



City of Auburn, Maine

Office of Planning & Permitting

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To: Auburn Planning Board

From: Katherine Cook, Planning Coordinator

Re: Workshop On Part II; T-4.2 in Areas A-D described below. Consider changing four areas of the City from Rural Residential, Urban Residential, Suburban Residential, and Multi-Family Suburban areas to the Traditional Neighborhood Development District as defined in the Comprehensive Plan.

Date: April 12th, 2022

PROPOSAL #1: T-4.2 A-D Consider changing four areas of the City from Rural Residential, Urban Residential, Suburban Residential, and Multi-Family Suburban areas to the Traditional Neighborhood Development District as defined in the Comprehensive Plan. **Area A:** includes 936 acres of Urban Residential, Multi-Family Suburban and Rural Residential within the New Auburn Urban Residential areas and to Broad Street; **Area B:** includes 19 acres of Urban Residential within the Vickery Road area; **Area C:** includes 148 acres of Suburban Residential and Urban Residential within the Poland, Manley, Hotel Road Residential area; and **Area D:** includes 288 acres of Urban Residential and Multi-Family Suburban within the Bates, Bradman, Stetson Road Residential area.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT (TND)

Objective – Allow for the development of a wide range of residential and community uses at a density of up to 14 units per acre in areas that are served or can be served by public/community sewerage and public/community water (see Figures 2.3, 2.4 and 2.6). New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

Allowed Uses – The Traditional Neighborhood Development District generally follows the boundaries of the Urban Residential Zoning District, in effect at the time of the 2021 Comprehensive Plan update. The following general types of uses should be allowed within the Traditional Neighborhood Development District:

- Low and High-Density Residential Dwellings
- Home Occupations
- Plant/Crop-Based Agriculture
- Community Services and Government Uses
- Small Offices and Mixed-Use Buildings
- Small commercial operations that do not exceed the average lot size of the neighborhood (or more than two times the average size of the home).

Development Standards – Residential uses should be allowed at a density of up to 16 units per acre with no minimum road frontage required, shared driveways are encouraged. The areas within the Traditional Neighborhood designation are served by public/community sewer and water. In general, the minimum front setback should be 15 feet max. Side and rear setbacks should be 5-10 feet or 25% of the average depth of the lot to establish dimensional standards that relate to the size and width of the lot with up to 70% lot coverage. Minimum building height 1 story with maximum of 3 stories (excluding an attic story).

- I. **PLANNING BOARD ACTION/STAFF SUGGESTIONS:** Staff then recommends that the Board consider the proposals and direct Staff to draft text and maps to continue discussion. Based on previous discussions staff recommend the Board consider the following as part of the drafting: 1.) Define building front setbacks in all formed base code to allowed buildings to be oriented towards accessways and parking areas. 2.) Utilize public parking in all formed based code. 3.) Consider possible modifications to density and business uses to honor the existing neighborhood character, public feedback from recent discussions and the Comprehensive Plan. Staff recommends continuing this conversation at the May 10, 2022 Planning Board Meeting or a workshop if the Board is willing to schedule one sooner.

Additional Considerations through Comprehensive Plan/ Community Conversations and City Council:

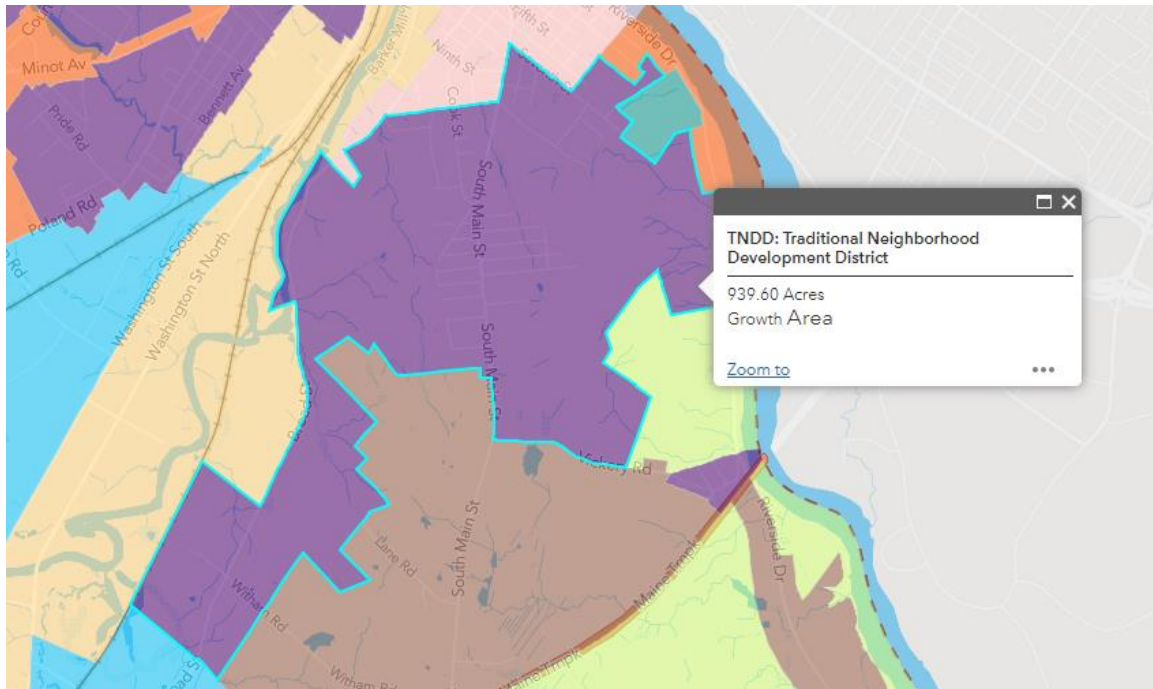
1. The 2021 Comprehensive Plan recommends expanding the Formed Based Zoning in this area to include four additional areas proposed on the map. This can be accomplished without creating a new district by 1.) using the existing T-4.2, 2.) Modifying the existing T-4.2, or 3.) Introducing a new Form-Based Zone T-4.2B.
2. The area is considered the core of the city and the 2021 Comp Plan supports higher density where infrastructure is available or can be made available. (Sewer, water, power, high speed internet, gas & roads)
3. The proposal can be implemented without detriment to city resources.

Recommended Action: Offer Staff guidance on a revised or new district incorporating four new areas, A-D described in this memo, be adjusted from Urban Residential, Suburban Residential, Rural Residential and Multi-Family Suburban to Traditional Neighborhood Development District; T-4.2B.

Confirm that the Board will hold a workshop on this topic at the May 10, 2022 Planning Board Meeting or another date sooner that the Board is available.

Area A: New Auburn and Broad Street Traditional Neighborhood District Form Based Code Expansion

Initiate consideration of the Comprehensive Plan recommendation to expand the T.4.2 Traditional Downtown Neighborhood or some variation of that district to the New Auburn Urban Residential Areas and to Broad Street as outlined on the adjacent Map. The area includes 936 acres within a designated Growth Area.



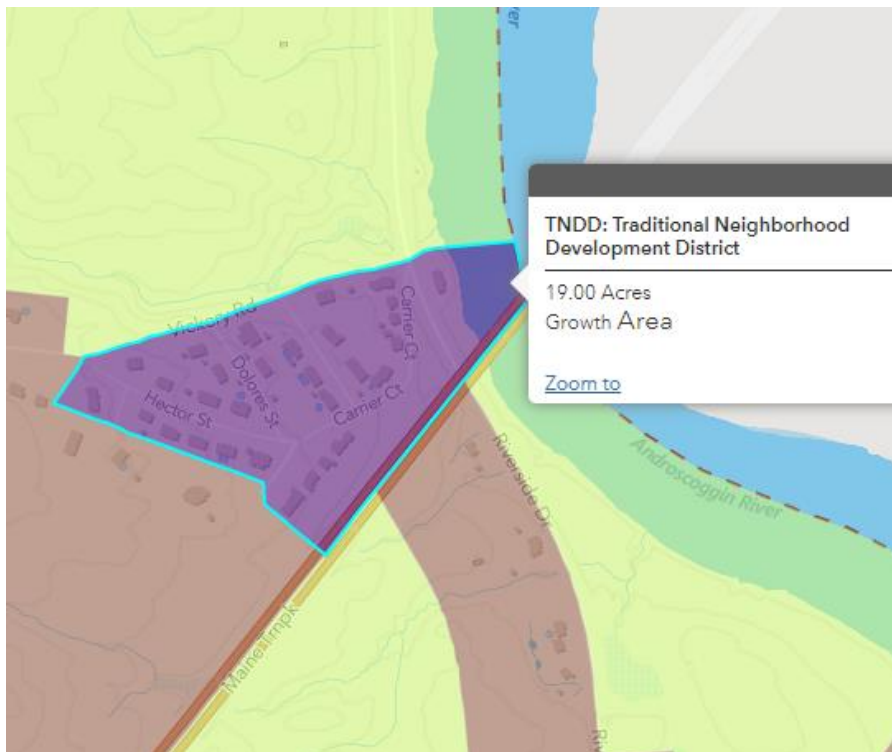
Examples from South Maine Street and Adjacent Streets





AREA B: Vickery Road Traditional Neighborhood District Form Based Code Expansion

Initiate consideration of the Comprehensive Plan recommendation to expand the T.4.2 Traditional Downtown Neighborhood or some variation of that district to the Vickery Road area as outlined on the adjacent Map. The area includes 19 acres within a designated Growth Area.

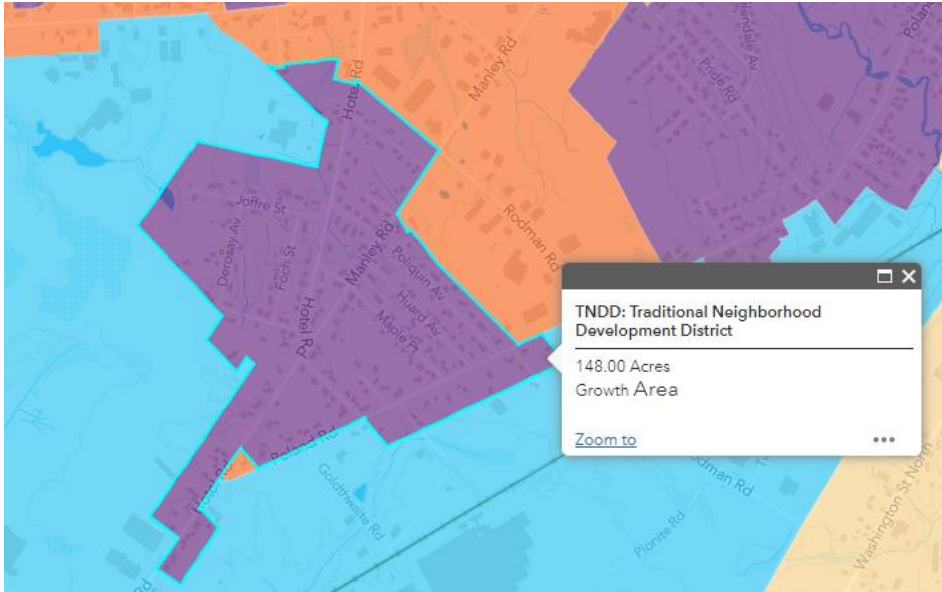


Examples of currently existing design within Hector Road and Carrier Court



AREA C: Poland/Manley/Hotel Road Traditional Neighborhood District Form Based Code Expansion

Initiate consideration of the Comprehensive Plan recommendation to expand the T.4.2 Traditional Downtown Neighborhood or some variation of that district to the Poland/Manley/Hotel Road Residential area as outlined on the adjacent Map. The area includes 148 acres within a designated Growth Area.

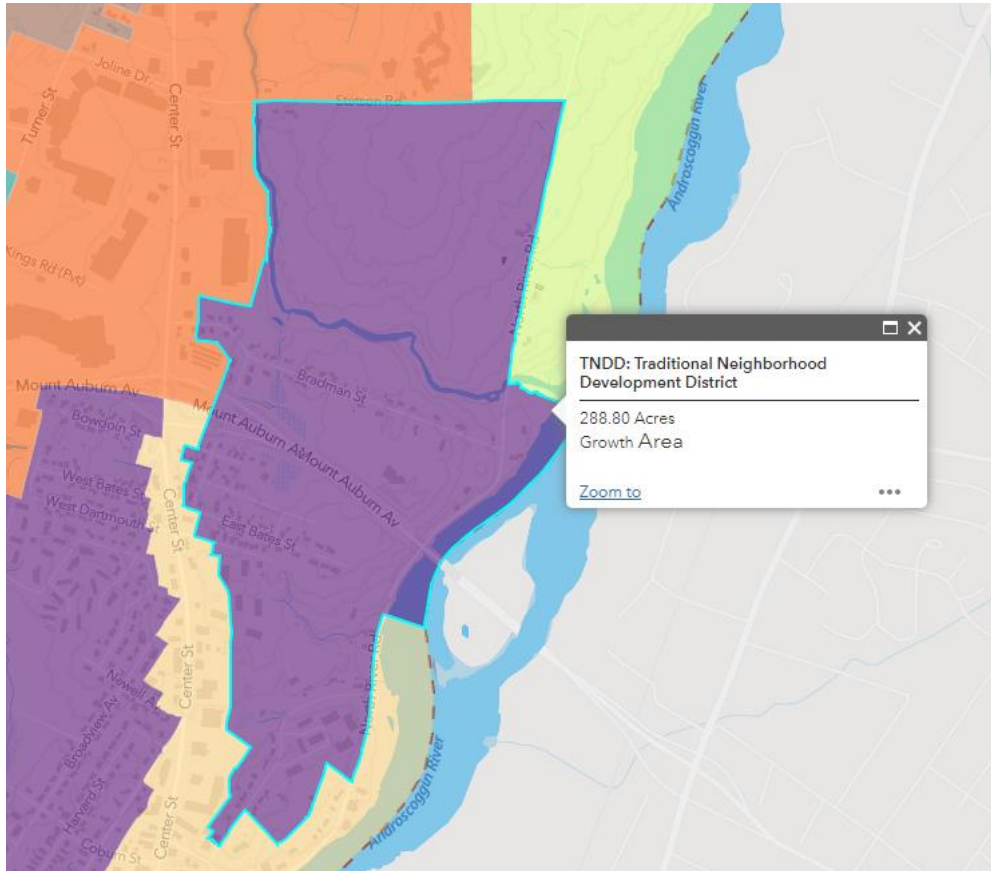


Examples from Manley Road and Adjacent Streets



AREA D: Bates, Bradman, Stetson Traditional Neighborhood District Form Based Code Expansion

Initiate consideration of the Comprehensive Plan recommendation to expand the T.4.2 Traditional Downtown Neighborhood or some variation of that district to the Bates, Bradman, Stetson Road Residential area as outlined on the adjacent Map. The area includes 288 acres within a designated Growth Area.



Examples of existing design within East Bates Street and Adjacent Streets:

