



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

Heather Shank
City Planner

MEMORANDUM TO THE MAYOR AND CITY COUNCIL

From: Planning Board
Date: 3/27/2018
Subject: Request to re-zone 28.5 acres off of Whitney Road from Industrial (IN) and Urban Commercial (CU) to Gateway Performance (GWP)

Recommendation

Grant the petitioner's request to rezone 28.5 acres from Urban Commercial (CU) and Industrial (IN) to Gateway Performance (GWP).

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 at that time. 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. 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 Board reviewed this request at their March 20, 2018 meeting. Several members of the public, including residents from Concord, Boscawen and Canterbury, provided testimony expressing support for the possibility of a grocery store, and concern with the state of the Whitney/Hoit Road intersection.

A summary of the attached staff report was given during the meeting. The Board noted that there were several issues to address before development on the site could occur, including intersection improvements

and the ongoing process of the zoning code update with regard to the conceptual layout proposed. The Board ultimately felt that the rezoning of the site should proceed in order to encourage conversations with potential tenants to continue. The Board voted unanimously to recommend that Council approve the applicant's request with the understanding that any proposed development would comply with the new ordinance.

Attached are the following:

- Staff reports from the City Planner and City Engineer;
- Report from Central New Hampshire Regional Planning Commission;
- The applicant's request and summary report;
- Plans depicting the 10/11/17 concept, the 2/15/18 concept, and a revised concept submitted during the Planning Board hearing;
- Public comments submitted by email; and
- A proposed ordinance amendment, including a map and description of the area proposed for rezoning.