



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

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To: Auburn Planning Board

From: John Blais, Deputy Director Planning and Permitting

Re: Zone Change Petition for 37 Loring Avenue (Parcel I.D. 211-282)

Date: June 6th, 2023

I. Proposal: Petition/ Zone Change Request:

Auburn voters submitted a petition to amend the zoning of a 15.5-acre parcel of land at 37 Loring Avenue (Parcel I.D. 211-282) from the Urban Residential (UR) district to the Multi-Family Suburban (MFS) district in order to support higher density opportunities in a residentially zoned neighborhood along Loring Avenue. This item is pursuant to Chapter 60, Article XVII, Division 2-Amendment to the Zoning Ordinance or Zoning Map.

Materials:

1. Staff Report
2. Petition, Receipt and Map
3. Division 7 Multifamily Suburban
4. Comprehensive Plan Growth Area (Staff Report)

II. Background:

Amendments to the zoning ordinance, including the zoning map, may be initiated by the Planning Board on its own initiative or upon request by the City Council or by a petition signed by not less than 25 registered voters of the city (Ord. of 9-21-2009, Sec. 8.1A)

One of the primary tests of a zone change is its conformance with the Comprehensive Plan.

The 2021 Comprehensive Plan provides standards and mechanisms to consider if rezoning the parcel is logical. The first Comprehensive Plan supported option to approach this proposal is to rezone the area of the parcel proposed in the petition as an expansion of an existing historic core as referenced in the Comprehensive Plan: Otherwise known as growth areas:

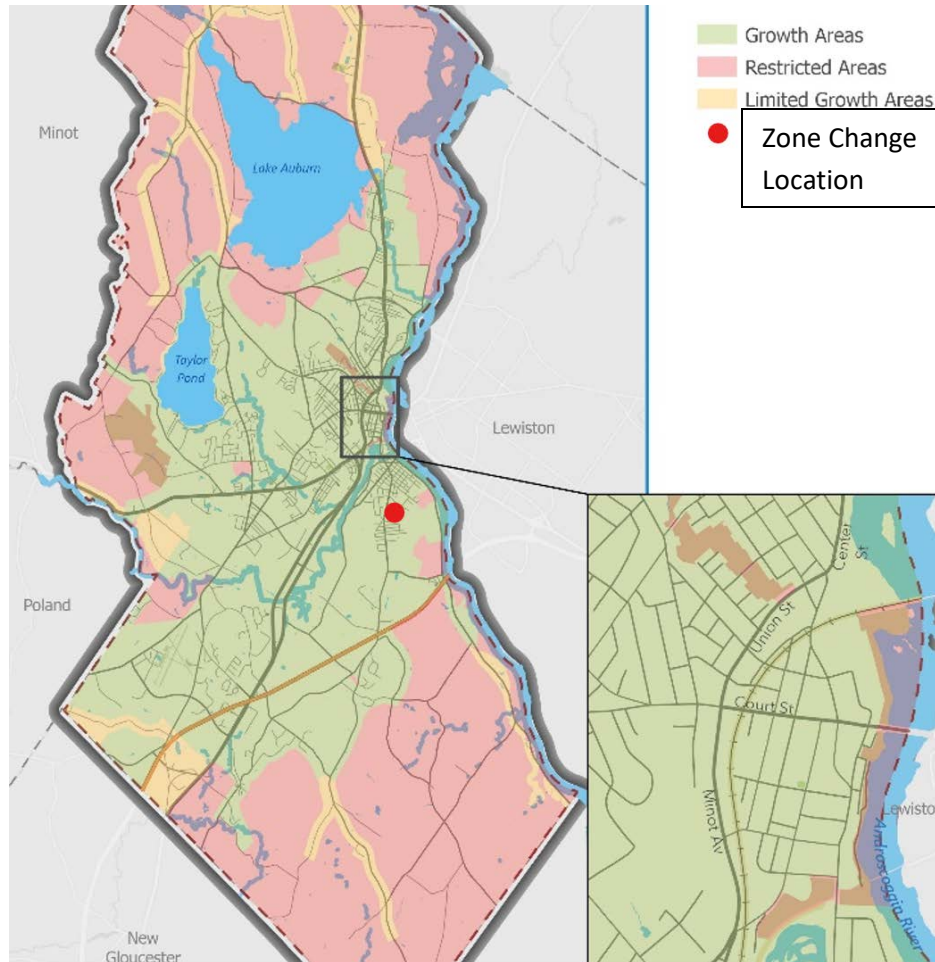


Figure 1—Growth Area —Zone Change Location.

“The Future Land Use Plan shows graphically how the City’s land use policies apply to the land area of the community, and where and how growth and development should and should not be accommodated over the next decade. The Future Land Use Plan is not a zoning map. It is intended to show, in a general sense, the desired pattern of future land use and development. The intention is that this Future Land use Plan will guide near-term revisions to the City’s zoning ordinance and maps to assure that the City’s land use regulations are consistent with the policies set forth in this Comprehensive Plan. In addition, by designating transitional districts, the Future Land Use Plan is designed to guide future zoning changes when the circumstances become appropriate.

This Future Land Use Plan reaffirms the basic objective of land use planning, that development in Auburn should grow out from the historic cores (downtown, Danville, New Auburn, West Auburn, and East Auburn) and from older established neighborhoods. This policy was originally set forth in the City’s first Comprehensive Plan over held a century ago and has continued to guide the City’s land use planning ever since. We continue to believe that growth out from the downtown core and older established neighborhoods provide the most efficient utilization of city services,” (Ch. 2 P. 86).

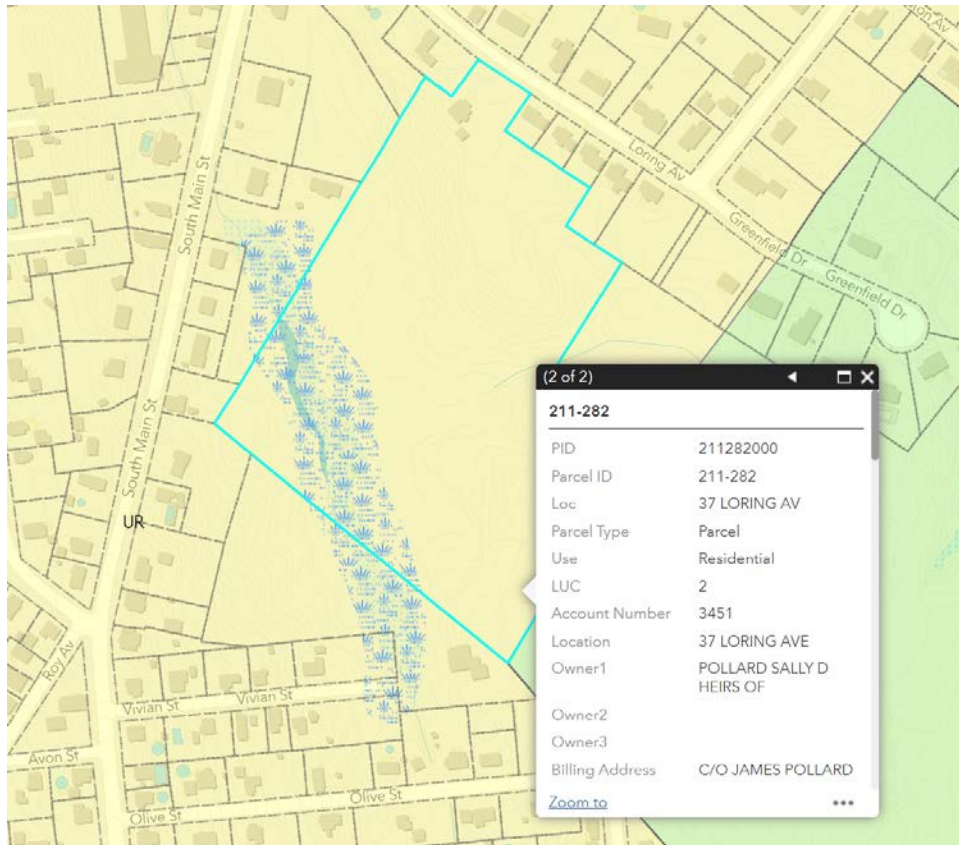


Figure 2—37 Loring Avenue—the change area requested (Urban Residential to Multi-Family Suburban) in the petition.

Planning Board Action:

Staff recommends that the planning board hold a Public Hearing and decide whether it is a good location to change 15.50 acres as petitioned, from Urban Residential to Multi-family Suburban.

III. Suggested Finding of Fact:

1. The applicant submitted rezoning petitions and signatures, City Zoning maps with Parcels identified, 500’ abutters list, on May 9, 2023, thus meeting the time frame and submission standards (Sec. 60-1446).
2. The proposal can be implemented without detriment to city resources.
3. The proposal meets the general future land use plan pattern of development and is consistent with the current comprehensive plan.
4. The zone change will occur outside the Lake Auburn watershed.

V. Suggested Motion:

- A. I make a motion to recommend amending 15.50 acres as petitioned, Urban Residential to Multi-Family Suburban pursuant to Chapter 60, Article XVII, Division 2- Amendment to the Zoning Ordinance or Zoning Map.