

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
and Susan Redmond, Assistant Planner

DATE: October 8, 2014

RE: **Charlie's Subaru**

SUMMARY OF REQUEST

Request: The applicant proposes to construct a 2,390 square foot addition on the Charlie's Subaru building. The proposal is a minor development.

Owner: Shuman Family LLC

Applicant: Shuman Family LLC

Location: 466 Western Avenue

Zoning: Regional Business (CC) District

Tax Map Number: Map 16, Lot 30

Existing Land Use: Automobile business

Proposed Land Use: Automobile business

Acreage: 5.8

SUMMARY OF SUBMITTAL PACKAGE

In the submittal package the applicant has provided the Planning Board with the following items:

1. Development Review Application Form
2. Agent authorization letter
3. Deed
4. Narrative

5. Plan set

Areas of Concern

None.

Waivers

The applicant requested a waiver from submitting a storm water report.

Staff Review

The Bureau of Engineering does not have any concerns.

The Bureau of Code Enforcement does not have any concerns.

The Bureau of Planning. The zoning map does not include a zoning line change from 1997. The proposal is entirely within the Regional Business District. Staff is in the process of correcting the zoning map.

Lot Characteristics

Impervious Surface Ratio - The maximum allowed impervious surface ratio is .80. No change is proposed to the impervious surface ratio.

Floor Area Ratio - The maximum allowed Floor Area Ratio is .40. The proposal meets the maximum allowed floor area ratio.

Maximum Height - The maximum allowed height is 42 feet. The proposed height is approximately 19 feet, which meets the standard.

CRITERIA FOR REVIEW OF A MINOR DEVELOPMENT (Section 4.5 of the LUO; includes Section 6.3.4, Conditional Use Review)

Neighborhood Compatibility (Section 6.3.4(1) of the LUO)

- a) *Land Use/ Visual Integrity:*
 - a. *Land Uses:* There is an auto dealership on the lot and there are auto dealerships along this stretch of Western Avenue. There are residences on the lots that abut on both the east and west sides of the lot. The expansion will be on the south side of the building which is the side that is farthest away from Western Avenue. The addition will be on an existing impervious area.
 - b. *Architectural Design:* The architectural design on the addition will match the existing structure.
 - c. *Scale, Bulk, Building Height:* The proposed addition is 2,390 square feet in size and is approximately 19 feet in height.

- d. *Identity, Historical Character:* The proposal is consistent with the identity and historical character.
- e. *Disposition and Orientation:* The addition will be on the south side of the building.
- f. *Visual Integrity:* The addition will blend in with the existing building / development.
- b) *Privacy:* The addition will probably not change the level of privacy that the neighbors currently have.
- c) *Safety and Health:* The proposal will maintain safe and healthful conditions in the neighborhood.
- d) *Property Values:* The proposal will not have a significant detrimental effect on the value of adjacent properties.

Staff recommends that the Board find that the proposal is in compliance with the ordinance regarding Neighborhood Compatibility.

Plans and Policies (Section 6.3.4(2) of the LUO)

The property is located in the Economic Growth Zone which is described in the 2007 Comprehensive Plan. This area is expected to continue to be an economic engine for the City. The proposal is consistent with the plan.

Staff recommends that the Board find that the proposal is in accordance with the 2007 Comprehensive Plan.

Traffic Pattern, Flow and Volume (Section 6.3.4(3) of the LUO)

- a) *Additional Traffic:* The addition will result in 6.5 peak hour trips. There will not be a significant amount of additional traffic.
- b) *Safe Access:* The Maine DOT is reconstructing Western Avenue. The access location is changing in conjunction with the project.
- c) *Emergency:* Lt. Freeman, of Augusta Fire Department, does not have any concerns regarding emergency access.
- d) *Movement/Parking:* Lionel Cayer, City Engineer, does not have any concerns regarding traffic movement or parking.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Traffic Pattern, Flow and Volume.

Public Facilities (Section 6.3.4(4) of the LUO)

- a) *Water Supply:* The addition will be connected to the public water supply. One hose fixture is proposed.
- b) *Sanitary/Sewer/Subsurface Waste Disposal:* The addition will be connected to the public sewer.
- c) *Electricity/Telephone:* Electricity and phone lines will be extended to the addition.
- d) *Storm Drainage:* There will not be a change in the amount of impervious area.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Stormwater.

Resource Protection and Environment (Section 6.3.4(5) of the LUO)

- a) *Sensitive Areas*: No sensitive areas will be impacted by the proposal.
- b) *Air Quality*: No state or federal air quality permits are needed for the project.
- c) *Water Quality*: An erosion and sedimentation control plan is included in the application. No hazardous substances are proposed.
- d) *Sewage/Industrial Waste*: The floor drains will be connected to an existing grease/oil separator which connects to the public sewer.
- e) *Shoreland/Wetland Districts*: The project is not in the shoreland zone.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Resource Protection and Environment.

Performance Standards (Section 6.3.4(6) of the LUO)

- a) *Performance and Dimensional Standards*: The project complies with the performance and dimensional standards.
- b) *Noise*: The project can meet the noise standards.
- c) *Glare/Heat*: No glare or heat is associated with the project.
- d) *Exterior Lighting*: Two full cutoff wall packs are proposed on the south face of the addition.
- e) *Screening*: No new screening is proposed.
- f) *Signage*: No new signage is proposed.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Performance Standards

Financial and Technical Ability (Section 6.3.4(7) of the LUO)

The applicant will fund the project.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Financial and Technical Ability.

Pollution (Section 4.4.1.1 of the LUO)

- a) *Floodplain*: The project is not in the 100-year floodplain.
- b) *Ability of Soils to support waste disposal*: Wastewater will be disposed of in the public sewer.
- c) *Slopes effect on effluents*: Wastewater will be disposed of in the public sewer.
- d) *Streams for disposal of effluents*: Wastewater will be disposed of in the public sewer.
- e) *Applicable health and water resource rules*: Wastewater will be disposed of in the public sewer.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding pollution.

Sufficient Water (Section 4.4.1.2 of the LUO)

See the Public Facilities section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding sufficient water.

Municipal Water Supply (Section 4.4.1.3 of the LUO)

See the Public Facilities section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding municipal water supply.

Soil Erosion (Section 4.4.1.4 of the LUO)

An erosion and sedimentation control plan is included in the application.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding soil erosion.

Highway or Public Road Congestion (Section 4.4.1.5 of the LUO)

See the Traffic Pattern, Flow and Volume section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding highway or public road congestion.

Sewage Waste and Municipal Solid Waste Disposal (Sections 4.4.1.6 and 4.4.1.7) of the LUO)

See the Public Facilities section. Solid waste will be disposed of at Hatch Hill.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding sewage waste and municipal solid waste disposal.

Aesthetic, Cultural, and Natural Values (Section 4.4.1.8 of the LUO)

The project will not impact aesthetic, cultural or natural values.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Aesthetic, Cultural, and Natural Values.

Conformity with City Ordinances and Plans (Section 4.4.1.9 of the LUO)

See the Plans and Policies and Performance Standards sections.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding city ordinances and plans.

Financial and Technical Ability (Section 4.4.1(10) of the LUO)

See the Financial and Technical Ability section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding financial and technical ability.

Surface Waters; Outstanding River Segments (Section 4.4.1(11) of the LUO)

The project is not within the watershed of a pond or lake or within 250 feet of a wetland, great pond, or river as defined in Title 38, Chapter 3, Subchapter I, Article 2-B.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Surface Waters; Outstanding River Segments.

Ground Water (Section 4.4.1(12) of the LUO)

The project is not expected to adversely affect the quality or quantity of ground water.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding ground water.

Flood Areas (Section 4.4.1(13) of the LUO)

The project is not in the 100 year floodplain.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding flood areas.

Freshwater Wetlands (Section 4.4.1(14) of the LUO)

The project will not impact wetlands.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding freshwater wetlands.

Stormwater (Section 4.4.1(16) of the LUO)

See the Public Facilities section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding stormwater.

Access to Direct Sunlight (Section 4.4.1(17) of the LUO)

The proposal will not block access to direct sunlight to any structures utilizing solar energy.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding direct sunlight.

Title 38 M.R.S.A. Section 484, Chapters 371 and 373-377 (Section 4.4.1(18) of the LUO)

The project is not regulated by the Site Law. Not applicable.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Title 38 M.R.S.A. Section 484, Chapters 371 and 373-377.

Spaghetti-Lots Prohibited (Section 4.4.1(19) of the LUO)

A subdivision is not proposed. Not applicable.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding spaghetti-lots.

Outdoor Lighting (Section 4.4.1(20) of the LUO)

See the Performance Standards section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding outdoor lighting.