

City of Auburn, Maine

"Maine's City of Opportunity"

Office of Planning & Permitting

REVISED STAFF REPORT #3

To: Auburn Planning Board

From: Douglas M. Greene, A.I.C.P., R.L.A., 
City Planner

Re: **Citizen Initiated Zoning Text Amendment (ZOMA-1180-2013)**- Planning Board Workshop for a proposal to amend the City Of Auburn Zoning Ordinance, Chapter 60, Section 60-172.a (1) to modify the restriction on residential homes in the Agriculture and Resource Protection District pursuant to Article IV, Division 3- Use Regulations of the City of Auburn Ordinances.

Date: February 11, 2014

After a presentation of a Staff Report, Citizen Comment and a discussion by the Planning Board at its January 14, 2014 meeting, the Planning Board directed City Planner, Doug Greene to prepare draft language that would implement the intent of the proposed text amendment as a Special Exception in the Agricultural and Resource Protection (AG/RP) zone.

This staff report is broken down into 4 sections:

- I. 4 memos from the consultants for the 2010 Comprehensive Plan Update that chronicle how the Agricultural and Resource Protection zoning district was treated.
- II. A draft amendment to the Agricultural and Resource Protection zone (AG/RP), which, if approved would allow residences in the AG/RP zone, under specific circumstances, as a Special Exception and Site Plan Review. (Attached with this report)
- III. A case study summarizing how an application would be reviewed by staff and the Planning Board. Included in this section are:
 - Site Plan Review Ordinance (Attached with this report)- This section lays out the purpose, criteria for approval, required information and findings for the final decision of the application.
 - Special Exception Ordinance (Attached with this report)- This section establishes what a special exception is and the conditions that need to be met for approval.
 - Site Analysis- A series of maps will be available on line and also presented at the meeting showing different site conditions to be evaluated for the proposed residence location.
- IV. Final Staff Comments and Recommendations-