

February 17, 2016
File No. 90630.00

The Honorable James Bouley, Mayor
and Members of the Concord City Council
c/o The City of Concord
41 Green Street
Concord, New Hampshire 03301
Attn: Janice Bonenfant, City Clerk

Re: Rezoning Request
Concord Nissan
175 Manchester Street
Northwest portion of Tax Map 110, Block E4, Lot 11

Dear Mayor Bouley and Members of the Concord City Council:

We are writing on behalf of Forget and Boucher, LLC ("Owner"), the owner of the property located at 175 Manchester Street. The 4.6 acres parcel contains the Concord Nissan dealership and an unoccupied single-family residence. The parcel is predominantly located in the Commercial Highway (CH) zoning district. The northern portion of the parcel is located in the Single Family Residential (RS) district and the Industrial (IN) district. The Owner seeks to rezone the northern portion of the parcel from RS and IN to CH. The effect of the amendment would be to place the entire property in the Commercial Highway zoning district.

Enclosed is a map which illustrates the existing zoning districts in the area. The property is outlined in red. The portions of the property which are proposed to be rezoned to CH are shown in yellow (RS) and gray (IN).

The residential zoning boundary bisects the single-family residence which is currently unoccupied. The Owner would like to demolish the house and fully develop the property as a commercial use. The lot was created prior to 2001 and would be permitted under Section 28-2-3(e), *Lots Transected by a District Boundary*, to extend the CH district 40 feet into the RS and IN zones. However, even with this provision the parcel could not be fully developed as a commercial use.

The City of Concord Master Plan 2030 contains Exhibit III-3 "Future Land Use Plan". The plan designates the entire frontage of the parcel, which extends to Old Suncook Road, as Highway Commercial. A copy of the plan is enclosed for your reference.

We are excited about the prospect of rezoning this parcel. We believe the requested rezoning is consistent with the City's Master Plan. It would enable the Owner to further grow their commercial business and expand the tax base in a designated commercial corridor. We would appreciate it if the City Council would refer this matter to the Planning Board for consideration, and ultimately provide us with a hearing in front of the Council about the merits of the rezoning request.



Thank you for your time and consideration.

Sincerely,

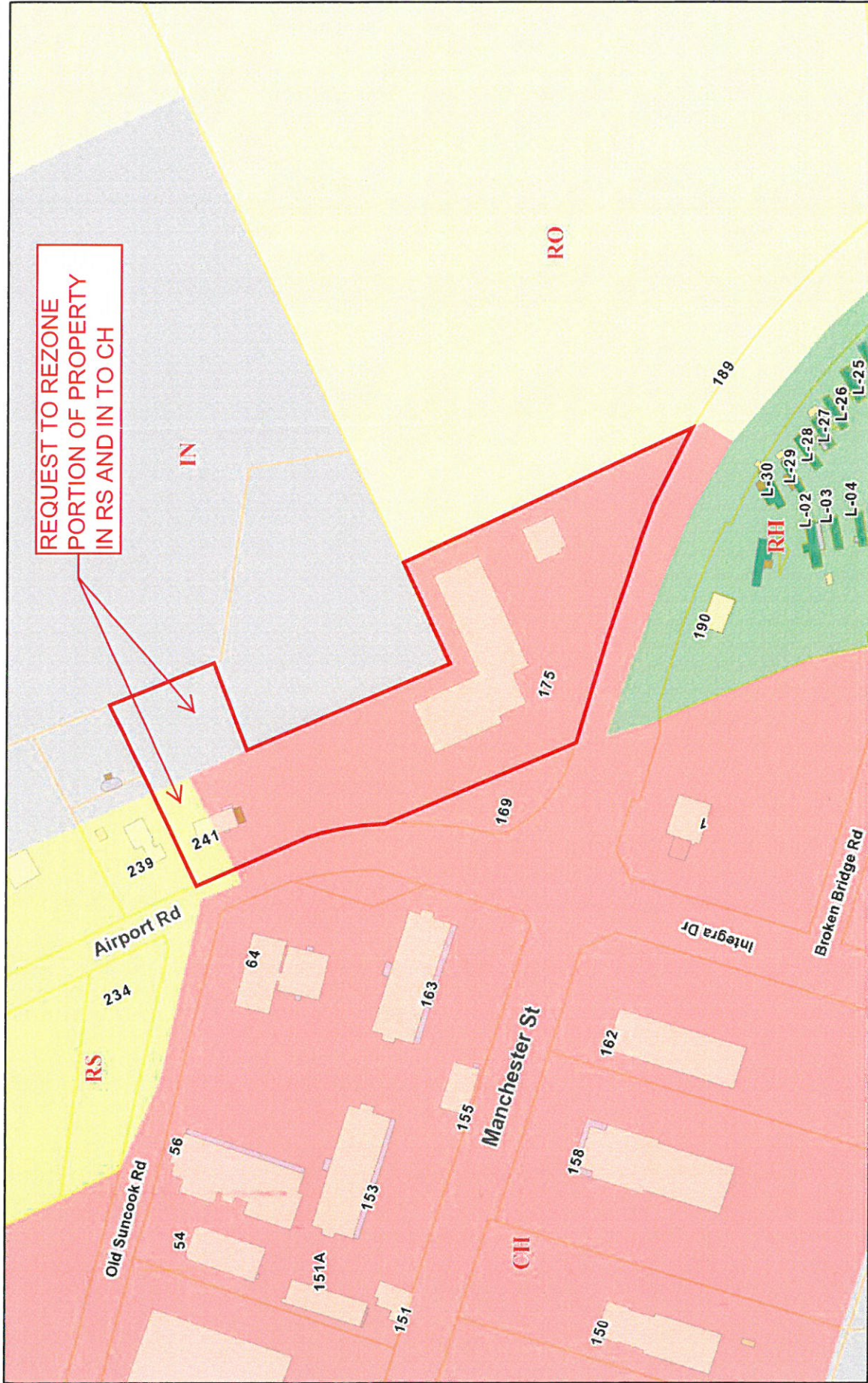
NOBIS ENGINEERING, INC.

Erin R. Lambert

Erin R. Lambert, P.E.
Senior Project Manager

Attachments

c: File No. 90630.00 (w/attach.)



REQUEST TO REZONE
 PORTION OF PROPERTY
 IN RS AND IN TO CH

January 26, 2016

1:2,400

400 Feet

200

100

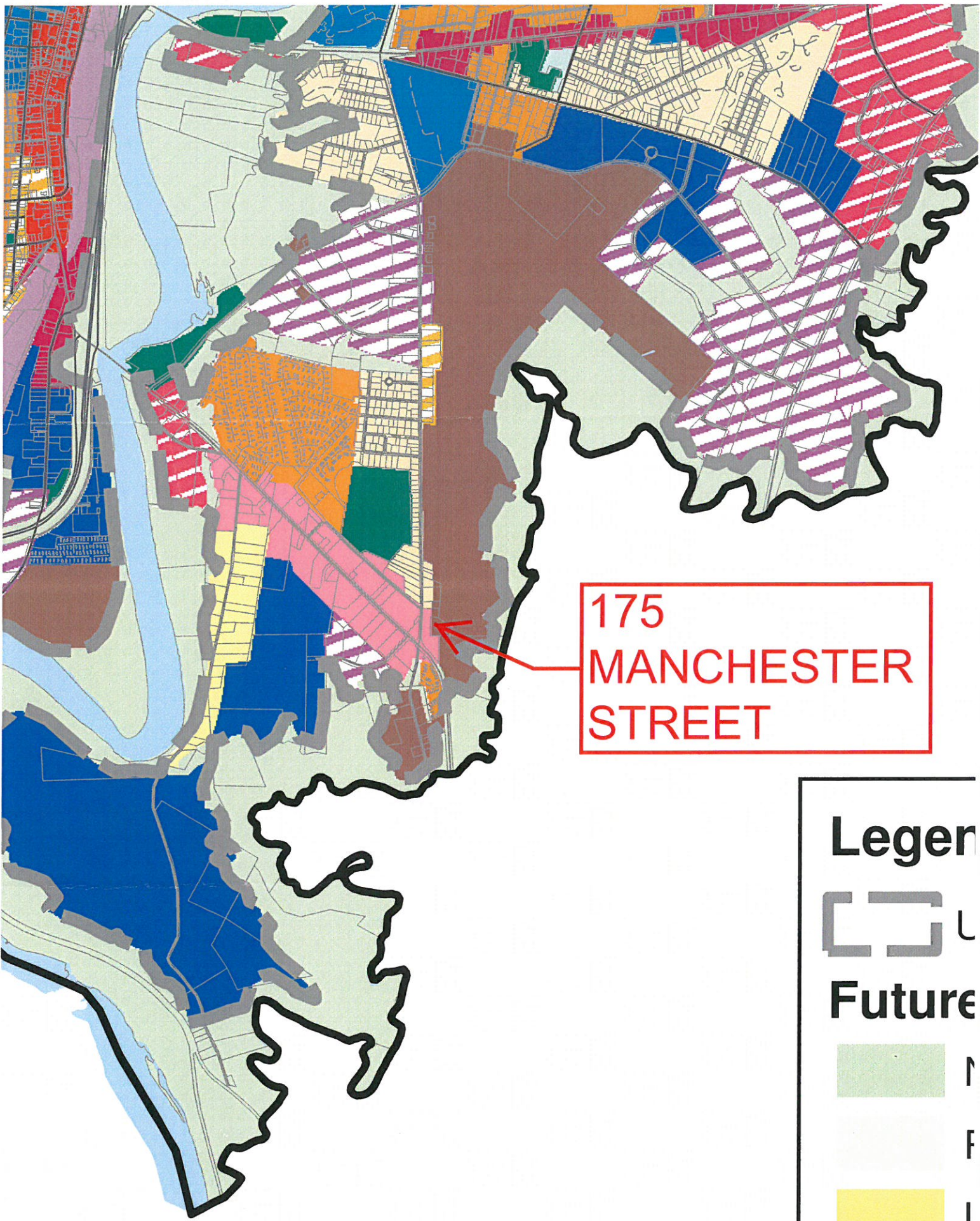
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0.1 Miles

0.05

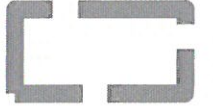
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175
MANCHESTER
STREET


Legend


 L

Future

 M

 F

 L

 M