

To: Auburn Planning Board

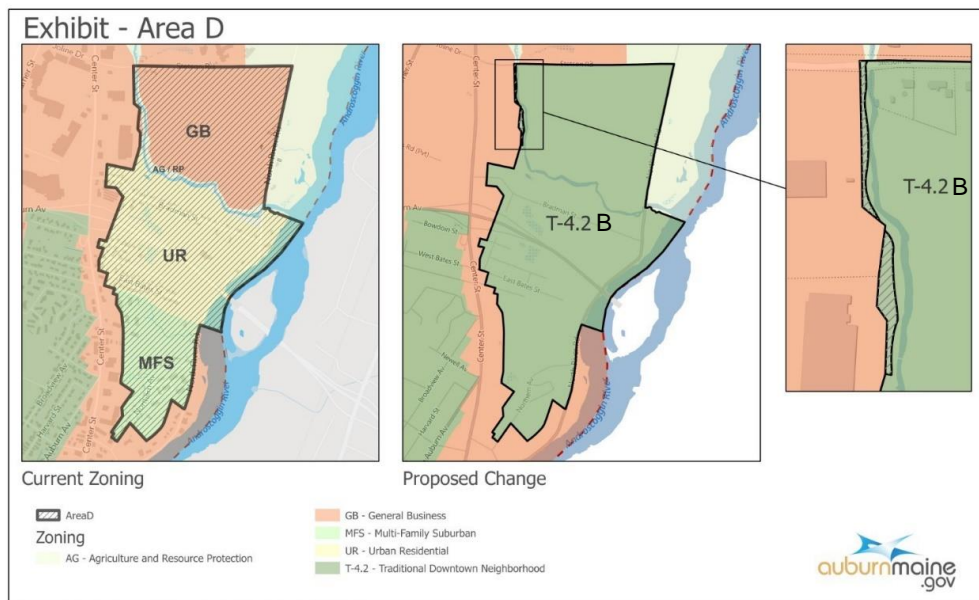
From: Katherine Cook, Planning Coordinator

Re: Staff Report: Map Amendment: T-4.2B Area D

Date: July 11, 2023

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

Consider changing 288 acres within the Bates, Bradman, Stetson Road Residential area from Urban Residential, Multifamily Suburban, and General Business areas to the Traditional Neighborhood District T-4.2B 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. Staff has prepared two Options, A and B, for the planning board to discuss and make a recommendation on. Last year, the planning board recommended excluding the lots north of Bobbin Mill because a large part of

that area is owned and operated by the YMCA as recreational space. Option A reflects these original recommendations. Option B is to exclude most of 167 Stetson Road (owned by the YMCA) and rezone the part of the parcel south of Bobbin Mill and for 100 ft deep along North River Road, and the 1.24 acres of the parcel along Stetson Road to T-4.2B and rezone the remaining four parcels North of Bobbin Mill to T-4,2B Traditional Neighborhood district. This option is shown in the image titled “Option B”.

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 of existing design within East Bates Street and Adjacent Streets:



III. Staff Review:

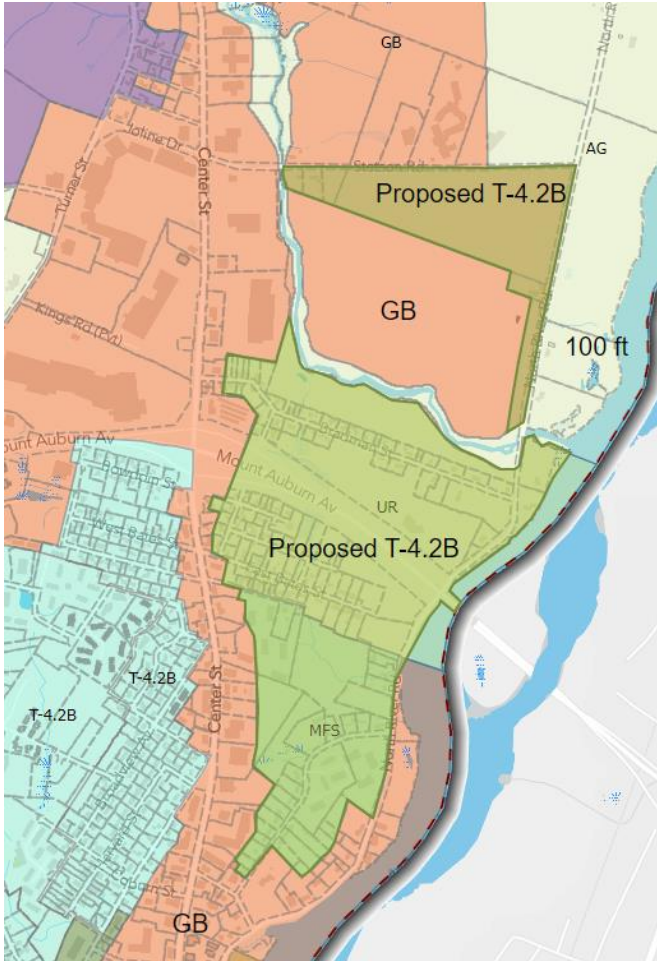
- Fire: No comment
- AWS: No comment
- Engineering: No comment
- Traffic: No comment
- Code: No comment

IV. Recommended Action: Staff supports recommending **Option B** as a zoning map amendment because we believe it will create more value than Option A.

Option A limits the zone change to south of Bobbin Mill Brook thereby excluding approximately Five (5) areas including 93.24 +/- acres along North River Road 167 Stetson Rd (PID 291-012) owned by the YMCA; 1.04 +/- acres at 151 Stetson Rd (PID 291-013); 0.78 +/- acres at 137 Stetson Rd (PID 291-014); 1.22 +/- acres at 636 North River Rd (PID 292-002) and 30.61 +/- acres on Statson Rd (PID 291-011).

Option B only excludes most of the parcel owned by YMCA (about 62.4 acres) and proposes to only rezone the first 100 feet from the lot line along North River Rd, the area South of Bobbin Mill (about 14.4 acres) about 1.24 acres along Stetson Rd, and remaining four parcels to T-4.2B as proposed.

Option B



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. The 2010 and now 2020 Comprehensive Plan recommends expanding the Formed Base 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.
3. 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.

4. 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)
5. The proposal can be implemented without detriment to city resources.
6. Assure that the City’s zoning and land use regulations allow for private investments to improve property, mobility and infrastructure with new developments in these neighborhoods.
7. T-4.2B supports greater housing opportunity within existing developed areas, accomplishing the city’s goal to increase housing without “suburban sprawl”
8. Limit the need for new roads by encouraging infill development within the identified growth areas in 2020 Comprehensive Plan.
9. 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.
10. 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 A: I make a motion to recommend amending 288 acres (161.11 acres considering the recommended changes below) within the Bates, Bradman, Stetson Road Residential area from Multifamily Suburban, Urban Residential, and General Business zoning districts to the Traditional Neighborhood District, T-4.2B as defined in the Comprehensive Plan, with the following changes:

1. Limit the zone change to south of Bobbin Mill Brook thereby excluding approximately Five (5) areas including 93.24 +/- acres along North River Road 167 Stetson Rd (PID 291-012) owned by the YMCA; 1.04 +/- acres at 151 Stetson Rd (PID 291-013); 0.78 +/- acres at 137 Stetson Rd (PID 291-014); 1.22 +/- acres at 636 North River Rd (PID 292-002) and 30.61 +/- acres on Statson Rd (PID 291-011).

VII. Suggested Motion B: I make a motion to recommend amending 288 acres (225.6 acres after considering the recommended changes below) within the Bates, Bradman, Stetson Road Residential area from, Urban Residential, Multi-Family Suburban, and General Business areas to the Traditional Neighborhood Development District as defined in the Comprehensive Plan, with the following changes:

1. Exclude most of the parcel owned by YMCA (about 62.4 acres) from the zone change leaving it as GB, and only rezone the first 100 feet from the lot line along North River Rd, the area South of Bobbin Mill (about 14.4 acres) and about 1.24 acres along Stetson Rd and the remaining four parcels to T-4.2B as shown in **Option B**.