

REVISED



Engineering a Sustainable Future

SUBMITTING DURING
5/18/2016 PB MTG. MEZ

ADDRESSES 28-10-2

May 18, 2016
File No. 90630.00

City of Concord Planning Board
City of Concord
41 Green Street
Concord, New Hampshire 03301
Attn: Nancy Larson

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

Dear Planning Board Chair and Members:

The owner of the property located at 175 Manchester Street, Forget and Boucher, LLC ("Owner"), proposes an amendment to the Zoning ordinance to change the zoning district of the northwest portion of the parcel from RS to CH. The 4.6 acres parcel contains the Concord Nissan dealership and an unoccupied single-family residence. The parcel is predominantly located in the Highway Commercial (CH) zoning district. The northern portion of the parcel is located in the Single-Family Residential (RS) district and the Industrial (IN) district. The proposed amendment only applies to the RS portion of the property. The IN portion of the property will remain as is.

In accordance with Section 28-10-2 the details of the proposed amendment are as follows:

1. The area of the proposed amendment is the approximately 8,800 SF at the northwest end of the property that is zoned RS. The area extends 59.5 feet along the frontage on Airport Road and extends 148 feet to the northeast. The area is currently developed as a single-family home with a driveway and a shed.
2. The purpose of the amendment is to place the entire frontage of the property in the CH zoning district to allow full commercial development of the parcel. The zoning district for the rear portion of the property, IN, will remain as is. 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.
3. Enclosed are two figures which illustrate the proposed amendment. Figure 1 shows the existing zoning districts in the area. The property is outlined in red. The dashed blue line outlines the portion of the property located in the RS district (shaded in yellow) proposed to be amended. Figure 2 illustrates the proposed amendment to rezone that portion of the property to CH.
4. We believe the proposed amendment would have little to no impact on the surrounding residential properties or the RS district. Airport Road is a minor arterial that is designed to support commercial traffic. The RS portion of the property was merged with the larger



commercial property years ago. 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 zone. Therefore, a majority of the lot can already be developed as a commercial use. The Zoning Ordinance requires a vegetative buffer between a commercial zone or commercial use and an abutting residential zone or residence. There is currently little to no buffer between the neighbor to the north and the unoccupied single-family home as shown on the enclosed Figure 3. Redevelopment of the northern end of 175 Manchester Street would require that a vegetative buffer be established along the property line which would improve screening for the neighbor. Also, new lighting would be required to meet the City's dark sky ordinance which mitigates light migration off the property.

5. We believe the proposed amendment is consistent with the Master Plan as demonstrated by Exhibit III-3 "Future Land Use Plan" from the City of Concord Master Plan 2030. The exhibit designates the entire frontage of the parcel, which extends to Old Suncook Road, as CH. A copy of the plan is enclosed for your reference.

The proposed amendment will support and grow the City's economy by permitting the owner to grow their commercial business and expand the tax base in a designated commercial corridor. The proposed amendment will have no impact on the City's municipal services, capital facilities or planned facilities.

The property is currently serviced by municipal water and sewer and has existing frontage on two City streets: Airport Road and Manchester Street. No utility extensions or road construction are required to fully utilize the property.

The RS portion of the property is already developed therefore the amendment will have no impact on the natural, environmental, and historic resources of the City. Redevelopment will require site plan review and design and construction would be in conformance with current regulations and standards.

- | | |
|--|---|
| <ol style="list-style-type: none"> 6. <u>Owner</u>
 Scott Boucher
 Forget and Boucher, LLC
 175 Manchester Street
 Concord, New Hampshire 03301
 (603) 224-1300 | <u>Agent</u>
Erin Lambert, P.E.
Nobis Engineering, Inc.
18 Chenell Drive
Concord, New Hampshire 03301
(603) 224-4182 |
|--|---|

Section 28-10-4 outlines the criteria for Planning Board review of a proposed amendment. We believe this request satisfies the criteria as follows:

- a. The proposed amendment is consistent with the Master Plan as demonstrated by Exhibit III-3 "Future Land Use Plan" from the City of Concord Master Plan 2030. The exhibit designates the entire frontage of the parcel, which extends to Old Suncook Road, as CH. A copy of the plan is enclosed for your reference.
- b. We are not aware of any plan, studies, or technical reports that are inconsistent with this requested amendment. The proposed amendment appears to be consistent with the Master Plan.



- c. The proposed amendment will have no impact on the City's municipal services, capital facilities or planned facilities. The property is currently serviced by municipal water and sewer and has existing frontage on a City street. No utility extensions or road construction are required to fully utilize the property
- d. The RS portion of the property is already developed therefore the amendment will have no impact on the natural, environmental, and historic resources of the City. Redevelopment will require site plan review and design and construction would be in conformance with current regulations and standards.
- e. The proposed amendment will have little to no impact on the neighbors. The RS portion of the property was merged with the larger commercial property years ago. Airport Road is a minor arterial that is designed to support commercial traffic.
- f. The proposed amendment will allow the owner to further grow their commercial business and expand the tax base in a designated commercial corridor. Thus this amendment will support and grow the City's economy.

The Owner of 175 Manchester Street is hopeful the zoning amendment will be adopted and create a path for additional commercial development. We believe the requested zoning change is consistent with the City's Master Plan. We hope that the Planning Board will recommend adopting the proposed amendment. Thank you for your time and consideration.

Sincerely,

NOBIS ENGINEERING, INC.

A handwritten signature in blue ink that reads "Erin Lambert".

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

Attachments

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



FIGURE 3 - AERIAL PHOTO

Commercial

Access AV

Integra Car Wash

Cummins Northeast

Concord Nissan

Manchester St

Airport Rd

Ed Reilly Subaru

Brookside Pizza

Scizzors by Troy

Pale Rider Driving School

Old Sunnyside Rd

Banks Service

Banks Chevrolet
Cadillac Buick GMC

Bob Mariano Chrysler

Price Auto Sales Jeep Dodge Ram

Heritage
Harley-Davidson

Old Sunnyside Rd

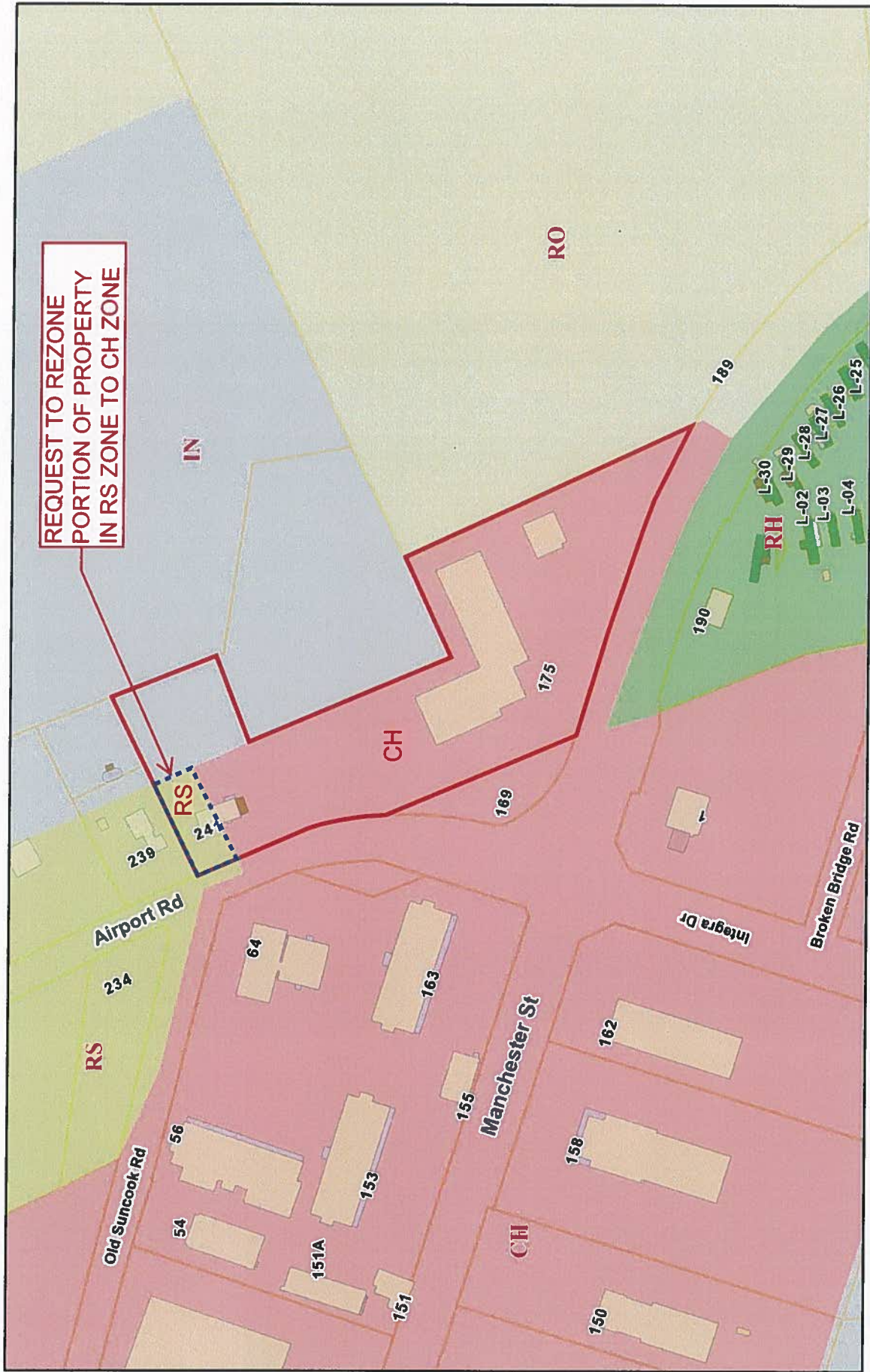
Old Sunnyside Rd

Automotive Supply Associates

Sandal Park

Airport Rd

Manchester St



January 26, 2016

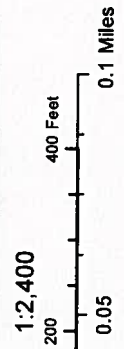
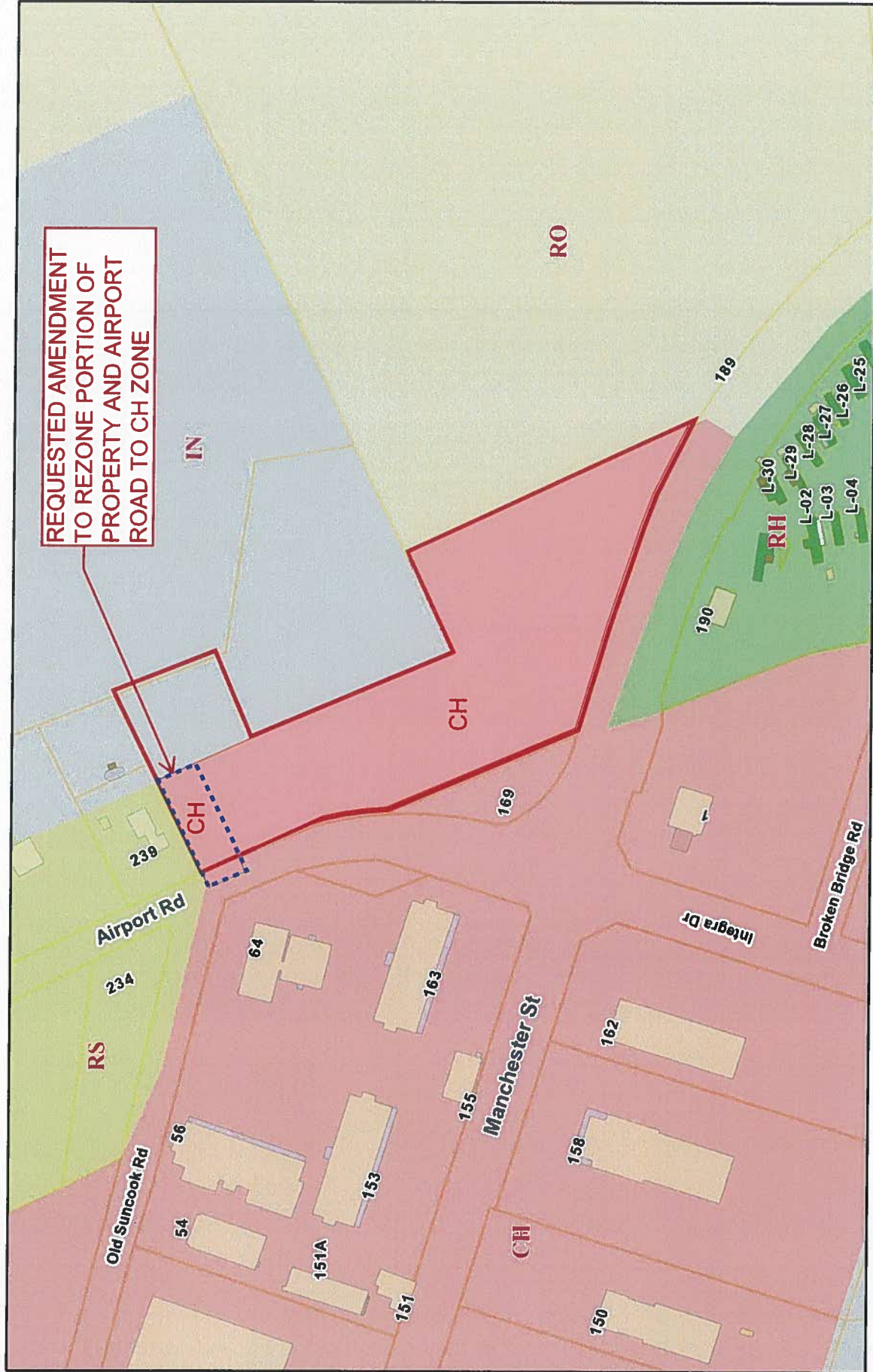
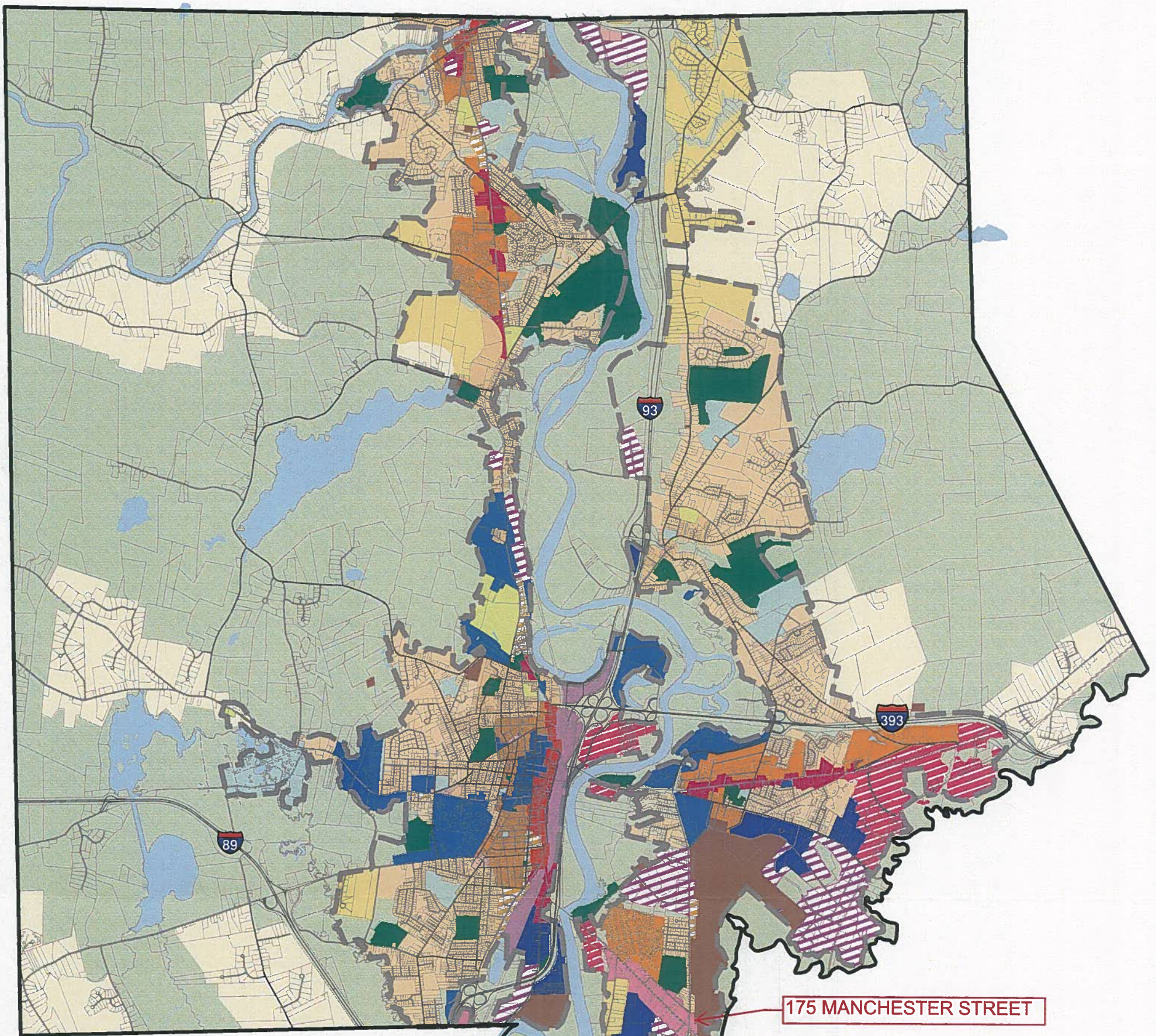


FIGURE 1: TAX MAP WITH CURRENT ZONING DISTRICT BOUNDARIES

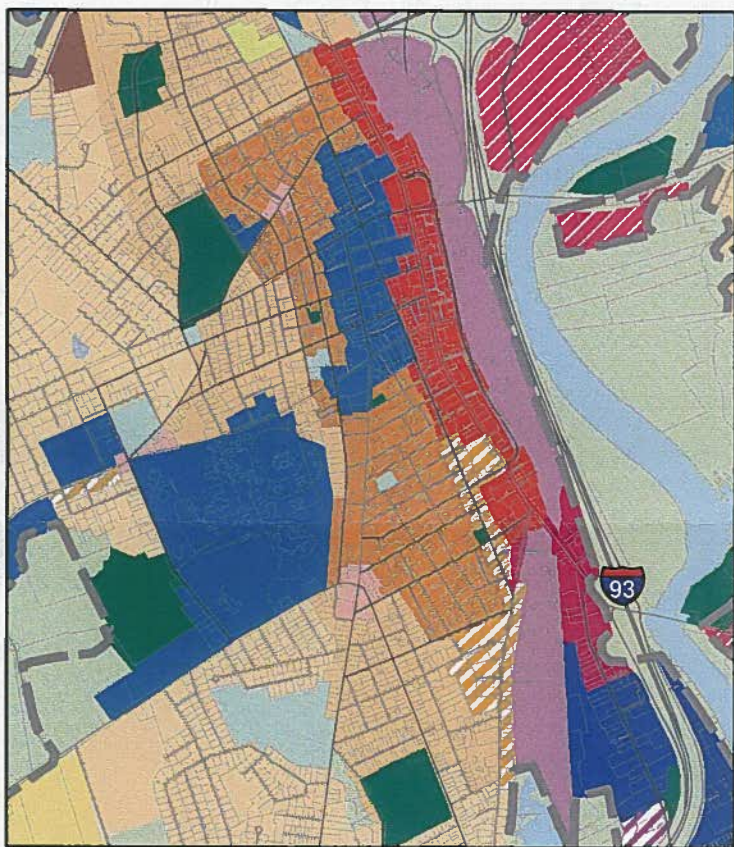


January 26, 2016

FIGURE 2: TAX MAP SHOWING PROPOSED ZONING AMENDMENT



Downtown



Legend

- Urban Growth Boundary
- Future Land Use**
- Natural Resource Protection
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Urban Residential
- High Density Residential
- Urban Transitional
- Neighborhood Commercial
- General Commercial
- Downtown Commercial
- Highway Commercial
- Regional Commercial
- Opportunity Corridor
- Institutional
- Office Park
- Industrial
- Transportation & Utilities
- Public & Private Schools
- Parks and Recreation Sites
- Cemetery

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Prepared by the Planning Division: November 2007

Amdmt. #1 - Chenell Drive, 1/21/2009

**Exhibit III-3
Future Land Use Plan
City of Concord, NH
Master Plan 2030**

