

City of Auburn, Maine

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To: Auburn Planning Board

- From: Katherine Cook, Planning Coordinator
- Re: Revision of Phase 2 American Development Group, Multiuse Storage Barn, and Four Apartments.
- Date: December 12, 2023
- I. **Proposal: Site Plan Review/ Special Exception**: American Development Group, LLC is seeking approval to a Site Plan Revision to Phase 2 of their 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. This item is pursuant to Chapter 60, Article IV Division 14- Form Based Code; Article XVI Division 2- Site Plan Review; and Division 3- Special Exception.
- **II. Background:** Phase 2 of the Stable Ridge project was approved by the Planning Board on February 14th earlier this year. This project proposes to remove the four proposed garage structures and add five parking spaces in each of their places. After the revision, there will be a total of 100 parking spaces for tenants and five spaces for employees and those visiting the office. This revision requires that the planning board review because ADG proposes to situate the office in the new multiuse barn. The barn is also proposed to house some storage space for development maintenance, and four apartments requiring

subdivision review. Phase 1, Phase 2, and Phase 2 Revision of Stable Ridge propose 4.44 acres of impervious development which activates Site Location of Development Act (SLODA) and Stormwater Law requirements. SLODA and Stormwater. The applicant has applied to amend their SLODA approval through the City of Auburn, which has delegated review authority for projects of this scale.

Approvals were both in place for Stable Ridge Phase 2, and this revision now requires a modification of these approvals. This application necessarily includes revising the studies and calculations that were made for Phase 2 of the Stable Ridge Development. The traffic impact analysis was revised showing that the new multiuse barn will add three trips totaling 73 P.M. peak



hour trips, below the threshold which would require a traffic movement permit from Maine Department of Transportation. The applicant has revised the Site and Grading Plans to show the stormwater systems and best management practices also provided an updated watershed plan, HydroCAD model, and fire truck turning radius showing that a 35 ft. fire truck can move about the site. These submittals received on 11/20/23 satisfy all staff comments. The department review with details on these comments follow.

- **Police** No Comments
- Auburn Water and Sewer District Comments resolved. See email dated 11/20/23 acknowledging AWSD 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.