



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

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Date: February 13, 2024

To: Auburn Planning Board

From: John Blais, Deputy Director of Planning & Permitting

Re: **Staff Report on Text Amendment on Applicability Date**

I. Text Amendment: Council Initiated: Sec. 60-1383. Effective Date and Applicability Date of Ordinance #26-11202023 to July 1, 2024

II. Background: On December 18, 2023, the City Council proposed postponement of the Zoning Map Amendment for the Gracelawn Parcels which is part of the Gracelawn pits owned by JIG Aggregates LLC. The City Council held its first reading on ordinance 26-11202023 with favorable vote in the affirmative, the planning board will consider future text amendment that could impact zoning map chapter evidenced by Ordinance #26-11202023 relating to the rezoning of approximately 60 acres in parts of City Assessor's Parcel ID 289-001, 289-002, and 277-026 from the Agriculture and Resource Protection (AGRP) zoning district to the General Business (GB) zoning district became effective on December 9, 2023 pursuant to Section 2.6(C) of the City Charter. To allow time for residents and property owners to become familiar with this zoning map amendment and for the City Council, Planning Board with consultation from the SNRB to further study and determine whether any additional amendments to this chapter related thereto are necessary or desirable, Ordinance #26-11202023 shall not become applicable until July 1, 2024.

Upon approval of process from the City Council. Staff will return with options to find common ground between the developer and the city as each party defines what would be acceptable for development adjacent to the watershed and a transformation of active gravel pit to responsible mixed-use development. Those items may include updating the Future Land Use Map (FLUP) within the comprehensive plan, text changes to the PUD-R and ultimately a zone change to land use more aligned with residential uses with possible identified community benefit and uses. Those items could be included in a detailed development agreement that limits uses and iron out this process to attain responsible future development.

Planning Board Action: Provide questions, comments, feedback to staff, and hold the public hearing on a zoning text amendment to provide a favorable recommendation to City Council to implement an applicability date of July 1, 2024, per Sec. Sec. 60-1383. Effective Date and Applicability Date of Ordinance #26-11202023.

The zoning map amendment to this chapter evidenced by Ordinance #26-11202023 relating to the rezoning of approximately 60 acres in parts of City Assessor's Parcel ID 289-001, 289-002, and 277-026 from the Agriculture and Resource Protection (AGRP) zoning district to the General Business (GB) zoning district became effective on December 9, 2023, pursuant to Section 2.6(C) of the City Charter. In order to allow time for residents and property owners to become familiar with this zoning map amendment and for the City Council to further study and determine whether any additional amendments to this chapter related thereto are necessary or desirable, Ordinance #26-11202023 shall not become applicable until July 1, 2024.

Recommended Motion: I make a motion for a favorable text recommendation to City Council to implement an applicability date of July 1, 2024, per Sec. Sec. 60-1383. Effective Date and Applicability Date of Ordinance #26-11202023. To read as follows:

The zoning map amendment to this chapter evidenced by Ordinance #26-11202023 relating to the rezoning of approximately 60 acres in parts of City Assessor's Parcel ID 289-001, 289-002, and 277-026 from the Agriculture and Resource Protection (AGRP) zoning district to the General Business (GB) zoning district became effective on December 9, 2023, pursuant to Section 2.6(C) of the City Charter. In order to allow time for residents and property owners to become familiar with this zoning map amendment and for the City Council to further study and determine whether any additional amendments to this chapter related thereto are necessary or desirable, Ordinance #26-11202023 shall not become applicable until July 1, 2024.