



PLANNING COMMISSION REGULAR MEETING AGENDA

August 13, 2026 - 5:00 p.m.
City Council Chambers, 141 N. Ross Street, Auburn, AL

ROLL CALL

CITIZENS' COMMUNICATION

OLD BUSINESS

1. Conditional Use – Celebration Event Center – PUBLIC HEARING

CU-2026-029

Request: Recommendation to City Council for conditional use approval for a commercial and entertainment use (event center)

General Location: 1000 Main Street, STE B

Zoning District: Corridor Redevelopment District – Suburban (CRD-S)

Applicant: Kyle Langston

CONSENT AGENDA

Approval of Minutes

Packet Meeting July 6, 2026

Regular Meeting July 9, 2026

NEW BUSINESS

2. Annexation – Youth for Christ

AX-2026-012

Request: Recommendation to City Council for annexation of approximately 0.17 acres

General Location: 1400 North College Street

Zoning District: Outside City Limits

Applicant: Tabitha Vasilas, East Alabama Youth for Christ

3. Rezoning – Youth for Christ – PUBLIC HEARING

RZ-2026-016

Request: Recommendation to City Council to rezone approximately 1.35 acres to Comprehensive Development District (CDD)

General Location: 1400 North College Street

Zoning District: Development District Housing (DDH) and Rural (R)

Applicant: Tabitha Vasilas, East Alabama Youth for Christ

4. Preliminary Plat – Binford Residential – PUBLIC HEARING

PP-2026-012

Request: Preliminary plat approval for a 5-lot conventional subdivision

General Location: 1455 Binford Drive and 1519 & 1521 VFW Road

Zoning District: Neighborhood Conservation (NC-14)

Applicant: Brett Basquin, Foresite Group, LLC

- 5. Preliminary Plat – Brown Townhomes – PUBLIC HEARING** **PP-2026-013**
- Request: Preliminary plat approval for a 13-lot performance subdivision (townhomes)
- General Location: 311 East Samford Avenue
- Zoning District: Urban Neighborhood – South (UN-S)
- Applicant: Lee Tharp, Kadre Engineering
- 6. Conditional Use – Shoppes at Woodward Oaks – PUBLIC HEARING** **CU-2026-049**
- Request: Recommendation to City Council for conditional use approval for a commercial and entertainment use (package store)
- General Location: 1785 James Burt Parkway
- Zoning District: Development District Housing (DDH) with Planned Development District (PDD) overlay
- Applicant: Ashish V. Patel
- 7. Conditional Use – Project V – PUBLIC HEARING** **CU-2026-050**
- Request: Recommendation to City Council for conditional use approval for an industrial use (manufacturing)
- General Location: Haygood Court
- Zoning District: Industrial (I)
- Applicant: Brett Basquin, Foresite Group, LLC
- 8. Conditional Use – Chateau Apartments – PUBLIC HEARING** **CU-2026-051**
- Request: Recommendation to City Council for conditional use approval for a performance residential development (126-unit multiple-unit development)
- General Location: 560 Noth Gay Street
- Zoning District: Redevelopment District (RDD)
- Applicant: Brett Basquin, Foresite Group, LLC
- 9. Conditional Use – LeMans Apartments – PUBLIC HEARING** **CU-2026-053**
- Request: Recommendation to City Council for conditional use approval for a performance residential development (multiple-unit development)
- General Location: 560 Perry Street
- Zoning District: Redevelopment District (RDD)
- Applicant: Brett Basquin, Foresite Group, LLC
- 10. Conditional Use – Bragg Avenue Mixed-Use – PUBLIC HEARING** **CU-2026-055**
- Request: Recommendation to City Council for conditional use approval for a performance residential development (multiple-unit development)
- General Location: 152 Bragg Avenue
- Zoning District: Corridor Redevelopment District – West (CRD-W)
- Applicant: Lee Tharp, Kadre Engineering

11. Waiver – 337 East Magnolia Avenue

WZ-2026-010

Request: Waiver requests to Table 5-5, Development and Design Standard Requirements within the UN-E

1. 15-foot requirement for ground story height
2. 10.5-foot requirement for upper story height
3. Primary entrance from public right-of-way or sidewalk required for ground story unit
4. 30% fenestration requirement for second story
5. 20% fenestration requirement for third story

General Location: 337 East Magnolia Avenue

Zoning District: Urban Neighborhood – East (UN-E)

Applicant: Ryan Casadaban, The Letterman, LLC

OTHER BUSINESS

CHAIRMAN’S COMMUNICATION

STAFF COMMUNICATION

ADJOURNMENT