

To: Auburn Planning Board

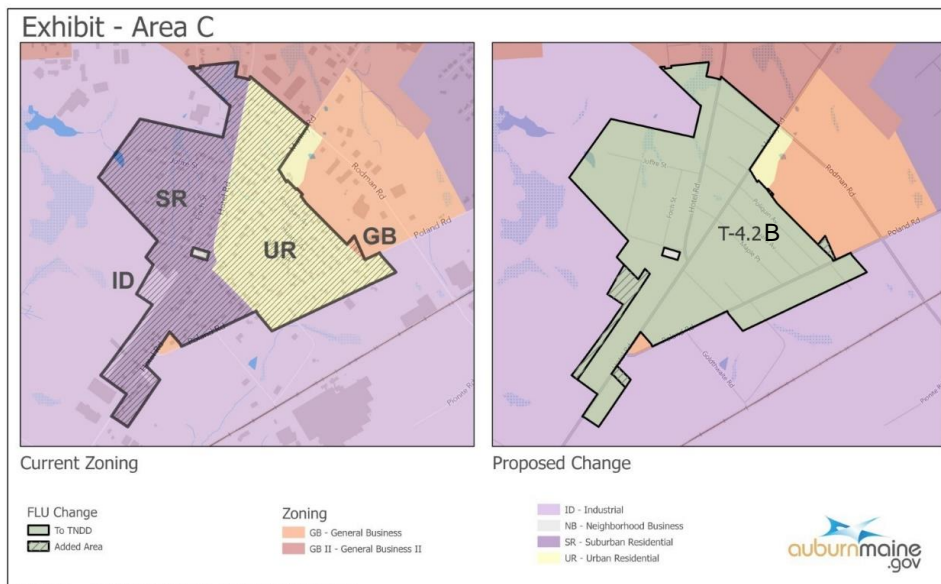
From: Katherine Cook, Planning Coordinator

Re: Staff Report: Zoning Map Amendment Part II T-4.2B Area C

Date: July 11, 2023

I. Proposal: Public Hearing: Zoning Map Amendments Part II; T-4.2B Area C:

Consider changing Area C encompassing 148 +/- acres of Suburban Residential, General Business, and Urban Residential area within the Poland, Manley, Hotel Road Residential area to the Traditional Neighborhood Development District as defined in the Comprehensive Plan. This item is pursuant to Chapter 60, Article XVII, Division 2 Amendment to the Zoning Ordinance or Zoning Map.



II. Background: Traditional Downtown Neighborhood, T-4.2B was created as a zone on August 1, 2022. Last summer, 2022, Planning Board held Workshops and Public Hearings considering applying the Traditional Neighborhood T-4.2B zoning district to four Areas, A-D, across the city. Each of the four areas are designated as Traditional Neighborhood Growth areas in Auburn’s Future Land Use GIS Map. Traditional Downtown Neighborhood, T-4.2B has since been applied to the Court Street, City Core area. We have seen substantial new housing and property improvement opportunities open resulting from the zone change.

Planning Board Meetings:

- May 3, 2022 Special Planning Board Workshop on Part II: T-4.2B Areas A-D
- June 21, 2022 Planning Board Special Session Public Hearing on resulting in Recommended text amendments to T-4.2B zoning district, and Public Hearings on Areas A, B, C, and D as separate items
- August 9, 2022: Planning Board Workshop on Part II: T-4.2B Area A

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, as specified in the Comprehensive Plan 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).

Examples from Manley Road and Adjacent Streets:



III. Staff Review:

- Fire: No comment
- AWSD: No comment
- Engineering: No comment
- Traffic: No comment
- Code: No comment

IV. **Suggested Action:** Staff supports forwarding a recommendation to council to approve the proposed zoning map amendment with the following changes:

1. The Board, on their May 3, 2021, meeting inquired about the 4+/- acres of land on Manley Rd. Between Poliquin Ave. and Rodman Rd. As it is not within the boundary to change to TND. The comp plan instead suggests that it should be changed to General Business (GB) because it is a corner lot surrounded by GB.
2. 0.54 +/- acres at the corner of Hotel Rd. and Poland Rd. Should remain as general Business as there is already a business operating at this location.

V. Suggested Findings

1. 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.
2. Incorporating Area C to T-4.2B is consistent with and supports the Comprehensive Plan's transportation goals.
3. The city's transportation goals identified in the Comprehensive Plan will require infill between New Auburn and Broad Street. As the City is Planning for a highway Interchange, designating this area first as Traditional Neighborhood District is consistent with the Plan.
4. The 2010 and now 2020 Comprehensive Plan recommends expanding the Form Based Code 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.
5. 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.
6. 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)
 7. The proposal can be implemented without detriment to city resources.
 8. Assure that the City's zoning and land use regulations allow for private investments to improve property in these neighborhoods.
 9. T-4.2B supports greater housing opportunity within existing developed areas, accomplishing the city's goal to increase housing without "suburban sprawl."
 10. Increasing the density in this area limits the need for new roads by encouraging infill development within the identified growth areas in 2021 Comprehensive Plan.
 11. Limit the need for new roads by encouraging infill development within the identified growth areas in 2020 Comprehensive Plan.
 12. 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.
 13. 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.

VI. Suggested Motion: I make a motion to recommend Area C, including 148 +/- acres of Suburban Residential, General Business, and Urban Residential areas within the Poland, Manley, Hotel Road shown on attached Exhibit-Area C to Traditional Neighborhood T-4.2B, as supported in the Comprehensive Plan, with the following changes:

1. 4 +/- acres of land on Manley Rd. Between Poliquin Ave. and Rodman Rd. should be changed to General Business (GB) because it is a corner area surrounded by existing General Business zoning district.
2. 0.54 +/- acres at the corner of Hotel Rd. and Poland Rd. Should remain as general Business as there is already a business operating at this location.