

To: Auburn Planning Board
From: Department of Planning, Permitting and Code
Re: **Item #9** Map Amendments for public safety facility.
Date: June 18, 2024

I. **Proposal/ Map Amendment:** Consider a zoning map amendment to convert City Assessor's Parcel I.D.s 201-034 and 209-035 with addresses of 526 and 550 Minot Ave from T-4.2B-Traditional Neighborhood Development zoning district to General Business II zoning district. The City Council introduced this proposal in accordance with Chapter 60, Article XVII Division 2- Amendment to the Zoning Ordinance or Zoning Map.

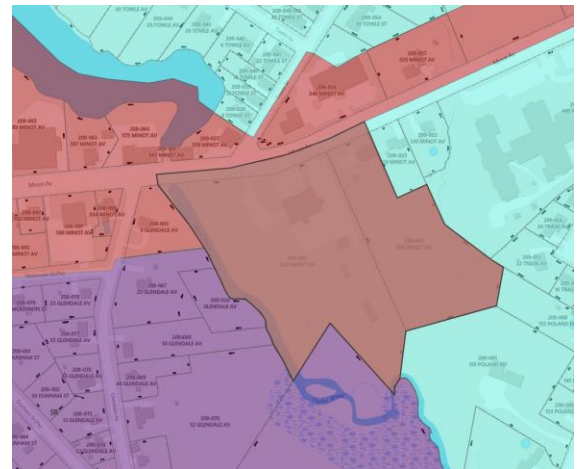
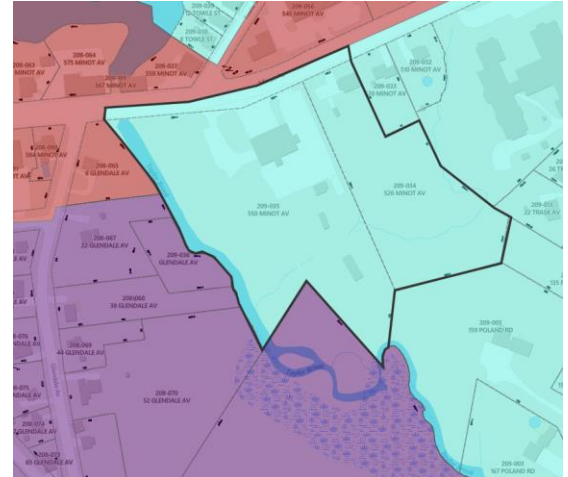
II. **Background:** This item is considering a zoning map amendment to amend approximately 8.17 acres from T-4.2B Traditional Neighborhood Development zoning district to the General Business II (Minot Ave) zoning district. The area proposed to be rezoned encompasses all the City Assessor's parcel I.D.s 209-035 and 209-034.

The purpose of this proposal is to better support a new public safety facility by allowing flexibility in form and design to best serve the needs of public employees. Municipal services and facilities are permitted in all zoning districts, but form-based code, the current zoning, requires that new structures be built close to the public right of way. The design standards in form-based code are intended to encourage new development to emphasize the relationship between the public and private realm. While it is well suited to residential and commercial areas within the City of Auburn, form-based code may not allow for the flexibility necessary to build a functional and efficient public safety facility that is designed around the movement of large vehicles inside and outside of the buildings.

The General Business II District is in alignment with the surrounding area and is compatible with the 2021 Comprehensive Plan. The provision stating that "The Future Land Use Plan is not a zoning map. It is intended to show, in a general sense, the desired pattern of future land use and development" can allow the flexibility to find the proposed change to be consistent with the Comprehensive Plan. This proposed zoning also allows for flexibility in facility layout to best serve the needs of the fire department and the police department, such as the ease and safety of movement of the fire apparatus on the properties.

III. Suggested Findings of Fact:

- The zoning map amendment is consistent with the comprehensive plan
- The zoning map amendment is consistent with Comprehensive Plan Policy C 3, to explore a cost-effective plan for housing and delivering public safety services including regional considerations.



- IV. **Planning Board Action & Staff Recommendations:** Hold a public hearing, review the proposal and make a recommendation to the city council on whether to amend the zoning map as described.
- V. **Potential Motion:** I make a motion to forward a favorable recommendation to City Council approve a zoning map amendment to convert City Assessor's Parcel I.D.s 201-034 and 209-035 with addresses of 526 and 550 Minot Ave from T-4.2B- Traditional Neighborhood Development zoning district to General Business II zoning district.