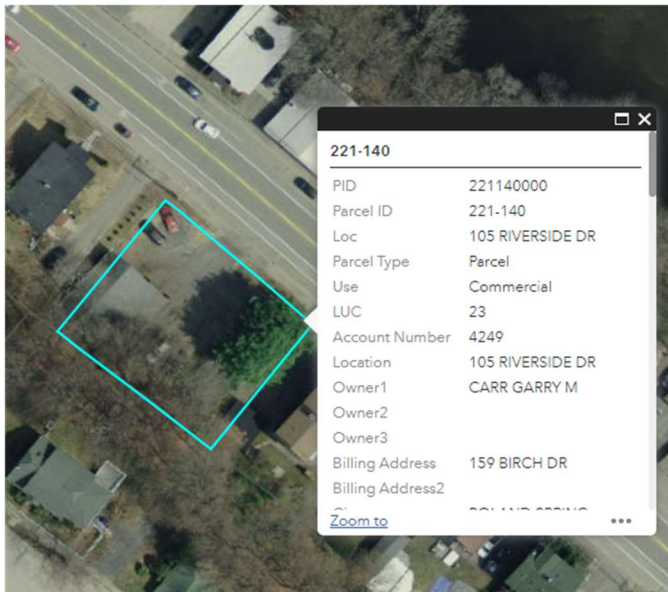


To: Auburn Planning Board
From: John Blais, Deputy Director of Planning & Permitting
Re: Jason Cooper is applying for Site Plan approval for existing car service garage to be demolished and 3 duplex units and associated site development to be developed at 105 Riverside Drive, also City Assessor’s Parcel I.D. 221-140. This proposal is pursuant to Chapter 60 Article XVI Division 2- Site Plan Review, Division 3- Special Exception and Division 4- Subdivision and Article IV Division 14 Form Based Code.
Date: August 13, 2024



I. BACKGROUND – Jason Cooper is applying for Site Plan approval for an existing car service garage to be demolished and 3 duplex units, 6 parking space and associated site development to include be developed at 105 Riverside Drive, City Assessor’s Parcel I.D. 221-140. This proposal is pursuant to Chapter 60 Article XVI Division 2- Site Plan Review, Division 3- Special Exception and Division 4- Subdivision and Article IV Division 14 Form Based Code of the Auburn Code of Ordinances.

Applicable Ordinance Provisions:

Sec. 60-549.1. Building placement and configuration T-4.2.

PRINCIPAL BUILDING PLACEMENT:		
Front Setback, Principal: (Building C)	5 ft. Min/, 15 ft. Max	(A)
(Corner Lot) Front Setback, Secondary:	5 ft. Min., 15 ft. Max.	(B)
Side Setback:	5 ft. Min.	(C)
Rear Setback:	10 ft. Min.	(D)
Building Lot Coverage:	70% Max.	
Useable Open Space:	10% Min.	
Frontage Build-Out:	60% Min (along Front Setback, Primary)	
Lot Width:	24 ft. Min, 120 ft. Max.	
PRINCIPAL BUILDING CONFIGURATION:		
Building Width:	14 ft. Min., 110 ft. Max.	(E)
Building Height Minimum:	1 Story Min.	(F)
Building Height Maximum:	3 Story Max.	(F) (excluding attic story)

Sec. 60.549.2. Building frontages T-4.2.

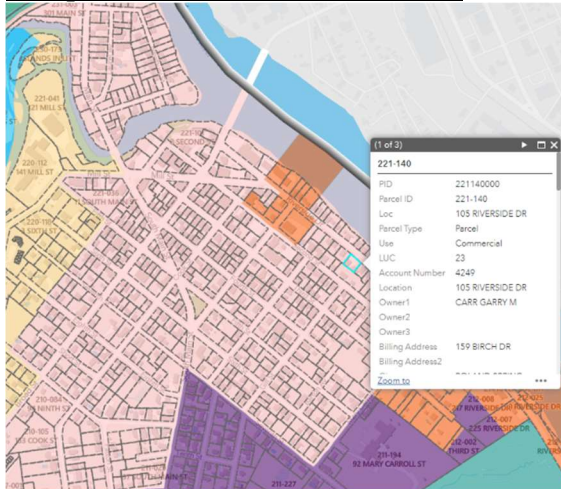
BUILDING FRONTAGE TYPES:	Common Yard; Porch Yard, Stoop and Storefront
BUILDING ENTRIES:	Primary entry door is encouraged along ground story facade facing a primary street.
BUILDING ENVELOPE ARTICULATION:	
Ground Story Building Frontage Facade:	<u>Residential</u> - Windows and doors shall comprise a minimum of 25% and maximum 60% coverage of the total ground story frontage facade. <u>Commercial</u> - Windows and doors shall comprise a minimum of 40% and maximum of 90% coverage of the total ground story frontage facade.
Upper Story Building Frontage Facade:	Windows and doors shall comprise a minimum of 20% and maximum 40% coverage of the total upper story building frontage facade.
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). <u>Commercial</u> - The ground story elevation must be at a minimum of sidewalk grade to maximum of 2 feet.
Frontage Facade Wall:	Blank lengths of wall exceeding 10 linear feet are prohibited.

Sec. 60-549.3. External elements T-4.2.

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
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.
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.
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.
Garages:	Detached garages shall be located a minimum of 20 feet from any street right-of-way.
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.
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.
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.

Landscaping:	Landscaping is encouraged but shall not extend into any street right-of-way or sidewalk. Street trees are encouraged.
Foundation Planting:	Foundation plantings are encouraged but should be pruned and maintained with enough clearance from the building facade to encourage air circulation.

Comprehensive Plan Considerations:



The Future Land Use Map has designated this area as the Form-Based Code Development District. The parcel is situated within a portion of the 208-acre growth area the city has delineated in the Comprehensive Plan encompassing Main Street, South Main Street, Mill Street, Riverside Drive and several residential streets in between.

The Future Land Use Plan proposes the following development standards: *The reuse/reconfiguration of existing buildings for residential purposes should be allowed without consideration of density/lot size requirements, provided that the building will be renovated, be compatible with the neighborhood, and will meet the City’s requirements for residential units,*

including green space and providing the amount of parking appropriate for the proposed use. The other development standards should be established to reflect the existing pattern of development in these neighborhoods. Any parking requirements imposed should allow for flexibility in meeting the need for parking including the use of municipal parking, shared parking, and similar arrangements.

In addition, it is important to point out that as referenced in other projects, the language in the Comprehensive Plan that the Future Land Use Plan is not a zoning map. It is intended to show, in a general sense, the desired pattern of this area.

II. DEPARTMENT REVIEW –

- a. **Police:** No comments.
- b. **Auburn Water and Sewer:** All questions addressed
- c. **Fire Department:** None
- d. **Engineering:** Adjust the plan to show that stormwater will stay onsite rather than flow into the road. Verified by engineering
- e. **Public Services:** None
- f. **Addressing:** New address request-condition of approval
- g. **Planning, Permitting & Code:** Proposed building C does not meet the T-4.2 Form Based Code Traditional Neighborhood Development District front setback requirements which are between 5 feet to 15 meet maximum. Applicant has requested a waiver request of Section 60-549.1 in the T-4.2 FBC District. The applicant has added a sidewalk connectivity to make the connection to the public realm which staff believes meets the intent of density and required conformity of the neighborhood.

III. PLANNING BOARD ACTION –

Sec. 60-1336. – Site Plan/Special Exception Conditions (Staff Suggested Review Criteria)

- (1) That the special exception sought fulfills the specific requirements, if any, set forth in the zoning ordinance relative to such 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.

Sec. 60-1359. – Subdivision Guidelines. When reviewing any subdivision for approval, the planning board shall consider the following criteria, and before granting either approval or denial, shall determine that the proposed subdivision:

- (1) Will not result in undue water, air or noise pollution. In making this determination it shall at least consider:
 - (a) The elevation of land above sea level and its relation to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal.
 - (b) The slope of the land and its effect on effluents.
 - (c) The availability of streams for disposal of effluents; and
 - (d) The applicable state and local health and water resources regulations, including stormwater management requirements in accordance with section 60-1301(14).
- (2) Has sufficient water available for the reasonably foreseeable needs of the subdivision.
- (3) Will not cause an unreasonable burden on an existing water supply, if one is to be utilized.
- (4) Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result.
- (5) Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed.
- (6) Will provide for adequate sewage waste disposal.
- (7) Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized.
- (8) Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas.
- (9) Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any.
- (10) Is funded by a subdivider which has adequate financial and technical capacity to meet the standards of this section.
- (11) Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application.
- (12) Has provisions for on-site landscaping that are adequate to screen neighboring properties from unsightly features of the development.
- (13) Will not create a fire hazard and has provided adequate access to the site for emergency vehicles.

- (14) Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.
- (15) Does not have long-term cumulative effects of the proposed subdivision will that unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.

IV. STAFF RECOMMENDATIONS – As discussed in the Staff Report,

The Planning Board will have to address the following waiver requests: Applicant has requested a waiver request of Section 60-549.1 in the T-4.2 FBC District. (Front setback for Building C) and consideration The Planning Board shall make findings that the development has made provisions for

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;

Staff cannot find issue anything relative to surface water drainage, buffers, lighting, sight sound, dust and vibration.

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

Staff recommended sidewalk for the back unit “C” to address safety of pedestrian movement.

3.) Adequacy of the methods of disposal for wastes; and

Public sewer available and concealed dumpster enclosure onsite.

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

Sediment & Erosion Control Plan included

Suggested Motion:

I make a motion to approve the waiver dated July 12, 2024 written by Platz Associates, pursuant to the criteria established in Division 14 of the Formed Base Code District development standards. Specifically, established in Sec. 60-558 (C),(1) and objectives of Section 60-1277.

Staff recommends the Applicant address any of the remaining outstanding items above and if the Planning Board is comfortable, approve the amended Site Plan.

Suggested Motion: *I make a motion to approve the Site Plan/Special Exception for the proposed demolition of an existing car service garage and development of 3-duplex units at 105 Riverside Drive, City Assessor’s Parcel I.D. 221-140. This proposal is pursuant to Chapter 60 Article XVI Division 2- Site Plan Review, Division 3- Special Exception and Division 4- Subdivision and Article IV Division 14 Form Based Code with of the Auburn Code of Ordinances with the following conditions:*

1. All relevant building permits must be approved before the start of construction.
2. Addressing application must be filed prior to building permits.

A handwritten signature in black ink, appearing to read "J. A. Blair". The signature is stylized with a large, sweeping initial "J" and a horizontal line extending from the end of the name.

Signed