



CITY COUNCIL ACTION

Council Meeting Date: March 22, 2021

Item No: 21-128

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: 25/147 & 148

Title, Ordinance

Amending Chapter 165, Land Development Code, District Map, by changing the Parcel of Land addressed at 50 & 52 Walter Street (Assessors Map 25, Lots 147 & 148) from the Urban Residence 1 (URD-1) to the Multifamily and Service District (M&SD).

Summary

This Ordinance seeks to change the zoning district at 50 and 52 Walter Street from the Urban Residence 1 (URD-1) to the Multifamily and Service District (M&SD.)

The subject properties are vacant, adjoining and under the same ownership. The property owner, Team Properties LLC is seeking to place a multi family residence on the 2 lots as combined.

The Comprehensive Plan also shows this area as URD-1; however the neighborhood contains other multifamily units. Additionally, the City Council has a policy, as recommended by the Affordable Housing Workgroup to create additional dwelling units as may be appropriate.

Committee Action

Committee: Planning Board

Meeting
Date:

April 6, 2021

Action
:

For:

Against:

Staff Comments & Approvals

City Manager
Director

City Solicitor

Finance

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date: March 22, 2021

Assigned to Councilor: Davitt

ORDINANCE, Amending Chapter 165, Land Development Code, District Map, by changing the Parcel of Land addressed at 50 & 52 Walter Street (Assessors Map 25, Lots 147 & 148) from the Urban Residence 1 (URD-1) to the Multifamily and Service District (M&SD).

WHEREAS, at present, there is a need to add dwelling units in Bangor;

WHEREAS, in order to provide for more construction of dwelling units, the use of other zoning districts may be used;

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 District is hereby amended by changing the Parcel of Land addressed at 50 & 52 Walter Street (Assessors Map 25, Lots 147 & 148) from the Urban Residence 1 (URD-1) to the Multifamily and Service District (M&SD.)



CITY OF BANGOR

Planning Division

Memorandum

To: Honorable Bangor City Council
Cathy Conlow, City Manager
Tanya Emery, Director of Community of Economic Development

CC: Josh Saucier, Assistant City Solicitor
Jeff Wallace, Code Enforcement Officer

From: Anne Krieg, AICP, Planning Officer

Date: April 7, 2021

Regarding: Zone Change - 50 & 52 Walter Street - Map-Lot 025-147, and 025-148 from Urban Residence District 1 (URD-1) to Multifamily & Service District (M&SD), Team Properties, LLC, applicant & property owner

Please accept this memorandum as the record of the Planning Board's recommendation for the above-noted item, as duly advertised, noticed and posted, at their public hearing on April 6, 2021. The meeting was conducted on Zoom.

The applicant, Emily Ellis, reviewed the request. She indicated her intention to place five (5) units of housing. The neighborhood includes the Shaw's supermarket and other multifamily units. The units are intended to be rentals.

Scott Braley, PE of Plymouth Engineering, was also present on behalf of the applicant.

Planning Board members were concerned with the number of units, noting they thought 4 units were more workable. There were concerns of not looking at the whole neighborhood for zoning adjustments. Staff noted this type of analysis will occur at the Comprehensive Plan. Krieg noted we are entering a difficult phase where the city is changing and the comprehensive plan needs to catch up. She added that this neighborhood does not function as a single family neighborhood; however that is the way it is zoned.

No abutters were in attendance.

The Planning Board passed a motion to recommend the order ought to pass. The motion was made by Member Shaw and seconded by Member Bazinet. The motion carried by a yes vote from Members Shaw, Brush, Bazinet, Kenney, and the Chair, Ken Huhn. Member Perkins voted against the motion.

Bangor Planning Division
Record of Planning Board Vote 4.6.21
50 & 52 Walter Street

The reason Board members generally were in favor of the change was they felt it was in keeping with the Council policy of creating more housing dwelling units where feasible, and, from the work of the 2019 Affordable Housing Work Group.

IN CITY COUNCIL

MARCH 22, 2021

COOrd 21-128


Motion made and seconded for First Reading and Referral to Planning Board Meeting of April 6, 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

APRIL 12, 2021

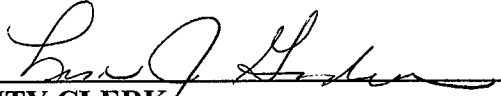
COOrd 21-128

Motion made and seconded for Passage

Vote: 9 – 0

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

Councilors Voting No: None



CITY CLERK