

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: June 20, 2016

RE: General Rezoning – Jordan Barnes

A handwritten signature in blue ink, appearing to be "JP".

SUMMARY OF REQUEST

Request: General rezone for one lot to Rural Village District (RV)

Owner: Jordan Barnes

Applicant: Jordan Barnes

Location: Eastern Avenue (between 921 and 985 Eastern Avenue)

Existing Zoning: Rural Ponds District (RPDS)

Tax Map Number: Tax Map 15, Lot 9

Existing Land Use: Vacant

Proposed Rezoning: Rural Village District (RV)

SUMMARY OF SUBMITTAL PACKAGE

1. Application for Parcel Reclassification/Rezoning
2. Narrative
3. Deed
4. Maps

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 Rural East area described in the 2007 Comprehensive Plan. Development of the lot would not impair water quality in the lake watersheds which are noted in the Plan.

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

The proposed rezoning is consistent with established land use patterns which are a mix of residential houses and small businesses. The half-acre size of the lot is more in keeping with the Rural Village District lot size standards.

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

The proposed lot rezoning will not isolate any unrelated districts as the Rural Village District is adjacent to the lot. Rezoning will create a cleaner boundary.

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

The lot is on Eastern Avenue, an arterial, and does not have public water or sewer facilities. No potential impact will occur for utilities, roads or services.

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

Rezoning of adjacent parcels in 1998 was approved by the Planning Board and City Council. This lot meets the same criteria outlined in the previous rezoning proposal.

Text of Proposed Amendment

The lot known as Assessor's Map 15, Lot 9 shall be rezoned in accordance with Section 300-106.B.(d)[1] of the Augusta Land Use Ordinance. The new zone shall be Rural Village District (RV).



Eastern Avenue, looking southeast. Parcel for rezoning on left side of road, near curve in the distance.



Eastern Avenue, looking northeast. Parcel for rezoning is on right side of road adjacent to Welcome to Augusta sign.