



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

Date: October 10, 2023

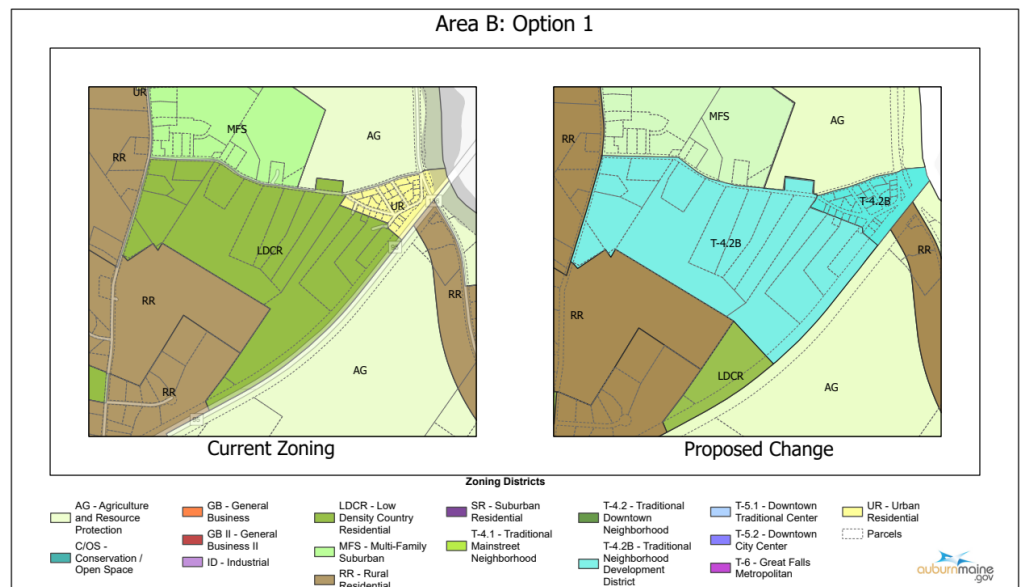
To: Auburn Planning Board

From: Katherine Cook, Planning Coordinator

Re: **Staff Report on Map Amendment for Area B in the Vickery Road Area**

- I. **Public Hearing/ Map Amendment “Area B”:** Amend the official zoning map of the City of Auburn entitled “City of Auburn, Zoning Map, dated May 16, 2016,” revised through its current date and revisions, as provided under Sec. 60-5 of the Zoning Ordinance, to rezone certain land area from the Urban Residence zoning district and the Low-Density Country Residence zoning district to the Traditional Neighborhood Form Based Code T-4.2B zoning district. This area is generally located near Vickery Road. This item is pursuant to Chapter 60, Article XVII, Division 2- Amendment to the Zoning Ordinance or Zoning Map.

- II. **Background:** On September 13, 2023, the planning board reviewed two options for the zone change boundaries of Area B. Staff presented “Option 1” which applied T-4.2B to the Vickery Road Neighborhood, and the current Low Density Country Residential area south of Vickery Road between South Main Street and Riverside Drive, and “Option 2,” which extended the zoning change further down South Main Street to the Turnpike also changing affecting the Rural Residential zone. The planning board decided to hold a public hearing the following month on “Area B, Option 1” because it aligns more closely to the Comprehensive Plan, which calls for a less dense development pattern than T-4.2B would produce in areas to the south of Vickery Road. The planning board specified they prefer the zone change boundaries follow “Option 2” presented at the September meeting and asked that the staff prepare a workshop presenting possible zones that would accomplish the Comprehensive Plan’s guidance of approximately 8 units per acre. Staff plans to have that workshop before the Board for the November meeting.



Previous Meetings:

- **May 21, 2022**—Planning Board Workshop on Area A, B, C, and D
- **July 11, 2023**—Planning Board Public Hearing on Area A, B, C and D. All areas were tabled with recommendations for staff to bring to the following meeting.

- **August 8, 2023**—Planning Board Public Hearing on Area A1, A2, B1 & B2, Area C, and Area D. Planning Board made recommendations on all map amendments except Area B. They asked to see the different option to connect Area B to Area B1
- **September 13, 2023**—Planning Board Workshop on “Area B Option 1” and “Area B Option 2” which depicted different boundaries for the potential zone change. Planning Board directed staff to prepare Area B Option 1 for a Public Hearing

III. Department Review:

- Police - No Comments
- Auburn Water and Sewer – No Comments
- Fire Department/Code Enforcement – No Comments
- Engineering – No Comments
- Public Services - No Comments
- Airport – No Comments
- 911 - No Comments

IV. Planning Board Action: Staff recommends that the Board forward a positive recommendation to the Council under Sec. 46-374 supporting the proposed changes.

V. Suggested Motion: I make a motion to amend the official zoning map of the City of Auburn entitled “City of Auburn, Zoning Map, dated May 16, 2016,” revised through its current date and revisions, as provided under Sec. 60-5 of the Zoning Ordinance, to rezone certain land area from the Urban Residence zoning district and the Low-Density Country Residence zoning district to the Traditional Neighborhood Form Based Code T-4.2B zoning district as shown on the corresponding map and presented in the materials for this meeting.