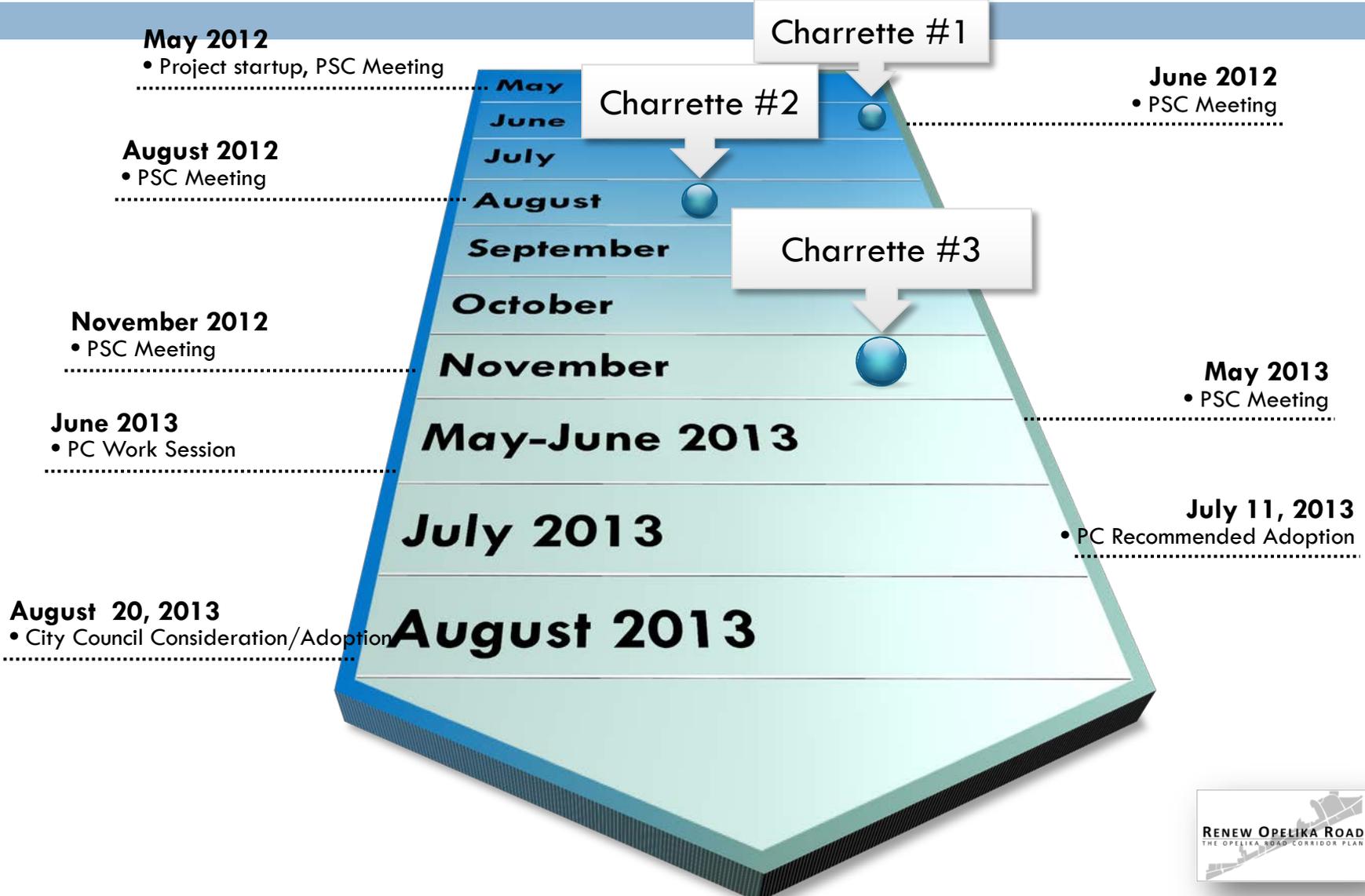


RENEW OPELIKA ROAD ZONING IMPLEMENTATION



April 8, 2014



Plan Implementation Items

- Target Realistic Development
 - ▣ Encourage retail development
 - ▣ Encourage new residential in certain areas
- Provide Developers with a More Viable Development Site
- Implement the Access Management Plan
 - ▣ Create cross-access or areas for future backstreets
- Improve the Streetscape and Pedestrian Environment
- Create a Consistent Corridor Aesthetic
- Encourage Redevelopment and Increased Mixed-use Development within the Corridor
 - ▣ Develop an optional form-based code
 - ▣ Modify/new zoning districts

Phase 1 Streetscape



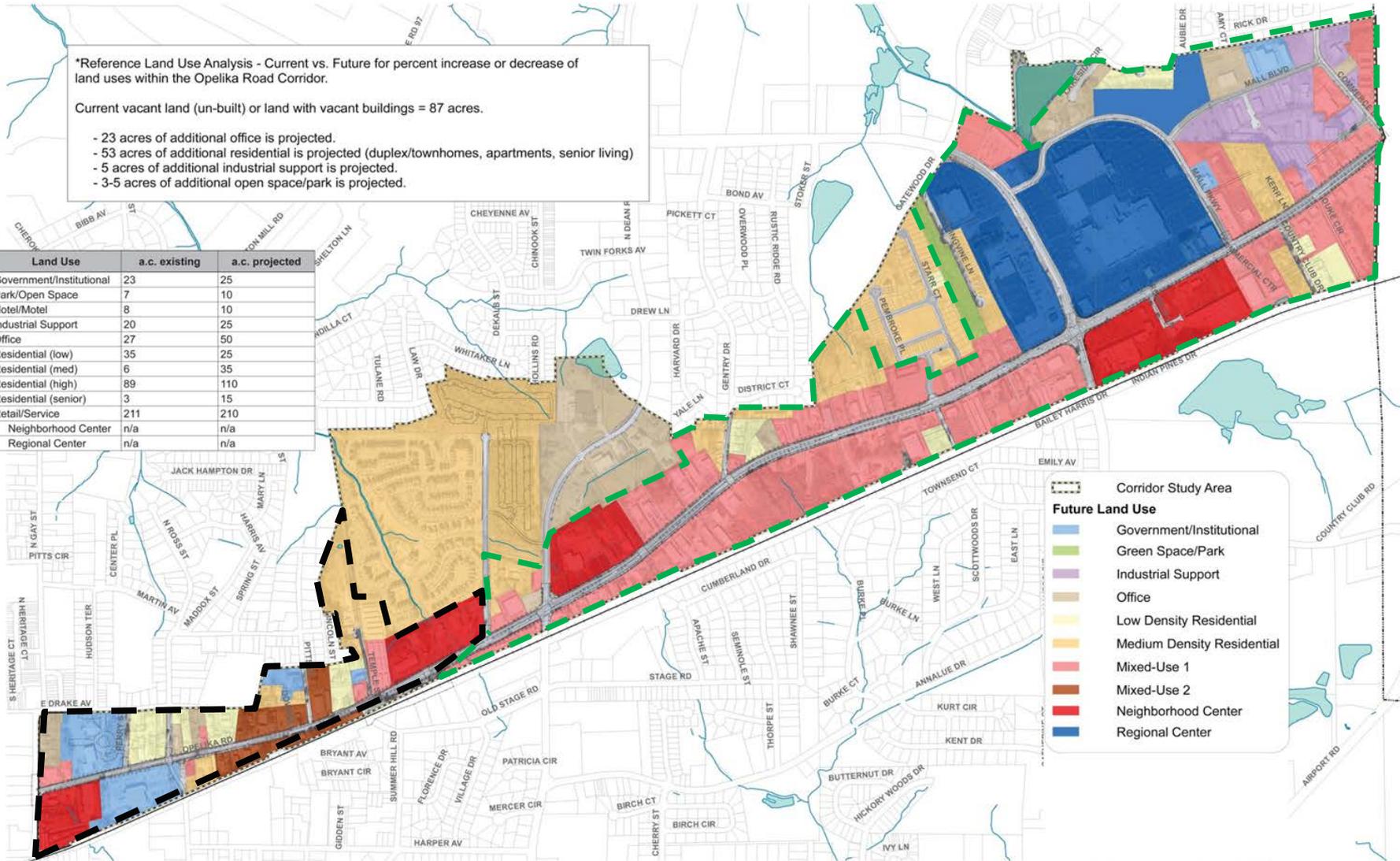
Future Land Use Plan

*Reference Land Use Analysis - Current vs. Future for percent increase or decrease of land uses within the Opelika Road Corridor.

Current vacant land (un-built) or land with vacant buildings = 87 acres.

- 23 acres of additional office is projected.
- 53 acres of additional residential is projected (duplex/townhomes, apartments, senior living)
- 5 acres of additional industrial support is projected.
- 3-5 acres of additional open space/park is projected.

Land Use	a.c. existing	a.c. projected
Government/Institutional	23	25
Park/Open Space	7	10
Hotel/Motel	8	10
Industrial Support	20	25
Office	27	50
Residential (low)	35	25
Residential (med)	6	35
Residential (high)	89	110
Residential (senior)	3	15
Retail/Service	211	210
Neighborhood Center	n/a	n/a
Regional Center	n/a	n/a



Corridor Study Area

Future Land Use

- Government/Institutional
- Green Space/Park
- Industrial Support
- Office
- Low Density Residential
- Medium Density Residential
- Mixed-Use 1
- Mixed-Use 2
- Neighborhood Center
- Regional Center

Current Zoning Issues

- Restrictive uses in the Redevelopment District (RDD) and Commercial Conservation (CC) District
 - Most uses are conditional in RDD zone
 - Requires Conditional Use Approval
 - No residential uses allowed in the CC zone
- Restrictive Setbacks
 - Large front setbacks in the CC zone
 - Other areas setback at least 20 feet
- Rigid bufferyard requirements

Challenges with existing zoning districts:

- **MULTI-FAMILY RESIDENTIAL**

- Mid-density residential (townhouse/duplex) is not permitted at the proposed N. Dean, and Flints Crossing neighborhood center locations, and is conditional at the Gay Street neighborhood center.
- Duplexes are conditional at the Temple Street neighborhood center.

- **COMMERCIAL/ENTERTAINMENT USES**

- Conditional at the Gay Street neighborhood center.
- Hotels/motel, brewpubs and lounges are conditional within all proposed neighborhood centers.

- **NEIGHBORHOOD SCALE RETAIL**

- Convenience stores or small grocery stores are conditional at the Gay Street neighborhood center.
- Neighborhood shopping centers are not permitted within all proposed neighborhood centers with the exception of the Temple Street neighborhood center.

Challenges with existing zoning districts:

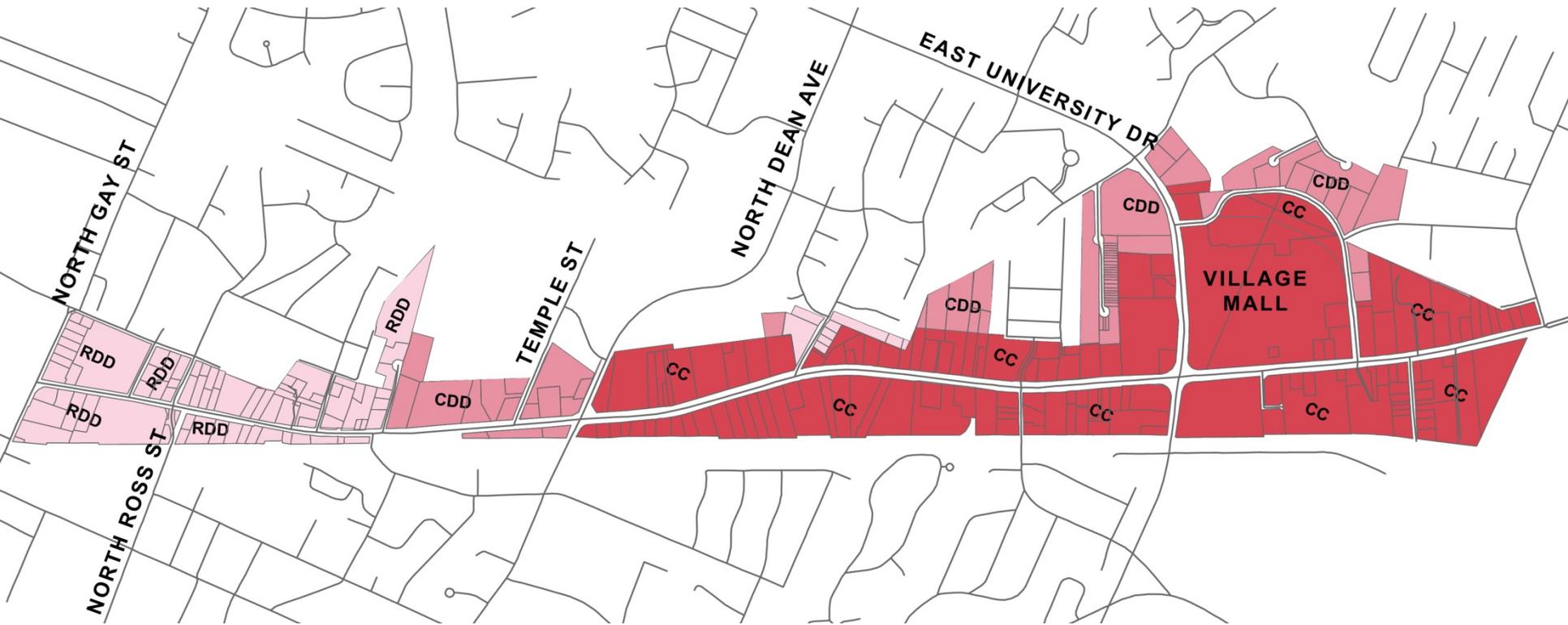
- **LOT COVERAGE**

- Maximum FAR and ISR requirements within all of the existing zoning designations can be challenging for redevelopment
- FARs are generally too low, particularly within the proposed center locations.
- The narrow and small parcels within the corridor make maximum FARs difficult for redevelopment.
- Buffer requirement adjacent to streets- arterial roads ranges in width and is inconsistent.

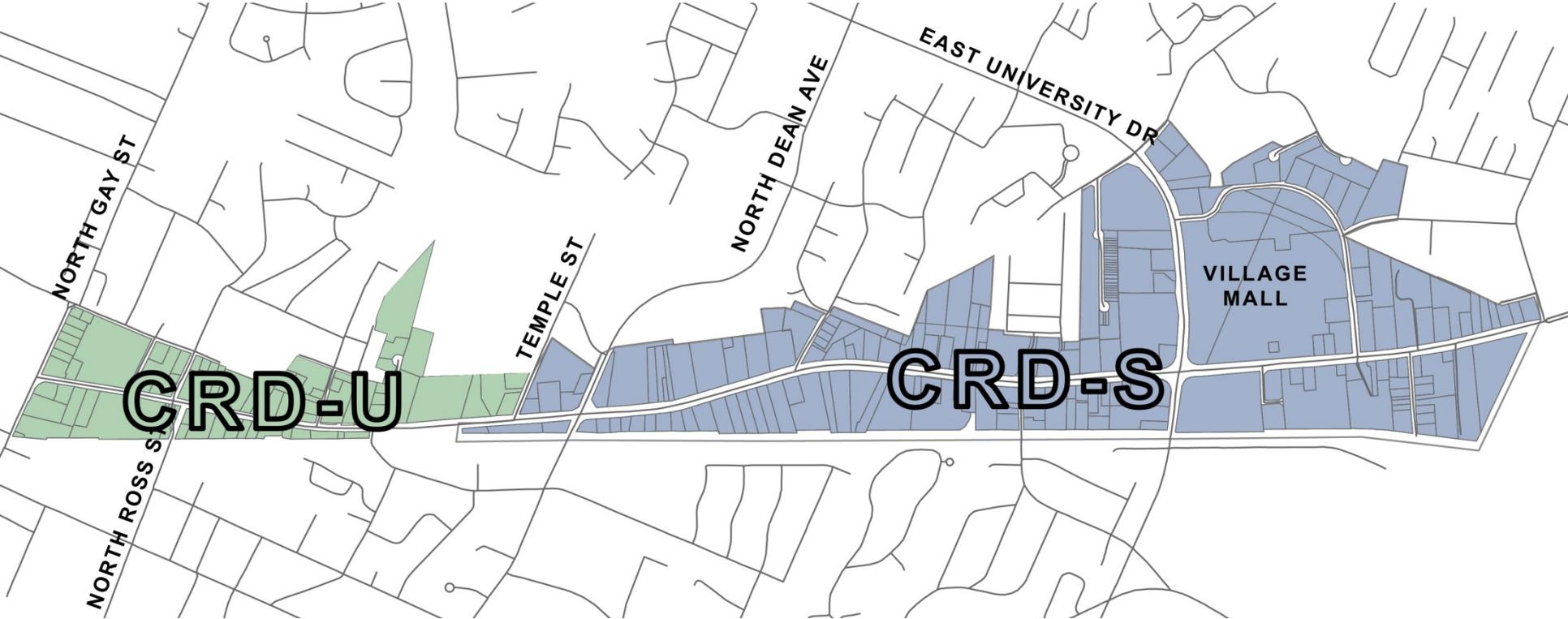
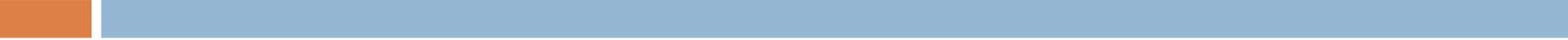
- **PARKING REQUIREMENTS**

- Minimum parking requirements inadvertently create sprawl.
- Each parcel accommodates the parking required for each individual use
- Parking standards can discourage or even prevent development, because providing it is expensive.

Existing Zoning



Proposed Zoning



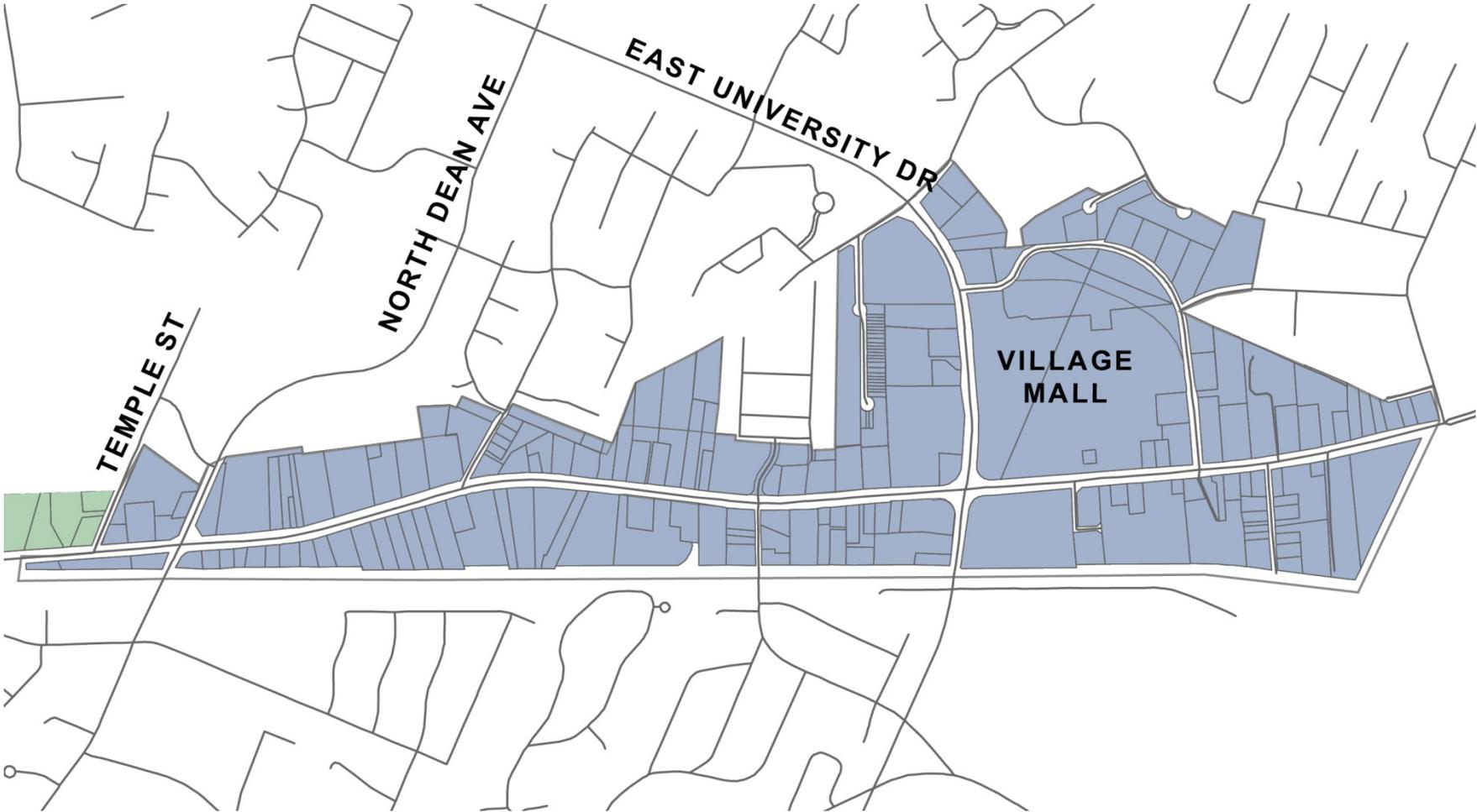
Proposed Zoning



Proposed Zoning



Proposed Zoning



New Zones

- Corridor Redevelopment District
 - ▣ “promote the renewal of the traditional auto-oriented commercial corridors of the City of Auburn.”
 - ▣ Two different types
 - Urban
 - Promotes compact growth in areas closer to the Urban Core
 - Reduced setback
 - Smaller lots
 - Suburban
 - Promotes growth with enhanced aesthetic and idesign guidance
 - Setbacks based on Corridor Overlay standards
 - Allows more road service uses



Permitted Uses

- All uses are designated in Table 4-1
 - ▣ Uses are categorized by type.
 - ▣ May differ by specific zone.
 - ▣ Permitted Uses are allowed by right and must meet zoning ordinance requirements.
 - ▣ Conditional uses may be allowed after approval by City Council. These uses are reviewed by staff and the Planning Commission for conformance with the ordinance. Additional conditions may be placed on these uses to allow them to fit in a particular location.
 - ▣ Some uses are not allowed under any circumstances in a particular zoning district.

Permitted Uses

□ Redevelopment District

▣ Permitted Uses

- Single Family Detached Residential
- Office
- Cemetery, Church, Group Home, Bed & Breakfast
- Farm Produce Sales

▣ Most other uses conditional



Permitted Uses

- Comprehensive Development District
 - Permitted Uses
 - Residential (except mobile home and multiple family development)
 - Office
 - Most Commercial and Entertainment Uses
 - Road Service and Commercial Support Uses are conditional

Permitted Uses

- Corridor Redevelopment District - Urban
 - Permitted Uses
 - Indoor Recreational and Office – permitted
 - Commercial and Entertainment
 - Except building material sales, private club, hotel/motel/condotel, funeral homes, and pawn (etc.)
 - Neighborhood Shopping Center
 - Conditional Uses
 - Residential, Special Residential, Uses – conditional
 - Road Service – conditional
 - Except ATMS, convenience stores – permitted
 - Community/Regional Shopping Centers
 - Public Service
 - Retail nursery
 - No Industrial uses allowed

Permitted Uses

□ Commercial Conservation

▣ Permitted Uses

- Office
- Most Commercial and Entertainment Uses
- Most Institutional Uses
- Some Commercial Support Uses (bottling plant, contractor yard, printing)

▣ Road Service and Commercial Support Uses are conditional

▣ Residential Uses are not allowed



Changes to Permitted Uses Table 4-1

- Corridor Redevelopment District - Suburban
 - Permitted Uses
 - Most Commercial and Entertainment
 - Except private club and pawn (etc.) –conditional
 - Neighborhood/Community/Regional Shopping Centers
 - Retail nursery
 - ATMS, convenience stores, bank, and fast food restaurant
 - Indoor Recreational and Office
 - Conditional Uses
 - Residential, Special Residential Uses
 - Road Service
 - Public Service
 - Commercial Support Uses
 - No Industrial uses allowed

Setbacks

Existing

Zoning District	Front	Rear	Total Side ¹	Minimum Side ¹	Side Yard On Street
RDD	Minimum 20 feet	1 foot per height of building			
CDD	Minimum 20 feet	1 foot per height of building			
CC	40	25	20	10	30

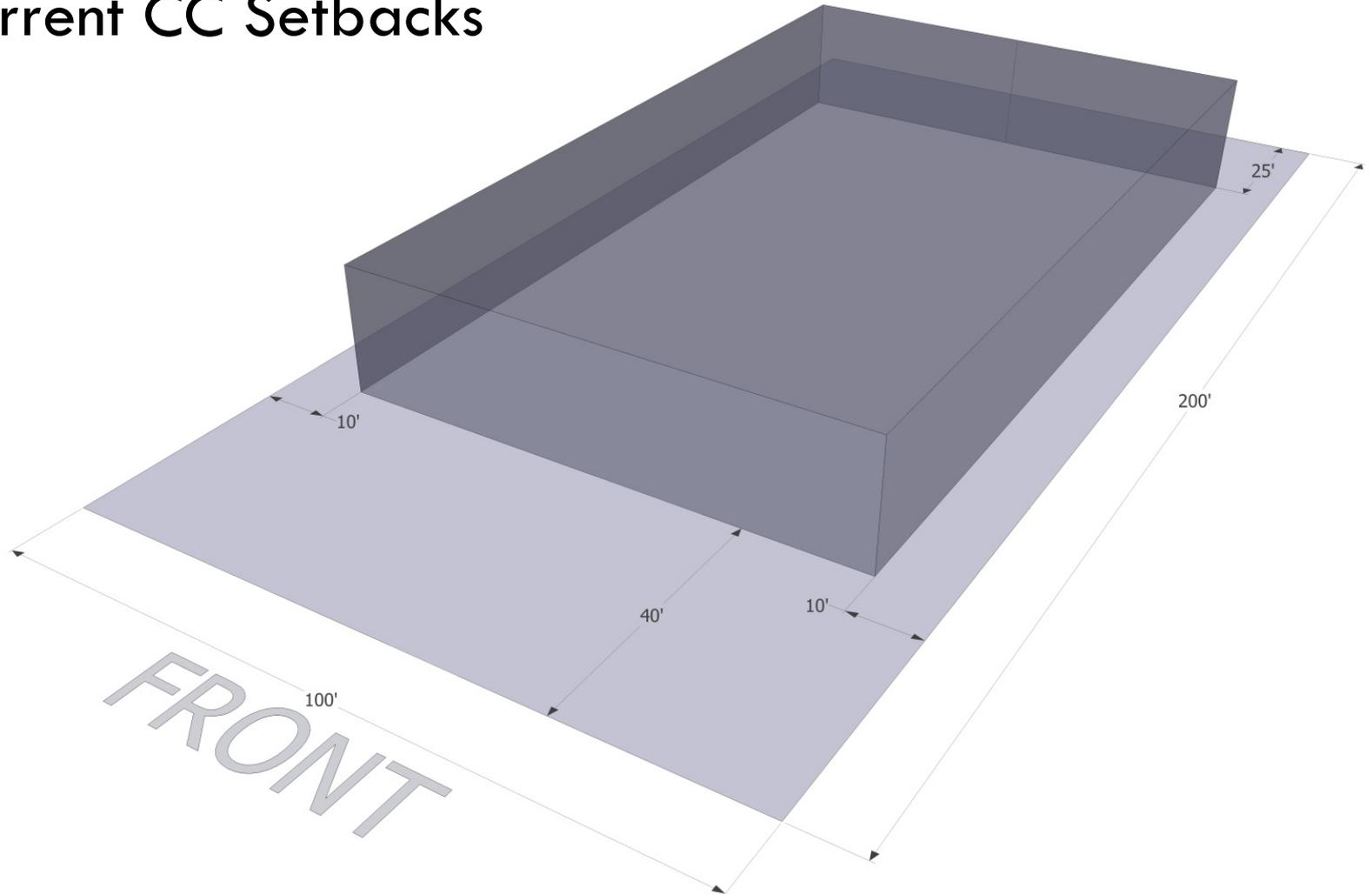
Proposed

Zoning District	Front	Rear	Total Side ¹	Minimum Side ¹	Side Yard On Street
CRD-U	5	15	20 ¹	10 ¹	10
CRD-S	20	20	20	10 ¹	15

CORRIDOR REDEVELOPMENT DISTRICT: Where a fireproof party wall is used, no side yard is required. Otherwise, the sidewall of the principal structure shall be set back at least ten (10) feet from the side property line or 15 feet from any adjacent building, whichever is greater.

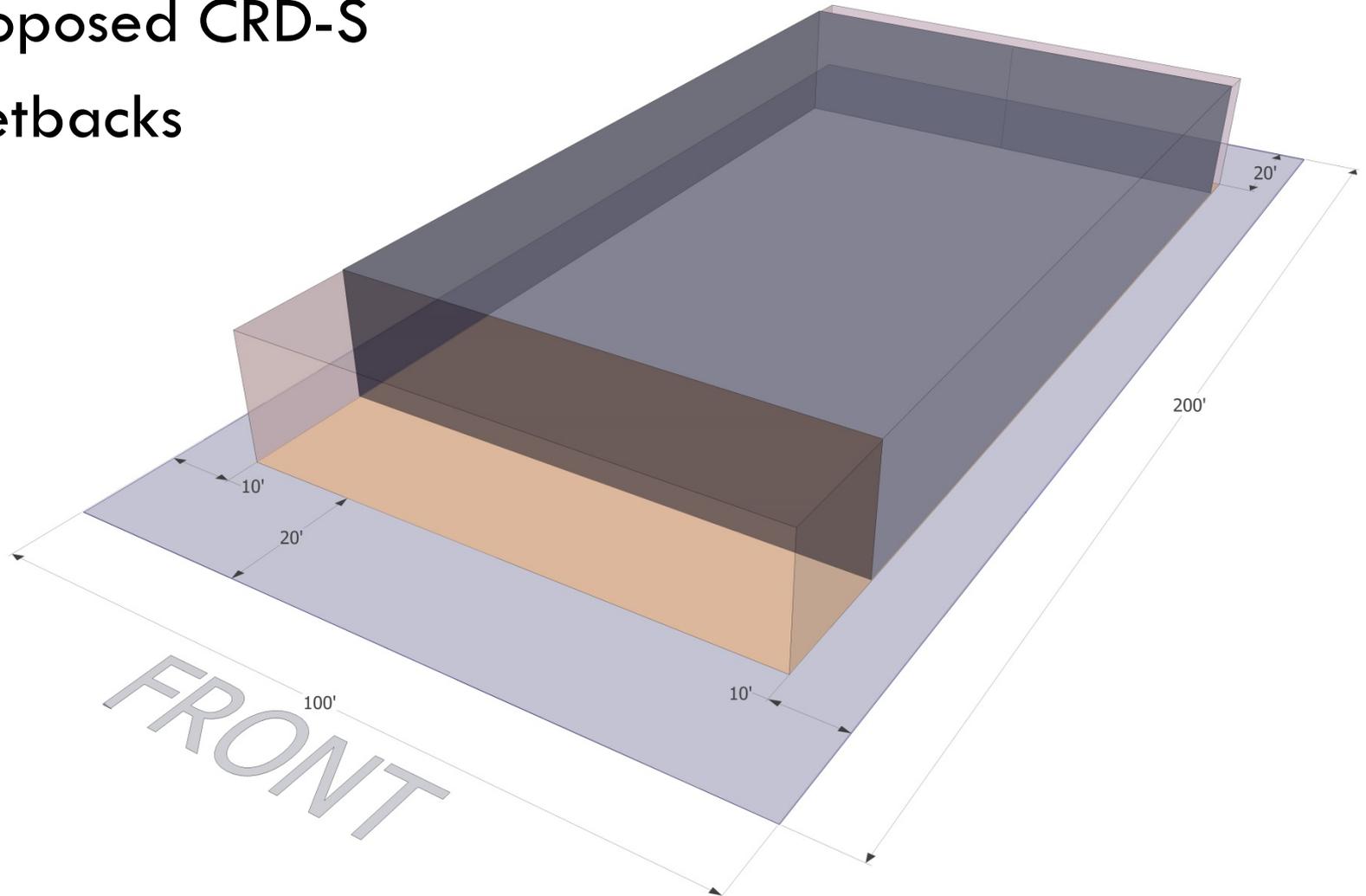
Setbacks

□ Current CC Setbacks



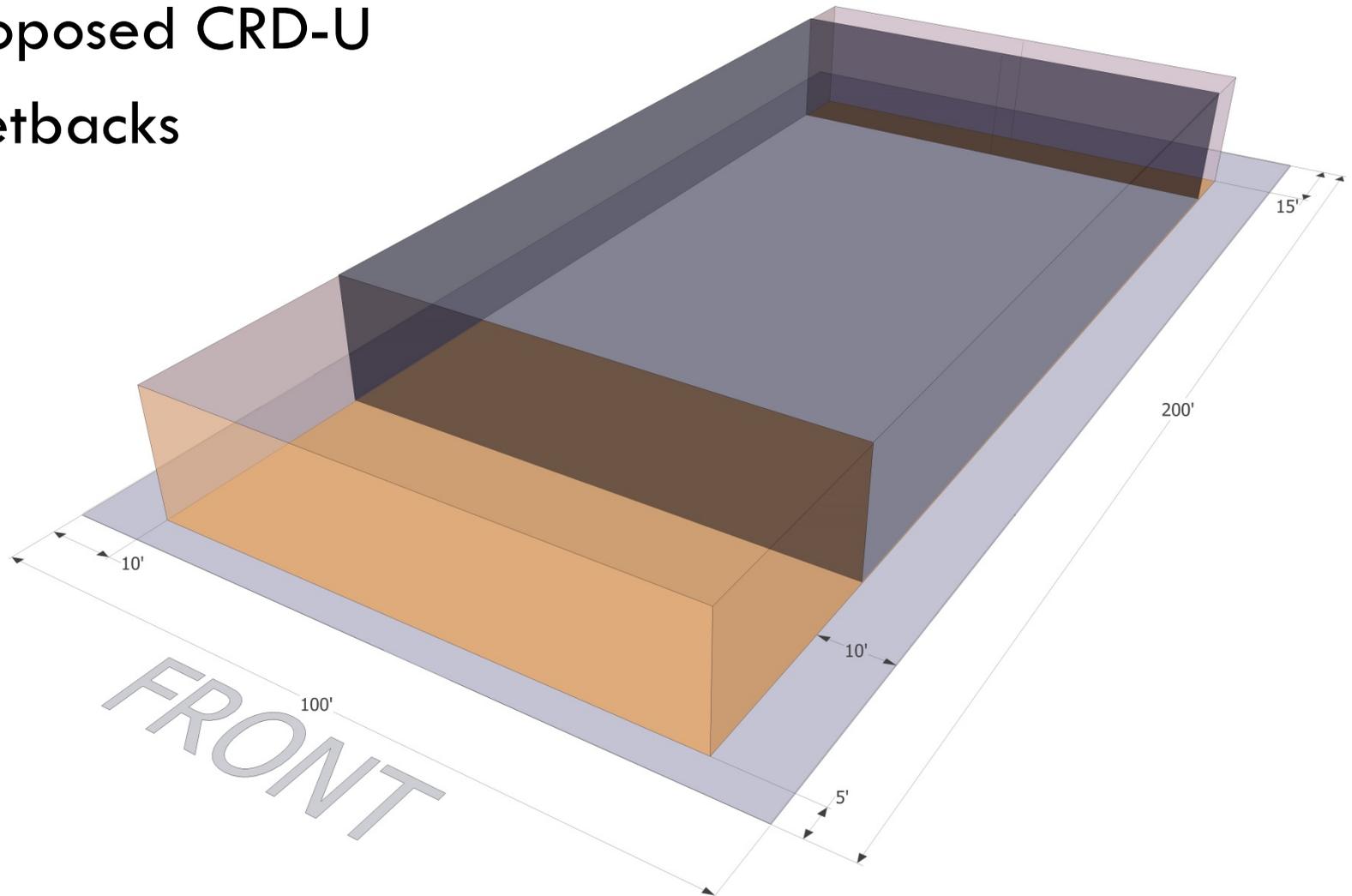
Setbacks

- Proposed CRD-S
Setbacks



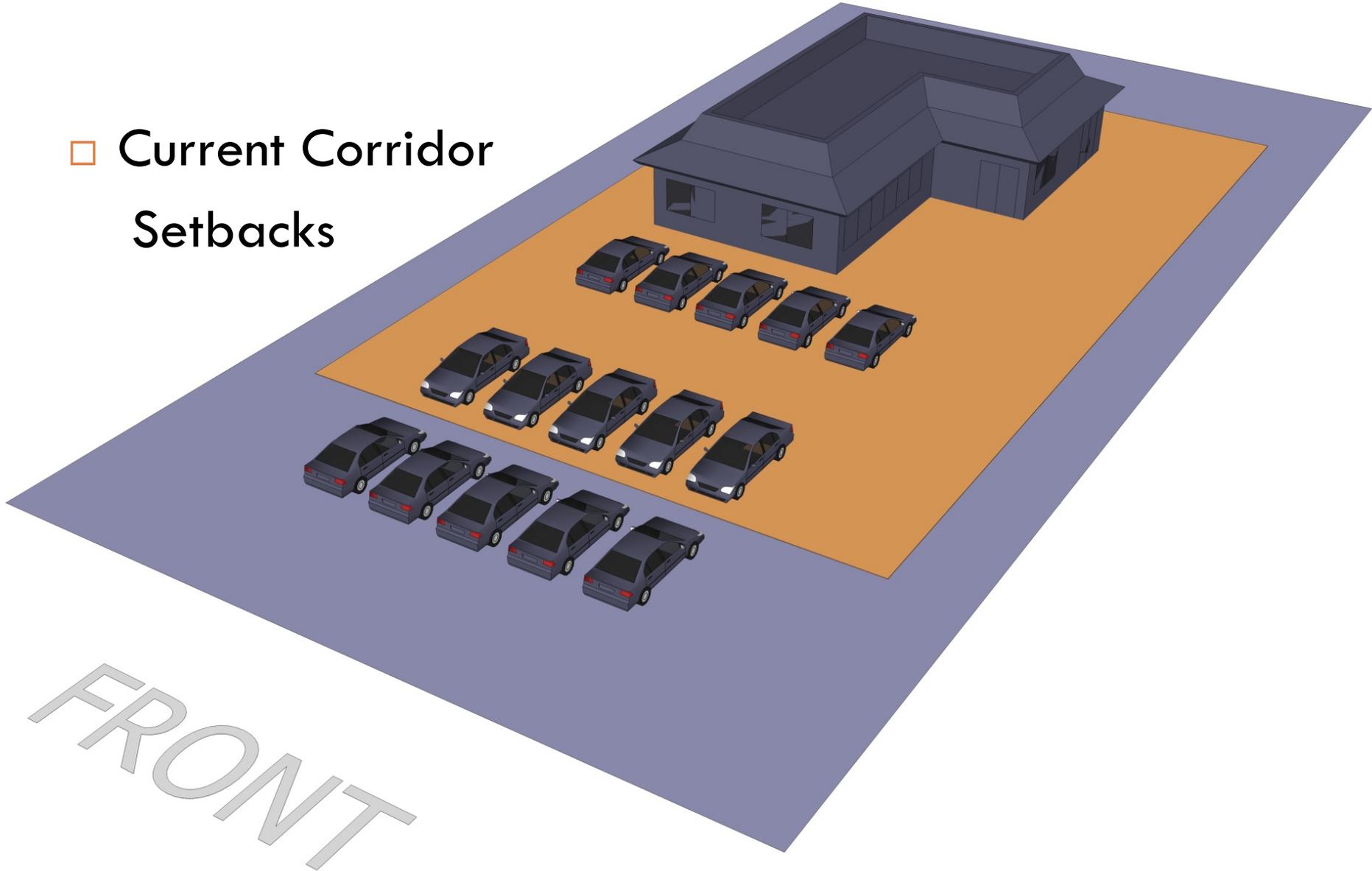
Setbacks

- Proposed CRD-U
Setbacks



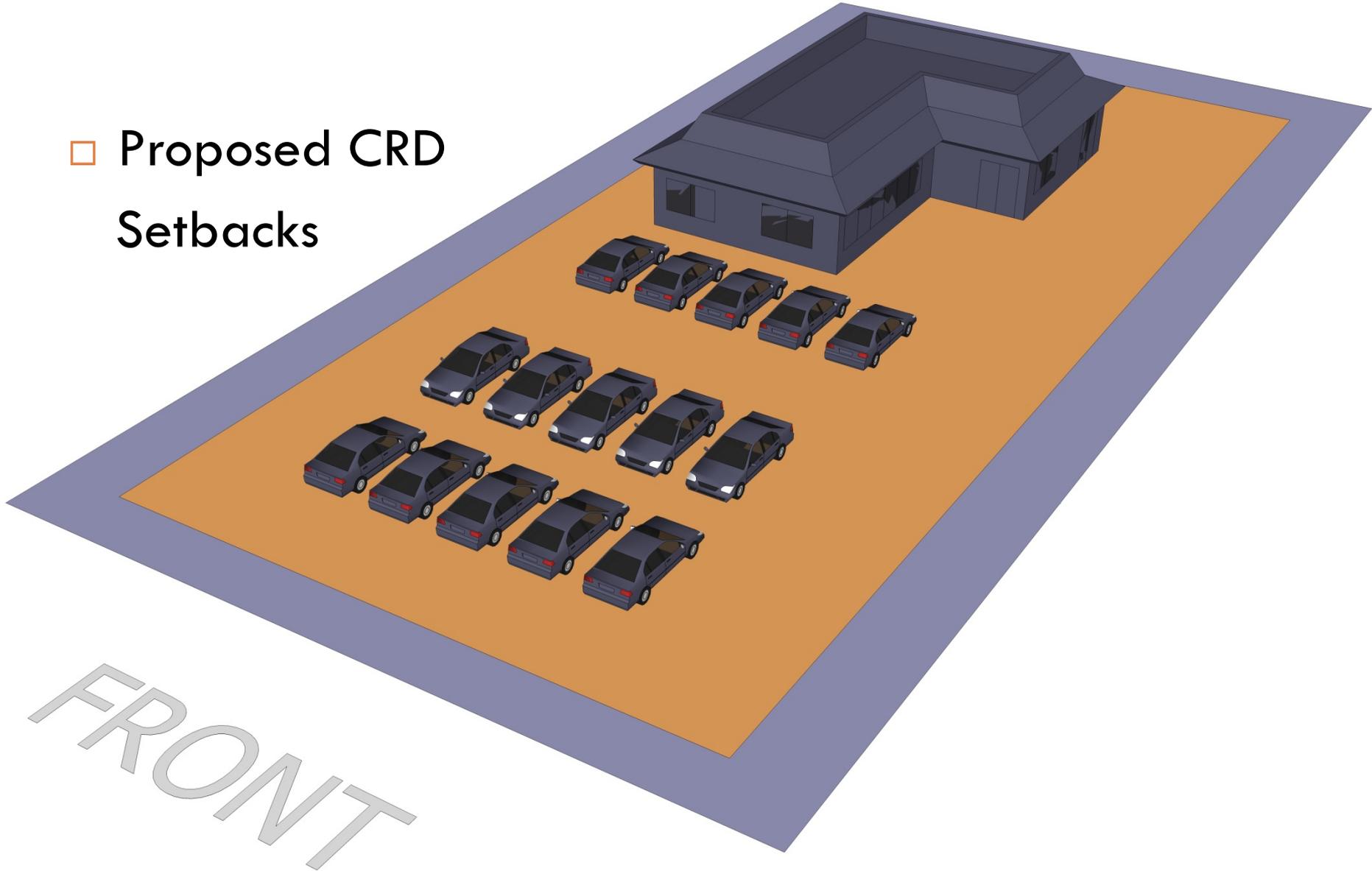
Setbacks

- Current Corridor
Setbacks

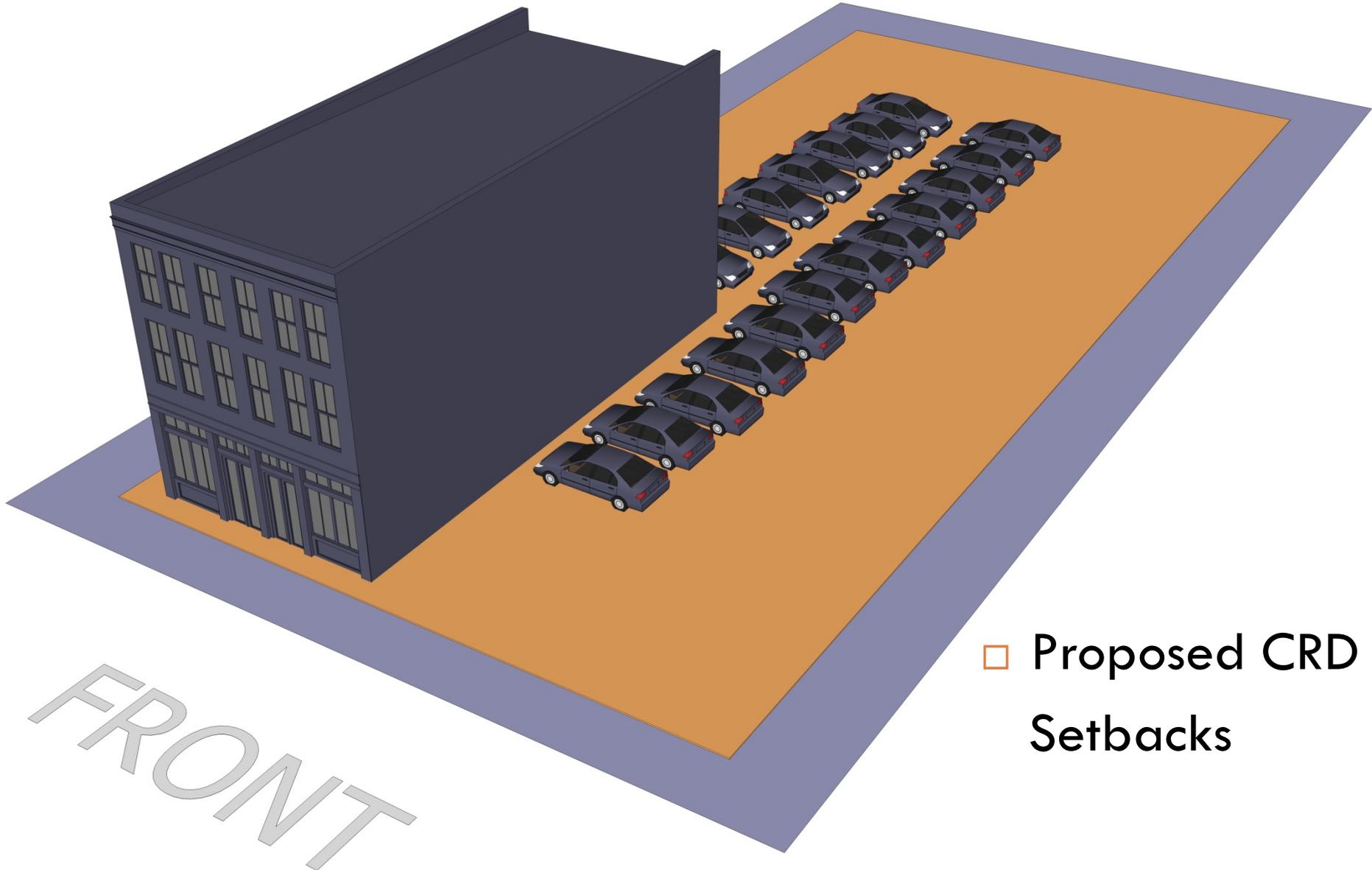


Setbacks

- Proposed CRD
Setbacks



Setbacks



Changes to FAR/ISR

District Uses	Maximum FAR	Maximum ISR	Minimum Site Area	Minimum lot width	Angle of light factor
<i>Corridor Redevelopment District-Urban (CRD-U)</i>					
Public Service ²	0.50	0.80	7,500 SF	60 ft	*
Road Service	0.50	0.90	20,000 SF	75 ft	*
Conditional Uses	0.50	0.90	7,500 SF	60 ft	*
Commercial Support	0.40	0.75	7,500 SF	75 ft	*
All Other Uses	0.70	0.80	7,500 SF	60 ft	*
<i>Corridor Redevelopment District-Suburban (CRD-S)</i>					
Public Service ²	0.35	0.75	7,500 SF	75 ft	*
Road Service	0.35	0.90	30,000 SF	100 ft	*
Conditional Uses	0.50	0.90	7,500 SF	75 ft	*
Commercial Support	0.40	0.75	7,500 SF	75 ft	*
All Other Uses	0.70	0.80	7,500 SF	75 ft	*



Bufferyard

- Bufferyards in Table 4-6
 - ▣ Reduced to 5 feet for most uses against vacant property
 - ▣ 10 feet for road service uses or high intensity uses

Residential Uses

□ Residential Uses

- In CRD-U areas townhouses and multiple unit developments allowed to front on Opelika Road
- Elsewhere residential must be behind or above other uses, or front on side or back streets

Residential Densities

- *Corridor Redevelopment District (CRD-U)*
 - Performance
 - Maximum Gross Density - 16.00 units per acre
 - Minimum Open Space Ratio – 15 percent
- *Corridor Redevelopment District (CRD-S)*
 - Performance
 - Maximum Gross Density - 10.00 units per acre
 - Minimum Open Space Ratio – 20 percent
- No open space required for town houses in the CRD-U

Aesthetics

□ Façade Requirements

- Must have primary entrances that face public streets or open space
 - May have alternate entrance if there is outdoor dining or display area between the building and street.
- Corner buildings may face the corner
- Developments with multiple sites only require the principal building to face the primary street.

□ Sidewalk Connectivity

- Site must have a five (5) foot pedestrian path connecting the public sidewalk with the main entrance of the building.
- ADA Requirements

Landscaping

- Landscaping
 - Street tree master plan takes precedence over requirements of general landscaping section
 - If the street tree plan cannot be accommodated then general landscaping applies
 - Side and rear bufferyards may be reduced or waived by the Planning Director if the uses are similar or the buildings are built to create a continuous urban form
 - Decks, porches, balconies and pedestrian areas may extend into the bufferyards
 - Cannot exceed 60 percent of the length of the property line for a particular bufferyard.

Connectivity

□ Cross Access

■ Cross access is required.

- Should be required at the front or rear and be continued through the property
- Must be located where a neighborhood or corridor plan (back/side streets) locates it, if feasible
- Planning Director/City Engineer may grant relief if topography or existing structures prevent the connection

Questions

- Contact Matt Mosley

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(334) 501-3037