

NOTICE OF PUBLIC HEARING

PL-2019-00703

To: All resident citizens of the City of Auburn, Alabama, and other interested persons:

In accordance with Title 11-52-77 of the Alabama Code, as amended and the Zoning Ordinance of the City of Auburn, notice is hereby given that the Planning Commission of the City of Auburn will hold a public hearing on Thursday, January 9, 2020 at 5:00 p.m., in the Council Chambers of the Auburn Public Safety Department, 141 North Ross Street, to consider the following:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF AUBURN, ALABAMA, TO PROTECT THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PEOPLE RELATING TO PRIVATE DORMITORY AND ACADEMIC DETACHED DWELLING UNIT STUDENT HOUSING DEVELOPMENTS, REGULATIONS, DECLARING A MORATORIUM ON THE CONSTRUCTION OF PRIVATE DORMITORY AND ACADEMIC DETACHED DWELLING UNIT DEVELOPMENTS WITHIN THE CITY.

WHEREAS, The City of Auburn, Alabama, has previously determined that the proliferation of multiple unit developments in the City of Auburn must be monitored to prevent excess units from negatively impacting the safety, health and welfare of its citizens; and

WHEREAS, a detailed report was prepared by the City Planning Department, and the 2012 Danter Company multiple unit development market study was updated (A Student Housing Analysis in the City of Auburn, Alabama, May 14, 2015); and

WHEREAS, the Danter Report has again been updated on October 5, 2018; and

WHEREAS, the Mayor on November 6, 2018 created the Student Housing Task Force; and

WHEREAS, the Student Housing Task Force undertook a detailed investigation of the student housing market in the City and the amount of available student housing beds versus the enrollment at local institutions of higher learning; and

WHEREAS, the Student Housing Task Force commissioned an inventory of all student housing in Auburn and published the inventory on October 18, 2019; and

WHEREAS, the Danter Report identifies a purpose-built student housing absorption rate of approximately 400 beds per year; and

WHEREAS, on November 22, 2019 the Auburn University Board of Trustees adopted an updated Undergraduate Enrollment Policy which states that total undergraduate enrollment is to be maintained at approximately 25,000 students; and

WHEREAS, the updated Auburn University Undergraduate Enrollment Policy has not been evaluated or considered as part of the current Danter Report; and

WHEREAS, there is growing concern that the proliferation and saturation of purpose-built student housing in the City in the form of new Private Dormitories and Academic Detached Dwelling Units is exceeding the recommended annual absorption rate as identified in the Danter Report; and

WHEREAS, the City of Auburn Zoning Ordinance defines a Private Dormitory as a building or buildings not operated by an academic institution containing rooms forming one or more habitable units which are used or intended to be used by residents of academic institutions. The typical unit configuration is a suite with common space for living and cooking and private bedrooms, each with a dedicated bathroom. Most properties offer furnished units that rent by the bed with parental guarantees. Utilities are typically included with the lease rate and lease terms are most commonly for one (1) academic year; and

WHEREAS, the City of Auburn Zoning Ordinance defines an Academic Detached Dwelling Unit as a freestanding structure, completely separate from all other structures, and intended to be used by no more than five (5) residents of academic institutions. The typical unit configuration includes common space for living and cooking and private bedrooms, each with a dedicated bathroom. The typical unit is distinguished from a single family detached dwelling unit (SFDDU) in one or more ways including, but not limited to: 1) it may not have a master bedroom/master bath; 2) bedrooms are typically smaller in floor area than they are in a SFDDU; 3) common spaces are typically smaller than those found in a SFDDU; and

WHEREAS, City staff is in the process of formulating recommendations to the Planning Commission and City Council to manage the proliferation of Private Dormitory and Academic Detached Dwelling Unit developments; and

WHEREAS, City staff is nearing completion of their recommendations; and

WHEREAS, it is necessary for the City Council to temporarily halt construction of Private Dormitory and Academic Detached Dwelling Unit developments within the City while the recommendations are finalized and specific zoning and code amendments are considered by the Planning Commission and City Council.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Auburn, Alabama, on February 18, 2020 as follows:

Section 1. That in order to protect the public health, safety and welfare, there is hereby declared, effective on the publication date of this ordinance, a moratorium on the construction of Private Dormitory and Academic Detached Dwelling Unit developments as herein defined within the City.

Section 2. That this moratorium shall be effective immediately upon passage and publication as required by law and shall continue through May 27, 2020, unless terminated or extended by action of the City Council.

Section 3. That all laws, regulations and ordinances inconsistent herewith are temporarily suspended or superseded by this ordinance until this ordinance terminates or is revoked or amended by further action.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the ____ day of _____, 2020.

/s/ Mayor
ATTEST:
/s/ City Manager

**The Villager
December 19, 2019**