



CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department

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REPORT TO THE MAYOR AND CITY COUNCIL

From: Heather Shank, City Planner
Date: 2/27/2018
Subject: Request to re-zone 28.5 acres off of Whitney Road from Industrial (IN) and Urban Commercial (CU) to Gateway Performance (GWP)

Recommendation

Accept this report and set the attached zoning amendment for public hearing.

Background

A petition dated October 11, 2017 was submitted to City Council and the Planning Board by David and Laurie Rauseo, dba Interchange Development, LLC and Susan Whitney, the owners of property off Whitney Road, to eliminate covenants on 9.6 acres of land zoned Urban Commercial (CU) and to rezone 4.9 acres from Industrial (IN) to CU, or alternatively to rezone a total of 14.5 acres to GWP (Gateway Performance) without covenants.

Consistent with the Planning Board's recommendation, Council voted to remove the covenants but not take action on the rezoning request. Council concurred with the Board's recommendation that, since the request was inconsistent with the Master Plan, the petitioner should engage the public in a meeting to discuss the long term vision for the site.

Discussion

After conducting a public meeting on December 2, 2017, led by a consultant from TF Moran, the petitioner submitted a report with a new request to rezone a total of 28.5 acres from CU and IN to GWP.

The Petitioner has requested that this rezoning request be expedited. The City Council is being asked to schedule the public hearing for April without yet having a report and recommendation from the Planning Board. The Planning Board will review this request at its March 20, 2018

regular meeting. Staff anticipates a recommendation from the Board after that meeting that will be submitted via a supplemental report prior to Council's April public hearing.

In addition to the proposed zoning amendment and map, attached Council will also find the applicant's request and summary report as well as plans depicting both the 10/11/17 concept for the site and the revised concept created after the public meeting.