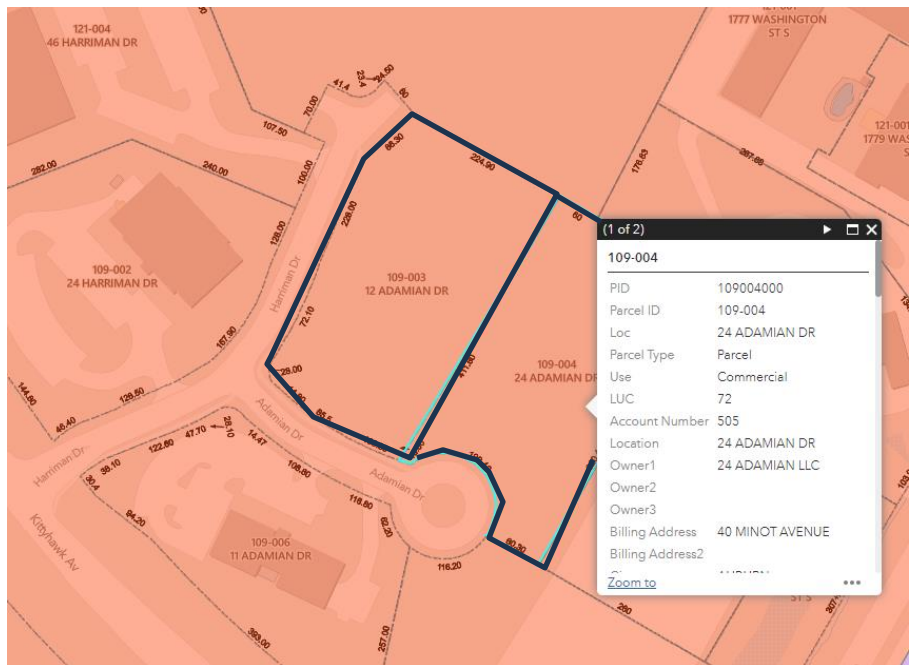


To: Auburn Planning Board  
 From: John Blais, Deputy Director of Planning, Permitting and Code  
 Re: **Item #3**- Site Plan Review of West Shore Village, Adamian Drive via Harriman Drive.  
 Date: July 16, 2024

**I. Proposal: Site Plan Review/ Special Exception:** West Shore Village, LLC is seeking approval to a Site Plan approval off Adamian Drive, City Assessor’s Parcel I.D 109-003 and 109-004. The proposed project consists of two (2) 9,153 S.F. 24 multi-family units and one (1) two story 12,600 S.F. Storage Facility with access on both elevations. This item is pursuant to Chapter 60, Article IV Division 12- General Business District; Article XVI Division 2- Site Plan Review; and Division 3- Special Exception.

**II. Background:** The property is currently vacant and is a mixture of field and woods. The majority of the woods were clear cut during the permitted installation of a sewer line to service the neighboring warehouse (currently under construction). Property boundaries are shown on the Existing Conditions Plan which is based on a survey completed by Main-Land. The lot contains 4.10 acres and has about 432 feet of frontage on Adamian Drive and 402 feet of frontage on Harriman Drive. The Existing Conditions Plan also shows mapped wetland areas on the property. A full set of permit level engineered Site Plans are enclosed updates as well required by staff review. The site engineering plans provide full details for the site improvements, utility connections and stormwater improvements. These improvements have been designed to meet City and State standards. The West Shore Village is designed to provide needed housing to the residents of Auburn. The project will also include a separate self-storage building. There are four access drives off Adamian Drive to access two parking areas and a drop off at the self-storage building. The intent is to provide access driveways and parking lots that will provide emergency response access to all three buildings. Vehicle drive paths are shown in further detail in this application. Site access from Adamian Drive to the residential buildings will be a single, two-way 25 ft wide private driveway. Sidewalks are provided from



the parking lot to the main entrance of each building. These walkways are also connected to the driveway for use in case of an emergency. Parking for the 48 residential dwelling units is for a total of 72 vehicles, 8 spaces of which are handicap accessible. This equates to 1.5 spaces per unit. Site access from Adamian Drive to the self-storage building will include a one-way 20' wide private driveway loop for truck access along with 2 parking spaces and a single, two-way 24' private driveway to access the lower level of the self-storage building with 3 parking spaces. The department review with details on these comments follow.

**III. Department Review:**

- **Police** - No Comments
- **Auburn Water and Sewer** – Comments resolved. Moved hydrant and addressed sewer tie-in
- **Fire Department**– Comments resolved. Provide turning path and issued one-way in and out of second floor of the storage structure.
- **Engineering** – City Engineer has reviewed and approved the updated stormwater plan. Approval will be contingent upon any requirement from Engineering. Bonding and Inspection fees are required for this project.
- **Planning, Permitting and Code**—Buildings will be sprinkled.

**IV. Planning Board Suggested Action and Findings of Fact:** Staff recommends that the planning board approve the revision plan of Phase 2 of Stable Ridge with the following findings:

The development 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;
2. Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;
3. Adequacy of the methods of disposal for wastes; and
4. Protection of environment features on the site and in adjacent areas.

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

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.
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.

- V. Suggested Motion:** I make a motion to approve the West Shore Village, LLC Site Plan approval off Adamian Drive, City Assessor's Parcel I.D 109-003 and 109-004. The proposed project consists of two (2) 9,153 S.F. 24 multi-family units and one (1) two story 12,600 S.F. Storage Facility with access on both elevations. This item is pursuant to Chapter 60, Article IV Division 12- General Business District; Article XVI Division 2- Site Plan Review; and Division 3- Special Exception
- a. All appropriate permits are received prior to the start of construction.
  - b. Construction shall not commence until all bonding and inspection fees have been reviewed by the City Engineer.