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

REPORT TO THE MAYOR AND CITY COUNCIL

From: Heather Shank, City Planner
Date: 4/12/21
Subject: Request to re-zone approximately 28 acres off of Kyle Road from Open Space Residential (RO) and Single Family Residential (RS) to Medium Density Residential (RM)

Recommendation

Set the attached ordinance for public hearing.

The Planning Board made a recommendation to City Council to approve the applicant's request to rezone portions of Map 193P Lot 54 and Map 193 Lot 54/23 to Medium Density Residential (RM), as well as staff's recommendation to rezone the remainder of the adjacent lot, Map 193P Lot 75 to Single Family Residential (RS).

Background

Reginald Moreau, the property owner of Map 193P Lot 54, west of Sonoma Lane, is requesting to re-zone approximately 28 acres of developable land to the north and west of his existing multi-family and single family developments. He intends to propose additional units similar to the Vineyards and Vintage Estates developments.

Most of the single family Sandwood Crossing neighborhood to the east is zoned RM, though Sonoma Lane, immediately adjacent to the subject parcel, is zoned RS. To the south is the townhome style Vintage Estates and Vineyards developments, also zoned RM.

The western portion of the subject property is zoned RO due to a large area of wetlands. To the north is a 2-acre parcel owned by Anita Whiting, also partially zoned RO due to the same wetlands. The rezoning would create a small island of RO zoned land on Ms. Whiting's property, in the middle of RM and RS zoned developments. Staff reached out to her to determine if she

would be interested in rezoning her parcel as well, to avoid creating this island. Attached is her letter of consent.

Please note that Ms. Whiting is also looking to sell her property for development. The rezoning may allow additional developable land to be added to the RS zoned portion of her property, though the majority of her property is unlikely to change due to the wetlands and wetland buffers.

Compatibility with Master Plan

The Master Plan recommends “Medium Density Residential” development in the area of the subject property. The western portion of the property is indicated as “Natural Resource Protection” due to the wetlands. However, staff notes that the southern portion of the property is developable and not constrained by wetlands. The owner will need to demonstrate no impact to the wetlands through the site plan review process. It is staff’s opinion that the petitioner’s request to rezone the property to provide for single family, duplex, and attached housing types in this location is consistent with the Master Plan.

Analysis of Impacts

Staff notes that there is great demand for housing in the City. Additional townhome and duplex style development would help to meet this demand.

The rezoning would not significantly affect natural resources in that the area requested for rezoning is primarily developable; the property owner is not proposing to disturb the portion that is wetlands. The majority of the wetland area would remain RO zoned.

The proposal is not anticipated to place great demand on the City’s existing services or infrastructure, though water and sewer concerns may need to be addressed during the site plan process to ensure appropriate water pressure, drainage, and mitigation of potential stormwater management issues relative to this and adjacent properties.

The proposal may otherwise benefit the City in terms of increasing tax base, providing greater opportunities for housing, and making more efficient use of land than a lower density development could provide.