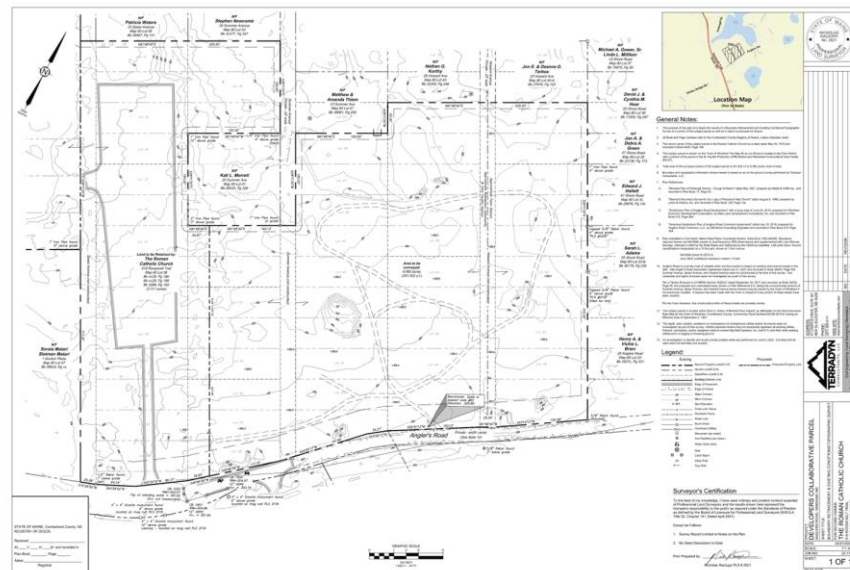


#23-33 Zoning Change Request

To rezone a portion of 919 Roosevelt Trail from Farm (F) to Commercial 4 District (C-4)



Public Hearing
Windham Planning Board
October 23, 2023

Zoning Change Request

Zoning Change Process:

- ✓ **Pre-submission meeting with Town staff**
- ✓ **Submit Zoning Change Application**
- Review and recommendation by the Planning Board**
- Review and decision by Town Council**

Land Use Ordinance, Chapter 120

Purpose:

The Land Use Ordinance of the Town of Windham, Maine was adopted in accordance with a Comprehensive Plan pursuant to the provision of 30-A M.R.S.A. § 4326 et seq. and is designed to:

1. encourage the most appropriate use of land throughout the municipality,
2. promote traffic safety; to provide safety from fire and other elements,
3. prevent overcrowding of real estate,
4. prevent housing development in unsanitary areas,
5. promote coordinated development,
6. encourage the formation of community units,
7. provide an allotment of land area in new developments for all the requirements of community life,
8. conserve natural resources, and
9. provide for adequate public services.

Zoning Change Request

Site Plan Review Process

When is a Site Plan required?

Site Plans look at development on a single lot, such as a new commercial building or a new residential building that provides housing for more than two-families. Site plan review is required for any development in excess of 2,000 square feet of floor space, or 25,000 square feet of development. Excludes: construction of residential single or two-family dwellings, accessory buildings, agricultural uses.

Major Development Site Plan Review Process:

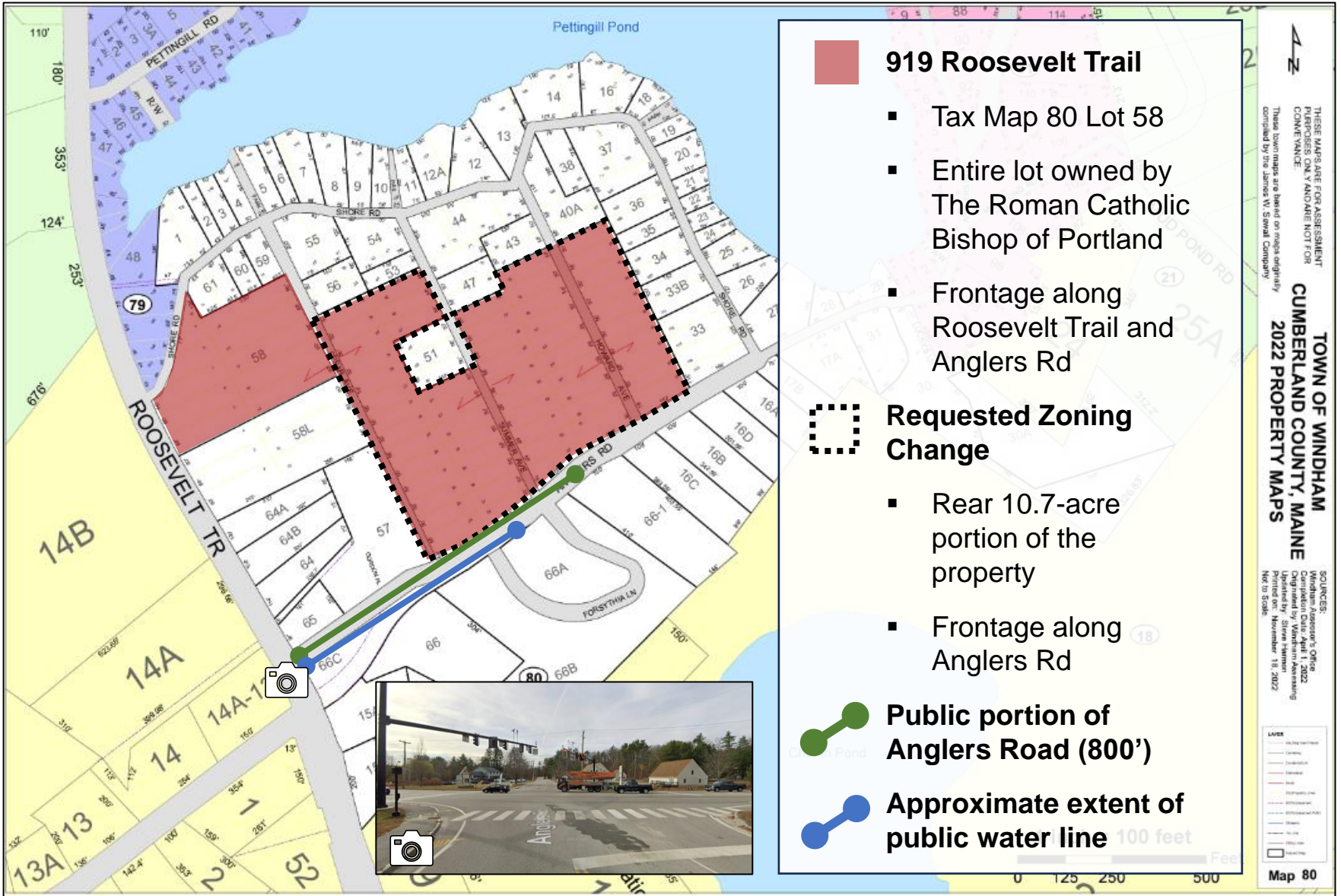
1. Submit Sketch Plan Application
2. Sketch Plan Review by Planning Board
3. Site Walk
4. Submit Major Site Plan Application
5. Major Site Plan Review by Planning Board

Intent of Site Plan Review Provisions:

- Protect the public health and safety,
- Promote the general welfare of the community, and
- Conserve the environment...

919 Roosevelt Trail

Windham Tax Map 80, Lot 58



919 Roosevelt Trail

- Tax Map 80 Lot 58
- Entire lot owned by The Roman Catholic Bishop of Portland
- Frontage along Roosevelt Trail and Anglers Rd



Requested Zoning Change

- Rear 10.7-acre portion of the property
- Frontage along Anglers Rd



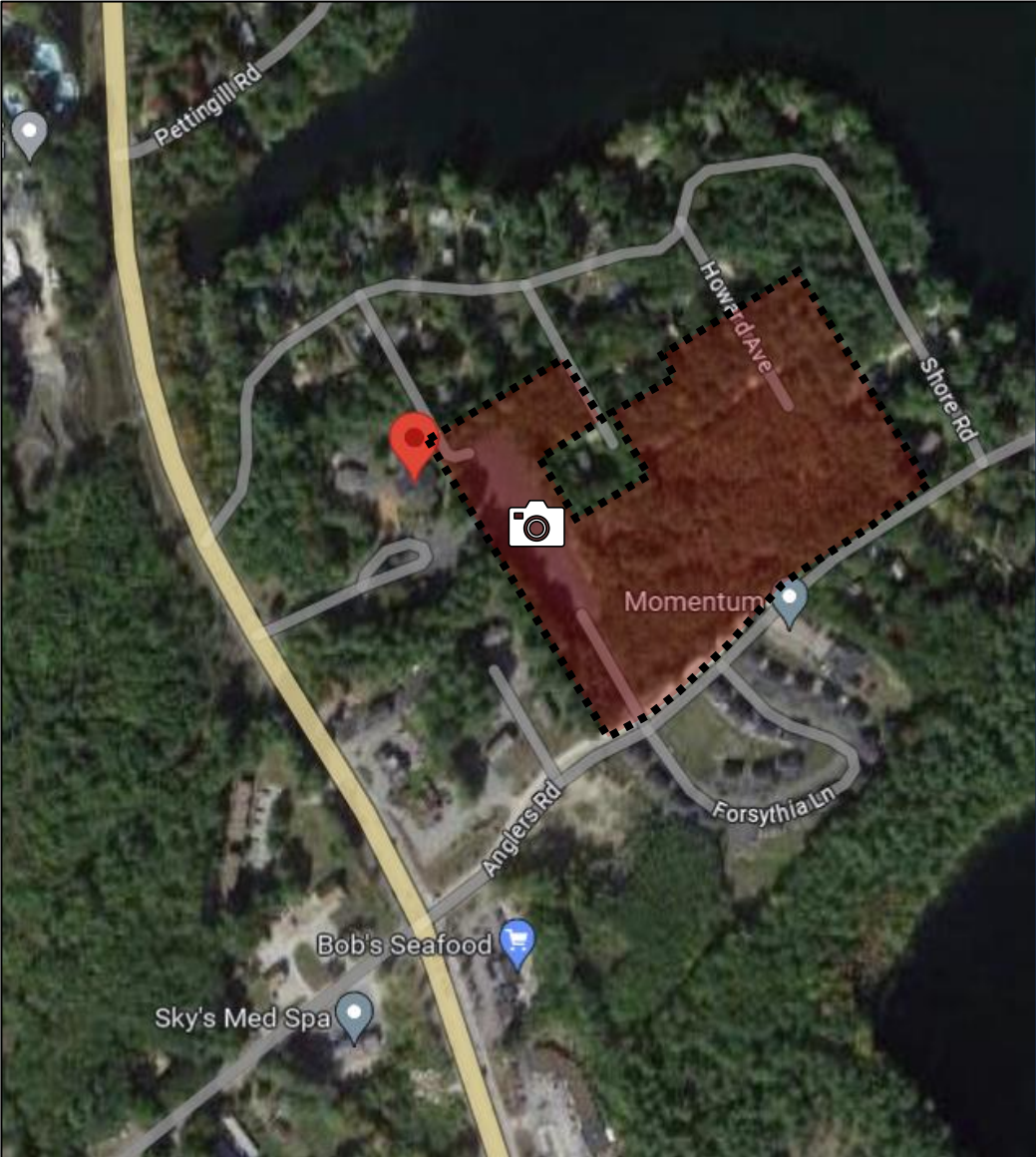
Public portion of Anglers Road (800')



Approximate extent of public water line


 THESE MAPS ARE FOR ASSESSMENT PURPOSES ONLY AND ARE NOT FOR CONVEYANCE.
 These town maps are based on aerial photography compiled by the James V. Small Company.
TOWN OF WINDHAM
CUMBERLAND COUNTY, MAINE
2022 PROPERTY MAPS
 SOURCES:
 Western Inceptor's Office
 Copyrighted by Windham Assessing
 Updated by: Steve Skinner
 Printed on: November 18, 2022
 100 feet
 0 125 250 500 Feet
Map 80

919 Roosevelt Trail



Requested Zoning Change

- Developed with a parking lot serving parishioners (access to Anglers Rd)
- Rest of property undeveloped
- Chaffin Pond watershed, Aquifer Protection Overlay District Zone B



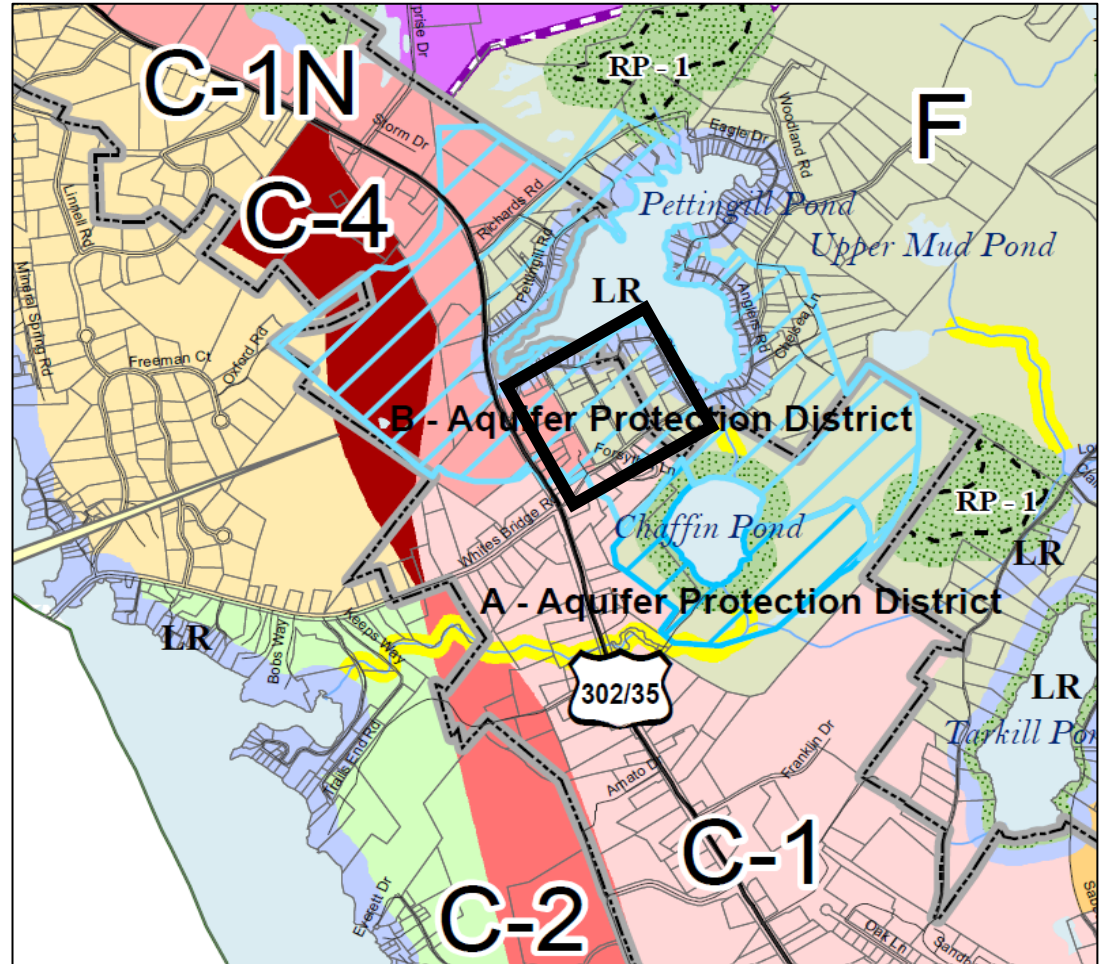
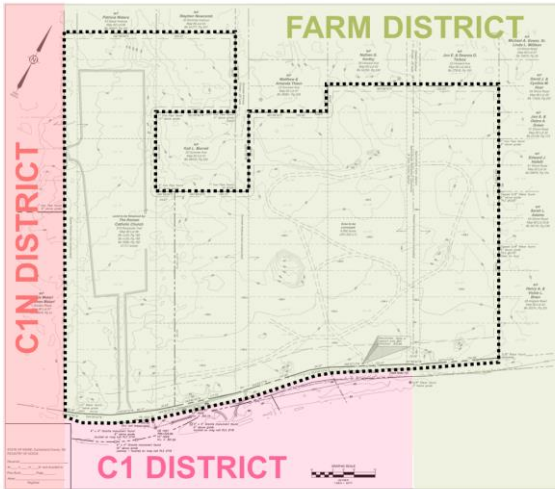
Our Lady of Perpetual Help Church



Existing Zoning Context

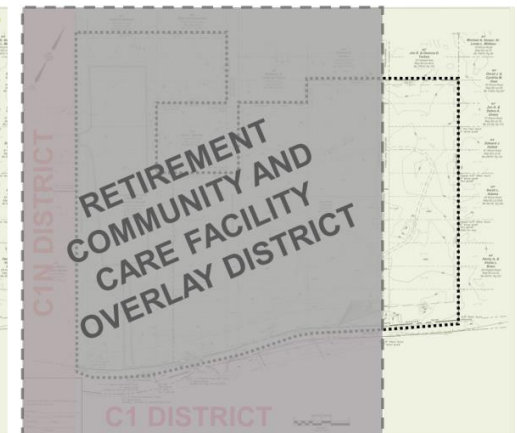
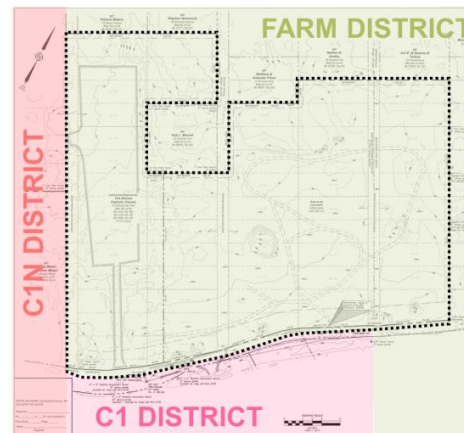
Town of Windham Land Use Map

Last Revised August 15, 2023

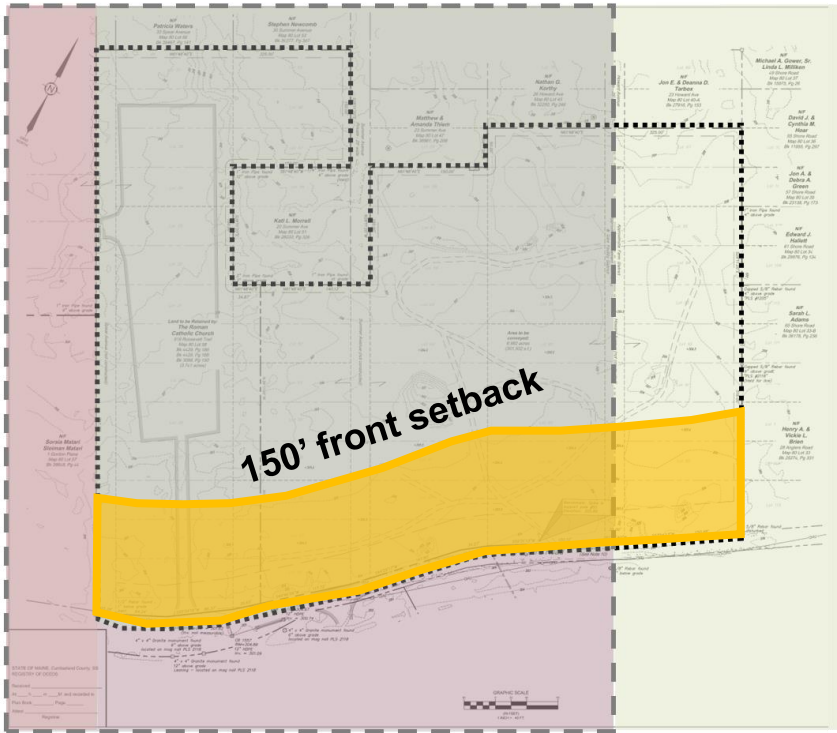


Existing Zoning

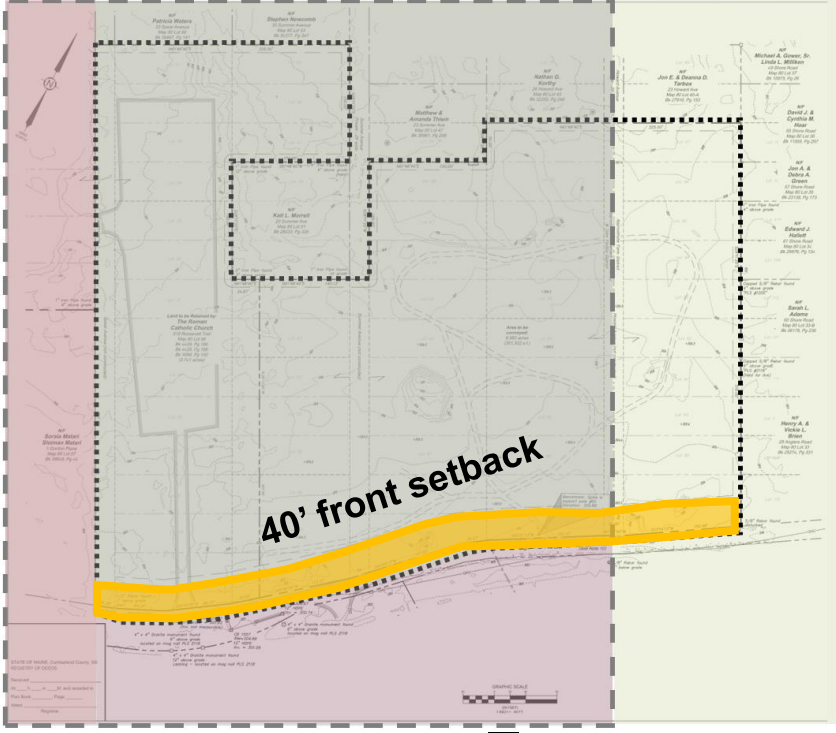
| | Zoning Change Goals | Farm | Farm with RCCFO |
|--------------------------------|--|--|--|
| Permitted use | Affordable multi-family rental housing for seniors (55+) | Multi-family dwelling if conversion of pre-1986 dwelling | Retirement community |
| Net residential density | 5,000 SF | 60,000 SF | None / 5,000 SF for retirement community |
| Min front setback | 40' | 40' | Multifamily: 100-150' |
| Max building height | 45' | 35' | 35' |



Minimum Front Setback



150'



40'

Comprehensive Plan

Plan Windham 2016 Update Comprehensive Master Plan

Big Thing #2 – Create a North Windham to be proud of

“In order to inspire pride of place and transform North Windham from a major convenience retail center to a place where people choose to spend time, play and recreate, work and live, **improvements and investments** need to be made.”

“Housing Goal 2.a – Enact growth area land use regulations to increase density to encourage the development of affordable/workforce housing.”



★ Site of proposed zone change from Farm to C4

Comprehensive Master Plan
Adopted June 13, 2017
Pg. 29-32

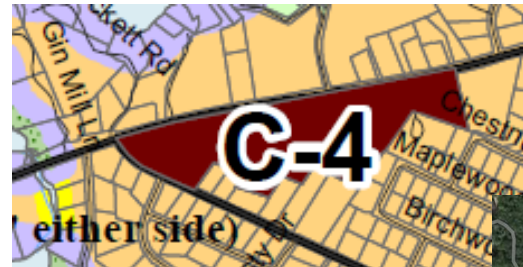
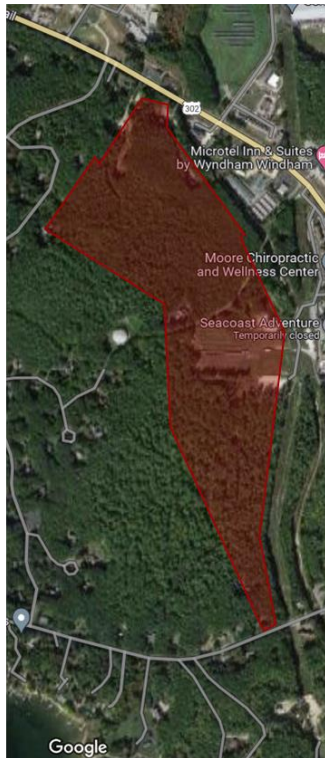
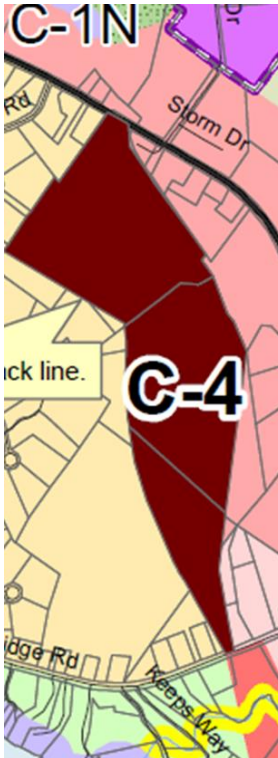
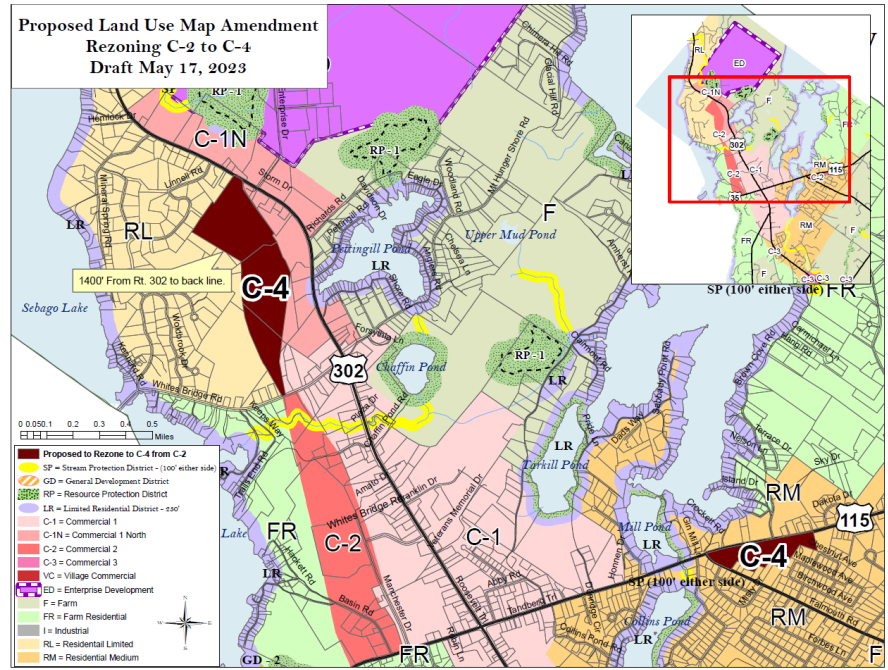


Requested Zoning Change

Commercial District IV (C4)

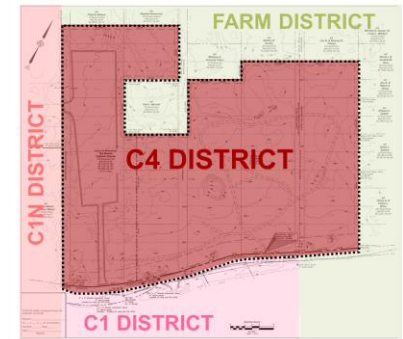
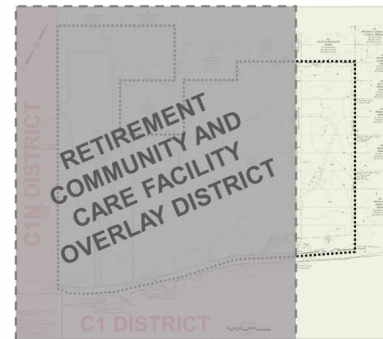
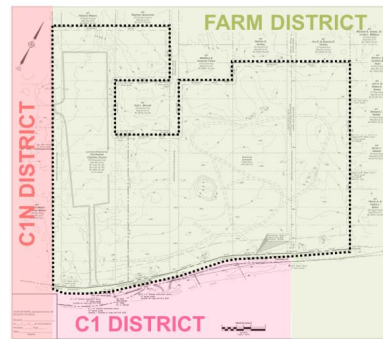
Intent

The intent of this district is to provide for a mixed commercial and residential zone as a **buffer zone** between the Commercial District I North and the abutting residential areas.



Requested Zoning Change

| | Zoning Change Goals | Farm | Farm with RCCFO | C4 |
|--------------------------------|--|--|--|---|
| Permitted use | Affordable multi-family rental housing for seniors (55+) | Multi-family dwelling if conversion of pre-1986 dwelling | Retirement community | Multi-family dwelling |
| Net residential density | 5,000 SF | 60,000 SF | None / 5,000 SF for retirement community | 5,000 SF *2.5x density if Affordable Housing |
| Min front setback | 40' | 40' | Multifamily: 100-150' | 40' |
| Max building height | 45' | 35' | 35' | 45' *20% height increase if Affordable Housing |



Alternative Zoning Change Request

| | Zoning Change Goals | Farm | Farm with RCCFO | RM |
|--------------------------------|--|--|--|---|
| Permitted use | Affordable multi-family rental housing for seniors (55+) | Multi-family dwelling if conversion of pre-1986 dwelling | Retirement community | Multi-family dwelling |
| Net residential density | 5,000 SF | 60,000 SF | None / 5,000 SF for retirement community | Standard: 15,000 SF Housing for older persons: 8,000 SF *2.5x density bonus if Affordable Housing |
| Min front setback | 40' | 40' | Multifamily: 100-150' | 30' |
| Max building height | 45' | 35' | 35' | 35' *20% height increase if Affordable Housing |

