

Planning Board Public Hearing | July 11, 2023

Map Updates Area A, B, C and D

Planning, Permitting & Code



Background

Last year, the board made recommendations on rezoning areas A-D to T-4.2B to allow greater housing opportunity. The maps which were presented in public notice are the same as discussed during last year's discussion. During this public hearing, we'd like to solidify the final proposed map, including recommendations from planning board, to present to the public for a vote August 8th.

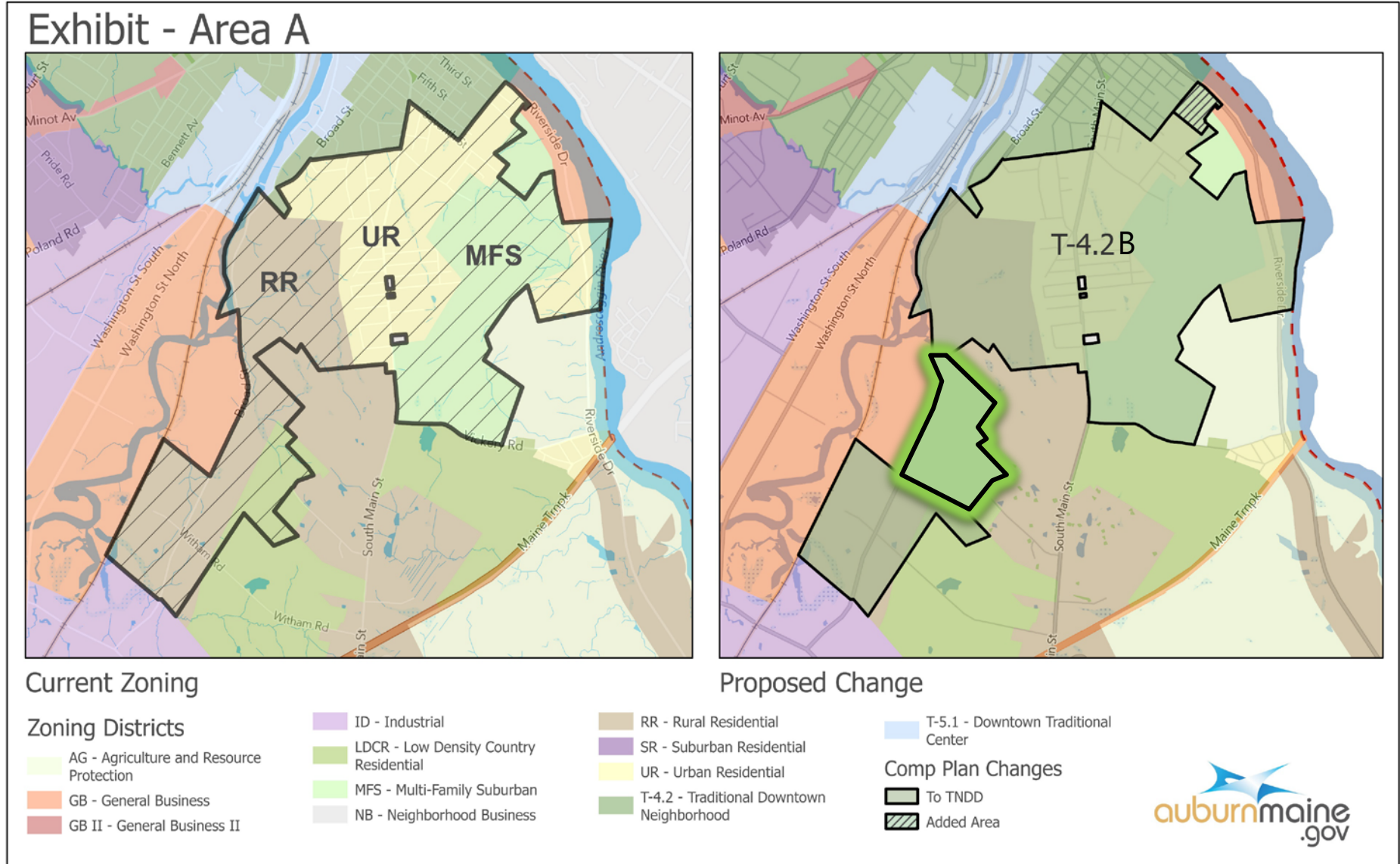
Agenda

- 1.) Consider changing four areas of the City from Rural Residential, Urban Residential, Suburban Residential, and Multi-Family Suburban areas to the Traditional Neighborhood Development District (T-4.2B) as defined in the Comprehensive Plan.
- 2.) Modifications/tabling to iron out final details; One area at a time will need a vote to table or approve..**
- 3.) Another public hearing and notice will be required if tabled.**
- 4.) Planning Board to decide if they want to table as suggested by staff or approve as submitted in the staff report with changes to be considered at a later date.**

Area A and Future Mobility Corridor (936 Acres)

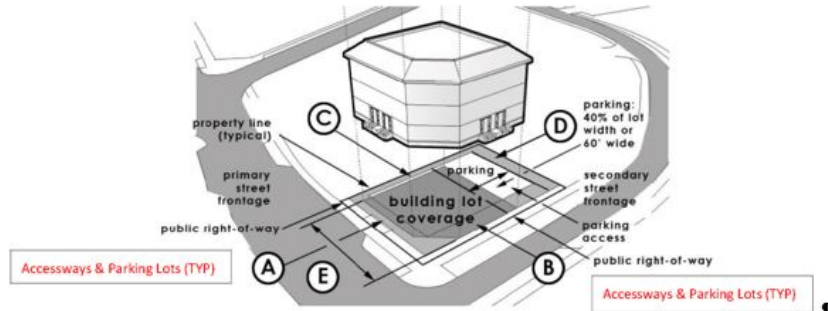
Discussion Considerations

- 1.) UR, RR and MFS: to T-4.2B
- 2.) Future Mobility Corridor
 - i. Identified in Comp Plan
 - ii. Identified Turnpike interchange planning efforts.
 - iii. Special considerations for future development
- 3.) What is T-4.2B?
- 4.) Update Map

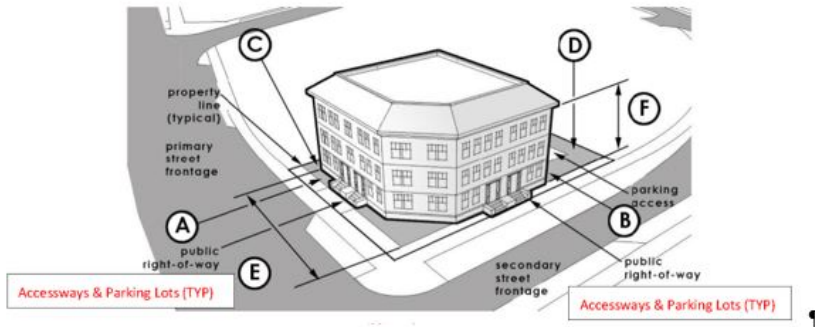


Form Based Code (T-4.2B)

• Sec. 60-548B.1. Building placement and configuration T-4.2B.¶



Elevated Building Placement¶



Building Placement on Lot¶

PRINCIPAL BUILDING PLACEMENT: ¤	¤	¤
Front setback, principal: ¤	5-ft.-min./25-ft.-max. ¤	(A)- ¤
(Corner lot)-front setback, secondary: ¤	5-ft.-min./15-ft.-max. ¤	(B)- ¤
Side setback: ¤	5-ft.-min. ¤	(C)- ¤
Rear setback: ¤	10-ft.-min. ¤	(D)- ¤
Building lot coverage: ¤	70%-Max. ¤	¤
Useable open space: ¤	10%-Min. ¤	¤
Frontage build-out: ¤	60%-min-(along front setback, primary) ¤	¤
Lot Width: ¤	24-ft.-min/120-ft.-max. ¤	¤
PRINCIPAL BUILDING CONFIGURATION: ¤	¤	¤
Building width: ¤	14-ft.-min./110-ft.-max. ¤	(E)- ¤
Building height minimum: ¤	1-story-min. ¤	(F)- ¤
Building height maximum: ¤	3-story-max. ¤	(F)-(excluding attic story)- ¤

USE(1)	T-4.1	T-4.2B (4)	T-4.2	T-5.1	T-5.2	T-6	PARKING REQUIREMENTS(2)
Residential Use Type							
Single family	P	P	P	P			1 sp/DU
Duplex	P	P	P	P	P	P	1 sp/DU
Townhouse	P	P	P	P	P	P	1 sp/DU
Multi-family	P	P	P	P	P	P	1 sp/DU plus 1 guest space/4 DU
Bed & breakfast < 4 rooms	S	S	P	P	P	P	1 sp/employee plus 1 sp/guest
Bed & breakfast > 4 rooms	S	S	S	P	P	P	1 sp/employee plus 1 sp/guest
Hotel	X	X	X	S	S	P	½ sp/employee plus 1 sp/room
Elderly/child care facility	S	S	S	S	S	P	½ sp/employee plus 1 sp/8 users
Home occupation	P	P	P	P	P	P	Based on use type (ch. 60, art. IX)
Community based residential facilities	P	S	P	P	P	P	1 sp/employee plus 1 sp/client
Boarding house/ lodginghouse	P	S	P	P	S	X	1 sp/guestroom plus 1 sp/employee
Office/Service							
Professional offices	S	S	S	P	P	P	None
Medical and dental clinics	S	S	S	P	P	P	None
Personal services	S	S		P	P	P	None
Retail Type Use							
General retail	S	S	S	P	P	P	None
Age restricted retail(3)	S	X	S	S	S	S	None
Specialty shops	S	P	P	P	P	P	None
Restaurant up to 30 seats	X	S	S	P	P	P	None
w/16 outdoor							
Restaurant over 30 seats		X	S	S	P	P	None
w/16 outdoor							
Halls, private clubs, indoor amusement	S	S	S	S	P	P	None
Artist studios, performing art center	S	S	S	P	P	P	None

Sec. 60-554. Form based code use and parking matrix.

Key:	
S =	Special exception
P =	Permitted
X =	Prohibited
sp =	Parking space
sf =	Square foot of gross floor space
DU =	Dwelling unit

Civic							
Church or places of worship	S	S	S	P	P	P	None
Government offices	X	S	X	P	P	P	None
Art galleries	S	P	P	P	P	P	None
Transportation facilities	X	X	X	S	S	S	None
Adaptive reuse of structures of community significance	S	S	S	S	S	S	None
Public safety services(5)	S	S	S	S	S	S	None
Government service(5)	S	S	S	S	S	S	None
Municipal or public utilities and communication facilities(5)	S	S	S	S	S	S	None
Municipal services	P	P	P	P	P	P	None
Detention facility(5)	X	X	X	X	S	X	None

Public Hearing Area A and Suggested Motion

I make a motion to table the decision to a date certain of August 8th, 2023 for Area A described in this staff report and presented in the public hearing and shown on the attached map, from Urban Residential, Multi-Family Suburban and Rural Residential to T-4.2B.with the following modifications:

1. Five (5) parcels shall be removed from the proposed area of T-4.2B and replaced with CONSERVATION/OPEN SPACE DISTRICT (COS) 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) for total of **133.33 acres**.
2. Update map to reflect matching color of existing zoning (T-4.2B).
3. Hatch out a clear area for mobility corridor for future traffic planning considerations.
4. Adjust acreage.

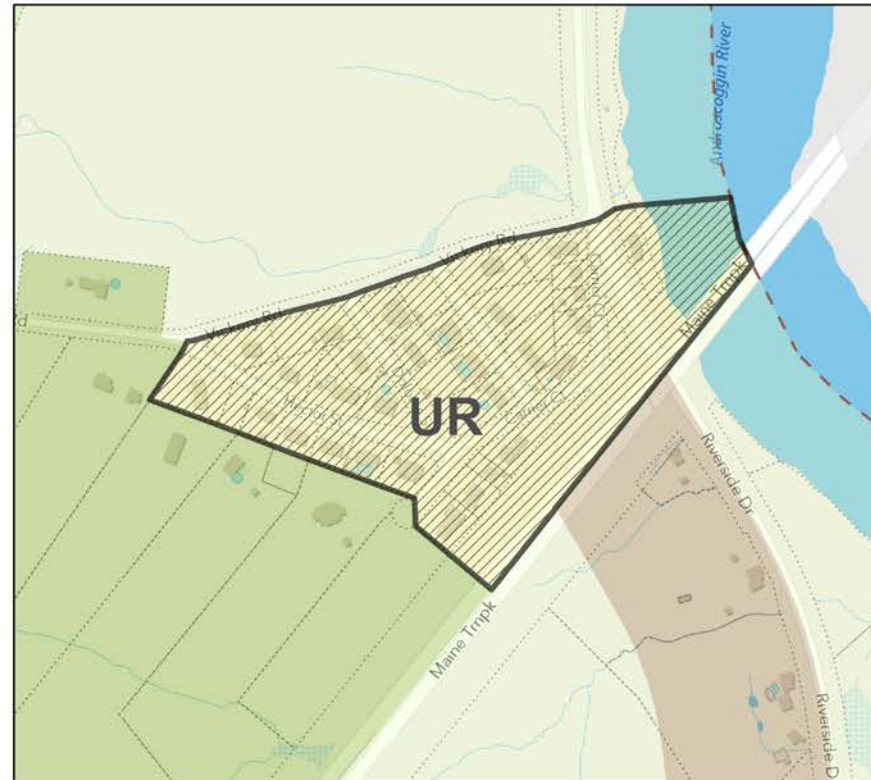
Area B

(19 Acres)

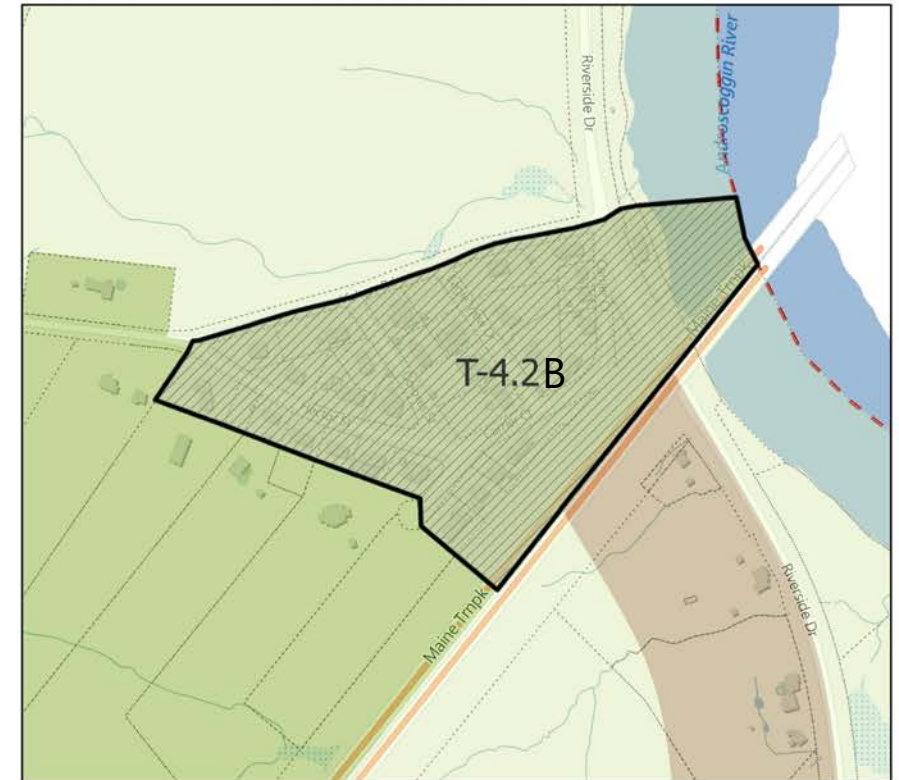
Discussion Considerations

1.) UR to T-4.2B. Allowed residential uses to include multifamily to 3.5 stories-very limited business uses. Density up to 14 Units per acre. Example: 10,000 SF lot could allow for 3 units.

Exhibit - Area B



Current Zoning



Proposed Change

Zoning Districts

AG - Agriculture and Resource Protection

LDCR - Low Density Country Residential

MFS - Multi-Family Suburban

RR - Rural Residential

UR - Urban Residential

FLU Change

To TNDD



Public Hearing Area B and Suggested Motion

I make a motion to table the decision to a date certain of August 8th, 2023 for Area B described in this staff report and presented in the public hearing and shown on the attached map, from Urban Residential to T-4.2B. with the following modifications:

1. Update map to reflect matching color of existing zoning (T-4.2B).

Area C

(148 Acres)

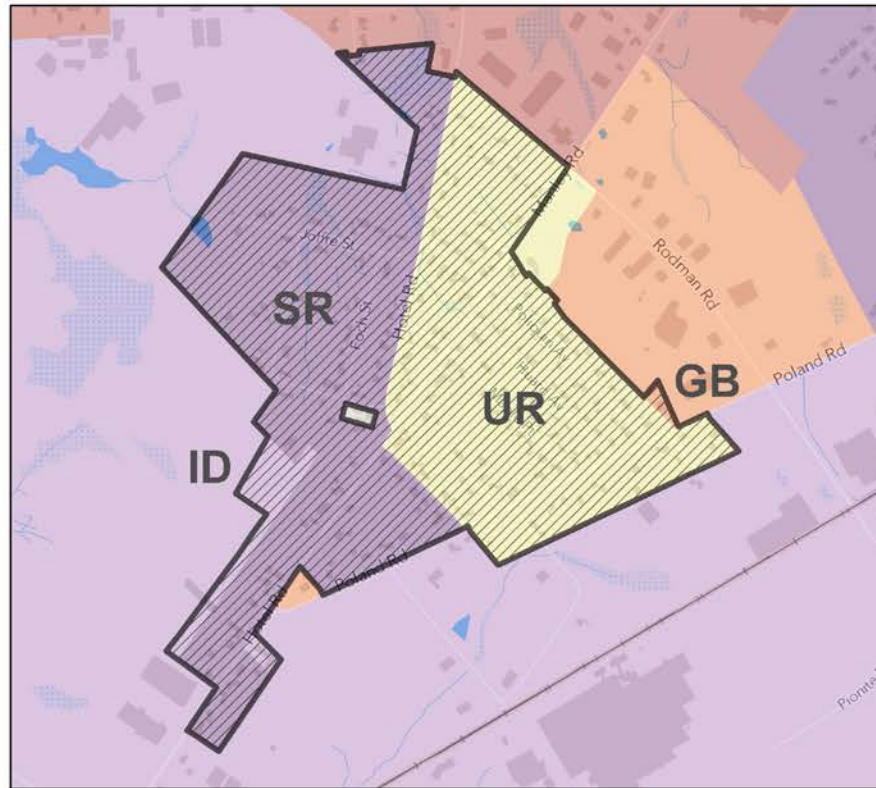
Discussion Considerations

1.) UR and SR to T-4.2B. Allowed residential uses to include multifamily to 3.5 stories- limited business uses.

2.) Update boundary to include parcels 198-036 (.22 acres), 198-037 (1.30 acres) and 198-038 (1.23 acres)

3.) Update Map (acres & color)

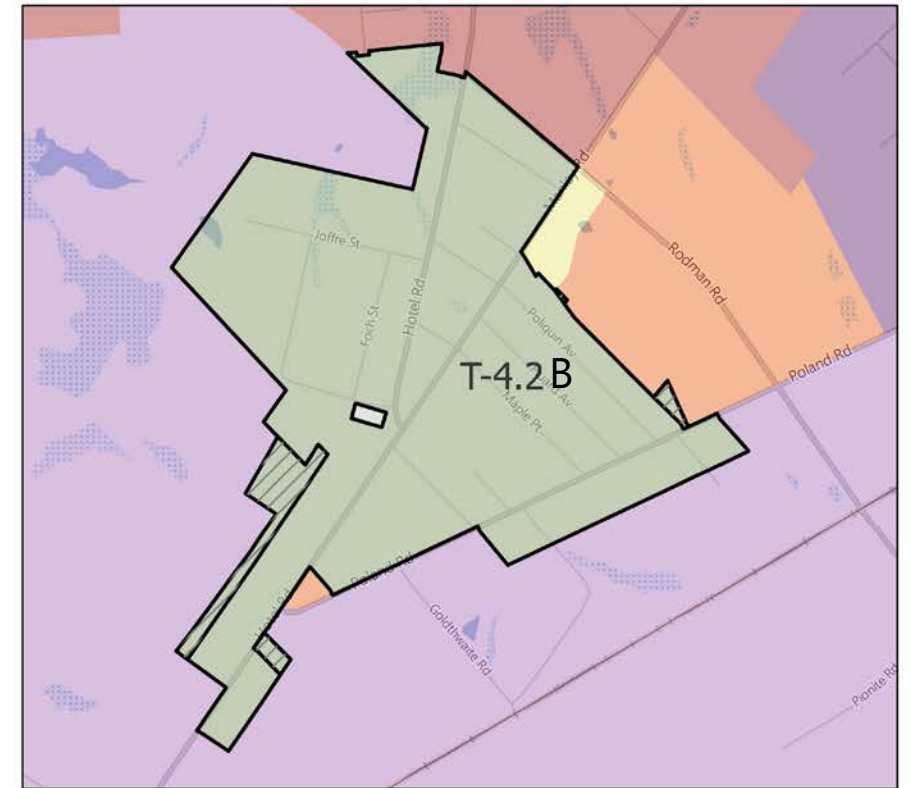
Exhibit - Area C



Current Zoning

FLU Change
To TNDD
Added Area

Zoning
GB - General Business
GB II - General Business II



Proposed Change

ID - Industrial
NB - Neighborhood Business
SR - Suburban Residential
UR - Urban Residential

Public Hearing Area C and Suggested Motion

I make a motion to table the decision to a date certain of August 8th, 2023, for Area C described in this staff report and presented in the public hearing and shown on the attached map, from Urban Residential and Suburban Residential to T-4.2B with the following modifications:

1. Update map to reflect matching color of existing zoning (T-4.2B).
2. Update boundary to include parcels 198-036 (.22 acres), 198-037 (1.30 acres) and 198-038 (1.23 acres) from Urban Residential to T-4.2B.
3. Adjust acreage.

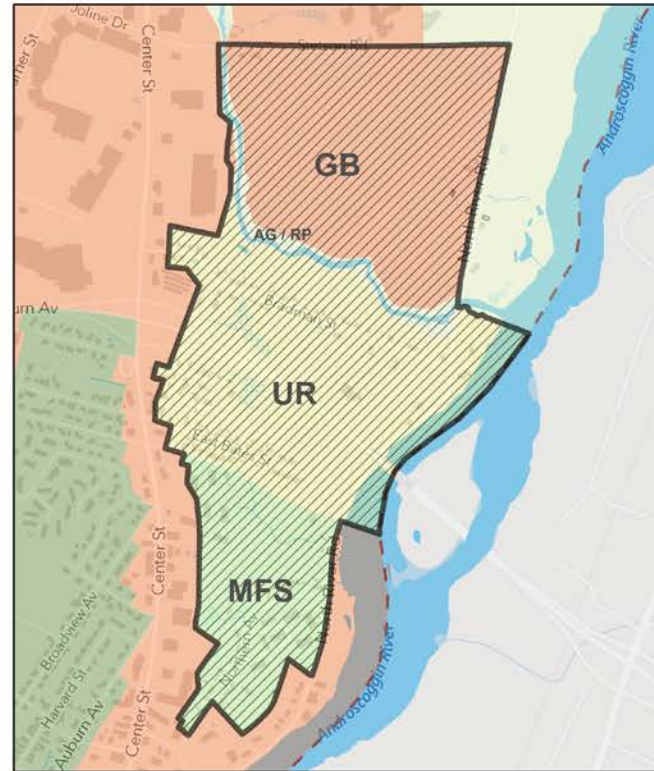
Area D

(288 Acres)

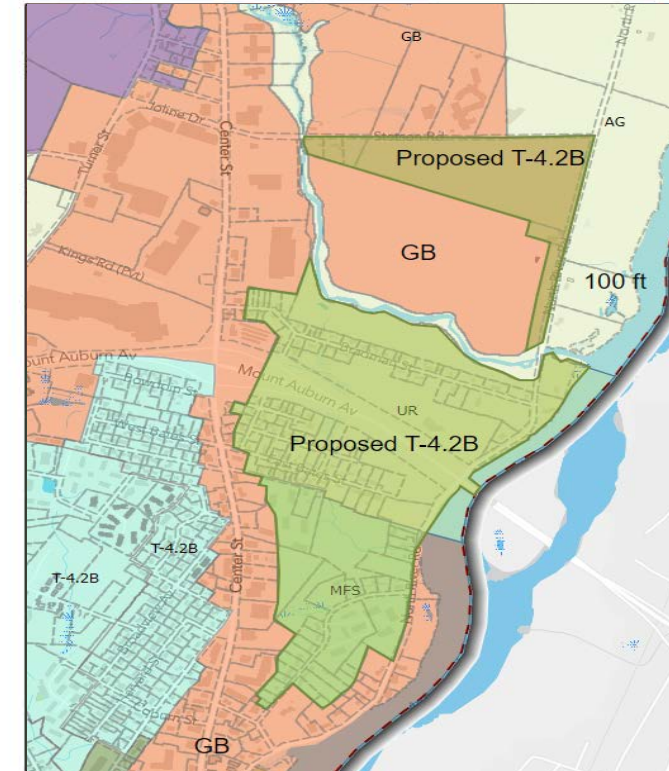
Discussion Considerations

- 1.) UR, GB and MFS: to T-4.2B
- 2.) Update map acres and color.
- 3.) Add additional lots to zoning.

Exhibit - Area D



Current Zoning



Proposed Change

Area D

Zoning

AG - Agriculture and Resource Protection

GB - General Business

MFS - Multi-Family Suburban

UR - Urban Residential

T-4.2 - Traditional Downtown Neighborhood

Public Hearing Area D and Suggested Motion

I make a motion to table the decision to a date certain of August 8th, 2023, for Area D described in this staff report and presented in the public hearing and shown on the attached map, from Urban Residential, General Business and Multi-Family Suburban to T-4.2B with the following modifications:

1. Extend/update the T-4.2B boundary into the following lots 291-011 (30.61 acres), 291-013 (1.04 acres), 291-014 (.78 acres), 292-002 (1.22 acres) and portion of 291-012 (2.49 acres).
2. Update map to reflect matching color of existing zoning (T-4.2B).
3. Adjust acreage.

Thoughts/Questions/Comments