



Zoning Map/Text Amendment/Contract or Conditional Rezoning Application Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the review of requests for zoning map amendments, zoning text amendments and contract or conditional re-zoning. The Division also coordinates site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Zone Change.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14) which is available on our website:

Land Use Code: <http://me-portland.civicplus.com/DocumentCenter/Home/View/1080>

Design Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2355>

Technical Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2356>

Planning Division

Fourth Floor, City Hall
389 Congress Street
(207) 874-8719

Office Hours

Monday thru Friday
8:00 a.m. – 4:30 p.m.

PROJECT NAME: Uhaul Facility

PROPOSED DEVELOPMENT ADDRESS:

425 Marginal Way, Portland, Maine

PROJECT DESCRIPTION:

The Applicant is proposing and Zone Change and Text Change such that self-storage is an allowed use on the subject property.

CHART/BLOCK/LOT: 8/A/5

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: Jon Hynes, President U-Haul International, Inc. Business Name, if applicable: U-Haul Co. of N.H. & ME Address: 515 South Willow St City/State : Manchester, NH Zip Code: 03103	Applicant Contact Information Work # 603-627-9182 Home# Cell # 413-237-3048 Fax# e-mail: 790_EA@uhaul.com
Owner – (if different from Applicant) Name: Same as Applicant Address: City/State : Zip Code:	Owner Contact Information Work # Same as Applicant Home# Cell # Fax# e-mail:
Agent/ Representative Name: William Walsh, III, PE Walsh Engineering Associates, Inc. Address: 1 Karen Drive, Suite 2A City/State : Westbrook, ME Zip Code: 04092	Agent/Representative Contact information Work # 207-553-9898 Cell # 207-650-8855 e-mail: bill@walsh-eng.com
Billing Information Name: Jon Hynes, President U-Haul Co. of N.H. & ME Address: 515 South Willow St City/State : Manchester, NH Zip Code:	Billing Information Work # 603-627-9182 Cell # 413-237-3048 Fax# e-mail: 790_EA@uhaul.com

Engineer Name: William Walsh, III, PE Walsh Engineering Associates, Inc. Address: 1 Karen Drive, Suite 2A City/State : Westbrook, ME Zip Code:	Engineer Contact Information Work # 207-553-9898 Cell # 207-650-8855 Fax# e-mail: bill@walsh-eng.com
Surveyor Name: Bruce Martinson, PLS Sitelines, PA Address: 8 Cumberland Street City/State : Brunswick, ME Zip Code:	Surveyor Contact Information Work # 207-725-1200 Cell # Fax# 207-725-1114 e-mail: bmartinson@sitelinespa.com
Architect Name: Address: City/State : Zip Code:	Architect Contact Information Work # Cell # Fax# e-mail:
Attorney Name: Address: City/State : Zip Code:	Attorney Contact Information Work # Cell # Fax# e-mail:

Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

The property is currently owned by the Applicant. The deed is attached.

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property.
(For example, a deed, option or contract to purchase or lease the subject property.)

Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use.
(Applicant may utilize the City Zoning Map or Parcel Map as a source.)

Existing Use: Describe the existing use of the subject property:

The property and existing building is currently being used by the Applicant for warehousing and equipment storage. A site plan application (Project ID #2014-184) was approved by the City on October 24, 2015 for exterior site improvements not related to the proposed zone change.

Current Zoning Designation(s): B-5 Urban Commercial Zone

Proposed Use of Property: Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

The Applicant is proposing to use the site as a self-storage facility, warehousing, and outdoor storage of moving equipment rentals. The applicant proposes that the site be rezoned as IL-b. The Applicant further proposes a text change to Section 14-232 to include "Self Storage Facilities" and "Moving equipment rental and outdoor storage" as allowed uses within the IB-b zone. No additional exterior site improvements are proposed other than what was approved per Project ID #2014-184.

Site Plan: On a separate sheet, please provide a site plan of the property showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1" = 10' to 1" = 50'.) Contract and conditional rezoning applications may require additional site plans and written material that address physical development and operation of the property to ensure that the rezoning and subsequent development are consistent with the comprehensive plan, meet applicable land use regulations, and compatible with the surrounding neighborhood.

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)

<p>Zoning Map Amendment <u> </u> \$2,000.00 (from <u>B-5</u> zone to <u>IL-b</u> zone)</p> <p>Zoning Text Amendment <u> </u> \$2,000.00 (to Section 14- <u>232</u>)</p> <p>Combination Zoning Text Amendment and Zoning Map Amendment <u> X </u> \$3,000.00</p> <p>Conditional or Contract Zone <u> </u> \$3,000.00 (A conditional or contract rezoning map be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan, meet applicable land use regulations, and compatible with the surrounding neighborhood. Please refer to Division 1.5, Sections 14-60 to 62.)</p>	<p>The City invoices separately for the following:</p> <ul style="list-style-type: none">• Notices (\$.75 each)• Legal Ad (% of total Ad)• Planning Review (\$40.00 hour)• Legal Review (\$75.00 hour)• <p>Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.</p>
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