



**TO:** Auburn Planning Board

**FROM:** Natalie Thomsen, Planning Coordinator

**DATE:** February 11, 2025

**RE:** Postponement of Danville Corner Road Development Review

**PROJECT STATUS UPDATE:**

The proposed development on Danville Corner Road seeks to construct 44 single-family homes on a 7.2-acre lot. Under **Sec. 60-307 - Dimensional Regulations**, there is conflicting interpretation regarding the applicable density calculations. The developer intends to retain land ownership while selling homes separately, creating multiple ways to interpret the ordinance's density provisions.

The ordinance specifies a maximum density of 4 units per acre for one-family dwellings, 6 units per acre for two-family dwellings, and 17 units per acre for multifamily dwellings. However, the language does not explicitly address how to classify developments where multiple housing types may be present, leading to several possible interpretations.

One interpretation applies a strict per-acre density calculation, which would limit the project to 28 units based on the one-family dwelling standard. Another interpretation suggests that the presence of a multifamily unit could trigger the 17 units per acre density standard across the entire site, allowing up to 122 units. A third possibility is a hybrid approach where only the first acre containing a multifamily unit qualifies for the higher density, resulting in an allowance of 42 units. Additionally, the definition of multifamily housing under state versus city regulations could further influence the allowable unit count.

Given these uncertainties, staff is awaiting further legal review to clarify the appropriate density standard for this project. To ensure a well-supported decision, staff recommends postponing this item to the March 11 meeting to allow sufficient time for legal input.

**Suggested Motions:**

**Motion to Reopen the Project:**

*I move to reopen the review of the Danville Corner Road development."*

**Motion to Postpone:**

*"I move to postpone the review of the Danville Corner Road development to the March 11 Planning Board meeting to allow for legal review of density calculations."*