

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



ENGINEERING
FACILITIES & SYSTEMS
PLANNING

MEMORANDUM

TO: City Council
William Bridgeo, City Manager

FROM: Matt Nazar, Director of Development Services

DATE: August 21, 2018

RE: Saxon Partners, LLC - Contract Rezone for Multiple-Family Dwellings

SUMMARY OF REQUEST

Request: Contract Rezone to add multiple-family dwellings as a use for up to 250 dwelling units.

Owners: YaYa's Backyard, Inc. and George & Shirley Ezzy

Applicant: Saxon Partners, LLC

Location: 375, 377, 379, 391 Civic Center Drive

Zoning: Planned Development District (PD) and Stream Protection 150 Shoreland Overlay District (SP-150)

Tax Map Number: Tax Map 5 Lots 33, 34, 35, 36

Existing Land Uses: Single Family Residential

Areas of Concern

None.

Staff Review

The Bureau of Planning. Multiple-family dwellings are not permitted in the Planned Development District (PD); however this proposal is in the Economic Growth Area identified in the Comprehensive Plan which expects a mixed-use area which includes medium-density

residential. Several other references in the Comprehensive Plan support permitting this use, especially at a higher density. The applicant proposes studio and one bedroom units.

The Bureau of Engineering. No concerns exist in regards to the contract zone request. For the Planning Board Subdivision Review, a traffic movement permit will be required and the access proposed at the Leighton Road traffic signal is preferred.

The Bureau of Code Enforcement does not have any concerns with the proposal.

The Fire Department notes an additional access point will be required as part of Planning Board review due to the number of residential dwelling units. No concerns exist in regards to the contract zone request.

The Greater Augusta Utility District has adequate facilities in the area to serve the development. No concerns exist in regards to the contract zone request.

1. Consistency with the 2007 Comprehensive Plan

The proposal is in the northern subdistrict of the Economic Growth area described in the 2007 Comprehensive Plan. The Future Land Use map notes the area as a Mixed Use Area. The proposal is consistent with the goals of the Comprehensive Plan, as stated in the applicant's submission and as noted on page 17 of the Plan which supports developing new residential housing at urban densities.

2. Consistency with Established Land Use Patterns

This region of the city, where Leighton Road and Civic Center Drive intersect, has a mix of land uses including residential, commercial, industrial, medical, government, restaurant, hotel and many other uses. The density of this housing is similar to hotels, for which several exist in the vicinity. Single family home properties in the area are being converted to commercial type uses, with larger scale buildings. Large scale multiple-family housing is more in keeping with the development pattern of the area. The proposal is consistent with established land use patterns.

3. Creation of an Isolated District Unrelated to Adjacent Districts

The subject property is within the Planned Development District (PD) and is in close proximity to the Industrial District (IA), which permits multiple-family dwellings. The base zoning will remain as Planned Development and the proposal will not create an isolated district unrelated to adjacent districts.

4. Potential Impact on Utilities, Roads, and Services

A new private road is proposed to connect to Civic Center Drive at the Leighton Road intersection. The road is proposed to remain private and the connection location to the existing roadway infrastructure is ideal. Public water and sewer services exist in the area which will support the proposed development. Natural gas, electricity and other communication utilities are all easily accessible as well. The North Augusta Fire Station is slightly over a half of a mile away from the proposal, enabling quick and easy

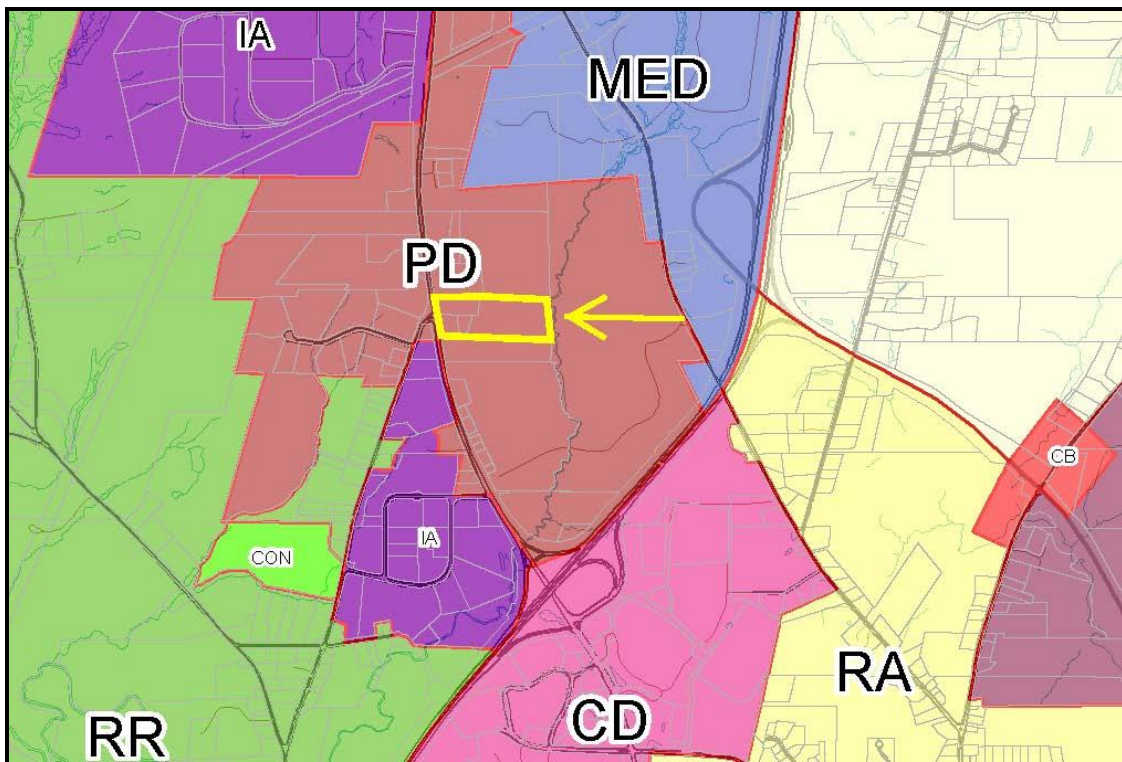
access in case of emergencies. The mix of housing units, being studio and one bedroom units, caters more to one or two tenants per unit, and would most likely not cause a strain on school system resources.

5. Changed or Changing Neighborhood Conditions

Development in North Augusta has been booming primarily with medical, governmental and retail facilities, and commuters are driving from around the area. Having affordable housing in close proximity to this employment center is beneficial for increased quality of life and reduction of vehicular traffic. Two of the GrowSmart Maine goals include a mix of land uses and to take advantage of compact building design, goals well met with the proposal.

Text of Proposed Amendment

Assessor’s Map 5 Lots 33, 34, 35 and 36, zoned Planned Development District (PD) shall be Contract Zoned in accordance with Section 300-106.B.(d)[1] of the Augusta Land Use Ordinance to add the use “multiple-family dwellings” as a permitted use for up to 250 dwelling units.



Zoning Map. RR: Rural River; PD: Planned Development; MED: Medical; IA: Industrial; CD: Civic Center; CON: Contract Zone. The arrow and outline is the location of proposed Contract Rezone.