



CITY COUNCIL ACTION

Council Meeting Date: March 8, 2021

Item No: 21-111

Responsible Dept: Planning

Action Requested: Ordinance – District Map Change

Map/Lot: 46/52

Title, Ordinance

Amending Chapter 165, Land Development Code, District Map, by changing the Parcel of Land addressed at 315 Broadway from Urban Residence I (URD-1) to Urban Residence 2 (URD-2)

Summary

This Ordinance would amend the Land Development Code by changing zoning at 315 Broadway to allow for the construction of a 2 family unit. The applicant is Nattapong Kongsuriya of Hampden, Maine.

Due to the close proximity to the hospital, the Comprehensive Plan anticipated this area to become Government and Institutional Service District. However, expansion plans at the hospital have not occurred in that location.

The City Council has a goal to create more housing units where appropriate. Many other residential dwellings in this area house more than one unit. This change would be in keeping with the Council goal and the existing development pattern.

Committee Action

Committee: Planning Board

Meeting Date: March 16, 2021

Action:

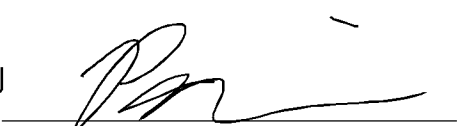
For:

Against:

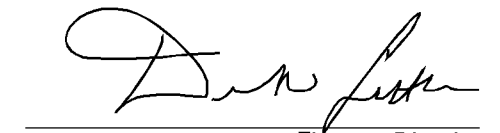
Staff Comments & Approvals



 City Manager



 City Solicitor



 Finance Director

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date: March 8, 2021

Assigned to Councilor: Fournier

ORDINANCE, Amending Chapter 165, Land Development Code, District Map, by changing the Parcel of Land addressed at 315 Broadway from Urban Residence I (URD-1) to Urban Residence 2 (URD-2)

WHEREAS, at present, the area already contains properties with multiple dwelling units;

WHEREAS, the City Council has a goal to create more housing units where appropriate;

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 is amended as follows:

The Zoning Map of the City of Bangor is hereby amended by changing the Parcel of Land located at 315 Broadway (Assessors Map 46, Lot 52) from Urban Residence 1 (URD-1) to Urban Residence 2 (URD-2).

IN CITY COUNCIL

MARCH 8, 2021

COrd 21-111

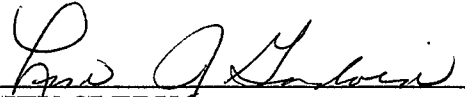
Motion made and seconded for First Reading and Referral to Planning Board Meeting of March 16, 2021

Vote: 9 – 0

Councilors Voting Yes: Davitt, Dubay, Fournier, Hawes, Nichols, Okafor, Schaefer, Sprague, Tremble

Councilors Voting No: None

Passed



CITY CLERK

IN CITY COUNCIL

MARCH 22, 2021

COrd 21-111

Motion made and seconded for Passage

Vote: 8 – 0

Councilors Voting Yes: Davitt, Dubay, Fournier, Hawes, Nichols, Okafor, Schaefer, Sprague

Councilors Voting No: None

Councilor Sprague temporarily disconnected from meeting.

Passed



CITY CLERK



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

Memorandum

**To: Honorable Bangor City Council
Cathy Conlow, City Manager**

From: Anne M Krieg AICP, Planning Officer

Date: March 17, 2021

**CC: Tanya Emery, Director of Community and Economic Development
Joshua Saucier, Assistant City Solicitor
Jeff Wallace, Code Enforcement Officer**

**Re: Planning Board Recommendation March 16, 2021
*Map Amendment Change 315 Broadway***

Please accept this memorandum as the recommendation from the Planning Board for the noted item. The Planning Board considered this item in a noticed public hearing on March 16, 2021.

The meeting was conducted using the city's Zoom account.

Representing the applicant was Jim Kiser, PE.

The Board discussed potential buildout of the parcel. The lot is small such that with dimensional requirements, a two-family would likely be the most units that could be placed there.

Planning Officer Krieg commented that the 2012 Comprehensive Plan indicates the area for institutional. It is likely at the time that the city assumed the hospital would be expanding into this neighborhood. As the Board knows, the hospital expanded in a different direction to create a separate campus to accommodate its expansion.

The Board passed a motion, by roll call, made by Member Perkins and Seconded by Member Meagher, to recommend to the City Council that the said zoning district change *ought to pass*. All members voted yes.