

City of Auburn, Maine

"Maine's City of Opportunity"

Economic Development

Memorandum

To: City of Auburn Planning Board

From: Alan S. Manoian, Economic Development Specialist

Date: 8/20/2015

Re: 8/25 Auburn Planning Board Form-Based Code Workshop

We look forward to joining the City of Auburn Planning Board on Tuesday, August 25th to engage in our ongoing Downtown Auburn/New Auburn Form-Based Code design & production work.

The items to be addressed and finalized shall include the following:

- Engage in discussion and complete review of Land Uses and Parking Requirements for Transect Zones T5.2 & T6;
- Review & consideration of proposed Land Use & Parking Requirement Diagrammatic Matrix for T5.2 & T6; this is a user-friendly, concise, and diagrammatic approach to presenting the integration of Land Uses & associated Parking Requirements embodied in the Form-Based Code document;
- Review & consideration of a preliminary Street Type design in diagrammatic form for the reemergence of more traditional urban & vibrant streets the Great Falls Plaza District in the future;
- Provision of a brief summary overview of the Form-Based Code DRAFT "Administration" section which has been integrated into the existing (Article XVI Administration & Enforcement) section of the City of Auburn Zoning Ordinance including:
 - "Special Exception" & "Site Plan Review" (for buildings over 12,000 sq ft. subject to Planning Board Review);
 - "Subdivision" (for developments with 3-units or more subject to Planning Board review);

- “Appeals & Applicability” (subject to ZBA and/or Superior Court);
 - “Enforcement” (subject to Director of Planning & CFO/Building Inspector & Chief of Police);
 - “Form-Based Code Development Project Review” (proposed new Division section in Article XVI);
- (Detailed submission, review & discussion of full FBC integration into City of Auburn Zoning Ordinance & Administrative section will be scheduled & conducted for September meeting).
 - Also, a proposed creation & composition of the Form-Based Code District “Expedited Review Committee” for preliminary review & discussion.
 - Review & consideration of a preliminary “Front Yard Fence: Material & Type Standards” section & discussion of level of community-readiness/acceptance of Architectural Guidelines/Standards;
 - Brief review & discussion of the Downtown Auburn/New Auburn Regulating Plan regarding any modified Transect lines and boundaries;
 - And a schedule for final production and presentation in September-October.