

City of Auburn, Maine

"Maine's City of Opportunity"

Office of Planning and Development

To: Auburn Planning Board

From: Douglas M. Greene, AICP, RLA; City Planner

Date: June 5, 2015

RE: June 9th Planning Board Meeting



The June 9th Planning Board meeting will feature one Public Hearing on a Special Exception and Site Plan review and 2 discussion items.

1. Special Exception and Site Plan Review for a Self Storage Facility at 900 Center Street.
2. Continued discussion of a draft Zoning Text Amendment for a Moderate Density Residential Zoning District, which is coming from a Future Land Use Category of the 2010 Comprehensive Plan. This draft was last discussed in March 2015 and Staff is responding to a request to evaluate and report on the amount of land in the Moderate Density Residential (MoDR) Land Use Category that has a lot size over 3 acres and is vacant. You will find in your packet a revised draft ordinance and a series of 4 maps that graphically describe 1.) Current areas whose zoning allows multi-family buildings, 2.) Those zones allowing Multi-Family buildings and the MoDR Land Use areas, 3.) Just the MoDR Land Use areas and 4. The MoDR Land Use areas and lots over 3 acres and are vacant.
3. The Staff will present a draft "Adaptive Re-Use" Ordinance. Last year, the Planning Board approved a subdivision that allowed the Saint Louis Church in New Auburn, to be sold to a separate entity that was interested in preserving the Church for a future use. At that time the Staff mentioned that they would prepare an Adaptive Re-Use Ordinance that would facilitate preserving certain structures and buildings throughout the City but would require an approval process subject to Special Exception and Site Plan Review. This draft attempts to address potential neighborhood compatibility concerns.
4. While not on the agenda, the Staff will request setting a workshop late in June to continue work on the Form Based Code draft.