



City of Auburn, Maine

Office of Planning & Permitting

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To: Auburn Planning Board

From: Katherine Cook, Planning Coordinator

Re: Public Hearing on a zoning map amendment (**Area C**) encompassing 148 +/- acres of Suburban Residential and Urban Residential within the Poland, Manley, Hotel Road Residential area to the Traditional Neighborhood Development District as defined in the Comprehensive Plan.

Date: May 21st, 2022

PROPOSAL #1: T-4.2 AREA C Consider changing **Area C** encompassing 148 +/- acres of Suburban Residential and Urban Residential within the Poland, Manley, Hotel Road Residential area to the Traditional Neighborhood Development District as defined in the Comprehensive Plan.

I. STAFF RECOMMENDATIONS

1. Hold a public hearing to determine if **Area C** should be changed into the Traditional Neighborhood District, T-4.2 B as described Agenda Item 3.

Staff has (1) listed a description of the Traditional Neighborhood Development District, (2) Included written and map descriptions of the area to be considered, (3) Included findings and suggestions as the proposed amendment pertains to Area C including a discussion of transportation and (4) suggested a motion for a recommendation on this area. An attachment of public comments received leading up to June 21st are included at the end of the package.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT (TND)

Description- The Traditional Downtown Neighborhood district is characterized by a small to medium sized buildings with smaller front yards and stoops in a more compact urban environment and includes and traditional neighborhood sized storefronts. The smaller minimum and maximum building setbacks form a moderately dense street-wall pattern, diverse architectural styles and pedestrian friendly streets and sidewalks (Sec. 60.549).

Objective – Allow for the development of a wide range of residential and community uses at a density of up to 16 units per acre in areas that are served or can be served by

public/community sewerage and public/community water (see Figures 2.3, 2.4 and 2.6). New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

Allowed Uses – The Traditional Neighborhood Development District generally follows the boundaries of the Urban Residential Zoning District, in effect at the time of the 2021 Comprehensive Plan update. The following general types of uses should be allowed within the Traditional Neighborhood Development District:

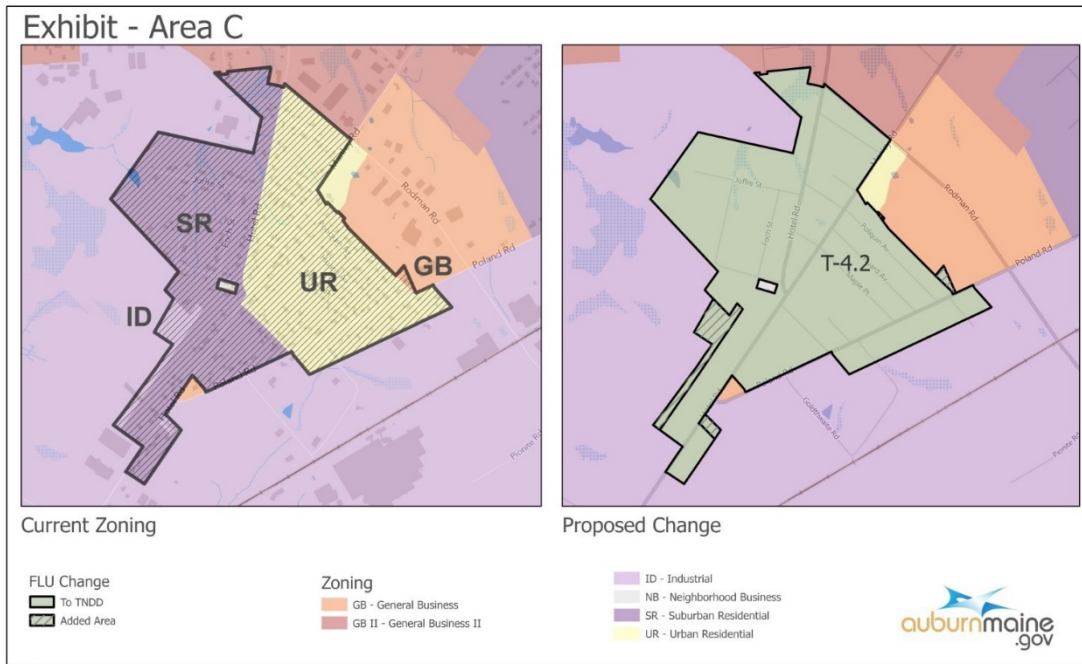
- Low and High-Density Residential Dwellings
- Home Occupations
- Plant/Crop-Based Agriculture
- Community Services and Government Uses
- Small Offices and Mixed-Use Buildings
- Small commercial operations that do not exceed the average lot size of the neighborhood (or more than two times the average size of the home).

Development Standards – Residential uses should be allowed at a density of up to 16 units per acre with no minimum road frontage required, shared driveways are encouraged. The areas within the Traditional Neighborhood designation are served by public/community sewer and water. In general, the minimum front setback should be 15 feet max. Side and rear setbacks should be 5-10 feet or 25% of the average depth of the lot to establish dimensional standards that relate to the size and width of the lot with up to 70% lot coverage. Minimum building height 1 story with maximum of 3 stories (excluding an attic story).

II. AREAS INCLUDED IN ZONE CHANGE

AREA C: Poland/Manley/Hotel Road Traditional Neighborhood District Form Based Code Expansion

Consider the Comprehensive Plan recommendation to expand the T.4.2 Traditional Downtown Neighborhood or some variation of that district to the Poland/Manley/Hotel Road Residential area as outlined on the adjacent Map. The area includes 148 +/- acres within a Comprehensive Plan designated growth area.



Examples from Manley Road and Adjacent Streets



The 2010 Comprehensive Plan (updated 2021) defined goals and priorities for the city to develop and improve its transportation network. Transportation objectives identified in the comprehensive plan should be considered as applied to Area C.

III. TRANSPORTATION

“Goal G.2: Auburn has a well-designed—and functioning road network that safely and equitably moves all manner of users (cars, buses, bikes, and pedestrians) into and through the community...”

1. While much of the street grid within this area has been constructed, significant gaps exist in the ability of residents or visitors to safely walk within this neighborhood, especially along the primary travel corridors. For example, sidewalks on Poland Road currently end east of Rodman Road, sidewalks along Manley Road currently end around the intersection with Hotel Road, and no sidewalks exist along Hotel Road.

IV. FINDINGS AND SUMMARY

1. The Board, on their May 3, 2021 meeting inquired about the 4+/- acres of land on Manley Rd. Between Poliquin Ave. and Rodman Rd. As it is not within the boundary to change to TND. The comp plan instead suggests that it should be changed to General Business (GB) because it is a corner lot surrounded by GB.
2. 0.54 +/- acres at the corner of Hotel Rd. and Poland Rd. Should remain as general Business as there is already a business operating at this location.
3. The 2021 Comprehensive Plan recommends expanding the Formed Based Zoning in this area as shown on the above map introducing a new Form-Based Zone T-4.2B.
4. Incorporating Area C to T-4.2B is consistent with and supports the Comprehensive Plan's transportation goals.
5. The city's transportation goals identified in the Comprehensive Plan will require infill between New Auburn and Broad Street. As the City is Planning for a highway Interchange, designating this area first as Traditional Neighborhood District is consistent with the Plan.
6. The 2010 and now 2020 Comprehensive Plan recommends expanding the Formed Base zoning. This can be accomplished with the creation of a new district by using T-4.2B that conforms to and expands existing development patterns.
7. The distinctions between allowed uses, density and development patterns in the existing T-4.2 areas in place for years and the Court Street/City Core area are significant enough to warrant a new zoning district that can be called T-4.2-B. This will prevent limitation in the urban core where density and mixed use has been allowed by leaving T.4.2 zoning in place in some areas.
8. The area is considered the core of the city and the 2010 and now 2021 support higher density with available infrastructure in place. (sewer, water, power, high speed internet, gas & roads)
9. The proposal can be implemented without detriment to city resources.
10. Assure that the City's zoning and land use regulations allow for private investments to improve property in these neighborhoods.
11. Maintain and increase the City's population.
12. Limit the need for new roads by encouraging infill development within the identified growth areas in 2020 Comprehensive Plan.
13. FBC allows for 5-foot front and side setbacks in contrast with the current 25 feet. Most buildings in these districts are currently non-conforming because of this standard. Generally, the change recommended will have little impact on the allowed uses in the district.

14. In many of the older, developed areas of the City, the current configuration of space within residential buildings is functionally obsolete. Reconfiguration of the available space is often difficult under the density and lot size requirements of the current zoning ordinance.

SUGGESTED MOTION –AREA C

I make a motion to change **Area C** described in this memo, from Suburban Residential and Urban Residential within the Poland, Manley, Hotel Road Residential area to T-4.2B.