



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

Heather Shank
City Planner

TO: Planning Board Members
FROM: Heather Shank, City Planner
DATE: October 16, 2019
SUBJECT: Amendment to the Site Plan Regulations to add a new Section 14.A, Special Provisions for Comprehensive Development Plans; and amend the Subdivision Regulations, Section 18.01 Establishment, to revise the applicability of the CDP requirement.

Discussion

In conjunction with the proposed amendments to the Zoning Ordinance modifying the requirements for a Comprehensive Development Plan (CDP), Staff is proposing amendments to the Site Plan and Subdivision Regulations to include applicability and application requirements. This will create consistency with the Zoning Ordinance proposal.

Staff is proposing to require a CDP for subdivisions and for residential development in certain Performance Districts. In order to be consistent with the Zoning Ordinance amendments, the Subdivision Regulations need to be amended to refer to the specific Districts where the CDP would be required, and the Site Plan Regulations need to be amended to add applicability and application requirements. Since CDPs were not previously required for residential projects in Performance Districts that trigger only Site Plan review, this entire section needed to be added.

Recommendation

Amend the Site Plan Regulations to add a new Section 14.A, Special Provisions for Comprehensive Development Plans; and amend the Subdivision Regulations, Section 18.01 Establishment, to revise the applicability of the CDP requirement.

Draft amendments that implements the proposed changes are attached for review.