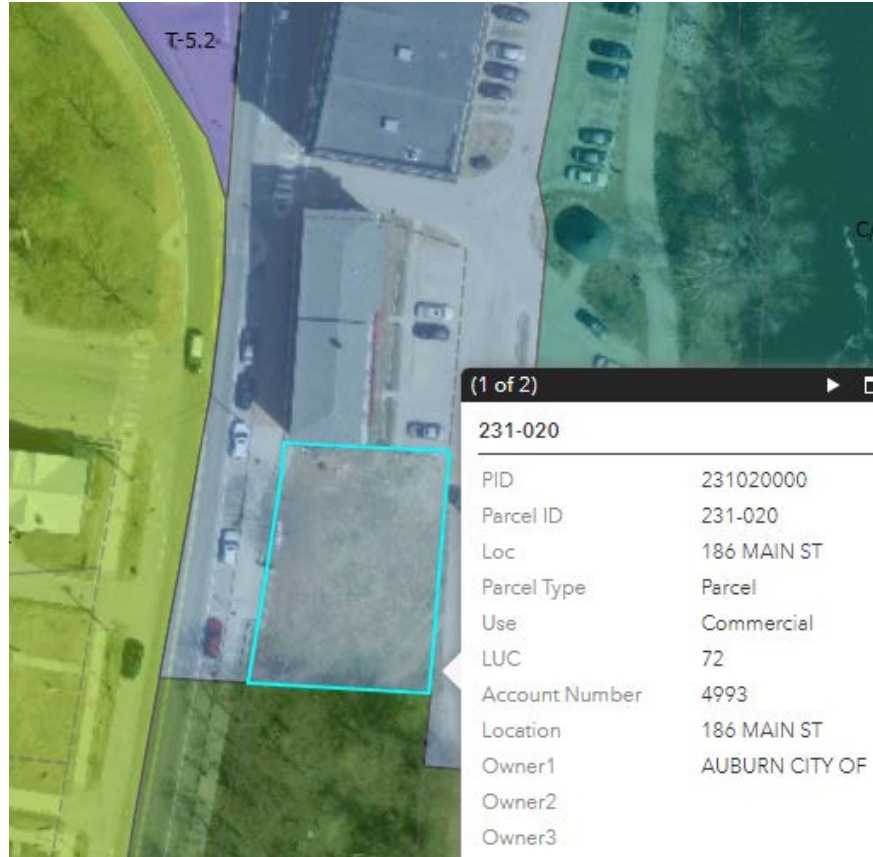


To: Auburn Planning Board
 From: Katherine Cook, Planning Coordinator
 Re: Public Hearing on site plan for 186 Main Street
 Date: June 6, 2023

I. **Proposal:** Public Hearing/Special Exception/ Site Plan Review: JCS 18, LLC is proposing to develop a city-owned parcel located at 186 Main Street, Parcel I.D. 231-020. The proposal includes a new five-story mixed-use building that will be made up of three floors with 18 units of multi-family apartment housing and 1,118 square feet of retail/commercial space and one floor with a 118-seat restaurant/ brewery space. The proposal is pursuant to Chapter 60, Division 14- Form-Based Code-T-5.1, Chapter 60, Article XVI, Division 2- Site Plan Review, Chapter 60, Article XVI, Division 3- Special Exception, and Chapter 60, Article XII, Division 2 and 5- Floodplain Overlay District Shoreland Overlay District (SLO).



- II. **Materials**
1. Staff Report 6/6/2023
 2. Full Development Review Application 5/5/2023
 3. Full Plan Set 5/5/2023
 4. Updated Submittal 5/18/2023
 5. Updated Drawing 5/22/2023
 6. Draft easement to AWS D
 7. Fire approval received 5/15/2023

III. **Background:**

186 Main Street is a vacant, undeveloped site owned by the City of Auburn. It is entirely in a general development area within the shoreland zone pursuant to Sec. 60-992- Principal and accessory structures, and partially within FEMA Flood Zone AE (Elev. 136). The finish floor elevation (Elev.137), design is set at least one foot above base flood level (Basement Finish Floor and Deck). The following tables demonstrate that this proposal meets all requirements of the underlying the T-5.1 Downtown Traditional Center zoning district.

Sec. 60-550.1. Building placement and configuration T-5.1.

| PRINCIPAL BUILDING PLACEMENT: | | Proposed |
|--|---|----------------------|
| Front Setback, Principal: | 0 ft. Min., 10 ft. Max. | 0 ft. |
| (Corner Lot) Front Setback, Secondary: | 0 ft. Min., 10 ft. Max. | N/A |
| Side Setback: | 0*—5 ft. Min. | 0-4 ft. |
| | *Subject to Building Permit Approval | |
| Rear Setback: | 10 ft. Min. | 23 ft. |
| Building Lot Coverage: | 75% Max. | 63% |
| Useable Open Space: | 5% Min. | 10% |
| Frontage Build-Out: | 75% Min. along Front Setback, Primary | 95% |
| Lot Width: | 24 ft. Min, 160 ft.Max. | 100 ft. |
| PRINCIPAL BUILDING CONFIGURATION: | | |
| Building Width: | 14 ft. Min., 150 ft. Max. | 95 ft. |
| Building Height Minimum: | 2 Story Min. (F) | 4 stories with attic |
| Building Height Maximum: | 4 Story Max. (excluding attic story) | 4 stories with attic |

Sec. 60-550.2. Building frontages T-5.1.

| | | |
|--|---|---|
| BUILDING FRONTAGE TYPES: | <p>Stoop, Storefront and Gallery</p> | Building frontage type will be storefront. |
| BUILDING ENTRIES: | Primary entry door is encouraged along ground story facade facing a primary street. | Primary entry door for the development will be on the ground story of Main Street with a secondary rear entry fronting miller street. |
| BUILDING ENVELOPE ARTICULATION: | | |
| Ground Story Building Frontage Facade: | Windows and doors shall comprise a minimum of 25% and maximum 60% coverage of the total ground story facade frontage. | ~43% |
| Upper Story Building Frontage Facade: | Windows and doors shall comprise a minimum of 20% and maximum 40% coverage of the total upper story facade frontage. | ~23% |

| | | |
|--|---|---------------------|
| Ground Story Finished Floor Elevation: | The ground story must be a minimum of 2 feet minimum and 6 feet maximum above the front yard elevation (average grade). | N/A |
| Front Facade Wall: | Blank lengths of wall exceeding 10 linear feet are prohibited. | Maximum span 7 feet |

Sec. 60-550.3. External elements T-5.1.

| | | |
|---------------------------------|--|---|
| Front Yard Fence: (Residential) | <u>Residential</u> - A front yard fence a minimum of 2 feet and a maximum of 4 feet in height is encouraged to maintain spatial edge of street. No chain link, vinyl, split rail, or barbed wire is allowed. | N/A |
| Street Wall/Wall Opening: | A vehicle entry way, as part of a street wall, shall be a maximum width of 20 feet (residential) and 24 feet (commercial); a pedestrian entry way shall be a maximum width of 6 feet. | N/A |
| Building Projections: | No part of any building, except overhanging eaves, awnings, balconies, bay windows, and other architectural features shall encroach beyond the minimum front setback line. | Met at 0 feet |
| Encroachments: | Stoops may encroach upon the front setback line by the following distances but not encroach in the street right-of-way. | Met at property line.0 feet |
| Garages: | Detached garages shall be located a minimum of 20 feet from any street right-of-way. | N/A no garage planned |
| Driveways: | Driveways are encouraged to be on the secondary street frontage. Driveways shall be paved and a minimum of 8 feet wide and a maximum of 20 feet wide. | N/A public parking will be utilized in the public parking garage |
| Parking: | <u>Residential</u> - Vehicle parking areas shall be located only on driveways or designated parking areas and shall not extend into the street right-of-way or sidewalk. <u>Commercial</u> - Parking shall be located to rear of the property to the greatest extent possible. Parking on a side yard is limited to no more than 60 feet wide or 40% of the lot width. Screening and/or street wall is required for parking areas along a street. | Met N/A public parking will be utilized in the public parking garage and surface parking the parking lot ranges from 318-487 Ft. |
| Accessory Structures: | Accessory structures shall be located a minimum of 20 feet from any street right-of-way and 5 feet from either side or rear property line. | N/A |
| Landscaping: | Landscaping is encouraged but shall not extend into any street sidewalk or travel way. Street trees are encouraged. | Met-Landscaping plan submitted nice buffer from road and parking/dumpster |
| Foundation Planting: | Foundation plantings are encouraged but should be pruned and maintained with enough clearance from the building facade to encourage air circulation. | N/A |

24 parking spaces, including one ADA accessible space, are required for the residential part of the development, which are available on Main Street and in the Mechanics Row parking garage. The one accessible space will be available in front of the development on Main Street. A Flood Hazard Development Permit Application and a Traffic Movement Permit Application have been submitted as part of this review. Though this project does not require delegated review of stormwater, the applicant has submitted a stormwater management plan all of which has been reviewed and approved by city engineering.

Miller Street will be realigned as part of this project, which will be accomplished through the appropriate process that meets state statute following 23 M.R.S. § 3026-A as it applies to the City of Auburn. The site plan includes an additional rights of use maintenance and access easement of 3,784 square feet in addition to the existing property of approximately 0.16 acres. The site plan also shows a proposed sewer easement to the Auburn Water and Sewer District and temporary construction easement to JC18.

IV. Department Review:

- Police- No Comments
- Auburn Water and Sewer District (AWSD)- Miller Street shift- pillars will be near sewer line. AWSD will need easement because utility will be on private property. Pillars need to be set owner than sewer for building resilience if work needs to be done on sewer. Detail submitted to AWSD.
- Fire Department- Show that there will be room to access the window of abutting building (close) in case of a fire. Applicants verified safety baskets on fire trucks can access side of buildings.
- Code Enforcement- None (building review will happen at building permit submission.) ADA access reviewed and approved.
- Public Services- No comments
- Airport- No comments
- Planning and Permitting- See updated easement plan color coded for understanding (easement conditions).

V. **Planning Board Action:** Review the proposal pursuant to Chapter 60, Division 14- Form-Based Code- T-5.1, Chapter 60, Article XVI, Division 2- Site Plan Review, Chapter 60, Article XVI, Division 3- Special Exception, and Chapter 60, Article XII, Division 2 and 5 Floodplain Overlay District and Shoreland Overlay District (SLO).

VI. **Suggested Motion:** Approve the proposal pursuant to Chapter 60, Division 14- Form-Based Code- T-5.1, Chapter 60, Article XVI, Division 2- Site Plan Review, Chapter 60, Article XVI, Division 3- Special Exception, and Chapter 60, Article XII, Division 2 and 5 Floodplain Overlay District and Shoreland Overlay District (SLO) with the following **conditions:**

- 1.) Filed approval Androscoggin County Registry of Deeds for road realignment of Miller Street.
- 2.) Filed approval Androscoggin County Registry of Deeds for easement to Auburn Sewer and Water District.
- 3.) Filed approval Androscoggin County Registry of Deeds for Rights of Use, Maintenance, and Access easement to (Great Falls) JCS 18, LLC.
- 4.) Filed approval Androscoggin County Registry of Deeds for Rights of Use, Access easement to Turson LLC
- 5.) NRPA Permit by Rule by MaineDEP
- 6.) Flood Hazard Development Permit
- 7.) Traffic Movement Permit