



COMPLAN 2030

THE COMPREHENSIVE PLAN FOR THE CITY OF AUBURN

Five Year Update

September 12, 2017

Chapter 1: Introduction

2012 Forbes.com ranks Auburn 17th on its list of “Best Small Places for Cities and Careers.”

CNN Money ranks Auburn as one of the 100 “Best Places to Live.”

Auburn receives Quality of Life Award from the Alabama League of Municipalities for cities greater than 12,000 in population.

CompPlan 2030 receives “Outstanding Planning Award for a Comprehensive Plan” from the Alabama Chapter of the American Planning Association.

Exit 50, Auburn’s third interstate interchange opens.

2013 The Renew Opelika Road corridor plan is adopted.

2014 The Renew Opelika Road corridor plan receives the “Outstanding Planning Award for a Plan or Planning Program” from the Alabama Chapter of the American Planning Association.

CompPlan 2030 is updated to reflect land use changes as a result of the Renew Opelika Road plan and the Exit 50 land use study.



Chapter 1: Introduction

2015 The estimated population of Auburn is 62,059, an increase of 16.2 percent over 2010, making it the 22nd fastest growing community in the United States.

The City Council adopts the Auburn Downtown Master Plan.

The Toomer's Corner construction project wins the Alabama Chapter of the American Society of Landscape Architects State Merit Award.

2016 CompPlan 2030 is updated to include the land use recommendations prescribed in the Auburn Downtown Master Plan.

The Auburn Downtown Master Plan wins the "Outstanding Planning Award for a Plan or Planning Program" from the Alabama Chapter of the American Planning Association.

Forbes.com ranks Auburn 10th in job growth and 26th in education.

Chapter 2: Demographics

Auburn Population:

2015 Estimate	62,059
<u>2010 Census</u>	<u>53,380</u>
Increase	8,679 16%

Auburn/Opelika MSA:

2015 Estimate	156,993
<u>2010 Census</u>	<u>140,247</u>
Increase	16,746 12%

College Students:

2015 Estimate	22,046
<u>2010 Estimate</u>	<u>20,865</u>
Increase	1,181 6%

Non-students:

2015 Estimate	40,013
<u>2010 Estimate</u>	<u>32,515</u>
Increase	7,498 23%

Housing Units by Type:

	Apartment/Condo	Private Dorm	Single-Family Detached
2016	13,019 43.0%	565 1.9%	12,077 39.9%
<u>2011</u>	<u>12,149 45.4%</u>	<u>0</u>	<u>10,329 38.6%</u>
Change	870 - 2.4%	565 1.9%	1,748 1.3%

Chapter 2: Demographics

Median Family Income

2015	\$77,638
2010	<u>\$73,452</u>
Change	\$4,186

Median Non-family Income

\$18,530
<u>\$19,683</u>
- \$1,153

Estimated Poverty Rates

	US	Alabama	Lee County	Auburn
2014	15.6%	18.9%	23.6%	31.3%
2010	<u>14.4%</u>	<u>17.4%</u>	<u>19.2%</u>	<u>24.1%</u>
Change	1.2%	1.5%	4.4%	7.2%

The higher poverty rate is likely a result of larger college student population.

College Student Poverty Rates

	Undergraduate		Graduate	Total of City Population	
2014	10,525	20.0%	1,600	3.0%	12,125 23.0%
2010	<u>7,449</u>	<u>16.1%</u>	<u>1,235</u>	<u>2.7%</u>	<u>8,684 18.8%</u>
Change	3,076	3.9%	365	0.3%	3,441 4.2%

Chapter 4: Natural Systems

- This chapter was updated and reorganized extensively.
- The common open space throughout the community has increased by 150 acres.
- The Saugahatchee Streambank Stabilization project was completed in 2008. This section was moved to Appendix J.
- Since 2011:
 - The City has planted 180 trees in parks and other open space.
 - 130 trees planted as part of the Downtown Master Plan and Renew Opelika Road Plan implementation.
- In addition, the City has provided 12,000 seedlings as part of the City's Arbor Day celebration and the Christmas Parade.

Chapter 5: Transportation

- The total number of roadway miles has increased from 292 mi. to 323 mi.
- 2011, the Public Works Design and Construction Manual adopted – combined all design and construction standards into one document.
- Exit 50 was completed in 2012.
- Major improvements EUD and Shelton Mill Road intersection.
- The following access management and three lane cross sections completed:
 - Glenn & Magnolia Avenues - Donahue Drive to College Street.
 - Alabama Highway 14 – from Donahue Drive to Shug Jordan Parkway.
 - Moores Mill Road Bridge.
- Donahue Drive between Cary Drive and Bedell Avenue widened to accommodate three lanes and extensions of the sidewalk. The widening of Donahue Drive between Martin Luther King Drive and Cary Drive is in the CIP.
- Dean Road improvements between Annalue Drive and Opelika Road are included in the Capital Improvement Plans (CIP).
- The City is developing a Scope of Services to determine which segment of the outer loop should be constructed first.

Chapter 5: Transportation

Bike Facilities

- 15 miles added - 49 miles total - 110 more proposed.
- North Donahue Drive widening and resurfacing.
- Woodfield Drive resurfacing.
- East Longleaf Drive restriping (South Donahue Drive to South College Street).
- South Donahue Drive restriping (East University to East Longleaf Drive).
- Highway 14 Multi-use Path project.
- War Eagle Bike Share program – 2015 began with 75 bicycles now 125.

Pedestrian Facilities

Sidewalk Construction Plans:

- Samford Avenue from East University Drive to the New Auburn High School.
- Moores Mill Road from EUD to Samford Avenue.
- West Glenn Avenue from Donahue Drive to Byrd Street.
- East Glenn Avenue from Airport Road to East Samford Avenue.

Chapter 5: Transportation

Pedestrian Facilities (continued)

- EUD from Carolyn Court to Samford Avenue.
- Wright Street Sidewalk plan.
- South Cary Drive from Sanders Street to College Street.
- East Glenn Avenue from Airport Road to near Samford Avenue.
- East University Drive from Glenn Avenue to Carolyn Court.
- South Cary Drive.

Goals and Policies Completed

- T 1.2.3:** Updated City of Auburn sidewalk GIS data to include all sidewalks in the City.
- T 1.2.5:** Updated the Sidewalk Master Plan to reflect land uses proposed in the Future Land Use Plan. Provide future updates in conjunction with updates to the Future Land Use Plan.
- T 2.5.2** Completed replacement of existing street signs to comply with federal mandates by 2018.

Chapter 6: Parks, Recreation and Culture

- Comprehensive Parks, Recreation and Culture Plan currently being developed.
 - Site specific designs and programming for parks.
 - Library Component.
 - Program assessments.
- Renovation of the Boykin Community Center
- Hubert and Grace Harris Center
- Additional ceramics space provided in 2013 at the Dean Road Recreation Center.
- Property purchased on Richland Road future park.

Chapter 7: Utilities

- The Northside Water Pollution Control Facility was mothballed in 2013.
- Several sanitary sewer rehabilitation projects have been complete since 2008 and the City has implemented a long term sanitary sewer monitoring project for provide for a quick and efficient response to inflow and infiltration issues.
- Lake Ogletree Spillway reconstruction is currently underway.
- Several water main replacement projects have been performed.

Chapter 8: Public Safety

- Replacement of Station 1 as part of the new Public Safety Complex.
- City Insurance Service Office (ISO) rating has been upgraded to 2/2X. The improved rating benefits the community at large with lower insurance costs.
- The number of reported crimes has been trending downward from a high of 2,156 incidents reported in 2011 to a low of 1,630 in 2015, a decrease of twenty-five percent (25%).
- In October 2017, the Police Division will add twenty-two sworn positions in response to growth and the additional staffing for the Auburn University campus precinct. All positions, as well as the administrative overhead, operating and capital costs, will be reimbursed by the University as part of the new agreement.
- The Police Division now has a spanish language speaking, female, and minority on every shift and in the Investigative section.

Chapter 9: Historic Preservation

- **Auburn Depot-** 120-124 Mitcham Avenue. Built in 1904, listed January 25, 1977. The Depot underwent substantial restoration and adapted for reuse as the Depot Restaurant which opened in 2016.
- **Halliday-Cary-Pick House-** 360 N College Street. Two-story Greek Revival raised cottage built circa 1848, listed June 19, 1976. This property was gifted to Auburn University in 2011 and is the headquarters for Cary Center for the Advancement of Philanthropy and Nonprofit Studies.
- **Sunny Slope-** 1031 S College Street. Built circa 1857, listed June 27, 2007. In 2016, a restoration of the property was completed and the Osher Lifelong Learning Institute began using the site for events.

Chapter 10: Schools

The original CompPlan 2030 did not have a section on schools included. Chapter 10 is a new addition to the document and was a collaboration with Auburn City Schools.

- Chapter 10 includes a map with the location of the current school facilities.
- The chapter includes future growth projects and capital improvement schedules.
- The chapter includes information on other educational facilities, such as Lee-Scott Academy, Southern Union State Community College, and Auburn University.

Chapter 3: Land Use

The CompPlan is continually reviewed and updated as land use patterns change. Since the 2011 Adoption of the plan the City has:

The Renew Opelika Road Plan resulted in: (2014)

- 4 new land use categories: Mixed Use 1, Mixed Use 2, Neighborhood Center and Regional Center. All 4 categories allow for mixed uses but at different mixes.
- 2 new zoning districts: Corridor Redevelopment- Urban and Suburban to replace the Commercial Conservation district.

South College Corridor Focus area resulted in: (2015)

- A new land use category: Gateway Corridor Commercial focusing on commercial uses geared toward local, regional and interstate markets. The land uses excludes all types of residential uses and most institutional uses.
- A new zoning district South College Corridor District (SCCD) was placed along both sides of South College Street from South Donahue Drive to the intersection of Veterans Boulevard.

Chapter 3: Land Use

The Downtown Master Plan resulted in: (2015, 2016)

- 3 new land use categories: Urban Neighborhood East, Urban Neighborhood West and Urban Neighborhood South. The new categories emphasize uses that are more urban in nature, particularly the removal of most road service uses. In addition, density regulations are tied to bedroom count - 85 for East and South, 255 for West.
- 3 new zoning districts: Urban Neighborhood-East (UN-E), Urban Neighborhood-West (UN-W) and Urban Neighborhood-South (UN-S) to replace the University Service district.
- The expansion of the Urban Core by 23 acres.
- Introduction of new housing type – Private Dormitory permitted in the UN-E and UN-W and conditionally permitted in UN-S.

Chapter 3: Land Use

Exit 50 Study Area resulted in: (2014)

- A new land use category: Office Park/Commercial and Industrial Support which envision the transition of parcels to either office park or commercial and industrial support uses.

New Residential Lots:

- Since January 2011, new development has added 1,547 new single-family residential lots with approximately 692 of the new lots being located in a Planned Development District (PDD).

Chapter 3: Land Use

Total number of building permits have increased since 2011.

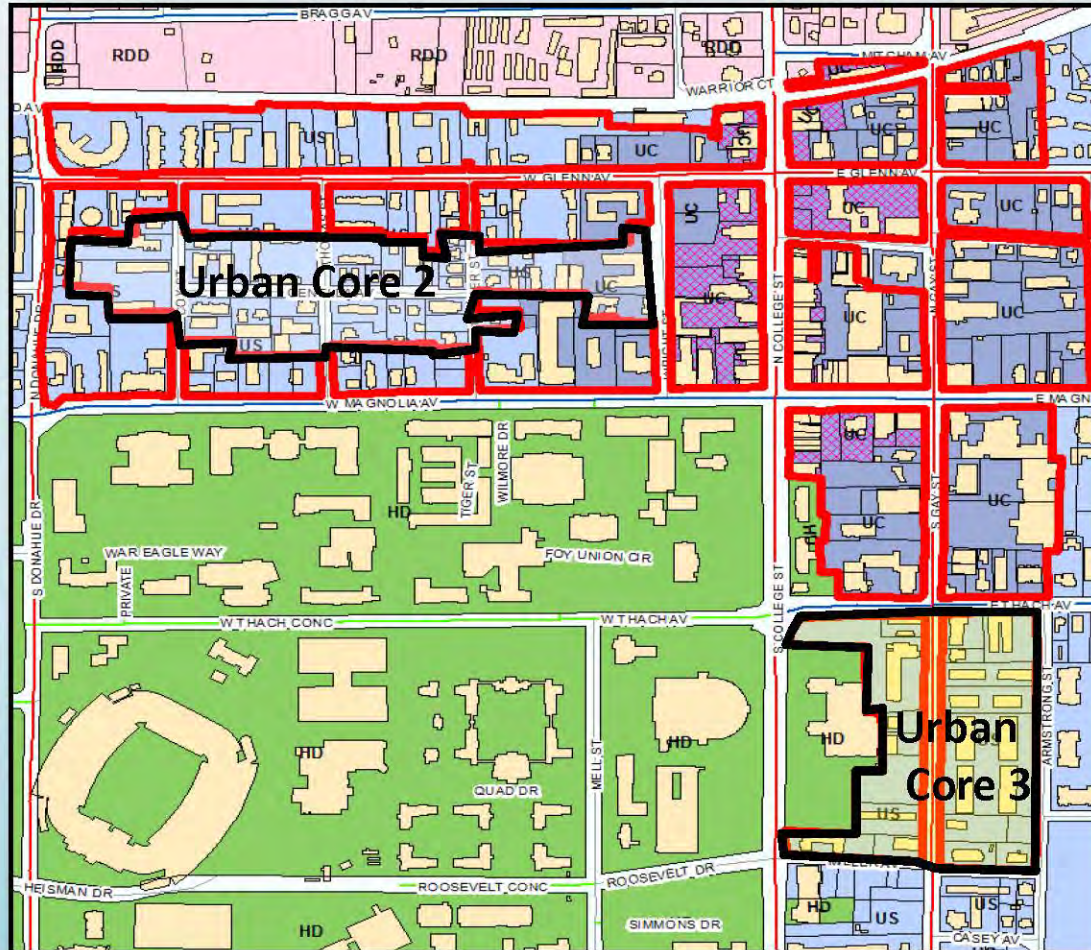
	2011	2012	2013	2014	2015	2016	Total
Single-Unit detached	278	359	398	410	449	465	2359
Single-Unit Attached	7	7	0	17	25	30	86
Duplex Unit	0	0	1	1	7	0	9
Apartment Buildings	3	3	2	1	6	5	20
Commercial/Industrial	11	17	18	14	19	10	89
Total	299	386	419	443	506	510	2563

Change in Residential Units (based on Land Use)

	2011	%	2016	%	Change
Single-unit	10,329	38.6	12,231	39.7	1,902
Duplex	1,765	6.6	1,945	6.3	180
Apartments/Condos	12,149	45.4	13,858	44.6	1,709
Private Dormitory	0	0	565	1.8	565
Townhouses	784	2.9	793	2.6	9

Completed Focus Area Studies

Incorporated into the Downtown Master Plan
(2015)



Urban Core

Expanded south between College and Armstrong Street to Casey Avenue and then extended between College and Gay Street to Samford.

Urban Core 2

Most of the Urban Core 2 was incorporated into the Urban Neighborhood West which extends west from the Urban Core to Byrd Street.

Urban Core 3

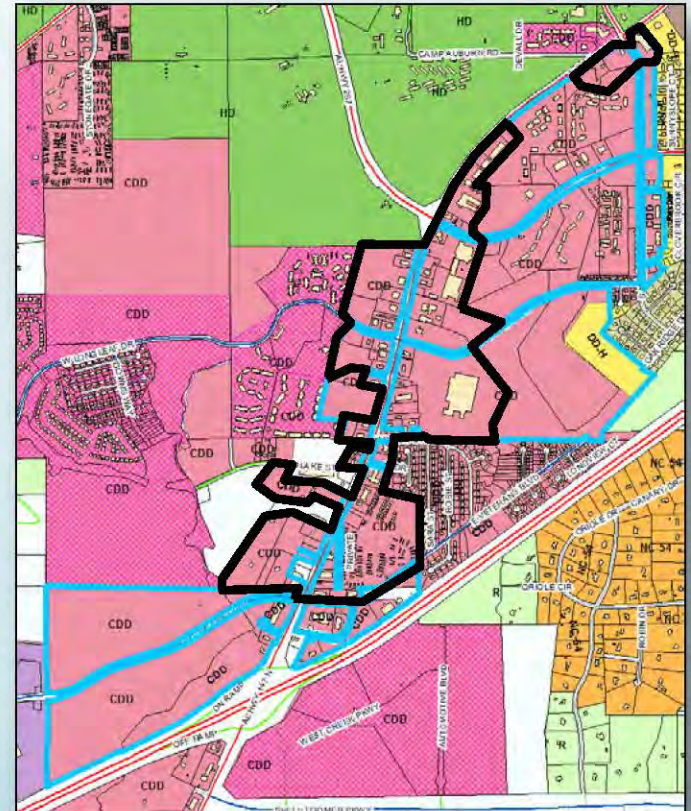
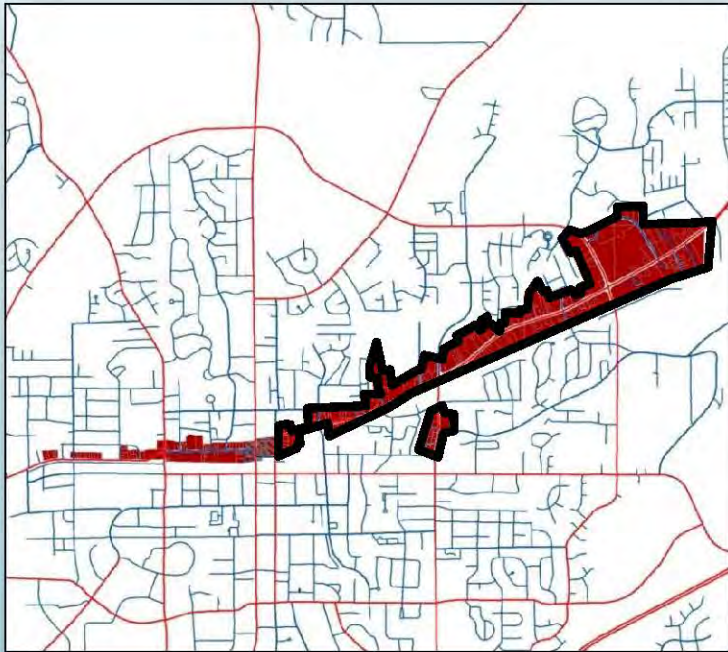
The area was included in the expanded Urban Core

Completed Focus Area Studies

Corridor Redevelopment:

The Renew Opelika Road Plan 2014

The western portion - Martin Luther King/Bragg Avenue, has been included in a broad neighborhood plan, The Northwest Auburn Plan that kicked off in August 2016.



South College Corridor Focus Area 2015

Completed Focus Area Studies

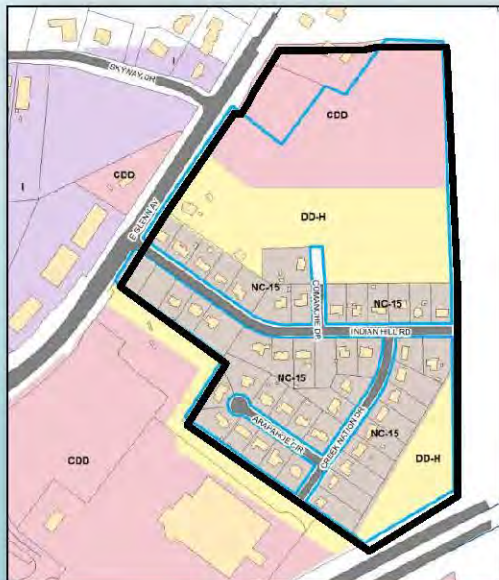
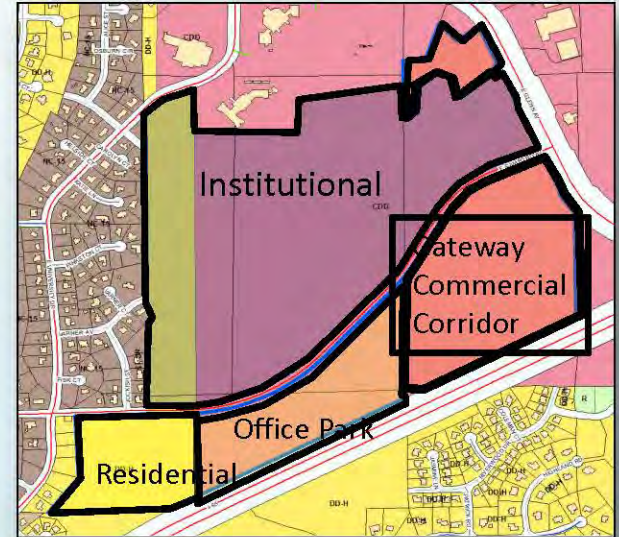
East Samford Focus Area:

The area has largely been developed since 2011.

- The Church of the Highlands
- Auburn High School

Recommended:

- Changes to the Glenn Avenue Frontage as Gateway Commercial Corridor
- Office Park across from High School
- Low/Medium Density Residential in the DD-H



Indian Hills Focus Area:

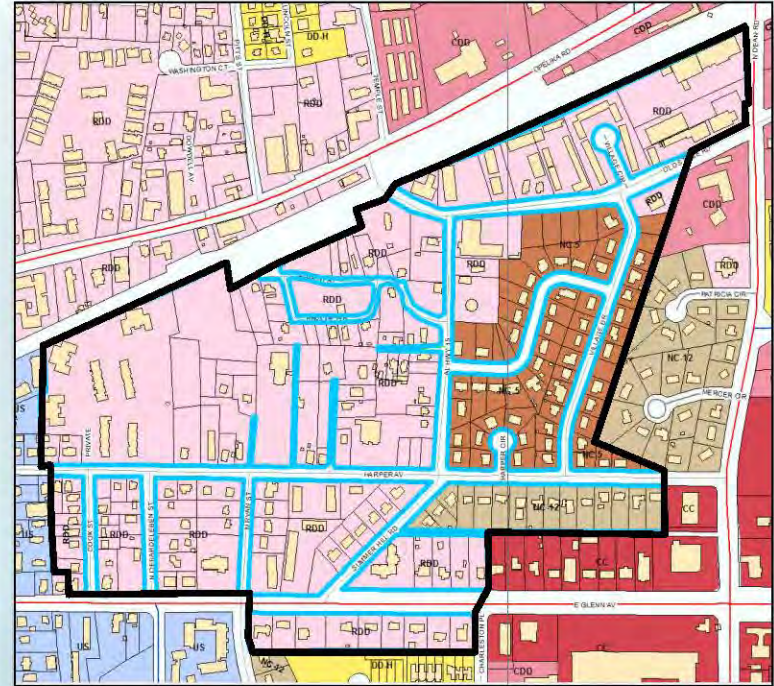
In 2016, a Planned Development (Spring Lake) was approved for the property between located to the northeast of the Indian Hills subdivision and the City of Opelika. Included was 270 units of multi-family units on the rear of the property, thus continuing and extending residential uses in the area. Land Use for this area has been changed to Master-Planned Mixed-Use.

Future Focus Areas

Harper Avenue Focus Area

Recommendation:

- The Planning Department has identified this focus area as a priority and has made it part of the work plan for FY 2018.
- Part of this study should examine the existing RDD regulations and look for regulatory incentive opportunities such as those used for Opelika Road.
- This may result in changes to the existing RDD zone, the creation of an overlay district or even a new zoning designation.
- Other strategies could include the encouragement of mixed office/residential development along the Glenn Avenue corridor, and identifying strategies for more targeted code enforcement in the subject area.

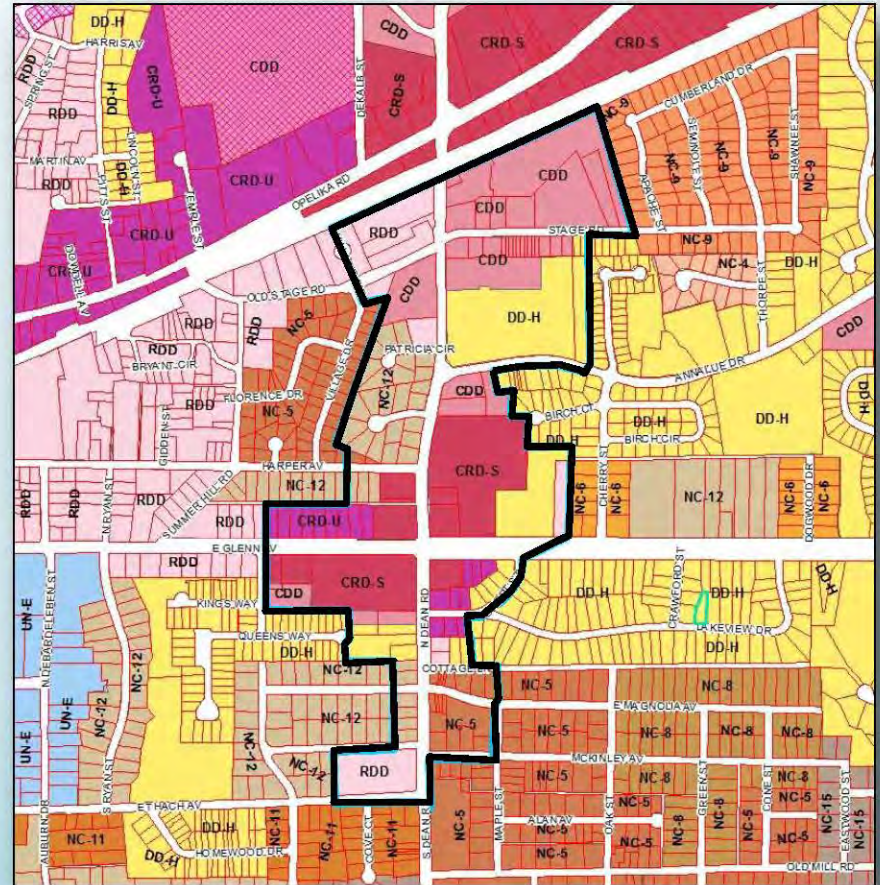


Future Focus Areas

Glenn/Dean Focus Area

Recommendation:

- Analyze and evaluate current land uses along the Glenn and Dean frontages of the study area.
- Consider the prospect of city-initiated rezoning activity for residentially zoned areas that may no longer be appropriate for such uses.
- Current residentially-zoned properties with limited depth could be better utilized for office purposes, for example.

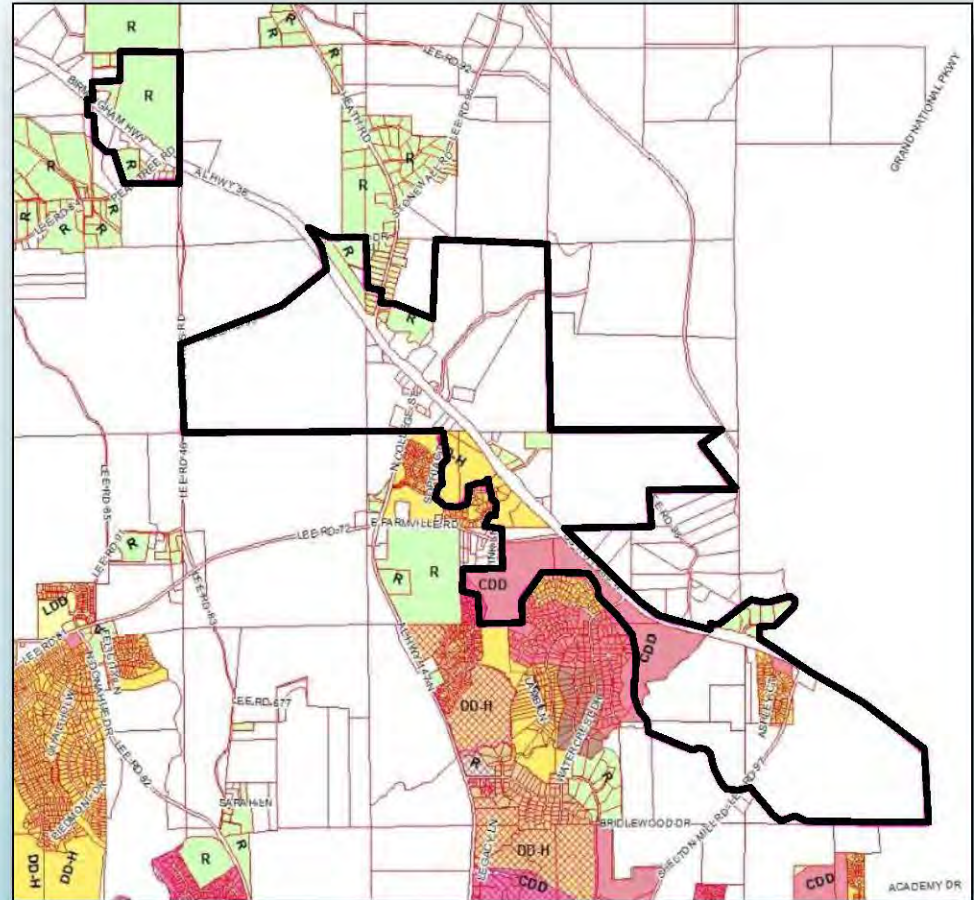


Future Focus Areas

280 Corridor Focus Area

Recommendation:

- Analyze and evaluate current future land use designations along the corridor, but with particular emphasis on the specific locations described as: 147 intersection area and the segment between Shelton Mill Road and Veterans Parkway.
- Examine opportunities for enabling legislation that would provide Auburn the opportunity to forcibly annex lands that are both strategic to the City's interest, but are also of considerable aesthetic importance.

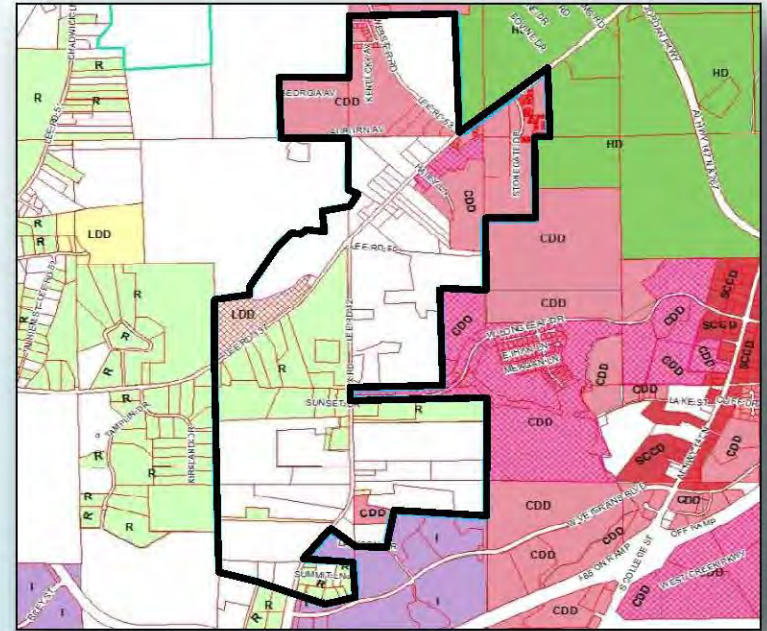


Future Focus Areas

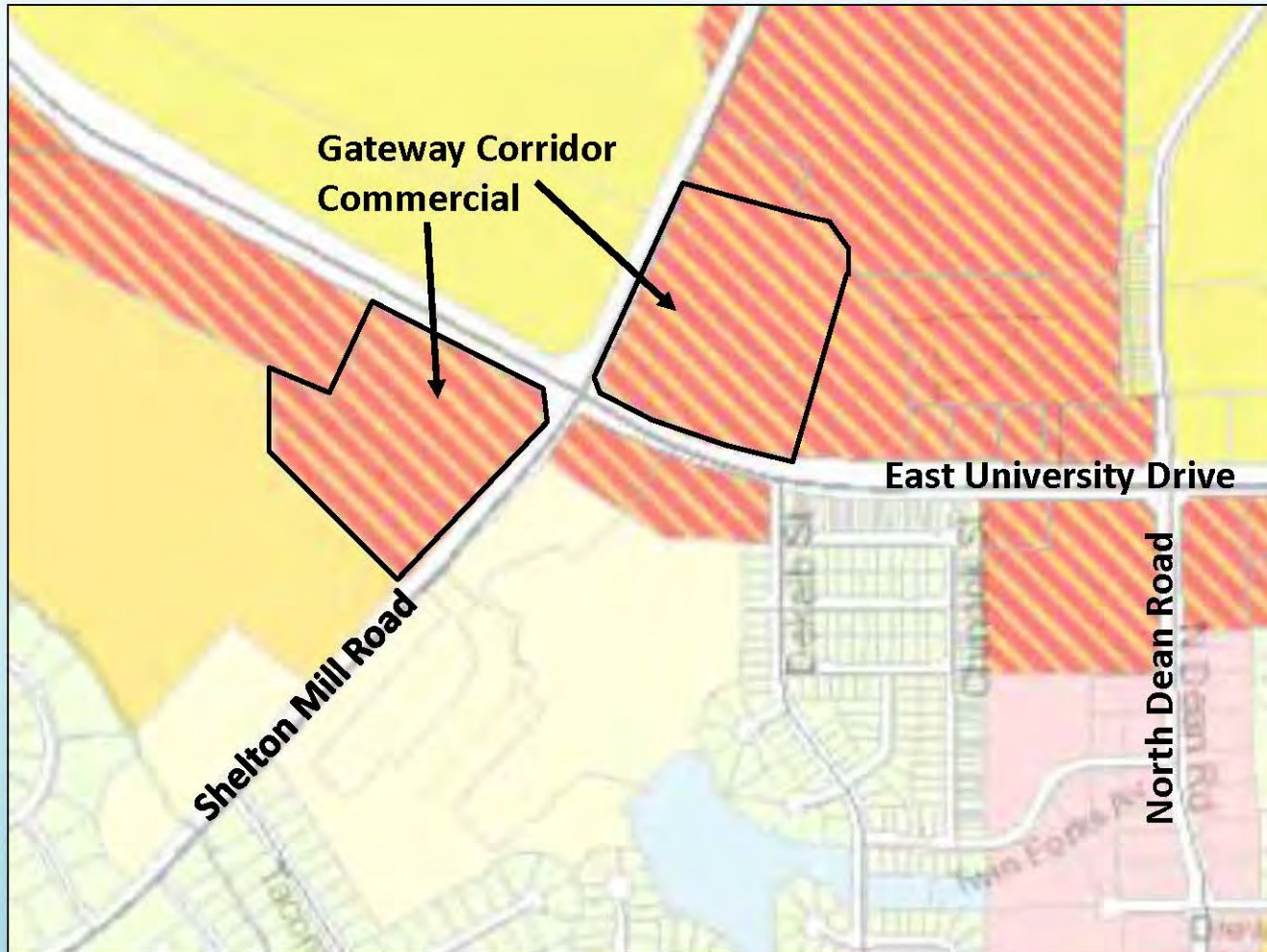
Cox and Wire Road Focus Area

Recommendation:

- Analyze and evaluate current future land use designations along both corridors, but Cox Road, in particular.
- Cox Road is a prime candidate for future residential growth due to its proximity to I-85, Auburn University, and Auburn's core. Neighborhood commercial uses needed to support additional residential growth in this area could be accomplished by encouraging limited commercial development at the Cox/Wire and Cox/ Longleaf intersections.
- As the City's residential lot inventory continues to shrink, the opportunity for new residential development within the City's optimal boundary would seem to be more "locationally" appropriate here than it would be along other more "outlying," largely residential corridor alternatives (i.e., Richland Road, North Donahue Drive and even North College Street (north of Asheton Park, Asheton Lakes and Tivoli).



Recommended Land Use Changes

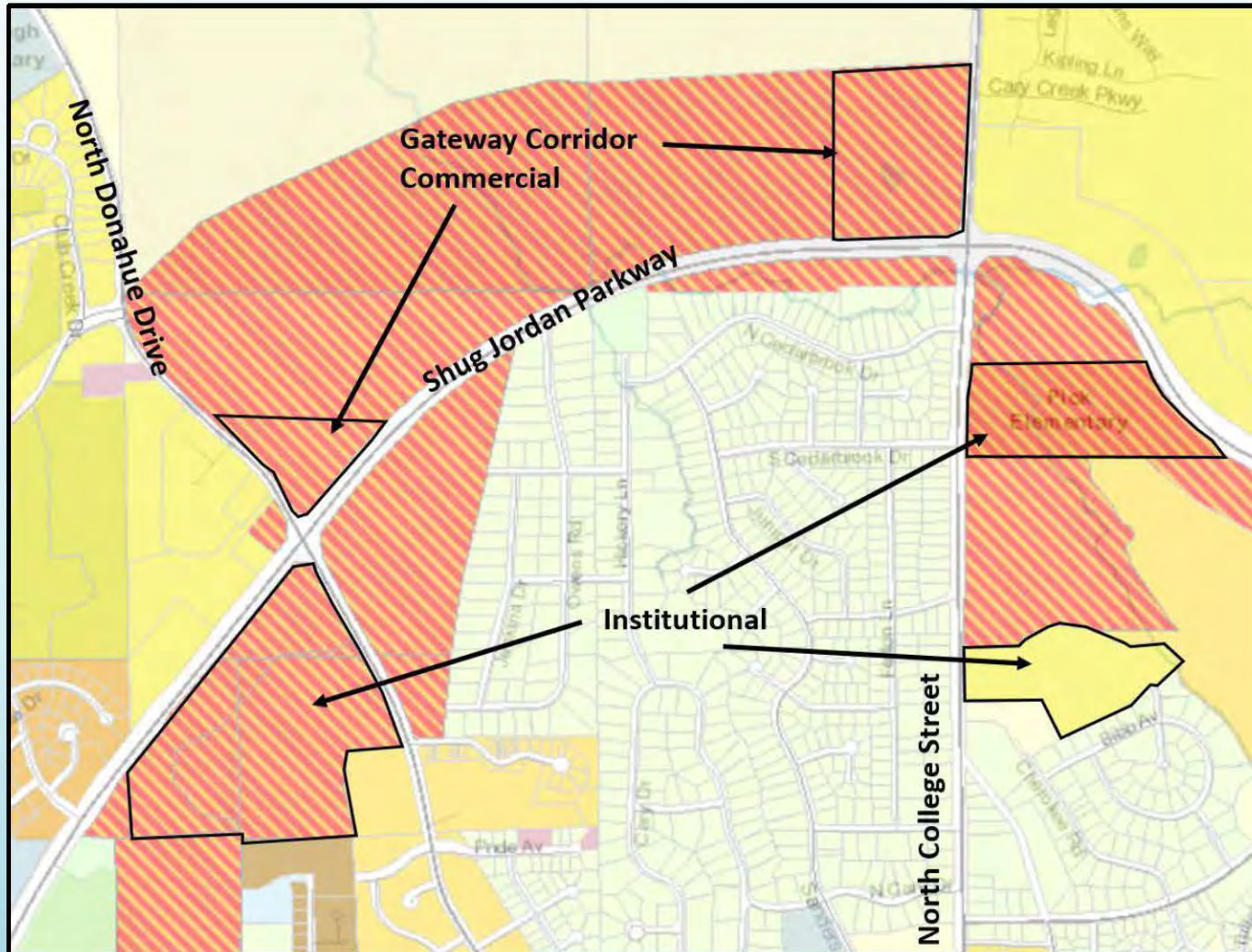


Current Land Use:

Master-Planned

Mixed Use 

Recommended Land Use Changes



Current Land Use:

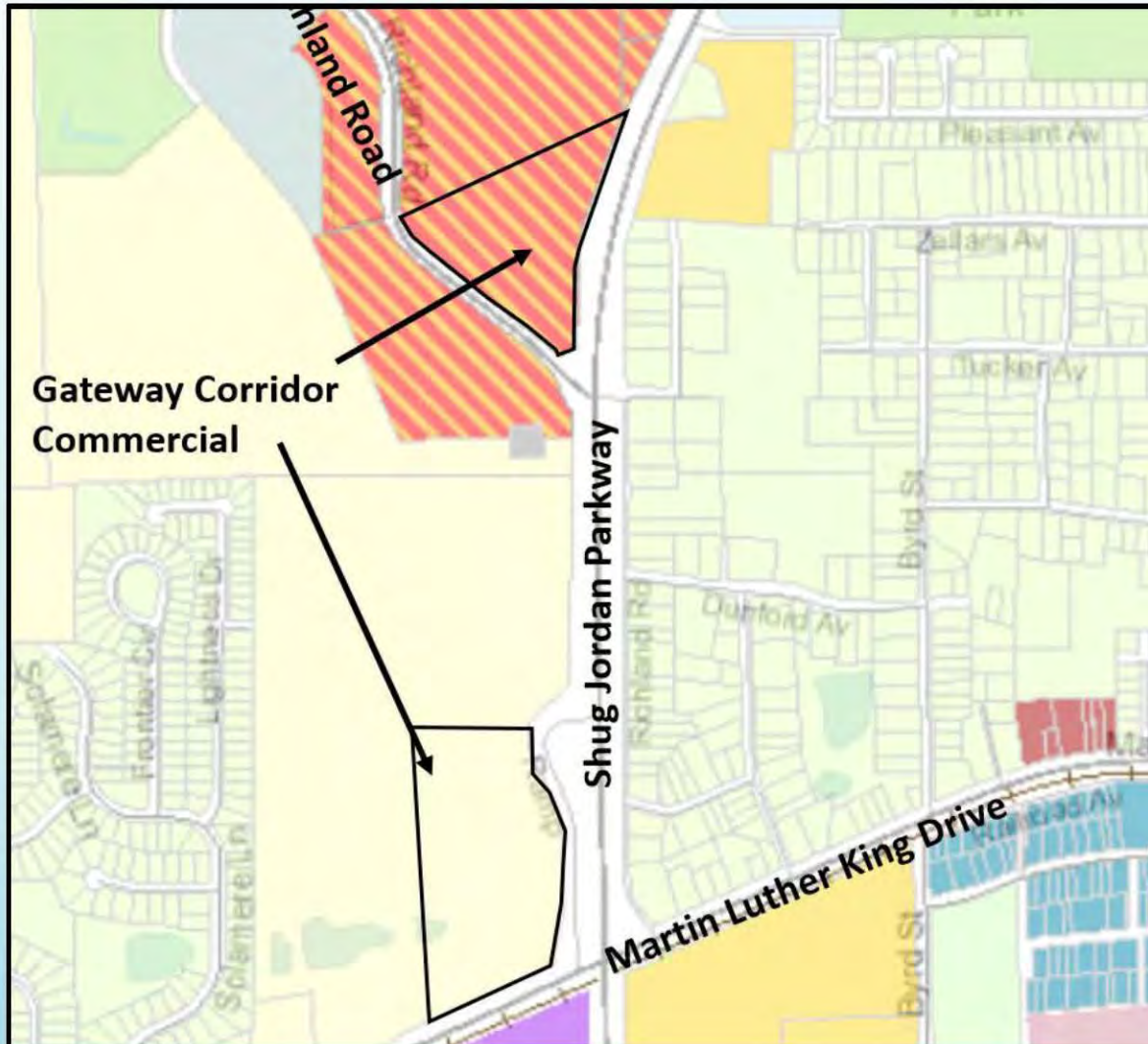
Master-Planned

Mixed Use 

Planned Development

District 

Recommended Land Use Changes




Current Land Use:

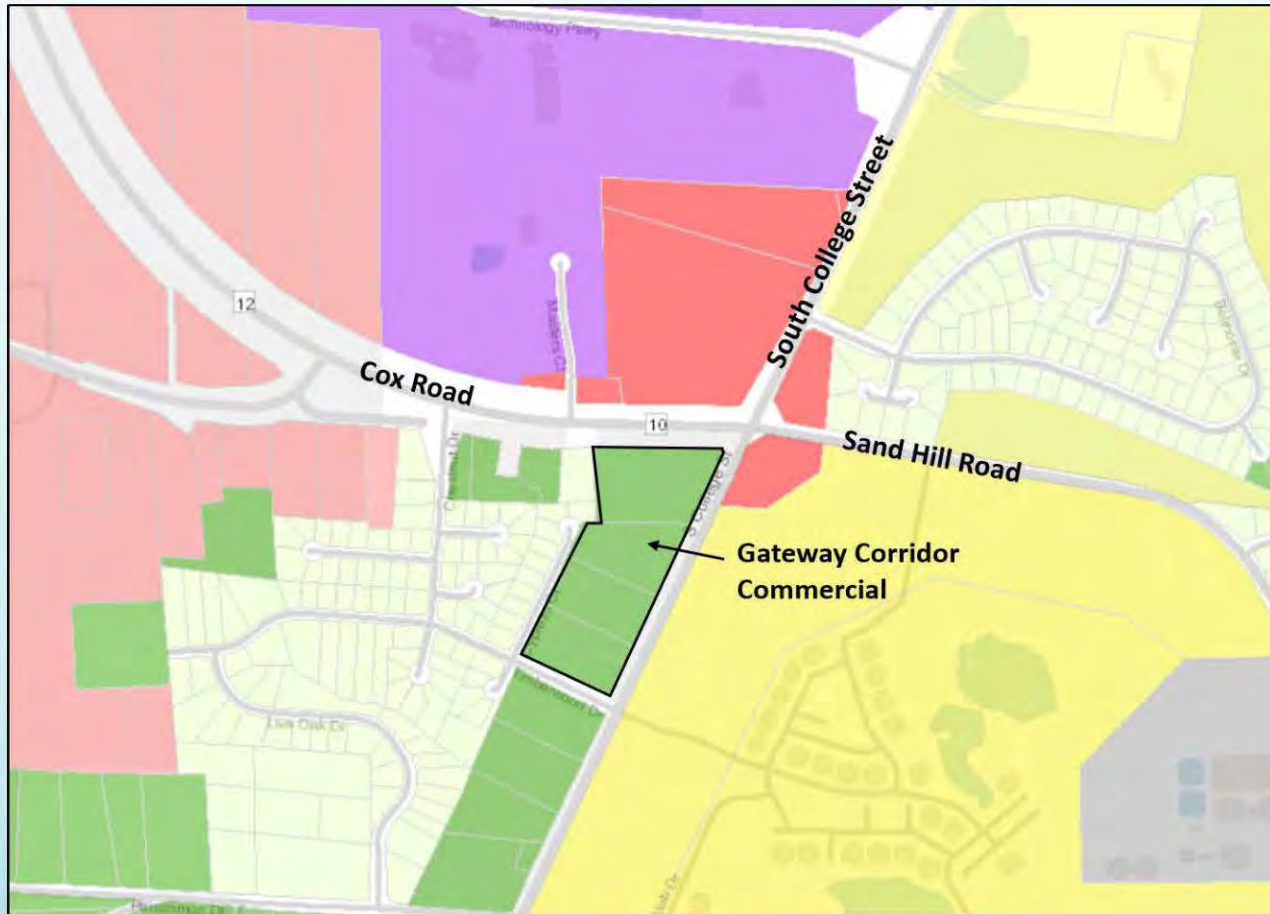
Master-Planned

Mixed Use 


Low Density

Residential 

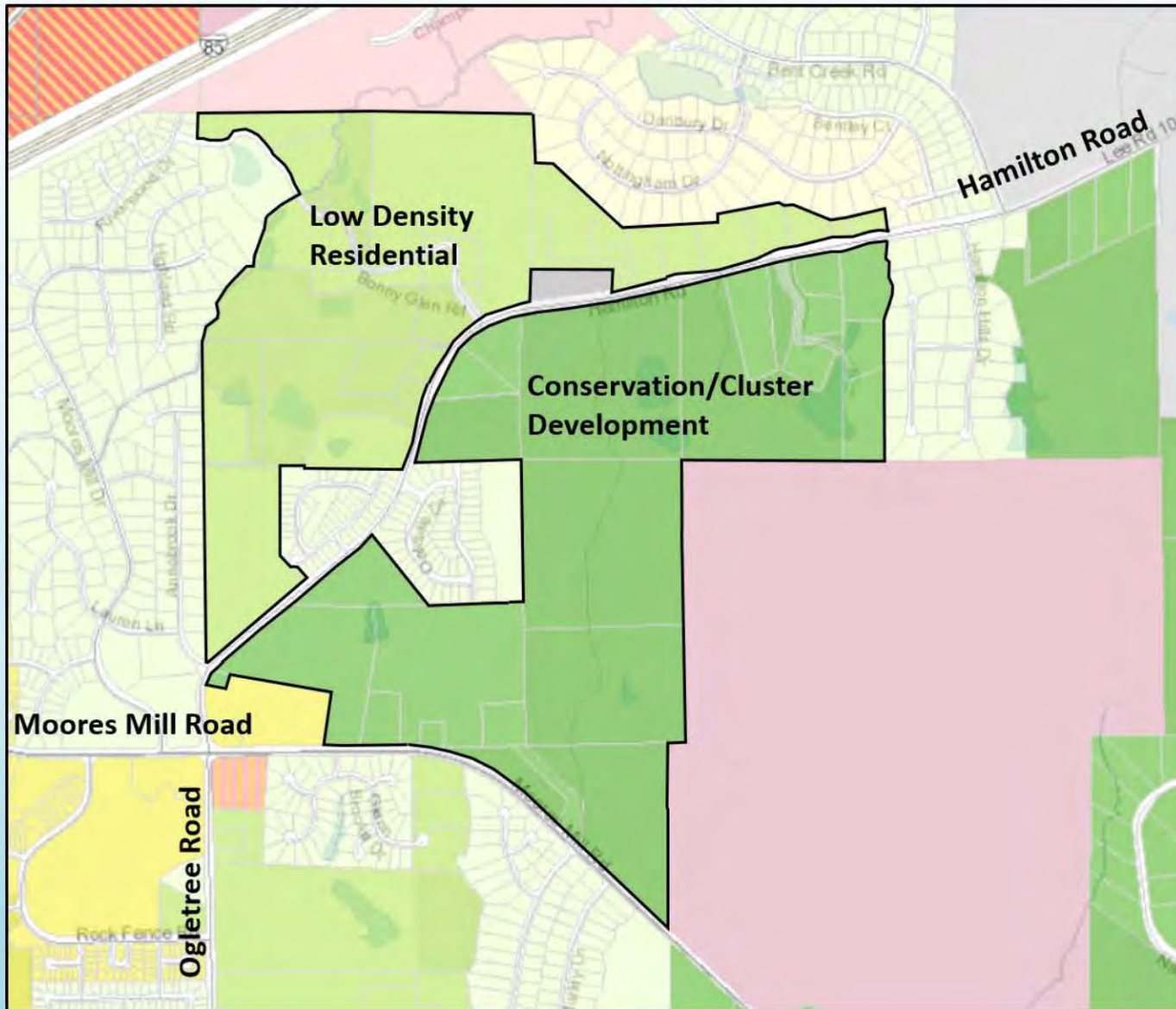
Recommended Land Use Changes



Current Land Use:

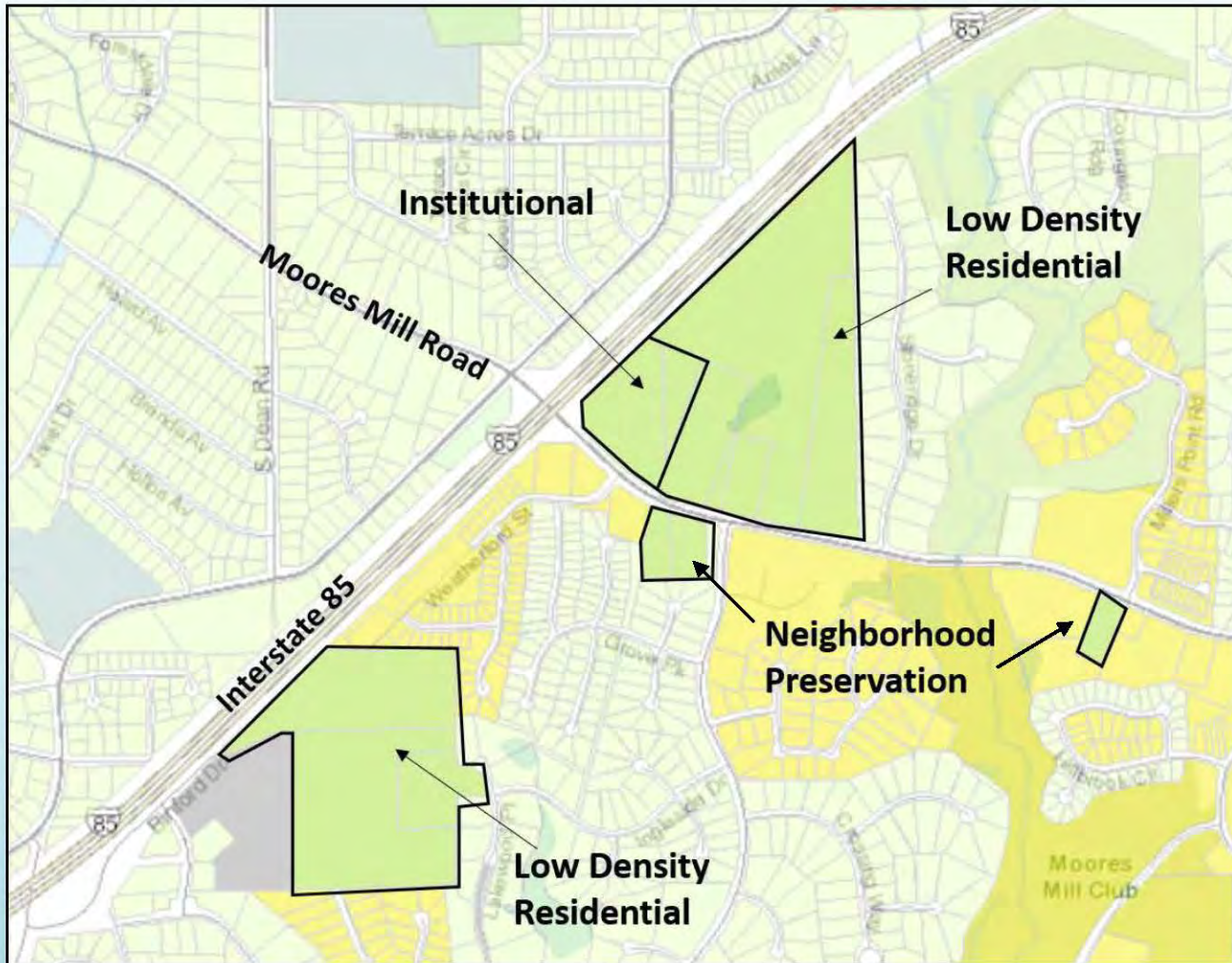
Rural 

Recommended Land Use Changes



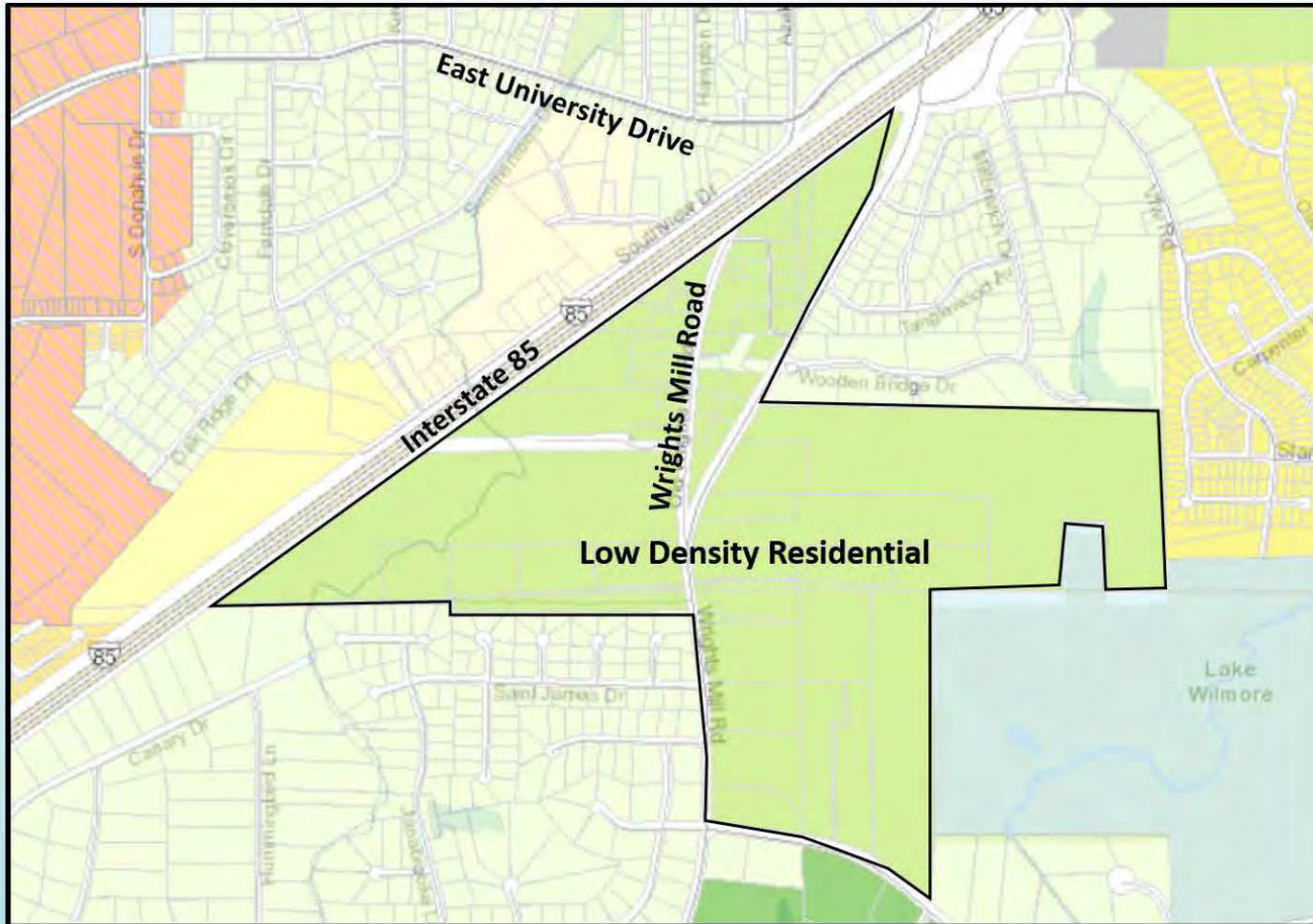
Current Land Use:
Conservation/Cluster Development 
Rural 

Recommended Land Use Changes



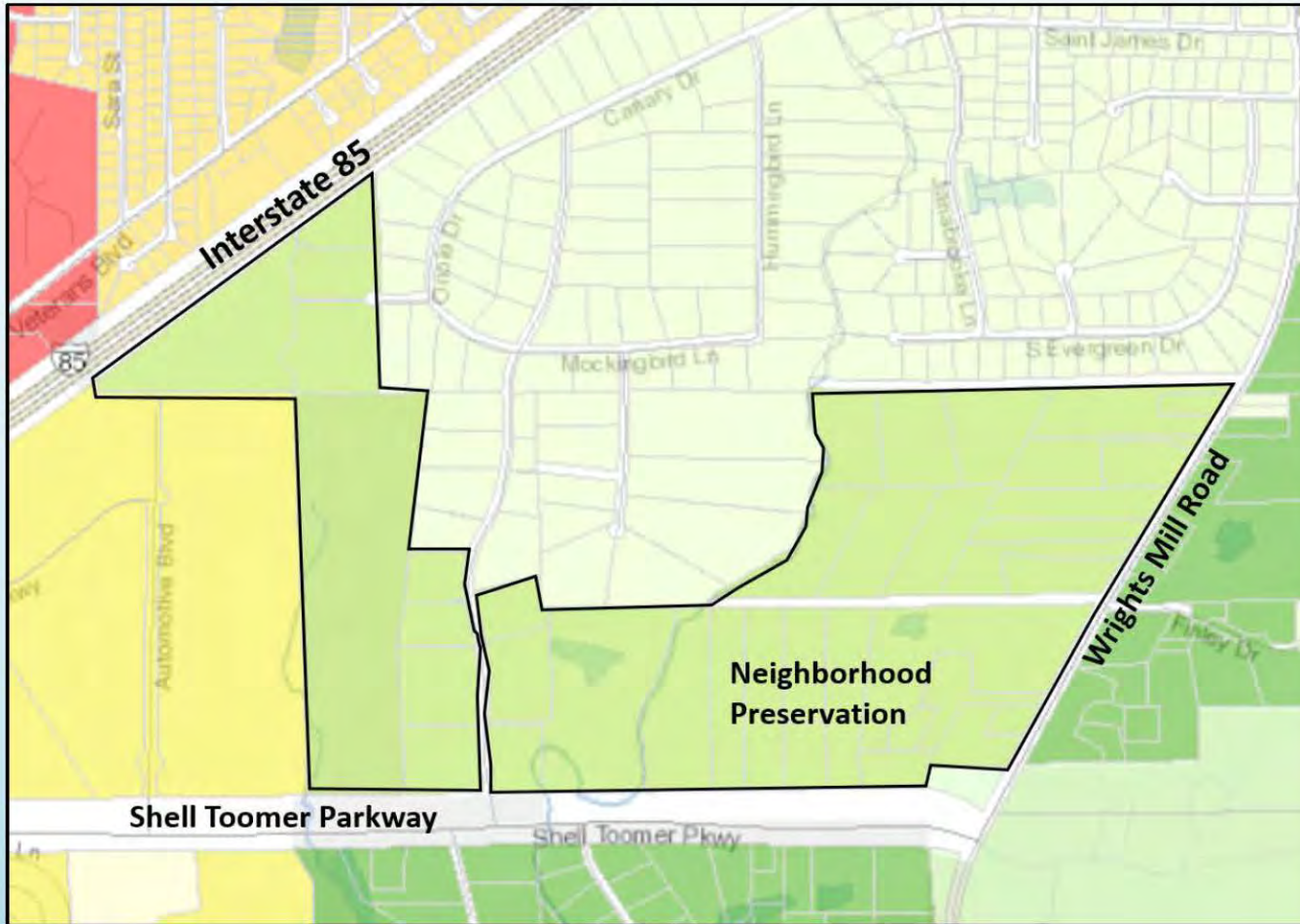
Current Land Use:
Conservation/Cluster
Development

Recommended Land Use Changes



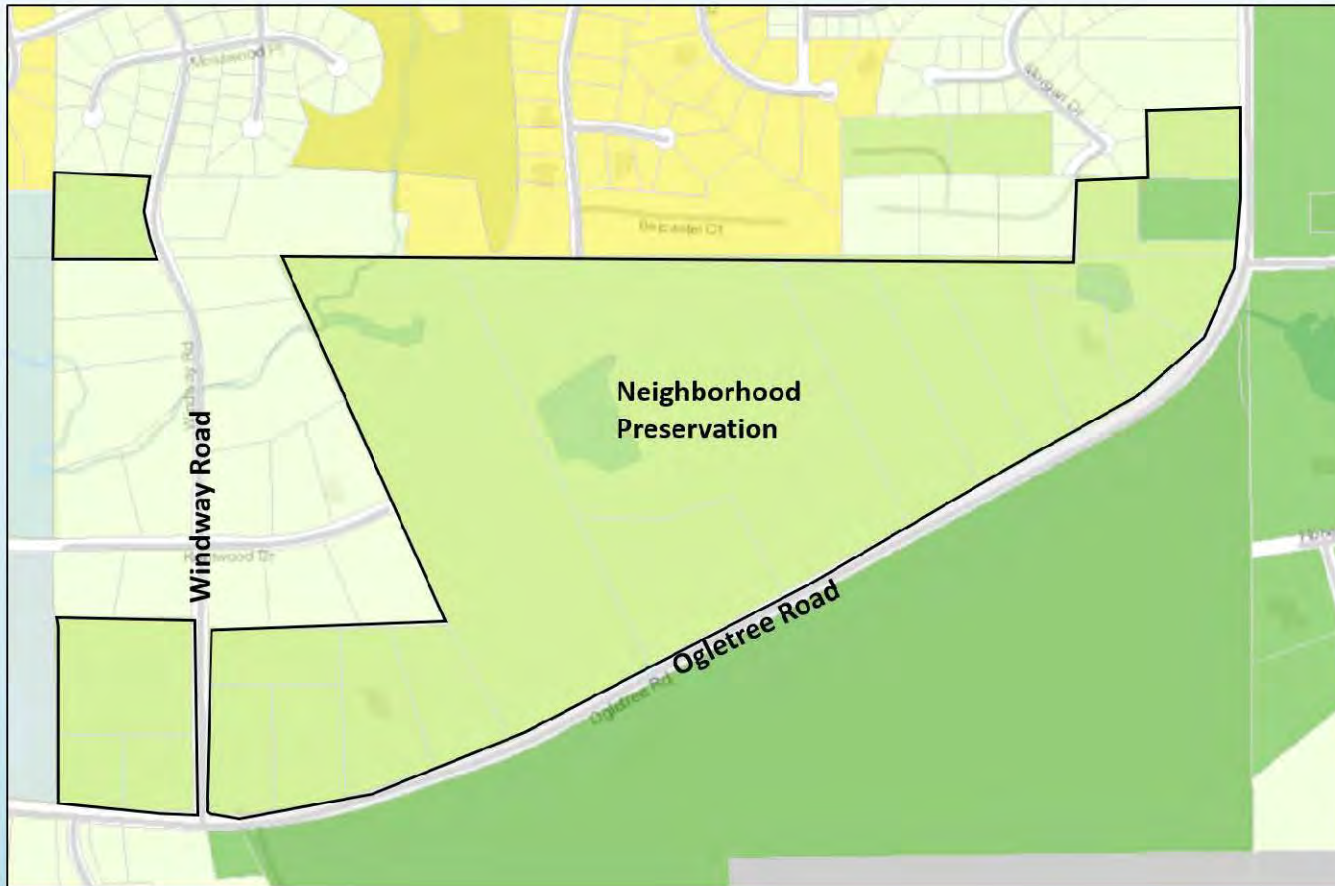
Current Land Use:
Conservation/Cluster
Development

Recommended Land Use Changes



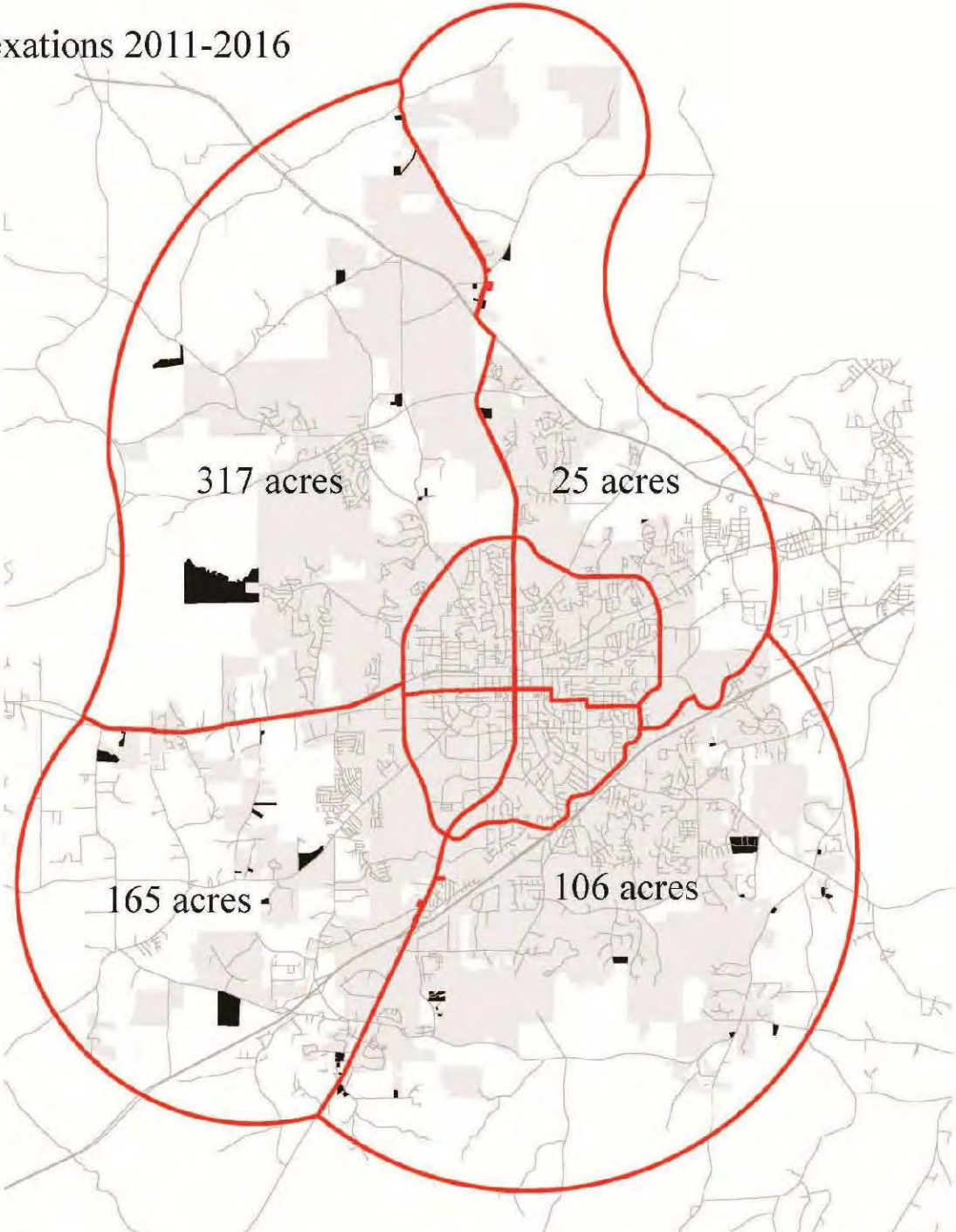
Current Land Use:
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Development

Recommended Land Use Changes



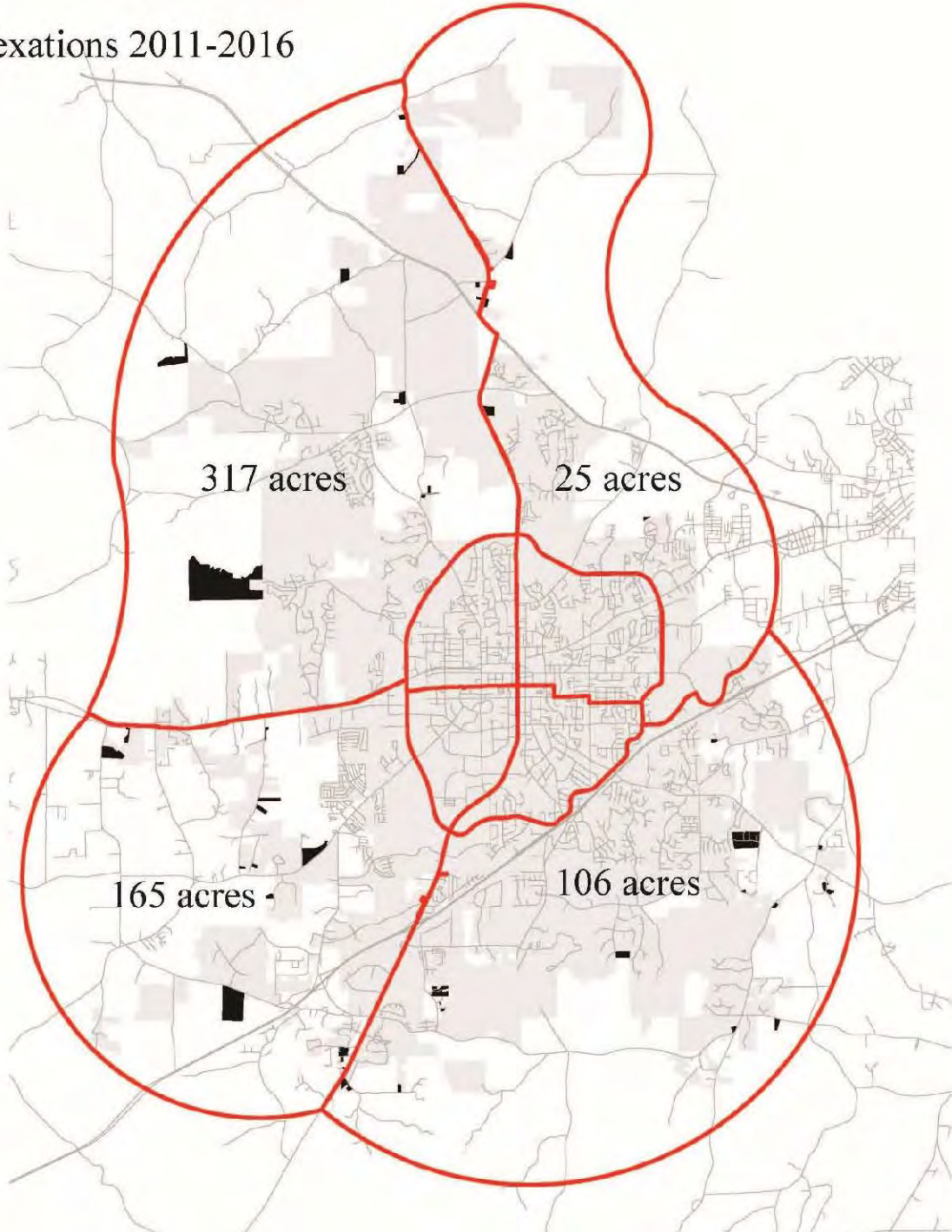
Current Land Use:
Conservation/Cluster
Development 

Annexations 2011-2016



2011-2016: 613 acres

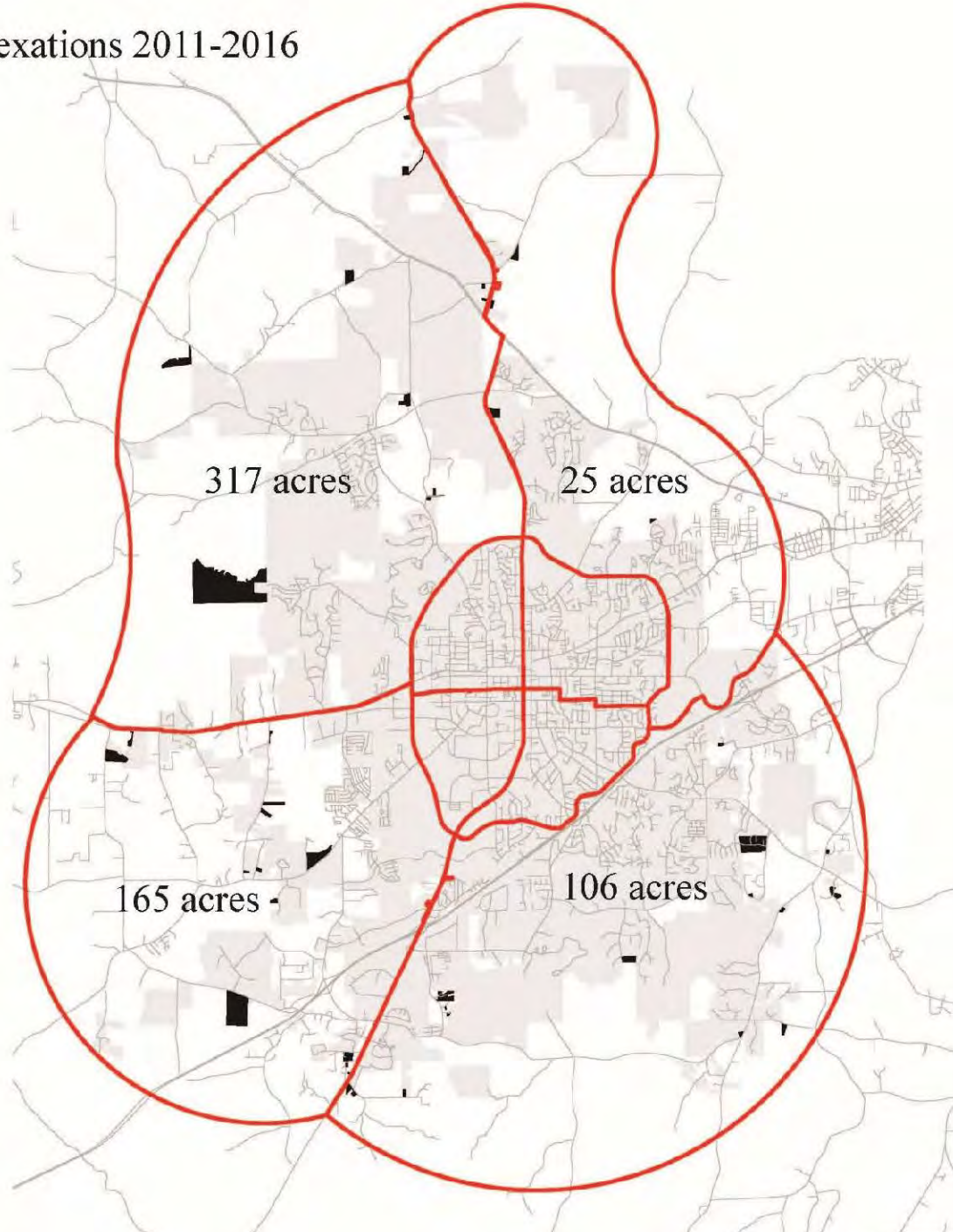
Annexations 2011-2016



2011-2016: 613 acres

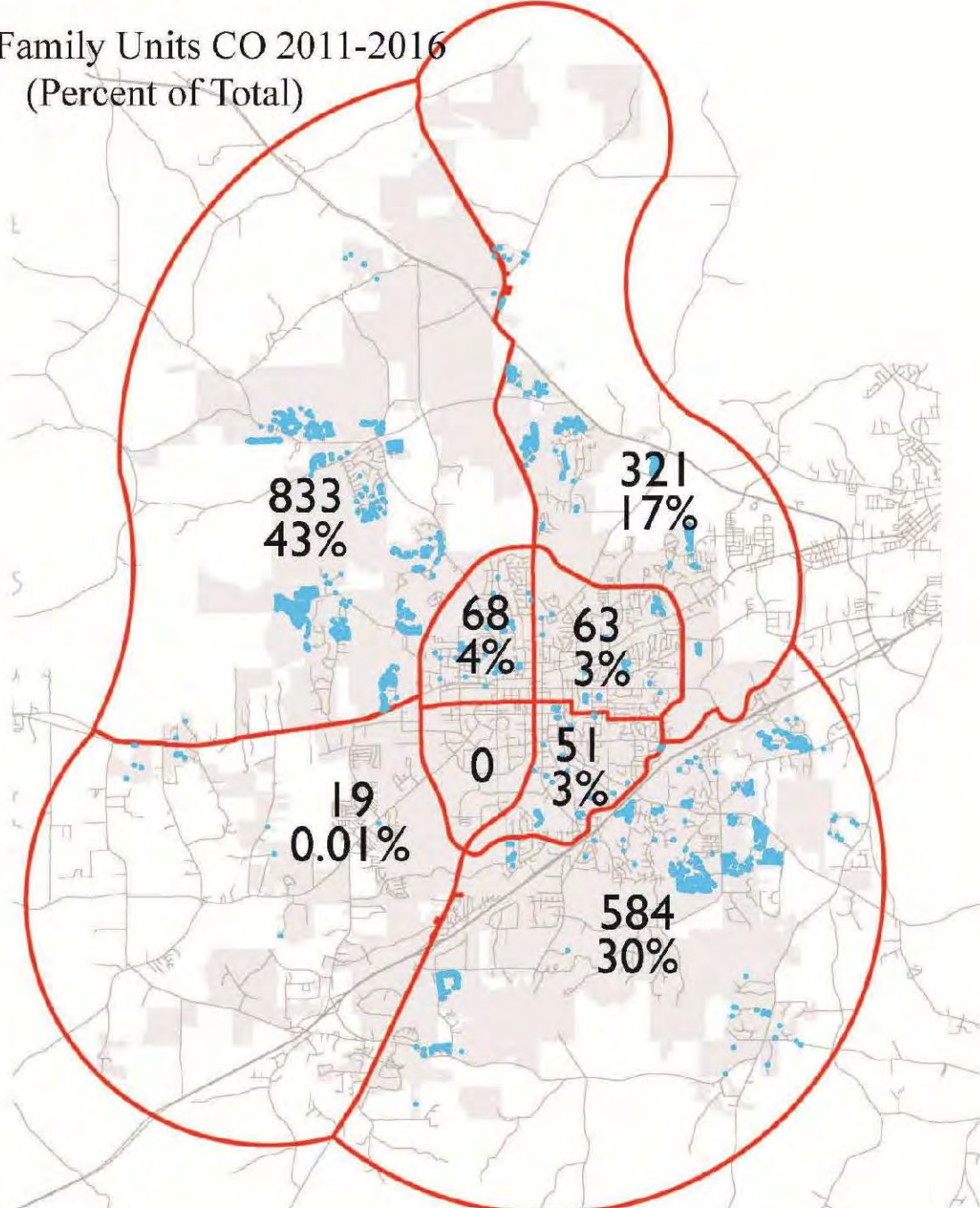
2006-2010: 3232 acres

Annexations 2011-2016



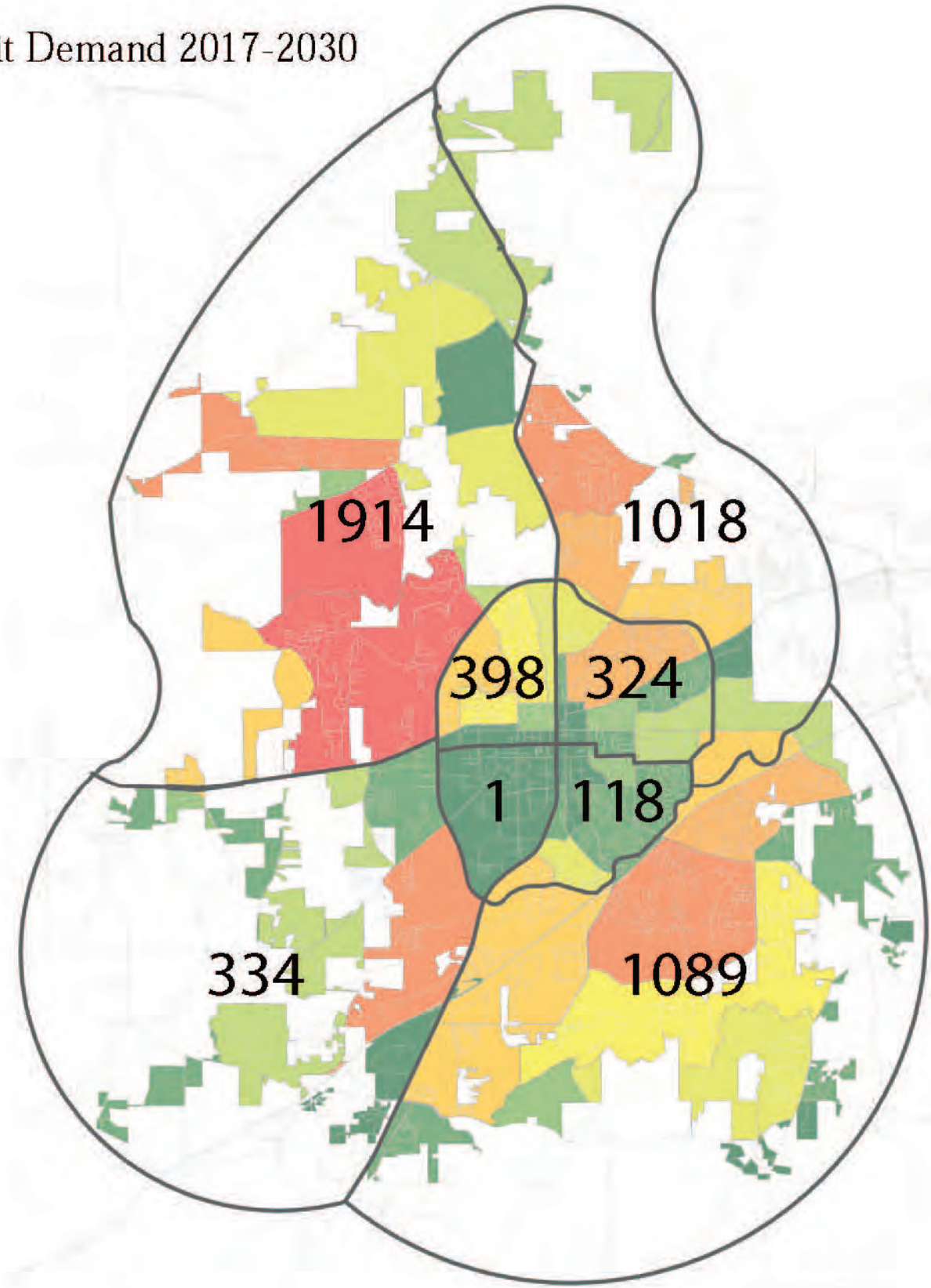
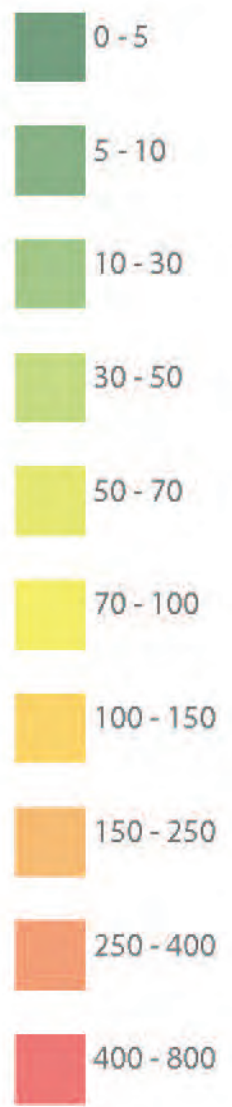
2011-2016: 613 acres
2006-2010: 3232 acres
2001-2005: 5280 acres

Single Family Units CO 2011-2016
(Percent of Total)



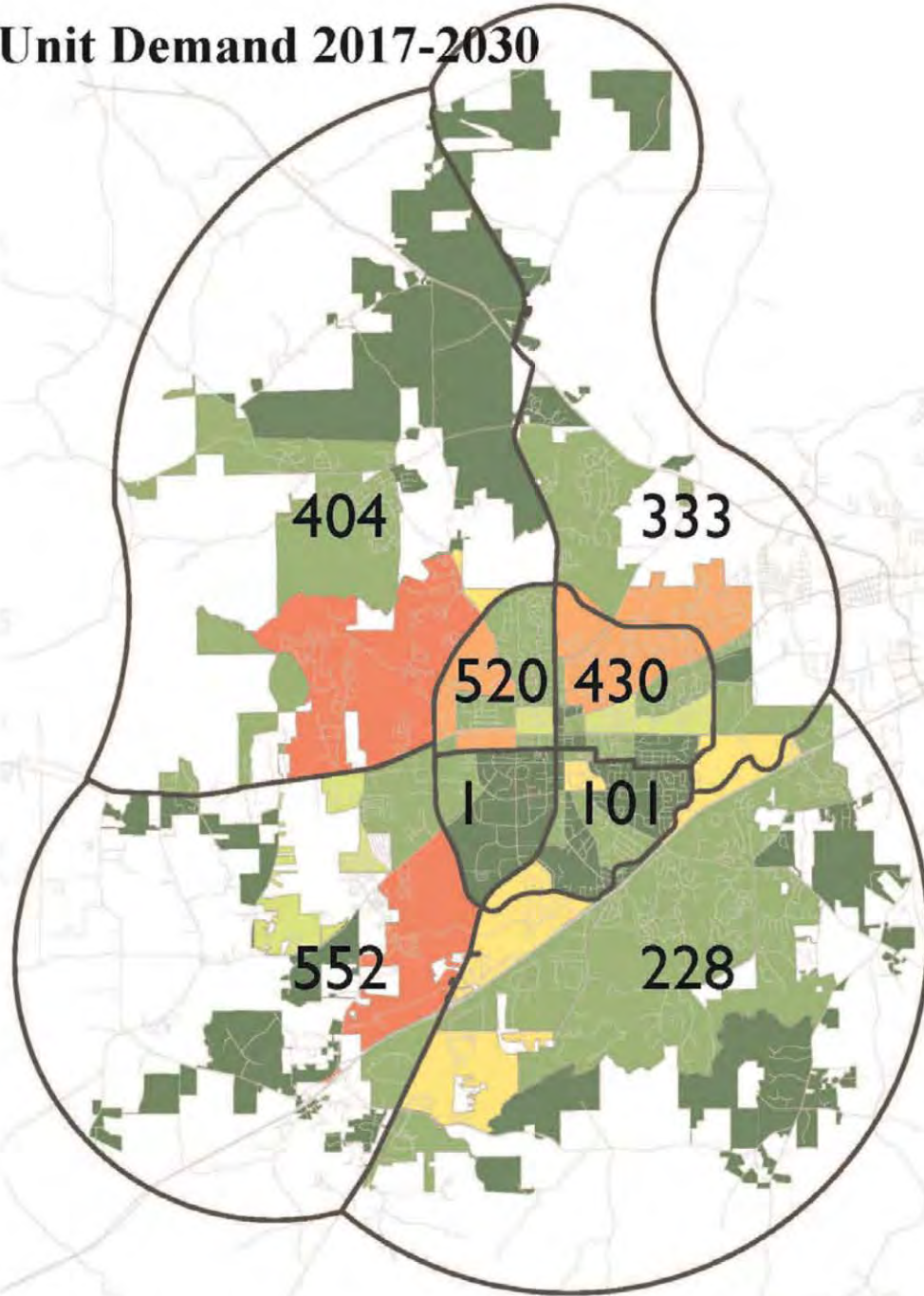
1939 Total Units

Single Family Unit Demand 2017-2030 By Quadrant



5196 SF Units
(Demand from 2017 to 2030,
under current zoning and city limits)

Multi Family Unit Demand 2017-2030

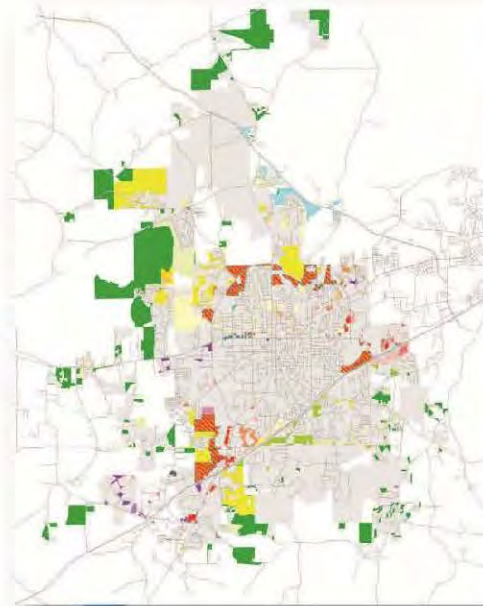
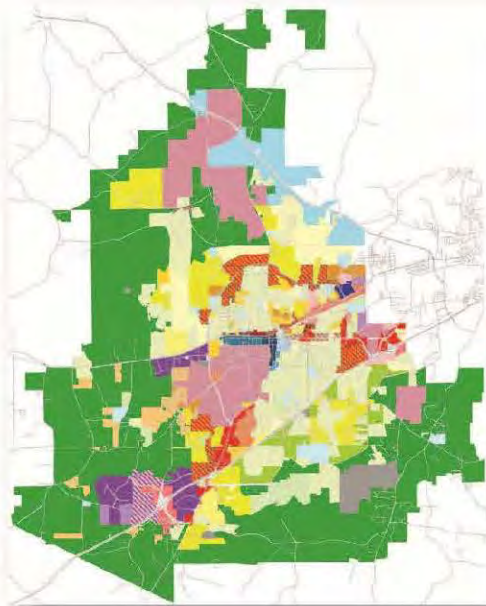


2569 MF Units

(Demand from 2017 to 2030,
under current zoning and city limits)

Developable Land

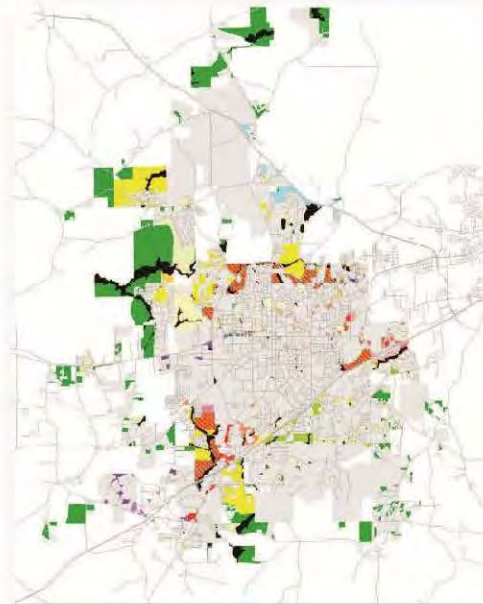
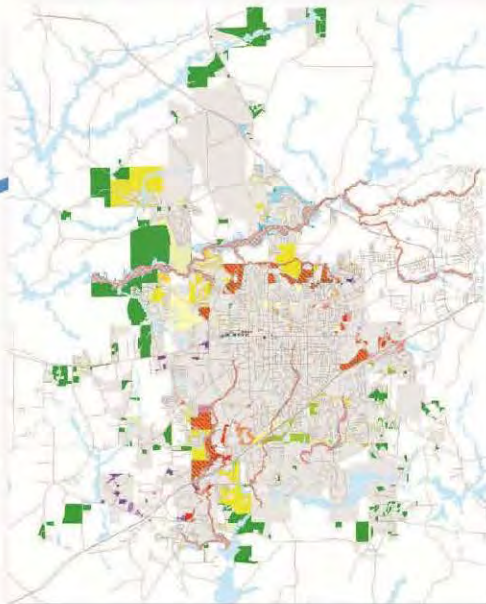
FLUP



Select
Vacant Current
Land Use



Subtract
Floodplain



Developable Land

2363 acres

1146 acres

264 acres

254 acres

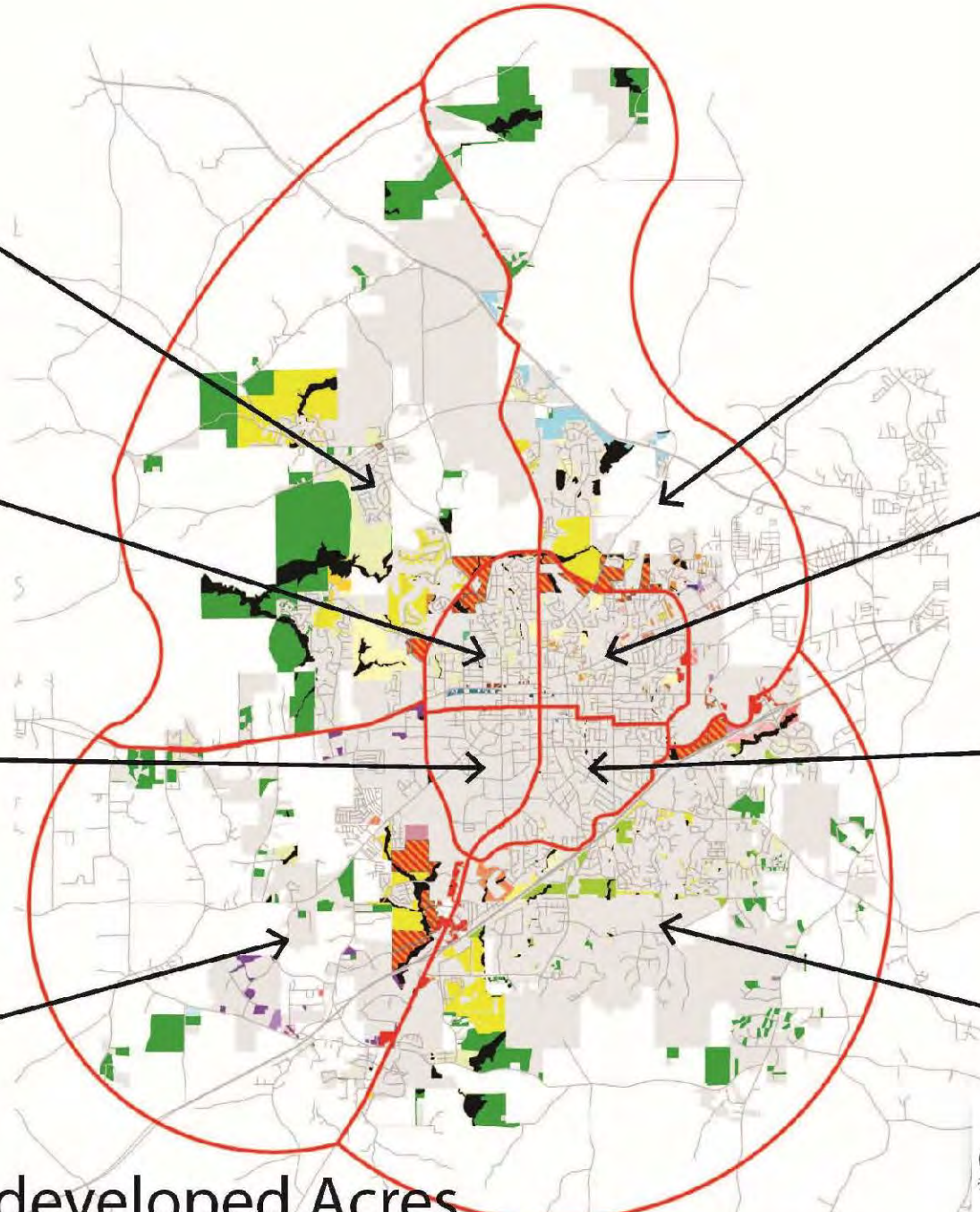
0 acres

35 acres

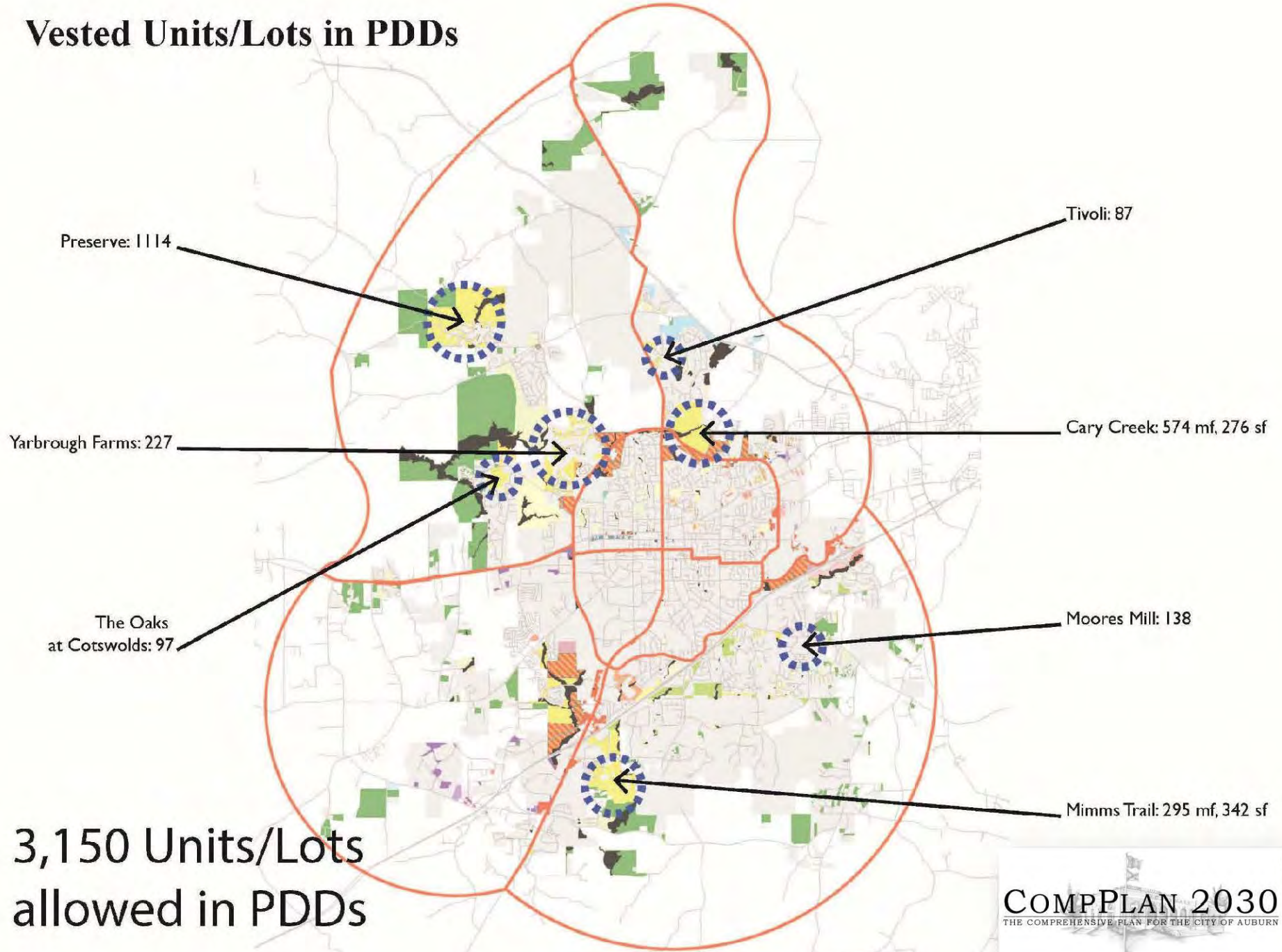
1077 acres

1457 acres

6,593 Undeveloped Acres



Vested Units/Lots in PDDs



Questions?