



CITY OF CONCORD

REPORT TO THE PLANNING BOARD

FROM: Matthew R. Walsh, Deputy City Manager – Development

DATE: November 14, 2024

SUBJECT: Proposed Amendment to City Zoning Ordinance

Recommendation:

1. Accept this report; and,
2. Hold a public hearing on proposed supplemental amendments to Ordinance #3168, which were reviewed by the Planning Board on October 16, 2024;
3. Following public hearing, further refine the proposed amendments (as needed or desired), and then submit the final proposed Ordinance to the City Council with recommendation for adoption.

Background:

On August 12, 2024, the City Council adopted Ordinance #3168 which modified various provisions of the Zoning Ordinance. Specifically, Ordinance #3168:

- 1) Established a provision which allows for development projects within the Central Business or Opportunity Corridor Performance Districts to apply for a Conditional Use Permit to obstruct the State House Dome;
- 2) Clarified existing Conditional Use Permit provisions concerning the ability to exceed the 45' height limit for occupiable space for those buildings within portions of the Opportunity Corridor Performance District generally located between Loudon Road, Storrs Street, I-93 and Hills Avenue, up to a maximum height of 80'; and,
- 3) Created a new provision which established a new Conditional Use Permit to allow those buildings within the Central Business to exceed the 80' height limit, up to a maximum height of 90'.

At the conclusion of its public hearing and adoption of Ordinance #3168, the City Council referred Ordinance #3168 back to the Planning Board to review and consider potential additional amendments as suggested in an August 6, 2024 letter prepared by Elizabeth Durfee Hengen, which was endorsed by the Architectural Design Review Committee (of which Ms. Hengen is co-chair), as well as other public testimony received during its public hearing.

Discussion:

During its September 18, 2024 and October 16, 2024 meetings, the Planning Board held a joint work session with the Architectural Design Review Committee and City staff to review additional potential amendments to the aforementioned provisions.

As requested by the Planning Board during its October 16, 2024 meeting, staff has prepared the attached draft revised ordinance for the Board's review. Proposed deletions to text are shown in ~~struck through~~ font. Additions are shown in ***bold italic*** font.

Also, staff has included comments in the draft document to further explain proposed revisions, or to discuss staff recommendations or concerns related thereto.

In addition to responding to the Architectural Design Review Committee's comments, the attached draft also includes other staff suggested revisions to further improve the amendments adopted by the City Council in Ordinance #3168.

Please see the attached draft for more information.