



## **CITY COUNCIL ACTION**

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Council Meeting Date: April 8, 2024

Item No: 24-119

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: R24-017

### **Title, Ordinance**

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Amending Chapter 165, Land Development Code, District Map to Re-zone a Property Located at 1017 Union Street from Shopping and Personal Service District (S&PS) to Government and Institutional Service District (G&ISD)

### **Summary**

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This ordinance would amend the Land Development Code, District Map to re-zone the property at Map-Lot R24-017, located at 1017 Union Street, from Shopping and Personal Service District (S&PS) to Government and Institutional Service (G&ISD). The total area requested to be changed is approximately 17.45 acres. The applicant is Encompass Health Maine Real Estate, LLC and the owner of record is Union Street Associates, LLC.

The zoning around the property is primarily S&PS to the east, west, and south, and High Density Residential (HDR) and Low Density Residential (LDR) to the north. There are also multiple nearby parcels in the Government and Institutional Service District (G&ISD). This area is within the growth boundary shown in the 2022 Comprehensive Plan and the future land use map in the Plan shows this property in the Neighborhood Residential area, which consists of "medium-density residential development with limited commercial and institutional uses that are complementary to the surrounding residential land uses". The Planning Division finds this proposed change to be in alignment with the Comprehensive Plan.

### **Committee Action**

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Committee: Planning Board

Meeting Date: April 16, 2024

Action:

For:

Against:

### **Staff Comments & Approvals**

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City Manager

City Solicitor

Finance Director

**Introduced for:** First Reading and Referral



## CITY COUNCIL ORDINANCE

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Date: April 8, 2024

Assigned to Councilor: Fournier

**ORDINANCE**, Amending Chapter 165, Land Development Code, District Map to Re-zone a Property Located at 1017 Union Street from Shopping and Personal Service District (S&PS) to Government and Institutional Service District (G&ISD).

**WHEREAS**, the zoning around the property is primarily S&PS to the east, west, and south, and HDR and LDR to the north. There are also multiple nearby parcels in the G&ISD zone;

**WHEREAS**, the land uses in the area are primarily commercial, institutional, and high-density residential;

**WHEREAS**, this area is within the growth boundary shown in the 2022 Comprehensive Plan and the future land use map shows this property in the Neighborhood Residential area, which consists of "medium-density residential development with limited commercial and institutional uses that are complementary to the surrounding residential land uses";

### **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BANGOR AS FOLLOWS, THAT**

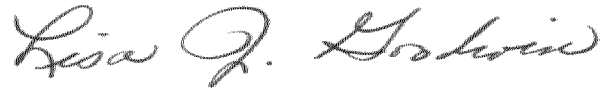
Chapter 165 of the Code of the City of Bangor, District Map, is amended to reclassify the property at Map-Lot R24-017, located at 1017 Union Street, from Shopping and Personal Service District (S&PS) to Government and Institutional Service District (G&ISD). The total area requested to be changed is approximately 17.45 acres and is shown in the attached exhibit.

**IN CITY COUNCIL**

**APRIL 8, 2024**

**COrd 24-119**

**First Reading and Referral to Planning Board meeting on April 16, 2024**



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**CITY CLERK**

**IN CITY COUNCIL**

**APRIL 22, 2024**

**COrd 24-119**

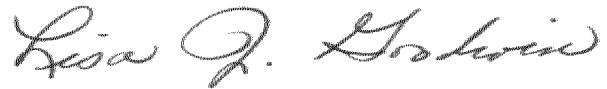
**Motion made and seconded for Passage**

**Vote: 9 – 0**

**Councilors Voting Yes: Deane, Fish, Fournier, Hawes, Leonard, Schaefer, Tremble, Yacoubagha, Pelletier**

**Councilors Voting No: None**

**Passed**



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**CITY CLERK**