

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



ENGINEERING
FACILITIES & SYSTEMS
PLANNING

MEMORANDUM

TO: Planning Board

FROM: Matthew Nazar, Director of Development Services
Susan Redmond, Assistant Planner

DATE: January 8, 2014

RE: **James F. Mitchell; 106 Sewall Street**

OR

SUMMARY OF REQUEST

Request: Change the zoning of 106 Sewall Street from Low Density Residential (RA) District to an Institutional/Business/Professional (BP) District contract zone which includes business and professional offices and services.

Owner: James F. Mitchell

Applicant: James F. Mitchell

Location: 106 Sewall Street

Zoning: Low Density Residential (RA) District

Tax Map Number: Map 26, Lot 119

Existing Land Use: Residential

Proposed Rezoning: Institutional/Business/Professional (BP) District contract zone which includes business and professional offices and services.

SUMMARY OF SUBMITTAL PACKAGE

1. Application for Parcel Reclassification/Rezoning
2. Narrative
3. Deed

Areas of Concern

There are no areas of concern.

Staff Review

The Bureau of Engineering does not have any concerns.

The Bureau of Code Enforcement does not have additional comments.

The Bureau of Planning does not have additional comments.

1. Consistency with the 2007 Comprehensive Plan

The property is located in the River/State Government Complexes District which is described in the 2007 Comprehensive Plan. The residential and State Capitol areas should be maintained (Volume 1, Page 47).

2. Consistency with Established Land Use Patterns

There are offices and residences along this stretch of Sewall Street.

3. Creation of an Isolated District Unrelated to Adjacent Districts

The Institutional/Business/Professional (BP) District is located immediately to the east of the lot. The rezoning will not create an isolated district unrelated to other districts.

4. Potential Impact on Utilities, Roads, and Services

There are existing public utilities, roads, and services.

5. Changed or Changing Neighborhood Conditions

110 Sewall Street, a nearby lot, was rezoned within the past few years to allow office use.

Text of Proposed Amendment

The lot known as Assessor's Map 26, Lot 119 shall be rezoned in accordance with Section 1.6.1(2)(A)(iv)(b) of the Augusta Land Use Ordinance. The new contract zone shall be Institutional/Business/Professional (BP) with the following use: 1) business and professional offices and services.