

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



FACILITIES & SYSTEMS
PLANNING

MEMORANDUM:

TO: Planning Board
FROM: Betsy Poulin, City Planner
DATE: October 6, 2022
RE: First Choice Self Storage

SUMMARY OF REQUEST

Request: The request is for a Major Development and Conditional Use review as per section 300-405 and 300-603.E. The applicant proposes to construct 17,800 SF of self-service storage units within three, single story, buildings on a vacant lot.

Applicant: First Choice Properties, LLC
Owner: First Choice Properties, LLC
Location: Edison Drive
Zoning: Regional Business District (CC)
Tax Map Number: Map 17, Lot 5A
Existing Land Use: Vacant
Proposed Land Use: Self-service storage units (conditional use)
Acreage: 3.2 Acres
Previous Permitting: None with the Planning Board

SUMMARY OF SUBMITTAL PACKAGE

In the submittal package the applicant has provided the Planning Board with the following items:

1. Development Review Application Form
2. Narrative
3. Deed
4. Stormwater Analysis
5. Traffic Report
6. Site Plans and Details



View looking east across Edison Drive at the site.

Areas of Comment or Concern

1. Stormwater from Edison Drive and surrounding properties drains onto the project site. The applicant is working with the Greater Augusta Utility District on design solutions.

Waivers

1. None requested or required.

Lot Characteristics

Impervious Surface Ratio – 0.80. The proposed development meets this standard.

Floor Area Ratio – 0.40. The proposed development meets this standard.

Maximum Height – 42 Feet. The proposed development meets this standard.

Minimum Front (Road) Setback – 10 Feet. The proposed development meets this standard.

Minimum Side and Rear Setback – 10 Feet. The proposed development meets this standard.



View looking east across Edison Drive at the Central Maine Power property to the south of the site.

CRITERIA FOR REVIEW OF A MAJOR DEVELOPMENT and CONDITIONAL USE (Section 300-405 of the LUO; includes Section 300-603.E Conditional Use Review)

Neighborhood Compatibility (Section 300-603.E(1) of the LUO)

- a) *Compatibility with and sensitivity to the character of the site and neighborhood relative to:*

- [1] *Land Uses:* The vicinity of the property has a mix of land uses including residential, business and professional offices and services, retail, medical clinics, restaurants, hotel, multiple family dwellings.
 - [2] *Architectural Design:* The proposed buildings will be single story, metal, with nearly flat roofs.
 - [3] *Scale, Bulk, Building Height:* The proposed buildings will be single story, and be 3,800 SF, 6,800 SF and 7,200 SF in footprint.
 - [4] *Identity, Historical Character:* The area has historically had a mix of land uses.
 - [5] *Disposition and Orientation of the Buildings on the Lot:* The buildings will be oriented essentially north/south with doors opening toward the interior of the site.
 - [6] *Visual Integrity:* The buildings are metal with nearly flat roofs, which is similar to some other buildings in the vicinity. Staff recommends maintaining vegetation along Edison Drive for a natural landscape buffer and utilization of a natural color palette for the proposed building exterior.
- b) *Site plan design to maximize privacy for residents in the immediate area:* No changes are proposed to reduce privacy for area residents.
 - c) *Safety and health within the neighborhood:* The proposal will maintain safe and healthful conditions in the neighborhood.
 - d) *Property value impacts:* The proposal will not have a detrimental effect on the value of adjacent properties.
 - e) *Vehicle queuing or pedestrian loitering neighborhood impacts:* Not applicable.



View looking south on Edison Drive.

Plans and Policies (Section 300-603.E(2) of the LUO) - Reserved

Traffic Pattern, Flow and Volume (Section 300-603.E(3) of the LUO)

- a) *Impact of additional traffic on the neighborhood:* A minimal amount of traffic will utilize the site. Edison Drive is built to handle the traffic flows.
- b) *Safe access for exiting and entering:* A 24 foot width driveway is proposed, with two way service, at a location with adequate sight distance.
- c) *Emergency vehicle and pedestrian access:* The proposal provides access for emergency services. A Knox Box is proposed on the sliding gate entrance.
- d) *Entrance and parking efficiency, parking requirements, loading and unloading of persons, materials and goods:* The buildings have adequate circulation at through the site. No parking is required as there are no employees.



View looking north on Edison Drive. The site is on the right (east) side of Edison Drive.

Public Facilities (Section 300-603.E(4) of the LUO)

- a) *Water Supply:* No water service connections are proposed or required.

- b) *Sanitary/Sewer/Subsurface Waste Disposal*: No sewer service connections are proposed or required.
- c) *Electricity/Telephone*: Electrical capacity exists on Edison Drive and service connections will be underground at the property.
- d) *Storm Drainage*: The entire site was clearcut recently. Stormwater flows to the east and water from the development will be managed with a detention pond proposed on the east of the site. Storm drainage from Edison Drive currently flows onto the project site and is proposed to be routed through the property. Coordination with the Greater Augusta Utility District will be required for storm drainage.



View looking west across Edison Drive at the Trademark Federal Credit Union.

Resource Protection and Environment (Section 300-603.E(5) of the LUO)

- a) *Provisions for sensitive areas such as erodible or shallow soils, wetlands, aquifers, aquifer recharge areas, floodplains or steep slopes*: A wetland on the site has been delineated. None of the other listed sensitive areas exist on the property. Steep slopes are being created slope stabilization.
- b) *Conformity with air quality standards*: The proposal complies with air quality standards.
- c) *Conformity with water quality standards*: The proposal complies with water quality standards.
- d) *Compliance with sewage and industrial waste disposal standards*: No sewage or industrial waste is proposed to be generated.
- e) *Shoreland Districts*: The proposal is not within a shoreland overlay district.

Performance Standards (Section 300-603.E(6) of the LUO)

- a) *Compliance with performance and dimensional standards:* The proposal complies with performance and dimensional standards.
- b) *Compliance with noise standards:* The proposal is in compliance with noise standards.
- c) *Glare or heat generation perception at property line:* No excessive heat or glare is proposed.
- d) *Prevention of excessive glare from exterior lighting into public ways or residential areas:* Building mounted lighting is proposed and the fixture style submitted is full-cutoff. Lighting is not expected to glare into public ways or residential areas.
- e) *Landscape screening of site elements from public view:* Some landscaping is proposed to be added adjacent to storage units. Staff recommends maintaining existing vegetation along the western side of the site along Edison Drive.
- f) *Compliance with sign standards:* Signage is proposed on the site and will be required to meet ordinance standards.



View looking northwest at the MaineHousing building.

Financial and Technical Ability (Section 300-603.E(7) of the LUO)

- a) *Adequate technical ability of applicant:* The applicant has adequate technical ability to meet the terms of the ordinance.
- b) *Adequate financial ability to construct development:* The applicant has adequate financial ability to meet the terms of the ordinance.

Pollution (Section 300-404.B(1) of the LUO)

- a) *Floodplain:* The project is not in the 100 year floodplain.
- b) *Ability of Soils to support waste disposal:* Not applicable.
- c) *Slopes effect on effluents:* Not applicable.
- d) *Streams for disposal of effluents:* No streams are in the vicinity.
- e) *Applicable health and water resources rules:* The proposal complies with water quality standards.

Sufficient Water (Section 300-404.B(2) of the LUO)

No water connection is proposed or required for the proposed use.

Municipal Water Supply (Section 300-404.B(3) of the LUO)

No water connection is proposed or required for the proposed use.



View looking southeast at the rear of the Capri Apartments, on the property to the north of the proposed storage units. Nearly all trees along this shared property line are proposed to be eliminated.

Soil Erosion (Section 300-404.B(4) of the LUO)

Erosion and sedimentation control measures are proposed to be utilized during construction.

Highway or Public Road Congestion (Section 300-404.B(5) of the LUO)

A maximum of 5 vehicle trips are proposed during the peak morning our and 5.2 trips in the peak p.m. hour. This volume of traffic is not anticipated to cause highway or public road congestion. Edison Drive is extremely wide.

Traffic and Public Road Congestion (Section 300-404.B(6) of the LUO)

See section 300-404.B(5) above. Staff has no concerns relating to this standard.

Sewage Waste Disposal (Section 300-404.B(7) of the LUO)

No sewage is proposed to be generated at the site.

Municipal Solid Waste and Sewage Waste Disposal (Sections 300-404.B(8) of the LUO)

No municipal solid waste or sewage waste is proposed to be generated at the site.

Aesthetic, Cultural, and Natural Values (Section 300-404.B(9) of the LUO)

No undue adverse effect on cultural values is expected. Aesthetics and natural values will be impacted. This property is zoned within the Regional Business District and development of a site is expected.

Conformity with City Ordinances and Plans (Section 300-404.B(10) of the LUO)

The proposal conforms with city ordinances and plans, unless noted otherwise elsewhere in this review.

Financial and Technical Ability (Section 300-404.B(11) of the LUO)

See the Financial and Technical Ability section above.

Surface Waters; Outstanding River Segments (Section 300-404.B(12) of the LUO)

This proposal is not in proximity to any surface waters or outstanding river segments.

Ground Water (Section 300-404.B(13) of the LUO)

The proposal is not expected to adversely affect ground water.

Flood Areas (Section 300-404.B(14) of the LUO)

The proposal is not in the 100 year floodplain.

Freshwater Wetlands (Section 300-404.B(15) of the LUO)

A freshwater wetland exists on the west side of the site and 320 SF are proposed to be impacted.

River, Stream, or Brook (Section 300-404.B(16) of the LUO)

There is no river stream or brook on or immediately adjacent to the project site.

Stormwater (Section 300-404.B(17) of the LUO)

See the Public Facilities section.

Access to Direct Sunlight (Section 300-404.B(18) of the LUO)

The proposal will not block access to direct sunlight to any structures utilizing solar energy.

Title 38 M.R.S.A. Section 484, Chapters 371 and 373-377 (Section 300-404.B(19) of the LUO)

The project is not regulated by these State of Maine standards.

Spaghetti-Lots Prohibited (Section 300-404.B(20) of the LUO)

A subdivision is not proposed. Not applicable.

Outdoor Lighting (Section 300-404.B(21) of the LUO)

See the Performance Standards section.