



CITY COUNCIL ACTION

Council Meeting Date: 04-22-2019

Item No: 19-159

Responsible Dept: Planning

Map/Lot: R10-010

Ordinance,

Amending Chapter 165, Land Development Code, 824 Odlin Road - from Industry and Service District (I&S) to Shopping and Personal Service District (S&PS).

Summary

The proposed zone change will amend the zoning at 824 Odlin Road. The applicant, Philip Rush seeks to have a mixed-use property (commercial use and residential dwelling unit). The current industrial zoning does not provide for mixed use or residential uses whereas Shopping and Personal Service District do allow for residential.

Committee Action

Committee: Planning Board


Meeting Date: May 7, 2019

Action:

For:

Against:

Staff Comments & Approvals


City Manager


City Solicitor

Finance Director

Introduced for:



CITY COUNCIL ORDINANCE

Date: April 22, 2019

Assigned to Councilor: Tremble

ORDINANCE, Amending Land Development Code – Amending Chapter 165, Land Development Code, 824 Odlin Road - from Industry and Service District to Shopping and Personal Service District.

WHEREAS, the zoning boundary lines as established by the Zoning Map of the City of Bangor dated October 28, 1991, as amended, be hereby further amended as follows:

By changing a parcel of land located at 824 Odlin Road (Tax Map No. R10, Parcel 10) from Industry and Service District to Shopping and Personal Service District. Said parcel containing approximately 33,105 square feet and being more particularly indicated on the map attached hereto and made a part hereof.

Proposed Change
S to S&PS

Q U A R R Y

UID

O D L I N R O A D

UID

UID

I N T E R S T A T E

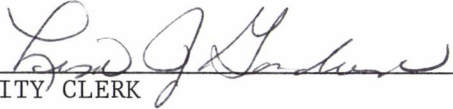
9

IN CITY COUNCIL

APRIL 22, 2019

COrd 19-159

FIRST READING AND REFERRAL TO PLANNING BOARD MEETING ON MAY 7, 2019


CITY CLERK



CITY OF BANGOR

Memo

To: The Honorable City Council

From: David G. Gould, Planning Officer

Date: May 8, 2019

Re: Amending Zoning Ordinance from Industry and Service District to Shopping and Personal Service District. Council Ordinance 19-159

Please be advised that the Planning Board at its meeting on May 7, 2019, held a Public Hearing on the above zone change request.

Chairman Ken Huhn opened the Public Hearing asked the applicant or their representative to make a brief presentation of their request.

Mr. Philip Rush, applicant, indicated he had acquired the property at 824 Odlin Road with the intention of creating a beauty salon for his wife. The zone change would enable them to have a hair salon on the first floor and a dwelling unit on the second floor. The site would be served by public sewer and water.

Mrs. Tricia Quirk spoke in favor of the application noting she was familiar with Mr. Rush's work and its high quality workmanship.

There were no opponents to the rezoning request.

Chairman Huhn, closed the Public Hearing and asked for any Board discussion.

Board Member Bazinet asked if Mr. Rush was at all concerned about the quarry across the street.

Mr. Rush noted he would be insulating the building and was also concerned about I-95 noise.

Mrs. Rush indicated the hair salon would retain many of her existing customers and would have space for other people who would like to work in the new salon.

Member Bazinet asked Planner Gould if there was any other S&PS Zoning nearby because it looked like all the adjacent properties were industrial.

Mr. Gould noted that many decades ago, the City rezoned the land west of I-395 along I-95 as an industrial area. With the Industrial Zoning all the existing homes became nonconforming. The Comprehensive Plan changes from commercial to industrial at the overpass to the Ammo Industrial Park in Hampden.

Chairman Huhn asked for Board members in support of making a recommendation to the City Council.

Five members indicated they were in support of a positive recommendation to the City Council.

Two members, Bazinet and Brush were not in support of a recommendation to adopt.

IN CITY COUNCIL

APRIL 22, 2019

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FIRST READING AND REFERRAL TO PLANNING BOARD MEETING ON MAY 7, 2019


CITY CLERK

COUNCILOR SPRAGUE STATED HE WOULD BE ABSTAINING FROM THIS ITEM AS HE HAS A PERSONAL AND PROFESSIONAL RELATIONSHIP WITH THE APPLICANT. THERE WERE NO OBJECTIONS TO THE ABSTENTION. COUNCILOR SPRAGUE LEFT THE MEETING.

MOTION MADE AND SECONDED FOR PASSAGE

VOTE: 7 - 0

COUNCILORS VOTING YES: DAVITT, GRAHAM, NEALLEY, SCHAEFER, SUPICA, WESTON, NICHOLS

COUNCILORS VOTING NO: NONE

PASSED

COUNCILOR SPRAGUE RETURNED TO THE MEETING.


CITY CLERK