27. Conformity with Applicable Zoning Standards

The following outline is made in accordance with the City of Portland Code of Ordinances, Chapter 14 Land Use, Article V Section 14-526 as well as the City of Portland Technical Manual, Chapter 14 Standards for Local Site Location of Development Review.

OVERVIEW

This project conforms with all applicable design standards of Section 14-526 as demonstrated in the following narrative

A. Transportation Standards

1. Impact on Surrounding Streets Systems:

   The project is projected to generate 100 or more cars during peak hour which qualifies it for a full review. The Traffic Movement Permit is under separate cover.

2. Access and Circulation

   a. Site Access and Circulation:

      This Project conforms with all applicable design standards of Section 14-526 as demonstrated in the following narrative.

      (i) All site access and internal circulation will be designed in accordance with the standards set forth in Section 1 of the Technical Manual.

      (ii) The proposed entrances are along Westbrook Street. The exact location of these entrances can be seen on the Site Plan.

      (iii) The site does not feature drive up services as mentioned in this requirement.

   b. Loading and Servicing:

      (i) The site has been designed with 14-foot travel lanes, with the exception of 10-foot travel lanes in the PRUD. These dimensions provide plenty of space and adequate turning radii for trucks and vehicles with trailers.

   c. Sidewalks:

      (i) The location of the proposed sidewalk along Westbrook Street can be seen on the Site Plan. The sidewalk is in accordance with Sections 14-498 and 14-499 of the City Code.

      (ii) There are currently no sidewalks within or along the project parcel.

(iii) The location of the proposed sidewalks can be seen on the Site Plan.

3. Public Transit Access:

   a. The proposed development is not allocated along an existing public transit route.

   b. A discussion with the Metro System is ongoing. The project parcel is on a major urban collector roadway.

   c. A discussion with the Metro System is ongoing.

4. Parking:

   a. Location and Required Number of Vehicle Parking Spaces:

      (i) There are 40 proposed parking spaces associated with the PRUD. See Site Plan for additional information. The internal roadways will be built to the City standard width of 28 ft. and allow for on street parking on one side of the roadway. Parking for Portland Trails will be provided at the end of Old Westbrook Street.

      (ii) A parking study is not required.

      (iii) A parking analysis is not required.

      (iv) The parking dimensions are such that the plans are in conformance with the City of Portland Technical Manual.

      (v) All materials proposed materials can be found on the Details Sheet.

   b. Location and Required Number of Bicycle Parking Spaces:

      (i) Not applicable.

   c. Motorcycle and Scooter Parking:

      (i) Not applicable.

   d. Snow Storage:

      (i) It is anticipated that snow will be stored along the roadway within the esplanade or 11-foot buffer between the curb face and property lines.

      (ii) Snow storage shall not be located where it interferes with the minimum parking requirements, pedestrian walkways, or stormwater management systems.

5. Transportation Demand Management (TDM):

    a. A TDM plan is not required for this project.

    b. A TDM plan is not required for this project

    c. A TDM plan is not required for this project

B. <u>Environmental Quality Standards</u>

1. Preservation of Significant Natural Features:

    a. The significant natural features that exist on site include 8 wetlands. The wetland impact is expected to be between 15,000 to 20,000 square-feet.

    b. The Stroudwater River will be preserved by applying the standards set forth by Chapter 500.

    c. An average 300-foot buffer will be preserved between the Stroudwater River and residential development.

2. Landscaping and Landscape Preservation:

    a. Landscape Preservation.

        (i) The disturbance of trees and vegetation will be limited.

        (ii) A minimum of 30% of existing trees ten inches DBH or greater within the setback area will be preserved.

        (iii) Measures will be taken to protect trees in accordance with Section 4 of the Technical Manual.

        (iv) A waiver is not requested.

        (v) A portion of the proposed parcel is within the shoreland zone. Measures will be taken to meet the requirements of Division 26, Shoreland Regulations.

    b. Site Landscaping.

        (i) Landscaped Buffers:

            (a) The development will be screened from public sidewalks.

            (b) The project has 5136 linear feet of frontage along Westbrook Street; per requirement, it is required that a minimum of six shrubs or shrub

alternatives per 45 feet of frontage are planted. The requirement is met through a combination of landscaping within the setbacks and within the site and is described in greater detail on sheet L-1.

Additionally, all proposed parcels with have a minimum street frontage of 50-ft per the City of Portland Zoning Ordinance.

(c) Not applicable.

(d) Per requirement, all evergreen vegetated buffers will be provided and/or preserved where necessary to buffer the development from detrimental impacts of existing surrounding developments.

(ii) Parking Lot Landscaping:

(a) The two trees or one tree and three shrubs per five parking space requirement is to be met within the site.

(b) Not applicable.

(c) Not applicable.

(d) Not applicable

(e) Not applicable

(iii) Street Trees:

(a) Street trees are to be provided every 30 to 45 feet along the street frontage. Street trees will be planted in accordance with Section 4 of the Technical Manual. For more information, refer to the Landscape Plan.

(b) Not applicable

3. Water Quality, Stormwater Management and Erosion Control:

a. Stormwater

A site specific Stormwater Management Plan has been developed from the project to show compliance with Section 5 of the Technical Manual, including the basic, general, and flooding standards of MEDEP Chapter 500. Please refer to the Stormwater Management Plan for this information.

b. Refer to the Stormwater Management Report (Section 12) for this information.

c. The project is not located in a watershed of an urban impaired stream as listed by the MEDEP.

d. Not applicable

e. The development is not anticipated to pose a contamination risk to groundwater during or after construction. The project will be serviced by the public wastewater system.

f. The development will provide for adequate and sanitary disposal of sewage in accordance with Section 2 of the Technical Manual.

C. Public Infrastructure and Community Safety Standards

1. Consistency with City Master Plans:

    a. The project has been designed to be consistent with the City's Zoning Ordinance and off-site infrastructure.

    b. Not applicable

2. Public Safety and Fire Prevention:

    a. The site has been designed to promote safe and inviting public access. See Site Plan for more details.

    b. Adequate emergency access will be provided. The turning radii of the driveway are large enough to allow for emergency vehicles to enter and exit.

    c. Two fire hydrants are located along Westbrook Street. See Utility Plan for proposed hydrant locations.

3. Availability and Adequate Capacity of Public Utilities:

    a. An Ability to Serve letter, from the Portland Water District, is forthcoming.

    b. The electrical service will be wired underground.

    c. The new sewer and stormwater infrastructure will meet the provisions of the Technical Manual.

    d. The project will be served by connection to the public sewer system.

    e. The sanitary sewer collection system meets all applicable sections of the Technical Manual. The stormwater management system is designed to meet the standards of Chapter 500.

    f. Solid waste will be picked up via curb pick-up.

D. Site Design Standards

1. Massing, Ventilation and Wind Impact:

    a. The bulk, location and height of the proposed structures will not result in health or safety problems from a reduction in ventilation to abutting structures or changes to the existing wind climate.

    b. The bulk, location and height of the proposed structures shall minimize, to the extent feasible, any substantial diminution in the value or utility to neighboring structures under different ownership and not subject to a legal servitude in favor of the site being developed.

    c. All HVAC venting mechanisms will be directed away from public spaces and residential properties directly adjacent to the site.

2. Shadows:

    a. Not applicable

3. Snow and Ice Loading

    a. The structures will not distribute snow and ice onto adjacent properties.

4. View Corridors:

    a. The project site is located outside the Downtown Vision View Corridor Protection Plan.

5. Historic Resources:

    a. A response letter from the Maine Historic Preservation Commission is forthcoming.

6. Exterior Lighting:

    a. Site Lighting.

        (i) Exterior lighting will be designed to meet the requirements of Section 12 of the Technical Manual. Refer to C-10 Site Plan and the project's photometric plan for additional information on lighting type and location.

        (ii) Any lighting that may adversely impact the abutting residential properties will feature house-side shielding.

b. Architectural and Specialty Lighting

(i) No architectural or specialty lighting is proposed.

(ii) No up-lighting is proposed.

c. Street Lighting.

(i) Street lighting will be designed to meet the requirements of Section 10 of the Technical Manual.

7. Noise and Vibration:

a. All HVAC systems will be designed to meet the requirements in of Section 14-526 of the Technical Manual.

8. Signage and Wayfinding:

a. All street and wayfinding signage shall meet the requirements of the Manual on Uniform Traffic Devices (MUTCD) and Division 22 of the City Code.

(i) Not applicable.

(ii) Not applicable.

(iii) All street and wayfinding signage shall meet the requirements of the Manual on Uniform Traffic Devices (MUTCD) and Division 22 of the City Code.

9. Zoning Related Design Standards:

a. The project will be designed to meet the design standards within the R-3 Residential Zone.

SPACE AND BULK STANDARDS

A summary of the required and proposed dimensional standards for the R-3 Residential Zone as described in Section 14-90 of the Land Use Ordinance:

	R-3 Zone	*Proposed*
Single Family House Lots		
Minimum Lot Size	6,500 SF	Min 6,500 SF
Minimum Street Frontage	50’	Min 50’
Front Yard	25’	25’
Rear Yard – Principal	25’	25’
Rear Yard – Accessory	5’	5’
Side Yard – 2 ½ Stories	16’	16’[1]
Side Yard – 2 Stories	14’	14’
Side Yard – 1 & 1 ½ Stories	8’	8’
Maximum Lot Coverage	35%	Max 35%
Minimum Lot Width[2]	65’	Min 65’
Maximum Building Height	35’	< 35’
Maximum Accessory Height	18’	< 18’
Planned Residential Unit Development (PRUD)		
Minimum Lot Area Per Dwelling Unit	6,500 SF	Min 6,500 SF
Maximum Number of Units Per Building (> 5 ac.)	6	6
Maximum Number of Units Per Building (< 2 ac.)	2	N/A
Maximum Length of Building without Garages	100’	100’
Maximum Length of Building with Integral Garages	140’	140’
Minimum Building Setback from External Property Lines (> 4 Units Per Building)	35’	36.59’
Minimum Distance Between Buildings	16’	16’
Minimum Recreational Open Space Per Dwelling Unit	300 SF	Min 300 SF
Minimum Contiguous Area of Recreational Use[3]	6,000 SF	Min 6,000 SF
Minimum Recreational Use Setback from Buildings	25’	25’

[1] Side Yard as depicted on C-10, Site Plan.
[2]Distance parallel to the front of the building measured between side lot lines through that part of the principal building where the lot is narrowest.
[3]Area must be at least 50-feet wide and shall include one or more of the uses set forth in section 14-526

PRUD Lot Unit Calculations:

A summary of the unit area calculations for the PRUD lot per the definitions for gross and net land area provided in Section14-47 of the Land Use Ordinance is included below. Note that because a portion of the PRUD lot is included within the 1700 Westbrook Street lot (in which PRUD lots are not allowed), this area was not included in the gross and net land areas.

	SF	AC
PRUD Lot Size	310,193	7.12
Lot Area within 1700 Westbrook Street	276,133	6.34
Areas of Special Flood Hazard	0	0
Gross Land Area	**276,133**	**6.34**
Existing Watercourses	0	0
Wetlands	20,073	0.46
Slopes of 25% or greater	0	0
Net Land Area	**256,060**	**5.88**

Total Allowable Dwelling Units (DU):

$$Total\ DU = \frac{(Net\ Land\ Area - Contiguous\ Open\ Space)}{(Lot\ Area\ per\ Unit + Open\ Space\ Area\ per\ Unit)} = \frac{(256{,}060 - 6{,}000)}{(6{,}500 + 300)} sf = 36\ units$$

Therefore, a total of thirty-six (36) units are allowable under the zoning ordinance. At this time, the project proposes twenty-five (25) PRUD units that are to be accessed from the 1700 Westbrook Street parcel but will not be within the lot lines.