

- ### III. Department Review:

- **Police** - No Comments
- **Auburn Water and Sewer District** – Comments resolved. See email dated 11/20/23 acknowledging AWSO is satisfied with the Memo titled 555 Court Street, Water Booster Pump Station from Haley Ward.
- **Fire Department**– Comments resolved. Provide turning path in the response submittal on 11/20/2023, Sheet 1, Site Plan- Revision I
- **Engineering** – City Engineer has reviewed and approved the updated stormwater plan.
- **Planning, Permitting and Code**—Comments resolved. Ensure one-hour fire wall separation between apartments and uses. The building will be sprinkled.

IV. Planning Board Suggested Action and Findings of Fact: Staff recommends that the planning board approve the revision plan of Phase 2 of Stable Ridge with the findings that the development has met the requirements of Chapter 60, Article XVI, Division 2, including:

1. Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust, and vibration; and preservation of light and air;
2. Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;
3. Adequacy of the methods of disposal for wastes; and
4. Protection of environment features on the site and in adjacent areas.

The Board further finds that the requirements of Chapter 60, Article XVI Division 3- Special Exception have been met by the applicant, including:

1. That the special exception sought fulfills the specific requirements set forth in the zoning ordinance relative to such exception.
2. That the special exception sought will neither create nor aggravate a traffic hazard, a fire hazard, or any other safety hazard.
3. That the special exception sought will not block or hamper the master development plan pattern of highway circulation or of planned major public or semipublic land acquisition.
4. That the exception sought will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of property adjoining and neighboring the property under application.
5. That reasonable provisions have been made for adequate land space, lot width, lot area, stormwater management in accordance with section 60-1301(14), green space, driveway layout, road access, off-street parking, landscaping, building separation, sewage disposal, water supply, fire safety, and where applicable, a plan or contract for perpetual maintenance of all the common green space and clustered off-street parking areas to ensure all such areas will be maintained in a satisfactory manner.
6. That the standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the city building code and by the provisions of this chapter.
7. That essential city services which will be required for the project are presently available or can be made available without disrupting the city's master development plan.

V. Suggested Motion: I make a motion to approve the Revision to Phase 2 of ADG's Stable Ridge project located at 555 Court Street, City Assessor's Parcel I.D. 229-007. The proposed revision consists of converting the single-story barn to a two-story multi-use barn with garage/ storage space, leasing office, and four apartments with the following conditions:

- a. All appropriate permits are received prior to the start of construction.