

Map and Text Amendment- AGRP Zone

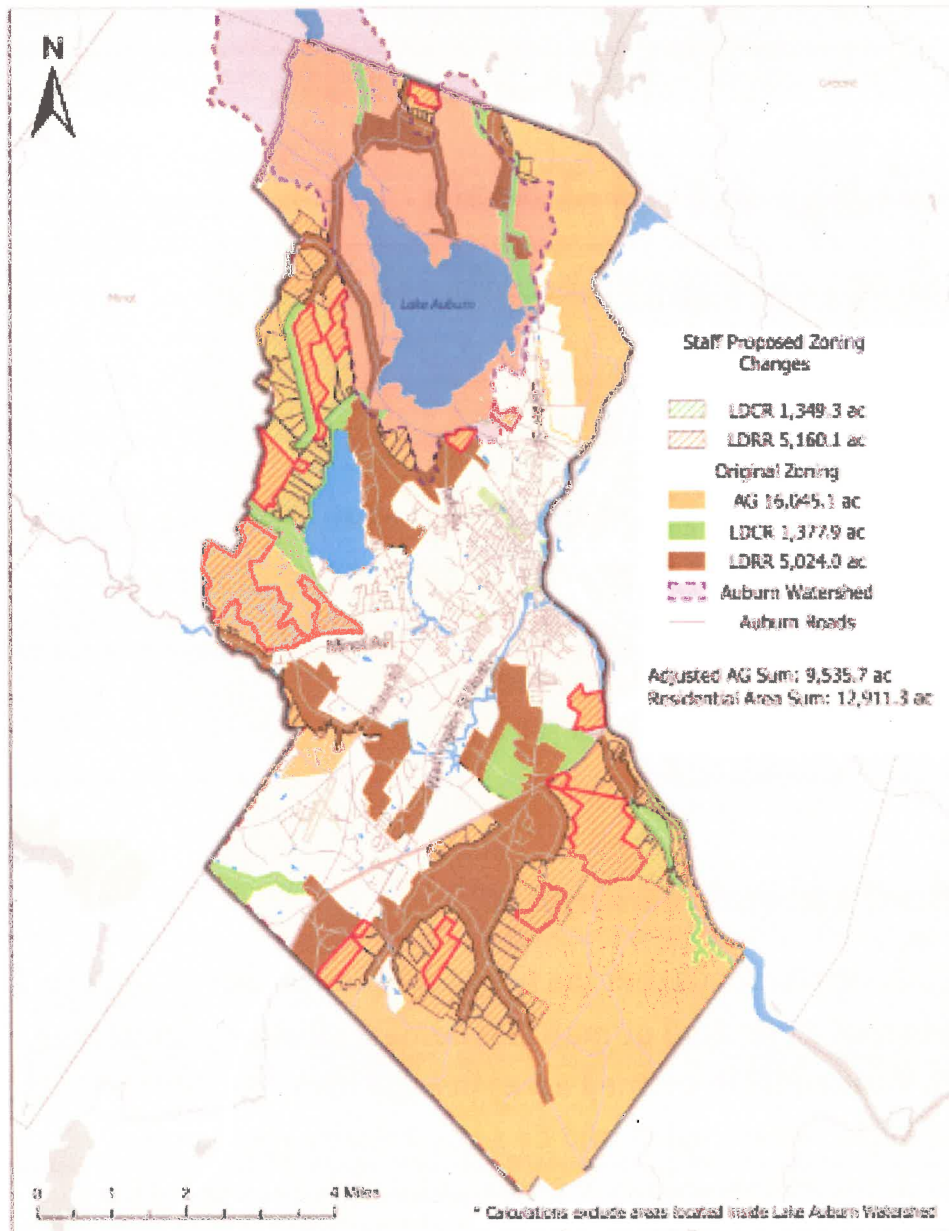
Public Hearing on whether to eliminate the income standard outside the Lake Auburn watershed.

Office of Planning and Permitting
May 8, 2023

Staff's Recommendation

Staff recommends that the proposed changes not be approved, but that a text and/ or map amendment changing the zoning to Residential in defined areas in AGRP zone outside the Lake Auburn watershed would be a good alternative to meet residential demand with fewer unintended consequences. This could be accomplished by amending the specific portions of the zoning map from AGRP to a residential zoning designation (Low-Density Country Residential, Suburban Residential, T-4.2B, etc.). This option would uphold the income requirement in the remaining AGRP zone and would necessitate a Comprehensive Plan and Future Land Use Plan

(FLUP) change that can be facilitated within 8-12 months. This option combines a modified version of the residential strip amendment map while maintaining the concept of growing outward from the core. It also creates significant opportunities for housing and leaves much of the AGRP zone functions in place.

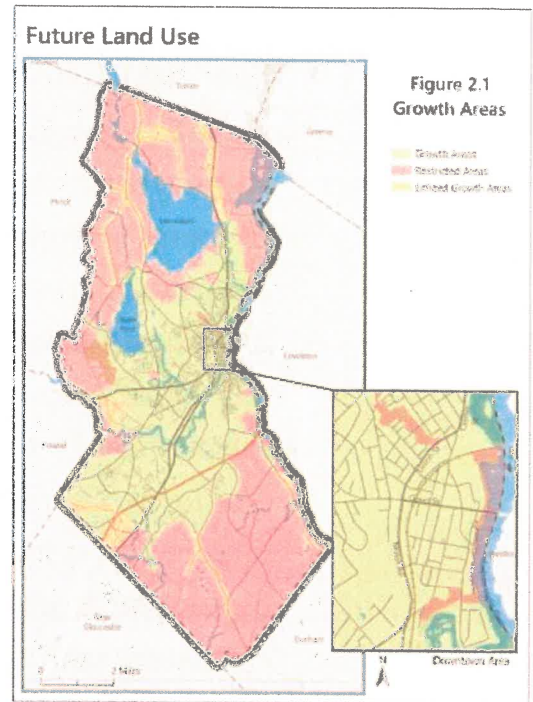


Staff Recommendation draft map presented on March 28, 2023

Reasons for Staff's Recommendation

1. Auburn has a **housing shortage** which warrants reconsidering the City's planned growth boundaries.

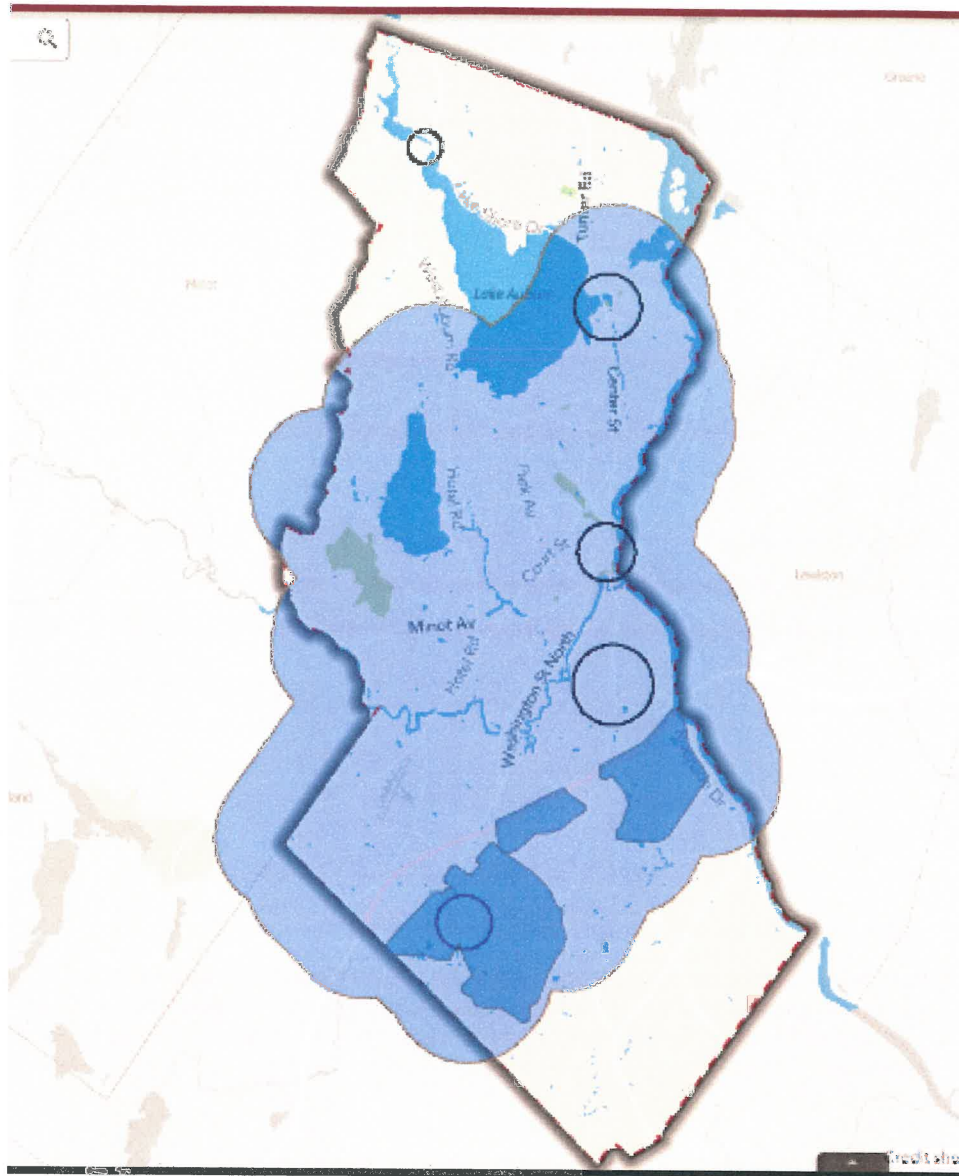
2. AGRP zone is a designated **Restricted-Growth Area**.
3. Future Land Use Plan reaffirms that Auburn should **grow out from the historic cores**.
4. The Comprehensive Plan states that the AGRP district is intended to serve as a **land reserve**, protecting **community open space** and rural landscapes, while maintaining the **potential for future development**. These several functions of the zone warrant dividing the zone into an Agricultural District and Conservation/ Open Space districts with the help of city committees and experts. Allowed uses should be expanded to include more agriculturally related businesses including retail, service, and recreation, including PUD residential development accessory to recreation with preserved open space with applied LID standards.



Auburn Designated Growth Areas

5. **The AGRP DISTRICT ZONING TEXT AMENDMENTS (5/9/2023) does not maintain the connection of residential development to agriculture or natural resource uses.** The change in 2019 reducing the income requirement from 50% household to 30% median or household was a significant change which lowered barriers to farm business entry and upheld the AGRP zone purpose. Other such alternatives exist.
6. **Any new residential development throughout the AGRP zone should include ordinance and Comprehensive Plan Amendments which would uphold low density, but not require 10 acres/ lot.** The city could consider a maximum depth to width ratio for new lots, restrictions on new public roads, and limited solid waste services on private roads to reduce increase service costs associated with new housing.

7. The AGRP Zone has enable Auburn to make decisions about how and where to grow, Intentional growth is not possible for many communities because suburban sprawl has stunted their chances. **Auburn is uniquely positioned to respond to opportunities, changes, and new information over time.** All the while, rural land uses including **agriculture, forestry, hunting, and recreation are significant contributors to Auburn's economy, high quality of life and resiliency.**
8. The form-based code districts (T-4.2, T-5.1 etc.) provide opportunities for infill housing closer to existing development while following smart growth principles consistent with the Comprehensive Plan, and the current AGRP discussions are at odds with this. Since 2020, the city has permitted approximately 70 single or two-family units, 320 multifamily units, and over 160 approved by the Planning Board. The city is also planning for over 2,000 units in the next few years. **These ongoing initiatives provide more housing and use less land than allowing housing int he AGRP zone on minimum 10-acre lots.**



Auburn's historic cores and staff-recommended infill areas

If the City chooses to amend the Comprehensive Plan and zoning to allow for housing in the AGRP zones areas as a primary use, without connection or accessory status to farms or other permitted uses, staff strongly recommends that some additional consideration be given to the following:

1. Reducing individual required lot sizes while maintaining a low overall density through clustering requirements,
2. Limiting or prohibiting new public roads outside of growth areas,
3. Limiting other service demands on new roads outside of growth areas such as solid waste pick up, and

4. Limiting residential subdivisions outside of growth areas.