



City of Auburn, Maine
Office Economic and Community Development
www.auburnmaine.gov | 60 Court Street
Auburn, Maine 04210
207.333.6601

PLANNING BOARD STAFF REPORT

To: Auburn Planning Board

From: Zach Mosher, City Planner

Re: Evergreen Subaru-Rezoning Petition for Properties Located at Turner St and Niskayuna St

Date: May 8, 2018

- I. **PROPOSAL** – Mike Gotto, of Stoneybrook Consultants, Inc., an agent for Evergreen Subaru has submitted a rezoning petition for properties located at 20 Niskayuna St (PID: 300-014) and 1079 Turner St (PID: 300-013). These properties are currently zoned Suburban Residential (SR) and the applicant is requesting the zoning be changed to General Business (GB). The applicant is the owner of the properties that are being requested for rezoning and wants to expand their facilities into that area. The total net acreage of the 2 properties is 1.22 acres and the gross acreage (include street right of way) is 1.6 acres.

In July 2016 Evergreen Subaru submitted a rezoning petition to the Planning Board for properties located at 16 Malibu Drive (PID # 301-006), 32 Malibu Drive (PID # 301-007), 40 Malibu Drive (PID # 301-012), and 40 Niskayuna Street (PID # 301-004). At the time, the Planning Board voted with a favorable, unanimous vote of 7-0 to forward a recommendation of approval to the City Council of the proposed zone change from Suburban Residential to General Business for the 4 properties referenced above. The zone change for those 4 properties were approved at the September 12, 2016 City Council meeting. The September 2016 zone change approval of these properties means that only two parcels left - 1079 Turner Street and 20 Niskayuna Street – are in the SR zoning district in the 7-property block between Niskayuna St, Turner St, Center St and Malibu Drive.

The applicant is now requesting that the two remaining parcels – 20 Niskayuna St and 1079 Turner St – be included in the GB zoning district to make the entire block one zoning district, GB. The applicant will also be asking the City Council to discontinue Niskayuna St for the purposes of the expansion.

II. **DEPARTMENT REVIEW**

Police Department: The Police Department was curious to know if the taxable value of the lots would increase because of the zone change and the Assessing Department replied that the conversion from

residential to commercial is likely to increase the taxable value of each lot, even before a structure were to be put on any of the lots.

Fire Department: No comment.

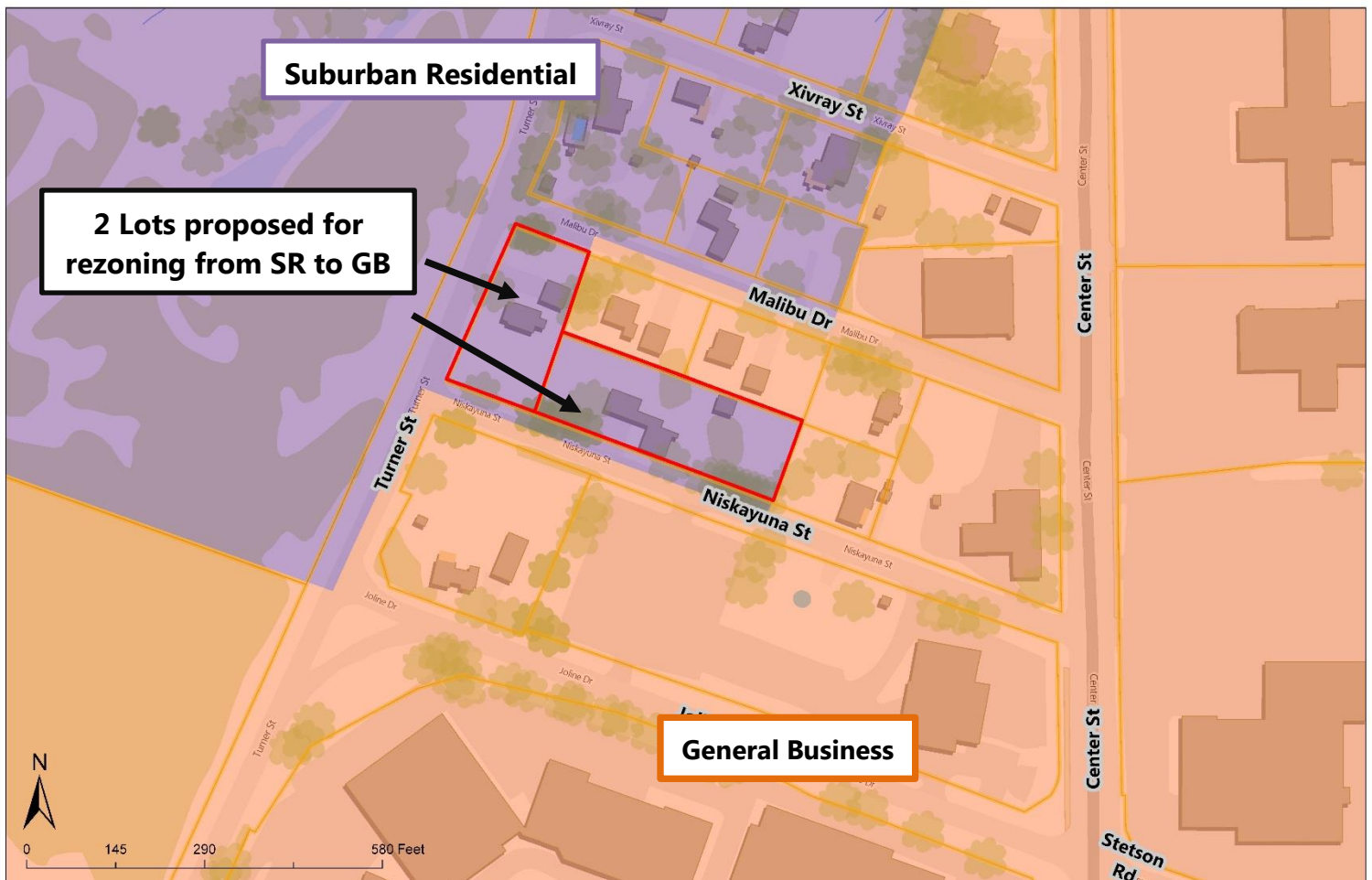
Water and Sewer District: No comment.

Engineering Department: No comment.

Planning Department: The Planning Department wanted to make sure the zone change was supported by the Comprehensive Plan's Future Land Use Map and it is .

III. **PLANNING BOARD ACTION-** The Planning Board shall consider whether the proposed zone change complies with the 2010 Comprehensive Plan's Future Land Use Plan and Map. The Board is being asked to forward a recommendation of approval to the City Council for final action.

Current Zoning- The properties located at 20 Niskayuna St (PID: 300-014) and 1079 Turner St (PID # 300-0013) are currently zoned Suburban Residential. The properties to the north are zoned Suburban Residential and General Business, to the east is zoned General Business, to the south is General Business and to the west is Suburban Residential.





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Future Land Use Plan- The area proposed for the rezoning is recommended as Business Expansion Transition District (BXT) in the 2010 Comprehensive Plan. Business Expansion Transition District (BXT) is describes in the 2010 Comprehensive Plan as follows:

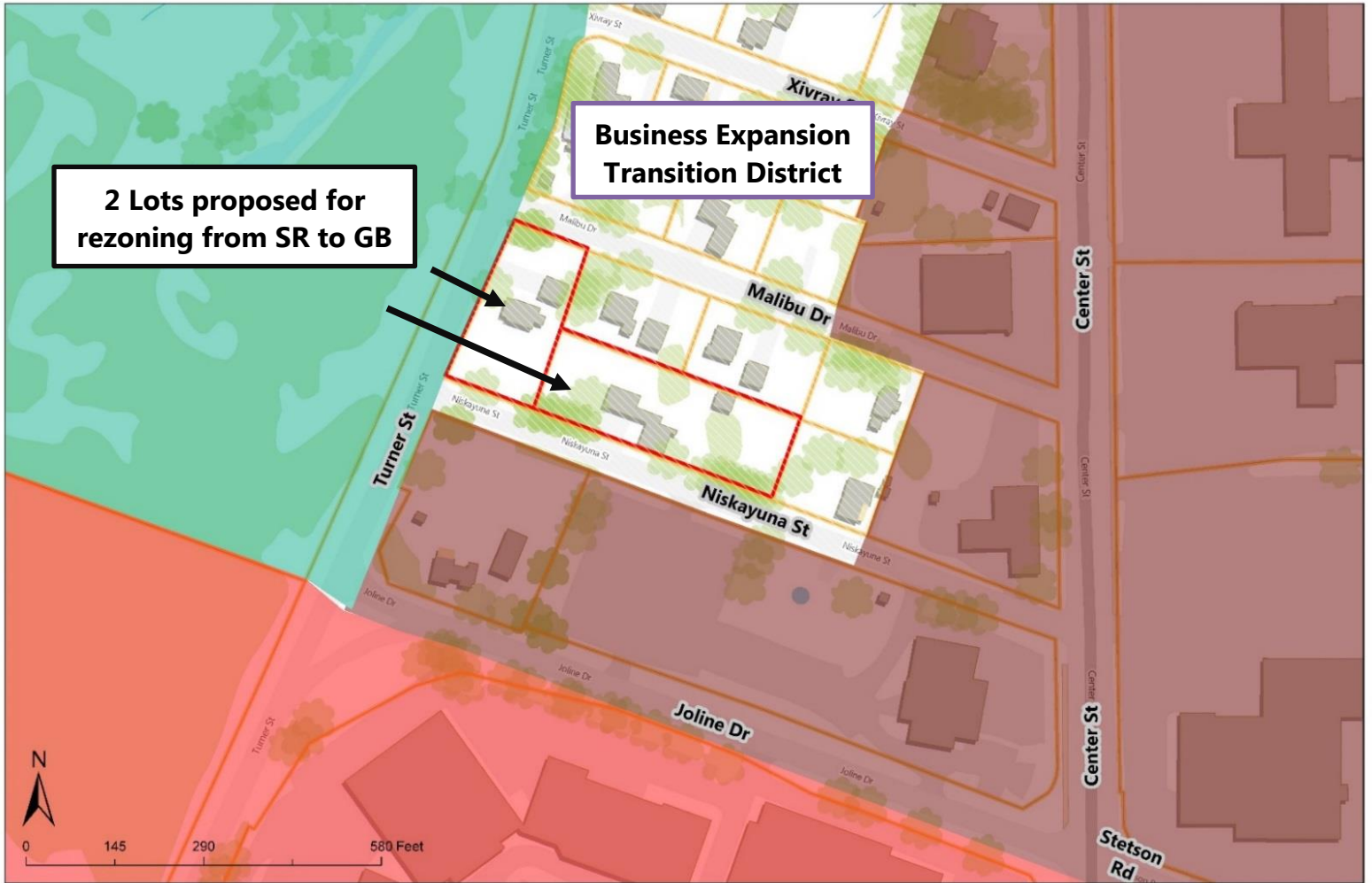
“Business Expansion Transition District (BXT)

Objective – Allow for the orderly conversion of “pocket” or “island” residential neighborhoods that are adjacent to commercial zones to nonresidential use over time. The intention of this designation is that these areas remain zoned as they currently are and the residential uses be allowed to continue, **but to provide for these areas to rezoned to commercial/business use when there is an appropriate development proposal. In rezoning these areas, the rezoning process should occur in way that expands the adjacent nonresidential zone in an orderly manner, while maintaining the livability of the remaining residential properties.**

Allowed Uses – The current allowed uses should remain in force until these areas are rezoned.

Development Standards – The current development standards should remain in force until these areas are rezoned.” (2010 Comprehensive Plan page 101)

Future Land Use Map- The 2010 Comprehensive Plan shows the properties proposed for rezoning to be in the Business Expansion Transition District (BXT).



IV. **STAFF RECOMMENDATION** – The Staff recommends the Planning Board forward a recommendation of **APPROVAL** to the City Council of the proposed zone change from Suburban Residential to General Business for the properties at 20 Niskayuna St (PID: 300-014) and 1079 Turner St (PID: 300-013) with the following findings:

- 1) The properties proposed for rezoning meet the definition of Business Expansion Transition District.
- 2) The properties proposed for rezoning are in agreement with the 2010 Comprehensive Plan’s Future Land Use Plan.

Zach Mosher

Zach Mosher
City Planner