

NW AUBURN NEIGHBORHOOD PLAN

BRAGG AVENUE | MLK DRIVE



City Council & Planning Commission Joint Meeting | November 21, 2017

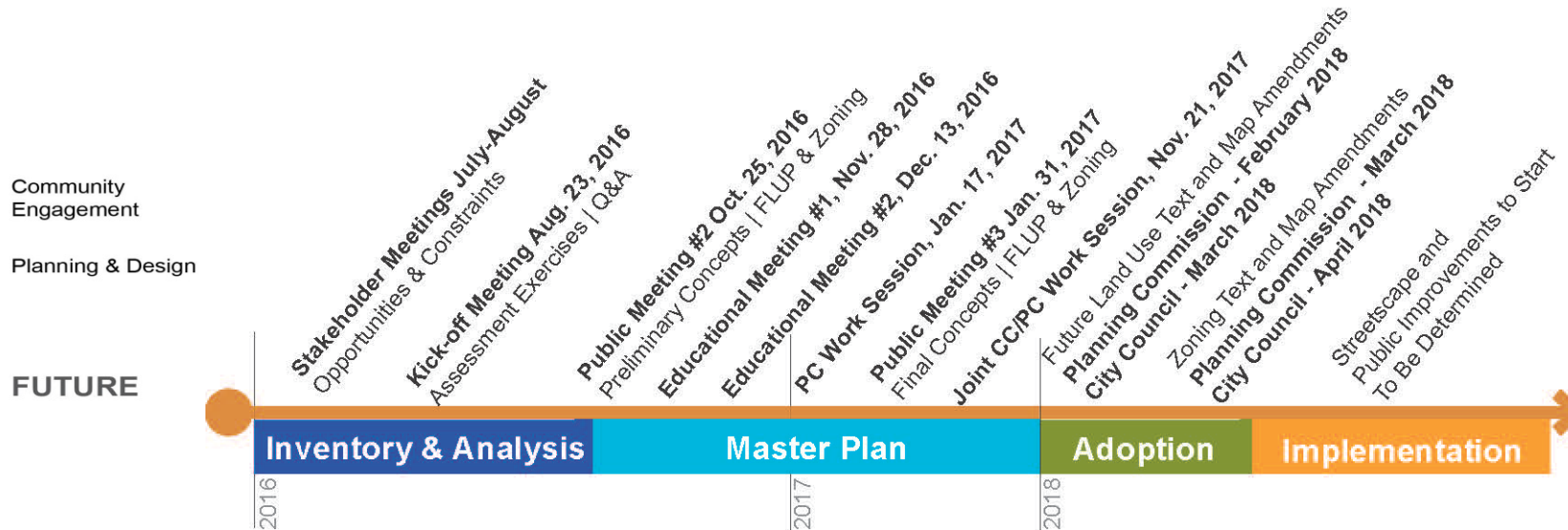


STAFF UPDATES

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) - 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 	<ul style="list-style-type: none"> Advisory Committes - City Council Boards/Commisions 	Public hearings

TIMELINE: MASTER PLAN UPDATE



PUBLIC MEETINGS

During the planning process, there were a number of stakeholder meetings including three (3) public meetings, two (2) educational meetings, and various stakeholder meetings with engaged citizens ranging from local church ministers to developers to business owners.

Kick-off Meeting – August 23, 2016

Boykin Community Center

Second Public Meeting – October 25, 2016

Boykin Community Center

First Educational Meeting – November 28, 2016

AME Zion Church

Second Educational Meeting – December 13, 2016

Boykin Community Center

Third Public Meeting – January 31, 2017

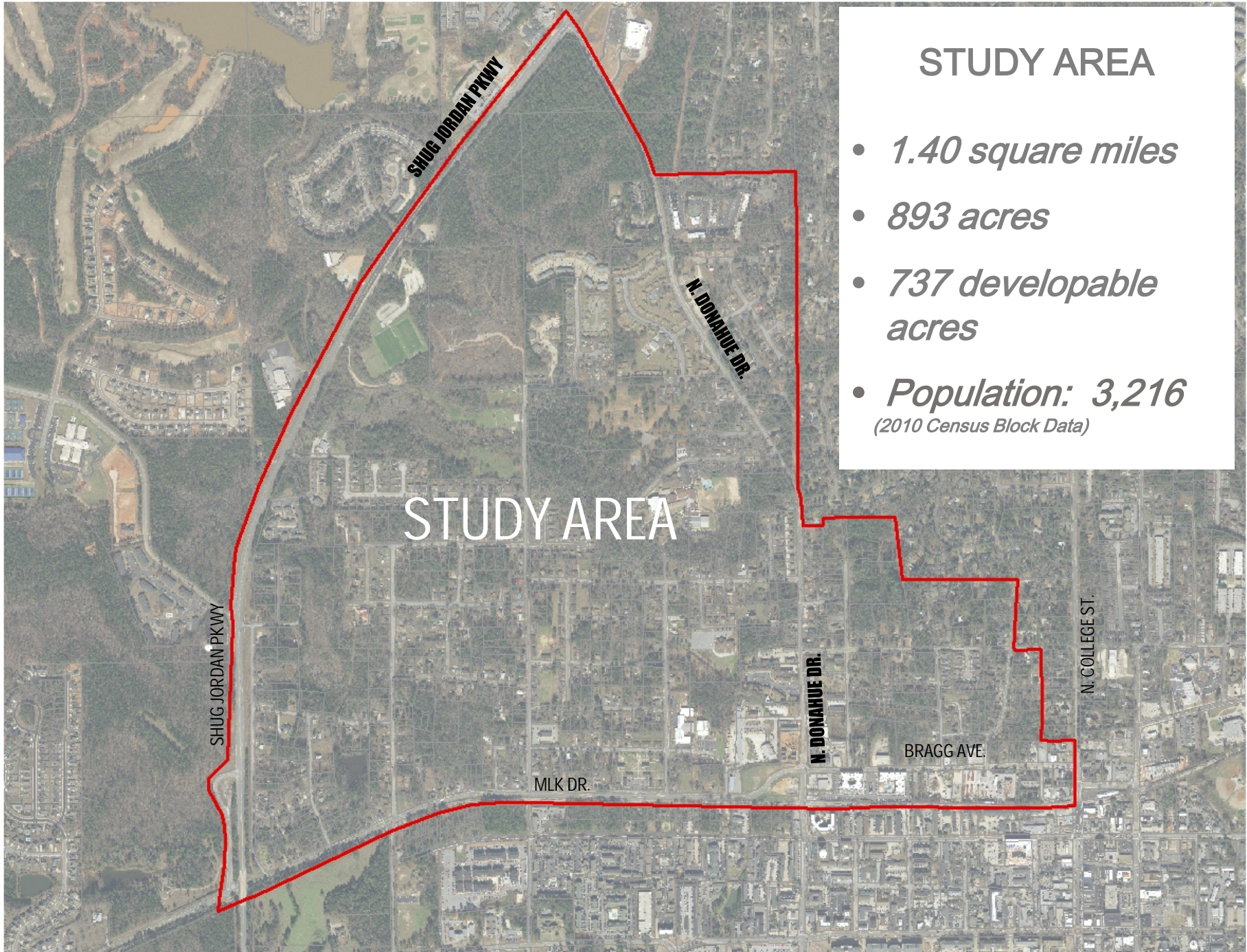
Boykin Community Center



MEETING AGENDA:

- *Background*
- *Recommendations*
- *Staff Updates*
- *Questions*





STUDY AREA

- *1.40 square miles*
- *893 acres*
- *737 developable acres*
- *Population: 3,216*
(2010 Census Block Data)

STUDY AREA

SHUG JORDAN PKWY

SHUG JORDAN PKWY

N. DONAHUE DR.

MLK DR.

N. DONAHUE DR.

BRAGG AVE.

N. COLLEGE ST.

EXISTING LAND USE

Land Use by Unit

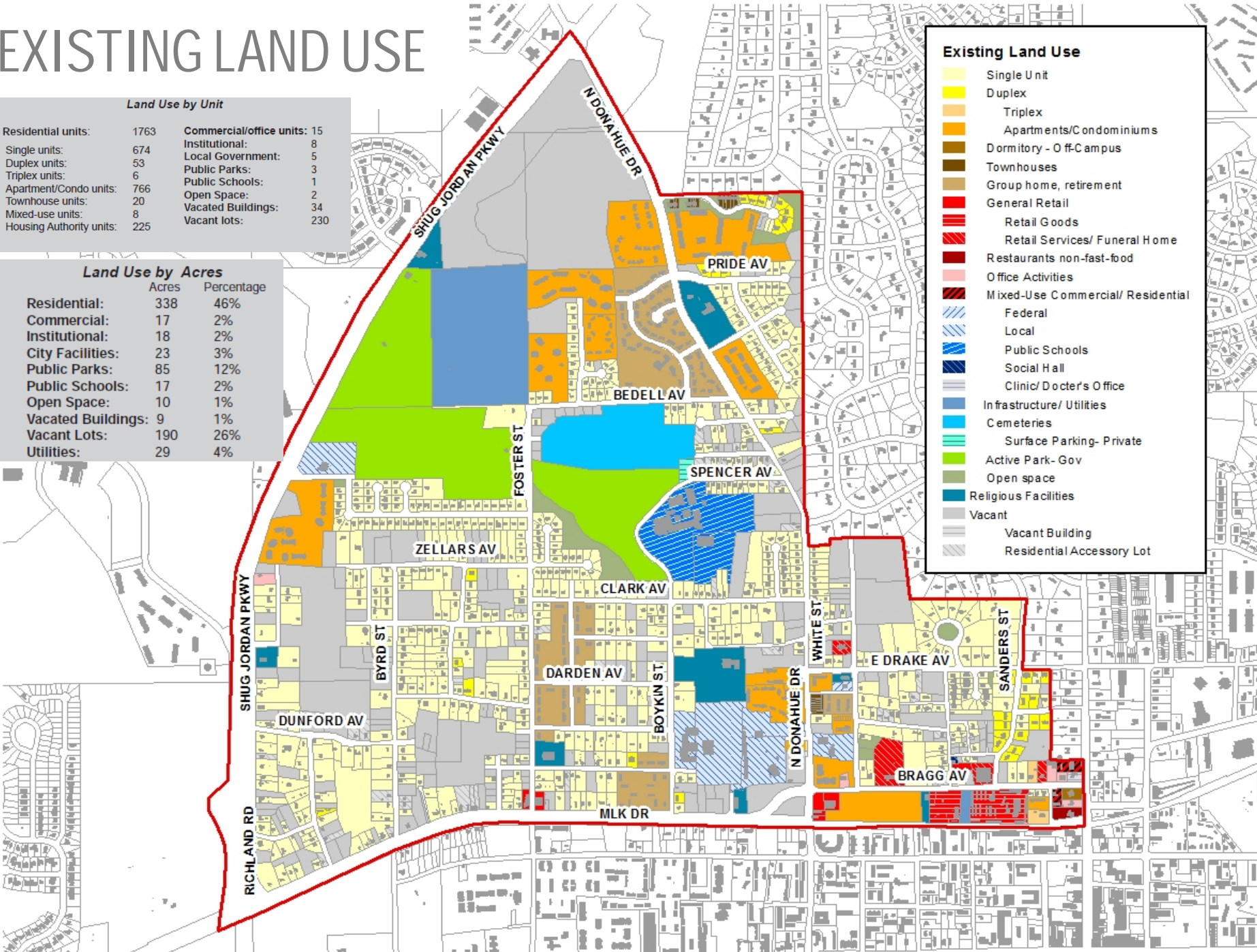
Residential units:	1763	Commercial/office units:	15
Single units:	674	Institutional:	8
Duplex units:	53	Local Government:	5
Triplex units:	6	Public Parks:	3
Apartment/Condo units:	766	Public Schools:	1
Townhouse units:	20	Open Space:	2
Mixed-use units:	8	Vacated Buildings:	34
Housing Authority units:	225	Vacant lots:	230

Land Use by Acres

	Acres	Percentage
Residential:	338	46%
Commercial:	17	2%
Institutional:	18	2%
City Facilities:	23	3%
Public Parks:	85	12%
Public Schools:	17	2%
Open Space:	10	1%
Vacated Buildings:	9	1%
Vacant Lots:	190	26%
Utilities:	29	4%

Existing Land Use

- Single Unit
- Duplex
- Triplex
- Apartments/Condominiums
- Dormitory - Off-Campus
- Townhouses
- Group home, retirement
- General Retail
- Retail Goods
- Retail Services/ Funeral Home
- Restaurants non-fast-food
- Office Activities
- Mixed-Use Commercial/ Residential
- Federal
- Local
- Public Schools
- Social Hall
- Clinic/ Doctor's Office
- Infrastructure/ Utilities
- Cemeteries
- Surface Parking- Private
- Active Park- Gov
- Open space
- Religious Facilities
- Vacant
- Vacant Building
- Residential Accessory Lot



Character of Primary Neighborhood Corridors

Bragg Avenue



Martin Luther King Drive



North Donahue Drive



Shug Jordan Parkway



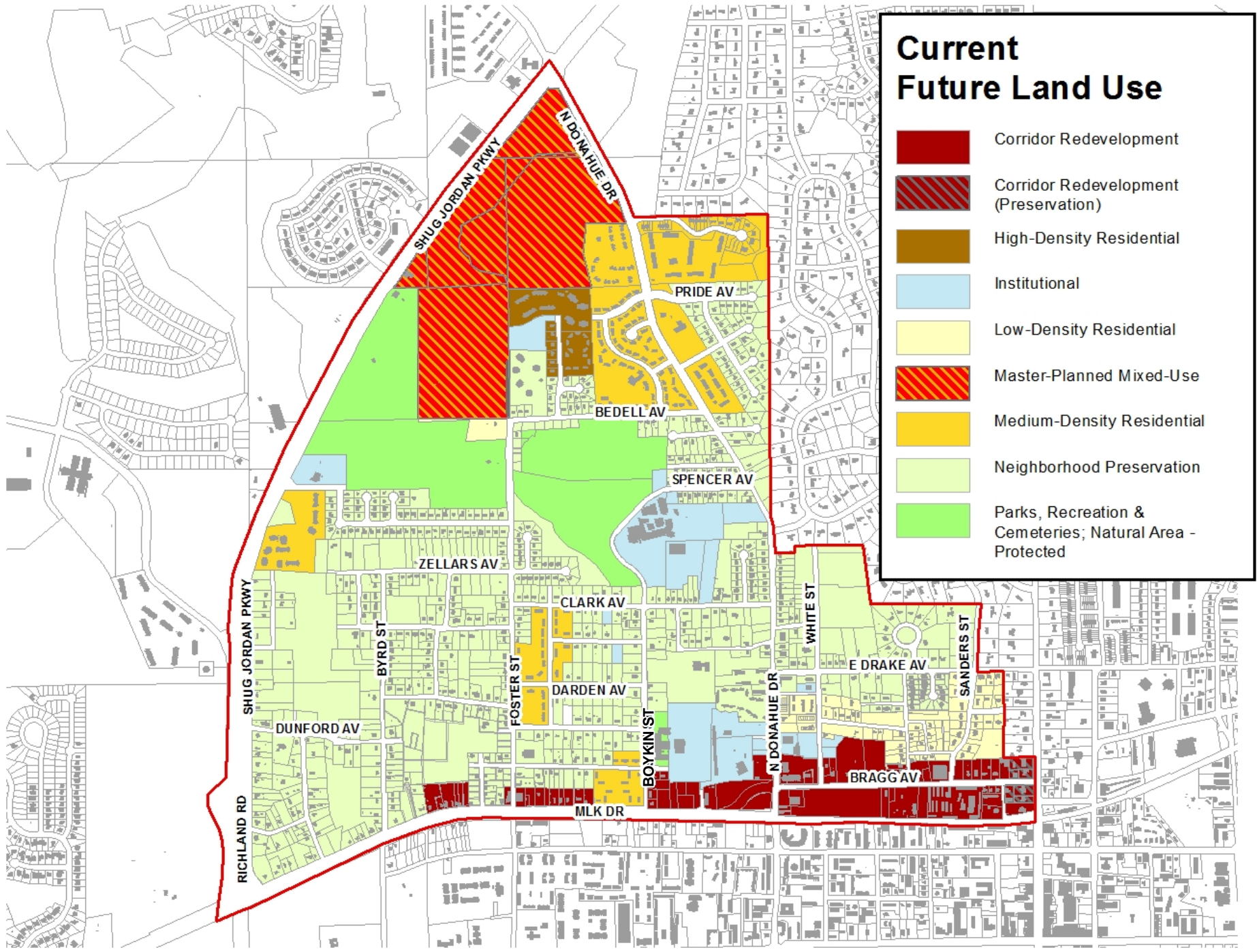
MEETING AGENDA:

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Current Future Land Use

-  Corridor Redevelopment
-  Corridor Redevelopment (Preservation)
-  High-Density Residential
-  Institutional
-  Low-Density Residential
-  Master-Planned Mixed-Use
-  Medium-Density Residential
-  Neighborhood Preservation
-  Parks, Recreation & Cemeteries; Natural Area - Protected



Future Land Use Revisions (Remove):

THE FOLLOWING DESIGNATIONS ARE PROPOSED TO BE REMOVED:

Corridor Redevelopment:

- *Additional subsection of CRD along the corridor designated streets within the study boundary.*

Corridor Redevelopment (Preservation):

- *Redevelopment is encouraged, but with reuse and protection of existing historic structures is a priority. The average breakdown of uses should be 85% commercial, 5% office, and 10% residential (10 du/ac).*

Low-Density Residential:

- *Average density of four (4) dwelling units per acre. Permitted uses include single-family detached and duplex.*

Future Land Use Revisions (Add):

THE FOLLOWING DESIGNATIONS ARE PROPOSED TO BE ADDED:

Mixed Use 1:

- *This designation may include retail, commercial, residential and office uses. A mixture of uses is expected to be more horizontal than vertical.*

Mixed Use 2:

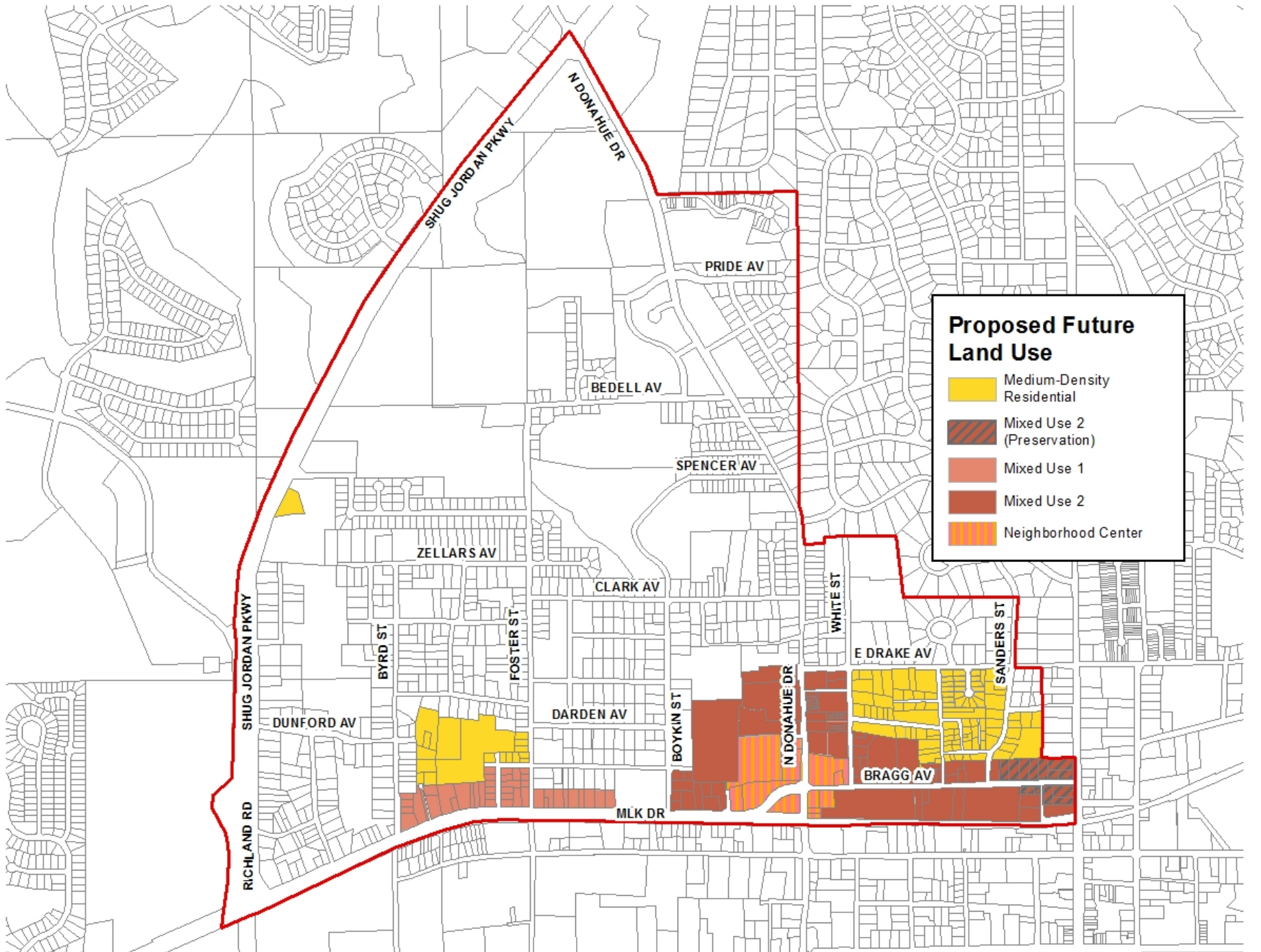
- *Uses are focused on retail and adaptive reuse of existing structures with an urban feel. Residential uses are permitted in integration with retail uses, albeit at a lower intensity than in the Neighborhood Centers. Mixed uses are permitted both horizontal and vertical.*

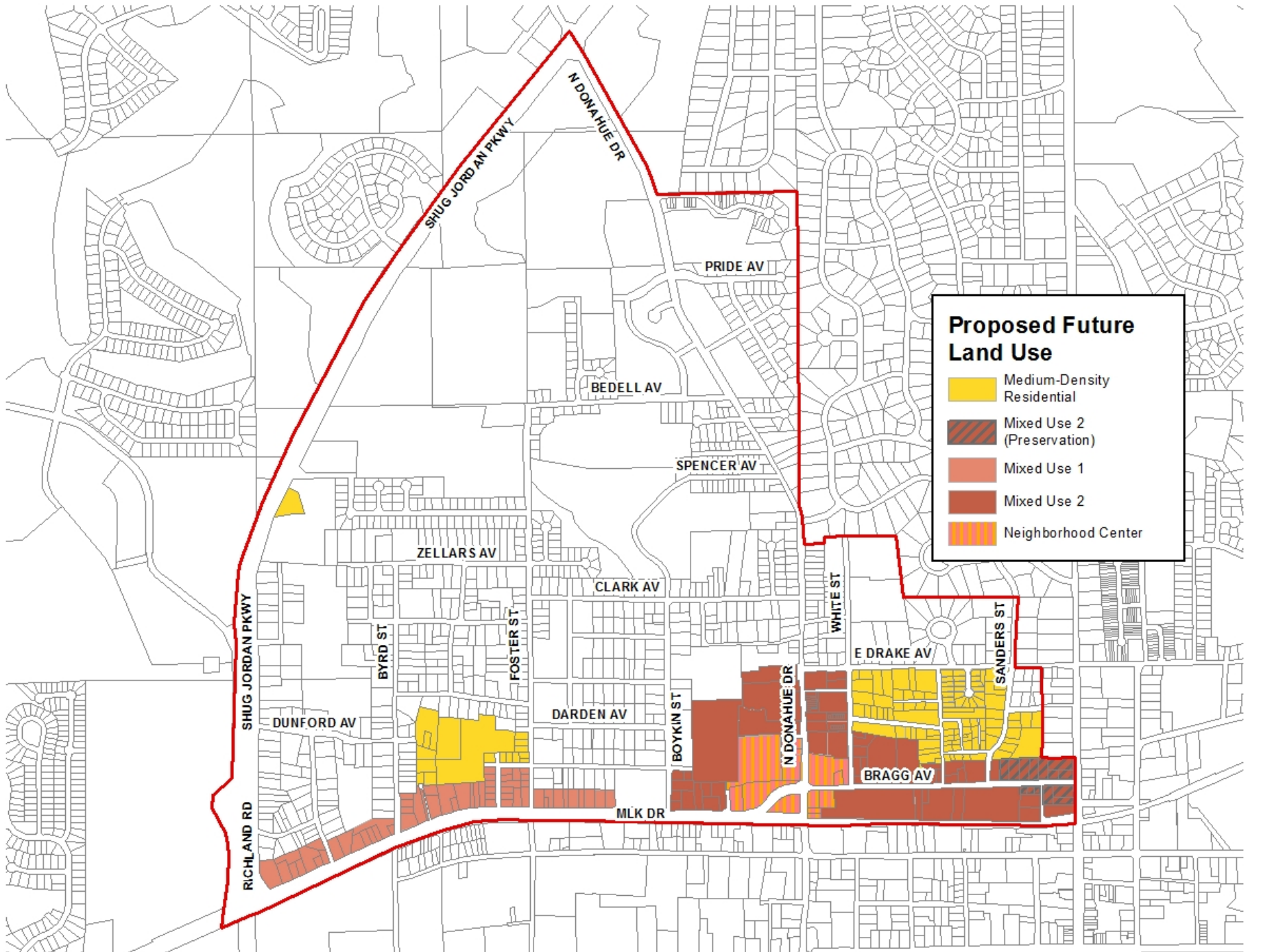
Mixed Use 2(Preservation):

- *Redevelopment is encouraged, but with reuse and protection of existing historic structures is a priority. The average breakdown of uses should be 85% commercial, 5% office, and 10% residential (10 du/ac).*

Neighborhood Center:

- *Neighborhood Center designation allows both horizontal and/or vertical mixed-uses. Many uses are permitted within this area, the focus being high density residential, retail and entertainment uses.*





Proposed Future Land Use

- Medium-Density Residential
- Mixed Use 2 (Preservation)
- Mixed Use 1
- Mixed Use 2
- Neighborhood Center

PROPOSED ZONING

WHY CHANGES ARE BEING RECOMMENDED:

Target Development/Redevelopment

- *Encourage retail and commercial uses along the corridors of Martin Luther King Drive and Bragg Avenue*
- *Encourage new neighborhood-scale residential development and redevelopment*
- *To increase mixed-use development along the corridors and adjacent properties*

Improve the Streetscape and Pedestrian Environment

Create a Consistent Corridor Aesthetic

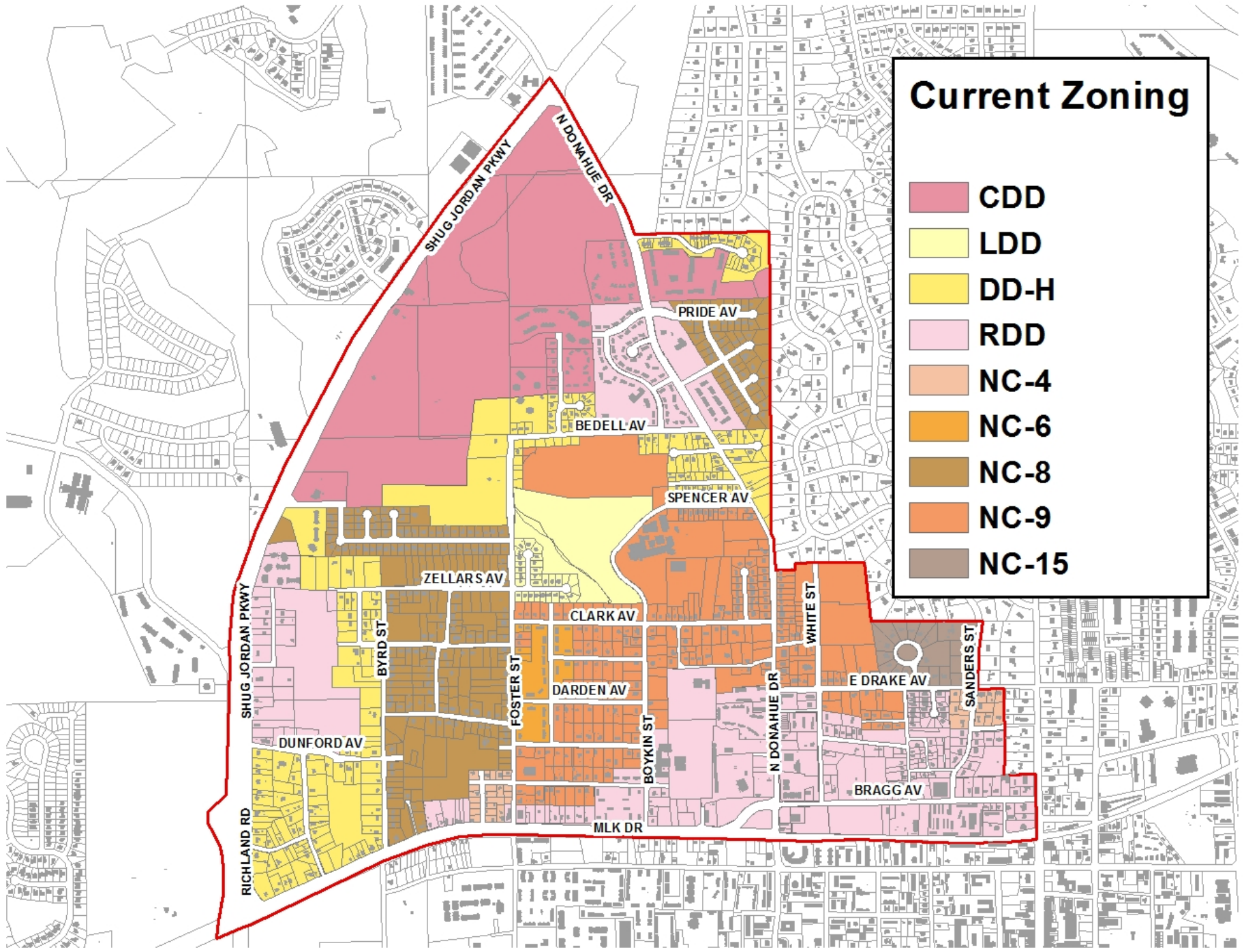
Creation of two (2) new zoning districts:

Corridor Redevelopment District – West (CRD-W):

- *Additional subsection of CRD along the corridor designated streets within the study boundary.*
- *Residential density is similar to what is allowed in CRD-S (10 dwelling units per acre).*
- *Commercial uses similar to those allowed in CRD-S, however more restrictive on road service uses.*
- *Residential occupancy allows up to five (5) unrelated individuals.*
 - *Private dormitories will not be allowed.*

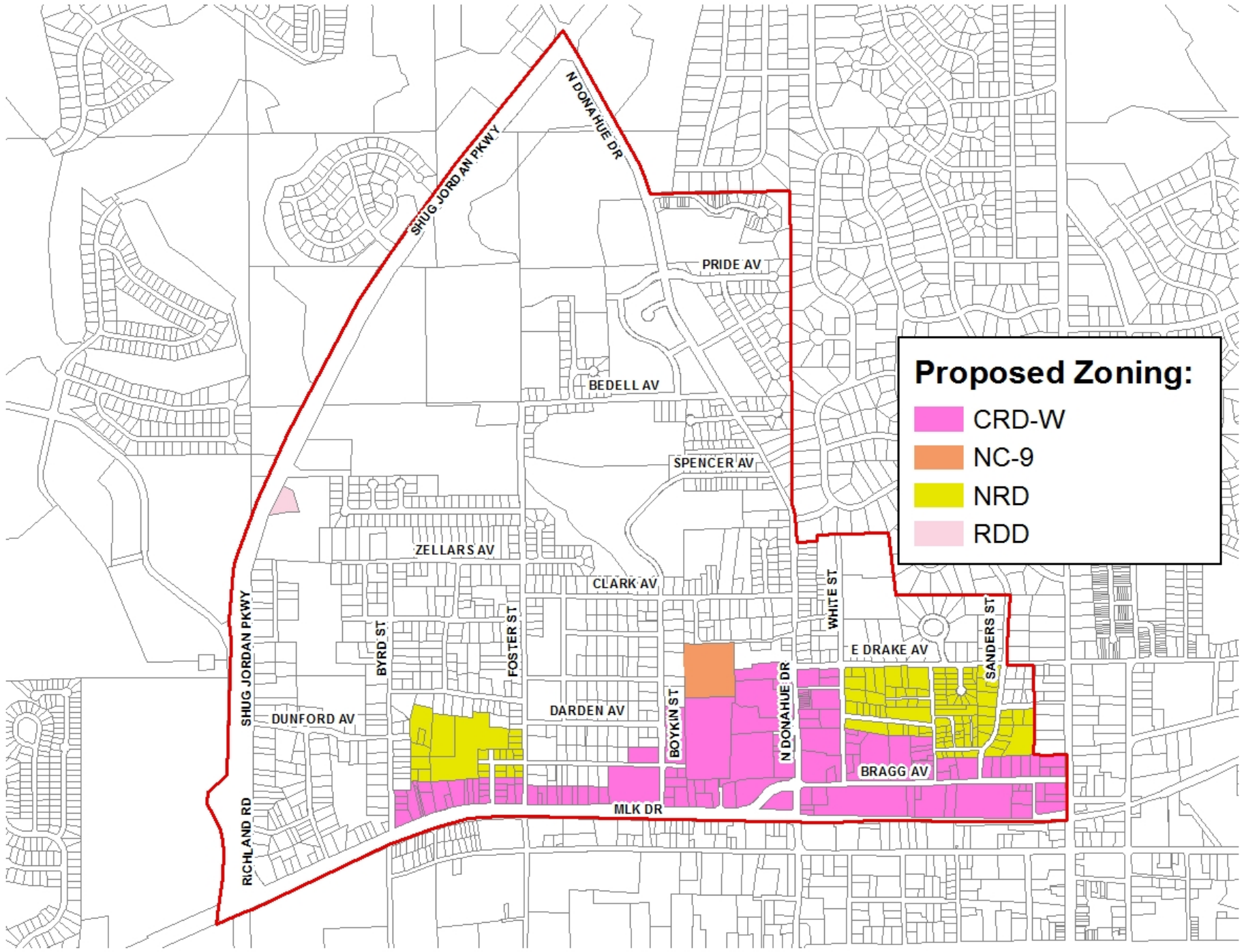
Neighborhood Redevelopment District (NRD):

- *Exclusively residential with a variety of types to including single family, duplex, twin house, townhouse, cottage housing, and multi-family.*
 - *Private dormitories will not be allowed.*
- *Residential density is limited to 6 dwelling units per acre.*
- *Residential occupancy*
 - *West of North Donahue Drive is limited to the more restrictive family definition.*
 - *East of North Donahue Drive allows up to five (5) unrelated individuals*



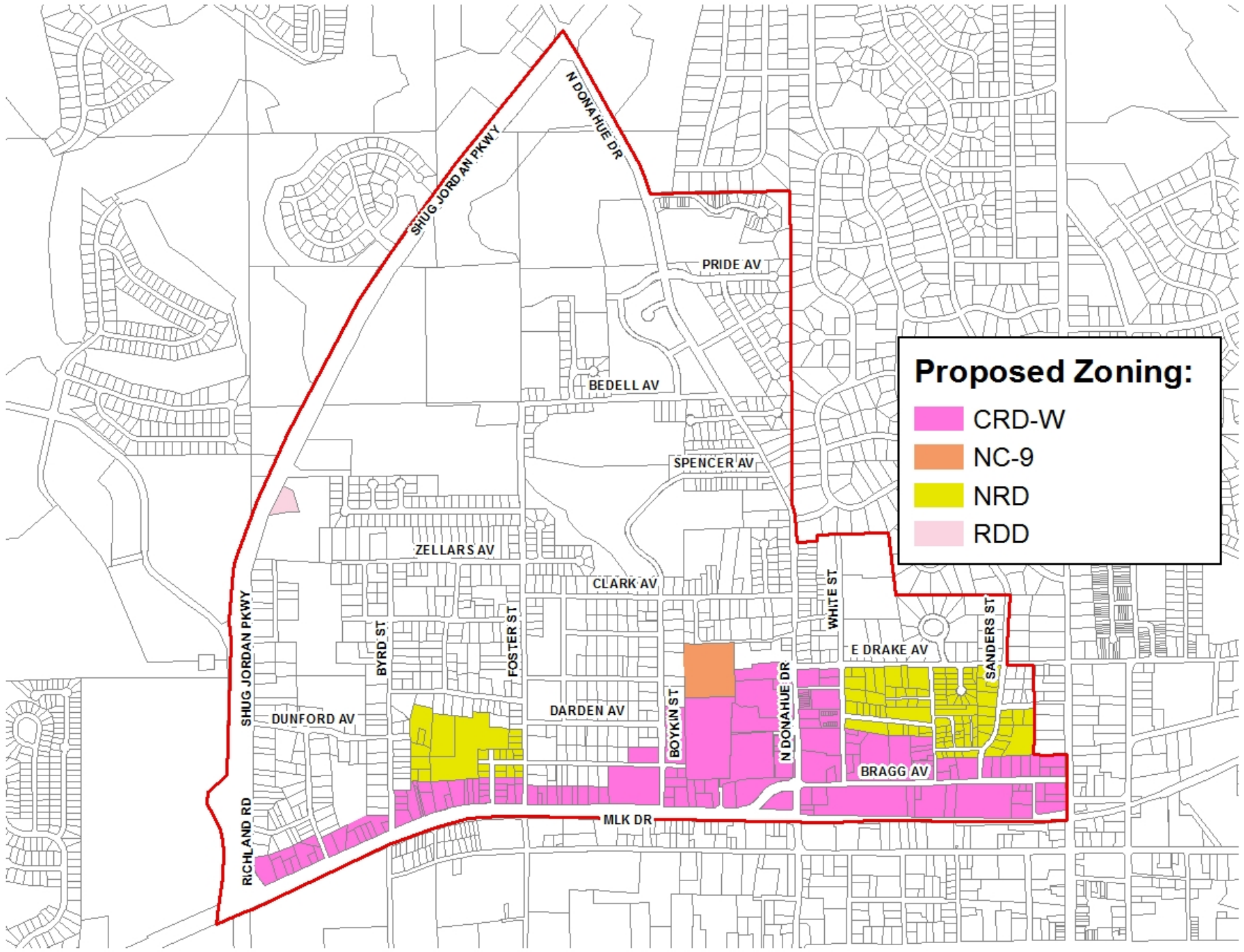
Current Zoning

- CDD
- LDD
- DD-H
- RDD
- NC-4
- NC-6
- NC-8
- NC-9
- NC-15



Proposed Zoning:

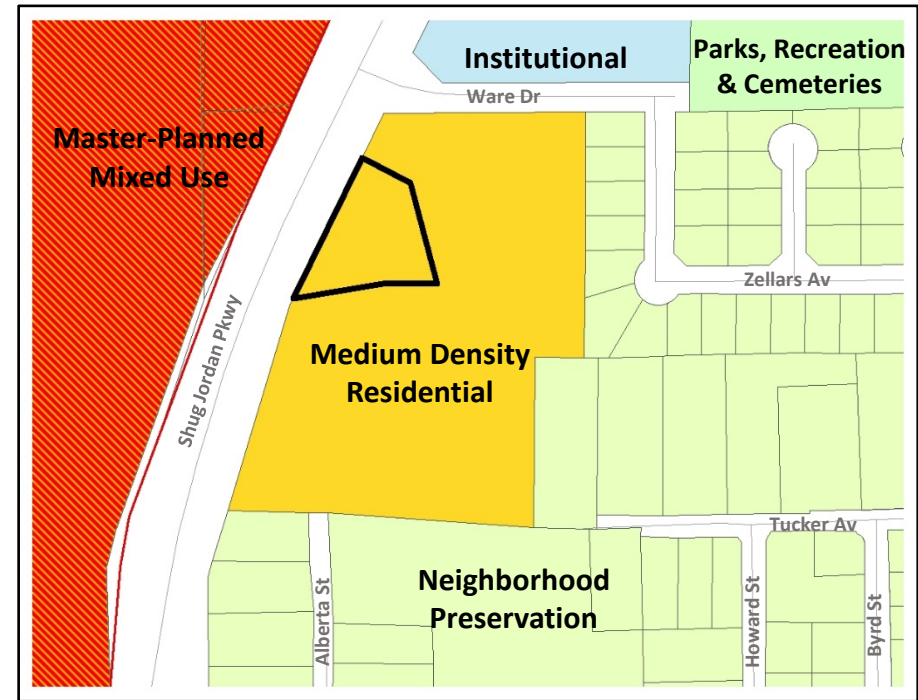
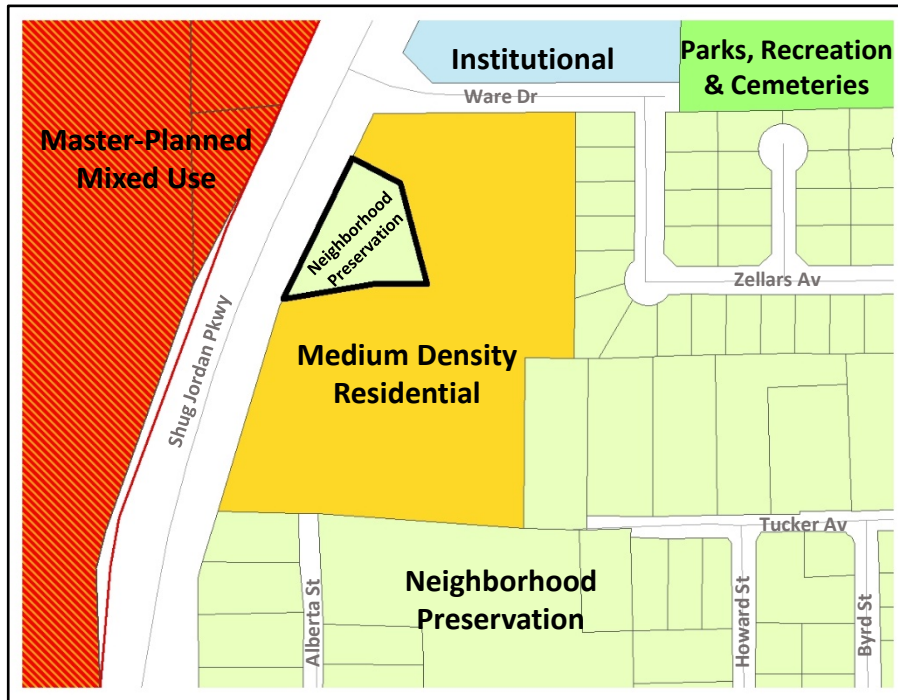
- CRD-W
- NC-9
- NRD
- RDD



Proposed Zoning:

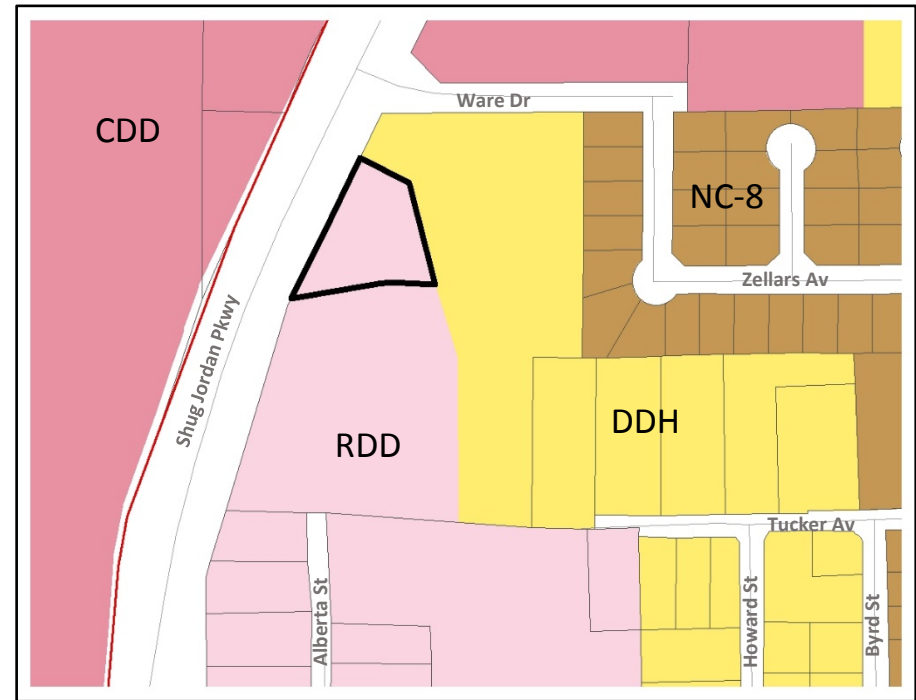
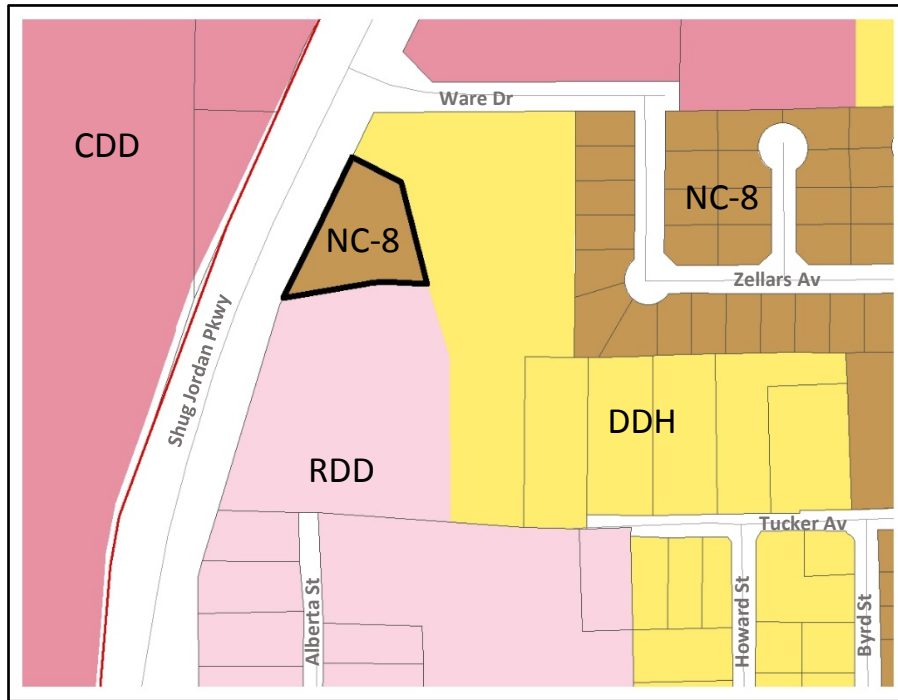
- CRD-W
- NC-9
- NRD
- RDD

Proposed Future Land Use Changes



- Current land use – **Neighborhood Preservation**
 - For stable existing neighborhoods, retaining the existing density and housing types
- Proposed land use – **Medium-Density Residential**
 - Various residential housing types allowed
 - Average density of eight (8) dwelling units per acre

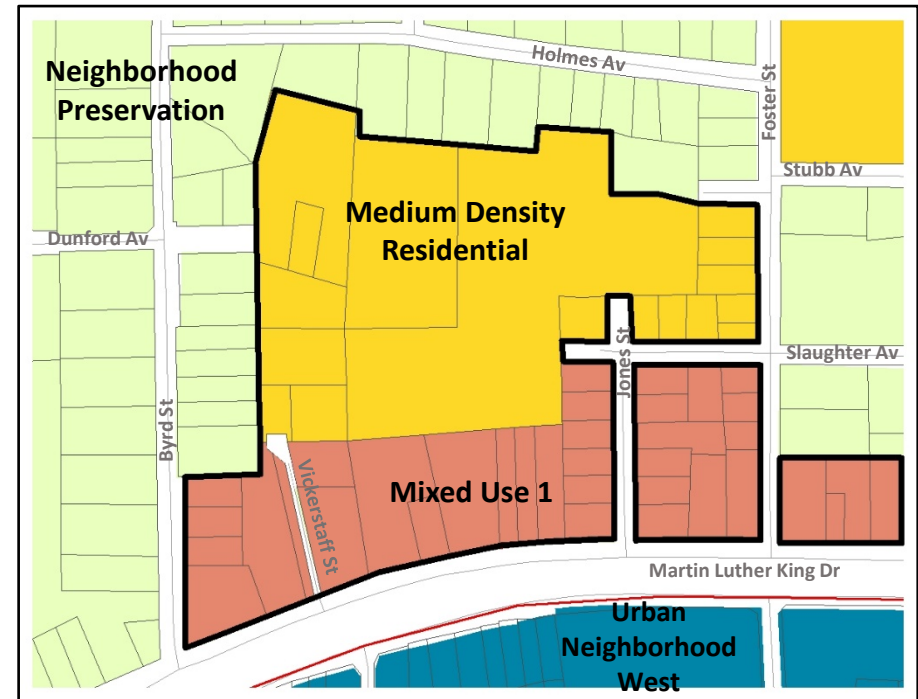
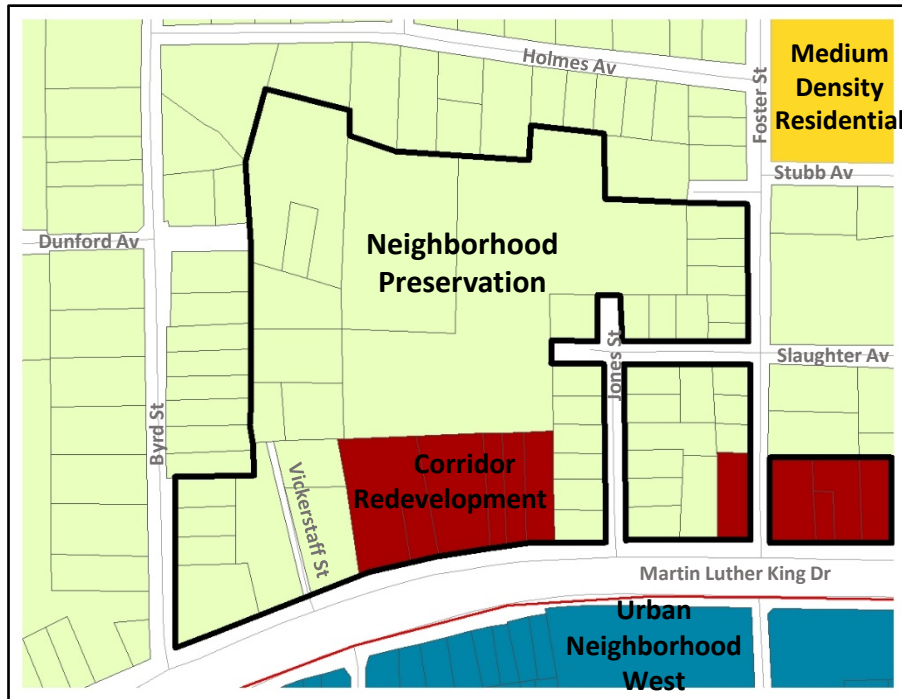
Proposed Zoning Changes



- Current zone – **NC-8**
- Single-family residential only

- Proposed zone – **RDD**
- Various residential allowed, all but single-family require conditional use approval
- Most commercial uses require conditional use approval

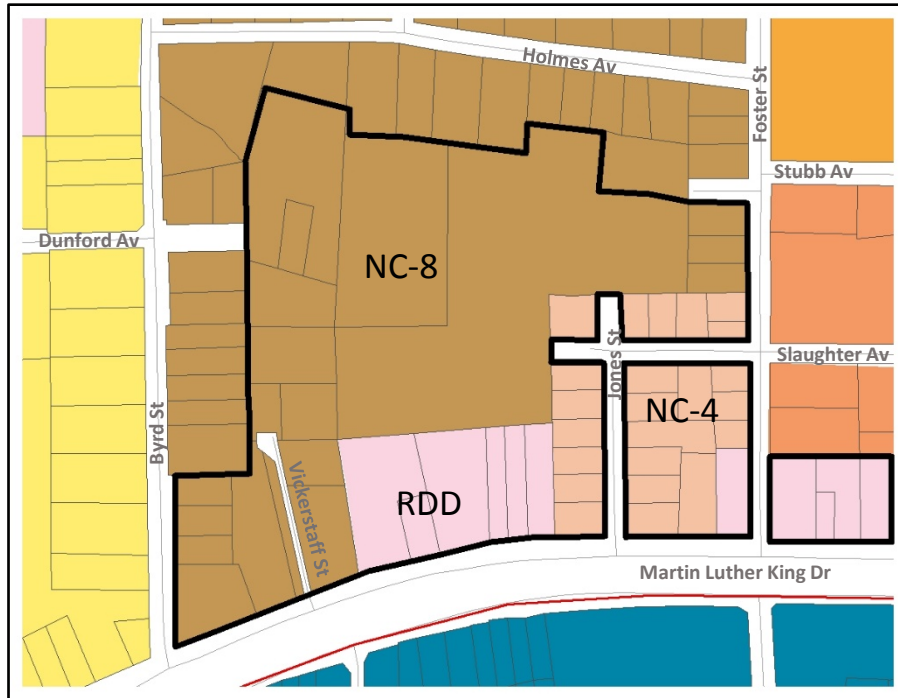
Proposed Future Land Use Changes



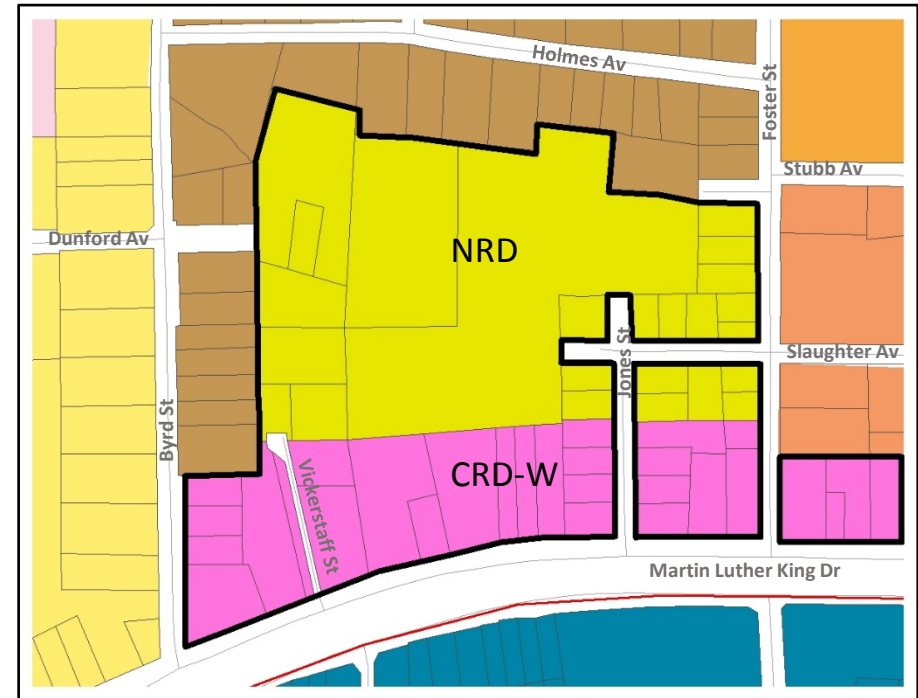
- Current land use – **Neighborhood Preservation**
 - For stable existing neighborhoods, retaining the existing density and housing types
- Current land use – **Corridor Redevelopment**
 - Encourages redevelopment along corridors
 - Average breakdown of uses should be 85% commercial, 5% office, and 10% residential (12 du/ac)

- Proposed land use – **Medium-Density Residential**
 - Various residential housing types allowed
 - Average density of eight (8) du/ac
- Proposed land use – **Mixed Use 1**
 - Includes retail, commercial, residential, and office uses
 - A mixture of uses is expected to be more horizontal than vertical

Proposed Zoning Changes

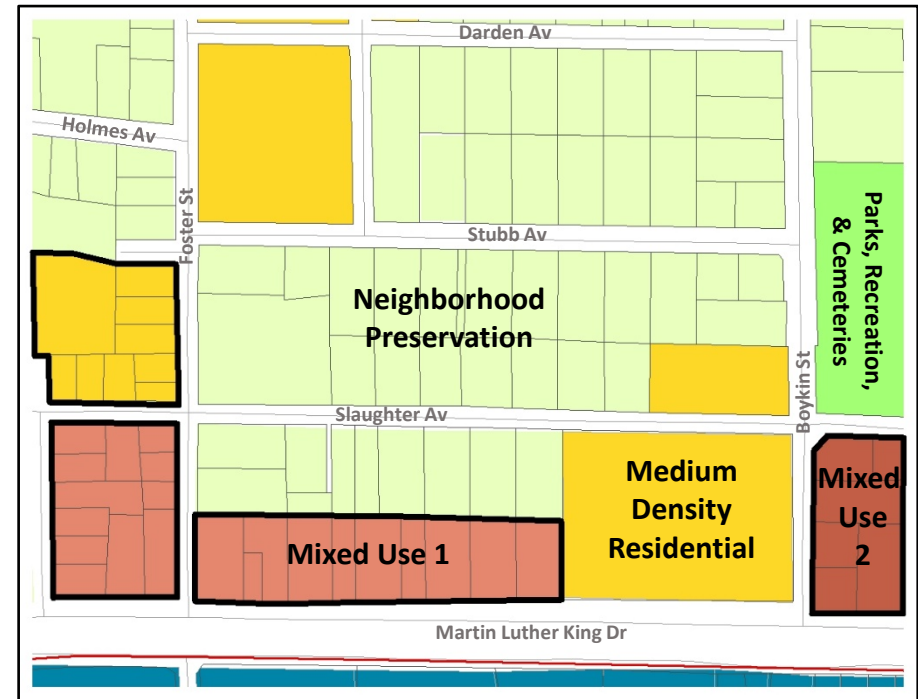
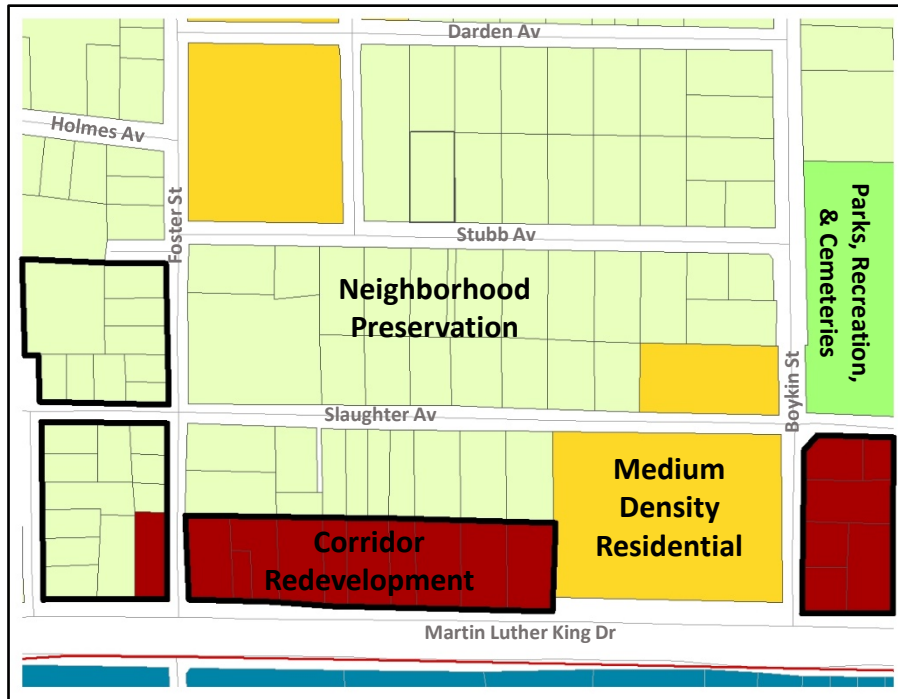


- Current zone – **NC-8, NC-4, and RDD**
- Single-family residential only in **NC**
- **RDD** allows various types of residential and commercial; most uses require conditional use approval



- Proposed zone – **NRD and CRD-W**
- **NRD** – strictly residential with various housing types; residential occupancy west of North Donahue Drive is limited to the more restrictive family definition
- **CRD-W** – allows for residential and commercial uses; residential occupancy allows up to 5 unrelated individuals; commercial uses will be similar to those allowed in the CRD-S, however more restrictive on road service uses

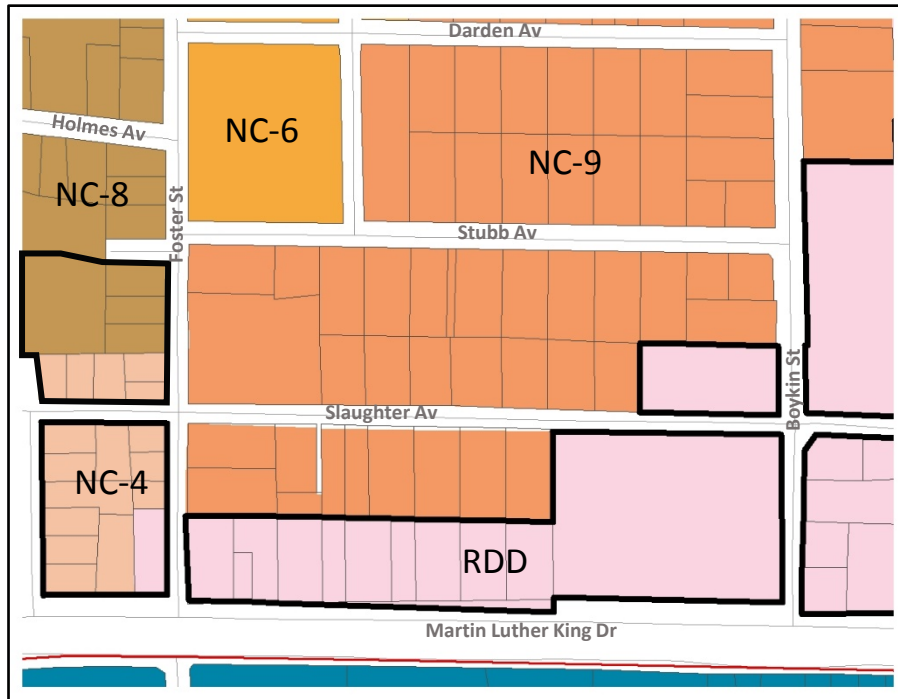
Proposed Future Land Use Changes



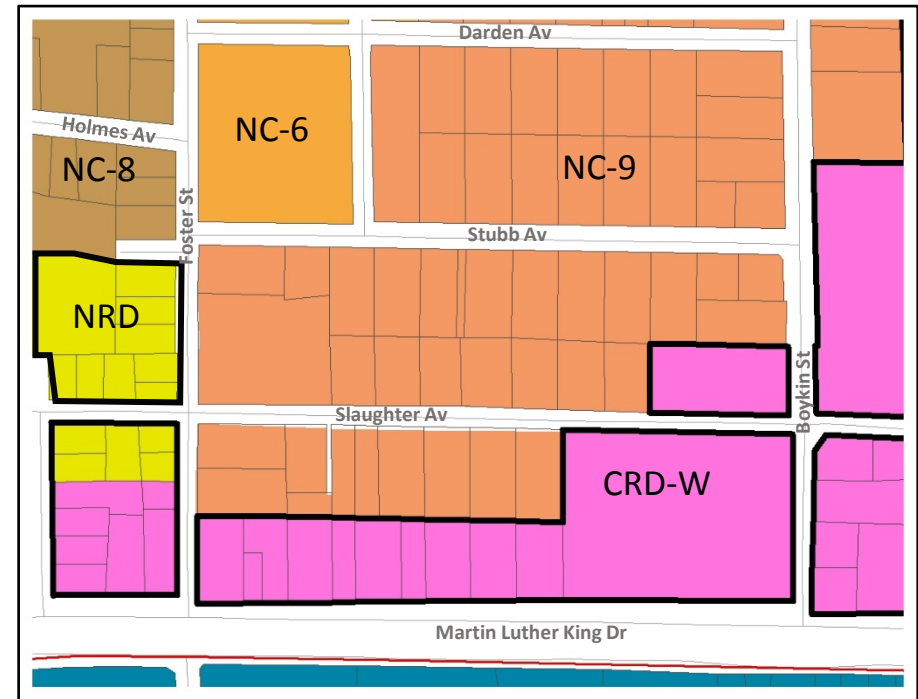
- Current land use – **Neighborhood Preservation**
 - For stable existing neighborhoods, retaining the existing density and housing types
- Current land use – **Corridor Redevelopment**
 - Encourages redevelopment along corridors
 - Average breakdown of uses should be 85% commercial, 5% office, and 10% residential (12 du/ac)

- Proposed land use – **Medium-Density Residential**
 - Various residential housing types allowed
 - Average density of eight (8) du/ac
- Proposed land use – **Mixed Use 1**
 - Includes retail, commercial, residential, and office uses
 - Mixture of uses expected to be more horizontal than vertical
- Proposed land use – **Mixed Use 2**
 - Focused on retail and adaptive reuse of existing structures with an urban feel
 - Residential uses are permitted in integration with retail uses
 - Mixed uses are permitted both horizontal and vertical

Proposed Zoning Changes

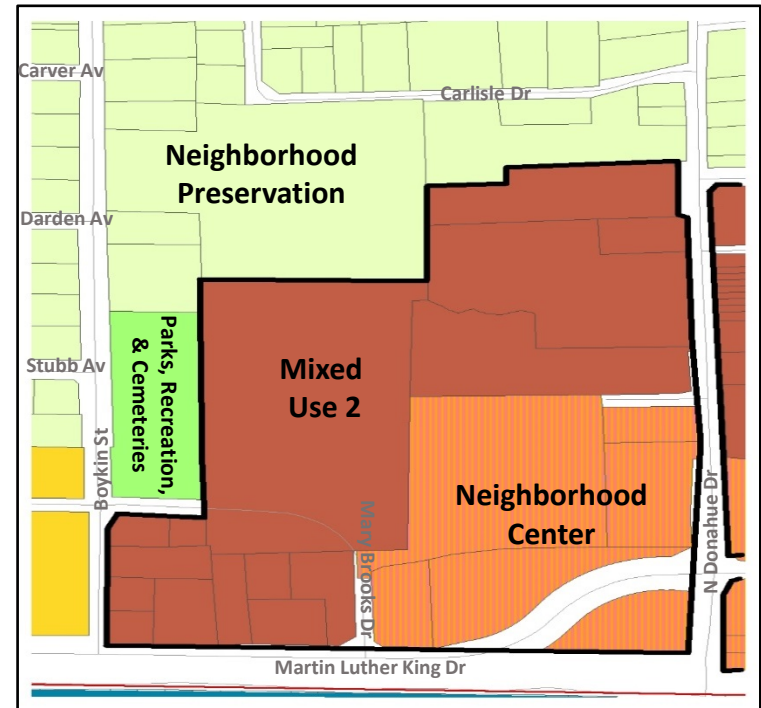
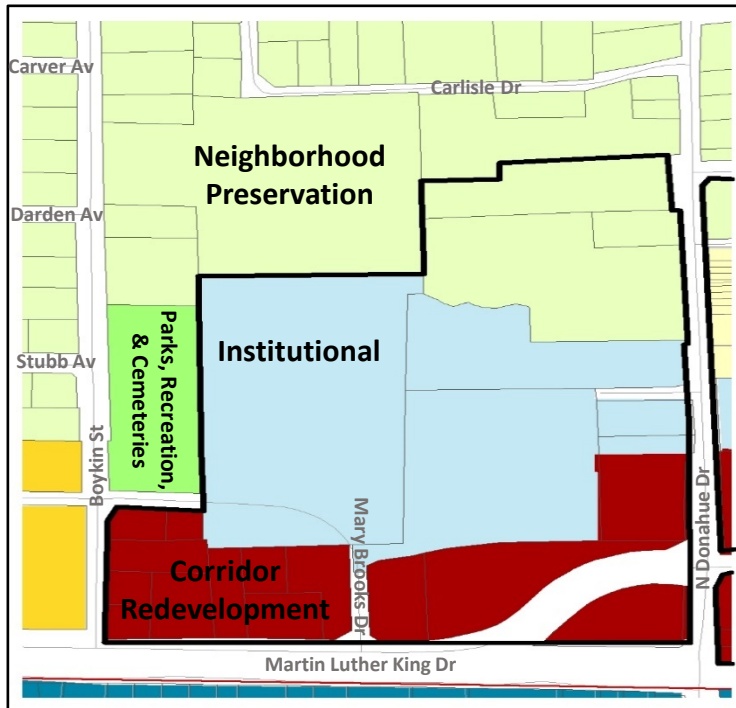


- Current zone – **NC-8, NC-4, and RDD**
- Single-family residential only in **NC**
- **RDD** allows various types of residential and commercial; most uses require conditional use approval



- Proposed zone – **NRD and CRD-W**
- **NRD** – strictly residential with various housing types; residential occupancy west of North Donahue Drive is limited to the more restrictive family definition
- **CRD-W** – allows for residential and commercial uses; residential occupancy allows up to five (5) unrelated individuals; commercial uses will be similar to those allowed in the CRD-S, however more restrictive on road service uses

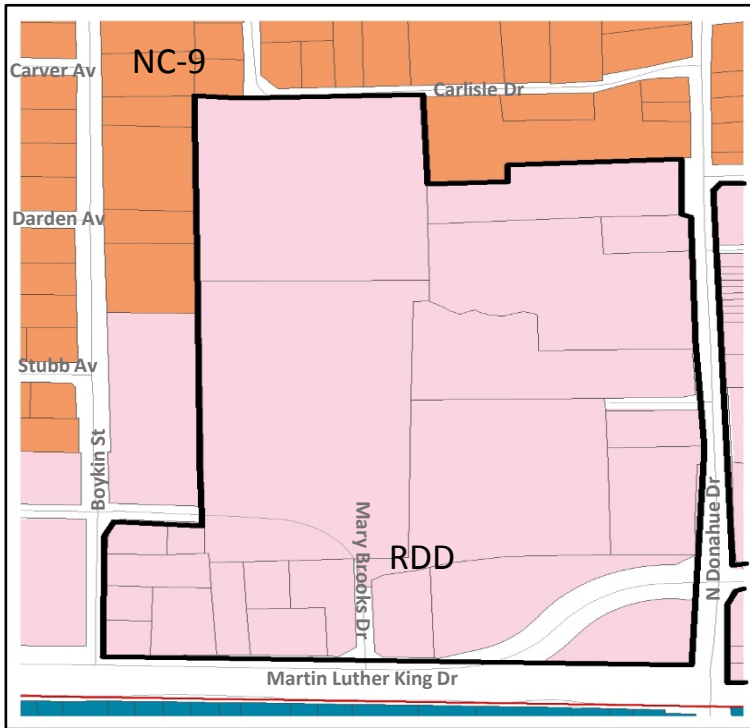
Proposed Land Use Changes



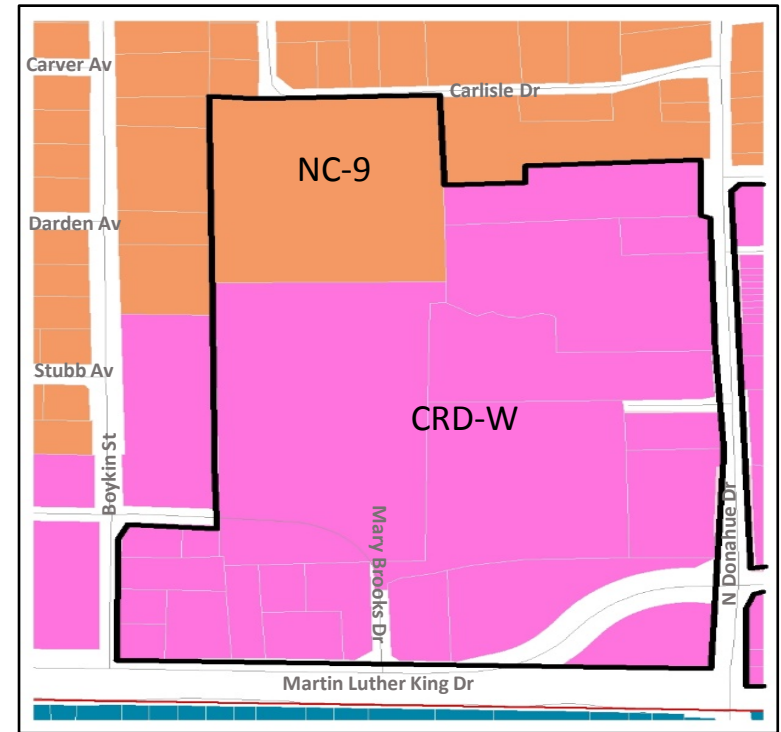
- Current land use – **Neighborhood Preservation**
 - For stable existing neighborhoods, retaining the existing density and housing types
- Current land use – **Institutional**
 - Uses include schools, churches, and government buildings
- Current land use – **Corridor Redevelopment**
 - Encourages redevelopment along corridors
 - Average breakdown of uses should be 85% commercial, 5% office, and 10% residential (12 du/ac)

- Proposed land use – **Mixed Use 2**
 - Focused on retail and adaptive reuse of existing structures with an urban feel
 - Mixed uses are permitted both horizontal and vertical
- Proposed land use – **Neighborhood Center**
 - Permitted uses include neighborhood-serving commercial uses as well as Martin Luther King Dr residential

Proposed Zoning Changes

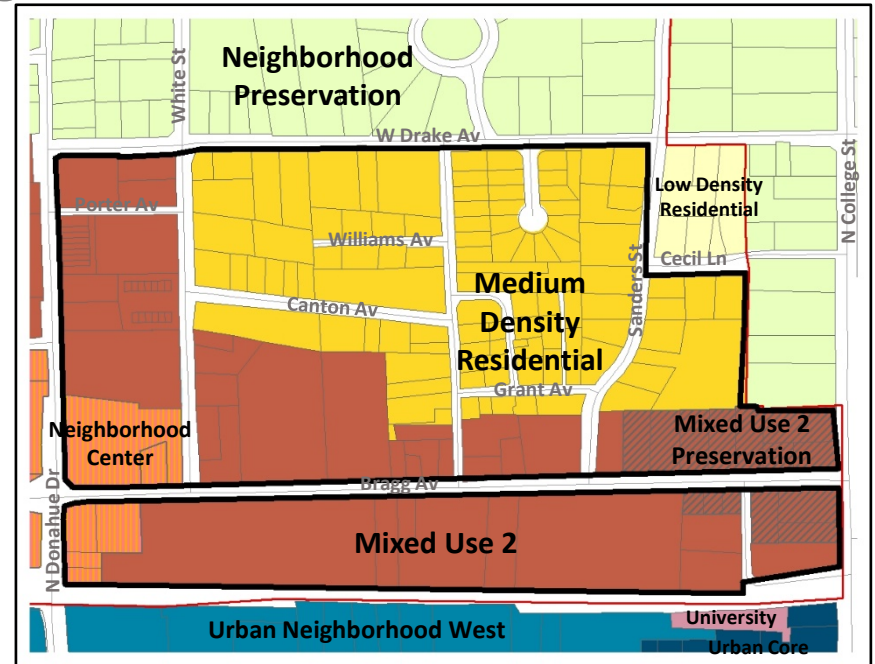
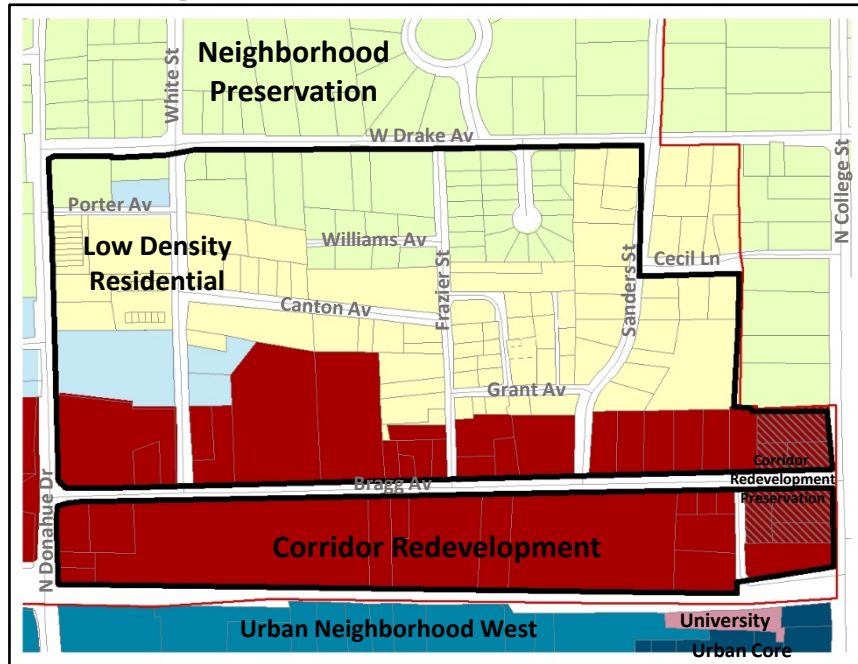


- Current zone – **NC-9 and RDD**
- Single-family residential only in **NC**
- **RDD** allows various types of residential and commercial; most uses require conditional use approval



- Proposed zone – **CRD-W and NC-9**
- **CRD-W** – allows for residential and commercial uses; residential occupancy allows up to 5 unrelated individuals; commercial uses will be similar to those allowed in the CRD-S, however more restrictive on road service uses
- **NC-9** - single-family residential

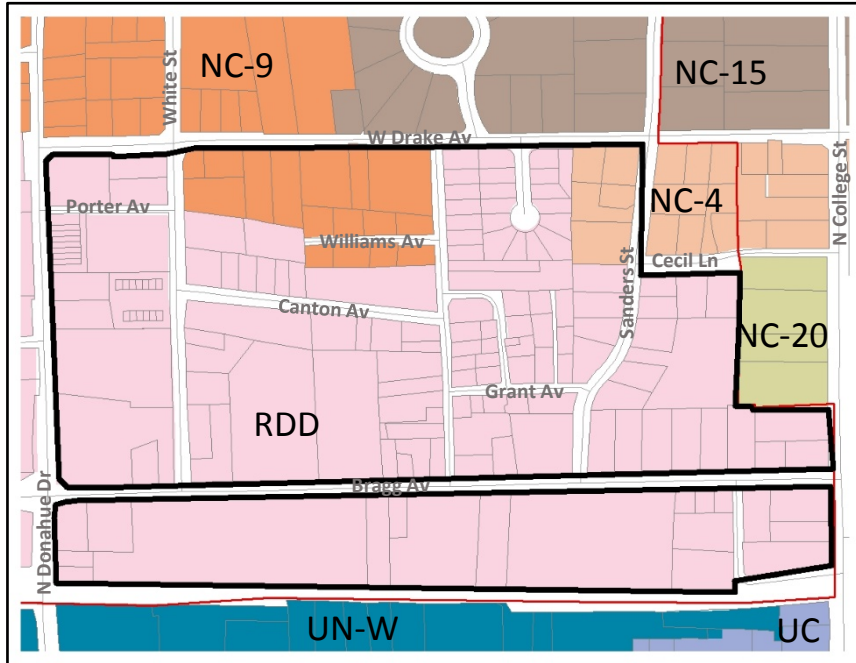
Proposed Land Use Changes



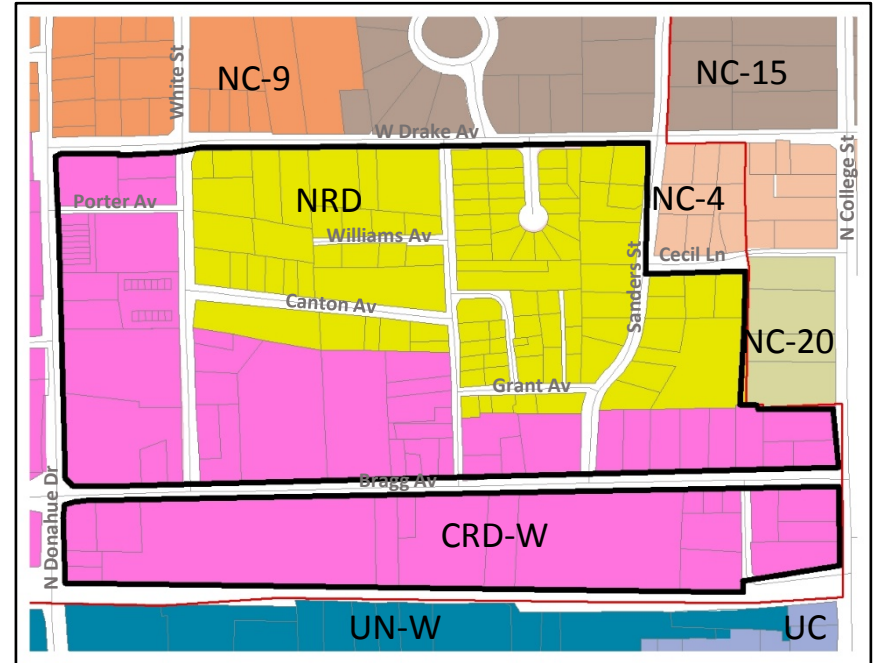
- Current land use – **Low-Density Residential**
 - Average density of four (4) du/ac
- Current land use – **Neighborhood Preservation**
 - Stable existing neighborhoods, retaining existing density & housing types
- Current land use – **Institutional** (schools, churches, or gov't buildings)
- Current land use – **Corridor Redevelopment**
 - Encourages redevelopment along corridors
 - Average breakdown of uses should be 85% commercial, 5% office, and 10% residential (12 du/ac)
- Current land use – **Corridor Redevelopment Preservation**
 - Redevelopment is encouraged, but reuse and protection of existing historic structures is a priority

- Proposed land use – **Neighborhood Center**
 - Permitted uses include neighborhood-serving commercial uses as well as residential
- Proposed land use – **Medium-Density Residential**
 - Various residential housing types allowed
 - Average density of eight (8) du/ac
- Proposed land use – **Mixed Use 2 Preservation**
 - Redevelopment is encouraged, but reuse and protection of existing historic structures is a priority
 - Average breakdown of uses should be 85% commercial, 5% office, and 10% residential (10 du/ac)
- Proposed land use – **Mixed Use 2**
 - Focused on retail and adaptive reuse of existing structures with an urban feel
 - Mixed uses are permitted both horizontal and vertical

Proposed Zoning Changes



- Current zone – **NC-4, NC-9 and RDD**
- Single-family residential only in **NC**
- **RDD** allows various types of residential and commercial; most uses require conditional use approval



- Proposed zone – **CRD-W and NRD**
- **CRD-W** – allows for residential and commercial uses; residential occupancy allows up to 5 unrelated individuals; commercial uses will be similar to those allowed in the CRD-S, however more restrictive on road service uses
- **NRD** - strictly residential with various housing types; residential occupancy east of North Donahue Drive allows up to five (5) unrelated individuals

MEETING AGENDA:

- *Background*
- *Recommendations*
- *Staff Updates*
- *Questions*



STAFF UPDATES

WORK SCHEDULED FOR 2017 and 2018:

PLANNING

- *Martin Luther King Drive and Bragg Avenue Streetscape Plan (CC November 2017)*
- *Future Land-Use: Text and Map Amendments (PC February 2018/CC March 2018)*
- *Zoning: Text and Map Amendments (PC March 2018/CC April 2018)*

PUBLIC WORKS

- *Completion of North Donahue Drive widening and sidewalks (December 2017)*
- *Widen Martin Luther King Drive/Richland Road and add a turn lane (December 2017)*
- *Extend the multi-use path from Webster Road to Richland Road (End of 2018)*

NW AUBURN NEIGHBORHOOD PLAN

BRAGG AVENUE | MLK DRIVE

QUESTIONS?



City of Auburn