

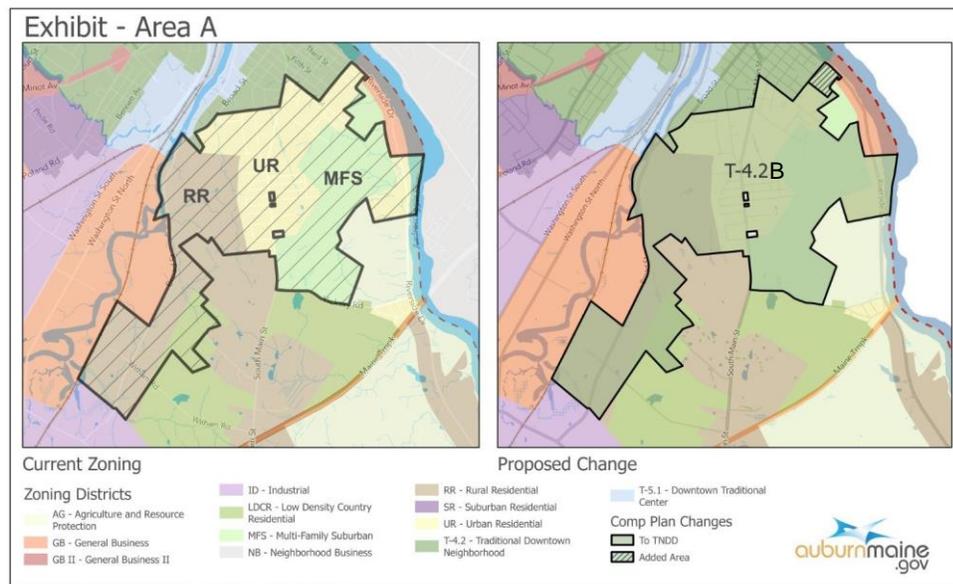
To: Planning Board

From: Katherine Cook, Planning Coordinator

Re: Staff Report-Zoning Map Amendment Part II; T-4.2B Area A

Date: July 11, 2023

- I. Public Hearing: Zoning Map Amendments Part II: T-4.2B Area A:** Consider changing the zoning within 936 acres within the New Auburn Residential areas and near Broad Street from Urban Residential, Multi-Family Suburban, Rural Residential and Low-Density Country Residential to the Traditional Neighborhood Development District, T-4.2B as defined in the Comprehensive Plan. This item is pursuant to Chapter 60, Article XVII, Division 2 Amendment to the Zoning Ordinance or Zoning Map.



- II. Background:** Traditional Downtown Neighborhood, T-4.2B was created as a zone on August 1, 2022. Last summer, 2022, Planning Board held Workshops and Public Hearings considering applying the Traditional Neighborhood T-4.2B zoning district to four Areas, A-D, across the city. Each of the four areas are designated as Traditional Neighborhood Growth areas in Auburn’s Future Land Use GIS Map. Traditional Downtown Neighborhood, T-4.2B has since been applied to the Court Street, City Core area. We have seen substantial new housing and property improvement opportunities open resulting from the zone change.

Planning Board Meetings:

- May 3, 2022, Special Planning Board Workshop on Part II: T-4.2B Areas A-D
- June 21, 2022, Planning Board Special Session Public Hearing on resulting in Recommended text amendments to T-4.2B zoning district and Public Hearings on Areas A, B, C, and D as separate items
- August 9, 2022: Planning Board Workshop on Part II: T-4.2B Area A

TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT (TND)

Description- The Traditional Downtown Neighborhood district is characterized by a small to medium sized buildings with smaller front yards and stoops in a more compact urban environment and includes and traditional neighborhood sized storefronts. The smaller minimum and maximum building setbacks form a moderately dense street-wall pattern, diverse architectural styles and pedestrian friendly streets and sidewalks (Sec. 60.549).

Objective – Allow for the development of a wide range of residential and community uses at a density of up to 16 units per acre, as specified in the Comprehensive Plan in areas that are served or can be served by public/community sewerage and public/community water (see Figures 2.3, 2.4 and 2.6). New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

Allowed Uses – The Traditional Neighborhood Development District generally follows the boundaries of the Urban Residential Zoning District, in effect at the time of the 2021 Comprehensive Plan update. The following general types of uses should be allowed within the Traditional Neighborhood Development District:

- Low and High-Density Residential Dwellings
- Home Occupations
- Plant/Crop-Based Agriculture
- Community Services and Government Uses
- Small Offices and Mixed-Use Buildings
- Small commercial operations that do not exceed the average lot size of the neighborhood (or more than two times the average size of the home).

Development Standards – Residential uses should be allowed at a density of up to 16 units per acre with no minimum road frontage required, shared driveways are encouraged. The areas within the Traditional Neighborhood designation are served by public/community sewer and water. In general, the minimum front setback should be 15 feet max. Side and rear setbacks should be 5-10 feet or 25% of the average depth of the lot to establish dimensional standards that relate to the size and width of the lot with up to 70% lot coverage. Minimum building height 1 story with maximum of 3 stories (excluding an attic story).

Examples from South Main Street and Adjacent Streets:



The 2010 Comprehensive Plan (updated 2021) defined goals and priorities for the city to develop and improve its transportation network. Transportation objectives identified in the comprehensive plan should be considered as applied to Area A.

III. Staff Review:

- Fire: No comment
- AWSD: No comment
- Engineering: No comment
- Traffic: No comment
- Code: No comment

IV. Staff Recommendation: Staff supports Planning Board forwarding a recommendation to council to approve a map amendment applied to Area A as described above. We suggest five parcels be excluded from the T4.2B area to reflect their open land or conservation land designation. These include (1) 61.5 +/- acres known as “Huston Field” (PID 201-053-001); (2) 53.5 +/- acres at Sherwood Heights School (Aka Sherwood Forest) at 32 Sherwood Dr. (PID 200-028); (3) 27.3 +/- acres at Oak Hill Cemetery on Riverside Drive (PID 212-001); (4) 25 +/- acres off Reginald St. Owned by Androscoggin Land Trust Parcel (PID 191-101-003); and (5) 27.53 +/- acres off Lafayette St owned by Androscoggin Land Trust (PID 200-010).

V. Suggested Findings:

1. The 2021 Comprehensive Plan recommends expanding the Formed Based Zoning in this area as shown on the above map introducing a new Form-Based Zone T-4.2B.
2. This proposed change is consistent with and supports the Comprehensive Plan’s transportation goals (see above item IV).
3. The city’s transportation goals identified in the Comprehensive Plan will require infill between New Auburn and Broad Street. As the City is Planning for a highway Interchange, designating this area first as Traditional Neighborhood District is consistent with the Plan.

4. The 2010 and now 2020 Comprehensive Plan recommends expanding the Formed Base zoning. The character of this area warrants a new district, T-4.2B that is different than the existing T-4.2 district. T-4.2B will meet the Comprehensive Plan objective of allowing higher density in single and multifamily construction types that conform to and expand existing historic development patterns.
5. The distinctions between allowed uses, density, and development patterns in the existing T-4.2 areas in place for years and the Court Street/City Core area are significant enough to warrant a new zoning district that can be called T-4.2-B. This will prevent limitation in the urban core where density and mixed use has been allowed by leaving T.4.2 zoning in place in some areas.
6. The area is considered the core of the city and the 2010 and now 2021 support higher density with available infrastructure in place or available nearby for extension. (sewer, water, power, high speed internet, gas & roads)
7. The proposal can be implemented without detriment to city resources.
8. Assure that the City's zoning and land use regulations allow for private investments to improve property in these neighborhoods.
9. Maintain and increase the City's population.
10. Limit the need for new roads by encouraging infill development within the identified growth areas in 2020 Comprehensive Plan.
11. FBC allows for 5-foot front and side setbacks in contrast with the current 25 feet. Most buildings in these districts are currently non-conforming because of this standard.
12. In many of the older, developed areas of the City, the current configuration of space within residential buildings is functionally obsolete. Reconfiguration of the available space is often difficult under the density and lot size requirements of the current zoning ordinance. This change will allow desired infill and investment in creating new housing options.
13. Staff suggests that five (5) parcels be removed from the designated growth area to reflect their status as conserved land or land otherwise not to be developed. These include (1) 61.5 +/- acres at Parcel I.D. 201-053-001 known as "Huston Field"; (2) 53.5 +/- acres at Sherwood Heights School (Aka Sherwood Forest) at 32 Sherwood Dr. (PID 200-028); (3) 27.3 +/- acres at Oak Hill Cemetery on Riverside Drive (PID 212-001); (4) 25 +/- acres off Reginald St. Owned by Androscoggin Land Trust Parcel (PID 191-101-003); and (5) 27.53 +/- acres off Lafayette St owned by Androscoggin Land Trust (PID 200-010). Staff suggests these parcels receive zoning designations appropriate for their uses.

VI. Suggested Motion: I make a motion to recommend amending the zoning within 936 acres within the New Auburn Residential areas and near Broad Street from Urban Residential, Multi-Family Suburban, Rural Residential and Low-Density Country Residential to the Traditional Neighborhood Development District, T-4.2B as defined in the Comprehensive Plan, with the following change:

1. Five (5) parcels shall be removed from the designated growth area to reflect their status as conserved land or land otherwise not to be developed. These include (1)

61.5 +/- acres at Parcel I.D. 201-053-001 known as "Huston Field"; (2) 53.5 +/- acres at Sherwood Heights School (Aka Sherwood Forest) at 32 Sherwood Dr. (PID 200-028); (3) 27.3 +/- acres at Oak Hill Cemetery on Riverside Drive (PID 212-001); (4) 25 +/- acres off Reginald St. Owned by Androscoggin Land Trust Parcel (PID 191-101-003); and (5) 27.53 +/- acres off Lafayette St owned by Androscoggin Land Trust (PID 200-010).