



PORTLAND MAINE

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Planning & Urban Development Department

Jeff Levine, AICP, Director

Planning Division

Alexander Jaegerman, FAICP, Director

March 6th, 2013

David Latulippe
C J Developers, Inc.
35 Primrose Lane
Freeport, ME 04032

**RE: Application for Conditional Rezoning (originally I-M to B-4 Map amendment)
2282 Congress Street, Portland**
APP. NO: # 2012-609
CBL: 237-A-012

Dear Mr Latulippe:

David

On February 12th, 2013 the Portland Planning Board voted 6-0 (O'Brien absent) to recommend the conditional rezoning and associated Conditional Zone Agreement to the City Council for its approval, subject to revising and adding a 'whereas' clause.

On March 4th, 2013 the City Council considered Order 154-12/13, Amendment to City Code §14-49 (Zoning Text and Map Amendment) Re: Conditional Rezoning for Property in the Vicinity of 2282 Congress Street. The City Council unanimously voted to pass the amendment.

The Conditional Zone Agreement, along with a reference to the Book and Page of the deed to the property, must be signed and recorded at the Cumberland County Registry of Deeds soon after the property is acquired and prior to the submission of any related site plan application. Please work directly with the Corporation Counsel to finalize the agreement and associated documentation, and send the Planning Division a copy of the agreement once it is recorded.

A certified copy of the agreement, in Order No 154-12/13 as passed, is available from the City Clerk's Office. Attachment 2 (as approved and attached to this letter) should be appended to it, and the blanks filled in, prior to final signature and recording.

If there are any questions, please contact Jean Fraser, Planner, at 874-8728 or at jf@portlandmaine.gov.

Sincerely,

Alexander Jaegerman
Planning Division Director

Attachment: Attachment 2 (Concept Plan 3) to Order 154-12/13

cc. Electronic circulation:

Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jaegerman, FAICP, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Danielle West-Chuhta, Corporation Counsel
Jean Fraser, Planner
Marge Schmuckal, Zoning Administrator, Inspections Division
David Margolis-Pineo, Deputy City Engineer, Public Services

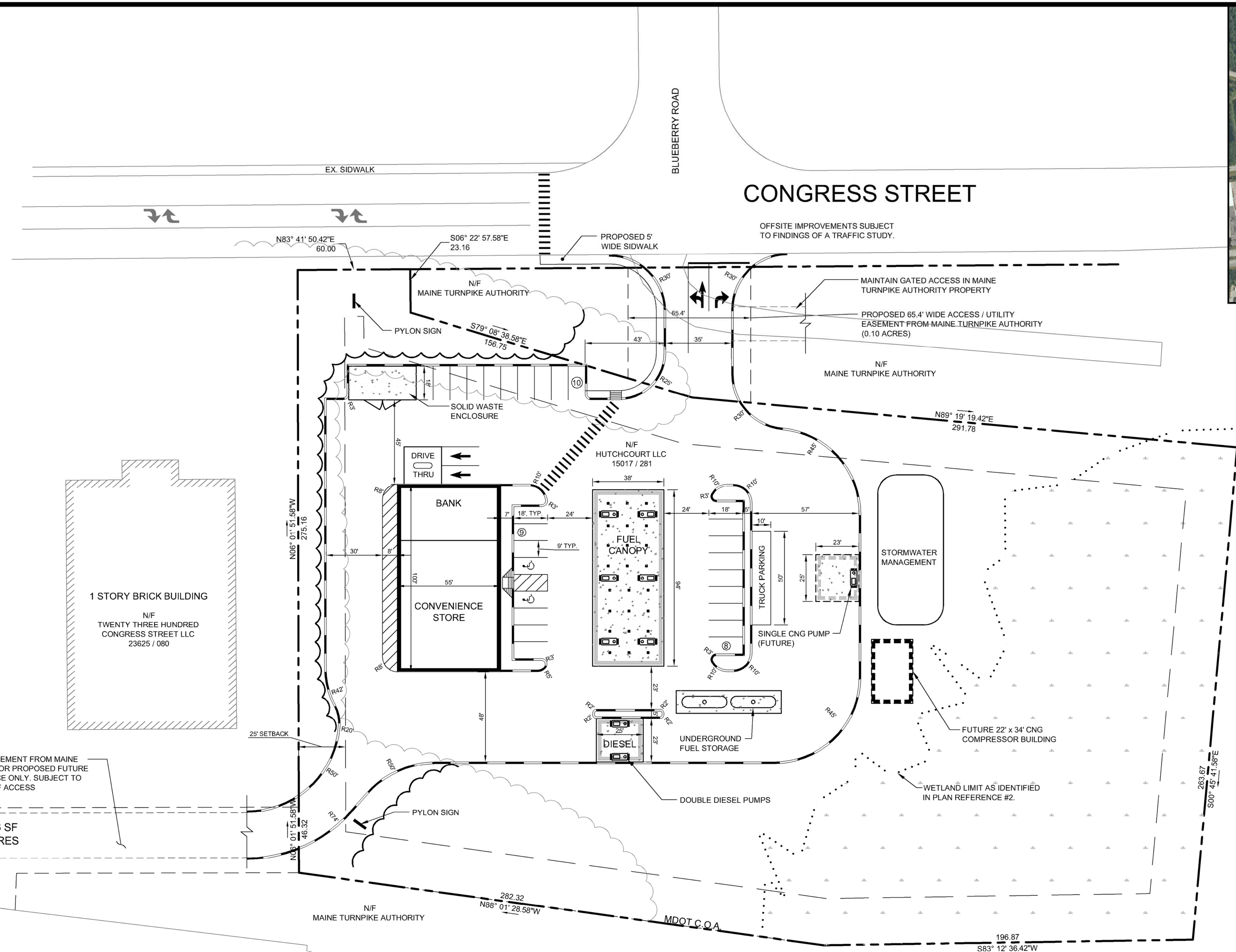
Jeff Tarling, City Arborist
Doug Roncarati, Stormwater Coordinator, Public Services
Captain Chris Pirone, Fire Department
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File



LOCATION MAP
N.T.S.

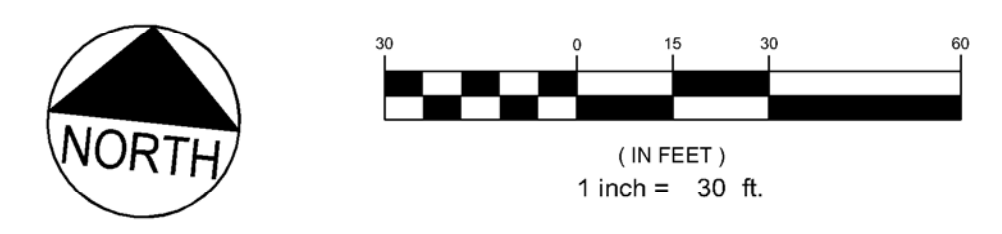
CITY OF PORTLAND, MAINE - PERFORMANCE STANDARDS	
CRITERIA	EXISTING INDUSTRIAL MODERATE IM REQUIRED
USE - CONVENIENCE STORE W/ FUEL STATIONS	NOT PERMITTED*
MINIMUM LOT SIZE	NONE
FRONT YARD SETBACK	1' FROM THE FRONT PROPERTY LINE FOR EACH 1' OF BUILDING HEIGHT
REAR YARD SETBACK SIDE YARD SETBACK	1' FROM EACH SIDE OR REAR FOR EACH 1' OF BUILDING HEIGHT UP TO 25'
MAXIMUM HEIGHT	75'
MAXIMUM IMPERVIOUS SURFACE RATIO	75%
PAVEMENT SETBACK FROM LOT BOUNDARIES	10'
MINIMUM STREET FRONTAGE	60'
MAXIMUM FLOOR AREA RATIO	-
MINIMUM LOT WIDTH	-

*REQUESTING CONDITIONAL REZONE TO ALLOW USE



- NOTES:**
- THIS PLAN IS TO BE USED FOR CONCEPTUAL PLANNING ONLY AND SHALL NOT BE USED FOR PERMITTING OR CONSTRUCTION WITHOUT WRITTEN CONSENT OF DELUCA-HOFFMAN ASSOCIATES, INC. OR OEST ASSOCIATES, INC.
 - RECORD OWNER OF PROPERTY: HUTCHCOURT LLC BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 15017, PAGE 281. PROPERTY IS LOCATED IN THE CITY OF PORTLAND ON TAX MAP 237, LOT A012.
 - PROPERTY IS LOCATED WITHIN THE INDUSTRIAL (IM) ZONE. ZONING IS SUBJECT TO REVIEW BY THE MUNICIPALITY.
 - PROPERTY IS LOCATED IN FLOOD ZONE 'C' BASED ON F.I.R.M. PANEL #230051-0012B EFFECTIVE JANUARY 1986 AS DEPICTED IN THE CITY OF PORTLAND, MAINE CUMBERLAND COUNTY. ZONE 'C' IS DEFINED AS AN AREA OF MINIMAL FLOODING.

- PLAN REFERENCES:**
- STANDARD BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY OEST ASSOCIATES, INC ON FILE WITH THE CITY OF PORTLAND PLANNING DEPARTMENT DATED 09.14.99. USE OF THIS PLAN BEYOND CONCEPT PLANNING SHALL REQUIRE WRITTEN PERMISSION FROM OEST ASSOCIATES, INC.
 - COMPOSITE PLAN PREPARED FOR CJ DEVELOPERS, INC. BY ALBERT FRICK ASSOCIATES, INC. DATED 04.02.12.



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
6	01.25.13	REVISED FOR CLIENT REVIEW
5	01.23.13	REVISED FOR CLIENT REVIEW
4	10.23.12	REVISED AND RESUBMITTED TO CITY
3	09.28.12	ZONING MAP AMENDMENT APPLICATION
2	06.08.12	RELEASED FOR CLIENT REVIEW
1	05.16.12	RELEASED FOR CLIENT REVIEW

P.E. STEPHEN BUSHEY
LIC. # 7429

PROJECT MULTI-USE DEVELOPMENT
2282 CONGRESS STREET
PORTLAND, MAINE
SHEET TITLE
CONCEPT 3
CLIENT CJ DEVELOPERS, INC.
35 PRIMROSE LANE
FREEPORT, MAINE 04032

DH DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN: CMW DATE: MAY 2012
DESIGNED: SRB SCALE: 1" = 30'
CHECKED: SRB JOB NO.: 3118
FILE NAME: 3118-CONCEPT3
SHEET 1