

Order 147-20/21

Passage: 8-0 (Fournier absent) on 1/4/2021

Effective 2/3/2021

KATE SNYDER (MAYOR)
BELINDA S. RAY (1)
SPENCER R. THIBODEAU (2)
TAE Y. CHONG (3)
ANDREW ZARRO (4)

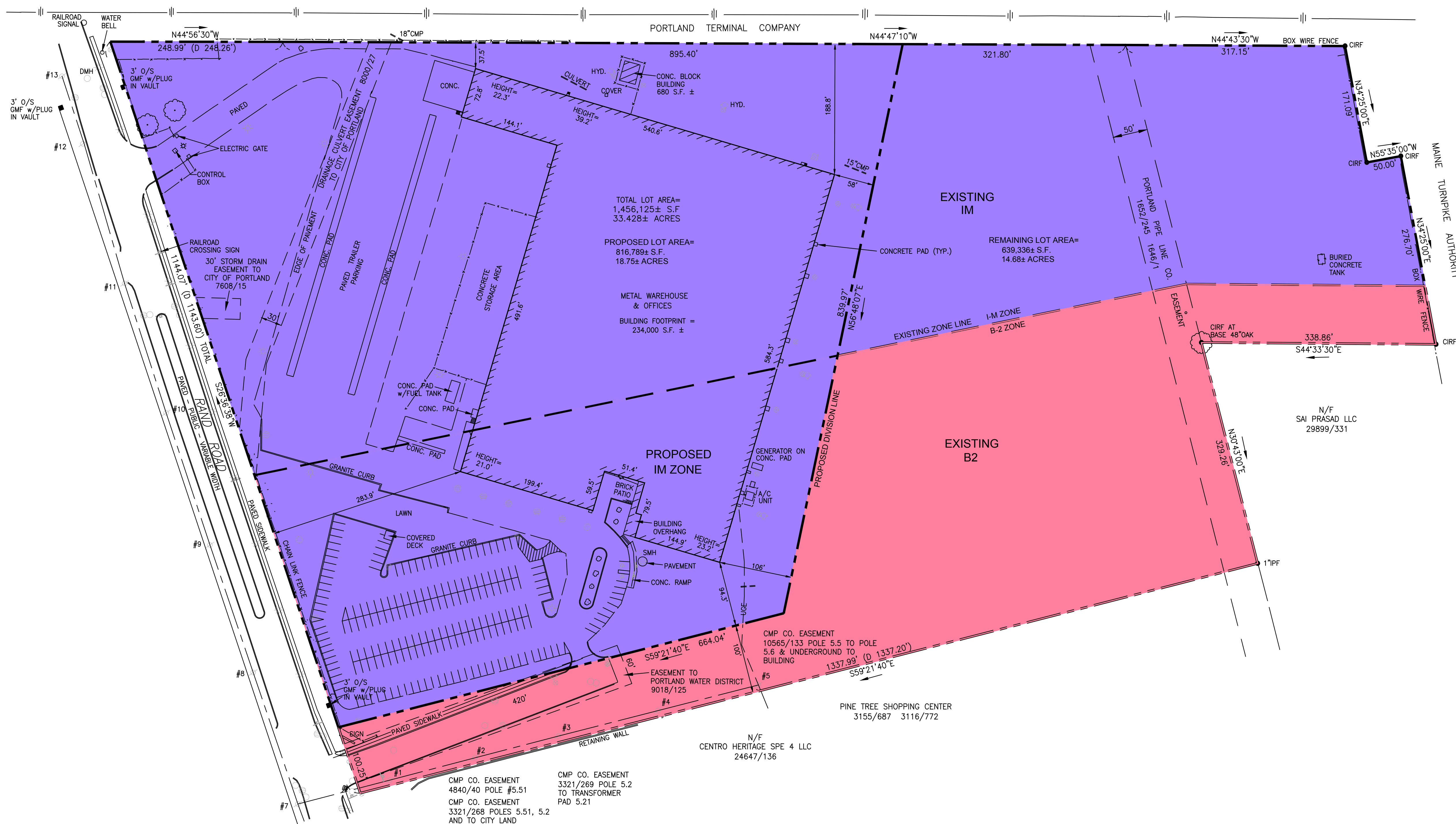
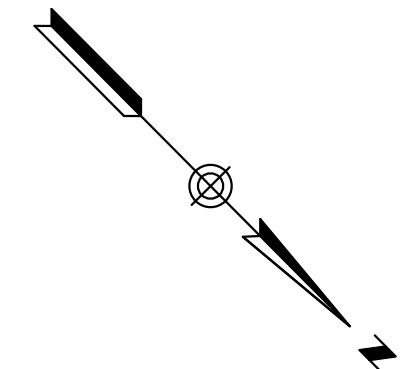
**CITY OF PORTLAND
IN THE CITY COUNCIL**

MARK DION (5)
APRIL D. FOURNIER(A/L)
PIOUS ALI (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

**AMENDMENT TO ZONING MAP
RE: B-2 ZONE TO I-M ZONE AT 7 RAND ROAD**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:**

That the Zoning Map of the City of Portland, dated December 2000, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49, be and hereby is amended by adopting the following map change amendment and specifically rezoning property in a B-2 Zone to an I-M Zone at 7 Rand Road, as shown in the lower purple area bordered by hatch marks in the map attached hereto as Exhibit A.



Zoning Information (B2)

THE SURVEYED PARCEL IS LOCATED IN THE B2 (BUSINESS COMMUNITY) DISTRICT AND IM INDUSTRIAL ZONE AS SHOWN ON OFFICIAL ZONING MAP OF THE CITY OF PORTLAND. THE ZONING INFORMATION BELOW IS TAKEN FROM THE ZONING REPORT DATED JUNE 18, 2019, BY ZONING SOLUTIONS, INC. FOR THE B2 DISTRICT.

Minimum Lot Size	None
Minimum Street Frontage	20 feet
Front Yard Setback Minimum	None
Rear Yard Setback Minimum	10 feet, except as provided for below
Side Yard Setback Minimum	5 feet for accessory structures
Side Yard on Side Street Setback Minimum	None required, except as provided for below:
Front Yard Maximum 1, 2	5 feet for accessory structures
Structure Stepbacks	None more than 10 feet, except that the Planning Board or Planning Authority may approve a different amount for irregularly shaped lots or lots with frontage less than 40 feet provided this standard is met to the maximum extent practicable. 3
Height maximum	Portions of a structure above 35 feet shall be no closer than 5 feet from the side property line and no closer than 15 feet from the rear property line when such property line abuts a residential zone. 45 feet except as provided for below: a. 50 feet if first floor is partially or wholly occupied by a commercial use. b. 65 feet in B-2 and B-2c zones on lots >5 acres provided that all setbacks, except for front yard setbacks and side yard on side street setbacks, increase by 1 foot for each foot of height over 45 feet. c. 65 feet within 65 feet of Franklin St.
Maximum Impervious Surface Ratio	a. For residential uses: None b. For all other permitted uses: 80% in B-2 and B-2c c. For all other permitted uses: 90% in B2b
Minimum Lot Area per Dwelling Unit	a. Off-peninsula locations, as defined in section 14-47: 1,500 square feet, except as provided for in (b) below. b. On-peninsula locations (as per 14-47) and projects with active street frontages, as defined in section 14-188, below: 435 square feet.
Parking	For that part of every business, manufacturing, and industrial building not catering to retail trade and with floor area over three thousand (3,000) square feet: One (1) parking space for each one thousand (1,000) square feet of floor area, or major fraction thereof.

Zoning Information (IM)

- IM INDUSTRIAL ZONE**
- (a) Minimum lot size:
 1. Correctional pre-release facilities: Ten thousand (10,000) square feet.
 2. Other uses: None.
 - (a) Maximum impervious surface ratio: I-M and I-Ma zone: Seventy-five (75) percent. I-Mb zone: One hundred (100) percent.
City of Portland Land Use Code of Ordinances Chapter 14 Sec. 14-250 Rev. 1-6-1997 14-371
 - (b) Maximum building height: I-M and I-Mb zones: Seventy-five (75) feet. I-Ma zone: Forty-five (45) feet.
 - (c) Minimum side yards: Principal and accessory structures in the I-M and the I-Ma zone: Each structure shall be set back one (1) foot from each side property line for each one (1) foot of building height, up to twenty-five (25) feet, except that the minimum side yard shall be thirty-five (35) feet when the side property line abuts a residential zone. Principal and accessory structures in the I-Mb zone: None, except that the minimum side yard shall be twenty-five (25) feet when the side property line abuts a residential zone.
 - (d) Minimum rear yards: Principal and accessory structures in the I-M and I-Ma zone: Each structure shall be set back one (1) foot from the rear property line for each one (1) foot of building height, up to twenty-five (25) feet, except that the minimum rear yard shall be thirty-five (35) feet when the rear property line abuts a residential zone. Principal and accessory structures in the I-Mb zone: None, except that the minimum rear yard shall be twenty-five (25) feet when the rear property line abuts a residential zone.
 - (e) Minimum front yard: Principal and accessory structures in the I-M and I-Ma zone: Each structure shall be set back one (1) foot from the front property line for each one (1) foot of building height. Principal and accessory structures in the I-Mb zone: None.
 - (f) Minimum street frontage: Sixty (60) feet.
 - (h) Pavement setback from lot boundaries: Ten (10) feet.

- #### Legend
- IRON PIPE OR ROD FOUND
 - GRANITE MONUMENT FOUND
 - HYDRANT
 - LIGHT POLE
 - UTILITY POLE
 - PROPERTY LINE
 - ▭ BUILDING
 - CURB
 - EDGE OF PAVEMENT
 - CONCRETE
 - FENCE
 - OE --- OVERHEAD ELECTRIC
 - IPF / IRF IRON PIPE OR ROD FOUND
 - N/F NOW OR FORMERLY
 - 000/000 DEED BOOK / PAGE
 - CB ○ CATCH BASIN
 - MH ○ MANHOLE
 - WG ○ WATER GATE
 - (D) DEED DIMENSION

Plan References

1. "STANDARD BOUNDARY SURVEY, SOUTHERLY OF BRIGHTON AVE., PORTLAND, MAINE FOR RICHARDSON AND TROUGH" BY OWEN HASKELL, INC. DATED MARCH 21, 1989.
2. "PLAN OF LAND MADE FOR THE PINE TREE SHOPPING CENTER, GORDON F. BLOOM, PORTLAND, MAINE" BY H.I. & E.C. JORDAN SURVEYORS DATED AUGUST 1963.
3. "LAND TITLE SURVEY ON RAND ROAD, PORTLAND, MAINE FOR THE EMERY-WATERHOUSE COMPANY, RAND ROAD, PORTLAND, MAINE 04103" BY OWEN HASKELL, INC. DATED MAY 11, 1993 REVISED JAN. 18, 1995.
4. "RAND ROAD SIDELINE SURVEY FROM PORTLAND TERMINAL RAILROAD TO BRIGHTON AVE. AND A PORTION OF BRIGHTON AVE., CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT, ENGINEERING SECTION NOV. 13, 2003"
5. "ALTA/NSPS LAND TITLE SURVEY, 7 RAND ROAD, PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR BROCKWAY-SMITH COMPANY" JUNE 14, 2019 REVISED JUNE 21, 2019 BY OWEN HASKELL, INC.

Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DISSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

General Notes

1. OWNER OF RECORD: RAND ROAD HOLDINGS, LLC
7 RAND ROAD, PORTLAND, ME
TAX MAP: 264-A-5; 262-A-1;
263-A-10 & 264-B-1
C.C.R.D. BOOK 31342 PAGE 191
2. BEARINGS ARE MAGNETIC 1956 PER PLAN REFERENCE 3.
3. THIS PLAN IS A COMPILATION OF PLAN REFERENCE 3 AND A FIELD INSPECTION IN MAY & JUNE 2019.
4. THERE ARE 203 PARKING SPACES, 2 OF WHICH ARE HANDICAPPED SPACES.

Certificate

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE: _____ RANDY R. LOUBIER, PLS #2407

Plan of Proposed Zoning Amendment

7 Rand Road, Portland, Maine

Made for

Brockway-Smith Company

203 Read Street, Portland, Maine

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS

390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: RS/JLW	DATE: JAN. 29, 2020	JOB NO. 2019-094 P
CHECKED BY: RRL	SCALE: 1" = 80'	DRWG. NO. 2-PRO

