



CITY COUNCIL ACTION

Council Meeting Date: June 24, 2024

Item No: 24-215

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: 035-081

Title, Ordinance

Amending Chapter 165, Land Development Code, District Map to Re-zone a Property Located at 193 Warren Street from Urban Residence 1 District (URD-1) and Urban Residence 2 District (URD-2) to Urban Residence 2 District (URD-2)

Summary

This ordinance would amend the Land Development Code, District Map to re-zone the property at Map-Lot 035-081, located at 193 Warren Street, from a combination of Urban Residence 1 District (URD-1) and Urban Residence 2 District (URD-2) to only Urban Residence 2 District (URD-2). The total area requested to be changed is approximately 0.29 acres. The applicant and owner of record is Christopher Proulx.

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". 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: Hawes

ORDINANCE, Amending Chapter 165, Land Development Code, District Map to Re-zone a Property Located at 193 Warren Street from Urban Residence 1 District (URD-1) and Urban Residence 2 District (URD-2) to Urban Residence 2 District (URD-2).

WHEREAS, the land uses around the property consist primarily of multifamily and single family;

WHEREAS, the zoning around the property consists primarily of Urban Residence 1 District (URD-1) and Urban Residence 2 District (URD-2);

WHEREAS, 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";

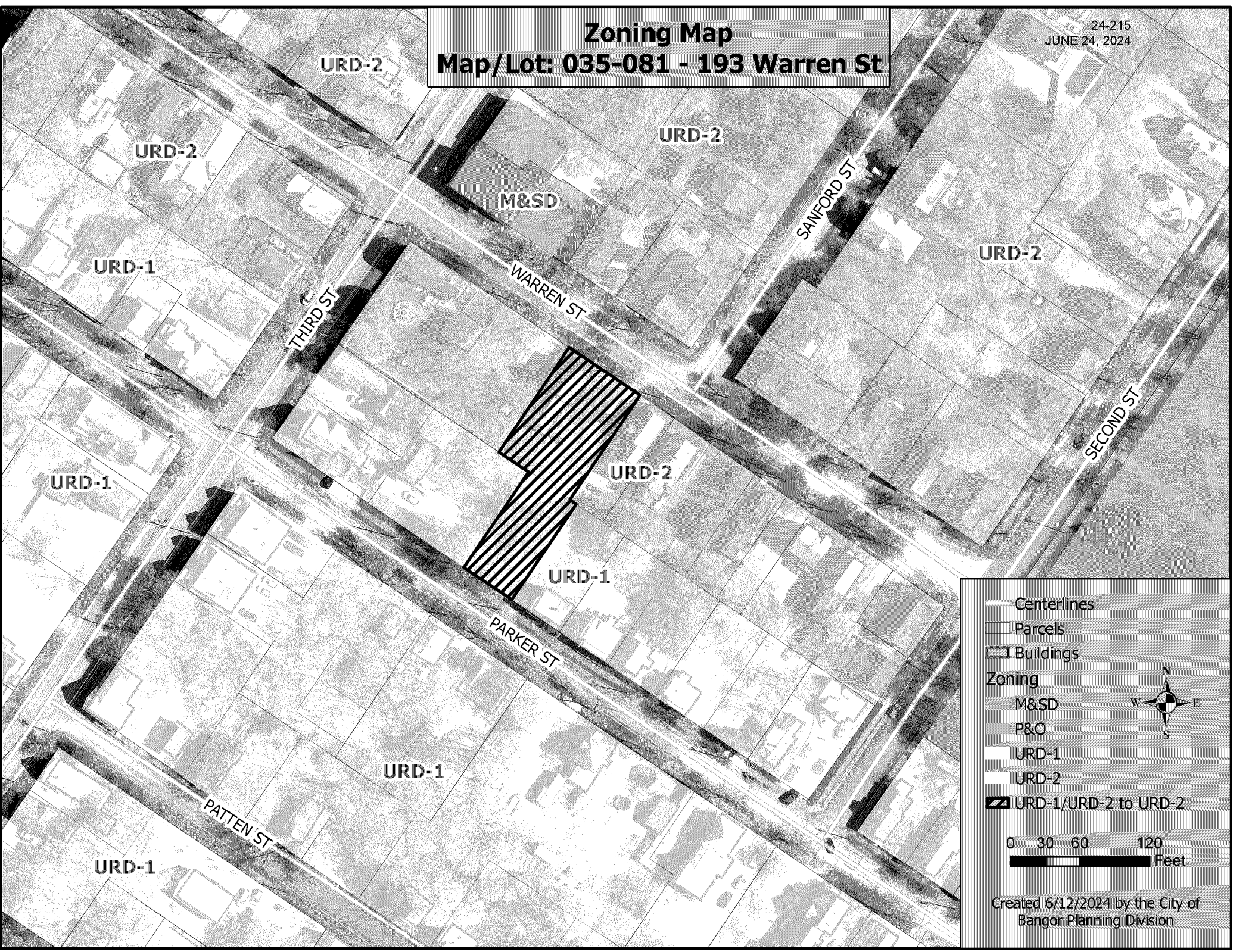
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BANGOR AS FOLLOWS, THAT

Chapter 165 of the Code of the City of Bangor, District Map, is amended to reclassify the property at Map-Lot 035-081, located at 193 Warren Street, from a combination of Urban Residence 1 District (URD-1) and Urban Residence 2 District (URD-2) to only Urban Residence 2 District (URD-2). The total area requested to be changed is approximately 0.29 acres and is shown in the attached exhibit.

Zoning Map

Map/Lot: 035-081 - 193 Warren St


24-215
JUNE 24, 2024



Centerlines
Parcels
Buildings

Zoning

- M&SD
- P&O
- URD-1
- URD-2
- URD-1/URD-2 to URD-2



0 30 60 120 Feet

Created 6/12/2024 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: August 21, 2024

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

Re: Planning Board Recommendation August 20, 2024
Amending Chapter 165, Land Development Code, to Re-zone a Property Located at 193 Warren Street from Urban Residence 1 District (URD-1) and Urban Residence 2 District (URD-2) to Urban Residence 2 District (URD-2)

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 August 20, 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, Members Trish Hayes, Jonathan Boucher, Don Meagher, and Mike Bazinet, and Alternate Member Janet Jonas.

The applicant, Chris Proulx, discussed his application and that he desired the zone change in order to be able to add a duplex to the property.

From the staff memo:

- A. The applicant is seeking a zone change for their property located on 193 Warren Street from a combination of Urban Residence 1 District (URD-1) and Urban Residence 2 District (URD-2) to only Urban Residence 2 District (URD-2). The area around the property consists of primarily residential uses (both single family and multi-family), with both URD-1 and URD-2 abutting the property. The change to URD-2 would allow for up to 4 units to exist on the lot.
- B. 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” with limited complementary commercial and institutional uses. The Planning Division finds this proposed change to be in alignment with the Comprehensive Plan.

Vice Chair Brush asked if LD 2003 would allow the applicant to add a duplex to this property. Planning Officer Collette stated that it wouldn't since the lot size wouldn't be large enough.

CITY OF BANGOR PLANNING DIVISION
PLANNING BOARD RECOMMENDATION TO CITY COUNCIL 8.20.2024
193 Warren St – Map-Lot 035-081

There were no comments from the public.

Member Boucher moved to recommend to City Council that the proposed change ought to pass. Member Bazinet seconded the motion. The motion passed 6:1 with all members except for Chair Perkins voting in favor.

Chair Perkins stated that he opposed the zone change since he felt that it did not align with the Comprehensive Plan and since he felt that the zoning shouldn't be changed one parcel at a time, but on a neighborhood scale.

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 24-215

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



CITY CLERK

IN CITY COUNCIL

AUGUST 26, 2024

COrd 24-215

Wayne Mallar felt this was spot zoning.

Motion made and seconded for Passage

Vote: 7 – 0

Councilors Voting yes: Deane, Fish, Fournier, Hawes, Tremble, Yacoubagha, Pelletier

Councilors Voting No: None

Passed



CITY CLERK