

To: Auburn Planning Board

From: John Blais, Deputy Director of Planning & Permitting

Re: Public Hearing/ Subdivision Review for 405 Center Street, Parcel I.D. 271-065

Date: August 12, 2023

I. Proposal: Public Hearing/ Site Plan Review:

Jim Wu is proposing the development of a two (2) building, 21-unit apartment complex with parking on the 1.22-acre site at 405 Center Street, Parcel I.D. 271-065. This item is pursuant to Chapter 60, Article IV, Division 12- General Business (GB) District; and Chapter 60, Article XVI Division 2-Site Plan Review.



II. Materials:

1. Staff Report for August 12, 2023
2. City Submittal submitted July 7, 2023, including:
 - i. Site Plan Application Narrative dated July 7, 2023
 - ii. Development Review Application and Checklist dated July 7, 2023
 - iii. Deed
 - iv. Standards Compliance Narrative dated July 7, 2023
 - v. Stormwater Management Plan
 - vi. USGS Quadrangle Map
 - vii. Aerial Map
 - viii. National Flood Hazard Layer FIRMette
 - ix. Web Soil Survey
 - x. Hydrocad
 - xi. Maintenance Plan of Stormwater Management Facilities dated July 7 2023
 - xii. SWP-1.0: Pre-Development Stormwater Map dated January 6, 2023
 - xiii. SWP-2.0: Post-Development Stormwater Map dated February 10, 2023
 - xiv. Utility Correspondence-AWSD
 - xv. Financial Capacity
 - xvi. Cost Estimate
 - xvii. FIG.-1.0: Fire Truck Turning Template Exhibit
 - xviii. Exterior Elevation Plan dated July 6, 2023
 - xix. First Floor Plan, Second Floor Plan dated July 6, 2023
 - xx. Third Floor Plan, Roof Plan dated July 6, 2023
 - xxi. Full Plan Set Sheets C-0.0-C-4.2 dated July 7, 2023
 - xxii. P-1.0: Photometric Plan dated July 7, 2023

III. Background and Description

A previous iteration of this project was approved at the March Planning Board meeting. Much has remained the same from that project including:

- The number of units (21)
- The entrance location
- The number of buildings (2)
- The utility connection locations
- The removal of the retaining wall that is located along the Center Street frontage.
- The ability for the City to divert/expand the sidewalk behind an adjacent power pole.

The old design was abandoned in favor of the current layout because the building design and construction costs were prohibitive. The applicant believes that the new layout will be more affordable and provide for more screening from Center Street. The parking area is also smaller.

The plan includes 31 parking spaces and two accessible spaces, and a sidewalk will be constructed to allow for connectivity from building 1 or 2 to the parking lot and Center Street. The lighting plan has been submitted and the lights feature fully cut off, building and pole mounted architectural light fixtures. The specialty lighting includes target zone illumination which reduces light trespass issues.

The apartments will receive public water, sewer, natural gas, and underground power. A new six-inch water line will connect to the existing 12-inch water main. A new manhole will be added to Center Street to allow connection of the proposed 8-inch gravity sewer line to the existing 18-inch public gravity sewer system. Two new ground mounted transformers will be installed (one for each building).

The applicant is proposing less impervious area than the previous approval by 4,000 SF, allowing more stormwater to be absorbed into the earth. The remaining stormwater will be stored and drained into the Center Street stormwater system from a catch basin and runoff from a 25-year, 24-hour storm event can be stored in filter strips from the roof.

IV. Peer Review

All comments have been addressed by the applicant/ agent.

No additional comments from staff needed to be addressed in this submission.

V. Planning Board Action

Review the proposal pursuant to Chapter 60, Article IV, Division 12- General Business (GB) District; and Chapter 60, Article XVI Division 2-Site Plan Review; hold a public hearing, and make a motion to approve the plan amendment based on conformance to the zoning ordinance and 2021 Comprehensive Plan.

VI. Suggested Findings of Fact

The proposal has met all requirements of Chapter 60, article IV, Division 12- General Business District:

1. The proposal is a permitted use in the General Business (GB) District pursuant to Sec. 60-499(a)(1)
2. The proposed apartment buildings and the lot they are proposed on meet all dimensional regulations pursuant to Sec. 60-500.

The proposal has also met all requirements of Chapter 60, Article XVI Division 2- Site Plan Review, and consequently the applicant has made provisions for:

1. Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration; and preservation of light and air;
2. Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;
3. Adequacy of the methods of disposal for wastes; and
4. Protection of environment features on the site and in adjacent areas.

VII. Suggested Motion

I make a motion to approve the development of a two (2) building, 21-unit apartment complex with parking on the 1.22-acre site at 405 Center Street, Parcel I.D. 271-065 pursuant to Chapter 60, Article IV, Division 12- General Business (GB) District; and Chapter 60, Article XVI Division 2-Site Plan Review, with the following **conditions**:

1. No development until any bonding or inspection fees are determined by the Auburn Engineering Department.