



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

60 Court Street | Auburn, Maine

04210 www.auburnmaine.gov |

207.333.6601

Date: November 14, 2023

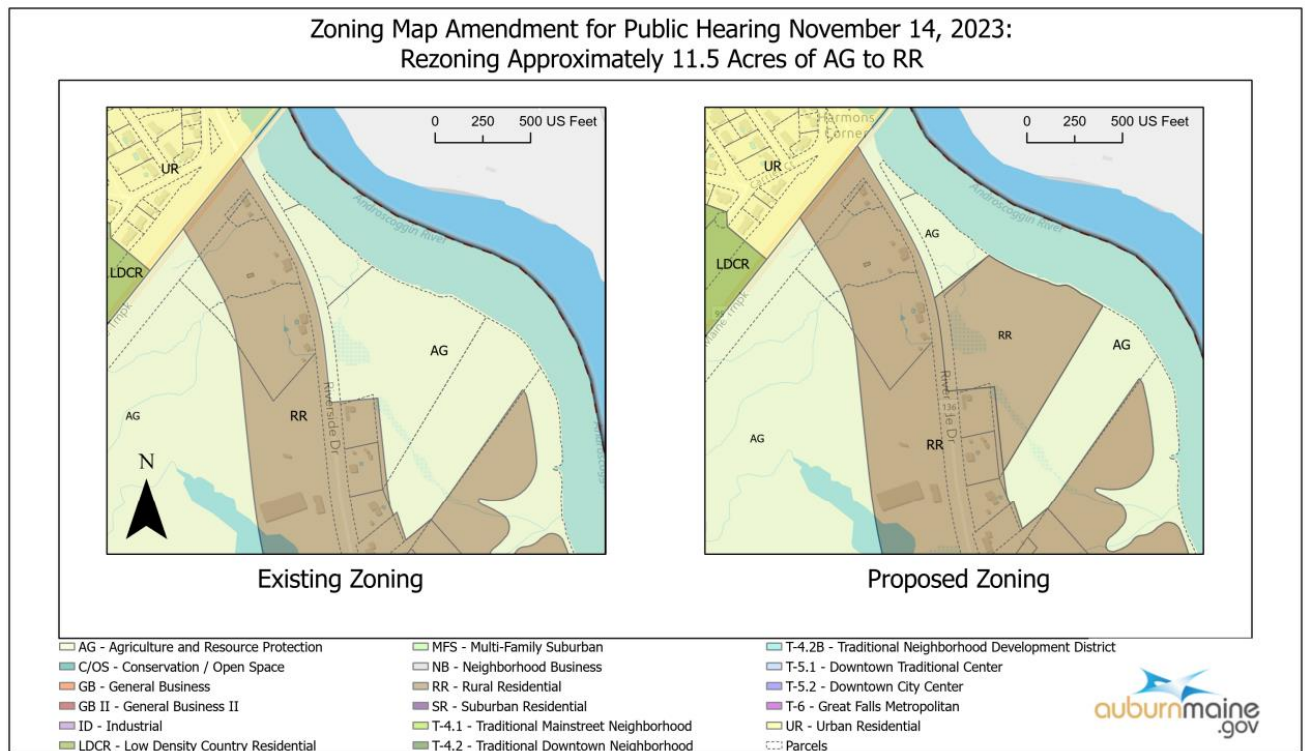
To: Auburn Planning Board

From: Katherine Cook, Planning Coordinator

Subject: Staff Report on Zone Change Petition for Parcel ID 074-004-001 on Riverside Drive

I. Proposal: Public Hearing/ Map Amendment:

Consider amending 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 by amending City Assessor’s Parcel ID 174-004-001 from the Agriculture and Resource Protection (AGRP) zoning district to the Low-Density Rural Residence or Rural Residence (RR) zoning district. This parcel is located on Riverside Drive. This zoning amendment has been initiated via petition and is pursuant to Chapter 60, Article XVII, Division 2 Amendment to the Zoning Ordinance or Zoning Map.



Source: City of Auburn, Zoning Map, dated May 16, 2016

Materials:

1. Petition and Receipt
2. Zoning Map Amendment for Public Hearing November 14, 2023: Rezoning Approximately 11.5 Acres of AG to RR

II. Background:

Amendments to the zoning ordinance, including the zoning map, may be initiated by the Planning Board on its own initiative or upon request by the City Council or by a petition signed by not less than 25 registered voters of the city (Ord. of 9-21-2009, Sec. 8.1A)

One of the primary tests of a zone change is its conformance with the Comprehensive Plan.

The 2021 Comprehensive Plan provides two standards and mechanisms to consider if rezoning the parcel is logical.

“The Future Land Use Plan (FLUP) shows graphically how the City’s land use policies apply to the land area of the community, and where and how growth and development should and should not be accommodated over the next decade. The Future Land Use Plan is not a zoning map. It is intended to show, in a general sense, the desired pattern of future land use and development. The intention is that this Future Land use Plan will guide near-term revisions to the City’s zoning ordinance and maps to assure that the City’s land use regulations are consistent with the policies set forth in this Comprehensive Plan. In addition, by designating transitional districts, the Future Land Use Plan is designed to guide future zoning changes when the circumstances become appropriate.

This parcel is shown in the FLUP as Agricultural, but the parcel is abutting with RR designated land. Staff believe this is a natural and logical expansion of the Rural Residential zone on Mr. Gagnon’s parcel.

Planning Board Action:

Staff recommends that the planning board hold a Public Hearing and make a favorable recommendation to City Council on the proposal.

III. Suggested Finding of Fact:

1. The applicant submitted rezoning petitions and signatures, City Zoning maps with Parcels identified, 500’ abutters list, and plans on October 6, 2023, thus meeting the time frame and submission standards (Sec. 60-1446). The 25 plus signatures have been attested by the City Clerks office.
2. The proposal can be implemented without detriment to city resources.
3. The proposal meets the general future land use plan pattern of development and is consistent with the current comprehensive plan.
4. The zone change will occur outside the Lake Auburn watershed.

V. Suggested Motion:

I make a motion to forward a favorable recommendation to City Council 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 by amending City Assessor’s Parcel ID 174-004-001 from the Agriculture and Resource Protection zoning district to the Low-Density Rural Residence or Rural Residence zoning district.”