

Narrative

Project: Banks Chevrolet Expanded Vehicle Storage
Address: 129 & 137 Manchester Street Concord, NH 03301
Applicant: Daval Realty Associates LP (Banks Chevrolet)
Owner: Sanel Realty Company, Inc.

Banks Chevrolet Cadillac has a Purchase & Sale agreement to purchase the property at 129 Manchester Street and proposes to construct additional automobile storage associated with their dealership located at 137 Manchester Street. The two lots will be merged upon completion of the purchase. All existing improvements on the 129 Manchester Street property will be demolished. The project proposes to construct 164,500 square feet of paved vehicle storage and associated curbing, landscaping, site lighting, and stormwater controls. The project includes reduction of the curb cuts to provide one 24-foot wide driveway on Manchester Street and one 24-foot wide driveway on Old Suncook Road. For security purposes, the proposed driveways will be gated and only used for maintenance and by emergency vehicles. The locks will be coordinated with the Concord Fire Department to permit emergency access. A Conditional Use Permit for driveway separation is requested for the driveway on Manchester Street. Additional information is provided in the last paragraph of this narrative.

The area of the 129 Manchester Street is approximately 4.5 acres, and the area of 137 Manchester Street is approximately 6.5 acres. The combined lot will have an area of approximately 11 acres. The project involves 205,000 square feet of total disturbance and proposes to construct 164,500 square feet (3.78 acres) of new pavement. The project results in a 29,357 SF decrease in impervious cover. Today the sites have an existing impervious area of 402,674 SF. The proposed site will have 373,317 SF of impervious area, which represents a 6% reduction.

Stormwater will be controlled and treated on-site in two underground infiltration galleries. All stormwater runoff from the new parking lot will be infiltrated on site and stormwater will no longer runoff to the Manchester Street and Old Suncook Road municipal drainage systems.

The project requires City of Concord Major Site Plan approval and a New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain (AOT) permit.

Conditional Use Permit

A Conditional Use Permit is requested to construct a driveway on Manchester Street 125 feet from the adjacent driveway where 200 feet of separation is required. The existing driveway separation is approximately 190 feet, and the driveway opening is approximately 425 feet. The project proposes to reduce the existing 435-foot curb opening on Manchester Street by installing curb and constructing a single 24-wide driveway. The location of the driveway is aligned with the driveway onto Old Suncook Road and with the aisle at the end of the vehicle storage. For security purposes, the proposed driveway will be gated and only used for maintenance and by emergency vehicles. Customers and employees will continue to use the existing main entrance

to Banks Chevrolet on Manchester Street. The driveway is not aligned with the driveway across the street (for Ichiban Restaurant) because it would break-up the efficient layout and operation of aisles in the storage area. The driveway will be used minimally. For example, snow removal operations happen only during winter months and take place overnight when the surrounding businesses are closed. For emergency vehicle purposes, it is best for the two driveways to align with the interior aisle.

Project: Banks Chevrolet Display Expansion
Address: 129 & 137 Manchester Street, Concord, NH
Owner/Applicant: Banks Chevrolet

Site Plan Narrative

Banks Chevrolet is a car dealership located 137 Manchester Street. Banks Chevrolet is planning to acquire the adjacent property, located at 129 Manchester Street, belonging to Sanel Auto Parts. Banks proposes to merge the two lots, demolish the existing Sanel building, and develop additional vehicle display with substantive perimeter landscaping so that the two lots appear continuous.

Development of the site will include an additional 4.4 acre of paved display area, stormwater infrastructure including six catch basins and two subsurface detention galleries, enhanced landscaping around the perimeter of the property, and two new driveways with gates for emergency access to the site. Upon completion, regular access to the site will be provided through the existing Banks Chevrolet property. Customer parking spaces will be relocated to spaces along both Manchester Street and Old Suncook Road.

Banks Chevrolet is in the CH zoning district and the proposed area of the merged lot is 11.1 acres. The project received AOT approval in 2019. This project is requesting a CUP for Alternative Driveway Layout to provide reduced separation between driveways. Refer to the CUP narrative for additional details.

The proposed expansion will need additional power service to provide electricity for the proposed site lighting, and it will need to be connected to the City's municipal drainage system. An underground infiltration gallery will be installed to mitigate stormwater runoff from other surface facilities and to provide treatment on-site. This is projected to reduce stormwater runoff from the site by approximately 96%.

Conditional Use Permit Narrative

A Conditional Use Permit is requested to allow the distance between a parking space and a landscape area to exceed 120 feet in the display parking area as required in Section 28-7-10(b). In the vehicle display area, interior landscaping islands limit the property owner's ability to organize and display vehicles on the property effectively. Islands also impede snow removal in the winter and have caused significant damage to plow trucks in the past.

In the proposed site design, landscaping is provided along the perimeter of the display area. The landscaping provided exceeds the requirement for front, side and rear setbacks in the City ordinance. Inserting landscape islands inside the display area would require establishing parking space dimensions and aisle widths that impede Banks' use of the display area. The vehicle inventory is continuously evolving in size and composition and does not correspond to standard spaces and aisle dimensions. The inventory changes throughout a month, by season, and through the years as vehicles change and evolve. The absence of landscape islands accommodates this constant flux of inventory. Absence of landscape islands will also aid in the removal of snow in the winter. In contrast to a parking lot, vehicle display requires that cars are always on the site. In order to remove snow in an efficient and timely manner, Banks has developed an intricate system that involves consolidating vehicles prior to a storm, clearing snow from vehicles, shifting vehicles, consolidating the snow, and removing the snow from the site. Absence of landscape islands enables the efficient use of the property.

Banks has proposed an enhanced vegetated buffer along the perimeter of the site that will shield adjacent lots and streets from the effect of the vehicle storage use such as glare, heat island effect, and dust. This functions as a relocation of the landscaping from the center of the property to the perimeter of the property, where it will provide the most benefit to the public.

To mitigate stormwater from the display area, Banks is going above and beyond the local and state requirements for controlling and treating stormwater runoff. They are constructing underground infiltration galleries that infiltrate all stormwater runoff from the display parking instead of adding the runoff to the municipal treatment system. This enhanced stormwater system recharges groundwater and treats runoff on-site.

The Conditional Use Permit meets the following criteria:

1. The use is specifically authorized in the ordinance as a conditional use.

Article 28-7-10(b), Parking Lot Interior Landscaping Required allows the increased space between a parking space and a landscape area in display parking in the CH (Commercial Highway) zone through a Conditional Use Permit.

2. If completed as proposed by the applicant, the development in its proposed location will comply with all requirements for this Article, and with the specific conditions of standards established in this ordinance for the particular use.

Except for not having landscape islands in the display area as requested by this CUP, the zoning ordinance requirements for zone CH will be adhered to.

3. The use will not materially endanger the public health or safety.

The absence of the landscape islands will not endanger public health or safety. This is a private lot used for the display of vehicles. The enhanced vegetated buffers along the perimeter provide enhanced shielding from glare and heat from the vehicle storage area.

4. The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located.

Vehicle storage is a permitted use in the CH district. The use as proposed here is further compatible because the enhanced vegetated buffer will shield neighbors and passers by from effects of the proposed use.

5. The use will not have an adverse effect on highway or pedestrian safety.

The relocation of landscaping to the exterior of the site will not have an effect on pedestrians or drivers, and the enhanced vegetation between the road and display area may enhance safety by shielding the pedestrians or drivers from glare or dust.

6. The use will not have an adverse effect on the natural, environmental, and historic resources of the City.

This project will reduce the impervious lot coverage on 129 Manchester Street from 83% to 77%. The project significantly increases the aesthetics of the site and Manchester Street by adding robust perimeter plantings comprised of trees, perennials and a lawn, and a sprinkler system.

7. The use will be adequately serviced by necessary public utilities and by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity.

The proposed underground infiltration galleries infiltrate all stormwater runoff from the vehicle display area. The new drainage system reduces the amount of stormwater being discharged into the municipal drainage system by approximately 96%. On average, it removes 4.7 million gallons of stormwater from the municipal stormwater system.

7.0 SITE PHOTOGRAPHS



West end of property
Looking North from Manchester St



Manchester St Frontage
Looking Northeast



East property Line
Looking Southwest from Old Suncook Rd



Old Suncook Road Frontage
View looking West



West end of property
Looking Southeast