

To: Auburn Planning Board

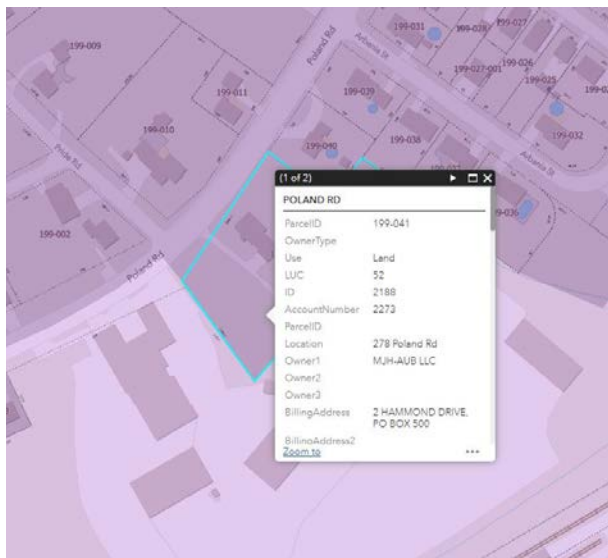
From: Katherine Cook, Planning Coordinator

Re: Zone Change Request for Hammond Lumber, 278 Poland Road

Date: May 10, 2022

PROPOSAL #1: PETITION/ ZONE CHANGE REQUEST: Hammond Lumber Company

(owner) is requesting a zone change of the 1.75+/- acre parcel at 278 Poland Road (PID 199-041). The request is to change this parcel from Suburban Residential (SR) zoning to Industrial (ID) zoning. The Parcel is already owned by Hammond Lumber and is surrounded by ID zoning and SR zoning. A recommendation for Hammond Lumber’s request is pursuant to ARTICLE XVII DIVISION 2, Sec-1445-1448.



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, § 8.1A) This change was initiated

by petition.

One of the primary tests of a zone change is its conformance with the Comprehensive Plan. The proposed Future Land Use Plan (FLUP) as part of the 2021 Comprehensive Plan update process has this area has a suggested zone as Suburban Residential but given the immediate proximity of ID on two sides and long-standing lumber companies ownership (61+/- years) in the immediate area this would be an enhancement to the growing lumber and construction industry in the community. Access to building materials in the community is a major asset to meeting economic and housing goals of the Comprehensive Plan.

The FLUP is not a zoning map. It is intended to show, in a general sense, the desired pattern of future land use and development (*Ref. City of Auburn Comprehensive Plan, Chapter 2, pg. 87*)

- I. **PLANNING BOARD ACTION/STAFF SUGGESTIONS:** Staff suggests the Planning Board make a recommendation to City Council to amend zoning map amendment to PID: 199-041 from Suburban Residential to Industrial to support a business in an otherwise commercially zoned neighborhood. Although review of a site plan will be required later it is worth noting that site impacts will be addressed in that process, including:

- 1.) The owner will address curb cut reductions if a site plan review submission is requested for proposed parking areas.
- 2.) The owner would be required to create a buffer that meets ordinance requirements and provides buffering to the neighborhood if a site plan review is requested for proposed parking.

II. SUGGESTED FINDINGS AND REASONS:

1. The applicant submitted a rezoning petition with required signatures, City Zoning maps with Parcels identified, 500' abutters list, and plans which met the standards and the required materials to make the Zone change on April 8, 2022 thus meeting the time frame and submission standards (Sec. 60-1446).
2. The property in question is owned by Hammond Lumber and abuts its property already in the ID zoning district on two sides. Approximately the second half of the parcel abuts the suburban residential zone. The change would not affect the character of the neighborhood and would not impede public health, safety, convenience, and welfare (Sec. 60-1447).
3. The proposal can be implemented without detriment to city resources.
4. The proposal meets the general future land use plan pattern of development and is consistent with the current comprehensive plan.

III. DEPARTMENT REVIEW:

- Police - No Comments
- Auburn Water and Sewer – No Comments
- Fire Department/Code Enforcement – No Comments
- Engineering – No Comments
- Public Services - No Comments
- Airport – No Comments
- 911 - No Comments

Suggested Motion: I make a motion to recommend that the City Council approve Hammond Lumber's requested Zone change on 1.75 acres +/- at 278 Poland Road (PID 199-041) from Suburban Residential (SR) Zone to Industrial (ID) Zone noting that the owner will address curb cut reductions and would be required to create a buffer that meets ordinance requirements and provides buffering to the neighborhood if a site plan review is requested for proposed parking.