



# City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

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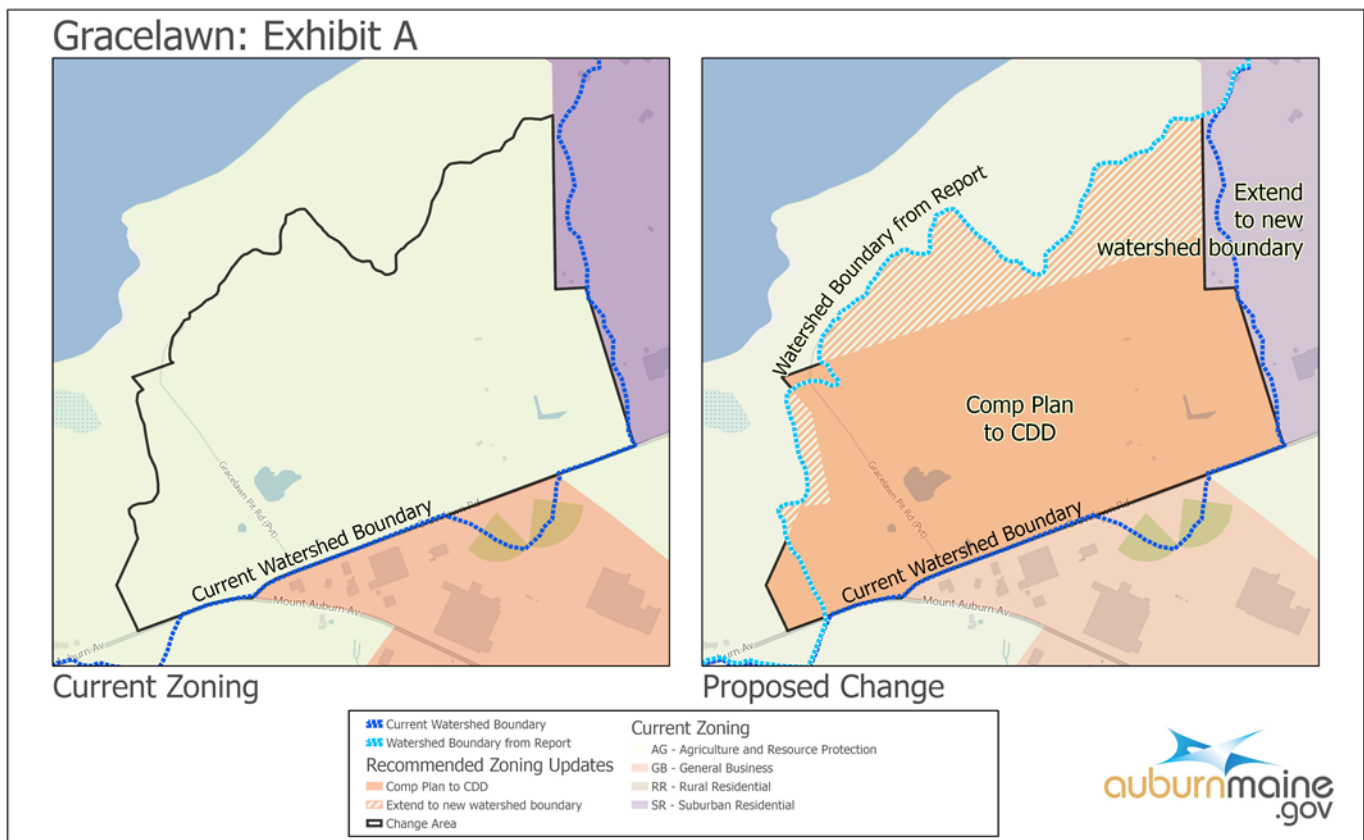
To: Auburn Planning Board

From: John Blais, Deputy Director

Re: Workshop Gracelawn Area Zoning Considerations from the 2021 Updated Comprehensive Plan

Date: January 11, 2022

**PROPOSAL: Gracelawn area:** 148 acres from Agriculture and Resource Protection to Commercial Development District (CDD). Approximately, 37 acres are not shown as CDD in approved FLU mapping, but the council did approve utilizing the Auburn Lake Watershed Study. In that study they suggested moving the watershed boundary out and a result from that, we are suggesting moving the proposed CDD boundary out to match the new watershed boundary another 37 +/- acres as intended. (See Below Exhibit A.)



## COMMERCIAL DEVELOPMENT DISTRICT (CDD)

*Objective* – Allow for the development of a wide range of uses including those that involve the sales of motor vehicles and/or that generate significant truck traffic. The district will allow for both existing and new residential use at a density of up to 16 units per acre.

*Allowed Uses* – The Commercial Development District generally follows the boundaries of the General Business and General Business II (Minot Avenue) Zoning Districts, in effect at the time of the 2021 Comprehensive Plan update. The following general types of uses should be allowed in the General Business Development District:

- Low and High Residential Density Uses
- Retail uses including large-scale uses (>100,000 square feet)
- Personal and business services
- Business and professional offices
- Medical facilities and clinics
- Restaurants
- Hotel, motels, inns, and bed & breakfast establishments
- Low and High-Density Residential Uses
- Community services and government uses
- Research, light manufacturing, assembly, and wholesale uses
- Truck terminals and distribution uses
- Contractors and similar activities
- Motor vehicle and equipment sales
- Motor vehicle service and repair
- Recreational and entertainment uses and facilities

*Development Standards* – The City’s development standards for the Commercial Development District should provide property owners and developers flexibility in the use and development of the property. The standards should include provisions to manage the amount and location of vehicular access to the site, minimize stormwater runoff and other potential environmental impacts, require a landscaped buffer along the boundary between the lot and the street, and provide for the buffering of adjacent residential districts.

- I. PLANNING BOARD ACTION/STAFF SUGGESTIONS:** Staff suggests a planning board discussion to help provide preliminary feedback to move forward with Planning Board Recommendation to Council and 1<sup>st</sup> Public Hearing.