

Zoning Map Amendment

- *Proposed rezoning to expand the Rural Residential and Low-Density Country Residential strips an additional 300 feet or to the property lines that fall under 750 feet from the centerline of the roadway to provide more flexibility for residential uses in these areas.*

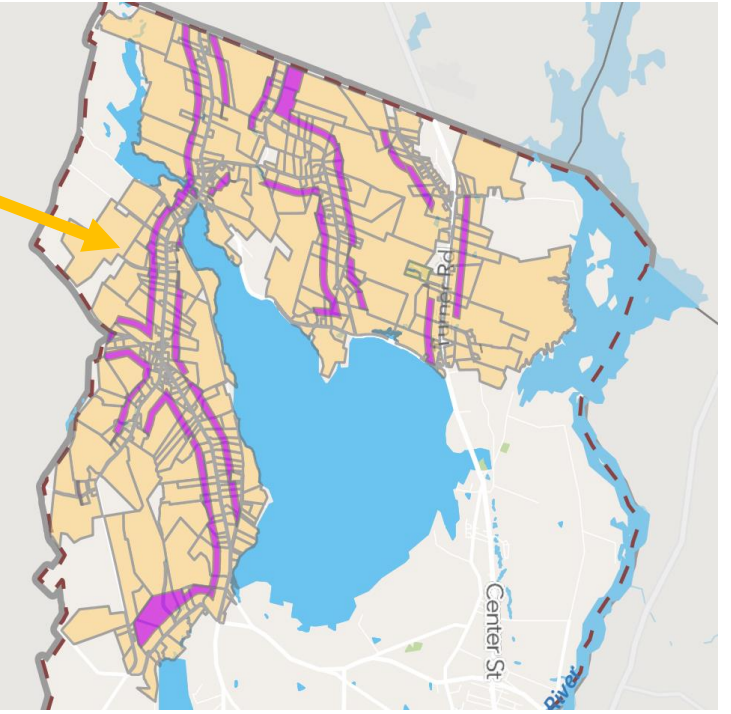
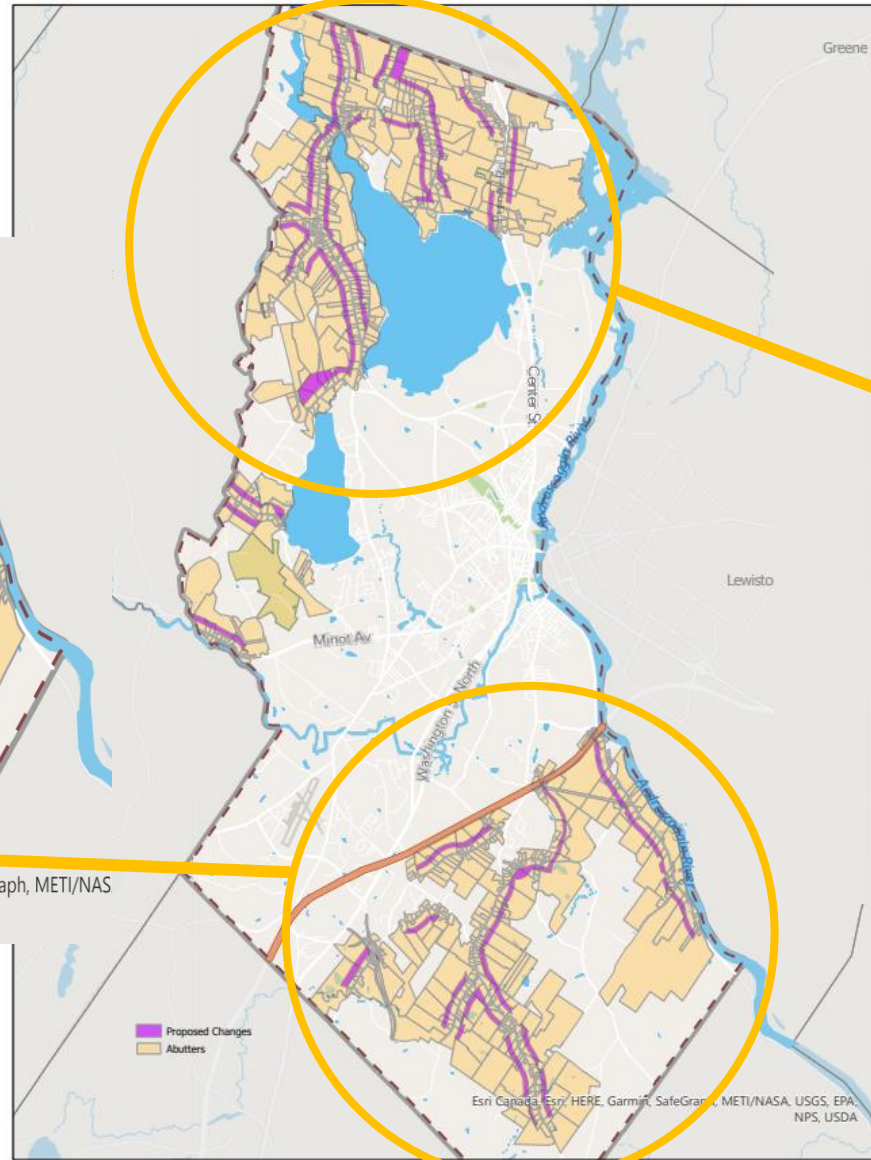
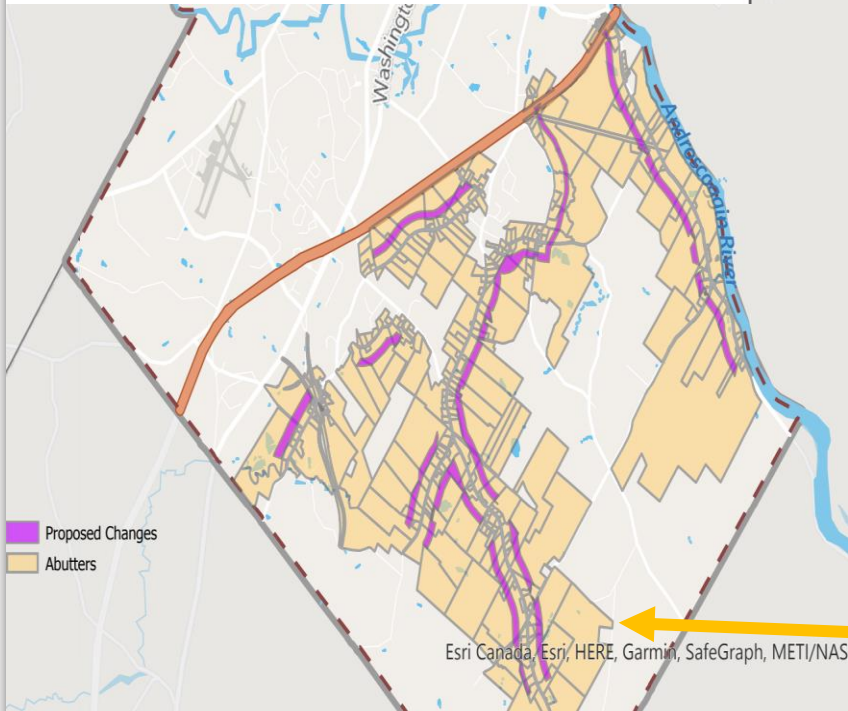


Zoning Map Amendment Discussion Outline:

- 1.) Definition of the rezoning proposal.
- 2.) Locations throughout the City (where)
- 3.) Council Directives (who)
- 4.) Criteria for zoning map amendment (how)
- 5.) Map overview
- 6.) Questions from the Planning Board (what)
 - i. Traffic
 - ii. Taxes
 - iii. Comprehensive Plan Tie-In
- 7.) Timeline/Schedule: (when)

**Proposed Land-Use Changes
(AG/RP Land to Residential)
300 feet increase (See Hot Pink)**

Proposed Change: 1200 Acres +/-



Roads to the South: Old Danville, Old Danville Corner, Pownal, Trapp, South Witham, Washington and Riverside Drive.
Roads in the Center: Garfield Road and Minot Ave.

Roads to the North: Skillings Corner, Johnson, Dillingham, Beaver, Maple Hill, Townsend Brook, Turner, Stone, Marston Hill, North Auburn, Perkins Ridge, West Auburn and Youngs Corner Roads.



City Council Order

IN CITY COUNCIL

ORDERED, that the City Council hereby initiates a formal request for the Planning Board to explore the feasibility of and provide a recommendation on expanding the Auburn residential strip zoning from 400 feet from the center line to the previous 750 feet or to the property line, whichever is less within the strip that have a primary residential use.

A TRUE COPY

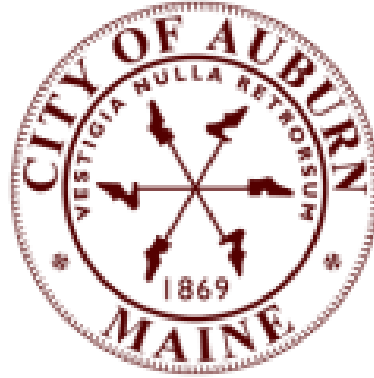
ATTEST

Susan Clements-Dallaire

Susan Clements-Dallaire, City Clerk

Date

7/28/2021



ORDER 77-08022021

City Council Order

IN CITY COUNCIL

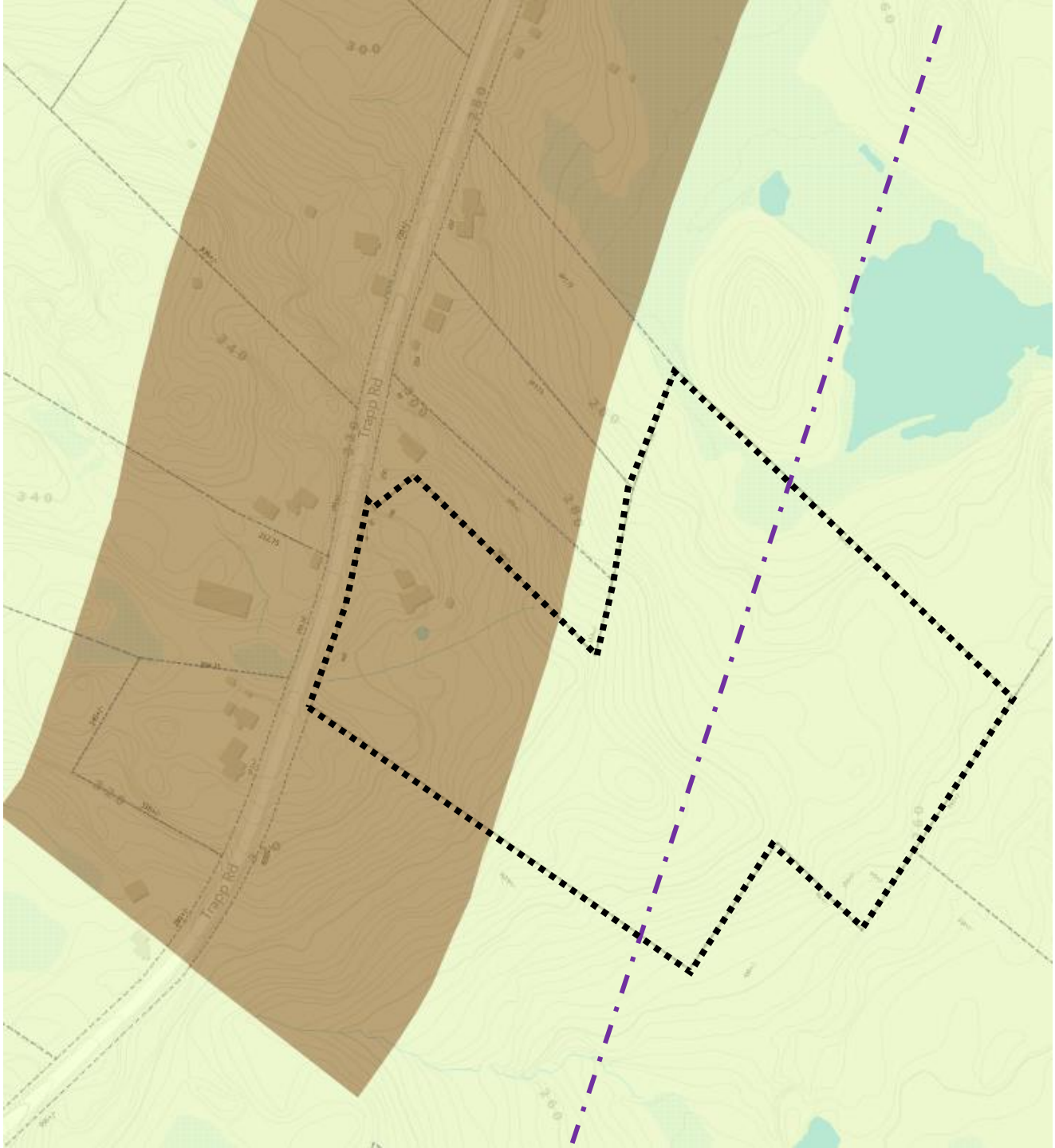
Be it ordained, That the City Council Direct the planning board to have a second public hearing with abutter notification and review the proposed zoning map and council's interpretation of Order 77-08022021 on Residential Strips.

Zoning Map Amendment

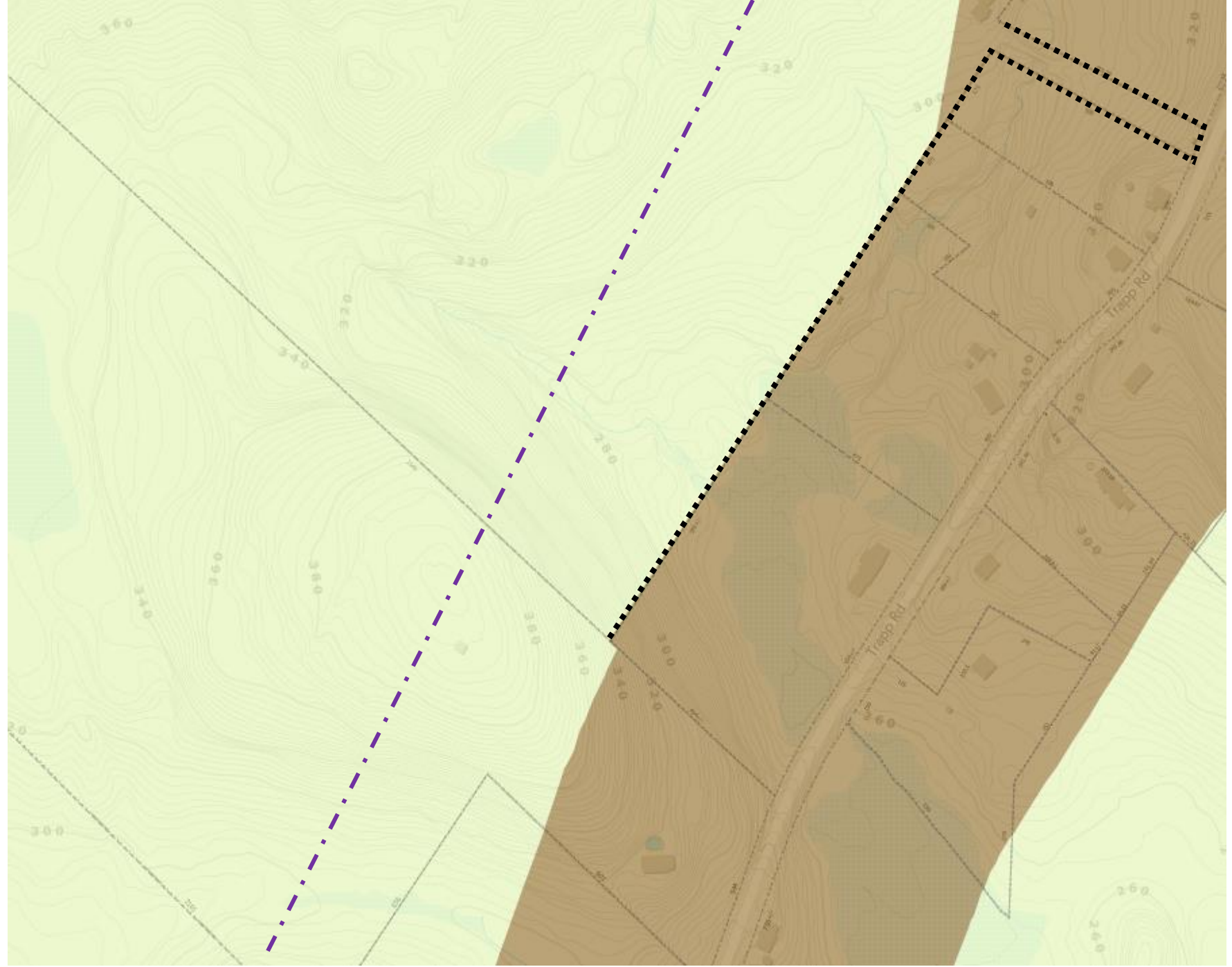
Criteria Discussion for Delineation of 750 feet in residential strips

- 1.) Setting the boundary to 750 feet on properties that have residential road frontage but wrap behind/around lots less than 750 feet in depth.
- 2.) Extending the boundary to 750 feet on lots that do not have required minimum road frontage in the residential zone.
- 3.) Stopping the residential zone boundary at road Right-Of-Way boundary for lots less than 750 feet deep that abut AG/RP zoned roads.
- 4.) Extending zones out to 750 feet from pre-established subdivisions with city roads located in a current residential strip.
- 5.) Extending the zone of Low-Density Country Residential out from 250 feet to 750 feet along the west shore of Taylor Pond.
- 6.) Expand the residential zone to 750 feet along western boundary only along Riverside Drive and update the boundary on the east side of Riverside drive to match the FEMA 2014 Flood Insurance Rate Maps.

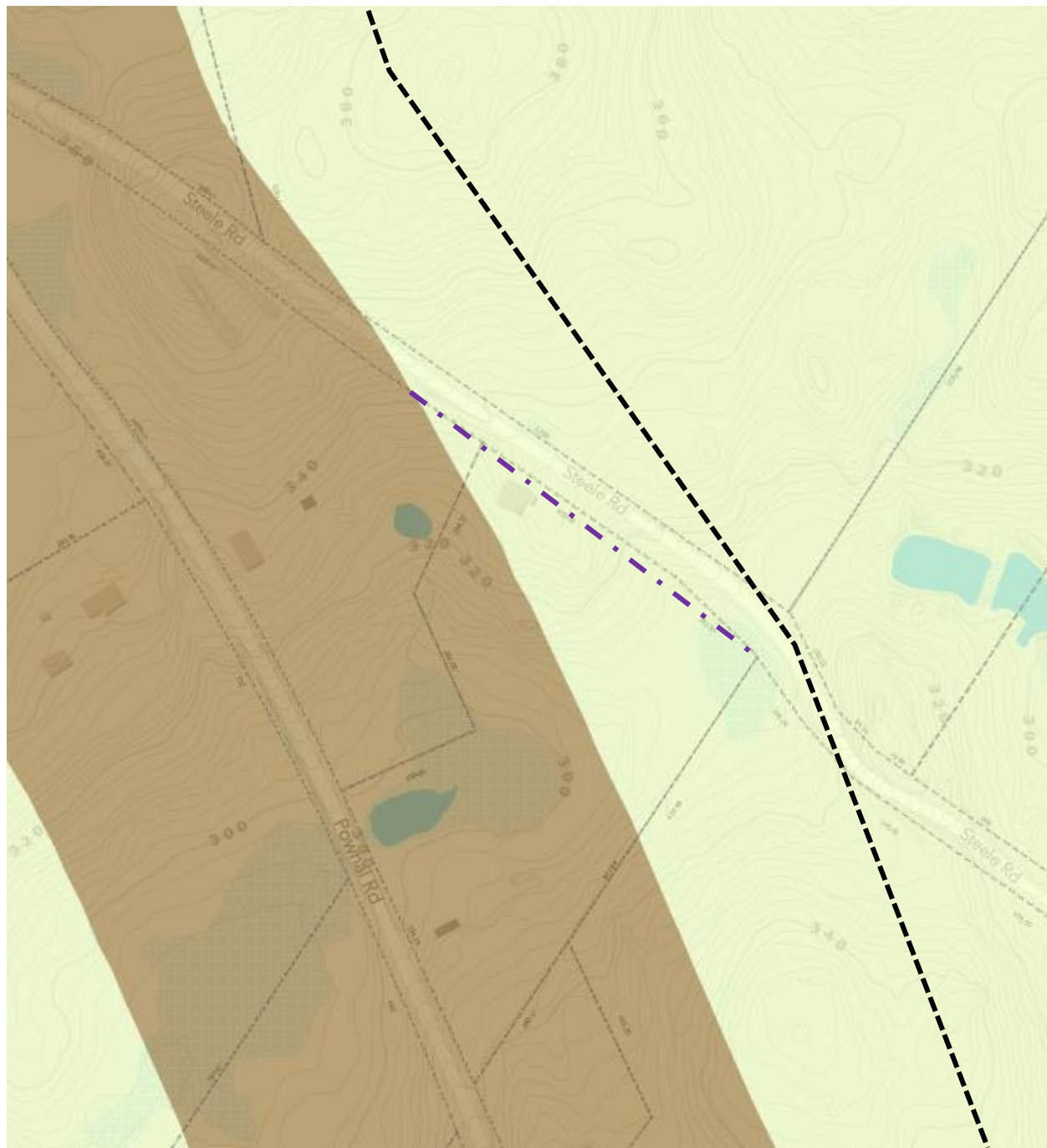
Criteria #1: Setting the boundary to 750 feet on properties that have residential road frontage but wrap behind/around lots less than 750 feet in depth.



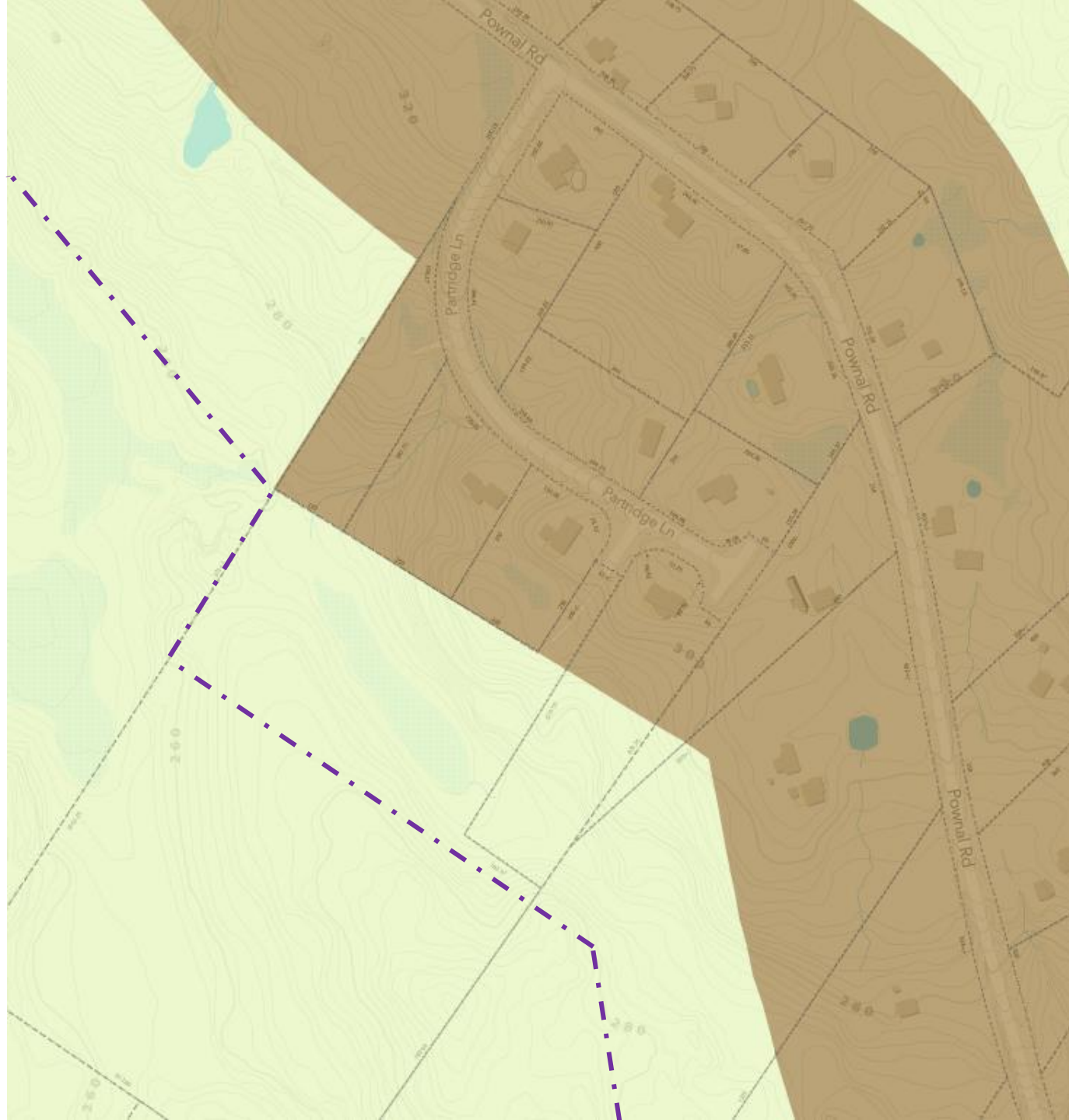
Criteria #2:
Extending the
boundary to 750 feet
on lots that do not
have any or required
minimum road
frontage in the
residential zone.



Criteria #3: Stopping the residential zone boundary at road Right-of Way boundary for lots less than 750 feet deep that abut Agriculture/Resource Protection zoned roads.



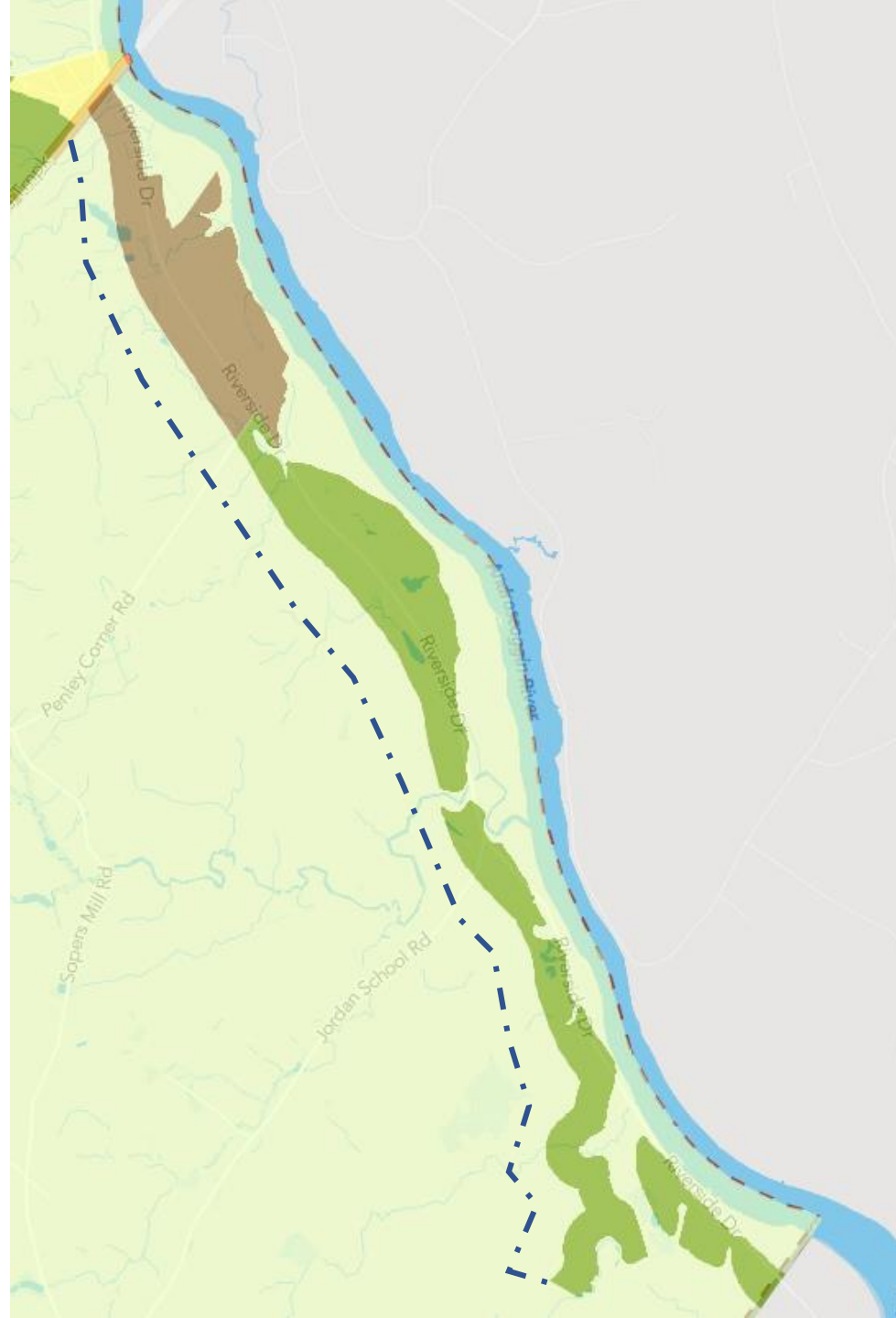
Criteria #4: Extending zones out to 750 feet from pre-established subdivision city roads located in a current residential strip. **(Council chose not to pursue).**



Criteria #5: Extending the zone of Low-Density Country Residential zone out from 250 feet to 750 feet along the west shore of Taylor Pond. **(Council chose not to pursue).**



Criteria #6: Expand the residential zone to 750 feet along western boundary only along Riverside Drive and update the boundary on the east side of Riverside Drive to match the FEMA 2014 Flood Insurance Rate Maps.



<https://auburnme.maps.arcgis.com/apps/View/index.html?appid=c9743c4f00524df19dd04ab9704835ab>

Traffic

Total Acres: 1200 Acres

Land Use Development Assumptions

- Minimum Lot Size; Not enough road frontage on the lot = (-200 acres)
- Septic System Design; Unsuitable soil for subsurface wastewater standards = (-150 acres)
- Wetlands/Significant Natural Resource = (-100 acres)
- Site distance/Curb cuts = (-50 acres)

POTENTIAL CONSIDERATIONS

- Development cost = (-200 acres)
- People not interested in development = (-200)

Total Net Reduction: 500-900 acres

Total Acres Available For Development: 300-700 Acres

Average Lot Size: 1.75 acres = 171-400 More Potential Lots
(Approximately over 10 Years)

Ref: Institute for Transportation Engineers = 1 trip per hour per unit (PM Peak Hour)

Number of roads effected: $13/200-13/400 = 15-30$ trips PM Peak Hour



Taxes

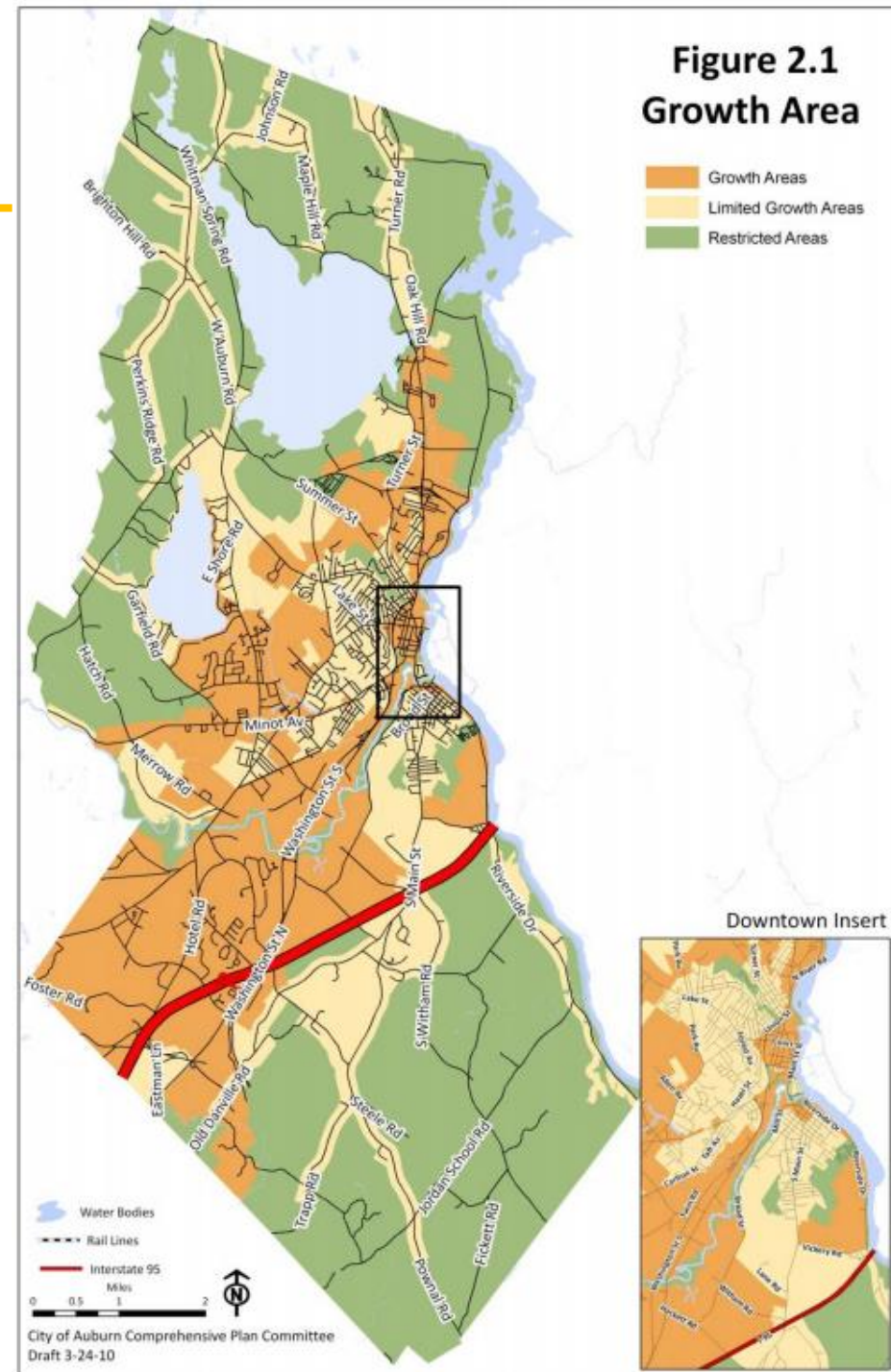
**Karen Scammon- Department Head of Assessing Department
Here to Discuss Tax/Valuations**

Comprehensive Plan Tie-in

Considerations from 2010 Comprehensive Plan:

- **Establish Residential Pattern**
Expansion where there is existing residential strips.
- **Reserve Area Adjacency**
Do not expand Residential strips in areas where other development patterns are maturing.
- **Natural Resource Adjacency**
Do not expand Residential strips in high value ecological areas; wetlands, floodplains, significant wildlife habitat, area with steep slopes (>25%).
- **Conservation/Open Space Adjacency**
Do not expand in areas where development does not exist and protected open space should be a priority.
- **Ability to Provide Public Service**
Do not expand along dirt roads and poorly paved roads; expand along areas where public services are easy and are being provided.
- **Water Quality Protection**
Do not expand along rural roads with undeveloped frontage in the Lake Auburn Watershed.

**Figure 2.1
Growth Area**



Schedule/Timeline

May 17, 2021: Council provides Order to Planning Board to look a feasibility to expand residential strips.

July 19, 2021: Definition is defined with Planning Board

July 23, 2021: 1st Public Notice goes out to 1300 properties.

August 2, 2021: Council provides Order to have second public hearing with notification to abutters and review proposed zoning map. Workshop with staff and Council to define residential strips.

August 10, 2021: Planning board presentation 1st Public Hearing; Planning board tables decision to make proposed zoning maps available and address traffic, taxes and comprehensive plan tie-in.

August 18, 2021: 2nd Public Notices goes out to 807 properties. Area is redefined based on Council input on August 2nd, 2021.

September 14, 2021: Planning Board Presentation 2nd Public Hearing. (we are here-potential recommendation to the Council from Planning Board)

October 4 at 5:30PM: Residential Strips Workshop at the Senior Community Center. (Public Welcome)

October/November: First and Second Readings for new ordinance adoption. (Council vote required to move forward)