



CITY COUNCIL ACTION

Council Meeting Date: June 24, 2024

Item No: 24-214

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: R35-054-B

Title, Ordinance

Amending Chapter 165, Land Development Code, District Map to Re-zone a Property Located on Fourteenth Street from Urban Residence 1 District (URD-1) to Multifamily and Service (M&SD).

Summary

This ordinance would amend the Land Development Code, District Map to re-zone the property at Map-Lot R35-054-B, located on Fourteenth Street, from Urban Residence 1 District (URD-1) to Multifamily and Service (M&SD). The total area requested to be changed is approximately 2.59 acres. The applicant and owner of record is City of Bangor.

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 Urban Neighborhood area which consists of "medium to high-density residential neighborhoods surrounding the Downtown and encompassing most of the City's historic residential areas". The Planning Division finds this proposed change to be in alignment with the Comprehensive Plan.

Committee Action

Committee: Planning Board

Meeting Date: July 2, 2024

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date: June 24, 2024

Assigned to Councilor: Leonard

ORDINANCE, Amending Chapter 165, Land Development Code, District Map to Re-zone a Property Located at 14th Street from Urban Residence 1 District (URD-1) to Multifamily and Service (M&SD).

WHEREAS, the land uses around the property consist primarily of single family and some multi-family homes to the south and east and parks and open space areas to the north and west;

WHEREAS, the zoning around the property consists primarily of Urban Residence District 1 (URD-1), with Resource Protection (RP) and Park and Open Space (P&O) to the north surrounding the Kenduskeag River, and Government & Institutional Service District (G&ISD) to the west encompassing Mount Pleasant Cemetery;

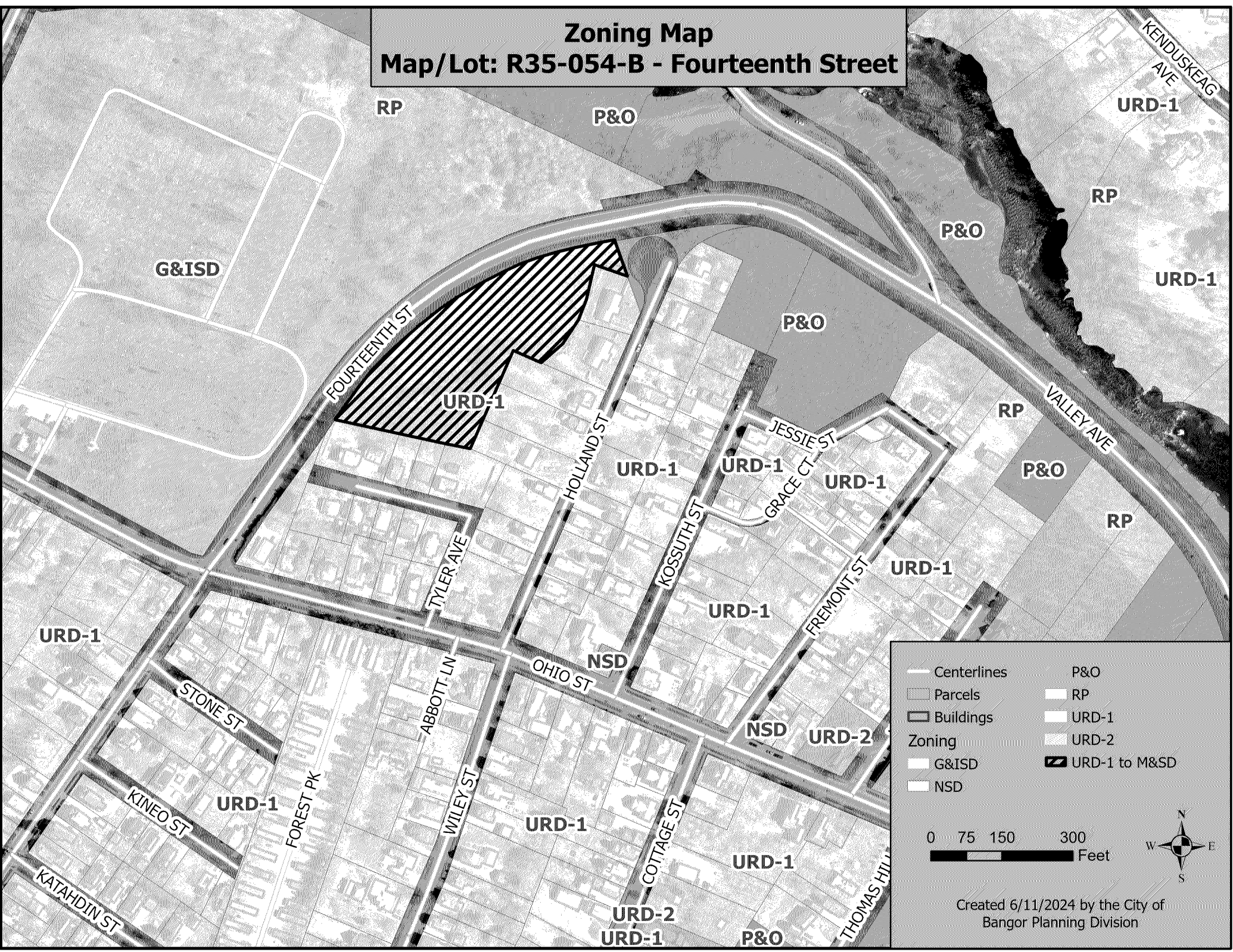
WHEREAS, the future land use map in the 2022 Comprehensive Plan shows this property in the Urban Neighborhood area which consists of "medium to high-density residential neighborhoods surrounding the Downtown and encompassing most of the City's historic residential areas";

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 R35-054-B, located on Fourteenth Street, from Urban Residence 1 District (URD-1) to Multifamily and Service (M&SD). The total area requested to be changed is approximately 2.59 acres and is shown in the attached exhibit.

Zoning Map

Map/Lot: R35-054-B - Fourteenth Street



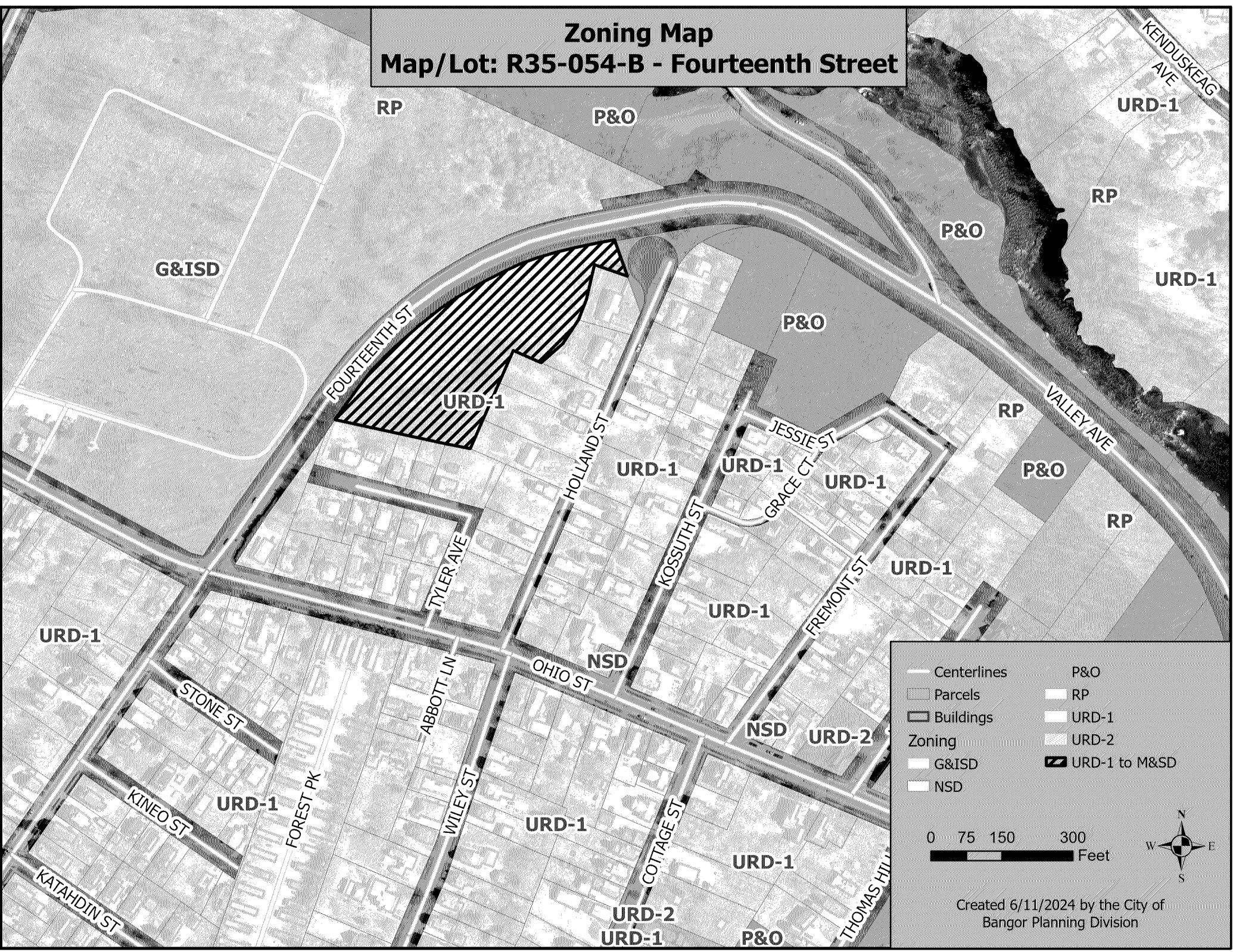
	Centerlines		P&O
	Parcels		RP
	Buildings		URD-1
	Zoning		URD-2
	G&ISD		URD-1 to M&SD
	NSD		

0 75 150 300 Feet

Created 6/11/2024 by the City of Bangor Planning Division

Zoning Map

Map/Lot: R35-054-B - Fourteenth Street



	Centerlines		P&O
	Parcels		RP
	Buildings		URD-1
	Zoning		URD-2
	G&ISD		URD-1 to M&SD
	NSD		

0 75 150 300 Feet

Created 6/11/2024 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: July 17, 2024

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

Re: Planning Board Recommendation July 16, 2024
Zone Change – Fourteenth Street - Map-Lot R35-054-B – Urban Residence 1 District (URD-1) to Multifamily and 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 July 16, 2024.

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

Development Director Anne Krieg presented to the Board and explained that the purpose of the zone change request was to allow more flexibility for creating housing on the site (particularly with regard to the layout of housing), which is needed due to the grading and the limited sight distance along Fourteenth Street. These factors limit the ability to place traditional single-family homes on the site, which would be the primary use allowed by the current URD-1 zoning. Krieg also referenced the Comprehensive Plan, which places this property inside the City's growth boundary in a medium to high density land use area.

From the staff memo:

- A. This item is a request for a zone change for the City's property located on Fourteenth Street at Map-Lot R35-054-B, from Urban Residence 1 District (URD-1) to Multifamily and Service District (M&SD). The land uses around the property consist primarily of single-family and some multi-family homes to the south and east and parks and open space areas to the north and west.
- B. The zoning around the property consists primarily of Urban Residence District 1 (URD-1), with Resource Protection (RP) and Park and Open Space (P&O) to the north surrounding the Kenduskeag River, and Government & Institutional Service District (G&ISD) to the west encompassing Mount Pleasant Cemetery. The change to M&SD would allow for additional dwelling units to be placed on the lot as well as some limited

CITY OF BANGOR PLANNING DIVISION
PLANNING BOARD RECOMMENDATION TO CITY COUNCIL 7.16.2024
Fourteenth Street – Map-Lot R35-054-B

commercial uses, such as small offices and personal service establishments (e.g. beauty parlors).

- 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 Urban Neighborhood area which consists of “medium to high-density residential neighborhoods surrounding the Downtown and encompassing most of the City’s historic residential areas”. The Planning Division finds this proposed change to be in alignment with the Comprehensive Plan.

Member of the public, Richard Duffey, commented about the curve of Fourteenth Street around the property and stated his concerns about the safety of having a development there due to lack of visibility along the road.

Member Bazinet asked Development Director Krieg for clarification about the location of the property.

Member Boucher moved to recommend to City Council that the proposed change ought to pass. Member Bazinet seconded the motion. The motion passed 5:0 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.

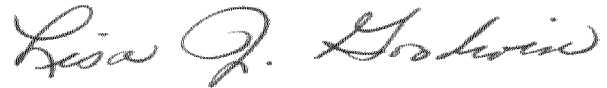
Anja Collette

IN CITY COUNCIL

JUNE 24, 2024

COrd 24-214

First Reading and Referral to Planning Board on July 2, 2024



CITY CLERK

IN CITY COUNCIL

JULY 22, 2024

COrd 24-214

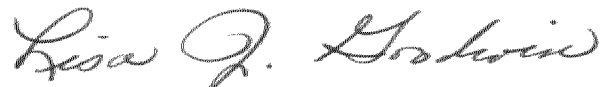
Motion made and seconded for Passage

Vote: 8 – 0

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

Councilors Voting No: None

Passed



CITY CLERK