



CITY COUNCIL ACTION

Council Meeting Date: February 26, 2024

Item No: 24-091

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: R41-023-A

Title, Ordinance

Amending Chapter 165, Land Development Code, District Map to Re-zone a Property Located on Grandview Avenue from Park & Open Space (P&O) to Multifamily & Service District (M&SD).

Summary

This Ordinance would amend the Land Development Code, District Map to re-zone the property at Map-Lot R41-023-A, located on Grandview Avenue, from Park & Open Space (P&O) to Multifamily & Service District (M&SD). The total area requested to be changed is approximately 10.5 acres. The applicant and owner of record is the City of Bangor.

The area around the property consists of primarily residential and commercial uses, as well as a park and Bangor High School to the north. The zoning in the area is M&SD and S&PS to the west, LDR to the east, and S&PS to the south. 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".

Committee Action

Committee: Planning Board

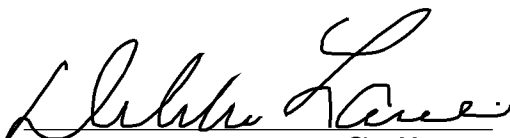
Meeting Date: March 5, 2024

Action:

For:

Against:

Staff Comments & Approvals


 City Manager


 City Solicitor


 Finance Director

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date: February 26, 2024

Assigned to Councilor: Fournier

ORDINANCE, Amending Chapter 165, Land Development Code, District Map to Re-zone a Property Located on Grandview Avenue from Park & Open Space (P&O) to Multifamily & Service District (M&SD).

WHEREAS, the area around the property consists of a primarily residential and commercial uses, as well as a park and Bangor High School to the north. The zoning in the area is M&SD and S&PS to the west, LDR to the east, and S&PS to the south;

WHEREAS, the 2022 Comprehensive 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";

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 R41-023-A, located on Grandview Avenue, from Park & Open Space (P&O) to Multifamily & Service District (M&SD). The total area requested to be changed is approximately 10.5 acres and is shown in the attached exhibit.

Zoning Map - Grandview Lot

582 24-091
FEBRUARY 26, 2024

LDR

574

P&O

G&ISD

GRANDVIEW AVE

555

569

581

593

29

DARLING PARKE DR

43

LDR

P&O

P&O

89

87

485

M&SD

69

P&O

487

HILLSIDE AVE

51

G&ISD*

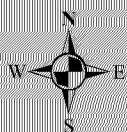
35

S&PS

S&PS

- Addresses
- Centerlines
- Parcels
- Buildings
- Zoning
 - G&ISD
 - Contract G&ISD
 - LDR
 - M&SD
 - P&O
 - S&PS
 - P&O to M&SD

0 35 70 140 Feet



Created 2/15/2024 by the City of Bangor Planning Division



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

Memorandum

To: Honorable Bangor City Council
Debbie Laurie, City Manager

From: Anja Collette, Planning Officer

Date: March 20, 2024

CC: Courtney O'Donnell, Assistant City Manager
David Szewczyk, City Solicitor
Anne Krieg AICP – Director of Community & Economic Development

Re: Planning Board Recommendation March 19, 2024
Zone Change – Map-Lot R41-023-A – Park & Open Space (P&O) to Multifamily & Service District (M&SD)

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 19, 2024.

The meeting was conducted in the Council Chambers at City Hall and on Zoom. Members in attendance in the Chambers were Chair Reese Perkins, Vice Chair Ted Brush, and Members Don Meagher, Jonathan Boucher, Trish Hayes, Mike Bazinet, and Joshua Saucier. Alternate Member Janet Jonas was also in attendance.

Chair Perkins first brought up a potential conflict of interest on his part, stating that he had previously been on a sub-committee for Habitat for Humanity, which has an interest in this property; however, he no longer serves on that sub-committee. The Board voted that Chair Perkins did not have a conflict of interest.

Development Director Anne Krieg presented the application, describing the background of the effort by the City to create housing on this property and describing the characteristics of the site, including the wetlands on-site, proximity of the lot to the high school, parks, and retail, and the proximity to two Penquis projects also zoned M&SD. Krieg described the subject property as being part of a transitional area from high intensity commercial uses to lower density residential uses.

From the staff memo:

- A. The applicant is seeking a zone change for the property located on Grandview Avenue from Parks & Open Space (P&O) to Multifamily & Service District (M&SD).
- B. The neighborhood around the property consists of a primarily residential and commercial uses. The zoning in the area is primarily a mixture of Low Density Residential (LDR) and Shopping and Personal Service District (S&PS). The two abutting parcels to the west are zoned as Multifamily & Service District (M&SD).

- C. 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 Board asked clarifying questions about the process that would take place after the zone change, including the proposal reviews and design charettes. Chair Perkins asked Development Director Krieg to discuss the specifics of the housing shortage in Bangor. Krieg discussed the issues expressed by major employers in the area being unable to attract new workers due to the lack of housing.

Public comments from abutters primarily pertained to the number of other projects underway in the area and the impact on traffic in an already congested area. Concerns were also expressed about the potential impact of development on the impaired Arctic Brook watershed. Conversely, several members of the public spoke in support of the change, citing the need for housing and attracting people to the area to fill jobs, as well as the need for dense in-fill development in order to prevent sprawl into the City’s outer rural areas and the ideal location of this lot in relation to transit.

Member Saucier asked for clarification on the setbacks that would apply to this lot if the zone were changed and Member Jonas asked for details on the amount of wetlands on the site.

Member Meagher made a motion to recommend to the City Council that the proposed zone change ought to pass. Vice Chair Brush seconded the motion. The motion passed 7:0 with all members voting in favor.

The result of the vote is that a majority of Planning Board members voted to recommend that the proposed change ought to pass.

Anja Collette

IN CITY COUNCIL

FEBRUARY 26, 2024

COrd 24-091

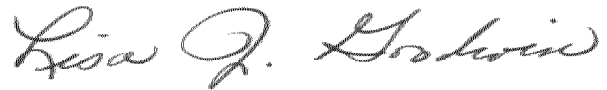
Motion made and seconded for First Reading and Referral to Planning Board Meeting on March 5, 2024

Vote: 9 – 0

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

Councilors Voting No: None

Passed



CITY CLERK

IN CITY COUNCIL

MARCH 26, 2024

COrd 24-091

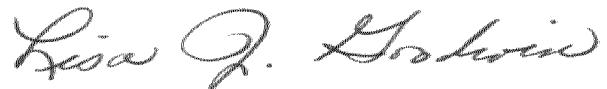
Motion made and seconded for Passage

Vote: 8-0

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

Councilors Voting No: None

Passed



CITY CLERK