

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: May 4, 2016

Re: Riverside Drive mobile home park rezoning

At the last meeting I discussed the issue of the PD2 district in Riverside Drive eliminating mobile home parks as a conditional use and thereby making existing mobile home parks non-conforming uses. This created a problem for one of the park owners that wants to expand onto a neighboring parcel as approved by the Board in 2007. That approval expired and the zoning changed in the interim making it impossible for him to re-apply for the same plan approved in 2007. The owner is very interested in moving forward with the expansion.

There are a number of ways this might be accomplished, and I felt I needed a real workshop in order to put together the language that the majority of the Board decides it wants to move forward with, assuming the Board does want to move forward. It may also be possible for the property owner to move forward on his own with a rezoning request.

First, the PD2 zoning district could have mobile home parks re-introduced as a use in the district. They were allowed on Riverside Drive via the PD zoning district and were only eliminated within the last couple of years. There is certainly support to be found in the Comprehensive Plan for this approach if the Board wishes to move in this direction. The Comprehensive Plan spends a fair amount of time ink on the issue of creating new residential housing at urban densities. All of PD2 is served by public water and a portion is also served by public sewer.

Second, the Board could recommend a contract PD that is limited to allowing mobile home parks. This could have the potential of allowing PD to move back onto Riverside Drive, but of course in order for that to happen it would have to go through a process with a future Board and a future Council. So if there's concern by some Board members, there's also some level of certainty that at least there's a process that would have to be followed.

Finally, the Board or the developer could suggest rezoning the mobile home park and the proposed development parcel to RB1 which is a residential zoning district that allows mobile home parks as a conditional use. There are a number of RB1 zoning districts on the east side of the Kennebec River.

Directly adjacent to the two parcels in question is an RA zoning district which is also primarily a residential zoning district that is slightly denser in its standards than the RA zoning district. So the RB1 zoning district would clearly not be an isolated district unrelated to neighboring districts. But the area in question is served by both public water and sewer, so density can be a bit higher from a technical perspective. The question is one of policy.

I'd like to put just one of these items on an agenda for a hearing to give residents in the area something to respond to.