



CITY COUNCIL ACTION

Council Meeting Date: August 26, 2024

Item No: 24-260

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: R56-003-A

Title, Ordinance

Amending Chapter 165, Land Development Code, District Map to Re-zone a Portion of a Property Located on Stillwater Avenue, from Urban Residence 1 District (URD-1) to Government and Institutional Service District (G&ISD).

Summary

This Ordinance would amend the Land Development Code, District Map to re-zone a portion of the property at Map-Lot R56-003-A, located on Stillwater Avenue, from Urban Residence 1 District (URD-1) to Government and Institutional Service (G&ISD). The area proposed to be changed is approximately 3.7 acres of the total 13.73. The parcel also includes the Park and Open Space District (P&O) near Taylor Field and the Government and Institutional Service District (G&ISD) encompassing Acadia Hospital. The applicant and owner of record is Acadia Hospital Corp.

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 ... [with] limited commercial and institutional uses that are complementary to the surrounding land uses." The land uses around the property consist of low to medium density residential to the south and west, I-95 to the north, and institutional, high-density residential, and commercial uses to the east. The Planning Division finds this proposed change to be in alignment with the Comprehensive Plan.

Committee Action

Committee: Planning Board

Meeting Date: September 3, 2024

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date: August 26, 2024

Assigned to Councilor: Fish

ORDINANCE, Amending Chapter 165, Land Development Code, District Map to Re-zone a Portion of a Property Located on Stillwater Avenue from Urban Residence 1 District (URD-1) to Government and Institutional Service District (G&ISD)

WHEREAS, the land uses around the property consist primarily of low to medium density residential parcels to the south and west, I-95 to the north, and institutional, high-density residential, and commercial uses to the east;

WHEREAS, the zoning around the property consists of Urban Residence District 1 (URD-1) and Urban Residence District 2 (URD-2) to the west, Park and Open Space (P&O) to the south, and Governmental and Institutional Service District (G&ISD), High-Density Residential (HDR), and Shopping and Personal Service District (S&PS) to the east and north;

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 ... [with] limited commercial and institutional uses that are complementary to the surrounding residential 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 a portion of the property at Map-Lot R56-003-A, located on Stillwater Avenue, from Urban Residence 1 District (URD-1) to Government and Institutional Service District (G&ISD). The total area requested to be changed is approximately 3.7 acres and is shown in the attached exhibit.

Zoning Map

Map/Lot: R56-003-A - Stillwater Avenue

24-260
AUGUST 26, 2024



	Parcels		P&O
	Buildings		RR&A
	Zoning		S&PS
	G&ISD		URD-1
	HDR		URD-2
	Contract HDR		USD Contract
	LDR		URD-1 to G&ISD
	Contract NSD		

N
W E S

0 75 150 300 Feet

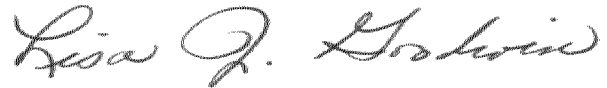
Created 8/16/2024 by the City of Bangor Planning Division

IN CITY COUNCIL

AUGUST 26, 2024

COrd 24-260

First Reading and Referral to Planning Board Meeting on September 3, 2024



CITY CLERK

IN CITY COUNCIL

SEPTEMBER 9, 2024

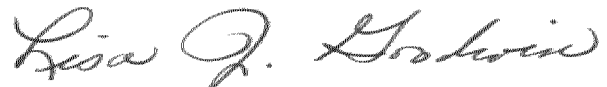
COrd 24-260

Motion made and seconded for Passage

Vote: 9 – 0

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

Passed



CITY CLERK