

**City of Augusta, Maine**  
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT  
CODE ENFORCEMENT  
ECONOMIC DEVELOPMENT



ENGINEERING  
FACILITIES & SYSTEMS  
PLANNING

**MEMO**

**TO:** Planning Board

**FROM:** Matt Nazar, Director of Development Services

**DATE:** April 6, 2016

**RE:** Manufactured Housing Parks/Land Lease Community in PD2

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A handwritten signature or set of initials, possibly "MN", in blue ink.

In 2007, the land lease community on Riverside Drive got approval to expand. Unfortunately, the financial crisis that hit later that year put the brakes on the project and it never got built.

Then in 2013, Riverside Drive was rezoned from PD to PD2. The new zone made the existing manufactured housing parks non-conforming and prohibited new ones from being established. The owner of the large park on Riverside Drive would like to move to expand the park again, but a change in the uses allowed in PD2 would need to occur in order for it to move forward. There are currently several manufactured housing parks in PD2, including the largest one in the city, and they are all non-conforming uses.

This is a rezoning that can't be initiated by the property owner as it would change zoning for the whole district. Is this a rezoning that the Planning Board wants to initiate?