



City of Auburn, Maine

Office of Economic and Community Development

60 Court Street, Auburn, Maine 04210

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To: Auburn Planning Board

From: Zach Mosher, City Planner

Date: February 13 2018

RE: Request to Planning Board to Initiate a Zone Change to 33 Dunn St.

A party has purchased 33 Dunn St (PID: 221-195), the site of the former Twin City Times, and it is currently zoned Multi-Family Urban (MFU). They are interested in providing office space on the bottom floor and a coffee and doughnut/muffin shop on the top floor. Our assessing office classifies the property as “personal/professional services” and therefore the office use, although not permitted in the MFU district, is allowed to continue at this location, but any kind of retail, including food retail is not allowed in the MFU district. The owner is requesting to have the zoning changed to Neighborhood Business to allow a neighborhood scale commercial use. The Planning Board is being asked to consider initiating a zone change at this property and staff will provide more discussion at the Feb. 13th meeting. There are 3 attachments provided: 1) The Neighborhood Business description from Auburn’s Comprehensive Plan, 2) The Neighborhood Business description from Auburn’s Zoning Ordinance and 3) The property card for 33 Dunn St.

It is staff’s opinion that the following facts and existing policies support giving this consideration:

1. The property is across the street from a Neighborhood Business zoned property with a similar history of commercial use.
2. The structure was permitted and constructed around 1965 as a credit union and later occupied by Twin City Times.
3. The structure is not well suited for conversion to a residential use.
4. The property history and current status fit the objective of the Comprehensive Plan Future Land Use Category for Neighborhood Business and it is unclear why the parcel across the street was included and this parcel was not.
5. A small retail store, café or bakery could be a desirable amenity in the neighborhood.



Multi-Family Urban

33 Dunn St

General Business

Neighborhood Business

