



CITY COUNCIL ACTION

Council Meeting Date: November 13, 2023

Item No: 24-005

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: 059-004

Title, Ordinance

Amending Chapter 165, Land Development Code, District Map to Re-zone Property Located at 424 State Street from Urban Residence 1 District (URD-1) to Government & Institutional Service District (G&ISD)

Summary

This ordinance would amend the Land Development Code, District Map to re-zone the property at Map-Lot 059-004, located at 424 State Street from Urban Residence 1 District (URD-1) to Government & Institutional Service District (G&ISD). The total area requested to be changed is approximately 1.03 acres. The applicant and owner of record is James Butler.

The neighborhood around the property consists of a primarily institutional uses and residential uses. The zoning in the area is primarily a mixture of G&ISD and URD-1. 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 Institutional area, which consists of "institutional uses, such as schools, hospitals, and medical centers interspersed with medium-density residential development".

Committee Action

Committee: Planning Board

Meeting Date: November 21, 2023

Action:

For:

Against:

Staff Comments & Approvals

City Manager

Finance Director

City Solicitor

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date: November 13, 2023

Assigned to Councilor: Tremble

ORDINANCE, Amending Chapter 165, Land Development Code, District Map to Re-zone Property Located at 424 State Street from Urban Residence 1 District (URD-1) to Government & Institutional Service District (G&ISD).

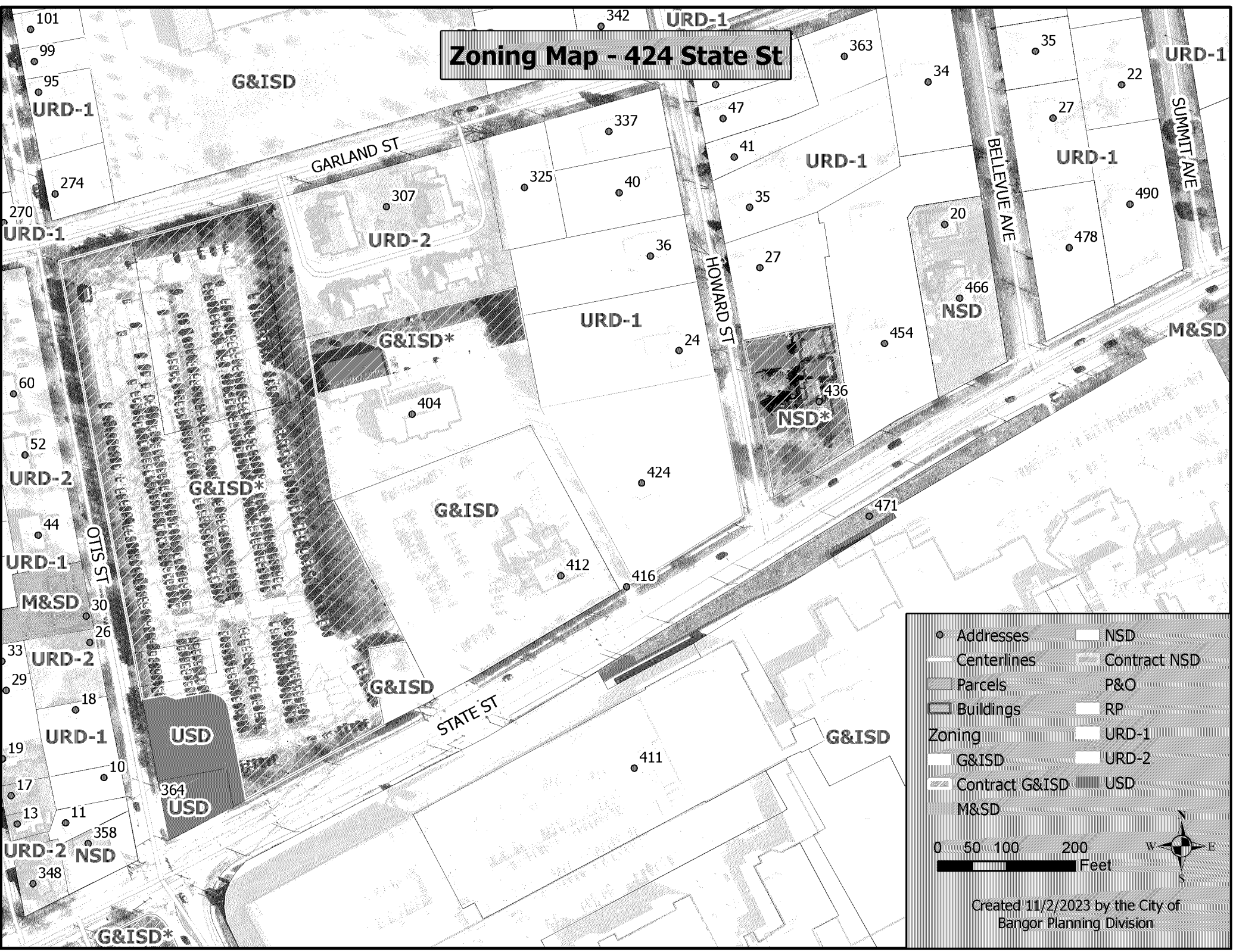
WHEREAS, the neighborhood around the property consists of a primarily institutional uses and residential uses and the zoning in the area is primarily a mixture of G&ISD and URD-1;

WHEREAS, the 2022 Comprehensive Plan shows this property in the Neighborhood Institutional area, which consists of "institutional uses, such as schools, hospitals, and medical centers interspersed with medium-density residential development";

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 059-004, located at 424 State Street from Urban Residence 1 District (URD-1) to Government & Institutional Service District (G&ISD). The total area requested to be changed is approximately 1.03 acres and is shown in the attached exhibit.

Zoning Map - 424 State St



● Addresses	□ NSD
— Centerlines	▨ Contract NSD
▭ Parcels	□ P&O
▭ Buildings	□ RP
Zoning	□ URD-1
□ G&ISD	□ URD-2
▨ Contract G&ISD	▨ USD
□ M&SD	



Created 11/2/2023 by the City of Bangor Planning Division



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

Memorandum

To: Honorable Bangor City Council
Deb Laurie, City Manager

From: Anja Collette, Planning Officer

Date: December 6, 2023

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

Re: Planning Board Recommendation December 5, 2023
Zone Change – Map-Lot 059-004 – 424 State Street – Urban Residence 1 District (URD-1) to Government & Institutional Service District (G&ISD)

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 December 5, 2023.

The meeting was conducted in the Council Chambers at City Hall and on Zoom. Members in attendance in the Chambers were the Chair Reese Perkins, Vice Chair Ted Brush, and Members, Trish Hayes, Jonathan Boucher, Mike Bazinet, and Ken Huhn, as well as Associate Member Josh Saucier.

The applicant, James Butler Jr., presented the application.

From the staff memo:

- A. The applicant is seeking a zone change for the property located at 424 State Street from the Urban Residence 1 District to the Government & Institutional Service District.
- B. The neighborhood around the property consists of a primarily institutional uses and residential uses. The zoning in the area is primarily a mixture of G&ISD and URD-1.
- 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 Institutional area, which consists of “institutional uses, such as schools, hospitals, and medical centers interspersed with medium-density residential development”.

There were no comments or questions from Board members and there were no comments from the public.

Member Huhn 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 6:1 with all members in

CITY OF BANGOR PLANNING DIVISION
PLANNING BOARD RECOMMENDATION TO CITY COUNCIL 12.05.23
424 State Street – Map-Lot 059-004

attendance voting to approve, except for Chair Perkins, who dissented.

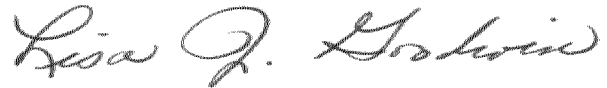
Anja Collette

IN CITY COUNCIL

NOVEMBER 13, 2023

COrd 24-005

First Reading and Referral to Planning Board meeting on November 21, 2023



CITY CLERK

IN CITY COUNCIL

DECEMBER 11, 2023

COrd 24-005

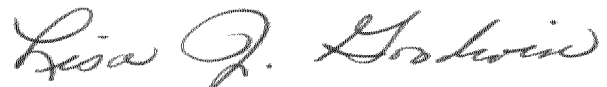
Motion made and seconded for Passage

Vote: 6 – 0

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

Councilors Voting No: None

Passed



CITY CLERK