



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

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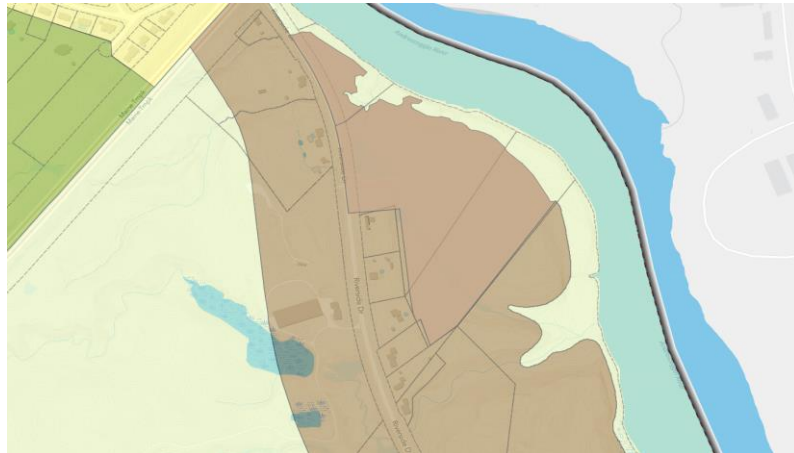
Date: December 12, 2023

To: Auburn Planning Board

From: John Blais, Deputy Director Planning and Permitting

Subject: Staff Report on Zone Change Petition and tabled discussion for Parcel ID 074-004-001 on Riverside Drive while considering Parcel ID 174-004-002 and 174-004.

I. Proposal: Public Hearing/ Map Amendment Tabled Discussion: 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, 174-004-002 and 174-004 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.



Materials/Considerations:

1. Petition and Receipt
2. Original zoning Map Amendment for Public Hearing November 14, 2023: Rezoning Approximately 11.5 Acres of AG to RR
3. Planning Board considerations; Following the interior 0.2% Annual chance flood hazard line. Increasing to lots 174-004-002 and 174-004 to create connectivity to existing zones to align better with the Comprehensive Plan. A total of 6.7 acres additional zone changes.
4. The total zone change consideration is 18.2 +/- acres including:
 - PID 174-044 1.30 Acres
 - PID 174-004-001 9.50 Acres
 - PID 174-004-002 7.40 Acres

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 and in line with the City's vision.

"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 Rural Residential designated land. Staff believe this is a natural and logical expansion of the Rural Residential zone on Mr. Gagnon's and abutting parcels.

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 Clerk's 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 most consistent with the current comprehensive plan.
4. The zone change will occur outside the Lake Auburn watershed.

IV. 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, 174-004-002 and 174-004 from the Agriculture and Resource Protection zoning district to the Low-Density Rural Residence or Rural Residence zoning district following the interior 0.2% annual chance flood hazard line for total zone change of 18.2+/- acres."