



## City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

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Date: October 10, 2023

To: Auburn Planning Board

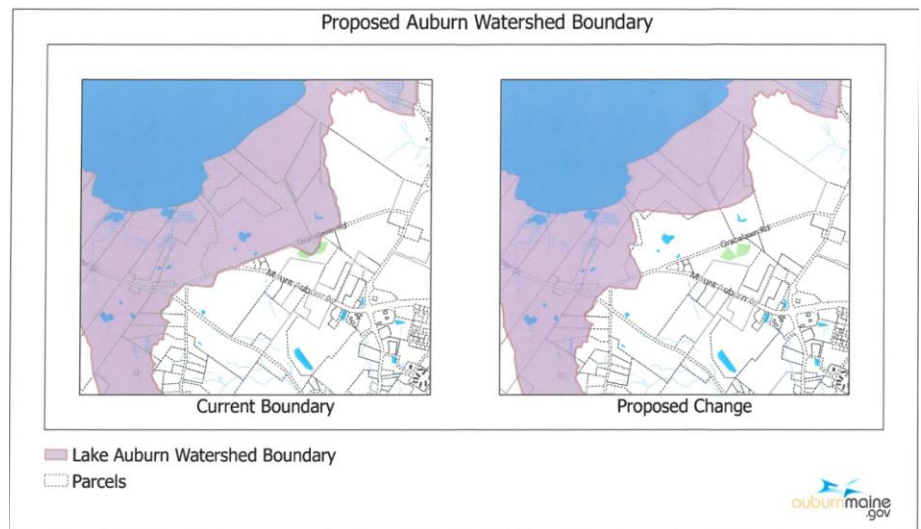
From: Katherine Cook, Planning Coordinator

Re: **Staff Report on possible zoning map amendment near Mount Auburn Ave.**

**Updated 10/05/2023**

- I. **Workshop/ Map Amendment:** New zone considerations for area outside the new Lake Auburn Watershed Overlay at the south side of Lake Auburn

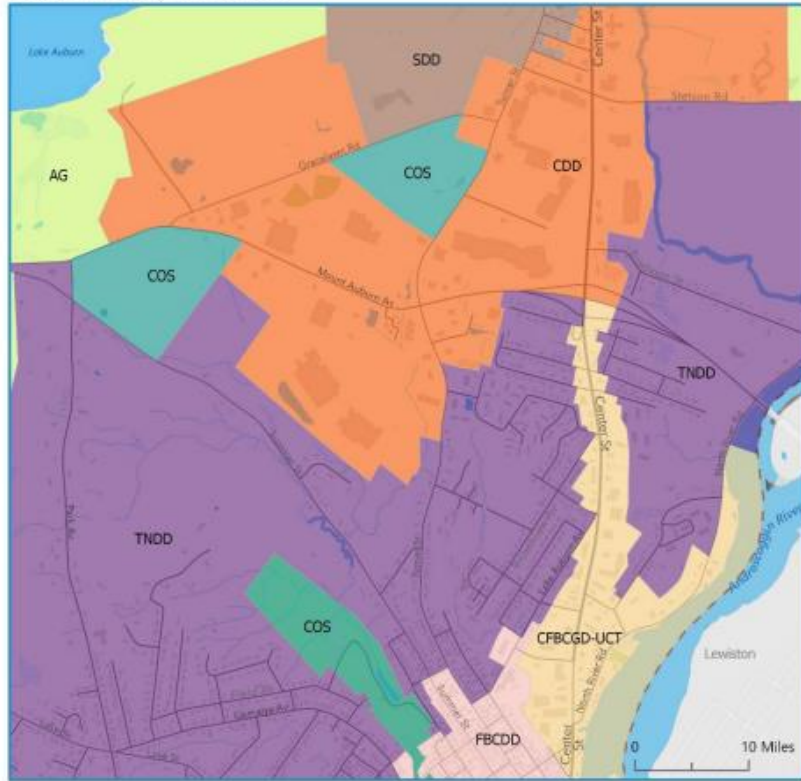
- II. **Background:** In November, the planning board will consider updating the Lake Auburn Watershed Overlay zoning map to match the “DWP Potential Boundary” that was agreed upon by the City of Auburn, Auburn Water and Sewer District, and Lewiston Water Division. The land area that is removed from the watershed, approximately 80 acres, is currently zoned Agriculture and Resource Protection. The purpose of this workshop is to discuss what other zone would fit in the Gracelawn area that is no longer in the watershed. A draft map showing the potential zone change is attached.



The Future Land Use Plan for the area near Gracelawn to be changed to the Commercial Development District (CDD), which is synonymous with the General Business District in its allowed uses and densities. Staff believes that General Business (GB) would be the most appropriate option to apply in this area based on direction from the 2021 Comprehensive Plan. An important goal for the city is listed in Strategy I.2.3.c in the Comprehensive Plan: to “investigate opportunities for high quality, creative use of vacant land and/or buildings in and around commercial/ industrial centers.” This includes rezoning Gracelawn Pits as a planned development site to be used for a mix of office, retail, and residential space, while assuring that the water quality of Lake Auburn is protected, (page 73, Comprehensive Plan). Pursuing a zoning amendment to change the area outside the watershed in the Gracelawn pit area but excluding the landfill parcel achieves the goal of providing opportunity for mixed use development outside of the Lake Auburn Watershed.

- III. **Planning Board Action:** Provide questions, comments, feedback, staff, and prepare for public hearing on a zoning map amendment in November.

## Future Land Use



**Figure 2.4**  
**Center Street Area**

- AG - Agriculture District
- CDD - Commercial Development District
- CFBCGD-UCT - Commercial Form-Based Code Gateway Development District (Union/Center/Turner)
- COS - Conservation/Open Space
- FBCDD - Form-Based Code Development District
- SDD - Suburban Development District
- TNDD - Traditional Neighborhood Development District



Path: D:\GIS\Projects\HMF\Map\_Misc\Projects\CompPlans\2020\FutureLandUse\FutureLandUse.aprx Updated: 12/15/2021

