

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: June 8, 2016

Re: Riverside Drive mobile home park rezoning

At the April 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.

At its May meeting, the Board recommended 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. To make the zoning map a little "neater", staff added a number of residential parcels along Riverside Drive to the proposed rezoning. The change would not affect the existing uses on these parcels. They are currently residential and the new RB1 zone allows residential uses.

This is proposed as a standard rezoning with all of the uses allowed in RB1 to occur on the parcels being rezoned. It is not a contract or conditional rezoning.