

To: Auburn Planning Board
 From: Katherine Cook, Planning Coordinator
 Re: 80 Lake Street Development Review Report
 Date: May 14, 2024

I. Proposal: Site Plan Review and Subdivision: Jim Wu is applying to convert the existing school at 80 Lake Street, City Assessor’s Parcel I.D. 239-114 to 12 two-bedroom apartments with a public easement and playground. This application shall be reviewed in accord with Chapter 60 Article XVI Division 2- Site Plan Review, Division 3- Special Exception, Division 4- Subdivision and Article IV Division 14 Form Based Code.

II. Background: 80 Lake Street is a school built in 1923. The parcel falls mostly in the Traditional Neighborhood Development District, T-4.2B in the form-based code. The proposed use of this existing building as apartments is acceptable under the zoning ordinance. The conversion of this existing building from a school to 12 apartments requires this project to be reviewed as a subdivision under Chapter 60 Division 4 of the Code of Ordinances.

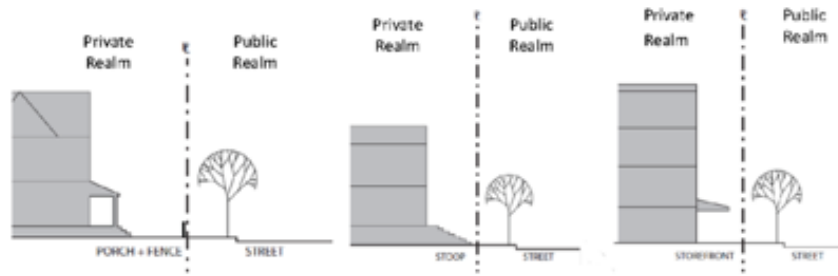


Sec. 60-548B.1. Building placement and configuration T-4.2B. Building Placement on Lot

PRINCIPAL BUILDING PLACEMENT:	DISTRICT REGULATIONS	PROPOSED BUILDING
Front setback, principal:	5 ft. min./25 ft. max.*	~110 feet (existing)
(Corner lot) front setback, secondary:	5 ft. min./15 ft. max.	~106 feet (existing)
Side setback:	5 ft. min.	~104 feet (existing)
Rear setback:	10 ft. min.	N/A
Building lot coverage:	70% Max.	Meets requirement.
Useable open space:	10% Min.	Meets requirement.
Frontage build-out:	60% min (along front setback, primary) for commercial and multi-family uses.	
Lot Width:	24 ft. min/120 ft. max.	259 ft (Fern St.) 316 ft. (Lake St) Existing
PRINCIPAL BUILDING CONFIGURATION:	DISTRICT REGULATIONS	PROPOSED BUILDING
Building width:	14 ft. min./110 ft. max.	~102 ft., ~80 ft. Meets requirement
Building height minimum:	1 story min.	(F)
Building height maximum:	3 story max.	(F) (excluding attic story)

* Where adjacent buildings exceed the maximum setback, the maximum setback may be calculated by the average setback of principal structures on adjacent lots. For undeveloped adjacent lots, a setback of 25 feet shall be used for the calculation. Front setback, principal—where a private shared access drive is provided serving more than one structure (minimizing access points on any public road), the front setback may be measured from the private access drive, pedestrian accessway or parking area.

Sec. 60-548B.2. Building frontages T-4.2B.



Common or Porch Yard Stoop Yard Frontage Storefront Type

BUILDING FRONTAGE TYPES:	Common yard; porch yard, stoop and storefront.	Existing frontage on Lake Street
BUILDING ENTRIES:	Primary entry door is encouraged along ground story facade facing a primary street.	Meets requirement
BUILDING ENVELOPE ARTICULATION:	DISTRICT REGULATIONS	PROPOSED BUILDING
Ground story building frontage facade:	<u>Residential with three or more units</u> - Windows and doors shall comprise a minimum of 25% and maximum 60% coverage of the total ground story frontage facade.	Primary Front Facade has 35% window and door coverage. Secondary frontage has 28% window and door coverage. Meets requirement
Upper story building frontage facade:	<u>Residential structures with three or more units and commercial</u> - Windows and doors shall comprise a minimum of 20% and maximum 40% coverage of the total upper story frontage facade.	Primary front Facade has ~34% window coverage. Secondary facade has ~26% window coverage. Meets requirement
Ground story finished floor elevation:	<u>Residential</u> - The ground story elevation must be a minimum of 2 feet minimum and 6 feet maximum above the front yard elevation (average grade).	Elevated ~2.5 ft. Meets requirement.
Frontage facade wall:	Blank lengths of wall exceeding 10 linear feet are prohibited.	Meets requirement

Sec. 60-548B.3. External elements T-4.2B.

Front yard fence:	<u>Residential</u> - A front yard fence a minimum of 2 feet and a maximum of 4 feet in height is encouraged to maintain spatial edge of street. No chain link, vinyl, split rail, or barbed wire is allowed .	N/A
Front yard fence/wall opening:	A vehicle entry way, as part of a front fence/wall, shall be a maximum width of 20 feet; a pedestrian entry way shall be a maximum width of 6 feet.	N/A
Building projections:	No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops and other architectural features shall encroach beyond the minimum front setback line.	Meets requirement
Porch & stoop encroachments:	Porches & stoops may encroach upon the minimum front setback line by the following distances: Front setback, principal frontage 5 ft. maximum. Front setback, secondary frontage 5 ft. maximum.	N/A
Garages:	Detached garages shall be located a minimum of 20 feet from any street right-of-way.	N/A
Driveways:	Driveways are encouraged to be on the secondary street frontage. Driveways shall be paved and a minimum of 8 feet wide and a maximum of 20 feet wide.	Meets requirement
Parking:	<u>Residential</u> - Vehicle parking areas shall be located only on driveways or designated parking areas and shall not extend into the street right-of-way or sidewalk. <u>Commercial</u> - Parking shall be located to rear of the property to the greatest extent possible. Parking on a side yard is limited to no more than 60 feet wide or 40% of the lot width. Screening and/or street wall is required for parking areas along a street.	Meets requirement
Accessory structures:	Accessory structures shall be located a minimum of 20 feet from any street right-of-way and 5 feet from either side or rear property line.	Meets requirement
Landscaping:	Landscaping is encouraged but shall not extend into any street right-of-way or sidewalk. Street trees are encouraged.	Meets requirement
Foundation planting:	Foundation plantings are encouraged but should be pruned and maintained with enough clearance from the building facade to encourage air circulation.	Meets requirement

III. Waiver Requests: The applicant submitted a written request for a waiver from the Principal Building Placement requirements of Sec. 60-548B.1, specifically the front setback of a maximum of 25' and the Frontage build-out of 60%. The applicant requests this waiver as the proposed use at the site will be utilizing the existing 80 Lake Street School building, and no new buildings are proposed as part of the proposed development. The existing building

will be renovated to maintain its existing high-quality historic facade, which was one of the criteria outlined in the City's RFP for the acquisition and development of the 80 Lake Street Property.

- IV. Department Review:** All comments made in the department review have been acknowledged and addressed by the applicant to the satisfaction of the Planning and Permitting Department.

Police - *No comments*

Auburn Water and Sewer – *All roof drains tied into the sewer must be removed.*

Fire Department– *Request to show turning movements for the fire apparatus.*

Engineering – *No comments*

Planning, Permitting and Code—*The placement of the dumpster on the initial plan set may be in conflict snow storage. Planning also asked to see an updated plan detailing where the playground and easement will be located. Also show the equipment details on the plan.*

- V. Planning Board Suggested Action and Findings of Fact:** Staff recommends that the planning board approve renovation of 80 Lake Street as described. The motion may be supported with the following findings:

The project has met the requirements of Chapter 60, Article XVI, Division 2, including:

1. Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust, and vibration; and preservation of light and air;

The project will include a reduction in impervious surfaces by 4,000 square feet and the stormwater system will be updated by converting the tying the stormwater into the existing storm drain. Catch basins are also being proposed which will connect to the drainage system on Fern Street. In the erosion and sedimentation control a dewatering plan is in place in case of heavy rainfall to prevent erosion and capture runoff. During construction, a stabilized construction entrance will prevent tracking mud and dirt. Unpaved roads should be watered weekly to control dust. Terradyn Consultants prepared a lighting plan for the applicant which features fully cut-off mounted light fixtures.

2. Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas.

The applicant has proposed a new crosswalk across the curb cut entering the site along Fern Street. The project also proposes new sidewalks along the access drive and improved pedestrian access from Lake Street to the site. The entrance location is remaining consistent with the existing entrance. The Institute of Transportation Engineers (ITE) manual has estimated peak hour trip generation for this project to be 55 trips at the Saturday peak hour.

3. Adequacy of the methods of disposal for wastes.

The applicant will contract with a private waste hauler for disposal at a licensed solid waste facility.

4. Protection of environment features on the site and in adjacent areas.

The project does not impact any wetlands, streams, or potential vernal pools. The project is also located outside and significant Sand and Gravel Aquifers. A Maine General Construction Permit is being submitted to Maine DEP as the construction disturbance will come to over an acre.

80 Lake Street has also met the requirements of Chapter 60, Article XVI Division 3- Special Exception have been met by the applicant, including:

1. That the special exception sought fulfills the specific requirements set forth in the zoning ordinance relative to such an exception.

The project, converting an existing school into a multifamily apartment building is permitted via a staff review in the T-4.2B zoning district.

2. That the special exception sought will neither create nor aggravate a traffic hazard, a fire hazard, or any other safety hazard.

This project will not generate or aggravate any hazard. Emergency Vehicles can easily access the site.

3. That the special exception sought will not block or hamper the master development plan pattern of highway circulation or of planned major public or semipublic land acquisition.

This project is in alignment with the city's future comprehensive development plans.

4. That the exception sought will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of property adjoining and neighboring the property under application.

This proposal consists of a rehabilitation of an existing building keeping the aesthetic value of the original building itself while retaining a public easement to use the playground space. The plan also includes a comprehensive landscape plan.

5. That reasonable provisions have been made for adequate land space, lot width, lot area, stormwater management in accordance with section 60-1301(14), green space, driveway layout, road access, off-street parking, landscaping, building separation, sewage disposal, water supply, fire safety, and where applicable, a plan or contract for perpetual maintenance of all the common green space and clustered off-street parking areas to ensure all such areas will be maintained in a satisfactory manner.

Lot width, lot area, building size and lot access have remained unchanged through this proposal. The applicant is increasing the greenspace on the lot by removing the pavement which encircles the building and replacing the area with greenspace and a walking path. The applicant has also provided fire apparatus movement models through the site.

6. That the standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the city building code and by the provisions of this chapter.

The applicant has met all requirements.

7. That essential city services which will be required for the project are presently available or can be made available without disrupting the city's master development plan.

Auburn Water and Sewer District has the capacity to serve this project. No additional city service will be required for solid waste removal as the applicant will be contracting with a private service provider.

VI. Suggested Motion: I make a motion to approve the application to convert the existing school at 80 Lake Street, City Assessor's Parcel I.D. 239-114 to 12 two-bedroom apartments with an included public easement and playground and waive the requirements of Sec. 60-548B.1 pertaining to the front setback of a maximum of 25' and the frontage build-out of 60%. The motion to approve is contingent on the following **conditions**:

- a. All relevant building permits must be approved before the start of construction.