

City of Auburn, Maine

"Maine's City of Opportunity"

Office of Planning & Permitting Planning Board Report

To: Auburn Planning Board

From: Eric Cousens, Director of Planning and Permitting

Re: Irving Convenience Store and gas station at 1813 Washington Street – Special Exception and Site Plan Amendment request of Susan Moore, agent for Cobalt Properties Inc. to construct a 1,337 square foot addition to the existing Irving convenience store and gas station at 1813 Washington Street (PID # 109-008), pursuant to Chapter 60, Section 60-499(b)(14) of the City of Auburn Ordinances.

Date: December 11, 2012

The applicant, Susan Moore, agent for Cobalt Properties Inc. is seeking approval to construct a 1,337 square foot addition to the existing Irving convenience store and gas station at 1813 Washington Street.

On May 10, 2005 the Planning Board approved a Special Exception and Site Plan amendment to an existing Special Exception for Irving Mainway convenience store for the construction of a 2,000 square foot building addition, relocation of the diesel fuel pump islands and the expansion of the parking area for commercial trucks located at 1813 Washington Street. The approved development has been constructed and currently provides laundry facilities, restrooms and shower facilities for truckers. The existing building is approximately 5,673 square feet in area and the proposed expansion would enlarge the building to 7,367 square feet. The proposed addition exceeds the 10% expansion allowed with a staff review and requires review by the Board.

Additional lighting will be minimal and attached to the new building. Traffic is not anticipated to change and all existing connections to public streets will remain. The purpose of this addition is to provide better service to existing customers. The applicant will be available to answer any questions at the hearing.

The chapter and verse is as follows:

Chapter 60, Section 60-499(b)(14): Convenience stores

I. DEPARTMENT REVIEW

Police Department:

A. No concerns.

Fire Department:

A. No Concerns.

Water and Sewerage District:

A. No Concerns.

Engineering Department:

A. No Concerns.

II. FINDINGS FOR SPECIAL EXCEPTION REVIEW:

- A. The Zoning Ordinance contains no specific requirements for a use similar to that being proposed.
- B. Based on the included traffic assessment, the Special Exception sought will not create or aggravate a traffic hazard, a fire hazard or any other safety hazard.
- C. The proposed Special Exception sought will not block or hamper the Comprehensive Plan pattern of highway circulation or of planned major public or semi-public land acquisition.
- D. The subject property is situated in a General Business zoning district (GB) district and the proposed use is consistent with this zoning classification. The exception sought will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of the property adjoining and neighboring the property under application.
- E. Lot width, lot area, drainage, driveway layout, road access, off-street parking, landscaping, building separation, sewage disposal, water supply, fire safety will not be impacted.
- F. The standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the Auburn Building Code and by the provisions of Chapter 60.
- G. All essential city services, which will be required for the project, are presently available or can be made available without disrupting the City's Master Development Plan.
- H. It has been determined that the proposed project satisfies the objectives of Site Plan review and Special Exception review and will constitute a suitable development and will not result in a detriment to the neighborhood or the environment. This determination is based upon the above noted findings.

III. RECOMMENDATION:

Based upon the findings noted above, Staff recommends that the Planning Board approve the Special Exception and Site Plan Amendment request of Susan Moore, agent for Cobalt Properties Inc. to construct a 1,337 square foot addition to the existing Irving convenience store and gas station at 1813 Washington Street (PID # 109-008), pursuant to Chapter 60, Section 60-499(b)(14) of the City of Auburn Ordinances, with the following conditions:

- A. Plan approval is also conditioned upon compliance by the applicant with the plans and specifications which have been received by the Planning Board in connection with the development proposal.

Eric J. Cousens
Director of Planning and Permitting