

# City of Auburn, Maine

*"Maine's City of Opportunity"*

## Office of Planning & Development

To: Auburn Citizens

From: Douglas M. Greene, AICP, RLA; City Planner

Date: July 2, 2014

RE: Information on Pond View/Taylor Pond Zone Change Request (ZOMA-1194-2014)

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The Department of Planning and Development would like to provide additional information to the public regarding a proposed zone change in the area of Pond View and Ledge View Drives in the southwest area of Taylor Pond. The zone change request is scheduled to be heard by the Auburn Planning Board on Tuesday, July 8<sup>th</sup> with the meeting starting at 6 pm.

One of the areas discussed for a change in future land use during the 2010 Comprehensive Plan update was the area around Pond View and Ledgeview Drives. Over many years, this area was developed in small summer camps but zoned Low Density County Residential (LDCR), which has a 3 acre minimum lot size and fairly large building setbacks. This area is also served by sanitary sewers which also can facilitate smaller lots.

The reasons the 2010 Comprehensive Plan recommends this change are:

1. The change is consistent with the Comprehensive Plan in areas that are served by public sewers.
2. The zone change will make more of the lots in the area more conforming than the existing zoning.
3. The zone change will allow for the redevelopment of seasonal homes into year round homes by providing setbacks that are smaller than currently allowed.
4. The zone change will make the homes in the area of the proposed zone change more consistent with existing development patterns in the area.

The following maps and related attachments will be posted on the city website that will illustrate:

1. The existing zoning in the area.
2. The future land use recommendations of the 2010 Comprehensive Plan in this area.
3. The proposed zoning for ZOMA-1194-2014.
4. The properties affected by the zone change (who also received notification letters)
5. The properties within 500' that received notification letters.
6. The Citizen initiated petition and associated map.
7. Zoning regulations for the existing and proposed zoning.
8. The Definition of Moderate Density Neighborhood Conservation District, which is what the 2010 Comprehensive Plan recommended for this area.