

NW AUBURN NEIGHBORHOOD PLAN

BRAGG AVENUE | MLK DRIVE



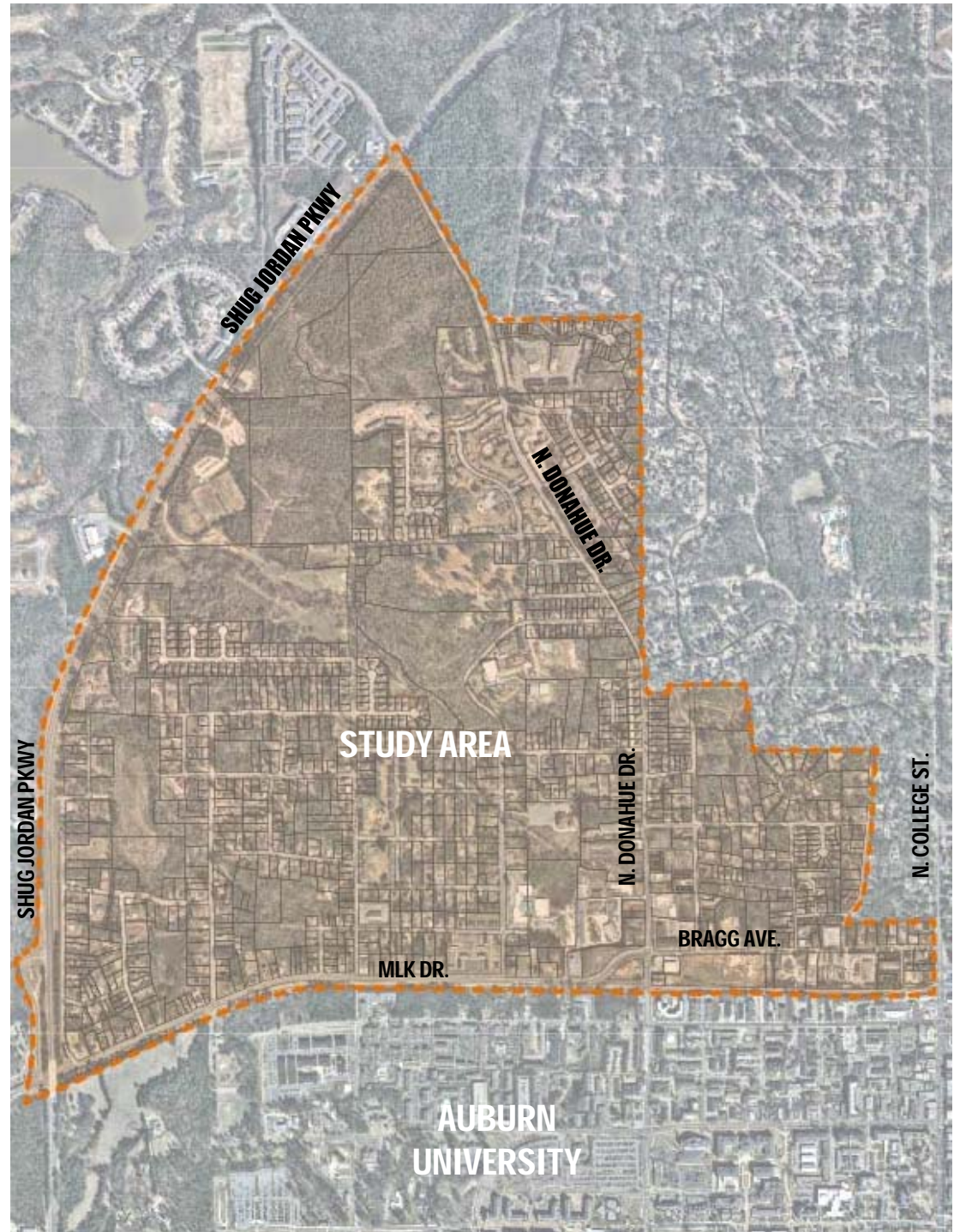
Educational Meeting #2 | December 13, 2016



City of Auburn

STUDY AREA

- *1.38 square miles*
- *880 acres*
- *730 developable acres*
- *Population: 3,171*
(2010 Census Block Data)



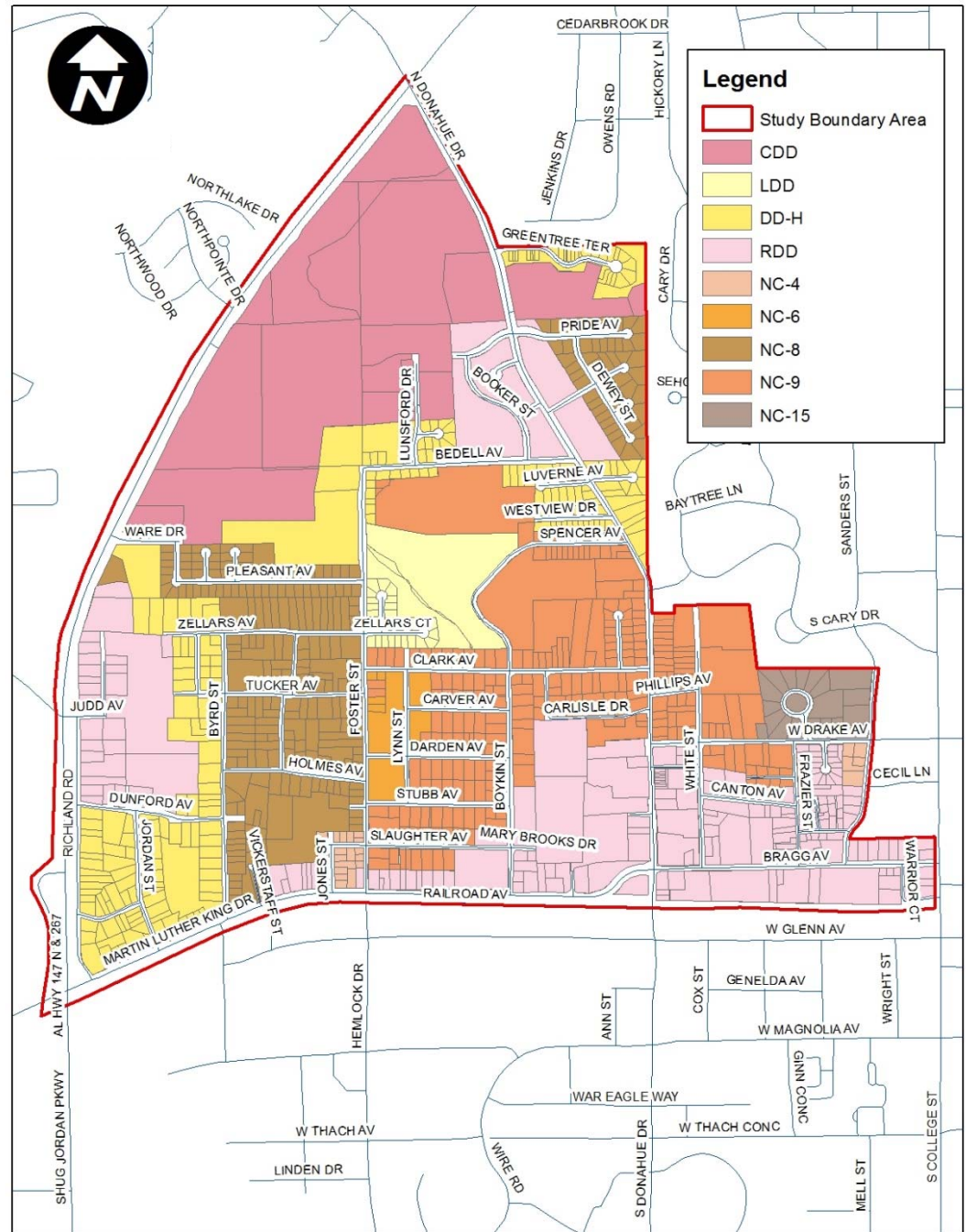
MEETING AGENDA:

- *Zoning*
- *Residential Housing*
- *Future Land Use*
- *Streetscape*
- *Staff Updates*
- *Questions*



CURRENT ZONING

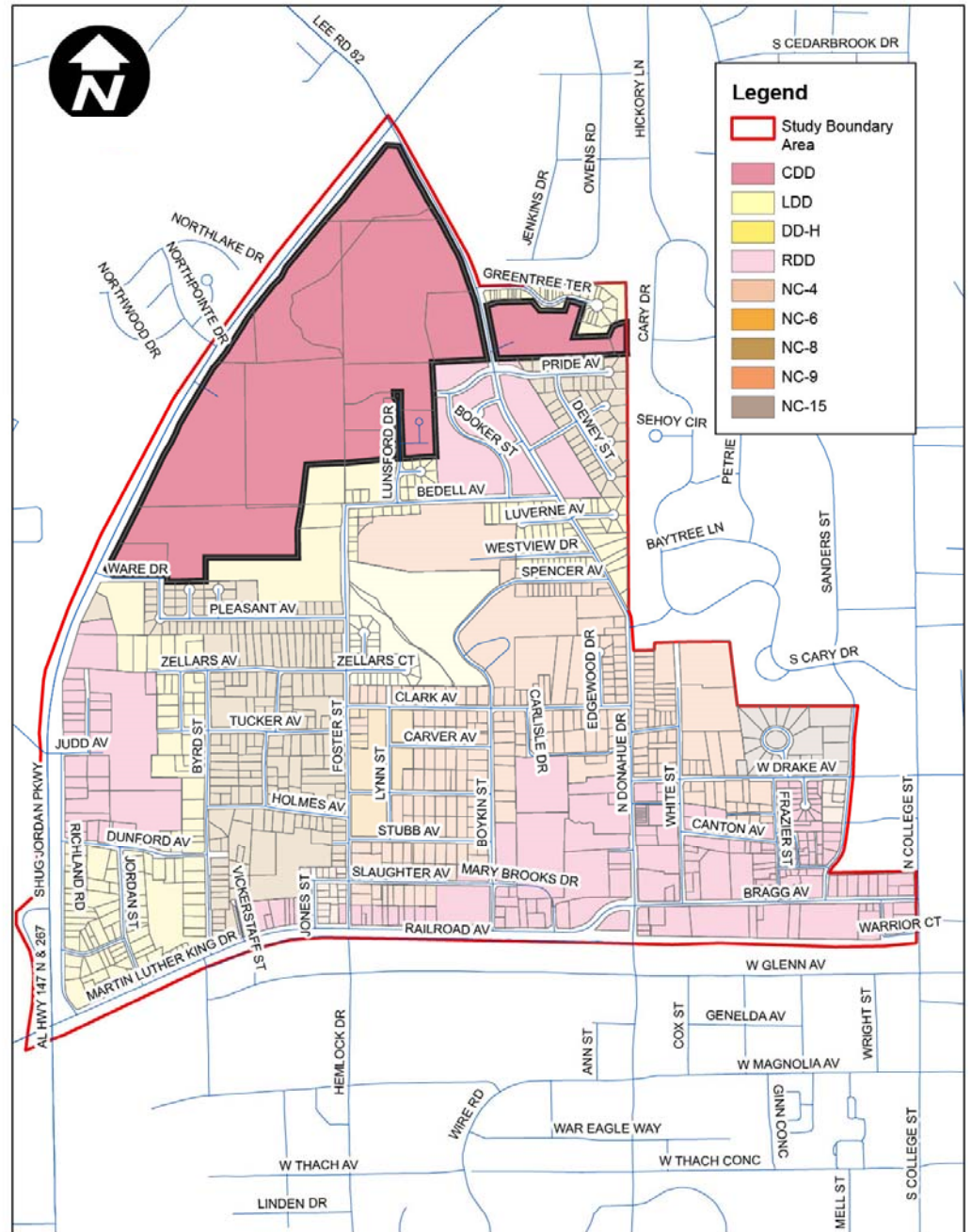
- *Nine (9) Zoning Districts*
- *RDD is 23% of the study area*
- *NC combined is 36%*
- *CDD is 22%*



CURRENT ZONING

Comprehensive Development District (CDD)

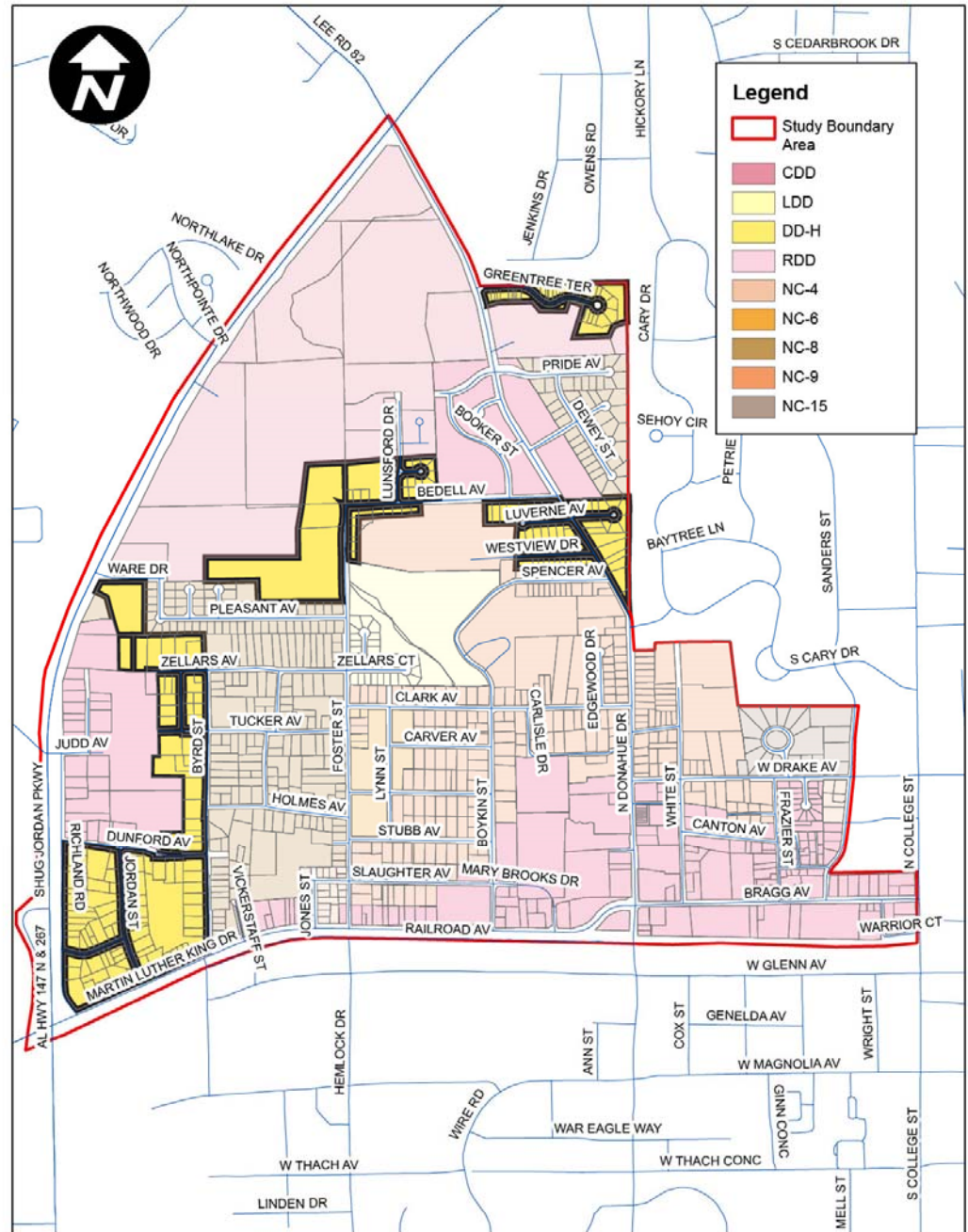
- The most permissive district, allows many and varied uses by right.
- Low (1/4 acre lots) to moderate density (apartments) residential development
- Residential occupancy is limited to five (5) unrelated individuals.



CURRENT ZONING

Development District - Housing (DDH)

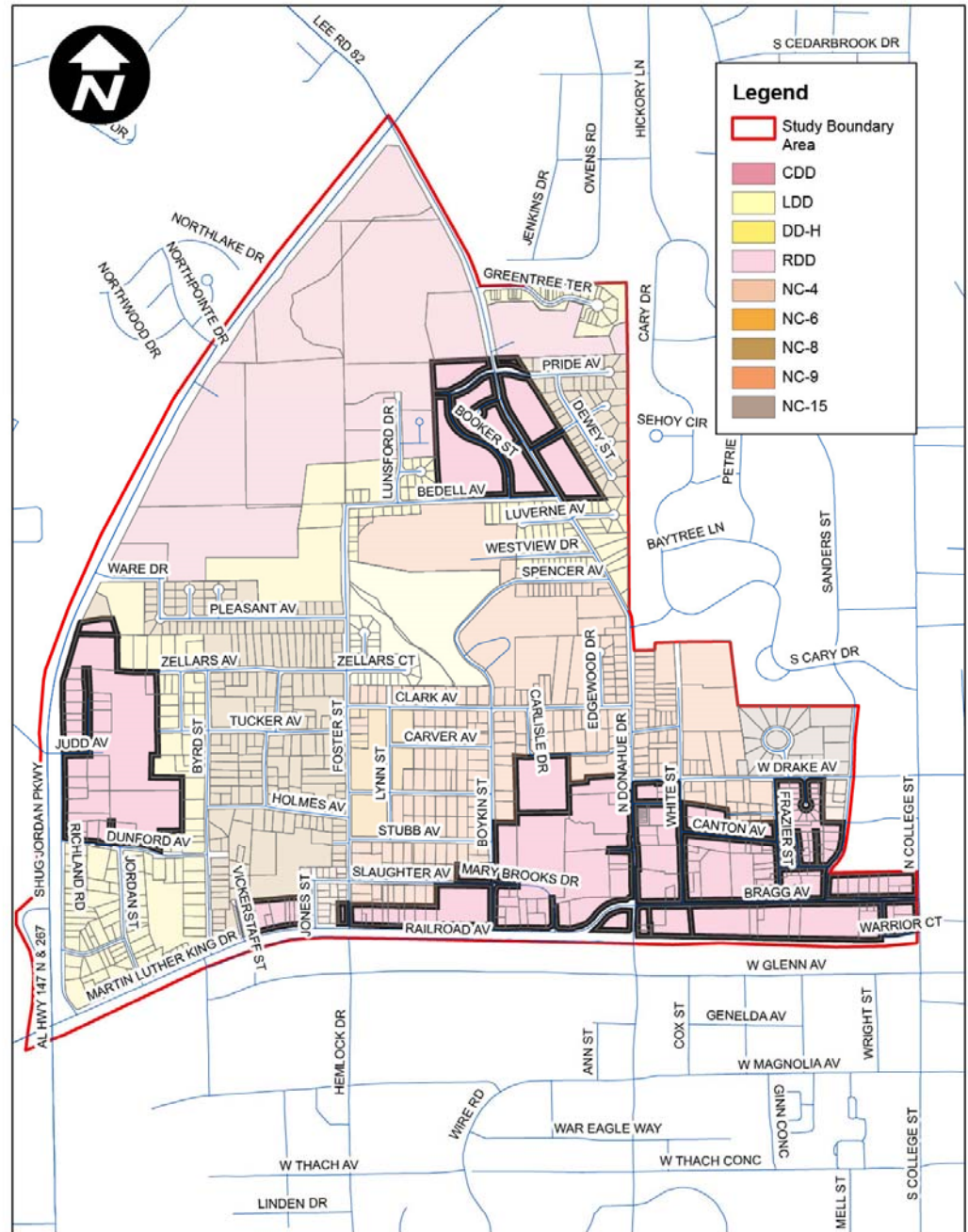
- Low (1/4 acre lots) to moderate density (apartments) residential development.
- Provide transition between CDD and NC districts.
- Residential occupancy is limited to the “family” definition – only 1 unrelated person allowed to live with a family.
- Does not allow commercial uses.



CURRENT ZONING

Redevelopment District (RDD)

- Promote renewal of transitional areas.
- Permits redevelopment of an urban character.
- Provides for intermediate residential densities (single family, townhouse, duplex, cottages, and apartments)
- Allows many and varied uses.
- Residential occupancy is limited to five (5) unrelated individuals.

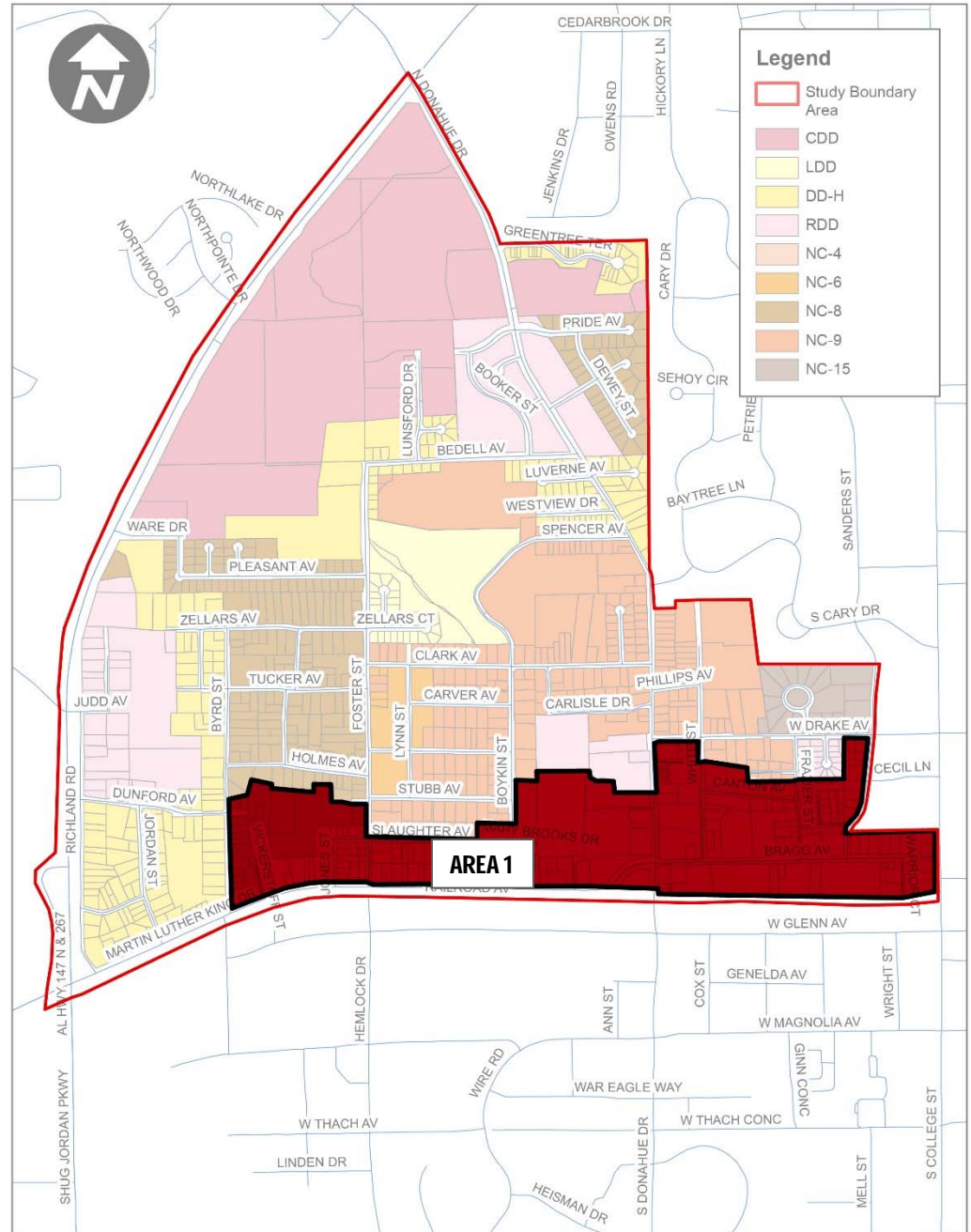


AREA 1

MLK | Bragg Ave

- *Largely RDD.*
- *Includes Existing Commercial Uses.*
- *Mixed-Use components*
- *Variety of housing types*

****Keep in mind that RDD allows up to 5 unrelated individuals.*



PROPOSED ZONING

WHY CHANGES ARE BEING RECOMMENDED:

Target Development/Redevelopment

- *Encourage retail and commercial uses along the corridors*
- *Encourage new neighborhood-scale residential development*

Improve the Streetscape and Pedestrian Environment

Create a Consistent Corridor Aesthetic

Encourage Redevelopment and Increased Mixed-use Development within the Corridor

- *Modify/new zoning districts*

MEETING AGENDA:

- *Zoning*
- *Residential Housing*
- *Future Land Use*
- *Streetscape*
- *Staff Updates*
- *Questions*

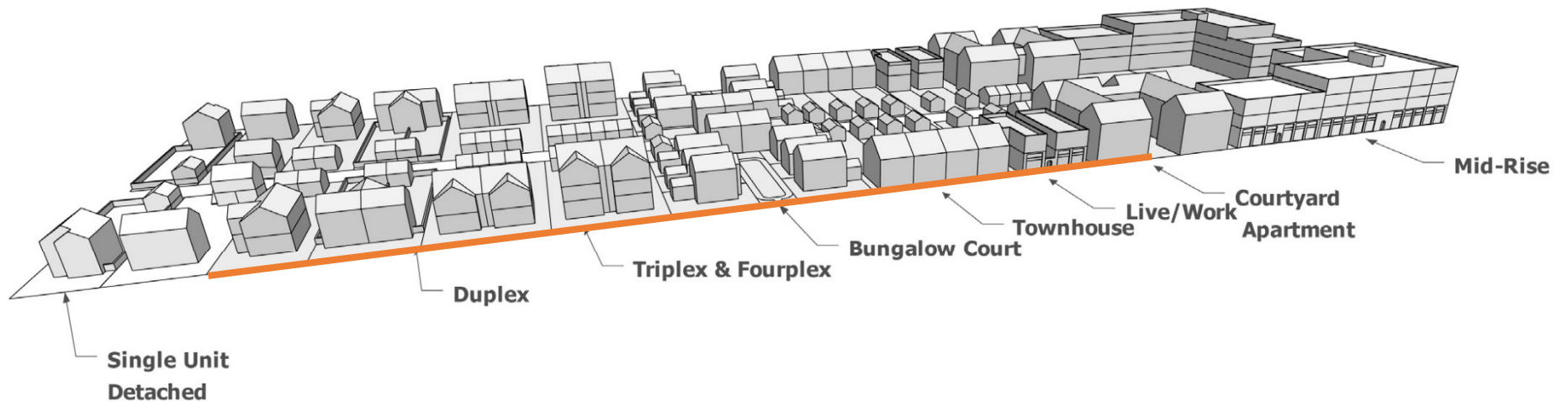


MISSING MIDDLE HOUSING

Transitional Housing Types

What is “Missing Middle” Housing?

- Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.



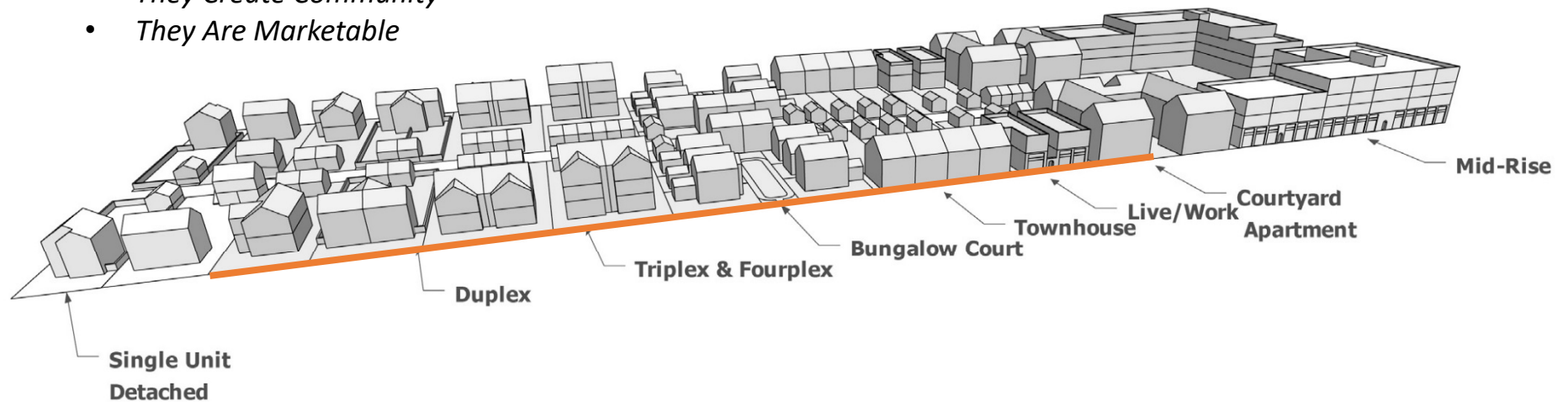
MISSING MIDDLE HOUSING

Transitional Housing Types

How do you create regulations that encourage and incentivize “Missing Middle” Housing?

Characteristics of Missing Middle Housing

- *Walkable*
- *Small Footprint, Blended Densities*
- *Lower Perceived Densities*
- *Well-Designed, Smaller Units*
- *Off-Street Parking Does Not Drive the Site Plan*
- *Simple Construction, Easier to Finance*
- *They Create Community*
- *They Are Marketable*



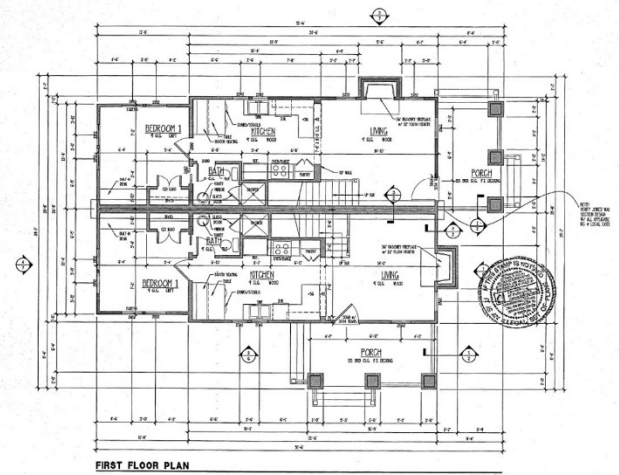
MISSING MIDDLE HOUSING

Transitional Housing Types: Cottage Housing



MISSING MIDDLE HOUSING

Transitional Housing Types: Duplex



MISSING MIDDLE HOUSING

Transitional Housing Types: Triplex | Quadplex



MISSING MIDDLE HOUSING

Transitional Housing Types: Townhouse



MISSING MIDDLE HOUSING

Transitional Housing Types: Live Work | Mixed Use



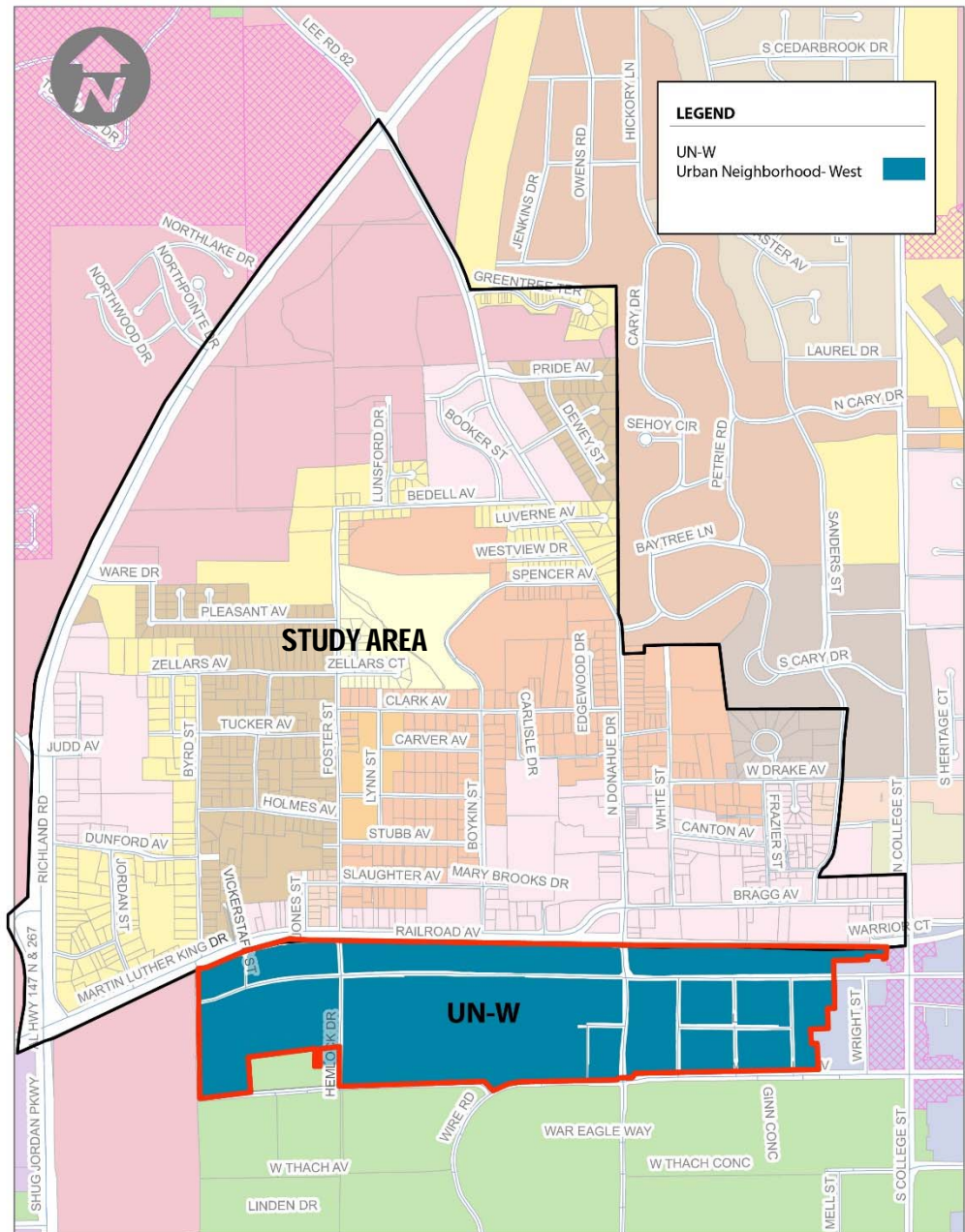
STUDENT HOUSING

Purpose-Built Student Housing (Private Dormitory)

- *UN-W= Permitted*
- *UN-E = Permitted*
- *UN-S = Conditional*

****Not allowed in study area.*

****RDD and CDD are the only current zoning districts that allow up to 5 unrelated individuals. All other zoning districts are limited to the more restrictive occupancy regulation of the family definition.*



MEETING AGENDA:

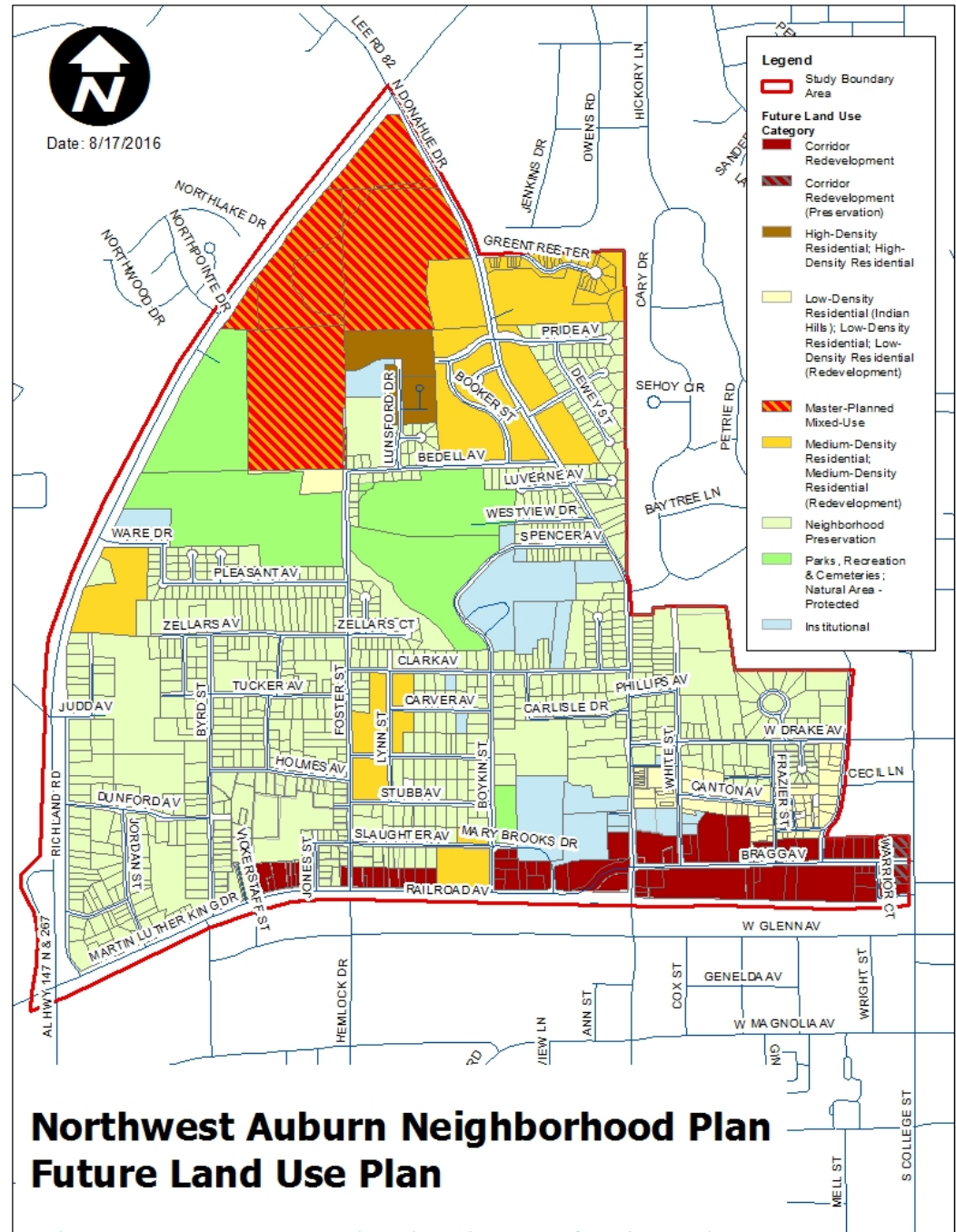
- *Zoning*
- *Residential Housing*
- *Future Land Use*
- *Streetscape*
- *Staff Updates*
- *Questions*



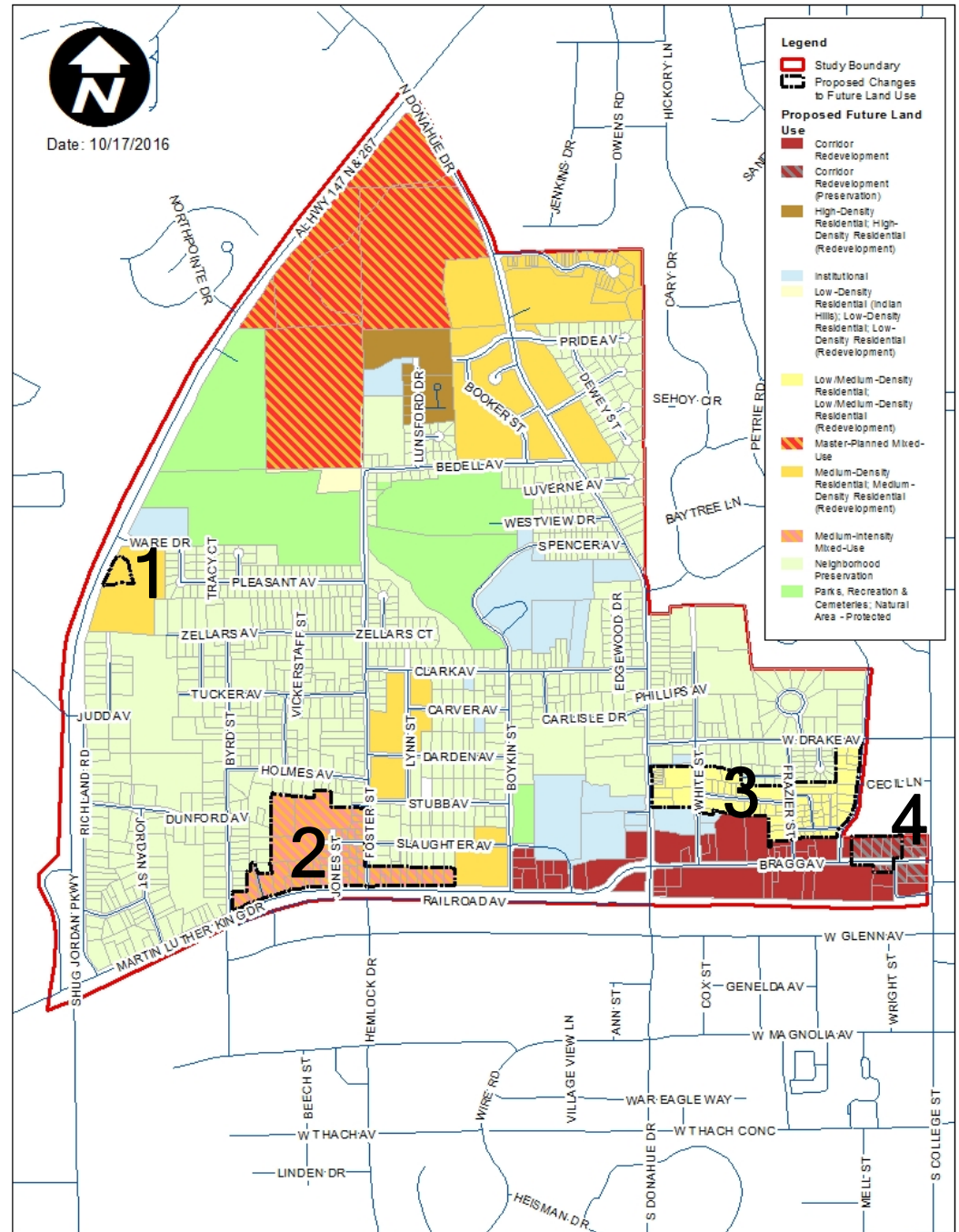
EXISTING FUTURE LAND USE

Focus Area: Future Land Use

- *Nine (9) FLU Designations*
- *Corridor Redevelopment (Bragg and MLK)*
- *Majority is Neighborhood Preservation*
- *Master Planned Mixed-Use*



PROPOSED FUTURE LAND USE

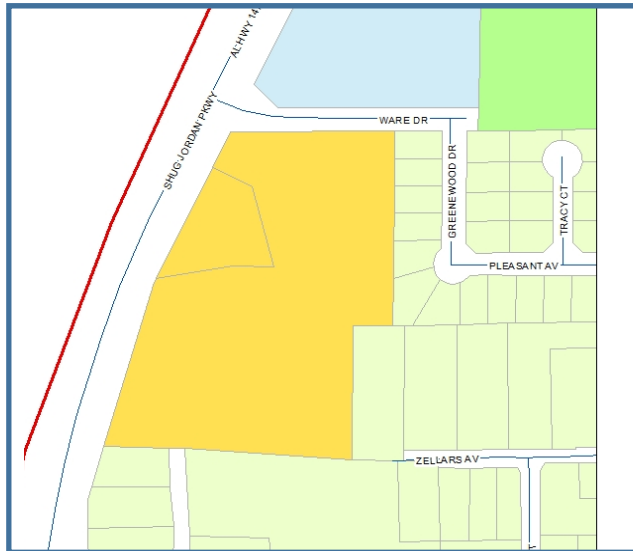


Four (4) Areas Of Proposed Change

1. *Shepherd's Cove*
2. *MLK / Foster Intersection*
3. *Canton Avenue / Frazier Street*
4. *Bragg Avenue / Sanders Street*

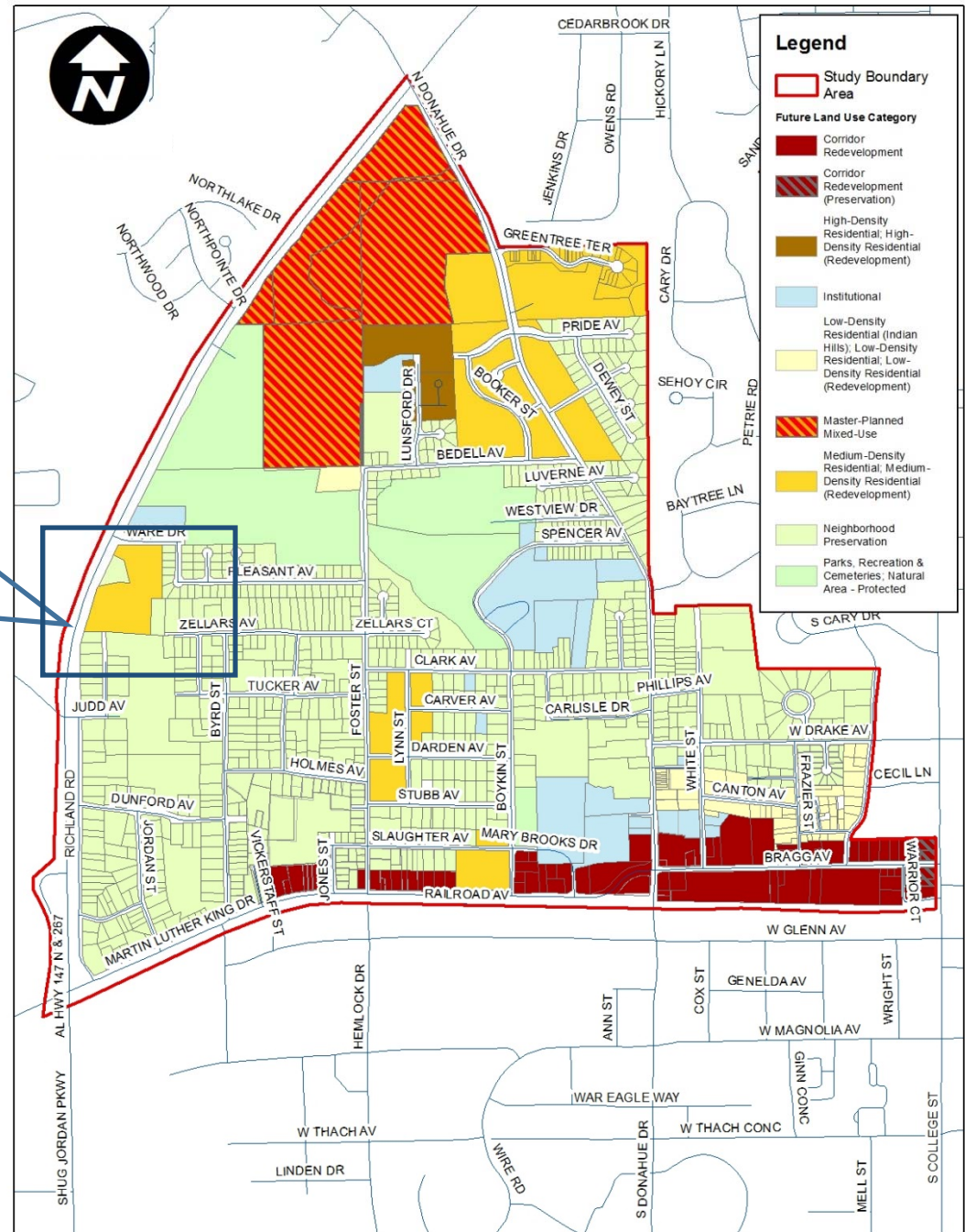
PROPOSED FUTURE LAND USE

1. Shepherd's Cove



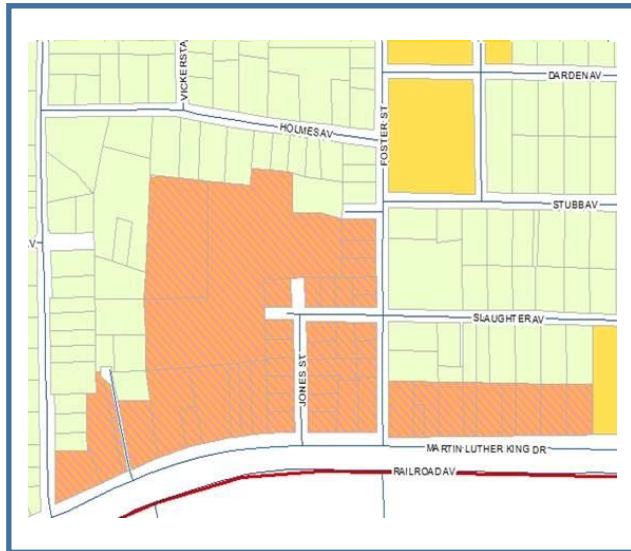
From Neighborhood Preservation To Medium-Density Residential

- *The purpose of change is to align the future land use with the surrounding land use classification.*



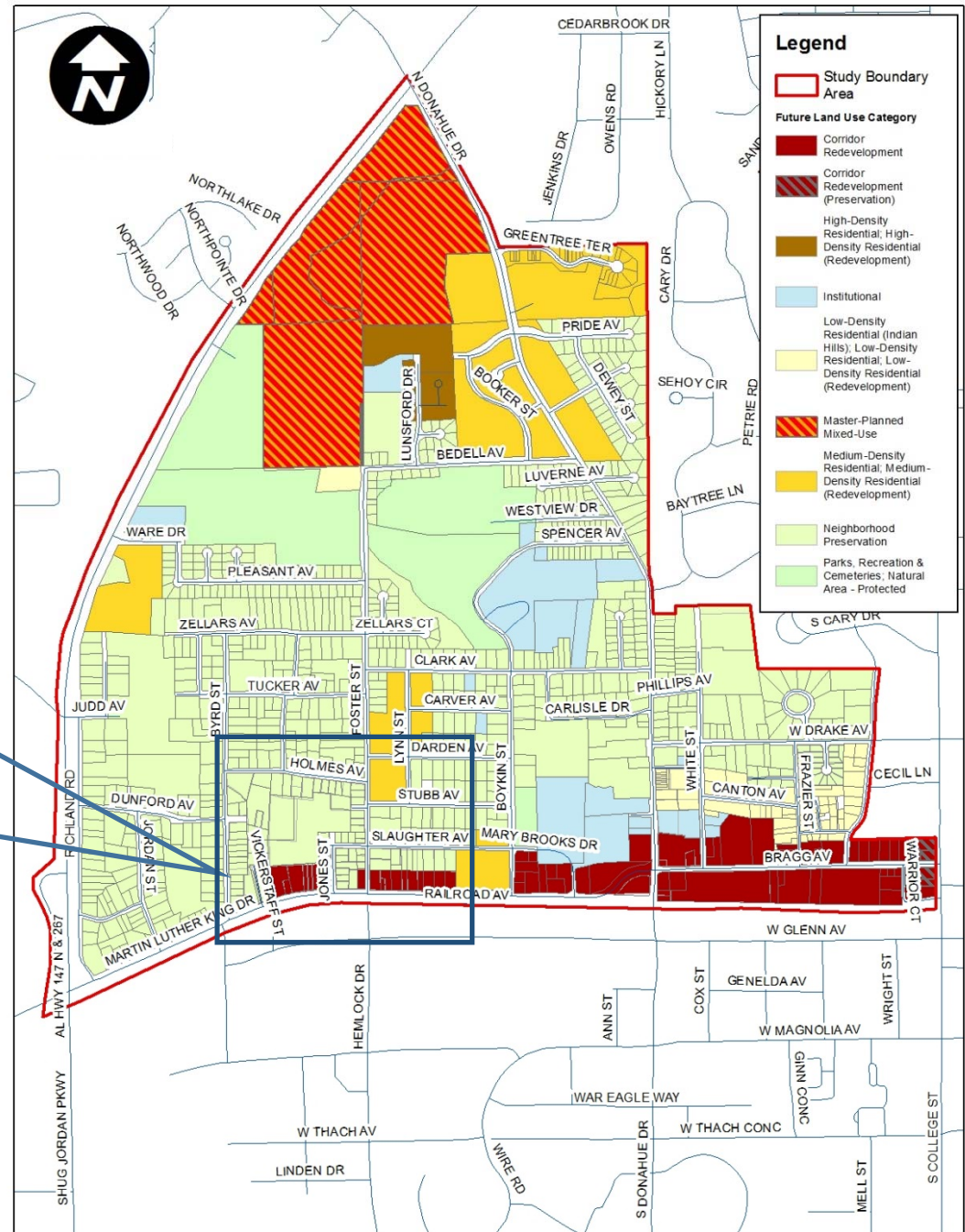
PROPOSED FUTURE LAND USE

2. MLK / Foster Intersection



*From Neighborhood Preservation
And Corridor Redevelopment to
Medium-Intensity Mixed-Use*

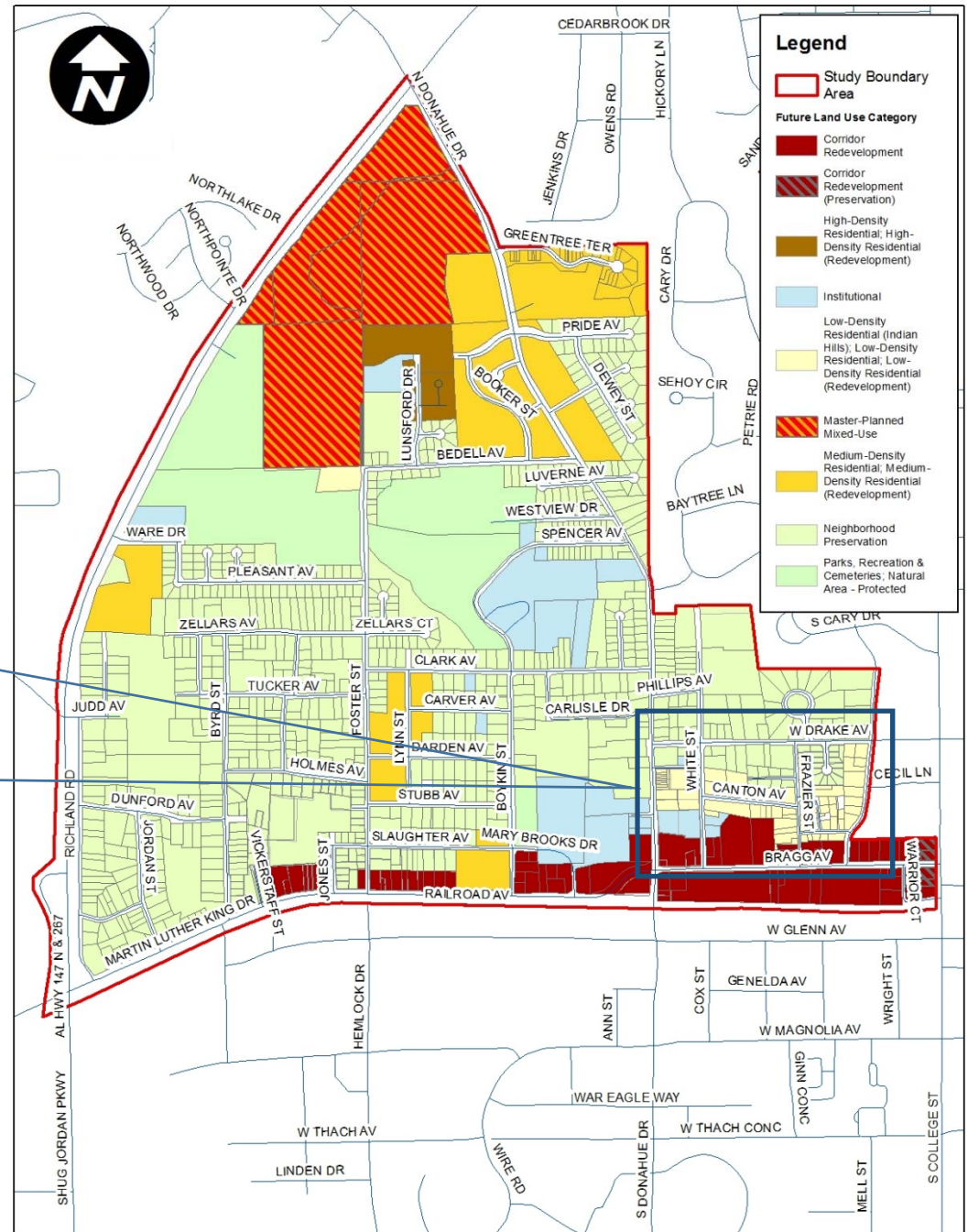
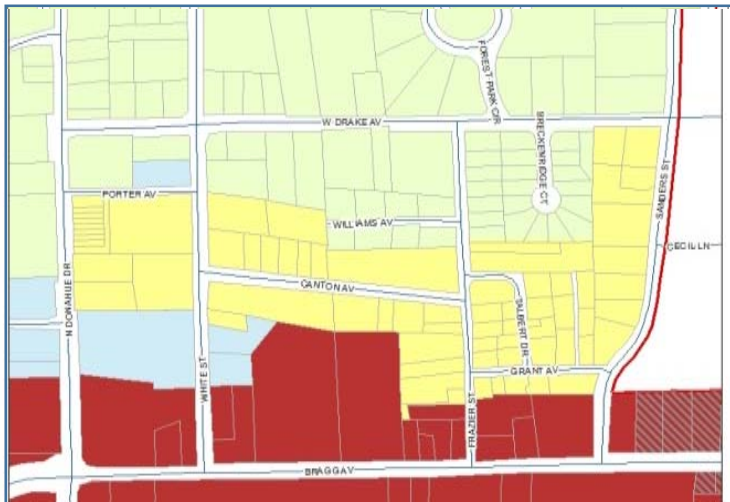
- The purpose of change is to allow office and neighborhood commercial as well as low and medium density residential.*



PROPOSED FUTURE LAND USE

3. Canton Ave / Frazier St

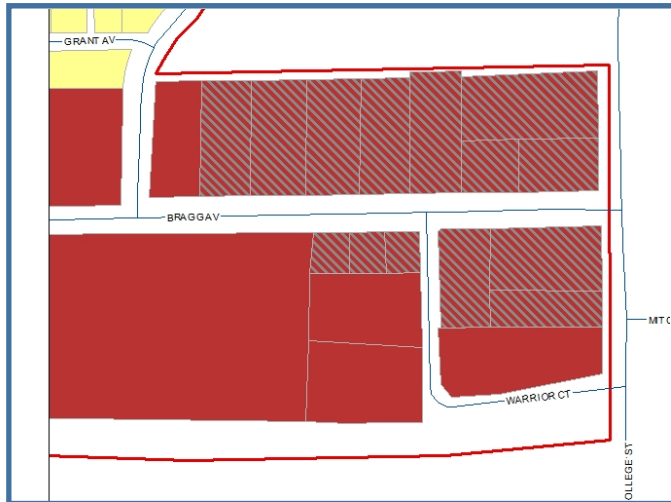
From Low-Density Residential (Redevelopment) to Low/Medium-Density Residential (Redevelopment)



- The purpose of the change is to allow greater variety of housing types. Permitted uses include single-family detached, zero lot line, townhouse, duplex, and traditional neighborhood development.

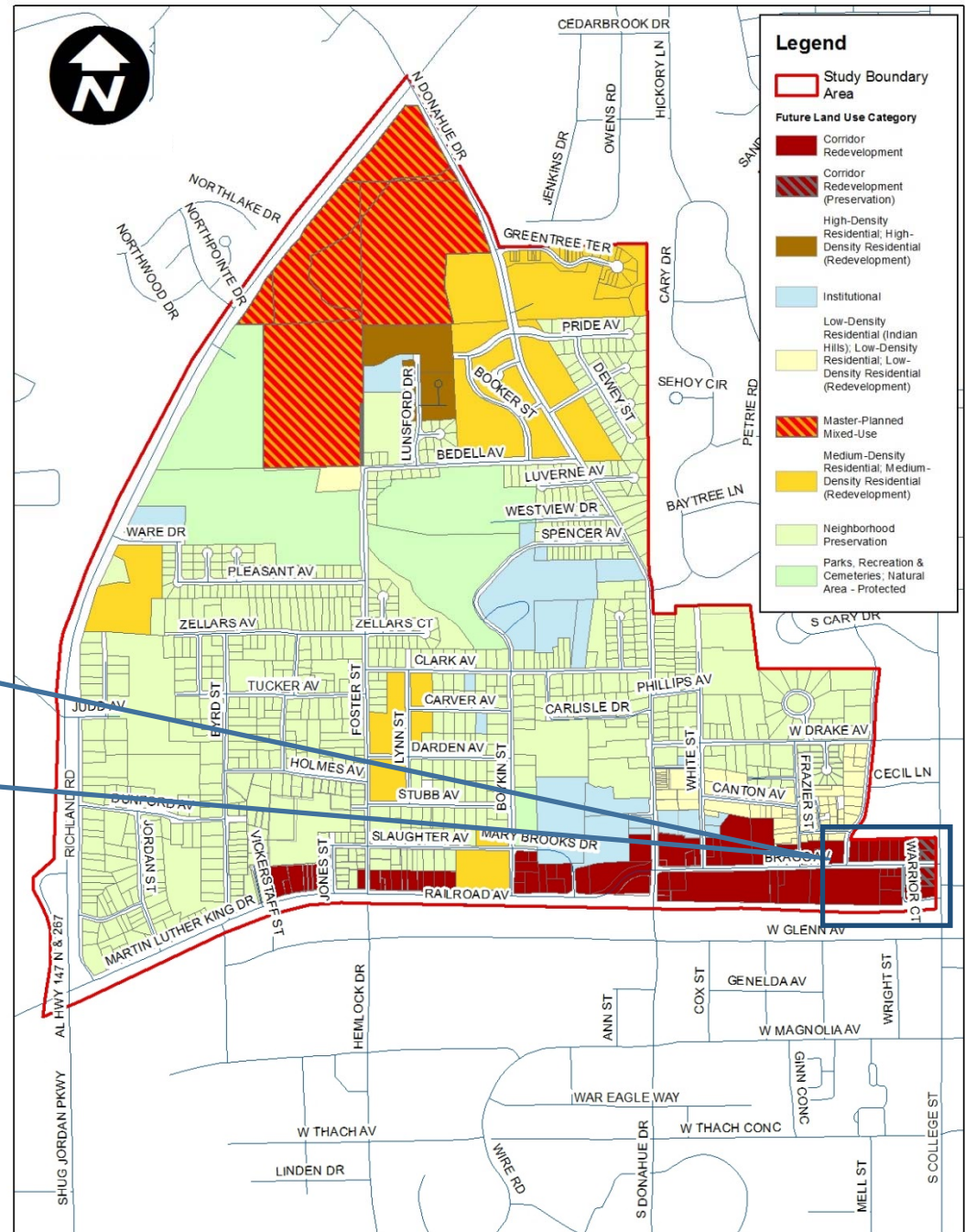
PROPOSED FUTURE LAND USE

4. Bragg Ave / Sanders St



From Corridor Redevelopment to Corridor Redevelopment (Preservation)

- The purpose of the change is to encourage redevelopment but reuse and protect existing historic structures.



MEETING AGENDA:

- *Zoning*
- *Residential Housing*
- *Future Land Use*
- *Streetscape*
- *Staff Updates*
- *Questions*



STREETSCAPE

Opelika Road Phase I



MEETING AGENDA:

- *Zoning*
- *Residential Housing*
- *Future Land Use*
- *Streetscape*
- *Staff Updates*
- *Questions*



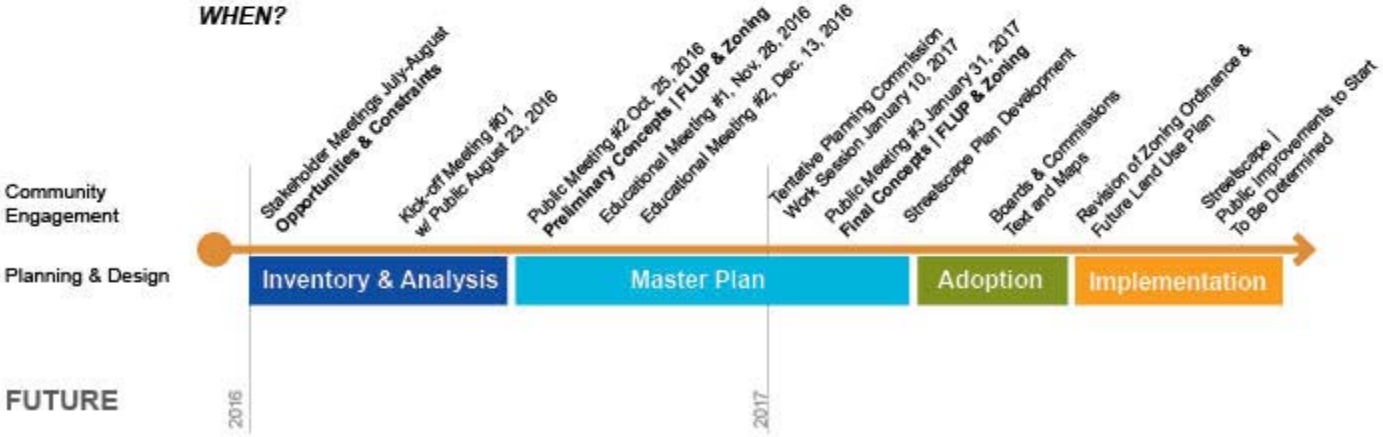
STAFF UPDATES

KEY STAKEHOLDERS

	INFORM	INVOLVE	CONSULT	COLLABORATE	EMPOWER
WHO?	General Public	Key Stakeholder Groups + Public	Interested Public	Implementers	Decision-makers
WHAT?	Provide & Present Information, aid in understanding	Involved in outcome	Collect input	Partner on the outcome	Inform final decisions
HOW?	<ul style="list-style-type: none"> Press Releas TV Interview Presentation - shared at public meeting Website (1) 	<ul style="list-style-type: none"> Stakeholder Groups (5) <ul style="list-style-type: none"> - July-Aug 2016 Public Meeting (1) - Aug. 23 Public Meeting (2) - Oct. 25 Public Meeting (3) - January 31 	<ul style="list-style-type: none"> Public comment Public Meetings Phone, voice, text Email from consulting team 	Advisory Committes <ul style="list-style-type: none"> - City Council - Boards/Commisions 	Public hearings

TIMELINE: MASTER PLAN UPDATE

WHEN?



QUESTIONS?

www.auburnalabama.org/northwestauburn



City of Auburn