



CITY OF CONCORD
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Community Development Department

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REPORT TO THE CITY PLANNING BOARD

From: Sam Durfee, Senior Planner
Date: 5/10/2022
Subject: Request to Modify the Official Map and Amend the Mapped Lines of Future Streets for the Integra Drive and Old Suncook Road Extensions

Recommendation

Accept this report and recommend to the City Council to certify the revision to a portion of the mapped line of future street modifying the layout and connection of the future Old Suncook Road and Integra Drive extensions, pursuant to Article 16-3-6 Mapping of Future Streets, of the Code of Ordinances, and RSA 674:11, Amendments to Official Map, for the Mapped Line of Future Streets. The Planning Board is required to hold a public hearing and prepare a report, which will be submitted to the City Council for its review at a future public hearing.

Request

A request has been made by Daniel Luker of Preti, Flaherty, Beliveau & Pachios, PLLP, on behalf of Pitco Frialator, LLC, to amend the mapped lines of future streets for the Integra Drive and Old Suncook Road Extensions in the Industrial (IN) and Office Park Performance (OFP) Districts.

Background

On January 16, 2013, the City Planning Board adopted a mapped line of future street for the westerly extension of Integra Drive with a connection to the southerly extension of Old Suncook Road, south of Manchester Street. These mapped lines originated from Phase 1 of the 1996 Garvins Falls Urban Reserve Area Development Feasibility Study. The Future Highway Function Classification System map of the 2010 Master Plan classified the constructed portion of Integra Drive as a Local Road and classified the Old Suncook Road and Integra Drive extensions as Major Collectors.

The City Master Plan 2030 reaffirmed the location and purpose of the southerly extension of Old Suncook Road and the westerly extension of Integra Drive and classified all of Integra Drive as a Major Collector Street and the Old Suncook Road Extension as a Minor Arterial Street. The 2004 site plan approval for Freedom Cycle at 110 Manchester Street (782Z-44) preserved the opportunity to extend Old Suncook Road south of Manchester Street.

Consistency with Master Plans

The proposed amendment to the mapped lines of Integra Drive and Old Suncook Road south preserve the intent set forth in the Future Transportation section of the 2010 Master Plan and the 2030 Master Plan Transportation section for these future roads to facilitate the development of this area.

The Phase 1 Infrastructure Requirements of the 1996 Garvins Fall Development Plan contemplates the extension of Old Suncook Road south as a main boulevard to serve this area with Integra Drive linking the boulevard to the Manchester St/Airport Rd/Integra Dr intersection, establishing a loop road. As part of Phase 2, the main boulevard would extend southerly to meet with Garvins Falls Road, creating a “T” intersection with Integra Drive, where Integra Drive would terminate at a stop sign or signal.

Proposed Amendment

The Petitioner is making this amendment request to meet a condition of the September 15, 2021 Major Site Plan approval for the construction of a 350,000-sf manufacturing facility and associated site improvements. The attached map shows the requested amendment to the mapped lines (in purple) in comparison to alignment of the mapped lines as previously adopted (in green). The amendment would realign the extension of Integra Drive to the northern boundary of Lot 783Z/9 to provide space for the parking lot that will serve the proposed manufacturing facility.

As proposed, the Integra Drive extension as a Collector Street will have a design speed of 30 mph, a normal roadway crown, and a turning radius of 300 feet. Staff has worked with the Petitioner to match these curves to an existing curve on Integra Drive. Staff recognizes while AASHTO recommends a turning radius of 353 feet for a Collector Road of this design speed and crown, it meets the City’s Roadway standards as detailed in the Subdivision Regulations. This alignment is consistent with the intent of the Garvins Falls Development Plan for the Old Suncook Road and Integra Drive extensions to serve as a loop road.

As part of the approved site plan, Pitco Frialator, LLC will build approximately 650 feet of the Integra Drive extension, through the curve described above. The subsequent curves, traveling west along the proposed mapped line amendment, have not been engineered. This is acceptable to Staff as these subsequent curves will not be built, but the connection of Integra Drive to the mapped lines Old Suncook Road extension and Garvins Falls Road beyond, must be shown for planning purposes.

If and when the Old Suncook Road extension is constructed, a connection to Integra Drive will be engineered at that time.