

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
Betsy Poulin, Assistant Planner

DATE: September 6, 2016

RE: Conditional Rezoning - Evelyne Levitt

SUMMARY OF REQUEST

Request: Conditional Rezoning for one lot in the High Density Residential District (RC) for the use Business and Professional Offices and Services, for a medical office.

Owner: Evelyne Levitt

Applicant: Evelyne Levitt

Location: 133 Northern Avenue

Existing Zoning: High Density Residential District (RC)

Tax Map Number: Tax Map 35, Lot 181

Existing Land Use: Self-service laundromat (permitted conditional use)

Proposed Land Use: Business and Professional Offices and Services

Proposed Rezoning: Conditional High Density Residential District (RC)

Site History

On February 14, 2006, the Planning Board approved a conditional use application for conversion of an existing convenience store (non-conforming use) to a Self-Service Laundromat. The review noted the lack of parking on the property, as only on-street parking is available. The convenience store required 5 parking spaces per 1000 SF of building area and the laundromat required 4 parking spaces per 1000 SF, a reduction. The proposed medical office is a Business and Professional Offices and Services use, which requires 3 parking spaces per 1000 SF.

SUMMARY OF SUBMITTAL PACKAGE

1. Application for Parcel Reclassification/Rezoning
 2. Narrative
 3. Deed
 4. Maps and Plans
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Areas of Concern

None.

Staff Review

The Bureau of Engineering does not have any additional comments.

The Bureau of Code Enforcement does not have any additional comments.

The Bureau of Planning does not have any additional comments.

1. The rezoning shall be consistent with the 1988 Growth Management Plan (2007 Comprehensive Plan), (and) any plans or policies subsequently adopted by the City;

The proposal is in the Westside Residential area described in the 2007 Comprehensive Plan. The Comprehensive Plan notes *"The following uses are expected in the district: in primarily residential subdistricts, non-residential uses will be strictly limited and/or controlled by design standards. Offices."* There would be no changes to the footprint of the building.

2. The rezoning shall be consistent with established land use patterns;

The proposed rezoning is consistent with established land use patterns. The Sand Hill neighborhood consists of a mix of residential houses and apartment buildings as well as small businesses including neighborhood grocery stores, veterinary offices, laundromats, rental offices and auto repair/service.

3. The rezoning will not create an isolated district unrelated to adjacent districts;

The conditional use will not create an isolated use unrelated to existing uses in the area. The use would be low impact in the neighborhood.

4. Adequate utilities, roads and services must exist or must be provided;

Adequate utilities, roads and services exist at the property. The building has been in existence for over 100 years.

5. The rezoning is justified by a changed or changing condition(s).

Rezoning is consistent with the mixed use of the neighborhood.

Text of Proposed Amendment

The lot known as Assessor's Map 35, Lot 181 shall be conditionally rezoned in accordance with Section 300-106.B.(d)[3] of the Augusta Land Use Ordinance to include the use Business and Professional Offices and Services.



Northern Avenue façade, looking east.



Intersection of Northern Avenue and Jefferson Street, looking southeast.



View looking northwest on Jefferson Street toward Northern Avenue. Property on left.