32	Recycling Centers				CU	CU								CU (pz)		CU (pz)		
33	Waste Facilities, Class 1										CU		CU	CU (pz)		CU (pz)		
34	Waste Facilities, Class 2												CU	CU (pz)		CU (pz)		
GOVERNMENT/MUNICIPAL																		
35	Correctional Institutions						CU							CU (pz)	X			
36	Courts						CU							CU (pz)	X			
37	Government Offices				X[5]	CU[15]		X	X	X	X	X	X	CU (pz)	X			
38	Government Services						X[10]							CU(pz)	X			
39	Municipal or Public Utilities and Communication Facilities	CU	CU		CU	CU								CU (pz)	X			
40	Major Municipal or Public Utilites and Communication Facilities	CU	CU		CU	CU	CU	CU	CU	CU	CU	CU	CU	CU (pz)	X	CU (pz)		
41	Minor Municipal or Public Utilities and Communication Facilities	CU	CU	CU	CU	CU	X	X	X	X	X	X	X	PB	X	PB (pz)	CU	PB (pz)
42	Wireless Municipal or Public Utilities and Communication Facilities	X	X		X	X	X	X	X	X	X	X	X	X	X	X		X
43	Parks, Public	CU	CU	CU	CU	CU								CU(pz)	X	CU (pz)	CU	CU(pz)
44	Public Safety Services						CU		CU					CU (pz)	X			
45	Recreational Areas and Facilities, Public					CU								CU (pz)	X	CU (pz)	CU	CU (pz)
INSTITUTIONAL																		
46	Daycare Centers	X	X		X	X	CU	CU		X	X	X	CU	X		CU (pz)	SE[3]	CU (pz)
47	Group and Boarding Home	X	X	X	X	X	X	X		X	X	X	CU	X		X	CU	X
48	Hospitals						X						X	X				
49	Medical Clinics						CU						CU	CU (pz)			SE	
50	Nursing Homes	X	X		X	X	X						X	X		X		
MERCANTILE/RETAIL																		
51	Retail (All establishments primarily selling or renting products, except as otherwise listed below.)							X	X	X	X	X	X	CU (pz)				
52	Retail, Convenience					X		X	X	X	X	X	X	X		CU (pz)		
53	Neighborhood Groceries/Variety Stores				X	X		X	X	X	X	X	X	X			SE[3]	
54	Retail, Medical Sales						CU	X	X	X	X	X	X	CU (pz)				
55	Retail, Specialty				X[13]			X	X	X	X	X	X	X			SE[3,12]	
56	Farm Stands							X	X	X	X	X	X	X			SE3	
57	Flooring Showroom					X		X	X	X	X	X	X	X				
58	Garden Center							X	X	X	X	X	X	CU (pz)		CU (pz)	SE	
59	Pharmacies				X	X	CU[11]	X	X	X	X	X	X	X				
60	Specialty Food Markets				X	X		X	X	X	X	X	X	X			SE[3]	
61	Automobile Business, as defined										X		X	CU (pz)				
62	Filling Stations									CU		CU		CU (pz)				
RESIDENTIAL																		
63	Manufactured Housing, Type 1	X[16]	X[16]	X[16]	X[16]	X[16]	X[16]	X[16]	X[16]	X[16]	X[16]	X[16]	X	X[17]	X[16]	X	X[16]	X
64	Manufactured Housing, Type 2	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X
65	Manufactured Housing Park/Land Lease Community		CU										CU	PB		PB (pz)		PB (pz)
66	Multiple Family Dwellings	X	X	X	X	X	X	X	X	X	X	X	CU					
67	One and Two Family Dwellings	X	X	X	X	X	X	X	X	X	X	X	CU	X		X	X	X
68	Rooming Houses	X	X		X	X	X						CU					
STORAGE/WAREHOUSING																		
69	Self-Service Storage Units													CU (pz)				
70	Warehousing							CU			CU		X	X				
71	Wholesaling							CU			CU		X	CU (pz)				

X=Permitted Use (requires a permit from the Code Enforcemnt Officer)
CU=Conditional Use (requires Planning Board review and a public hearing)
CS=City Staff
PB=Planning Board (a public hearing is not mandatory)
SE=Special Exception Use (requires Planning Board review and Public Hearing)
(pz)=performance zoning

	LAND USES	DISTRICT																
		RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	GS	RR	RRES	RPDS
	ASSEMBLIES																	
1	Civic, Social, and Fraternal Associations						CU						CU	CU (pz)		CU (pz)	CU	
2	Funeral Homes	CU	CU		CU	CU	CU						CU	CU (pz)				
3	Religious Activities and Associated Uses	X	X	X	CU	X	CU						X	X		X	X	
	BUSINESS																	
4	Agriculture													CU (pz)		CU (pz)	CU	X
5	Business/Professional Associations						X						X	CU (pz)				
6	Business and Professional Offices and Services				X[5]	CU[15]	X	X	X	X	X	X	X	X		CU (pz)[1]	SE	
7	Veterinary					CU	X	X	X	X	X	X	X	CU		CU (pz)	SE[3]	
8	Temporary, Habitable Trailers built on a permanent chassis to be used as portable classrooms and/or offices and/or medical diagnostic units for a specified (limited) time and as a public facility only	CU[14]	CU[14]	CU[14]	CU[14]	CU[14]	CU[14]	CU[14]	CU[14]	CU[14]	CU[14]	CU[14]		CU (pz)[14]				
9	Research, Experimental, and Testing Laboratories												X	CU (pz)				
10	Services (All establishments primarily providing assistance rather than merchandise, except as otherwise listed below.)							X	X	X	X	X		X				
11	Auto Repair/Service (no auto sales)									CU	X			CU (pz)				
12	Bed and Breakfast/Tourist Home		CU	CU[8]	CU	X		X	X	X	X	X		X				
13	Cemeteries	CU	CU	CU	CU	CU	X	X	X	X	X	X		X		X	X	X
14	Construction Services							X	X	X	X	X		CU (pz)				
15	Finance, Insurance, and Real Estate Services						X	X	X	X	X	X	X	X			SE	
16	Hotels							X	X	X	X	X	X	X				
17	Restaurants							X	X	X	X	X	X	X		CU (pz)[2]		
18	Specialty Print Shop					CU		X	X	X	X	X	X	CU (pz)				
19	Personal Services (All establishments providing individual services related to personal goods or needs, except as otherwise listed below.)						X	X	X	X	X	X	CU	CU (pz)				
20	Barber/Beauty Shops				X	X	X	X	X	X	X	X	CU	X			SE[3]	
21	Laundry Services						X	X	X	X	X	X	CU	CU (pz)				
22	Self-Service Laundromats				CU	CU	X	X	X	X	X	X	CU	CU (pz)				
23	Shoe Repair Shops				CU	CU	X	X	X	X	X	X	CU	CU (pz)				
24	Social Services (excluding offender rehabilitation and offender self-help agencies and parole and probation offices)						CU	X	X	X	X	X		CU (pz)				
25	Taxi and Local/Commuter bus line service					CU		X	X	X	X	X		CU (pz)				
	EDUCATIONAL																	
26	Educational Services	X	X	X[9]	X	X	X						CU	X	X	CU (pz)	CU	
	FACTORY/INDUSTRIAL																	
27	Heavy Equipment Repair												CU	CU (pz)				
28	Manufacturing, Heavy (including possessing, packaging, storage, and distribution of goods)												CU	CU (pz)				
29	Manufacturing, Light							CU			CU		X	CU (pz)				
30	Mineral Extraction Activities and Associated Use															CU (pz)		
													CU	CU (pz)				

OTHER																		
72	Recreational Areas and Facilities, Private													CU (pz)		CU (pz)	SE	CU (pz)
73	Sexually Oriented Businesses												CU					

1) Up to 5,000 sq. ft. total floor area on Route 27/Civic Center Drive Only

2) On Route 27/Civic Center Drive Only

3) Uses limited to maximum gross building size of 5,000 sq. ft.

4) Four lots or less

5) Map 30, Lot 1, Unit 1 only, business/professional/government offices only

6) Excepting Conventional Residential Subdivisions

7) Limited to no more than 75 units or 10,000 sq.ft. of building area

8) Limited to maximum of eight rooms

9) Limited to elementary and middle schools

10) Excluding protective functions/correctional institutions

11) Excluding convenience retail

12) Limited to florists, art gallery, pottery/craft/gift shops

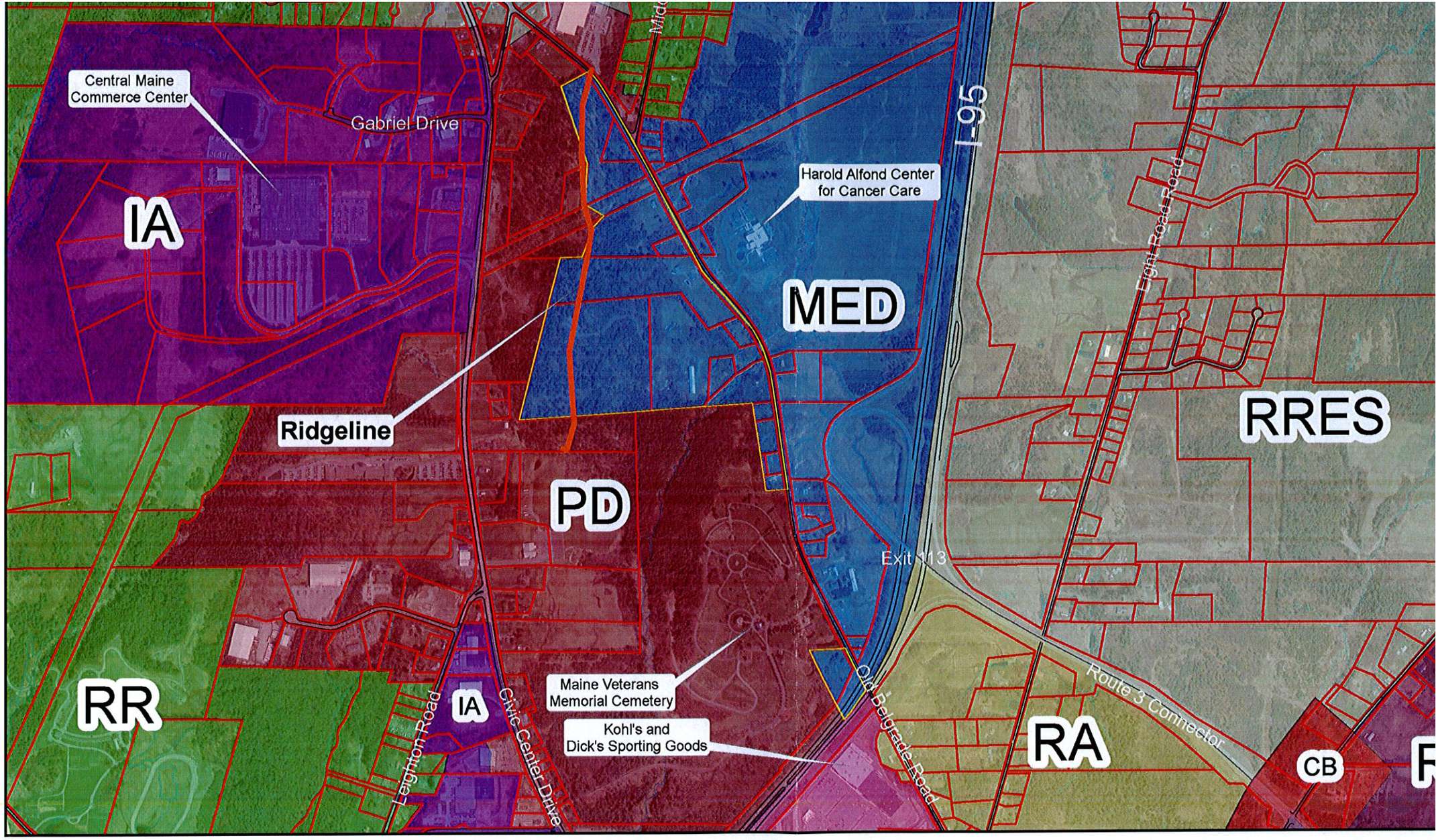
13) Limited to small specialized stores that are located within buildings having existing, storefronts built prior to April 1, 2001 and that predominantly serve the needs of a walking clientele.

14) This restriction is not intended to restrict the temporary placement of construction related trailers on project sites provided that such trailers are removed immediately upon the completion of project work at that site. Planning Board approval is not required prior to the placement of such trailers.

15) Excluding Financial Institutions

16) See Section 5.2.10.2 for additional regulations

17) See Section 5.2.10.3 for additional regulations



Parcel Boundary
WATER
BP - Institutional/Business/Professional
CB - Local Business
CC - Regional Business

GS - Government Services
IA - Industrial
KBD1 - Kennebec Business 1
KBD2 - Kennebec Business 2
MED - Medical

RA - Low Density Residential
RB1 - Medium Density Residential
RB2 - Medium Density Residential
RBV - Riggs Brook Village
RC - High Density Residential

RR - Rural River
RR2 - Rural River 2
RRES - Rural Residential
RV - Rural Village

ALT DRAFT Prop
MED Zone

Does NOT Show

The area highlighted in yellow is currently

THE CITY OF AUGUSTA

ROGER J. KATZ, MAYOR

WILLIAM R. BRIDGEO
CITY MANAGER

CITY COUNCIL
MICHAEL G. BYRON
EDWARD S. COFFIN
DAREK M. GRANT
CECIL E. MUNSON
MARK S. O'BRIEN
PATRICK E. PARADIS
DAVID M. ROLLINS
WILLIAM R. STOKES

INFORMATIONAL MEETING

THURSDAY, OCTOBER 14, 2010

CITY HALL (COUNCIL CHAMBERS)

6:30 P.M.

A. Items for discussion submitted by the City Council and/or the City Manager:

1. Discuss future of Flatiron Building.
2. Discuss Old Belgrade Road TIF.
3. Planning Board recommendation to make a change to the MED district zoning on Old Belgrade Road.
4. Planning Board recommendation regarding associated mineral extraction uses in regards to asphalt plants.
5. East Side Riverfront Development moratorium.
6. Changing one way intersection at Stone Street and Middle Street by CVS into a two-way street with right turn only onto Stone Street—Councilor Munson.

B. Persons wishing to address the City Council who have submitted a formal request in accordance with Section 2-61 of the Code of Ordinances:

None

C. Open comment period for any persons wishing to address the City Council.

Copy sent to TIF Committee
(Byron, Rollins + Stokes)
Ralph St. Pierre
10/4/10

CITY of AUGUSTA, MAINE
OFFICE of ECONOMIC and
COMMUNITY DEVELOPMENT

Michael A. Duguay
Director

MEMORANDUM

TO: William R. Bridgeo
FR: Michael A. Duguay MD
RE: Old Belgrade Road TIF Program
DT: October 1, 2010

As was discussed in a recent City Council Business Meeting, it would be preferable for the City to create a Tax Increment Financing (TIF) District out on Old Belgrade Road versus instituting an 'impact fee' for development as part of the City's financial involvement in assisting the creation of a new Maine General consolidated hospital.

District Geography:

It would be in the City's best interest, in order to capture the most taxable value, to include as much potentially developable land in close proximity to the new Exit 113 interchange as possible (see attached). This will ensure that development resulting from the creation of this new infrastructure will be captured within the TIF program, giving the best chance to capture the most sheltered value within the shortest period of time.

TIF Program:

In order for the hospital to be built, Maine General will have to inject a disproportionate amount of funds up-front into the construction of the infrastructure. Based on initial projections performed by Maine General, they would be paying an inordinate amount of money for this infrastructure on a per vehicle trip basis. In fact, their projections suggest that at a $2 million dollar upfront assessment for traffic mitigation they would be paying approximately a $2,000 per vehicle 'traffic impact fee'. This appears to be much higher than the average traffic impact fee assessed to other developments within the City, and within other parts of the state from what I'm told, in recent history.

At this point in the three party conversations, although Maine General is not excited about the prospect of paying $2 million dollars as their upfront assessment they are willing to make this level of commitment to the project. However, in order for the project to move forward it appears that Maine General may need to guarantee to DOT that it will cover gap financing for the cost of the transportation infrastructure above and beyond their $2 million dollar assessment. Without some assurance that there is a potential for recapturing all of the funds above Maine General's $2 million dollar commitment, this project could be in jeopardy.

It would appear that the City's involvement in this project using TIF as a mechanism might just offer a solution to the current dilemma. The City might offer to Maine General that it will create a TIF District in the project area that attempts to capture the amount that exceeds $2 million over the course of the next 30 years. Obviously, the City has the ability to adjust its assistance to accommodate for the net present value of the full amount of the investment over the $2 million dollars should it want to.

Financial Projections:

Making some assumption that development will occur out in the Old Belgrade Road corridor over time, a couple of financial scenarios can be developed:

Scenario 1:

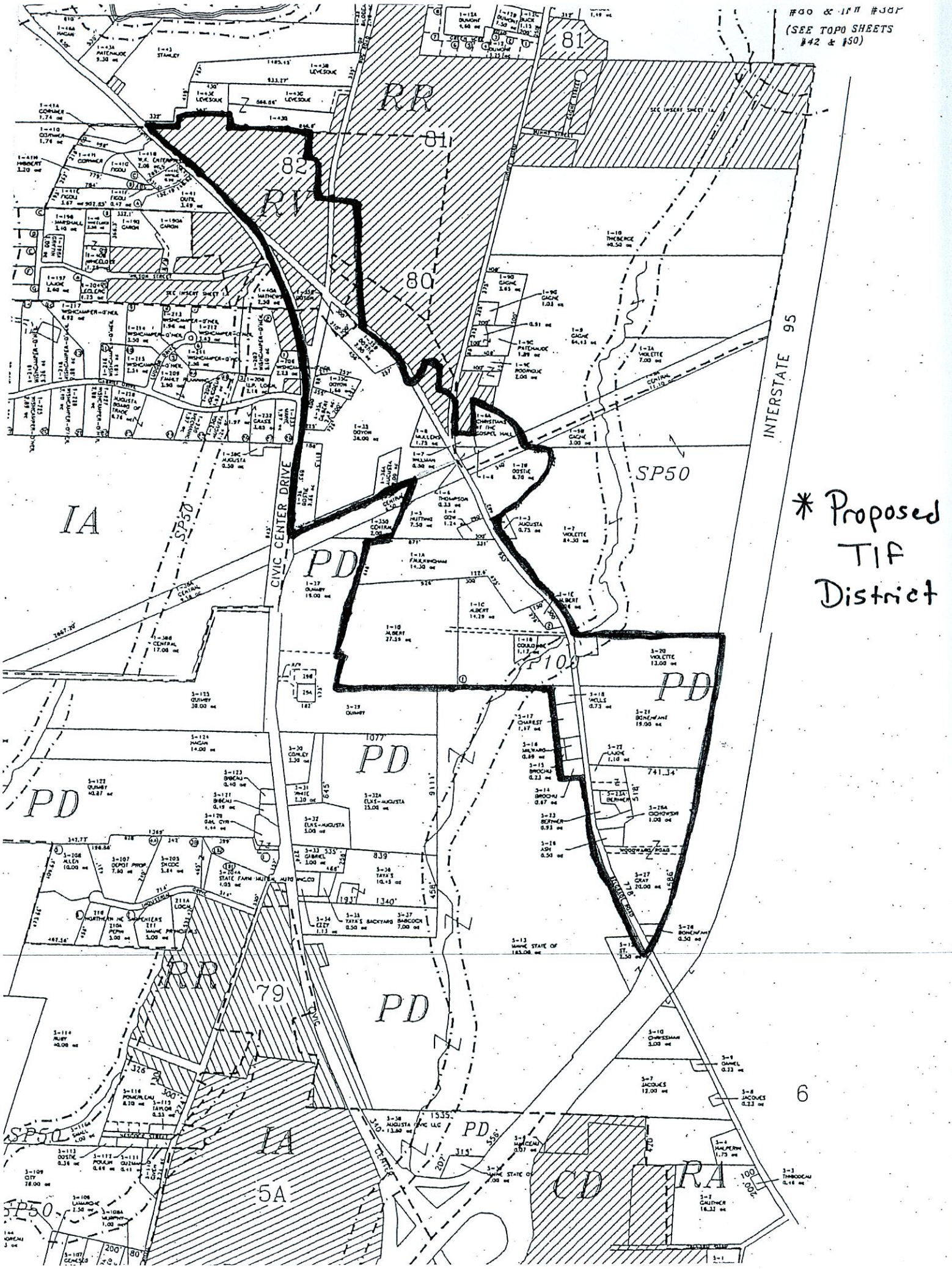
Development occurs in 5 year increments, starting in year 5 and each new development is valued at $3 million dollars and adds a total of $18 million in new valuation. As per the financial calculations, this scenario would yield $4,143,150 in total taxes over the course of 30 years. A 50% Credit Enhancement Agreement with the developer, would yield Maine General $2,071,575 (2010 dollars) over 30 years.

Scenario 2:

Development occurs sporadically, starting in year 7 and having a varied valuation for each development (Year 7: $1,000,000; Year 10: $3,000,000; Year 16: $1,000,000; Year 20: $500,000; Year 25: $1,500,000) and only adding $7 million in new valuation. As per the financial calculations this would yield $1,986,325 in total taxes over the course of 30 years. A 50% Credit Enhancement Agreement with the developer, would yield Maine General $993,162.50 (2010 dollars) over 30 years.

Scenario 3:

Development occurs sporadically, starting in year 5 and having a varied valuation for each development (Year 5: $3,000,000; Year 8: $5,000,000; Year 13: $1,500,000; Year 20: $1,000,000; Year 25: $1,500,000) adding $12 million in new valuation. As per the financial calculations this would yield $4,092,000 in total taxes over the course of 30 years. A 50% Credit Enhancement Agreement with the developer, would yield Maine General $2,046,000 (2010 dollars) over 30 years.



* Proposed TIF District

SCENARIO 1:

Year	Value of Development	Tax Value	50% TIF	Cumulative TIF Revenues
2011	0	$ -	$ -	$ -
2012	0	$ -	$ -	$ -
2013	0	$ -	$ -	$ -
2014	0	$ -	$ -	$ -
2015	3,000,000	$ 51,150.00	$ 25,575.00	$ 25,575.00
2016	3,000,000	$ 51,150.00	$ 25,575.00	$ 51,150.00
2017	3,000,000	$ 51,150.00	$ 25,575.00	$ 76,725.00
2018	8,000,000	$ 136,400.00	$ 68,200.00	$ 144,925.00
2019	8,000,000	$ 136,400.00	$ 68,200.00	$ 213,125.00
2020	8,000,000	$ 136,400.00	$ 68,200.00	$ 281,325.00
2021	8,000,000	$ 136,400.00	$ 68,200.00	$ 349,525.00
2022	8,000,000	$ 136,400.00	$ 68,200.00	$ 417,725.00
2023	9,500,000	$ 161,975.00	$ 80,987.50	$ 498,712.50
2024	9,500,000	$ 161,975.00	$ 80,987.50	$ 579,700.00
2025	9,500,000	$ 161,975.00	$ 80,987.50	$ 660,687.50
2026	9,500,000	$ 161,975.00	$ 80,987.50	$ 741,675.00
2027	9,500,000	$ 161,975.00	$ 80,987.50	$ 822,662.50
2028	9,500,000	$ 161,975.00	$ 80,987.50	$ 903,650.00
2029	9,500,000	$ 161,975.00	$ 80,987.50	$ 984,637.50
2030	10,500,000	$ 179,025.00	$ 89,512.50	$ 1,074,150.00
2031	10,500,000	$ 179,025.00	$ 89,512.50	$ 1,163,662.50
2032	10,500,000	$ 179,025.00	$ 89,512.50	$ 1,253,175.00
2033	10,500,000	$ 179,025.00	$ 89,512.50	$ 1,342,687.50
2034	10,500,000	$ 179,025.00	$ 89,512.50	$ 1,432,200.00
2035	12,000,000	$ 204,600.00	$ 102,300.00	$ 1,534,500.00
2036	12,000,000	$ 204,600.00	$ 102,300.00	$ 1,636,800.00
2037	12,000,000	$ 204,600.00	$ 102,300.00	$ 1,739,100.00
2038	12,000,000	$ 204,600.00	$ 102,300.00	$ 1,841,400.00
2039	12,000,000	$ 204,600.00	$ 102,300.00	$ 1,943,700.00
2040	12,000,000	$ 204,600.00	$ 102,300.00	$ 2,046,000.00
		$ 4,092,000.00	$ 2,046,000.00	

SCENARIO 2:

Year	Value of Development	Tax Value	50% TIF	Cumulative TIF Revenues
2011	0	$ -	$ -	$ -
2012	0	$ -	$ -	$ -
2013	0	$ -	$ -	$ -
2014	0	$ -	$ -	$ -
2015	0	$ -	$ -	$ -
2016	0	$ -	$ -	$ -
2017	1,000,000	$ 17,050.00	$ 8,525.00	$ 8,525.00
2018	1,000,000	$ 17,050.00	$ 8,525.00	$ 17,050.00
2019	1,000,000	$ 17,050.00	$ 8,525.00	$ 25,575.00
2020	4,000,000	$ 68,200.00	$ 34,100.00	$ 59,675.00
2021	4,000,000	$ 68,200.00	$ 34,100.00	$ 93,775.00
2022	4,000,000	$ 68,200.00	$ 34,100.00	$ 127,875.00
2023	4,000,000	$ 68,200.00	$ 34,100.00	$ 161,975.00
2024	4,000,000	$ 68,200.00	$ 34,100.00	$ 196,075.00
2025	4,000,000	$ 68,200.00	$ 34,100.00	$ 230,175.00
2026	5,000,000	$ 85,250.00	$ 42,625.00	$ 272,800.00
2027	5,000,000	$ 85,250.00	$ 42,625.00	$ 315,425.00
2028	5,000,000	$ 85,250.00	$ 42,625.00	$ 358,050.00
2029	5,000,000	$ 85,250.00	$ 42,625.00	$ 400,675.00
2030	5,500,000	$ 93,775.00	$ 46,887.50	$ 447,562.50
2031	5,500,000	$ 93,775.00	$ 46,887.50	$ 494,450.00
2032	5,500,000	$ 93,775.00	$ 46,887.50	$ 541,337.50
2033	5,500,000	$ 93,775.00	$ 46,887.50	$ 588,225.00
2034	5,500,000	$ 93,775.00	$ 46,887.50	$ 635,112.50
2035	7,000,000	$ 119,350.00	$ 59,675.00	$ 694,787.50
2036	7,000,000	$ 119,350.00	$ 59,675.00	$ 754,462.50
2037	7,000,000	$ 119,350.00	$ 59,675.00	$ 814,137.50
2038	7,000,000	$ 119,350.00	$ 59,675.00	$ 873,812.50
2039	7,000,000	$ 119,350.00	$ 59,675.00	$ 933,487.50
2040	7,000,000	$ 119,350.00	$ 59,675.00	$ 993,162.50
		$ 1,986,325.00	$ 993,162.50	

SCENARIO 3:

Year	Value of Development	Tax Value	50% TIF	Cumulative TIF Revenues
2011	0	$ -	$ -	$ -
2012	0	$ -	$ -	$ -
2013	0	$ -	$ -	$ -
2014	0	$ -	$ -	$ -
2015	3,000,000	$ 51,150.00	$ 25,575.00	$ 25,575.00
2016	3,000,000	$ 51,150.00	$ 25,575.00	$ 51,150.00
2017	3,000,000	$ 51,150.00	$ 25,575.00	$ 76,725.00
2018	3,000,000	$ 51,150.00	$ 25,575.00	$ 102,300.00
2019	3,000,000	$ 51,150.00	$ 25,575.00	$ 127,875.00
2020	6,000,000	$ 102,300.00	$ 51,150.00	$ 179,025.00
2021	6,000,000	$ 102,300.00	$ 51,150.00	$ 230,175.00
2022	6,000,000	$ 102,300.00	$ 51,150.00	$ 281,325.00
2023	6,000,000	$ 102,300.00	$ 51,150.00	$ 332,475.00
2024	6,000,000	$ 102,300.00	$ 51,150.00	$ 383,625.00
2025	9,000,000	$ 153,450.00	$ 76,725.00	$ 460,350.00
2026	9,000,000	$ 153,450.00	$ 76,725.00	$ 537,075.00
2027	9,000,000	$ 153,450.00	$ 76,725.00	$ 613,800.00
2028	9,000,000	$ 153,450.00	$ 76,725.00	$ 690,525.00
2029	9,000,000	$ 153,450.00	$ 76,725.00	$ 767,250.00
2030	12,000,000	$ 204,600.00	$ 102,300.00	$ 869,550.00
2031	12,000,000	$ 204,600.00	$ 102,300.00	$ 971,850.00
2032	12,000,000	$ 204,600.00	$ 102,300.00	$ 1,074,150.00
2033	12,000,000	$ 204,600.00	$ 102,300.00	$ 1,176,450.00
2034	12,000,000	$ 204,600.00	$ 102,300.00	$ 1,278,750.00
2035	15,000,000	$ 255,750.00	$ 127,875.00	$ 1,406,625.00
2036	15,000,000	$ 255,750.00	$ 127,875.00	$ 1,534,500.00
2037	15,000,000	$ 255,750.00	$ 127,875.00	$ 1,662,375.00
2038	15,000,000	$ 255,750.00	$ 127,875.00	$ 1,790,250.00
2039	15,000,000	$ 255,750.00	$ 127,875.00	$ 1,918,125.00
2040	18,000,000	$ 306,900.00	$ 153,450.00	$ 2,071,575.00
		$ 4,143,150.00	$ 2,071,575.00	

City of Augusta, Maine

DEPARTMENT OF CITY SERVICES

BUREAUS:
Code Enforcement (207) 626-2368
Facilities & Buildings (207) 626-2365

(207) 626-2365

BUREAUS:
Engineering (207) 626-2367
Planning (207) 626-2366

Memo

To: City Council
Bill Bridgeo, City Manager
Mike Duguay, Director of Development Services

From: Matt Nazar, Deputy Director of Development Services

Date: September 20, 2010

Re: Medical District rezoning

The Planning Board held several workshops and two public hearings on a rezoning proposal for the east side of Old Belgrade Road. The proposal is to rezone the area from Planned Development (PD) to Medical (MED), as shown on the attached map entitled ALT DRAFT Proposed MED Zone, dated August 20, 2010. At their August 24, 2010, meeting the Board finished their deliberations and voted 6 - 2 to recommend that the City Council rezone the section of the city outlined in yellow on the above mentioned map. At least one of the members that voted against the recommendation stated that she did so because she preferred another alternative which included the parcel on the corner of Middle Road and Old Belgrade Road in the rezoning.

The purpose of the rezoning is to better focus development on related medical uses in the direct vicinity of the Alfond Center for Cancer Care and the proposed new hospital. The current PD zoning of this area has a broader set of commercial and industrial uses that could have a negative impact on public facilities in the area and lead to Civic Center Drive/Western Ave development types and patterns directly across from the new hospital. Because Civic Center Drive is very close by, the commercial services needed by users of the medical facilities on Old Belgrade Road will be readily available.

During the public hearings, the Planning Board heard significant testimony about the parcel on the corner of Middle Road and Old Belgrade Road. Residents of Middle Road were strongly opposed to the property being rezoned to MED because they had read in the newspaper that a medical marijuana dispensary was proposed for the site. The owner of

CITY CENTER PLAZA, 16 CONY STREET, AUGUSTA, MAINE 04330-5298
FAX: (207) 626-2520
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the site and proponents of a medical marijuana facility, including the potential operators and patients, testified in favor of rezoning this parcel. In the end, the Planning Board chose to exclude this parcel from the Planning Board initiated rezoning process. However, if the landowner wishes to petition for a rezoning, the Board will be required to hear the request and pass their recommendation on to the City Council. Residents in other parts of the proposed rezoned area did not express concern about the rezoning.

Planned Development (PD) allows intense and varied commercial and industrial development. Any development that was expected to have a significantly greater traffic or parking impact on any parcel than the existing (or prior) use would require Planning Board review under the Minor Development criteria. Generally, this means that the use would not be denied, but how the use would occur on the site would be determined (lights, plantings, parking, access to the site, etc). The proposed Medical District (MED) allows fewer commercial uses and focuses more on medical or professional uses than the PD district, which allows nearly every possible use with a few notable exceptions. Please refer to the attached Table of Uses to see the differences between the districts.

The 2007 Comprehensive Plan was essentially completed before there was any clarity on the a new hospital locating in the area of the Cancer Center, so details about the zoning in this area are not discussed in depth in the plan. However, the area is shown as desiring mixed use development on the Future Land Use Details map on page 34 of Volume I of the plan and on page 50, the discussion of sub-districts in the Economic Development Area of the city states that the Cancer Center will be a focal point for future medical development in the city. Additionally, the Inventory section provides some guidance on the topic on page 124 in the Key Issues section indicating that the city should stimulate growth in the health care industry as one of the city's largest industries and should work to develop a health service zone. The Medical District achieves these goals and while it does not perfectly align with the map showing potential district lines in the 2007 Comprehensive Plan, it does conform to the intent of the 2007 Comprehensive Plan.

Finally, page 49 of the 2007 Comprehensive Plan states that special care regarding site design should be created in the area of the Cancer Center to ensure compatibility with a more intensely developed medical campus. The Medical District contains design standards that will achieve this goal.

City of Augusta, Maine

DEPARTMENT OF CITY SERVICES

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Code Enforcement (207) 626-2368
Facilities & Buildings (207) 626-2365

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Memo

To: City Council
Bill Bridgeo, City Manager
Mike Duguay, Director of Development Services

From: Matt Nazar, Deputy Director of Development Services

Date: October 6, 2010

Re: Associated Mineral Extraction Uses

At the July 1, 2010, City Council meeting, the Council passed an Order that stated the following:

> BE IT ORDERED, By the City Council, that the Planning Board review the question of whether or not 'associated uses' as referenced in the Mineral Extraction Ordinance shall include fixed or portable asphalt plants, ready-mix concrete plants and other comparable operations and further, whether such uses shall be subject to additional land use regulation within the City of Augusta and report back the Board's findings and recommendations to the City Council as soon as practicable.

The Planning Board held two workshops, with one including a site visit to the only asphalt plant in Augusta, and a public hearing on this topic. The Board spent over eight hours in public meetings learning about how these larger associated uses operate, how they are regulated, learning about possible concerns from neighboring uses, learning that these uses appear to be able to locate in close proximity to residential uses in other communities, and hearing directly from residents and industry regarding one plant in Augusta that is controversial.

After the extensive discussion and additional research that some members did, the Board voted unanimously to recommend that the City Council essentially make no substantive changes to the Land Use Ordinance or Mineral Extraction Ordinance regarding Associated Mineral Extraction Uses. As part of the Board discussion they

determined that they currently have the authority and standards in place to be able to deal with any potential off-site impacts from one of these uses when it comes to them for detailed review as a Major Development. They also felt that they have a much clearer understanding of the potential impacts and possible remedies for these uses relative to neighboring uses.

The change they did recommend that the City Council make to the Land Use Ordinance, which is related, is to ensure that it is crystal clear that bituminous-mix plants or ready-mix concrete plants that intend to locate as a primary use on a site must be reviewed as Major Developments. The changes the City Council made in July regarding bituminous mix plants and ready mix concrete plants only affected those that propose to locate in a mineral extraction site. Without the Planning Board's proposed change, it is possible that a small plant, or a truly portable plant, could locate on an existing site and not trigger any of the other Major Development review triggers. It is remotely possible that it could go in without Planning Board review. The proposed change below would prevent that.

> **Amend the Land Use Ordinance Section 2.2 definition for Development adding the following language under the subsection on *Major Development*, requiring Major Development review for any use that:**
>
> > **<u>g. proposes the construction, erection, or placement of a fixed or portable bituminous mix plant, or ready mix concrete plant as either a primary or associated use on any site.</u>**

		RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	GS	RR	RRES	RPDS	RV	RR2	MED
32	Recycling Centers				CU	CU								CU (pz)		CU (pz)			CU (pz)		
33	Waste Facilities, Class 1										CU		CU	CU (pz)		CU (pz)					
34	Waste Facilities, Class 2												CU	CU (pz)		CU (pz)					
GOVERNMENT/MUNICIPAL																					
35	Correctional Institutions						CU							CU (pz)	X						
36	Courts						CU							CU (pz)	X						
37	Government Offices				X[5]	CU[15]		X	X	X	X	X	X	CU (pz)	X						CU
38	Government Services						X[10]							CU(pz)	X						
39	Municipal or Public Utilities and Communication Facilities	CU	CU		CU	CU								CU (pz)	X						
40	Major Municipal or Public Utilites and Communication Facilities	CU	CU		CU	CU	CU	CU	CU	CU	CU	CU	CU	CU (pz)	X	CU (pz)					
41	Minor Municipal or Public Utilities and Communication Facilities	CU	CU	CU	CU	CU	X	X	X	X	X	X	X	PB	X	PB (pz)	CU	PB (pz)	PB (pz)	CU	
42	Wireless Municipal or Public Utilities and Communication Facilities	X	X		X	X	X	X	X	X	X	X	X	X	X	X		X			
43	Parks, Public	CU	CU	CU	CU	CU								CU(pz)	X	CU (pz)	CU	CU(pz)	CU(pz)	CU	
44	Public Safety Services						CU		CU					CU (pz)	X						
45	Recreational Areas and Facilities, Public					CU								CU (pz)	X	CU (pz)	CU	CU (pz)	CU (pz)	CU	
INSTITUTIONAL																					
46	Daycare Centers	X	X		X	X	CU	CU		X	X	X	CU	X		CU (pz)	SE[3]	CU (pz)	CU (pz)	SE	X
47	Group and Boarding Home	X	X	X	X	X	X	X		X	X	X	CU	X		X	CU	X	X	CU	X
48	Hospitals						X						X	X							CU
49	Medical Clinics						CU						CU	CU (pz)			SE			SE	CU
50	Nursing Homes	X	X		X	X	X						X	X		X			CU (pz)	SE	CU
MERCANTILE/RETAIL																					
51	Retail (All establishments primarily selling or renting products, except as otherwise listed below.)							X	X	X	X	X	X	CU (pz)					X		
52	Retail, Convenience					X		X	X	X	X	X	X	X		CU (pz)			X		
53	Neighborhood Groceries/Variety Stores				X	X		X	X	X	X	X	X	X			SE[3]		X		
54	Retail, Medical Sales						CU	X	X	X	X	X	X	CU (pz)					X		CU
55	Retail, Specialty				X[13]			X	X	X	X	X	X	X			SE[3,12]		X		
56	Farm Stands							X	X	X	X	X	X	X			SE3		X		
57	Flooring Showroom					X		X	X	X	X	X	X	X					X		
58	Garden Center							X	X	X	X	X	X	CU (pz)		CU (pz)	SE		CU (pz)	SE	
59	Pharmacies				X	X	CU[11]	X	X	X	X	X	X	X							CU
60	Specialty Food Markets				X	X		X	X	X	X	X	X	X			SE[3]		X		
61	Automobile Business, as defined										X		X	CU (pz)					CU (pz)		
62	Filling Stations									CU		CU		CU (pz)							
RESIDENTIAL																					
63	Manufactured Housing, Type 1	X[16]	X[16]	X[16]	X[16]	X[16]	X[16]	X[16]	X[16]	X[16]	X[16]	X[16]	X	X[17]	X[16]	X	X[16]	X	X	X[16]	
64	Manufactured Housing, Type 2	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X
65	Manufactured Housing Park/Land Lease Community		CU										CU	PB		PB (pz)		PB (pz)	PB (pz)		
66	Multiple Family Dwellings	X	X	X	X	X	X	X	X	X	X	X	CU								
67	One and Two Family Dwellings	X	X	X	X	X	X	X	X	X	X	X	CU	X		X	X	X	X	X	X
68	Rooming Houses	X	X		X	X	X						CU								
STORAGE/WAREHOUSING																					
69	Self-Service Storage Units													CU (pz)					CU(pz)[7]		
70	Warehousing							CU			CU		X	X							
71	Wholesaling							CU			CU		X	CU (pz)							

See Riggs Brook Village, section 3.6.1.7 in the Land Use Ordinance, for specific uses.

TABLE 3.6.A.1 LAND USES IN THE BASE ZONING DISTRICTS

X=Permitted Use (requires a permit from the Code Enforcemnt Officer)
CU=Conditional Use (requires Planning Board review and a public hearing)
CS=City Staff

PB=Planning Board (a public hearing is not mandatory)
SE=Special Exception Use (requires Planning Board review and Public Hearing)
(pz)=performance zoning

	LAND USES	DISTRICT																			
		RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	GS	RR	RRES	RPDS	RV	RR2	MED	RBV
	ASSEMBLIES																					
1	Civic, Social, and Fraternal Associations						CU						CU	CU (pz)		CU (pz)	CU		CU(pz)	CU		See Riggs Brook Village, section 3.6.1.7 in the Land Use Ordinance, for specific uses.
2	Funeral Homes	CU	CU		CU	CU	CU						CU	CU (pz)								
3	Religious Activities and Associated Uses	X	X	X	CU	X	CU						X	X		X	X		X	X	X	
	BUSINESS																					
4	Agriculture													CU (pz)		CU (pz)	CU	X	CU (pz)	CU		
5	Business/Professional Associations						X						X	CU (pz)								
6	Business and Professional Offices and Services				X[5]	CU[15]	X	X	X	X	X	X	X	X		CU (pz)[1]	SE		X	SE	X	
7	Veterinary					CU	X	X	X	X	X	X	X	CU		CU (pz)	SE[3]		CU (pz)	SE	X	
8	Temporary, Habitable Trailers built on a permanent chassis to be used as portable classrooms and/or offices and/or medical diagnostic units for a specified (limited) time and as a public facility only	CU[14]	CU[14]	CU[14]	CU[14]	CU[14]	CU[14]	CU[14]	CU[14]	CU[14]	CU[14]	CU[14]		CU (pz)[14]								
9	Research, Experimental, and Testing Laboratories												X	CU (pz)								
10	Services (All establishments primarily providing assistance rather than merchandise, except as otherwise listed below.)							X	X	X	X	X		X								
11	Auto Repair/Service (no auto sales)									CU	X			CU (pz)								
12	Bed and Breakfast/Tourist Home		CU	CU[8]	CU	X		X	X	X	X	X		X								
13	Cemeteries	CU	CU	CU	CU	CU	X	X	X	X	X	X		X		X	X	X	X	X		
14	Construction Services							X	X	X	X	X		CU (pz)					CU (pz)			
15	Finance, Insurance, and Real Estate Services						X	X	X	X	X	X	X	X			SE			SE		
16	Hotels							X	X	X	X	X	X	X								
17	Restaurants							X	X	X	X	X	X	X		CU (pz)[2]			X			
18	Specialty Print Shop					CU		X	X	X	X	X	X	CU (pz)								
19	Personal Services (All establishments providing individual services related to personal goods or needs, except as otherwise listed below.)						X	X	X	X	X	X	CU	CU (pz)					X			
20	Barber/Beauty Shops				X	X	X	X	X	X	X	X	CU	X			SE[3]		X			
21	Laundry Services						X	X	X	X	X	X	CU	CU (pz)					X			
22	Self-Service Laundromats				CU	CU	X	X	X	X	X	X	CU	CU (pz)					X			
23	Shoe Repair Shops				CU	CU	X	X	X	X	X	X	CU	CU (pz)					X			
24	Social Services (excluding offender rehabilitation and offender self-help agencies and parole and probation offices)						CU	X	X	X	X	X		CU (pz)								
25	Taxi and Local/Commuter bus line service					CU		X	X	X	X	X		CU (pz)								
	EDUCATIONAL																					
26	Educational Services	X	X	X[9]	X	X	X						CU	X	X	CU (pz)	CU		CU (pz)	CU		
	FACTORY/INDUSTRIAL																					
27	Heavy Equipment Repair												CU	CU (pz)								
28	Manufacturing, Heavy (including possessing, packaging, storage, and distribution of goods)												CU	CU (pz)								
29	Manufacturing, Light							CU			CU		X	CU (pz)								
30	Mineral Extraction Activities and Associated Use															CU (pz)				CU		
31	Truck Terminals												CU	CU (pz)								

		RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	GS	RR	RRES	RPDS	RV	RR2	MED	RBV
OTHER																						See Riggs Brook Village, section 3.6.1.7 in the Land Use Ordinance, for specific uses.
72	Recreational Areas and Facilities, Private													CU (pz)		CU (pz)	SE	CU (pz)	CU (pz)	SE		
73	Sexually Oriented Businesses												CU									

1) Up to 5,000 sq. ft. total floor area on Route 27/Civic Center Drive Only

2) On Route 27/Civic Center Drive Only

3) Uses limited to maximum gross building size of 5,000 sq. ft.

4) Four lots or less

5) Map 30, Lot 1, Unit 1 only, business/professional/government offices only

6) Excepting Conventional Residential Subdivisions

7) Limited to no more than 75 units or 10,000 sq.ft. of building area

8) Limited to maximum of eight rooms

9) Limited to elementary and middle schools

10) Excluding protective functions/correctional institutions

11) Excluding convenience retail

12) Limited to florists, art gallery, pottery/craft/gift shops

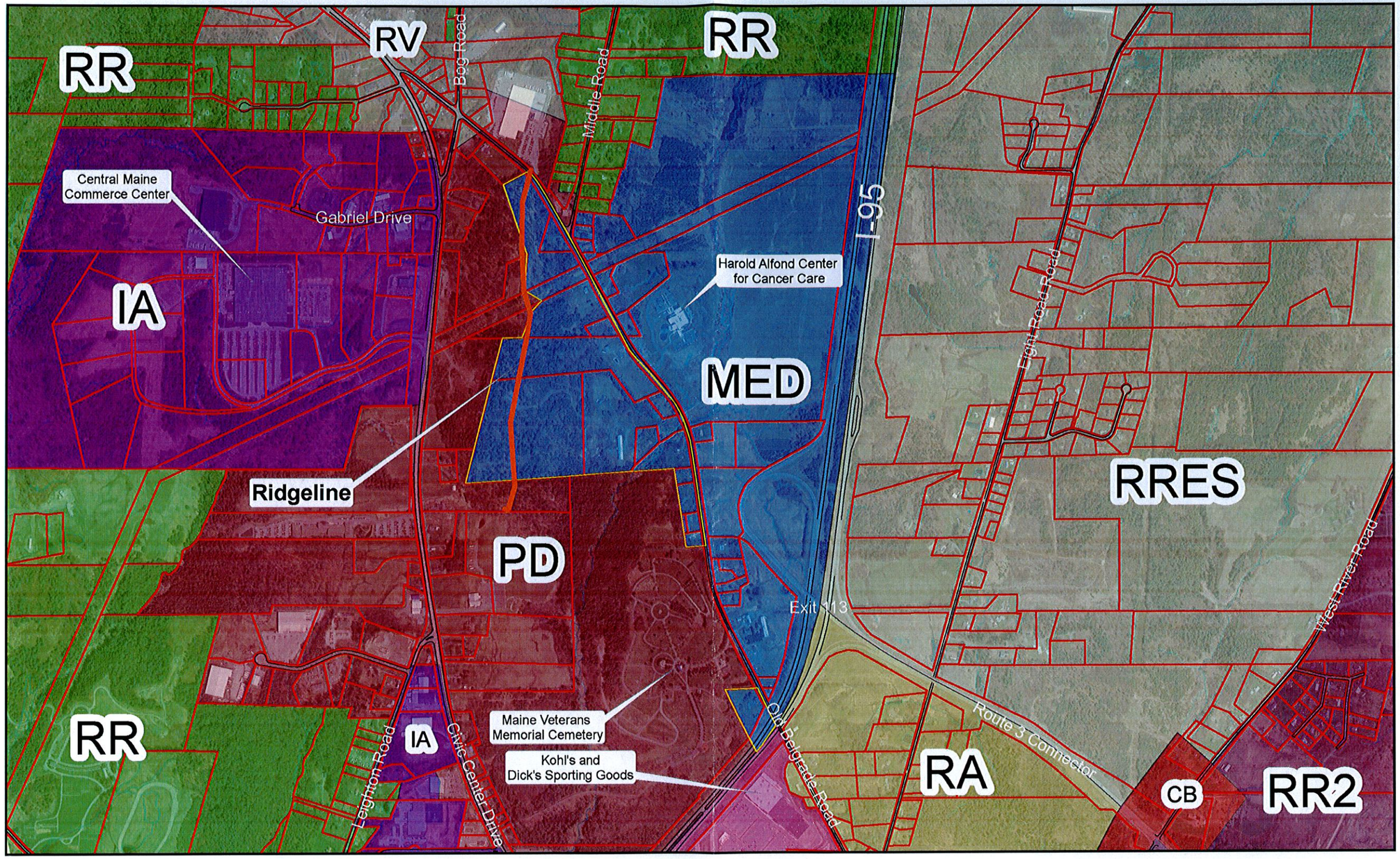
13) Limited to small specialized stores that are located within buildings having existing, storefronts built prior to April 1, 2001 and that predominantly serve the needs of a walking clientele.

14) This restriction is not intended to restrict the temporary placement of construction related trailers on project sites provided that such trailers are removed immediately upon the completion of project work at that site. Planning Board approval is not required prior to the placement of such trailers.

15) Excluding Financial Institutions

16) See Section 5.2.10.2 for additional regulations

17) See Section 5.2.10.3 for additional regulations



Parcel Boundary
WATER
BP - Institutional/Business/Professional
CB - Local Business
CC - Regional Business
CD - Civic Center
CON - Contract or Conditional
GS - Government Services
IA - Industrial
KBD1 - Kennebec Business 1
KBD2 - Kennebec Business 2
MED - Medical
PD - Planned Development
PD2 - Planned Development 2
RA - Low Density Residential
RB1 - Medium Density Residential
RB2 - Medium Density Residential
RBV - Riggs Brook Village
RC - High Density Residential
RD - Resource Development
RPDS - Rural Ponds
RR - Rural River
RR2 - Rural River 2
RRES - Rural Residential
RV - Rural Village

0 0.25 0.5 1 1.5 2 Miles

ALT DRAFT Proposed MED Zone

Does NOT Show Overlay Zones

N E S W

The area highlighted in yellow is currently zoned Planned Development (PD), and is proposed to be rezoned to Medical (MED).

City of Augusta
Bureau of Planning
August 20, 2010