PLANNING COMMISSION
REGULAR MEETING AGENDA

April 10, 2025 - 5:00 p.m.
City Council Chamber, 141 N. Ross Street, Auburn, AL

Nonet Reese, Chairman	David Wisdom, Vice Chairman	Wendy Birmingham
Oscar Moseley	Walker Davis	Joseph Aistrup
Jennifer Stephens	Dana Camp	Phil Chansler

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

CONSENT AGENDA

Approval of Minutes

Packet Meeting	March 17, 2025
Regular Meeting	March 20, 2025

1. Final Plat - Arbors Phase II — FP-2025-010

Request:	Final plat approval for a 9-lot conventional residential subdivision (single-family residential subdivision)
General Location:	Current terminus of Arbor Drive
Zoning District:	Neighborhood Conservation District (NC-9)
Applicant:	Andrew Parmer

2. Final Plat - Uptown 1 — FP-2025-011

Request:	Final plat approval for a 32-lot subdivision (30 townhouse lots, one open space lot, and one lot for commercial development)
General Location:	350 Bragg Avenue
Zoning District:	Corridor Redevelopment District – West (CRD-W)
Applicant:	Andrew Parmer

NEW BUSINESS

3. Annexation - Mar El Webster Property — AX-2025-002

Request:	Recommendation to City Council of annexation of approximately 211 acres into the city limits
General Location:	430 Lee Road 0053 (Webster Road)
Zoning District:	Rural (R)
Applicant:	The Industrial Development Board of the City of Auburn

4. Rezoning - Mar El Webster - PUBLIC HEARING — RZ-2025-002

Request:	Recommendation to City Council to rezone approximately 131 acres to Industrial (I)
General Location:	430 Lee Road 0053 (Webster Road)
Zoning District:	Rural (R)(pending annexation, Case AX-2025-002)
Applicant:	Brett Basquin, Foresite Group, Inc., on behalf of the Industrial Board of the City of Auburn

5. **Preliminary Plat - Mar El Webster - PUBLIC HEARING** **PP-2025-009**

Request:	Preliminary plat approval of a 4-lot conventional subdivision with right-of-way
General Location:	430 Lee Road 0053 (Webster Road)
Zoning District:	Rural (R)
Applicant:	Brett Basquin, Foresite Group, Inc., on behalf of the Industrial Board of the City of Auburn

6. **Preliminary Plat - Oakmont Phase II - PUBLIC HEARING** **PP-2025-007**

Request:	Revised preliminary plat approval for a 66-lot performance residential development
General Location:	Terminus of Oakmont Drive
Zoning District:	Comprehensive Development District (CDD) with Planned Development District (PDD) overlay
Applicant:	Dilworth Development

7. **Final Plat - Oakmont Phase II** **FP-2025-009**

Request:	Final plat approval for a 66-lot performance residential subdivision
General Location:	Terminus of Oakmont Drive
Zoning District:	Comprehensive Development District (CDD) with Planned Development District (PDD) overlay
Applicant:	Dilworth Development

8. **Preliminary Plat - RISE Auburn Consolidation Plat - PUBLIC HEARING** **PP-2025-011**

Request:	Preliminary plat approval to create a single lot of 4.27 acres (lot consolidation) to be used for a performance residential development (private dormitory)
General Location:	712 W Glenn Avenue
Zoning District:	Urban Neighborhood West (UN-W)
Applicant:	Brett Basquin, Foresite Group, Inc.

9. **Final Plat - RISE Auburn** **FP-2025-012**

Request:	Final plat approval to create a single lot of 4.27 acres (lot consolidation) to be used for a performance residential development (private dormitory
General Location:	712 W Glenn Avenue
Zoning District:	Urban Neighborhood West (UN-W)
Applicant:	Brett Basquin, Foresite Group, Inc.

10. Rezoning - Aaron Schmidt Office Project - PUBLIC HEARING RZ-2025-003

Request:	Recommendation to City Council to rezone approximately 11.29 acres to Comprehensive Development District (CDD)
General Location:	At and just south of 2272 Bent Creek Road (Lots 4A-1-A and 4A-1-B of Scott Industrial Park Subdivision)
Zoning District:	Industrial (I)
Applicant:	Brett Basquin, Foresite Group, Inc., on behalf of Series C of SECI Properties, LLC and Scott Land Co., Inc.

11. Preliminary Plat - Cherokee Road Subdivision - PUBLIC HEARING PP-2025-008

Request:	Preliminary plat to subdivide approximately 3.5 acres into a 11-lot performance residential subdivision
General Location:	Southern terminus of Cherokee Road
Zoning District:	Development District Housing (DDH)
Applicant:	Blake Rice, Barrett-Simpson, Inc.

12. Preliminary Plat - Brentwood Subdivision Phase 3 - PUBLIC HEARING PP-2025-010

Request:	Preliminary plat approval for a 43-lot performance residential subdivision
General Location:	South of Champions Boulevard
Zoning District:	Comprehensive Development District (CDD)
Applicant:	David Slocum, Pinnacle Design Group, Inc.

13. Conditional Use - Grand Junction - PUBLIC HEARING CU-2025-007

Request:	Recommendation for conditional use approval of a performance residential use (28-unit multiple-unit development)
General Location:	1027 East Glenn Avenue
Zoning District:	Corridor Redevelopment District – East (CRD-E)
Applicant:	David Slocum, Pinnacle Design Group, Inc.

14. Conditional Use - Boulevard Phase 8- PUBLIC HEARING CU-2025-009

Request:	Recommendation for conditional use approval of a performance residential use (8-unit multiple-unit development)
General Location:	Medium Density Redevelopment District (MDRD)
Zoning District:	324 Gidden Street
Applicant:	Lee Tharp, Kadre Engineering

OTHER BUSINESS
CHAIRMAN'S COMMUNICATION
STAFF COMMUNICATION
ADJOURMENT