

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: July 8, 2015

RE: Performance Foodservice – Northcenter

OR

SUMMARY OF REQUEST

Request: Contract rezone lots to Planned Development (PD) for parking services.

Owner: Paul and Alice Bonenfant, Central Maine Power

Applicant: Performance Foodservice – Northcenter

Location: Off Dalton Drive

Zoning: Planned Development 2 (PD2)

Tax Map Number: Tax Map 54, Lot 3, 35, 34, 36, 37

Existing Land Use: Municipal or public utilities and communication facilities, mineral extraction activities

Proposed Rezoning: Contact zone Planned Development (PD) for parking services

SUMMARY OF SUBMITTAL PACKAGE

1. Application for Parcel Reclassification/Rezoning
2. Narrative
3. Purchase and Sale Agreement
4. First Amendment to Purchase and Sale Agreement
5. Letter of authorization
6. Plan

Areas of Concern

None.

Staff Review

The Bureau of Engineering

The Bureau of Code Enforcement

The Bureau of Planning does not have any additional comments.

1. Consistency with the 2007 Comprehensive Plan

The proposal is in the North River Mixed Use area which is described in the 2007 Comprehensive Plan. This is a mixed use area. The proposal is consistent with the plan.

2. Consistency with Established Land Use Patterns

The proposal rezoning will be adjacent to the Northcenter facility and will be consistent with established land use patterns.

3. Creation of an Isolated District Unrelated to Adjacent Districts

The proposed rezoning is of a relatively large area of land and will not create spot zoning.

4. Potential Impact on Utilities, Roads, and Services

The will be lights in the parking lot. Power can be extended from electric power lines adjacent to the property.

5. Changed or Changing Neighborhood Conditions

Northcenter has grown over the past few decades. In order to continue to grow, it needs to use additional land.

Text of Proposed Amendment

The lot known as Assessor's Map 24, Lot 3, 35, 34, 36, 37 shall be rezoned in accordance with Section 1.6.1(A)(iv)(a) of the Augusta Land Use Ordinance. The new zone shall be a contract zone Planned Development (PD) for parking services.