



CITY OF CONCORD

REPORT TO THE MAYOR AND CITY COUNCIL

FROM: Nancy E. Larson, City Planner

DATE: May 27, 2016

SUBJECT: Proposed amendments to the Zoning Map to change the zoning district of property located at 175 Manchester Street (Concord Nissan) and 241 Airport Road from Single-Family Residential (RS) to Highway Commercial (CH) District.

Recommendation:

Accept this report and set the public hearing to amend the Zoning Map, changing the zoning district of property located at 175 Manchester Street (Concord Nissan) and 241 Airport Road from Single-Family Residential (RS) to Highway Commercial (CH) District.

Background:

The parcel is located at the northeast intersection of Manchester Street and Airport Road, directly across the intersection from Integra Drive. The owner of the parcel, Forget and Boucher, LLC, initially sought to rezone the northerly portion of the property occupied by Concord Nissan from Single-Family Residential (RS) and Industrial (IN) Districts to the Commercial Highway (CH) District. Upon further research of encumbrances placed on the Industrial (IN) portion of the property due its proximity to an airport runway, the applicant has since revised the request to only seek rezoning of the Single-Family Residential (RS) District portion of the property.

Passage of the amendment would place the parcel almost entirely within the Commercial Highway (CH) District (see attached narrative and graphics).

The RS District boundary currently bisects a single-family residence located at the northerly portion of the parcel which, according to the applicant's narrative, is currently unoccupied. Forget and Boucher, LLC wishes to demolish the house and develop the portion of the parcel currently zoned RS, as a commercial use. The unoccupied house has an address of 241 Airport Road and Concord Nissan has an address of 175 Manchester Street. Both buildings occupy the

same parcel (110/E 4/11). The “re-subdivision plan” consolidating the two parcels was approved by the Planning Board at their meeting held on February 17, 1993.

Discussion:

Staff concurs with the applicant that the City of Concord Master Plan 2030 Exhibit III-3 – Future Land Use Plan, contemplates rezoning of the front portion of the “house lot” from Single-Family Residential (RS) District to the Commercial Highway (CH) District.

According to Article 28-2 of the Zoning Ordinance, “The Highway Commercial (CH) District is established to provide for a mixture of uses including retail, office, restaurant, and service uses, as well as motor vehicle sales and repair uses, serving a city-wide or regional market, located along arterial and collector roads and in proximity to limited access highways, and with municipal utility services fully available. Appearances from the street, and buffering and screening for adjacent neighborhoods are of concern for development in this District.”

The Planning Board held a public hearing for the proposed amendment to the zoning map on May 18, 2016 and voted unanimously to support the attached amendment to the zoning map, as submitted, and to advance it to City Council for a public hearing.