

South Portland City Council
Position Paper of the City Manager

Subject:

ORDINANCE #4-13/14 – Amending Chapter 27, “Zoning,” for a zone map change from IL to PO – 324, 332 and 336 Cummings Road and 324 Gannett Drive. Passed first reading on 1/6/14. ROLL CALL VOTE. Passage requires five (5) affirmative votes.

Position:

This item is brought forward at the request of TruChoice Federal Credit Union for a zone map change from Light Industrial (IL) to Professional Office (PO). The property is located at 332 and 336 Cummings Road, consists of 4.10 acres and shown on the tax maps as Map 71, Lots 5 and 7B. The abutting PO District is located on the other side of Cummings Road to the east. The applicant would like to create a campus like development by connecting its two (2) sites with a common drive and parking area as well as constructing a branch bank.

In moving forward with this request, City staff contacted the property owners of 324 Gannett Drive and 324 Cummings soliciting their support for this zone map change. Both property owners request their properties also be included in the zone change. Spectrum Realty, LLC, owns 324 Gannett Drive, consists of 4.27 acres and shown as Map 85, Lot 15. T & T Development owns 324 Cummings Road, consists of 3.70 acres and shown as Map 71, Lot 7A.

The purpose of the PO zone is “ ... To create, preserve and enhance an environment for, and conducive to, the development and protection of modern, large-scale conference, research and administrative facilities and institutions of a non-nuisance type in attractive surroundings as well as certain carefully controlled combined residential and recreational uses. This district is typically appropriate to large acreages and is intended to provide for an aesthetically attractive working environment with park or campus-like grounds, attractive buildings, ample employee parking, and other amenities appropriate to an employee-oriented activity where problems of product handling, storage and distribution are not of significant concern. It is intended that development will be of a type such that each is a credit to the other and in which investment in well-designated and maintained plants and grounds is secured by the maintenance of the highest standards throughout the district. The uses permitted by this district shall be limited to those possessing the ability to comply with the standards of operation, performance and environment defined by the

district and shall be compatible with the natural surroundings in which they are located. To this end, density of development is limited, concentration of traffic and transportation is minimized, and landscaped open space and screening are required.”

The Planning Board held a public hearing hearing on November 12, 2013 . By a vote of 5-0 (Hagan, Schreiber absent), the Planning Board recommended the approval of the zoning map change for Assessor’s Tax Map 71, Lots 5, 7A and 7B and Map 85, Lot 15 from the Light Industrial District (IL) to Professional Office (PO).

This ordinance amendment was discussed at the December 16th workshop, passed first reading on January 6th and is brought forward for second reading and action.

Requested Action:

Council passage of ORDINANCE #4-13/14.


City Manager



CITY OF SOUTH PORTLAND

GERARD A. JALBERT
Mayor

JAMES H. GAILEY
City Manager

SUSAN M. MOONEY
City Clerk

SALLY J. DAGGETT
Jensen Baird Gardner & Henry

IN CITY COUNCIL

ORDINANCE #4-13/14

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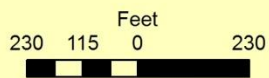
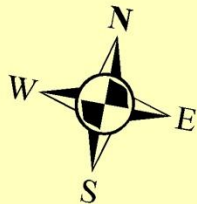
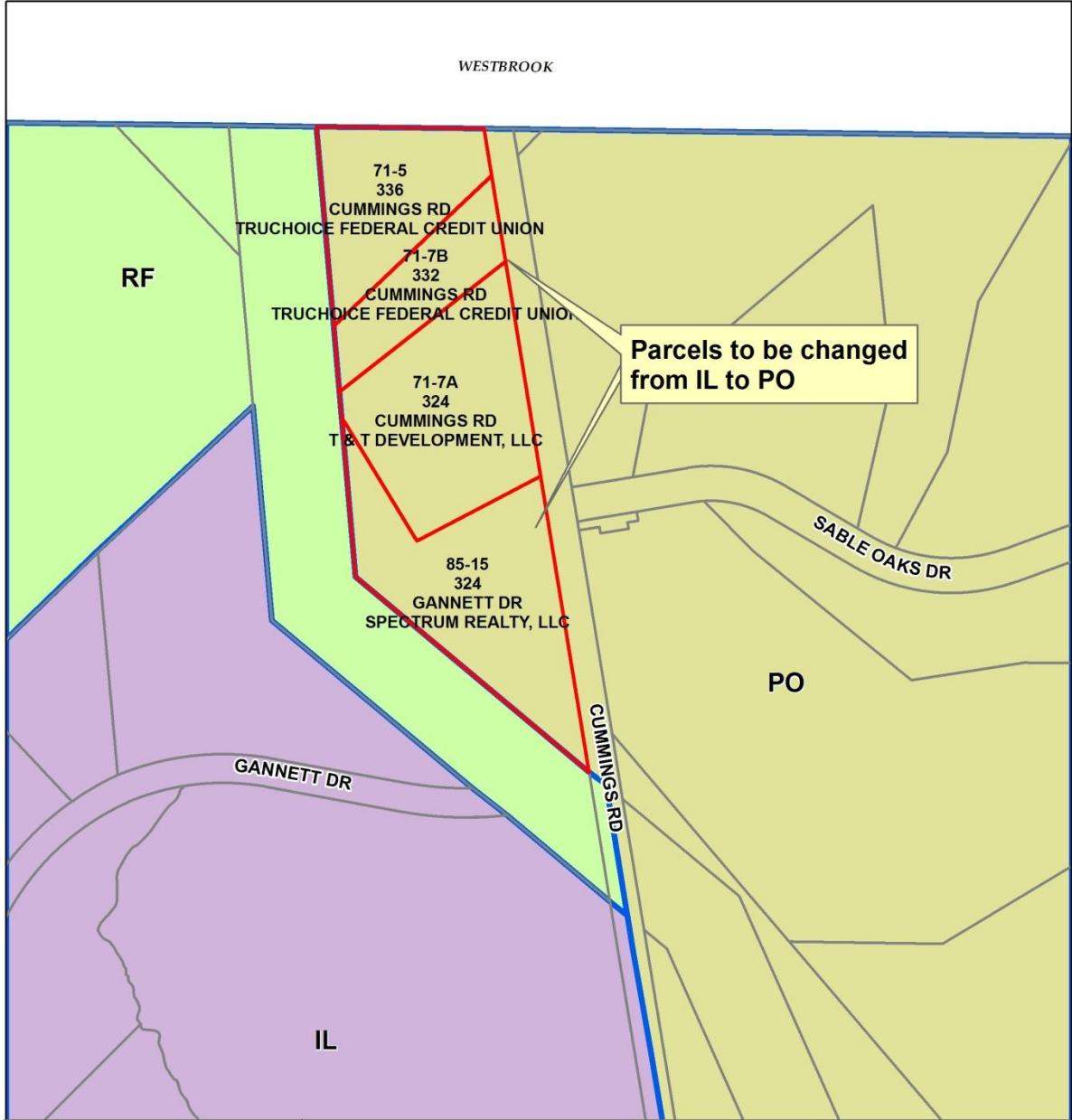
At Large
MAXINE R. BEECHER

At Large
THOMAS E. BLAKE

THE COUNCIL of the City of South Portland hereby ordains that the zoning map for the City of South Portland, Maine dated March 17, 1975, as amended, which said zoning map is a part of Article II of Chapter 27, "Zoning" of the "Code of Ordinances of the City of South Portland, Maine" be and hereby is amended as shown on the attached fragmentary map entitled "Light Industrial District (IL) to Professional Office (P)O" relating to Tax Map 71 Lots 5, 7A and 7B and Map 85 Lot 15, all as more particularly shown on the attached sketch map. (The attached sketch map is for general reference purposes only. The Official Zoning Map of the City of South Portland as amended is available for review and inspection at the Planning and Development Office and the City Clerk's Office.)






[Fiscal Note: Less than \$1000]

Dated: January 6, 2014



Zoning Map Change From IL to PO 324 Gannett Dr. to 336 Cummings Rd

Legend

- | | | |
|---|-----------------------|--|
|  | Parcels to be Changed | General Zoning |
|  | Parcels |  RF |
| | |  PO |
| | |  IL |



COSP 12/11/2013 sjp