



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

60 Court Street | Auburn, Maine

04210 www.auburnmaine.gov |

207.333.6601

To: Auburn Planning Board

From: Katherine Cook, Planning Coordinator

Re: Public Hearing on a zoning map amendment **Area D** 288 +/- acres of Urban Residential and Multi-Family Suburban within the Bates, Bradman, Stetson Road Residential area from Rural Residential, Urban Residential, Suburban Residential, and Multi-Family Suburban areas to the Traditional Neighborhood Development District as defined in the Comprehensive Plan.

Date: May 21st, 2022

PROPOSAL #1: T-4.2 A-D Consider changing **Area D** encompassing 288 +/- acres of Urban Residential and Multi-Family Suburban within the Bates, Bradman, Stetson Road Residential area from Rural Residential, Urban Residential, Suburban Residential, and Multi-Family Suburban areas to the Traditional Neighborhood Development District as defined in the Comprehensive Plan.

I. STAFF RECOMMENDATIONS

1. Hold a public hearing to determine if **Area D** should be changed into the Traditional Neighborhood District, T-4.2 B as described Agenda Item 3. Staff also recommends that the Planning Board Consider removing Huston Field from the boundaries of the zone change as it is in a permanent conservation easement.

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 Area D and transportation and (4) suggested a motion for the 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:

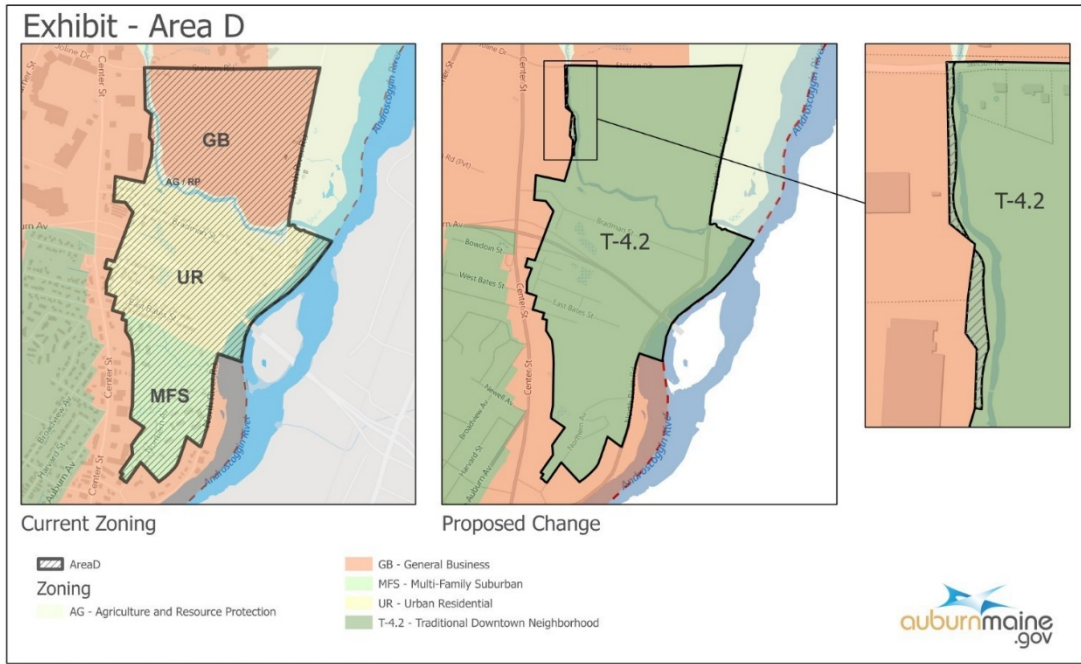
- Low and High-Density Residential Dwellings
- Home Occupations
- Plant/Crop-Based Agriculture
- Community Services and Government Uses
- Small Offices and Mixed-Use Buildings
- Small commercial operations that do not exceed the average lot size of the neighborhood (or more than two times the average 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 D: Bates, Bradman, Stetson 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 Bates, Bradman, Stetson Road Residential area as outlined on the adjacent Map. The area includes 288 +/- acres within a designated growth area.



Examples of existing design within East Bates Street 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 D.

III. TRANSPORTATION

“Goal G.1: Auburn supports real-estate growth patterns that fully utilize the utility of all road networks in the city, making necessary additional connections between road networks to advance this goal...”

1. Portions of Area D have a street grid, but its connectivity could be improved.
2. The northern portion of this rezoning area includes significant undeveloped land that is likely to lead to the creation of new streets and growth in traffic counts

seeking to access to Route 4 at Stetson to the north or North River Road at the south.

3. The 2009 Center Street Traffic Management Study highlighted opportunities to improve connectivity to the east (this rezoning area) and west (Auburn Mall area), and not just to accommodate vehicles given the growing interest in residential development near the commercial district.

“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. Pedestrian connectivity within this area is limited. For example, North River Road lacks pedestrian access and is also a corridor designated to be part of an Androscoggin Greenway. And while Stetson Road now has partial sidewalk, it does not extend to North River Road and provides no safe crossing of Center Street.
2. The Center Street study identified the challenges of pedestrian access along and across Center Street as a major challenge. The introduction of this higher intensity residential use will accelerate that challenge without integrating transportation plans and policies into site plan review processes.

IV. FINDINGS AND SUMMARY

1. Staff suggests limiting the zone change to south of Bobbin Mill Brook thereby excluding approximately Five (5) areas including 93.24 +/- acres along North River Road 167 Stetson Rd (PID 291-012) owned by the YMCA; (2) 1.04 +/- acres at 151 Stetson Rd (PID 291-013); (3) 0.78 +/- acres at 137 Stetson Rd (PID 291-014); (4) 1.22 +/- acres at 636 North River Rd (PID 292-002) and (6) 30.61 +/- acres on Statson Rd (PID 291-011).
2. 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.
3. 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.
4. 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.
5. 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)
6. The proposal can be implemented without detriment to city resources.

7. Assure that the City's zoning and land use regulations allow for private investments to improve property, mobility and infrastructure with new developments in these neighborhoods.
8. Maintain and increase the City's population.
9. Limit the need for new roads by encouraging infill development within the identified growth areas in 2020 Comprehensive Plan.
10. 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.
11. 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 D

I make a motion to change **Area D** described in this memo, from Urban Residential and Multi-Family Suburban within the Bates, Bradman, Stetson Road Residential area to T-4.2B with the following modifications:

1. Five (5) areas shall remain General Business (GB) including 93.24 +/- acres along North River Road 167 Stetson Rd (PID 291-012) owned by the YMCA; (2) 1.04 +/- acres at 151 Stetson Rd (PID 291-013); (3) 0.78 +/- acres at 137 Stetson Rd (PID 291-014); (4) 1.22 +/- acres at 636 North River Rd (PID 292-002) and (6) 30.61 +/- acres on Stetson Rd (PID 291-011).