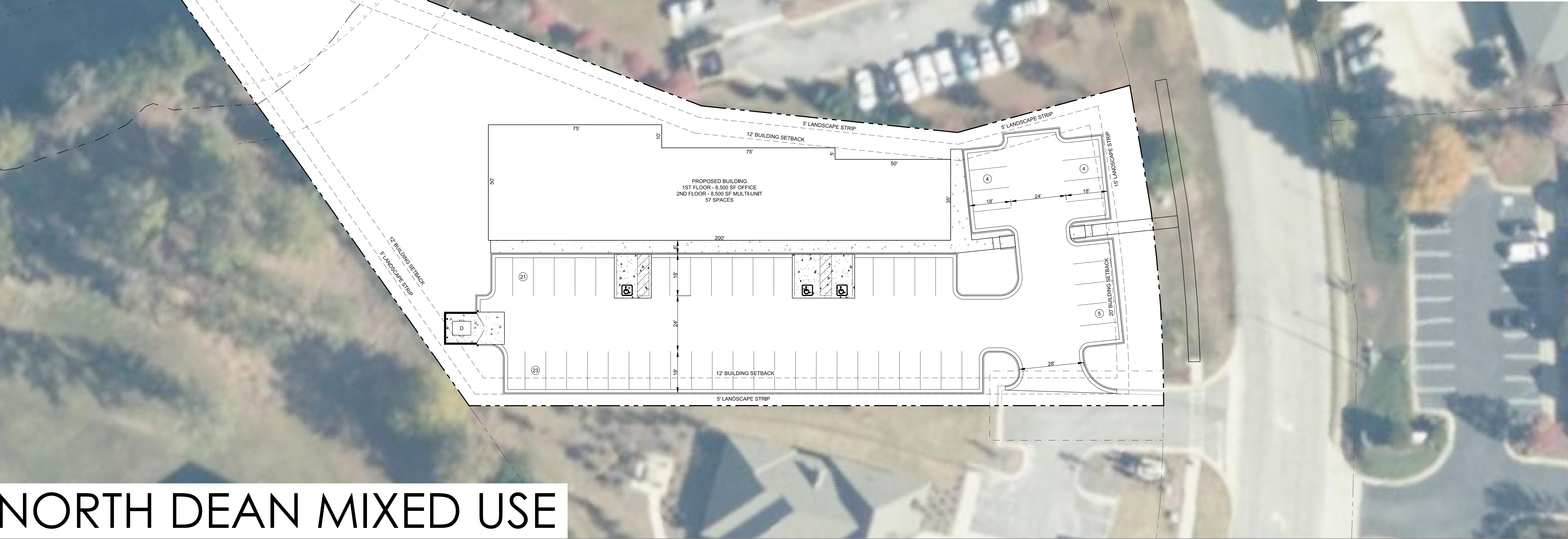
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The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

PL-2021-00788
Received 11/16/21

PROJECT INFORMATION	
TOTAL SITE AREA:	1.22 AC.
TOTAL BUILDING AREA:	17,000 S.F.
TOTAL UNITS PROVIDED:	10 UNITS
TOTAL BEDS PROVIDED:	20 BEDS
PARKING REQUIRED:	56 SPACES
TOTAL PARKING PROVIDED (ON-SITE):	57 SPACES (3 ACCESSIBLE SPACES)

PROJECT INFORMATION	
1). THIS PROJECT IS A MIXED USE DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE. THIS PROJECT IS SUBJECT TO THE CORRIDOR OVERLAY REGULATIONS.	
2.) LOCATED IN 733 NORTH DEAN ROAD	
3.) SITE AREA: 1.22 AC. (53,143 ±SF)	
4.) CURRENT ZONING: CDD (COMPREHENSIVE DEVELOPMENT DISTRICT)	
5.) ADJACENT ZONING: CDD (COMPREHENSIVE DEVELOPMENT DISTRICT)	
6.) CURRENT LAND USE: VACANT	
7.) LAND USE INTENSITY CLASSIFICATION: VII	
8.) BUFFER YARD REQUIREMENTS: 15' FRONT, 5' SIDES, AND 5' REAR	
9.) OVERALL BUILDING HEIGHT: +/- 12' EAVE HEIGHT	
10.) NUMBER OF FLOORS: 2 STORY	
11.) SETBACK: 20' FRONT, 12' SIDE, AND 12' REAR	
12.) TOTAL IMPERVIOUS SURFACE AREA: 29,185 SF (0.67 AC.)	
13.) TOTAL PERVIOUS SURFACE AREA: 23,958 SF (0.55 AC.)	
14.) MAXIMUM IMPERVIOUS SURFACE RATIO ALLOWED: (0.75 FOR CLASS VII)	
15.) IMPERVIOUS SURFACE RATIO PROVIDED: 0.67 AC = 0.55	
16.) THE IMPERVIOUS SURFACE AREA INCLUDES THE FOLLOWING: BUILDING FOOTPRINT (GROSS SF), DRIVEWAYS, SIDEWALK, PARKING LOT.	
17.) REQUIRED PARKING= 1.1 PARKING SPACE PER BEDROOM FOR RESIDENTIAL 1/250 SF FOR OFFICE.	
18.) PARKING SPACES PROVIDED: 57 SPACES (INCLUDES 3 ACCESSIBLE SPACES)	
19.) MAXIMUM FLOOR AREA RATIO (FAR): 0.70	
20.) PROPOSED FLOOR AREA: 17,000 S.F. = 0.39 AC = 0.32	
21.) DENSITY ALLOWED: 9.5 UNITS/ACRE FOR RESIDENTIAL	
22.) DENSITY PROVIDED = 8.2 UNITS/ACRE	
23.) MINIMUM PARKING STALL= 9'X18'	
24.) PROVIDED PARKING STALL= 9'X18'	



NORTH DEAN MIXED USE
CONDITIONAL USE SITE PLAN

City of Auburn Planning Commission
Conditional Use
Case #PL-2021-00789
Samford Village Assisted Living

Meeting Date: December 9, 2021

Property Owner(s): DGM Financial, LLC

Applicant: Brett Basquin, Foresite Group, Inc.

Request: Revised conditional use approval for the expansion of an existing institutional use (assisted living facility) and the incorporation of an additional institutional use (nursing home).

The Auburn Zoning Ordinance (Section 803.02.B) requires that:

A public hearing shall be held by the Planning Commission after adjoining property owners have been notified of the public hearing by certified mail and signs announcing the public hearing have been erected on the property in question.

Adjoining property owners have been mailed notices regarding the public hearing.

The Zoning Ordinance (Section 803.02.E) states further:

Following a public hearing, the City Council shall either approve, or disapprove, the application and shall establish the specific conditions under which the application is approved.

Location: 350 Samford Village Court

Discussion: The original conditional use approval for the subject property encompassed a 65-unit assisted living facility, of which 50 units were constructed, and several amenities for the residents' enjoyment. The applicant is seeking revised conditional use approval to expand the facility's footprint for the construction of 16 additional units (66 total units) and incorporate memory care services to residents. In addition, because the existing assisted living facility also has on-site skilled nursing staff which provides medication management, the facility is more accurately classified as a nursing home, hence the need for a revised conditional use request.

Reviewed by: Katie Robison, AICP, Principal Planner

Recommendation: Forward to City Council with a recommendation for approval

Current Zoning: Comprehensive Development District (CDD) with a Planned Development District (PDD)

Surrounding Zoning:

Direction	Zoning District	Land Use
North	CDD w/ overlay of PDD	Offices
South	DDH	Single-family detached (across I-85)
East	CDD w/ overlay of PDD	Multi-family residential
West	CDD w/ overlay of PDD	Development detention pond

Property Description: The subject property comprises approximately 4.01 acres and is located at the terminus of Samford Village Court, part of the Samford Commercial development site. Auburn Assisted Living was constructed in 2020 and opened to the public in early 2021.

Previous Action Related to this Site:

Date	Action
May 31, 1960	Subject property is annexed into the City of Auburn (Ordinance 386).
Feb 19, 2019	City Council approves, with Planning Commission recommendation, the PDD rezoning of Samford Village which includes the subject property. (Ordinance 3146).
Feb 19, 2019	City Council approves, with Planning Commission recommendation, several conditional use requests for the Samford Village PDD, which includes the subject property. (Resolution 19-041).
October 15, 2019	City Council approves, with Planning Commission recommendation, the conditional use for an institutional use (assisted living facility) for the subject property. (Resolution 19-273).

Greenway/Greenspace Impact: There are no Greenways or Greenspace improvements currently shown for this area nearby.

Bike Plan Facilities: Bicycle lanes exist on either side of East Samford Avenue.

Major Street Plan Impact: None.

Land Use Plan Designation: Auburn's CompPlan 2030 designates the property as Gateway Commercial in its eastern area where it connects both East Samford Avenue and East Glenn Avenue, and Office Park in the west where Samford Village Court terminates. Permitted uses under the Gateway Commercial designation include a broad mix of uses (similar to the CDD zoning district) along existing corridors with emphasis on access management, corridor overlay requirements and quality aesthetics. Multi-family uses are conditional. Permitted uses under the Office Park designation include uses in a campus setting. Average breakdown of use is 85% office and 15% commercial.

Analysis:

Conditional Use Purpose and Standards: Section 803.04 of the Auburn Zoning Code regarding General Use Standards for Conditional Uses requires that:

A. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.

Staff Comment

The applicant is proposing to construct a building addition on the Auburn Assisted Living facility in the Samford Village PDD. The existing facility, which was completed in early 2021, is approximately 43,621 square feet and contains 50 individual living units. The proposed building expansion is comprised of approximately 10,843 square feet and will be comprised of four individual living units and 12 memory care units.

The facility is licensed with the State of Alabama to provide on-site skilled nursing staff which provide care in addition to medication management. Because the facility provides this service to their residents, the assisted living facility is more accurately classified as a nursing home. The original conditional use provided additional amenities as is required per the Zoning Ordinance for an assisted living facility. These components – outdoor seating areas as well as a covered drop-off area are not being eliminated with the proposed nursing home conditional use request.

B. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.

Staff Comment

The proposed building expansion, which includes four individual living units and 12 memory care units, should not adversely affect the adjacent properties or impact traffic conditions. The existing curb cuts will be utilized and there are no additional curb cuts being proposed.

A nursing home facility requires one parking space per three rooms. There is a total of 66 rooms within the facility, which equates to 22 required parking spaces. The applicant has provided 51 parking spaces, meeting this requirement.

C. The proposed use will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness, and bind commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with this Ordinance, and other plans, programs, maps, and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditioned upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

Staff Comment

Utilities are available in this area. This should not pose any undue burden on any public systems. Standard development review and the satisfaction of Engineering, Inspection Services, Planning, and Water Resource Management departments will be required prior to any construction.

D. The Planning Commission may attach recommendations for conditional use approval, additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval necessary to mitigate the impact of the proposed conditional use on the surrounding property.

Staff Comment

A formal site plan review will be conducted upon submission of a complete site plan as part of the city's administrative development review process (DRT).

Staff has no recommended conditions of approval. Staff comments are listed below.

Staff Comments:

Planning:

Bufferyards

Bufferyards were determined during the original conditional use request and landscaping has been installed.

Plantings

There are no additional plantings required for the proposed building expansion.

Parking

The parking requirement for nursing home facilities is one (1) space per three (3) rooms.

Units/Rooms proposed: 66

Total parking spaces required: 22

Total parking spaces provided: 51

Lighting

Standard lighting regulations will address any impacts to neighboring properties.

Engineering:

There are no engineering concerns with the proposed conditional use.

Water Resource Management:

This property is located in the Moore's Mill Creek watershed.

Ability to provide services:

Is the area served by the Water Works Board of the City of Auburn (AWWB)?

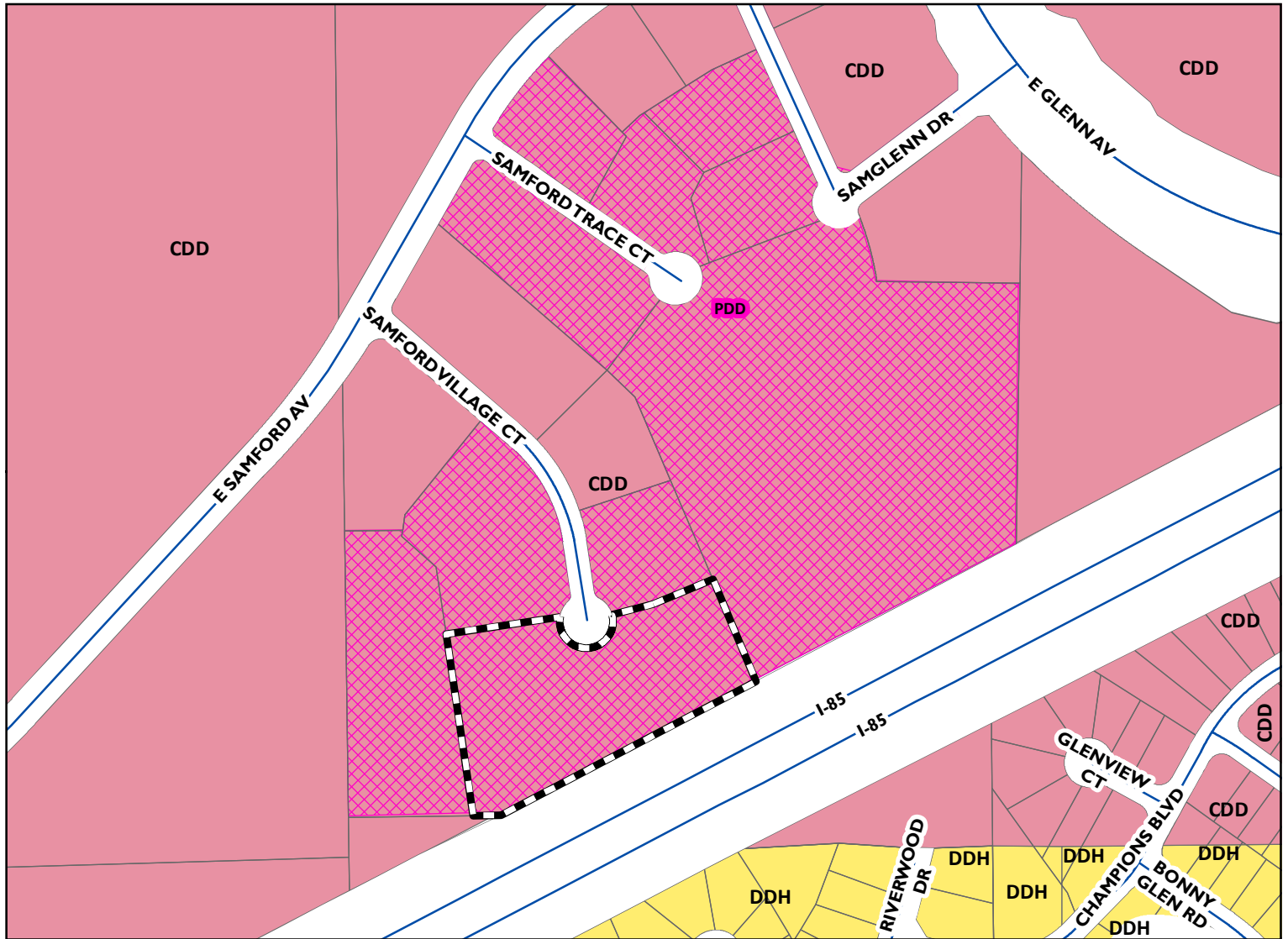
Yes


Is the area served by municipal sewer?

Yes

Samford Village Assisted Living Facility Expansion

Revised Conditional Use
PC Case #PL-2021-00789

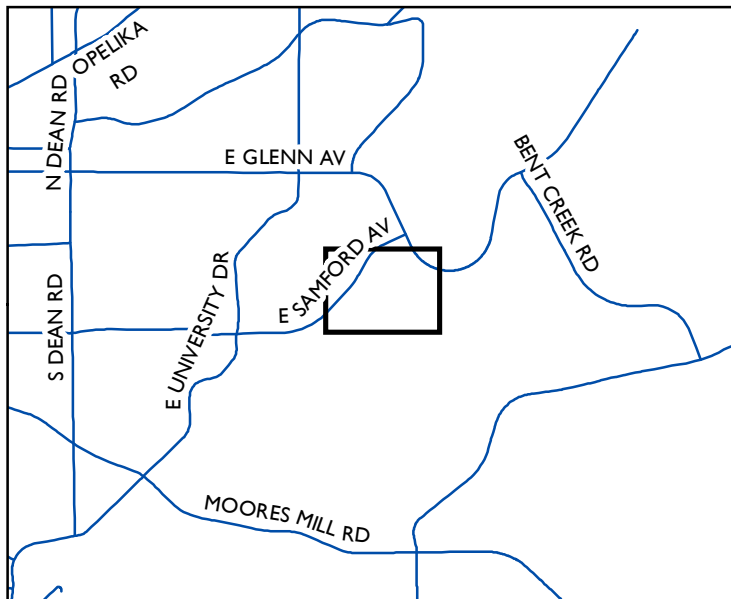


 Subject Property



0 75 150 300
Feet
Planning Dept.
11/29/2021

Vicinity Map



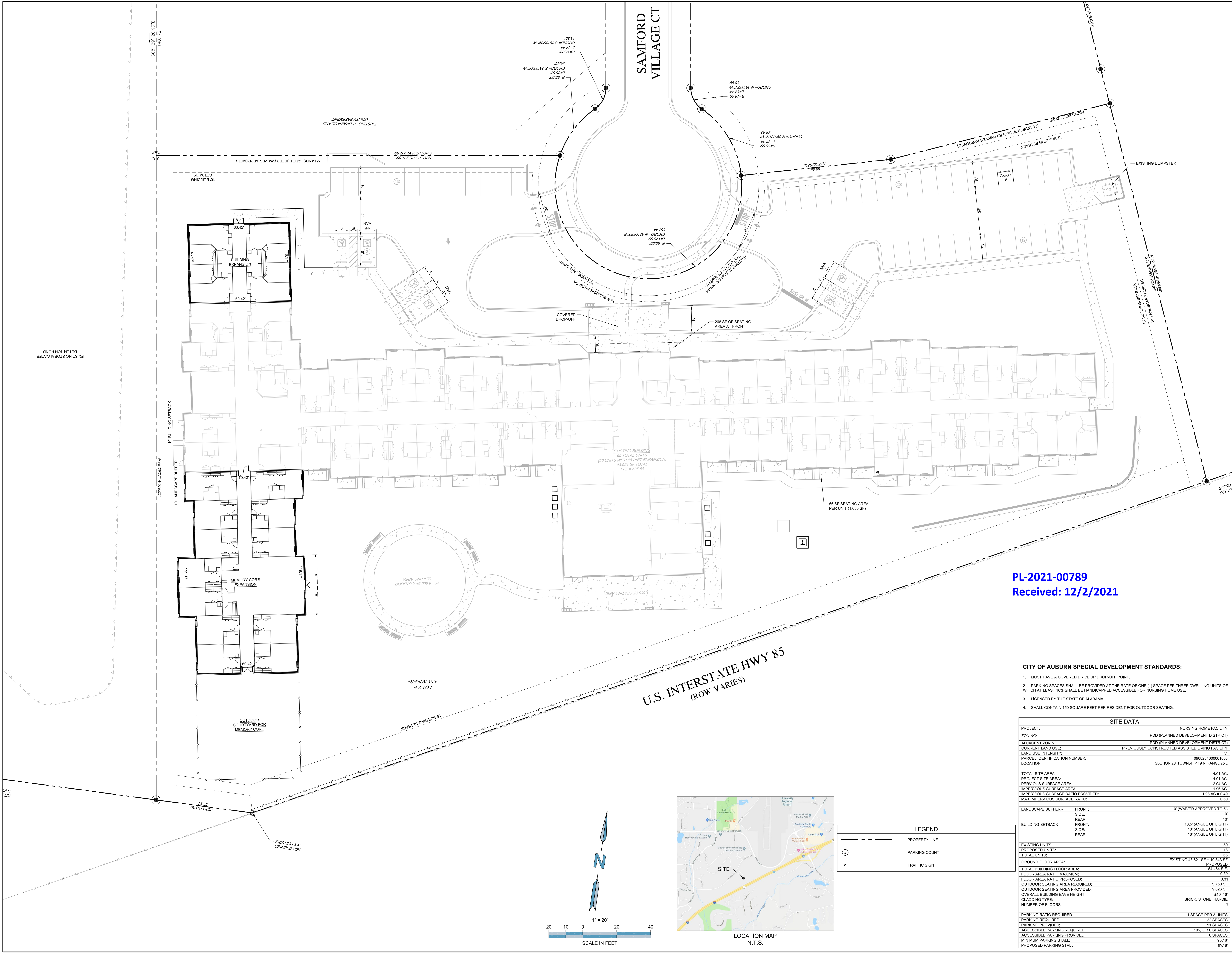
The applicant is requesting a revised conditional use approval for the expansion of an institutional use (assisted living facility/nursing home) in the Comprehensive Development District (CDD) with an overlay of the Planned Development District (PDD) designation located at 350 Samford Village Court.

PUBLIC HEARING NOTICE

The Planning Commission will hold a meeting **Thursday, 12/9/2021** at **5:00pm** in the Council Chambers of the Auburn Public Safety Building, located at 141 North Ross Street, Auburn, Alabama. Please call the City of Auburn Planning Department at **(334)501-3040** for additional information.

The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at <http://www.auburnalabama.org/pci>

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.



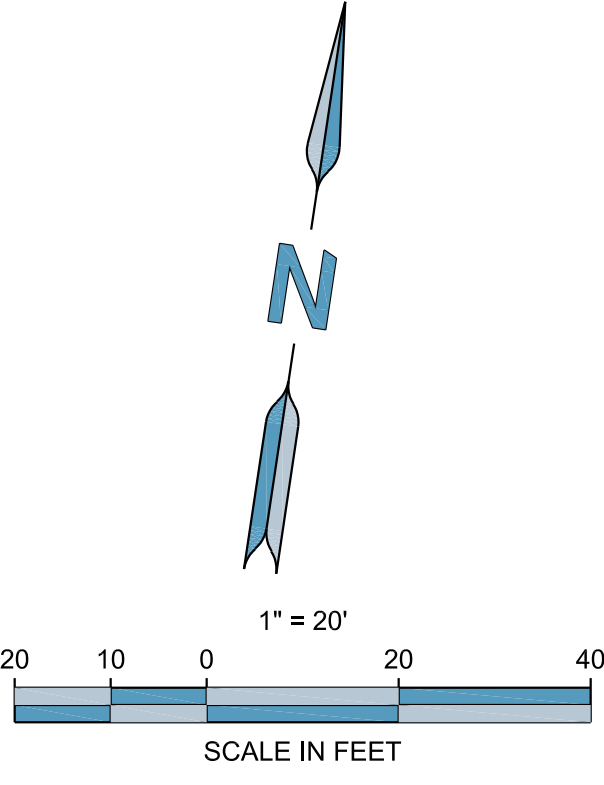
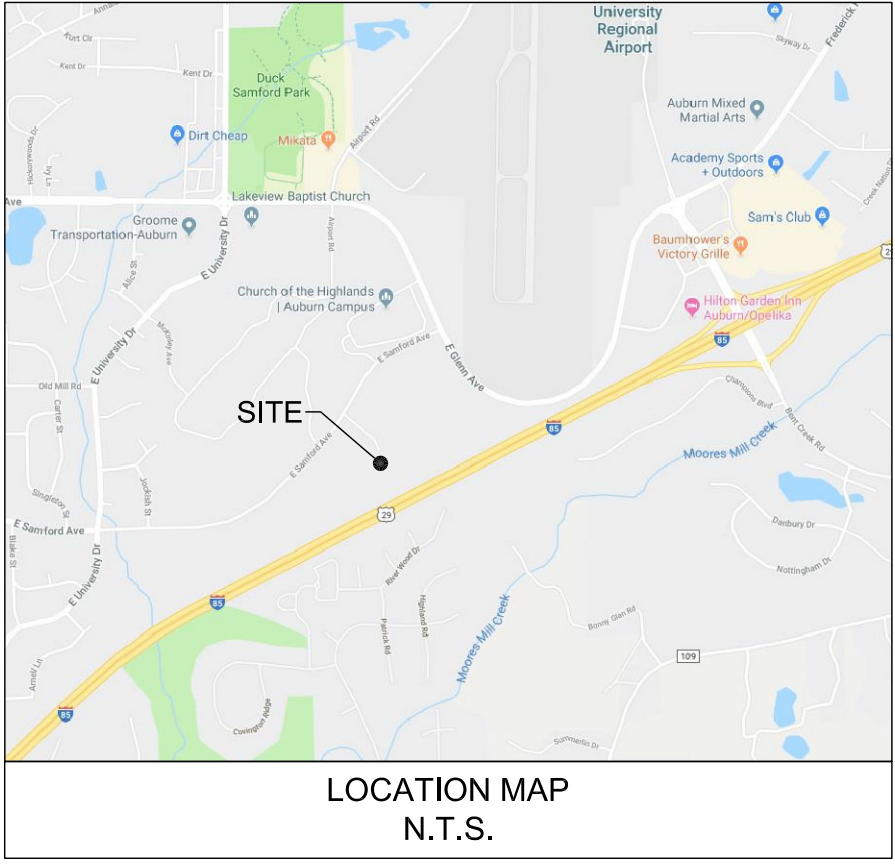
PL-2021-00789
Received: 12/2/2021

CITY OF AUBURN SPECIAL DEVELOPMENT STANDARDS:

- MUST HAVE A COVERED DRIVE UP DROP-OFF POINT.
- PARKING SPACES SHALL BE PROVIDED AT THE RATE OF ONE (1) SPACE PER THREE DWELLING UNITS OF WHICH AT LEAST 10% SHALL BE HANDICAPPED ACCESSIBLE FOR NURSING HOME USE.
- LICENSED BY THE STATE OF ALABAMA.
- SHALL CONTAIN 150 SQUARE FEET PER RESIDENT FOR OUTDOOR SEATING.

SITE DATA	
PROJECT:	NURSING HOME FACILITY
ZONING:	PDD (PLANNED DEVELOPMENT DISTRICT)
ADJACENT ZONING:	PDD (PLANNED DEVELOPMENT DISTRICT)
CURRENT LAND USE:	PREVIOUSLY CONSTRUCTED ASSISTED LIVING FACILITY
LAND USE INTENSITY:	VI
PARCEL IDENTIFICATION NUMBER:	090828400001003
LOCATION:	SECTION 28, TOWNSHIP 19 N, RANGE 26 E
TOTAL SITE AREA:	4.01 AC.
PROJECT SITE AREA:	4.01 AC.
PERVIOUS SURFACE AREA:	2.84 AC.
IMPERVIOUS SURFACE AREA:	1.96 AC.
IMPERVIOUS SURFACE RATIO PROVIDED:	1.96 AC. ÷ 0.49
MAX IMPERVIOUS SURFACE RATIO:	0.50
LANDSCAPE BUFFER - FRONT:	10' (WAVIER APPROVED TO 5')
LANDSCAPE BUFFER - SIDE:	10'
LANDSCAPE BUFFER - REAR:	10'
BUILDING SETBACK - FRONT:	13.5' (ANGLE OF LIGHT)
BUILDING SETBACK - SIDE:	10' (ANGLE OF LIGHT)
BUILDING SETBACK - REAR:	16' (ANGLE OF LIGHT)
EXISTING UNITS:	50
PROPOSED UNITS:	10
TOTAL UNITS:	60
GROUND FLOOR AREA:	EXISTING 43,821 SF + 10,843 SF PROPOSED 54,664 S.F.
TOTAL BUILDING FLOOR AREA:	54,664 S.F.
FLOOR AREA RATIO MAXIMUM:	0.50
FLOOR AREA RATIO PROPOSED:	0.31
OUTDOOR SEATING AREA REQUIRED:	9,750 SF
OUTDOOR SEATING AREA PROVIDED:	9,826 SF
OVERALL BUILDING EAVE HEIGHT:	410'-10"
CLADDING TYPE:	BRICK, STONE, HARDIE
NUMBER OF FLOORS:	1
PARKING RATIO REQUIRED -	1 SPACE PER 3 UNITS
PARKING REQUIRED:	22 SPACES
PARKING PROVIDED:	31 SPACES
ACCESSIBLE PARKING REQUIRED:	10% OR 6 SPACES
ACCESSIBLE PARKING PROVIDED:	6 SPACES
MINIMUM PARKING STALL:	9'X18'
PROPOSED PARKING STALL:	9'X18'

LEGEND	
---	PROPERTY LINE
Ⓜ	PARKING COUNT
Ⓢ	TRAFFIC SIGN



FORESITEgroup

ForeSITE Group, Inc.
2128 Moores Mill Rd.
Suite C
Auburn, AL 36830
o | 334.887.6064
f | 334.887.6024
w | www.fg-inc.net

AUBURN ASSISTED
LIVING, LLC
2150 ETOWAH FIVER RD
DANSONVILLE, GA 30534

GRADY COTTER

CONTACT:

SAMFORD VILLAGE
ASSISTED LIVING

SAMFORD VILLAGE CT
AUBURN, AL 36830

SEAL:

REVISIONS	DATE
CITY COMMENTS	12/2/2021

PROJECT MANAGER:	SPR
DRAWING BY:	ZLR
JURISDICTION:	AUBURN, AL
DATE:	11/09/2021
SCALE:	1" = 20'
TITLE:	

CONDITIONAL USE SITE PLAN

SHEET NUMBER:	1 OF 1
COMMENTS:	NOT RELEASED FOR CONSTRUCTION
JOB/FIELD NUMBER:	1361.001

City of Auburn Planning Commission

Waiver to Special Development Standards for Veterinary Office with Indoor Kennel

PC Case #PL-2021-00787

Good Dog Park and Bar

Meeting Date: December 9, 2021

Property Owner(s): Pawms Auburn Holdings, LLC

**Authorized
Representative:** Clint Carmichael

Request(s): Waiver to Special Development Standards for a Commercial and Entertainment Use, specifically a Veterinary Office with Indoor Kennel, to allow a common exercise yard to be closer than 50-feet from an adjacent residential property line

Waiver to Special Development Standards for a Commercial and Entertainment Use, specifically a Veterinary Office with Indoor Kennel, to allow an outdoor exercise yard for a dog park to remain open until 10:00 p.m.

Zoning Ordinance: Section 408.02, Special Development Standards, states that any proposed deviation from these standards shall be requested in the form of a waiver and shall be reviewed and approved by the Planning Commission.

Section 408.02.E.5.b. states "Common exercise yards shall be no closer than 50-feet from an adjacent residential property line."

Section 408.02.E.5.d. states that "For any veterinary office with indoor kennel use that is located within 50-200 feet of an adjacent residential property line, any fenced outdoor exercise areas shall be permitted provided no animal shall be boarded in such areas or be boarded in areas with direct access to such areas or exercised between the hours of 9:00 p.m. and 7:00 a.m. Any such exercise area shall be screened by a solid evergreen hedge or six-foot-high opaque fence."

Location: 203 East University Drive

Discussion: The applicant recently acquired the Pet Palace indoor pet boarding and grooming facility, and seeks to incorporate a dog park as an accessory use. This proposed use is permitted by right in the CDD zoning district. Renovation plans include an expansion of the parking lot, cosmetic interior upgrades, and the addition of a fenced area (approximately 15,739 square feet) covered with pet-friendly artificial grass. The

applicant is seeking relief to the two above mentioned development standards as allowed in Section 408.02 of the zoning ordinance.

Reviewed by: Amber English, Planner

Recommendation: **Approval with conditions**

Current Zoning: Comprehensive Development District (CDD)

Surrounding

Zoning:

- North:** CDD – performance residential development (apartments)
- South:** CDD – performance residential development (townhouses and apartments/condominiums)
- East:** CDD – office
- West:** CDD – office

Property Description: The subject property is comprised of approximately 2 acres, and is Lot 3 of Pace Subdivision, Fifteenth Addition.

Previous Action Related to this Site:

Date	Action
January 1999	Subject property was subdivided as part of the Pace Subdivision, Fifteenth Addition (Lot 3)
February 1999	Board of Zoning Adjustment approved a variance from the required distance between driveways on an arterial road (East University Drive) (300' required; variance to allow 264' approved)
November 1999	Certificate of Occupancy issued for Pet Palace (indoor pet boarding and grooming facility)

Analysis:

The property has a zoning designation of Comprehensive Development District (CDD). This district provides regulations that permit development of both urban and suburban character, including low- to moderate-density residential development, as well as necessary commercial and institutional uses. The CDD district allows many and varied uses while placing emphasis on minimizing or buffering any nuisances between uses. A veterinary office with indoor kennel is a permitted use by right in the CDD zoning district. While this use does not align ideally with the proposed use of a dog park/bar, it is the closest classification available.

In May 2014, the Planning Commission considered amendments to the Zoning Ordinance as part of the Renew Opelika Road zoning implementation. These revisions were adopted by the City Council in June 2014. With this package of amendments, the special development standards for veterinary offices were modified to allow more flexibility. A previous standard required a 200-foot separation between the outdoor run of a veterinary office and any residential property, which staff felt was excessive. Staff proposed that the distance be reduced to 50-feet and increased other requirements to help reduce any potential nuisances. It was at this time the requirement that no animals shall be exercised in outdoor areas between the hours of 9:00 p.m. and 7:00 a.m. was adopted.

The zoning ordinance requires that common exercise yards shall be no closer than 50-feet from an adjacent residential property line. To the north of the subject property is the Evergreen Auburn apartment complex, which is marketed as off-campus student living. The fenced exercise yard is proposed to be located approximately 37' from this property line. However, there is approximately 135' between the fenced area and the closest building within the complex. There is also an existing evergreen hedge planted outside of the fenced area on the subject property. ***Staff recommends approval of a waiver to the required distance from an adjacent residential property line of 50' up to, but not to exceed, 15' in order to allow a minimum of 35' to the property line to the north.*** This additional distance is suggested in order to account for possible discrepancies in field measurements.

The zoning ordinance also requires that, for a Veterinary Office with Indoor Kennel, no animal shall be exercised outdoors between the hours of 9:00 p.m. and 7:00 a.m. The applicant wishes for the dog park to remain open until 10:00 p.m. Staff believes the requested extra time is minimal and should not place an undue burden on or create a nuisance for surrounding properties. There is mature landscaping in place along the East University Drive street frontage that should assist in mitigating any excessive noise. Similarly, an evergreen hedge is in place behind the fenced area closest to a residential property line. The surrounding area is developed with a mixture of uses, including both residential and commercial. Dollar General is located across the street adjacent to Parker Place, a townhouse complex, and is open until 10:00 p.m. Max Fitness is one lot removed from the subject property on the same side of the street, and is open 24 hours a day. While neither of these uses have dedicated outdoor activity space, they have the potential to generate traffic and noise during extended hours. There are numerous multiple-unit developments in the vicinity, and it is likely that a number of those residents have animals who would benefit from a nearby exercise facility. There is approximately 170-feet between the fenced area on the south side of the property and the closest structure in the Parker Place townhouse complex. There is approximately 360-feet between the fenced area on the south side of the subject property and the closest structure in the Garden District Apartments. ***Staff recommends approval of a waiver to the requirement that no animal shall be exercised between the hours of 9:00 p.m. and 7:00 a.m. in order to allow the proposed dog park to operate until 10:00 p.m. Should there be any complaints within the first six months of opening based on the extended hour of operation, staff will bring this request back to the Planning Commission for further review and consideration.***

Staff conditions:

1. Approval of a waiver to the required distance from an adjacent residential property line of 50' up to, but not to exceed, 15' in order to allow a minimum of 35' to the property line to the north.
2. Approval of a waiver to the requirement that no animal shall be exercised between the hours of 9:00 p.m. and 7:00 a.m. in order to allow the proposed dog park to operate until 10:00 p.m. Should there be any complaints within the first six months of opening based on the extended hour of operation, staff will bring this request back to the Planning Commission for further review and consideration.

Good Dog Park and Bar

Waiver to Special Development Standards

PC Case #PL-2021-00787



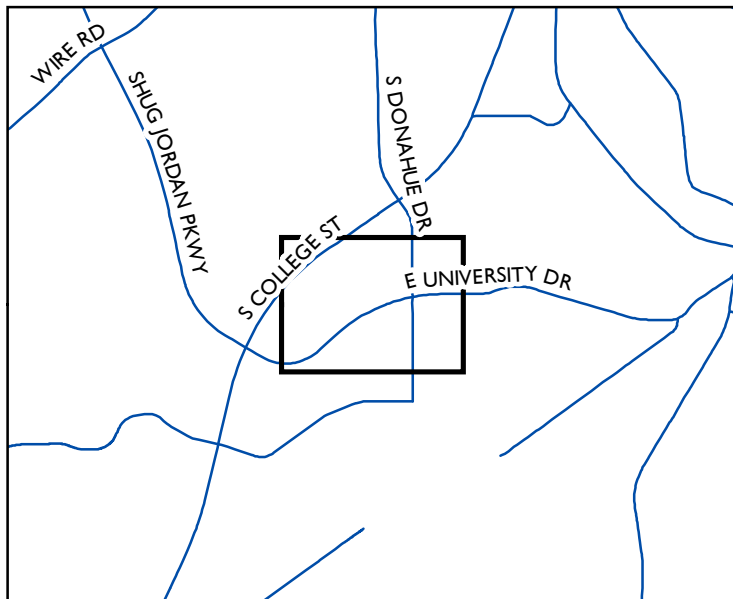
Subject Property



0 95 190 380
Feet

Planning Dept.
12/03/2021

Vicinity Map



The applicant is requesting waivers to two Special Development Standards for a Veterinary Office with Indoor Kennel. The subject property is located at 203 East University Drive in the Comprehensive Development District (CDD) zoning district.

The entire Planning Commission packet can be found at www.auburnalabama.org no less than five (5) days prior to the public meeting date. There is a direct link at <http://www.auburnalabama.org/pc/>

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Received 11/15/21



ZONING: CDD (COMPREHENSIVE DEVELOPMENT DISTRICT)

LOT AREA: 2.00 AC

SETBACK: TO CALCULATE THE MINIMUM BUILDING SETBACK REQUIRED TO ENSURE ADEQUATE LIGHT, AIR, AND PRIVACY TO ABUTTING PROPERTIES, MULTIPLY THE HEIGHT OF THE PROPOSED BUILDING BY THE ANGLE OF LIGHT EXPOSURE FACTOR FOR THE ZONING DISTRICT. CDD HAS A EXPOSURE FACTOR OF 1.0. THE EXISTING BUILDING HEIGHT IS APPROXIMATELY 25'

FRONT: 25'
BACK: 25'
SIDE: 25'

PARKING REQUIREMENT:

1. KENNEL: MINIMUM THREE (3) SPACES OR ONE (1) SPACE PER 500 SQUARE FEET, WHICHEVER IS GREATEST
2. TAVERNS, DANCE HALLS, NIGHTCLUBS, AND LOUNGES: ONE SPACE PER FOUR SEATS OR ONE SPACE PER 100 SQUARE FEET OF GROSS LEASABLE FLOOR AREA, WHICHEVER IS LESS
3. VETERINARY OFFICE: ONE (1) SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA

EXISTING SPACES: 24 SPACES

EXISTING PARKING SPACES TO BE REMOVED: 5 SPACES

ADDITIONAL PARKING SPACES PROPOSED: 12 SPACES

TOTAL PARKING COUNT: 31 SPACES

NOTE:

1. IF AN EXISTING PARKING LOT IS EXPANDED OR IMPROVED TO ADD TWELVE (12) OR MORE SPACES, IT SHALL COMPLY WITH THE OFF-STREET PARKING LANDSCAPING REQUIREMENTS OF THIS ORDINANCE WITHIN THE EXPANDED OR IMPROVED PORTION.
2. ONE (1) CONTRIBUTING LANDSCAPE ISLAND IS REQUIRED FOR EVERY SIXTEEN (16) PARKING SPACES IN A PARKING LOT.
3. IN ORDER TO COUNT TOWARD THE OFF-STREET PARKING LANDSCAPING REQUIREMENTS, A CONTRIBUTING LANDSCAPE STRIP, OR PENINSULA SHALL HAVE A MINIMUM AREA OF THREE-HUNDRED (300) SQUARE FEET WITH A MINIMUM WIDTH OF NINE (9) FEET (HEREAFTER REFERRED TO AS CONTRIBUTING LANDSCAPE AREAS).
4. CONTRACTOR SHALL COORDINATE WITH OWNER FOR LOCATION AND INSTALLATION OF OUTDOOR ELECTRICAL OUTLETS.
5. CONTRACTOR SHALL COORDINATE WITH OWNER FOR REMOVAL OF EXISTING TREES AND SHRUBS. SEE DETAIL SHEET C4.0 FOR ON STREET LANDSCAPING REQUIREMENTS.

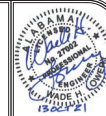
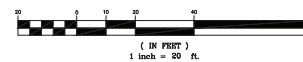
LEGEND

WOODEN FENCE

CHAIN LINK FENCE



GRAPHIC SCALE



REVISIONS	

DRAWN BY:	CLG
CHECKED BY:	WHL
PROJECT No.:	JHAR00017
CAD FILE:	DRAWING.DWG
DATE:	OCTOBER 12, 2021

PROJECT:	PET PALACE ADDITION AUBURN, ALABAMA
TITLE:	SITE PLAN

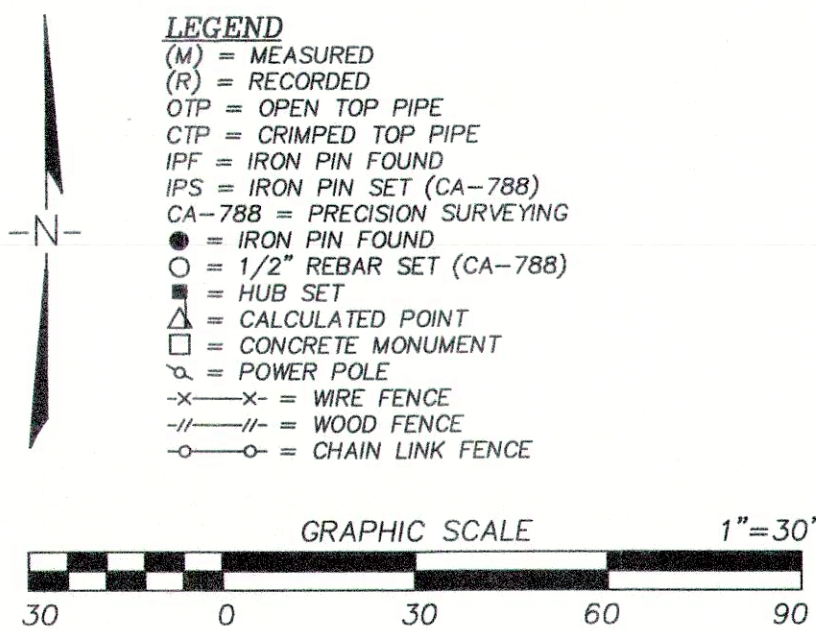
20 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(202) 403-9188

SHEET NO.
C1.0

Administrative Subdivisions (1) – November 2021

Yarbrough Farms – Pine Valley, Redivision of Lot 222 and Redivision of Auburn University Golf Course	Revision of two lots
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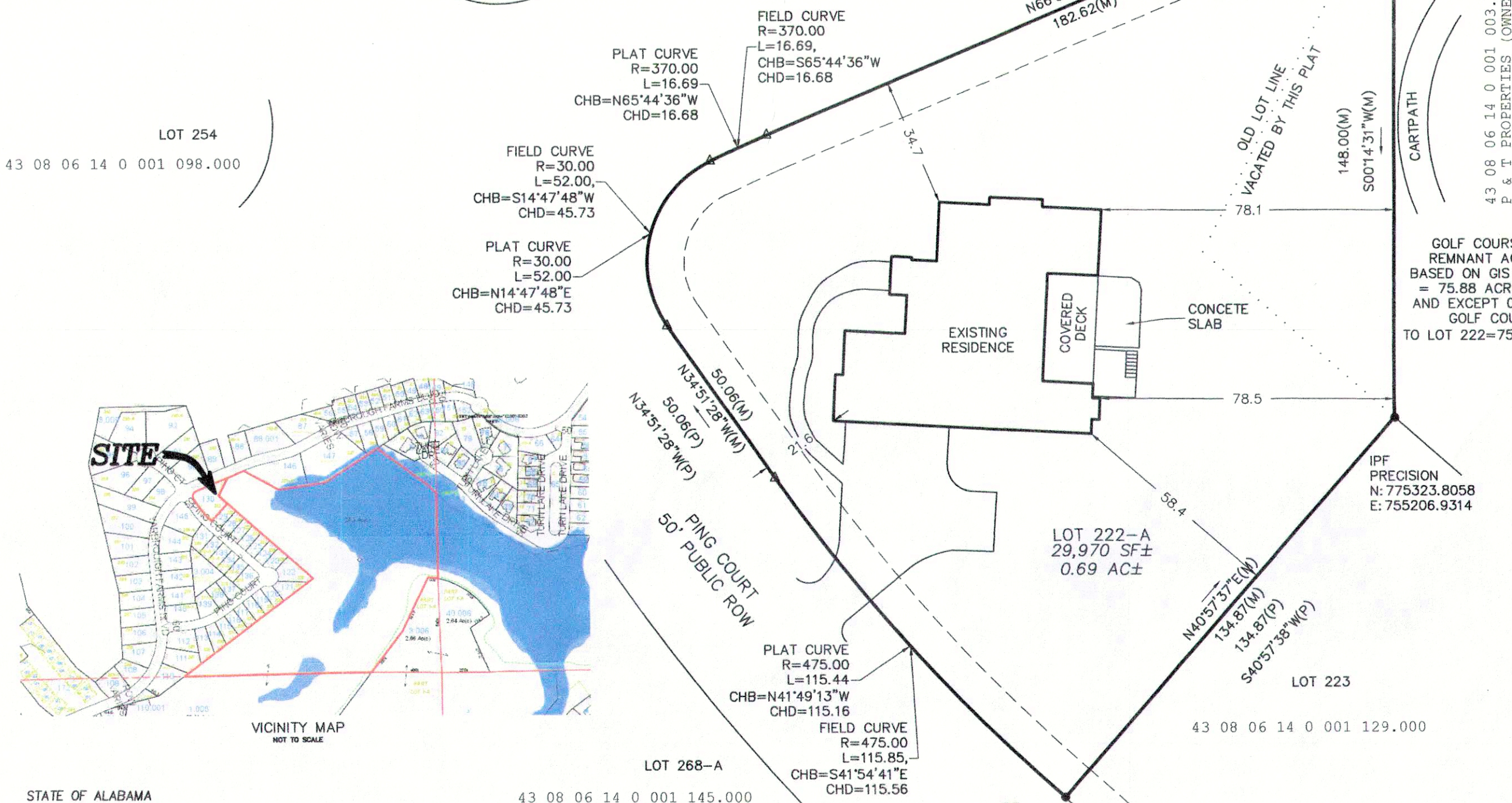


YARBROUGH FARMS - PINE VALLEY
REDIVISION OF LOT 222
AND REDIVISION OF AUBURN
UNIVERSITY GOLF COURSE
AUBURN LEE COUNTY ALABAMA
SECTION 14 T 19 N R 25 E

RECEIVED
PLANNING DEPT
OCT 20 2021

Case PL-2021-00593

LOT OWNERS:
FREDDY AND GLENDA BOBO
1483 PING CT.
AUBURN, AL 36830
P AND T PROPERTIES
1650 YARBROUGH FARMS BLVD
AUBURN, AL 36830



STATE OF ALABAMA
LEE COUNTY

I, Michael T. Maher, a Registered Land Surveyor in the State of Alabama, hereby state that all parts of this survey and drawing have been completed in accordance with the current Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Michael T. Maher Date: 9/20/2021
PLS No. 29993
Not a certified survey unless signed and stamped with my seal.

STATE OF ALABAMA
LEE COUNTY

We, Freddy Bobo and Glenda Bobo, owners of the real property shown on this plat, hereby join in the statement of Michael T. Maher, and certify that it was and is my purpose to subdivide the lands so platted as shown,

This the 29 day of SEPTEMBER, 2021.

Freddy Bobo
Glenda Bobo

STATE OF ALABAMA
LEE COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Freddy Bobo and Glenda Bobo, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, executed the same voluntarily.

GIVEN under my hand and official seal this 29 day of SEPT, 2021.

NOTARY PUBLIC

STATE OF ALABAMA
LEE COUNTY

I, P and T Properties, owner of the real property shown on this plat, hereby join in the statement of Michael T. Maher, and certify that it was and is my purpose to subdivide the lands so platted as shown,

This the 10 day of OCT, 2021.

Michael Thompson, Managing Member of P and T Properties

STATE OF ALABAMA
LEE COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael Thompson, as Managing Member of P and T Properties, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, executed the same voluntarily.

GIVEN under my hand and official seal this 10 day of OCTOBER, 2021.

NOTARY PUBLIC

Approved by the Auburn City Planning Department, Auburn, Alabama:

Planning Director: [Signature]

Date: 10/18/21

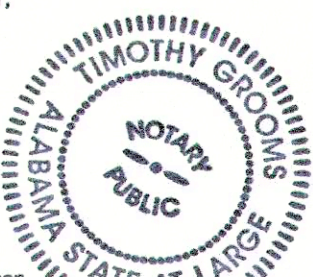
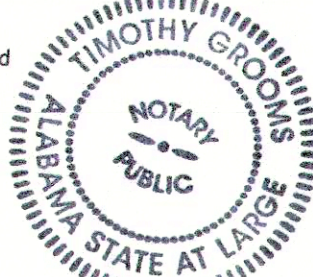
Approved by the Auburn City Engineer, Auburn, Alabama:

City Engineer: [Signature]

Date: 10/18/21

NOTES:

1. BEARING BASED ON STATE PLANE COORDINATES AND TIED TO YARBROUGH FARMS, PHASE 1 ON RECORD IN PLAT BOOK 23, PAGE 25.
2. SOURCES OF INFORMATION: PLAT BOOK 38 PAGE 190 (PLAT FOR LOT 222) DEED BOOK 2389, PAGE 433. (DEED FOR GOLF COURSE)
3. FIELD WORK COMPLETED: SEPTEMBER, 2021 OFFICE WORK COMPLETED: 9-28-2021
4. NO PORTION OF LOT 22 LIES WITHIN THE 100 YR FLOOD PER FEMA FIRM PANEL 01081C0044G DATED 11-2-11. PARTS OF THE GOLF COURSE ARE IN THE 100 YR FLOOD PLANE.
5. AREA IN LOT 222-A = 0.69; 0.09ac CONVEYED FROM GOLF COURSE TO LOT 222; REMNANT ACREAGE IN GOLF COURSE = 75.79ac.
6. NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPENDICULARLY ACROSS THE EASEMENT PROVIDED THAT THERE IS A MINIMUM 12' WIDE ACCESS GATE INSTALLED. IF THE GATE IS TO BE LOCKED THERE MUST BE A CITY APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNER'S LOCK. NO CANOPY TREES SHALL BE PLANTED WITHIN 10' OF UTILITIES.
7. BY PLACING OBSTRUCTIONS WITHIN OR ENCRANCHING ONTO THE EASEMENT, THE PROPERTY OWNER(S) DOES FOR ITSELF, ITS SUCCESSORS, AND ASSIGNS AGREE TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.
8. BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO HOLD HARMLESS AND DEFEND THE CITY OF AUBURN, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COST OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COST IN DEFENDING AGAINST ANY SUCH CLAIMS. THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF AUBURN FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY OR ANY DAMAGES TO THE IRRIGATIONS SYSTEM RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY. IRRIGATION SYSTEMS ARE LIMITED TO ONLY LATERALS BEING PLACED WITHIN ANY EASEMENTS OR RIGHT OF WAY.
9. PURPOSE OF THIS PLAT IS TO ADD AREA TO REAR OF LOT 222.
10. ACCESS TO LOT 222-A IS LIMITED TO PING CT.



Drawn By: TG
Scale: 1" = 30'
File Name: 21-784-AP
Date: 9-28-2021

PRECISION SURVEYING
2124 Moores Mill Road
Suite 110
Auburn, Alabama 36830
Phone (334) 821-0105
www.precisionsurveying.biz

Sheet Title: YARBROUGH FARMS PINE VALLEY
REDIVISION OF LOT 222 AND
REDIVISION OF AUBURN UNIVERSITY GOLF COURSE

43 08 06 14 0 001 090.000
ROATH ANTHONY S
& KAREN A
1505 PING CT
AUBURN, AL 36830

43 08 06 14 0 001 098.000
HOOSHYAR CHRISTOPHER
FARSHAD & MEAGAN
1806 YARBROUGH FARMS BLVD
AUBURN, AL 36830

43 08 06 14 0 001 110.000
SRAMEK CHRIS & ELIZABETH D
1865 YARBROUGH FARMS BLVD
AUBURN, AL 36830

43 08 06 14 0 001 111.000
LESLIE SAMUEL JAMES
& ASHLEY WILLIAMS
1861 YARBROUGH FARMS BLVD
AUBURN, AL 36830

43 08 06 14 0 001 113.000
KIM NAMYOUL & PARK
BYOUNGAE
1411 PING COURT
AUBURN, AL 36832

43 08 06 14 0 001 114.000
BOBO KEVIN MATTHEW &
CATHERINE
1415 PING CT
AUBURN, AL 36832

43 08 06 14 0 001 115.000
THE MICHAEL A & DONNA A
1419 PING COURT
AUBURN, AL 36830

43 08 06 14 0 001 116.000
SPEAKMAN NORMAN OWEN
& DONNA MARIE
1423 PING CT
AUBURN, AL 36830

43 08 06 14 0 001 117.000
MIAOULIS WILLIAM M & LISA
1427 PING CT
AUBURN, AL 36830

43 08 06 14 0 001 118.000
ETHEREDGE STEVEN W &
DONNA H
1431 PING COURT
AUBURN, AL 36830

43 08 06 14 0 001 119.000
GOBER THOMAS W & SUE Y
1435 PING CT
AUBURN, AL 36830

43 08 06 14 0 001 120.000
KIKER JAMES E & SHARON C
1439 PING COURT
AUBURN, AL 36830

43 08 06 14 0 001 121.000
COLLINS BROCK L & LAUREN B
1443 PING CT
AUBURN, AL 36830

43 08 06 14 0 001 122.000
GILLESPIE ANDREW R
& DEE ANNE D
1447 PING CT
AUBURN, AL 36830

43 08 06 14 0 001 123.000
COOPER DOUGLAS H
& DONINE H
1451 PING CT
AUBURN, AL 36830

43 08 06 14 0 001 124.000
MENDENHALL ALLEN
& GIULIANA
1455 PING COURT
AUBURN, AL 36830

43 08 06 14 0 001 125.000
NOH WOO JONG & CHO
YUNYOUNG
1459 PING CT
AUBURN, AL 36832

43 08 06 13 0 000 040.006
43 08 06 14 0 001 003.006
43 08 06 14 0 001 057.000
43 08 06 14 0 001 088.000
43 08 06 14 0 001 126.000
43 08 06 14 0 001 127.000
43 08 06 14 0 001 128.000
43 08 06 14 0 001 129.000
43 08 06 23 0 000 001.012

DILWORTH DEVELOPMENT INC
2124 MOORES MILL RD
SUITE 130A
AUBURN, AL 36830

43 08 06 14 0 001 131.000
CONKEY KATE MH &
NATHANIEL F
1476 PING COURT
AUBURN, AL 36830

43 08 06 14 0 001 145.000
COLLINS JASON R & HOLLI L
1809 YARBROUGH FARMS BLVD
AUBURN, AL 36832

43 08 06 14 0 001 146.000
ELROD TRACIE L
1745 YARBROUGH FARMS BLVD
AUBURN, AL 36830

43 08 06 14 0 001 003.002
43 08 06 14 0 001 147.000
43 08 06 23 0 000 001.005
P AND T PROPERTIES LLC
1650 YARBROUGH FARMS BLVD
AUBURN, AL 36830

43 08 06 13 0 000 083.000
43 08 06 14 0 001 006.000
YARBROUGH FARMS
HOMEOWNERS
ASSOC INC
2353 BENT CREEK ROAD #100
AUBURN, AL 36830

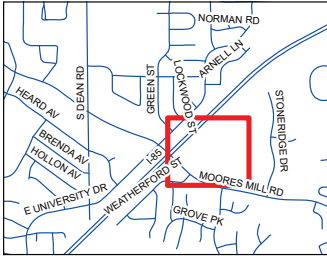
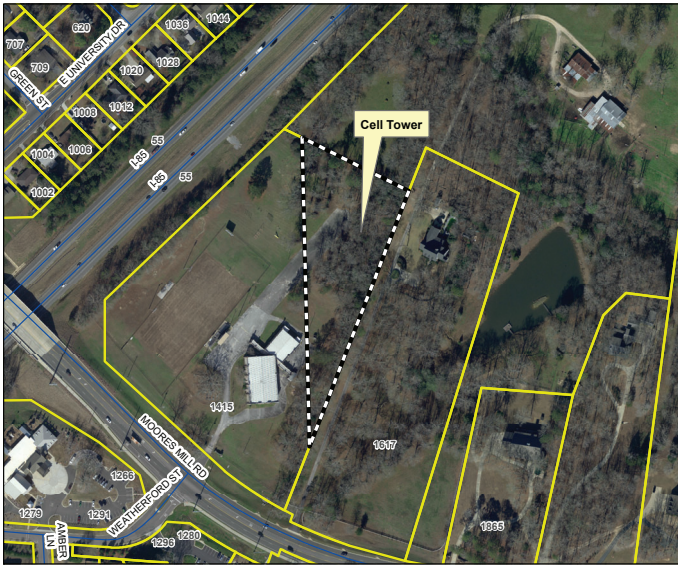
43 08 06 14 0 001 058.000
KIM JEEWON
1719 YARBROUGH FARMS BLVD
AUBURN, AL 36832

43 08 06 14 0 001 089.000
GUTHRIE MARVIN PHILLIP
& SHELIA HUGHINS
1756 YARBROUGH FARMS BLVD
AUBURN, AL 36830

Zoning Certificates (13) - November 2021

Case Number	Issued	Description	Location	Applicant
PL-2021-00770	11/1/2021	NEW MONOPOLE CELL TOWER - SBA COMM	1415 MOORES MILL RD U	KIMLEY HORN
PL-2021-00771	11/2/2021	EXISTING CELL TOWER UPGRADE TO EXISTING LOC	311 BRAGG AV	SUSAN HOLMES
PL-2021-00773	11/3/2021	STNPR - VALID THROUGH DECEMBER 31, 2021	1959 STEPHANIE CT	BRAD FREEMAN
PL-2021-00777	11/9/2021	MOBILE PUSH CART - LAS LATINAS LLC	1791 SHUG JORDAN PKWY	EVELYN PONCE
PL-2021-00778	11/9/2021	NEW BL - DESIGN CONSULTING SERVICES	480 N DEAN RD BLDG F	JERE BOWDON
PL-2021-00797	11/18/2021	THE GREENS PHASE 2 JOB TRAILER	4201 S COLLEGE ST	SHARON CROFT
PL-2021-00805	11/19/2021	TENT SALES - CHRISTMAS TREE SALES	1627 OPELIKA RD	GREG MIMS
PL-2021-00810	11/23/2021	NEW LOCATION - N DEAN DENTAL LLC	867 N DEAN RD	JOSH MATHIS
PL-2021-00812	11/24/2021	STNPR	343 S GAY ST	RYAN CASADABAN
PL-2021-00813	11/24/2021	STNPR	415 S GAY ST 3	RYAN CASADABAN
PL-2021-00814	11/24/2021	STNPR	415 S GAY ST 5	RYAN CASADABAN
PL-2021-00815	11/24/2021	STNPR - 116 1/2 DUPLEX COURT	116 DUPLEX CT	RYAN CASADABAN
PL-2021-00816	11/24/2021	BACKPACK INTERNATIONAL, INC. - PROVIDE ESSENTIALS TO FAMILIES IN NEED - OFFICE USE	923 STAGE RD STE J	OSLYN RODRIGUEZ

1415 Moores Mill Rd, U
Kimley Horn
PL-2021-00770

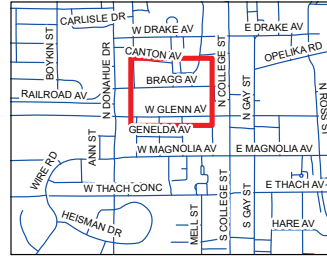


Zoning Certificate
Issued 11/1/2021

----- Subject Property



311 Bragg Ave
Susan Holmes
PL-2021-00771

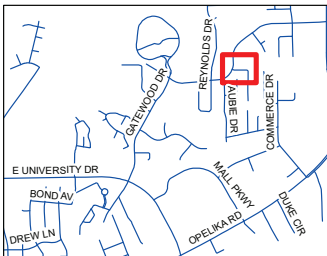
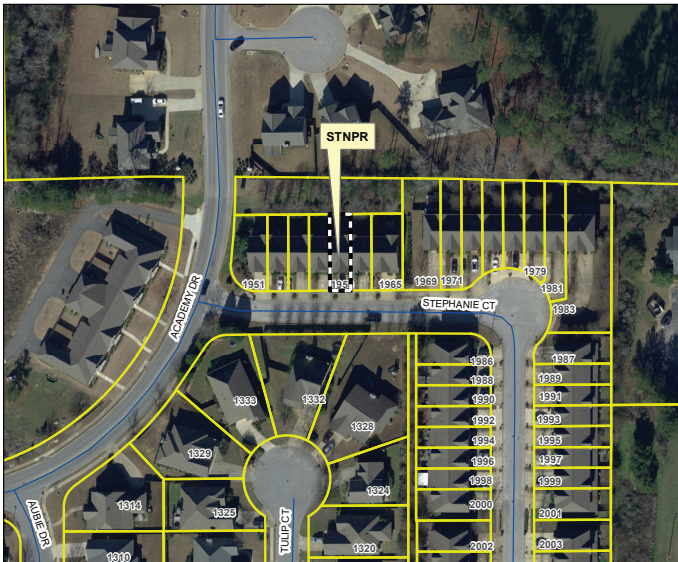


Zoning Certificate
Issued 11/2/2021

----- Subject Property



1959 Stephanie Ct
Brad Freeman
PL-2021-00771

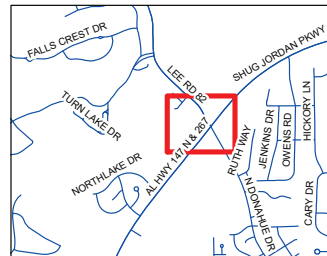


Zoning Certificate
Issued 11/3/2021

----- Subject Property



1791 Shug Jordan Pkwy
Evelyn Ponce
PL-2021-00777

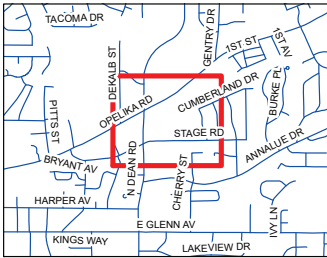
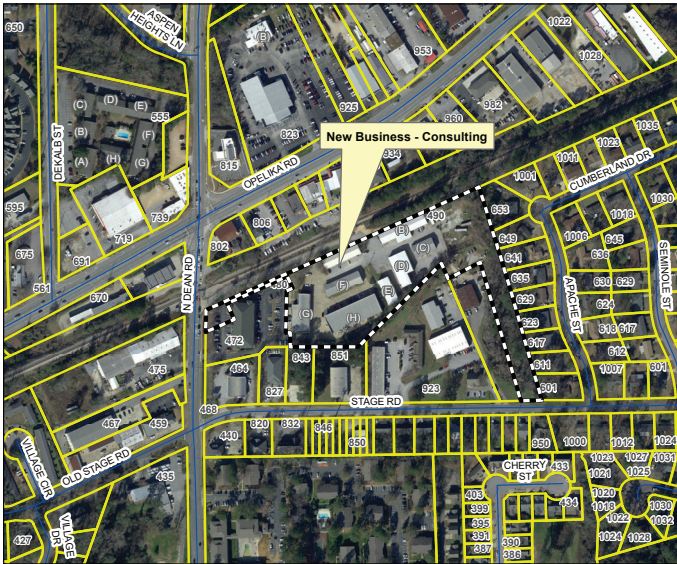


Zoning Certificate
Issued 11/9/2021

----- Subject Property



480 N Dean Rd, Bldg F
Jere Bowdon
PL-2021-00778

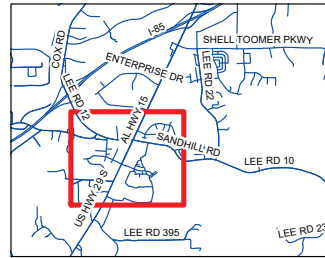
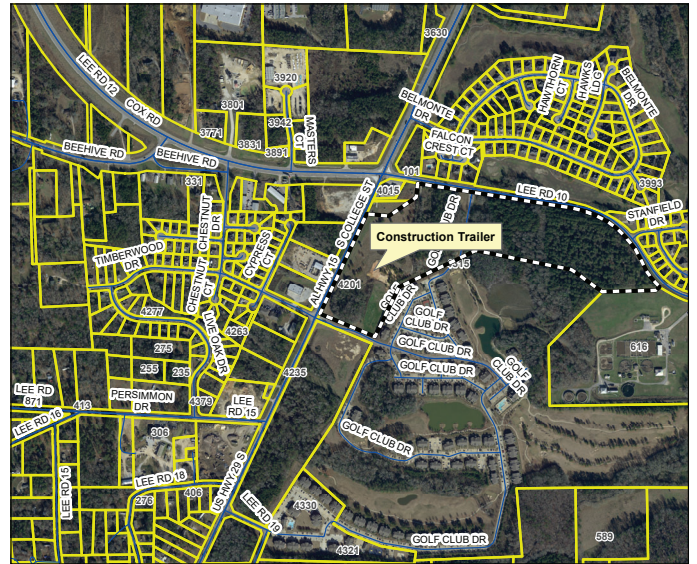


Zoning Certificate
Issued 11/9/2021

----- Subject Property



4201 S College St
Sharon Croft
PL-2021-00797

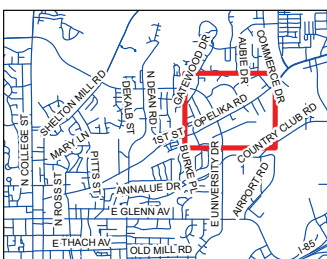
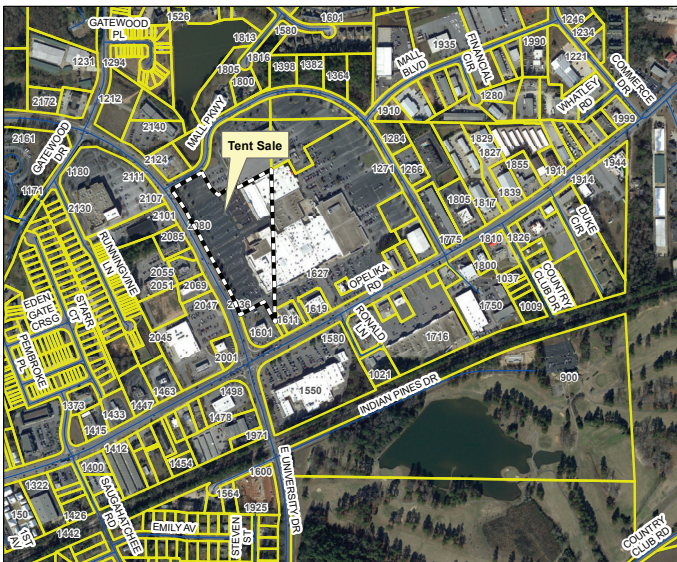


Zoning Certificate
Issued 11/18/2021

----- Subject Property



1627 Opelika Rd
Greg Mims
PL-2021-00805

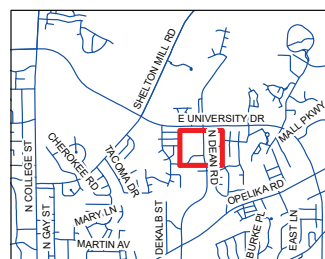
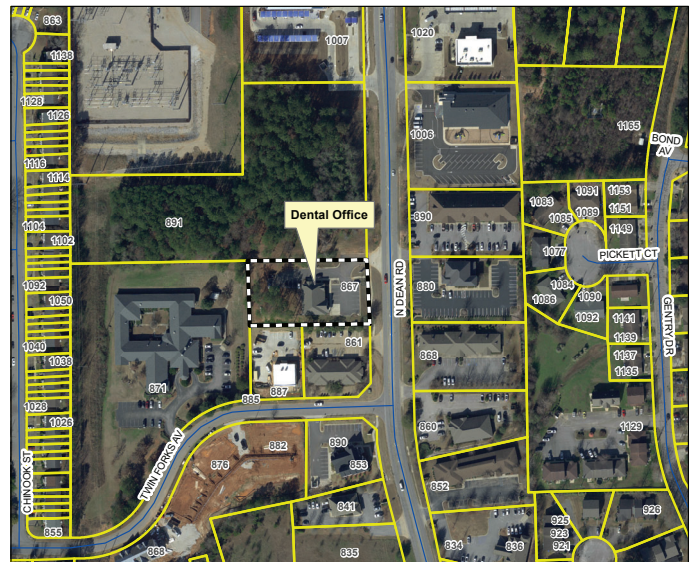


Zoning Certificate
Issued 11/19/2021

----- Subject Property



867 N Dean Rd
Josh Mathis
PL-2021-00810

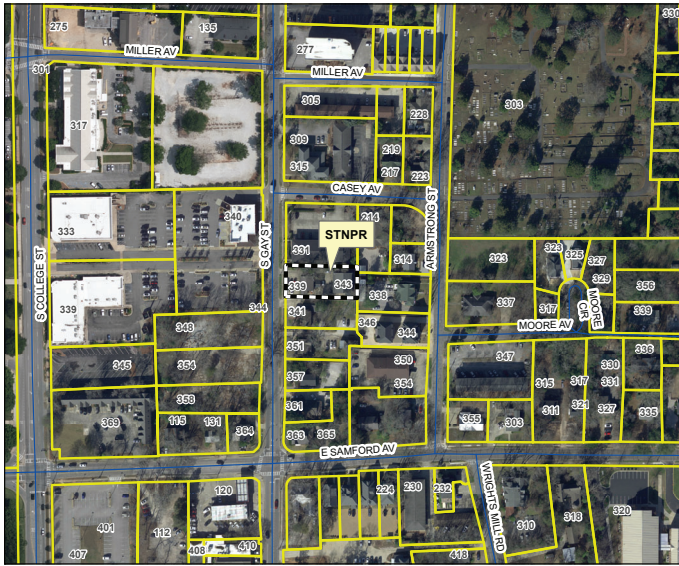


Zoning Certificate
Issued 11/23/2021

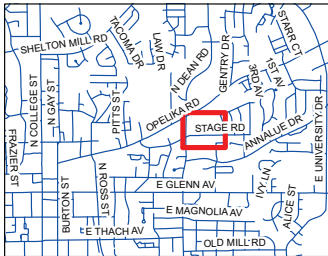
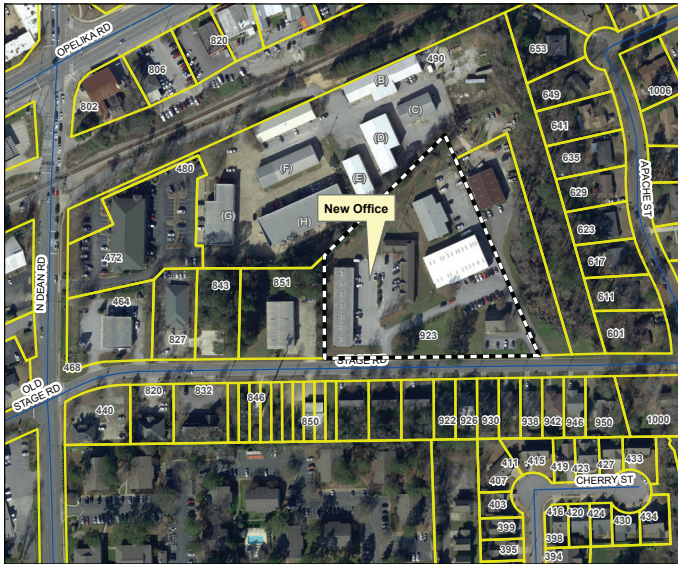
----- Subject Property




**343 S Gay St
Ryan Casadaban
PL-2021-00812**



923 Stage Rd, Ste J
Oslin Rodriguez
PL-2021-00816



**Zoning Certificate
Issued 11/24/2021**

 **Subject Property**



DRT Monthly Report

NOVEMBER 2021

1. Prosper at Plainsman Lake

Permit Number: DR-2021-00175
Submittal Date: 11/03/2021
Engineer of Record: Bolt Engineering, Inc.
General Location: West of Solamere/Kenai Pass

2. Glenn Byrd Private Dormitories

Permit Number: DR-2021-00176
Submittal Date: 11/03/2021
Engineer of Record: Cobb Engineering, PLLC
General Location: 1078 West Glenn Avenue

3. APTAR 50k Expansion

Permit Number: DR-2021-00182
Submittal Date: 10/10/2021
Engineer of Record: Praestare Engineering
General Location: 960 West Veterans Blvd.

5. University Station Parking Lot

Permit Number: DR-2021-00184
Submittal Date: 11/10/2021
Engineer of Record: Hydro Engineering Solutions
General Location: 550 Martin Luther King Drive

6. 129 N. College (Mixed Use)

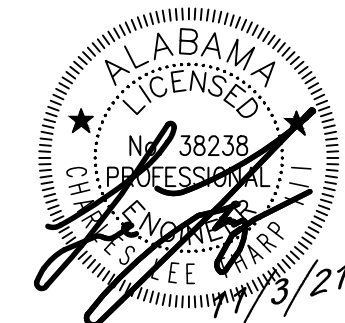
Permit Number: DR-2021-00185
Submittal Date: 11/24/2021
Engineer of Record: Hydro Engineering Solutions
General Location: 129 North College Street

7. Heart of Auburn Multi-Family

Permit Number: DR-2021-00187
Submittal Date: 11/24/2021
Engineer of Record: Foresite Group, Inc.
General Location: 345 South College Street

IN ASSOCIATION WITH:

SEALS & SIGNATURES:



GLENN BYRD PRIVATE DORMITORIES

SNA Project #: 2020.26

PROJECT ADDRESS

1078 WEST GLENN AVENUE
AUBURN, AL 36830

NO.	REVISION	DATE

KEY PLAN

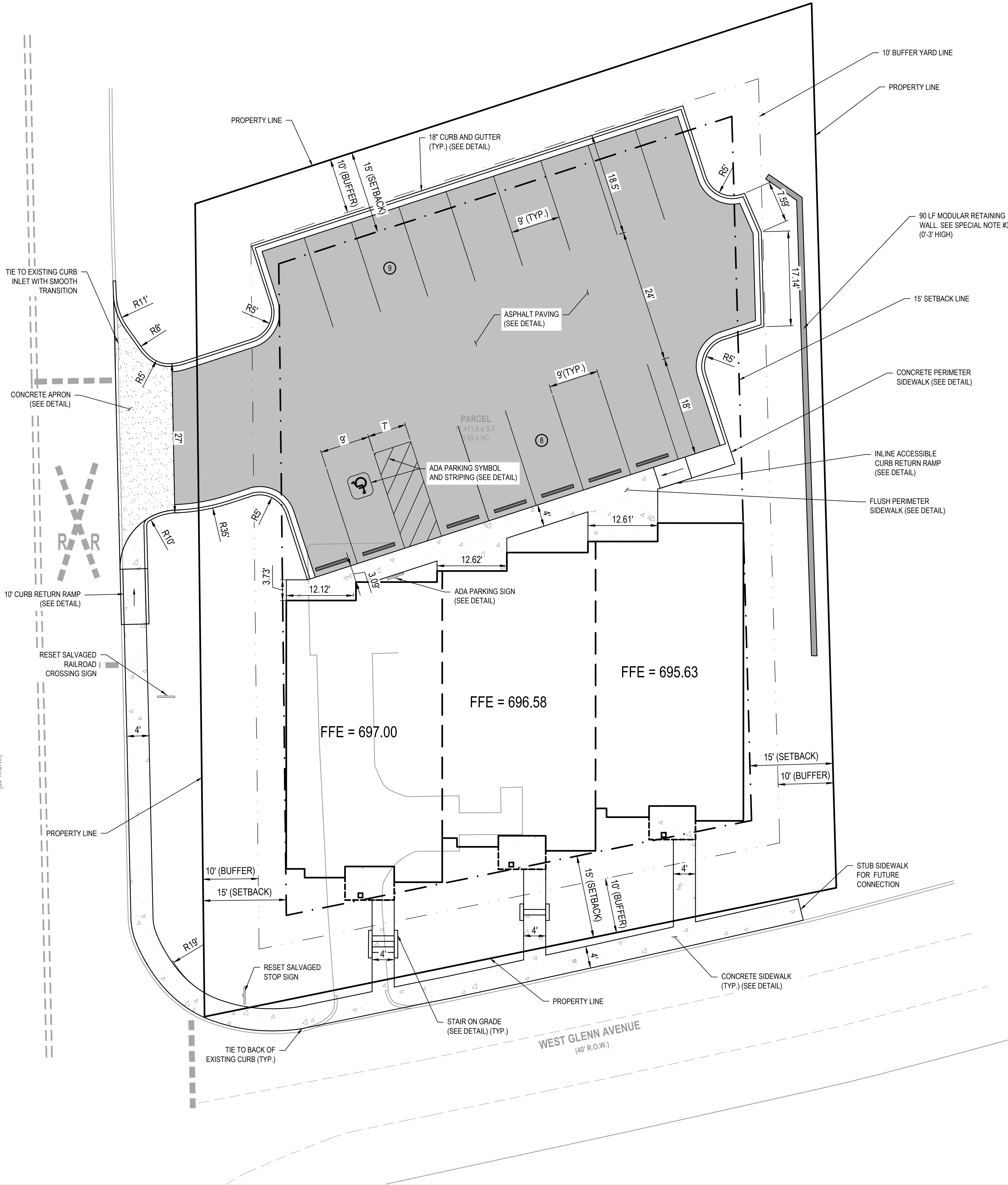
DRT REVIEW 11/03/2021

DRAWING NAME:

SITE LAYOUT PLAN

C2.0

PD / SD / DD / CD



SPECIAL NOTES:

- SEE SHEET C0.1 FOR APPLICABLE SITE LAYOUT NOTES
- EST. STATIC PRESSURE = 53.2 PSI
- SITE RETAINING WALL SHALL BE COMPLETE DESIGN BUILD BY CONTRACTOR. CONTRACTOR SHALL SUBMIT ENGINEERED WALL DESIGN INCLUDING ALL MATERIALS, SOIL REINFORCING, FOUNDATIONS, AND COLOR TO LBYP PRIOR TO ORDERING OF MATERIALS.

SITE SUMMARY

SITE DATA:

STATEMENT OF INTENT:
THE OWNER PROPOSES TO CONSTRUCT A PRIVATE DORMITORY RESIDENCE AND THE REQUIRED SITE SUPPORT ELEMENTS TO SERVE IT.

SITE ADDRESS: 1078 WEST GLENN AVENUE

AUBURN, AL 36832

PARCEL I.D. NUMBER: #0807252002018000

SITE TOTAL AREA: 0.39 AC. ±

ZONING: UN-W

EXISTING LAND USE: SINGLE-UNIT

PROPOSED LAND USE: PRIVATE DORMITORY

ADJACENT ZONING: UN-W, CDD

ADJACENT EXISTING LAND USE: VACANT, PASSIVE PARK-
GOVERNMENT, SINGLE-UNIT

EXISTING AREA CALCULATIONS:

BUILDING AREA: 2481 SF (12.7%)
PAVED AREA: 866 SF (4.4%)
TOTAL IMPERVIOUS AREA: 3347 SF (17.2%)

PERVIOUS AREA: 16159 SF (82.8%)
TOTAL PERVIOUS AREA: 16159 SF (82.8%)

TOTAL: 19506 SF (100%)

PROPOSED AREA CALCULATIONS:

BUILDING AREA: 4126 SF (21.5%)
PAVED AREA: 7585 SF (39.5%)
TOTAL IMPERVIOUS AREA: 11711 SF (60.9%)

PERVIOUS AREA: 7506 SF (39.1%)
TOTAL PERVIOUS AREA: 7506 SF (39.1%)

TOTAL: 19217 SF (100%)

IMPERVIOUS SURFACE RATIO (ISR):

ISR (MAX): 0.90
ISR(PROPOSED): 0.61

PARCEL JURISDICTION: STATE OF ALABAMA

PARCEL AREA: .39 ac. ±

ZONING: URBAN NEIGHBORHOOD WEST

REQUIRED PARKING SPACES: 1 PER BED + 1 PER 10 BEDS

PROVIDED PARKING SPACES: 17

REQUIRED ADA PARKING: 1 SPACE

PROVIDED ADA PARKING: 1 SPACE

LAND USE INTENSITY: CLASS III

GROSS FLOOR AREA: 4125.88 SF

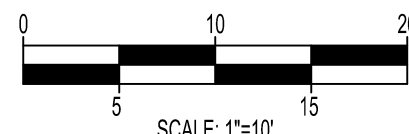
FLOOR AREA RATIO (FAR): 24.29%

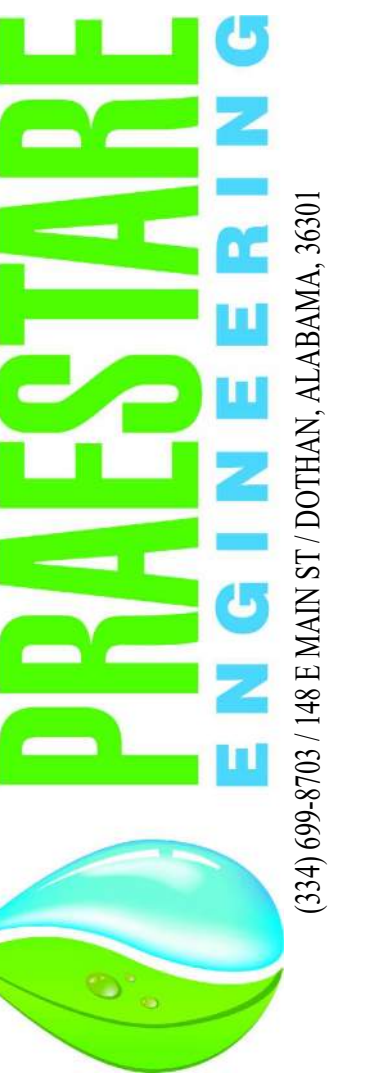
3 STORY BUILDING

34' MAX HEIGHT

SITE LAYOUT LEGEND

- CONCRETE SIDEWALK (SEE DETAIL)
- STANDARD DUTY ASPHALT PAVING (SEE DETAIL)
- CONCRETE PAVING (SEE DETAIL)
- WHEEL STOP (SEE DETAIL)
- 15' SETBACK
- 10' BUFFER
- PARKING COUNT
- MODULAR RETAINING WALL





960 W. VEIERAN BLVD. - AUBURN, AL 36832



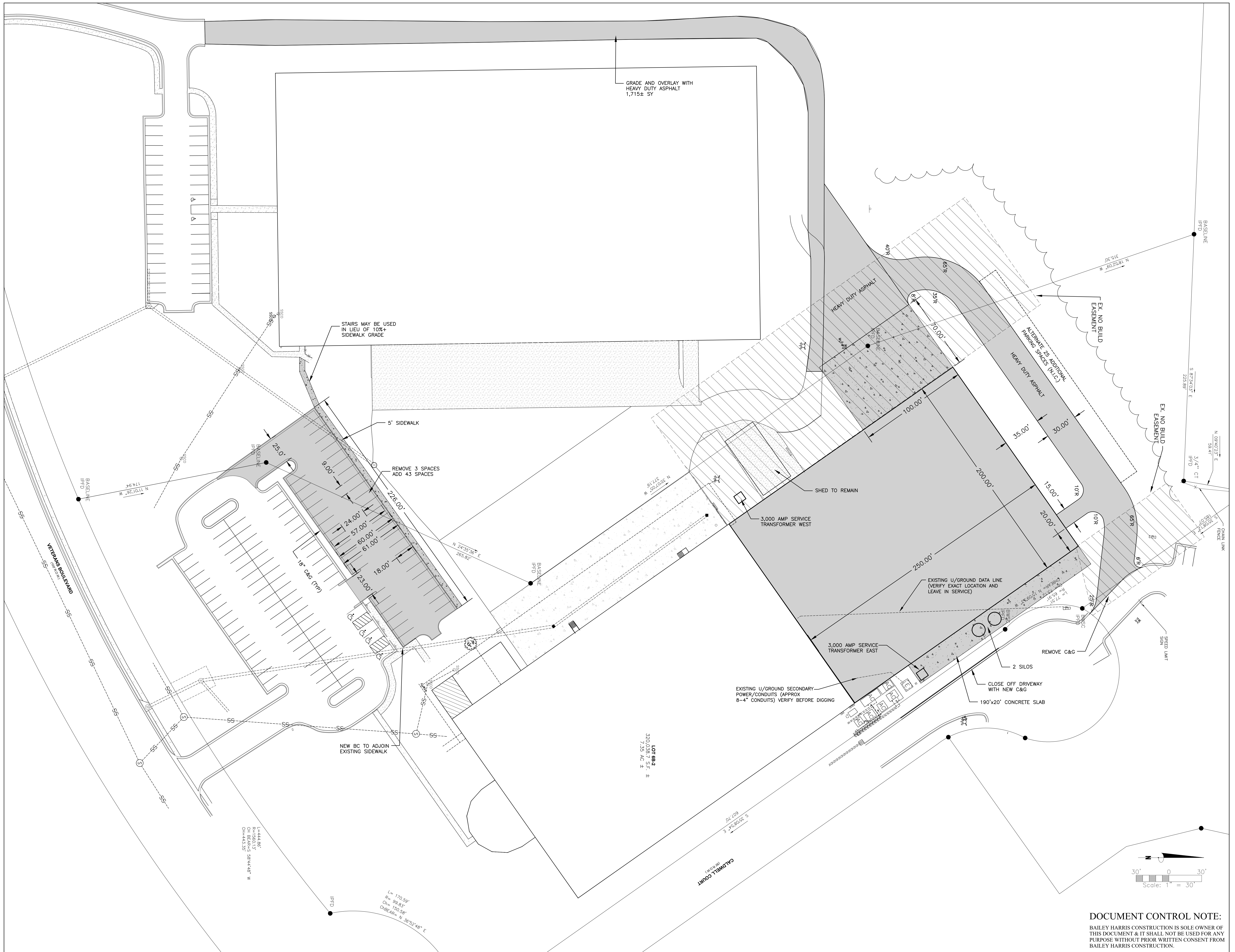
CONSTRUCTION: -

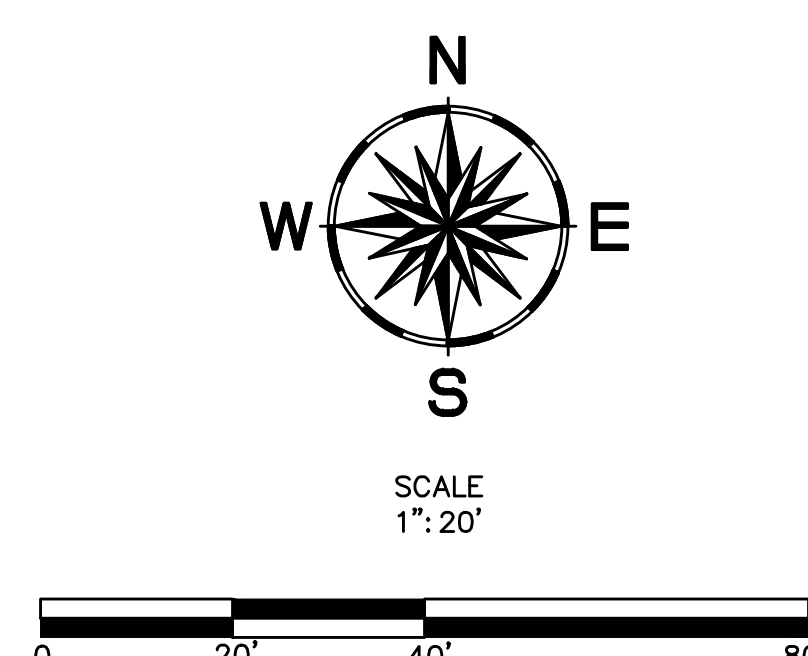
TITLE:

ENSIONAL LAYOUT PLAN

T NO:

9-03



[illegible]

C1.03

- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS OF THE SIDEWALKS, DRIVEWAYS, AND SIDEWALKS ARE SHOWN AT THE FACE OF THE CURB. ALL CURB RADI ARE GIVEN AT THE FACE OF THE BUILDING CORNERS. ALL CURB RADI ARE GIVEN AT THE FACE OF THE BUILDING CORNERS.
- 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3) CONTRACTOR IS RESPONSIBLE FOR CORRECTING HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN EXISTING AND PROPOSED DIMENSIONS, CURBS AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

SITE NOTES:

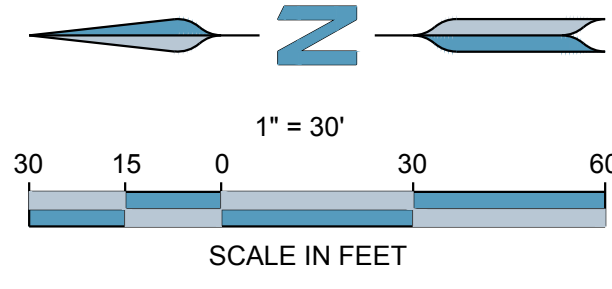
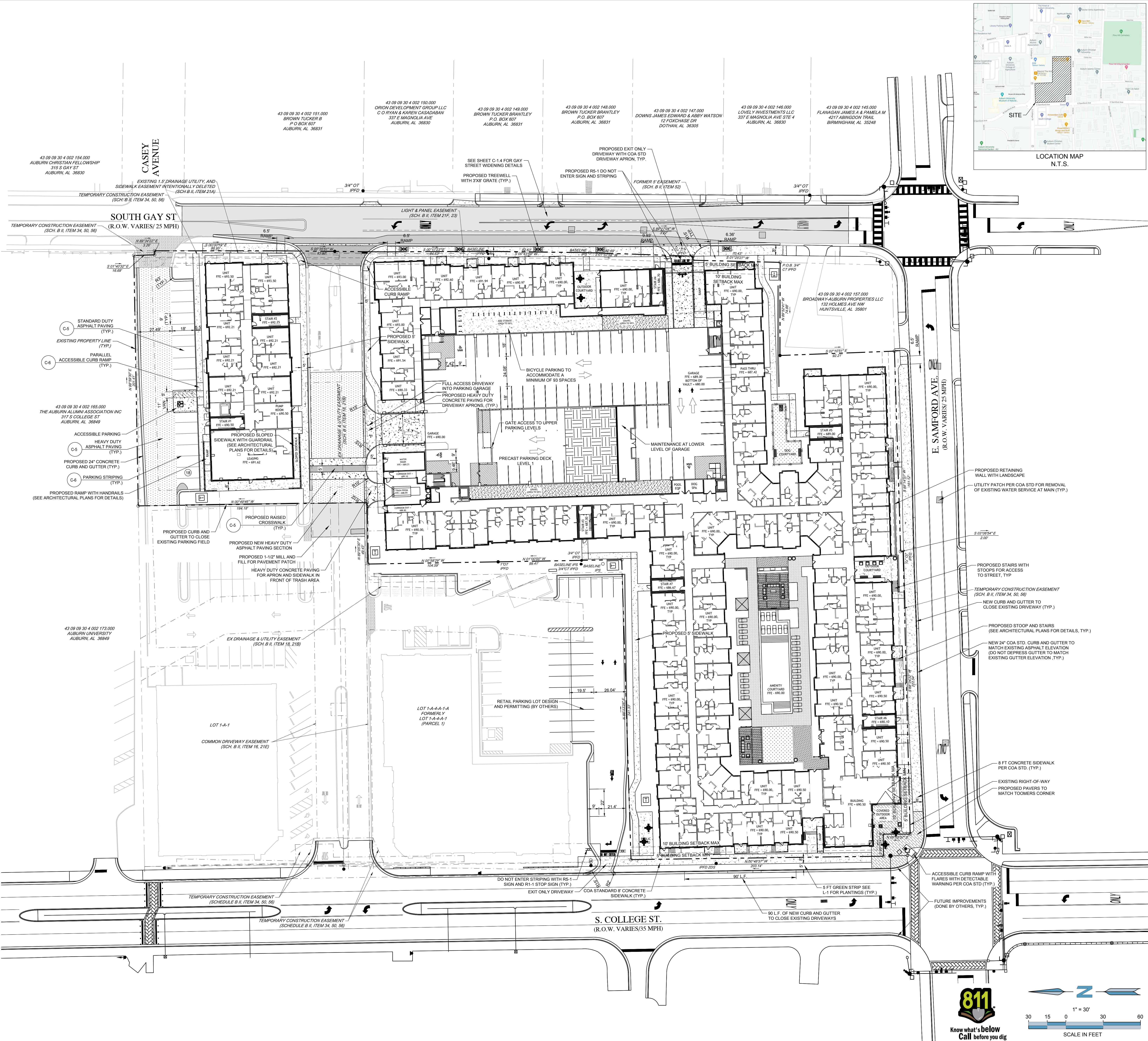
- 1) TRACT IS ZONED DU (URBAN CORE)
- 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS
- 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- 4) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC OR PHOTOGRAPHY (PLAN AND ELEVATION PLANS)
- 5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 6) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS.
- 7) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- 8) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN BE PENALIZED WITH FINANCIAL AUTHORIZATION
- 9) CONTRACTOR TRAILERS ARE TO BE PERMITTED THROUGH THE ENGINEERING DEPARTMENT.
- 10) ALL EROSION, SEDIMENT CONTROL, AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 11) ALL PAVEMENT MARKING WITH LINE OF ALBUMIN RIGID-OR-WAY SHALL BE TEMPORARILY IN PLACE PRIOR TO THE BEGINNING OF ANY GRADING OPERATIONS.
- 12) MAXIMUM CUT/FILL SLOPE = 3H:1V

24 HOUR CONTACT: BRETT C. BASQUIN, P.E., (334) 887-6064

- 1) IN ALL AREAS OF FILL OR OTHERWISE DISTURBANCE OF EXISTING CONDITIONS, UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL FULLY AND COMPLETELY REMOVE AND LEGALLY DISPOSE-OF: SOIL, ALL PLANT MATERIALS INCLUDING BUT NOT LIMITED TO ROOTS, TWIGS, BRANCHES, AND TRUNKS OF TREES, AND ALL OTHER DEBRIS AND DEBRIS. ALL DEBRIS AND DEBRIS SHALL BE COMPACTED TO 85% STANDARD PROCTOR MAXIMUM DRY DENSITY FOLLOWING FULL REMOVAL OF THESE AREAS.
- 2) ALL SUBGRADE PREP AND AREAS OF THE SITE TO RECEIVE FILL SHALL BE COMPLETED IN STRICT CONFORMANCE WITH THE RECOMMENDATIONS IN THE REPORT BY THE PROJECT GEOTECHNICAL ENGINEER, GEOTECHNO ENGINEERING DATED 09/20/20. THE CONTRACTOR SHALL HAVE A REPORT ON THE JOB SITE FOR REFERENCE AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE EARTHWORK OPERATIONS AND CONSTRUCTION PHASES TO BE COMPLETED IN STRICT CONFORMANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE TESTING REPORTS TO THE OWNER REGARDING THE CONSTRUCTION TESTING PER THE TESTING PROTOCOL IN THE GEOTECHNICAL REPORT.
- 3) CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF EXISTING AND ADJACENT AREAS.

17) IN HEAVY DUTY PAVEMENT AREAS G.B. SHALL EXTEND UNDER THE GUTTER TO PROVIDE ADDITIONAL STABILITY FOR TRUCK TRAVEL.

SITE DATA	
PROJECT:	PROJECT IS A MULTI-FAMILY DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE.
ZONING:	UC (URBAN CORE)
ADJACENT ZONING:	URBAN CORE AND URBAN NEIGHBORHOOD SOUTH
CURRENT LAND USE:	MULTI-UNIT RESIDENTIAL, RESTAURANTS, AND COMMERCIAL PARKING LOT
LAND USE INTENSITY:	VIII
PARCEL IDENTIFICATION NUMBER:	0909034002178002, 0909034002161000, 0909034002156000, 0909034002156000 0909034002158000, 0909034002160000, 0909034002176000
LOCATION:	SECTION 30, TOWNSHIP 19 N, RANGE 26 E
TOTAL SITE AREA:	4.34 AC.
PROJECT SITE AREA:	4.34 AC.
PERMISSIBLE SURFACE AREA:	0.88 AC.
IMPERVIOUS SURFACE AREA:	3.48 AC.
IMPERVIOUS SURFACE RATIO:	3.48 AC ÷ 0.882
IMPERVIOUS SURFACE AREA INCLUDES THE FOLLOWING:	BUILDING FOOTPRINT SIDEWALK, DRIVEWAYS, GROSS P.K. PARKING LOT, AND COURTYARD
LANDSCAPE BUFFER - FRONT:	N/A
SIDE:	N/A
REAR:	N/A
BUILDING SETBACK - FRONT:	5 FT MINIMUM, 10 FT MAX
SIDE:	N/A
REAR:	N/A
TOTAL GROSS BUILDING AREA:	438691 S.F.
TOTAL UNIT'S PROVIDED:	420 UNIT'S
TOTAL BEDS PROVIDED:	734 BEDS
FLOOR AREA RATIO MAXIMUM:	8.0000
FLOOR AREA RATIO PROPOSED:	2.1700
OVERALL BUILDING HEIGHT:	BR 17 - 11 N
CLADDING TYPE:	CEMENTITIOUS PANELS
NUMBER OF FLOORS:	5-STORY
PARKING REQUIRED:	734 SPACES
PARKING DECK SPACES PROVIDED:	720 GARAGE
PARKING ON GROUND SPACES PROVIDED:	18 SURFACE PARKING
TOTAL PARKING SPACES PROVIDED:	738 SPACES
ACCESSIBLE PARKING REQUIRED:	15 SPACES
ACCESSIBLE PARKING PROVIDED (SURFACE):	1 VAN
ACCESSIBLE PARKING PROVIDED (GARAGE):	15 SPACES (3 VAN & 12 REGULAR)
BICYCLE PARKING REQUIRED:	93 SPACES
BICYCLE PARKING PROVIDED:	93 SPACES
DENSITY ALLOWED:	CONTROLLED BY OVERALL F.A.R. OF 8.5 FOR COMMERCIAL
MINIMUM PARKING STALL:	9'X18'
PROPOSED PARKING STALL:	9'X18'



ENGINEER

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PROJECT

HEART OF AUBURN MULTI-FAMILY

345 SOUTH COLLEGE STREET
AUBURN, AL 36830
SECTION 30, TOWNSHIP 19 N, RANGE 26 E

REVISIONS	DATE
SCHEMATIC DESIGN PLANS	09/03/21
DESIGN DEVELOPMENT PLANS	11/22/21
DRT SUBMITTAL	11/24/21

PROJECT MANAGER:	BCB
DRAWING BY:	JMR
JURISDICTION:	AUBURN, AL
DATE:	11/22/2021
SCALE:	1" = 30'
TITLE:	

SHEET NUMBER: C-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 1313.002