

To: Auburn Planning Board

From: Katherine Cook, Planning Coordinator

Re: Public Hearing/ Subdivision Review for 405 Center Street, Parcel I.D. 271-065

Date: March 14, 2023

I. Proposal: Public Hearing/ Site Plan Review:

Jim Wu is proposing the development of a two (2) building, 21-unit apartment complex with parking on the 1.22-acre site at 405 Center Street, Parcel I.D. 271-065. This item is pursuant to Chapter 60, Article IV, Division 12- General Business (GB) District; and Chapter 60, Article XVI Division 2-Site Plan Review.



II. Materials:

1. Staff Report for March 14, 2023
2. City Submittal submitted February 10, 2023, including:
 - i. Site Plan Application Narrative dated February 10, 2023
 - ii. Development Review Application and Checklist dated February 9, 2023
 - iii. Deed
 - iv. Standards Compliance Narrative dated February 9, 2023
 - v. Stormwater Management Plan
 - vi. USGS Quadrangle Map
 - vii. Aerial Map
 - viii. National Flood Hazard Layer FIRMette
 - ix. Web Soil Survey
 - x. Hydrocad
 - xi. Maintenance Plan of Stormwater Management Facilities dated January 2023
 - xii. SWP-1.0: Pre-Development Stormwater Map dated January 6, 2023
 - xiii. SWP-2.0: Post-Development Stormwater Map dated January 6, 2023
 - xiv. Utility Correspondence-AWSD
 - xv. Financial Capacity
 - xvi. Cost Estimate
 - xvii. FIG.-1.0: Fire Truck Turning Template Exhibit
 - xviii. Back Elevation Plan dated October 25, 2022
 - xix. First Floor Plan, Second Floor Plan dated October 25, 2022
 - xx. Third Floor Plan, Roof Plan dated October 25, 2022
 - xxi. Framing Elevations dated October 25, 2022
 - xxii. C-0.0: Cover Sheet and Location Map dated January 6, 2023
 - xxiii. C-0.1: Existing Conditions/ Topographical Survey Plan dated January 6, 2023
 - xxiv. C-0.2: Site Demolition Plan dated January 6, 2023

- xxv. C-1.0: Site Plan dated January 6, 2023
- xxvi. C-2.0: Grading and Utility Plan dated January 6, 2023
- xxvii. C-4.0: Erosion Control Notes and Details dated January 6, 2023
- xxviii. C-4.1: Site Details dated January 6, 2023
- xxix. C-4.2: Site Details dated January 6, 2023
- xxx. P-1.0: Photometric Plan dated January 6, 2023
- 3. C-1.0: Revised Site Plan dated January 6, 2023, submitted March 1, 2023
- 4. C-0.2: Revised Site Demolition Plan dated January 6, 2023, submitted March 1, 2023
- 5. C-2.0: Revised Grading and Utility Plan dated January 6, 2023, submitted March 1, 2023
- 6. C-2.0: Landscaping Plan dated January 6, 2023, submitted March 6, 2023

III. Background and Description

The applicant submitted an incomplete project for preliminary review in January, and the complete project was submitted by February 10, 2023. 405 Center Street is proposed for redevelopment after the previous joint apartment and unoccupied commercial building sustained fire and water damage. Now, the two proposed buildings will hold ten and eleven units of two bedrooms each and will be three stories.

The project has planned for elevation constraints existing on the site, and retaining walls will be used throughout the property. All parking, entry and egresses will meet grading requirements and ADA accessibility requirements. The plan includes 33 parking spaces and two accessible spaces, and a sidewalk will be constructed on the south side of Building 1 which will connect to the sidewalk adjacent to the easterly side of Center Street.

The apartments will receive public water, sewer, natural gas, and underground power. A new six-inch water line will connect to the existing 12-inch water main. A new manhole will be added to Center Street to allow connection of the proposed 8-inch gravity sewer line to the existing 18 inch public gravity sewer system. A new ground mounted transformers will be installed (one for each building).

The applicant is proposing less impervious area than the previous property, allowing more stormwater to be absorbed into the earth. The remaining stormwater will be stored and drained into the Center Street stormwater system from a catch basin and runoff from a 25-year, 24 hour storm event can be stored in filter strips in the roof.

IV. Peer Review

All comments have been addressed by the applicant/ agent.

1. The applicant addressed the comment to show a 2 ft. retaining wall on the plan by adding the existing front retaining wall, just off the street sidewalk to the grading plan noting the proposed top elevations.
2. The applicant addressed the comment to include a 5 ft. clearance from the pole to the wall at the southern end of the retaining wall by adding a dimension to the site plan from the face of the industry pole to the proposed outside edge of sidewalk pavement to demonstrate the appropriate clearance.
3. The applicant specified, in response to questions about the locations for snow storage, that the storage areas is east of the emergency vehicle turnaround, and there are 3 other snow storage areas labeled on the plan- 2 beside the dumpster, and 1 to the north of the driveway entrance.

4. Applicant addressed the comment that the turn around must be kept clear by placing a “no parking” sign at this location.

V. Planning Board Action

Review the proposal pursuant to Chapter 60, Article IV, Division 12- General Business (GB) District; and Chapter 60, Article XVI Division 2-Site Plan Review; hold a public hearing, and make a recommendation based on conformance to the zoning ordinance and 2021 Comprehensive Plan.

VI. Suggested Findings of Fact

The proposal has met all requirements of Chapter 60, article IV, Division 12- General Business District:

1. The proposal is a permitted use in the General Business (GB) District pursuant to Sec. 60-499(a)(1)
2. The proposed apartment buildings and the lot they are proposed on meet all dimensional regulations pursuant to Sec. 60-500.

The proposal has also met all requirements of Chapter 60, Article XVI Division 2- Site Plan Review, and consequently the applicant has made provisions for:

1. Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration; and preservation of light and air;
2. Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;
3. Adequacy of the methods of disposal for wastes; and
4. Protection of environment features on the site and in adjacent areas.

VII. Suggested Motion

I make a motion to approve the development of a two (2) building, 21-unit apartment complex with parking on the 1.22-acre site at 405 Center Street, Parcel I.D. 271-065 pursuant to Chapter 60, Article IV, Division 12- General Business (GB) District; and Chapter 60, Article XVI Division 2-Site Plan Review, with the following **conditions**:

1. No development until any bonding or inspection fees are determined by the Auburn Engineering Department.