

AGENDA

SPECIAL MEETING BOARD OF MAYOR AND ALDERMEN (PUBLIC HEARING – REZONING)

November 22, 2004

6:00 PM
Aldermanic Chambers
City Hall (3rd Floor)

1. Mayor Baines calls the meeting to order.
2. Mayor Baines calls for the Pledge of Allegiance.

A moment of silent prayer is observed.
3. The Clerk calls the roll.
4. Mayor Baines advises that the purpose of the special meeting is to hear those wishing to speak in favor of or in opposition to a proposed Zoning Ordinance change; that the Clerk will present the proposed Zoning Ordinance change for discussion at which time those wishing to speak in favor will be heard, followed by those wishing to speak in opposition; that anyone wishing to speak must first step to the nearest microphone when recognized and recite his or her name and address in a clear, loud voice for the record, that each person will be given only one opportunity to speak; and any questions must be directed for the Chair.
5. The Clerk presented the proposed Zoning Ordinance change:

“Amending the Zoning Ordinance of the City of Manchester by extending the R-SM (Residential Suburban Multi-Family) zoning district to include property currently zoned R-S (Residential Suburban) located on Front Street and Hackett Hill Road and known as Tax Map 767, Lots 4 and 4B.”

6. Mayor Baines requests that Robert MacKenzie, Director of Planning, make a presentation.
7. Mayor Baines calls for those wishing to speak in favor.
8. Mayor Baines calls for those wishing to speak in opposition.
9. Mayor Baines advises that all wishing to speak having been heard, the testimony presented will be referred to the Committee on Bills on Second Reading to be taken under advisement with reports to be made to the Board of Mayor and Aldermen.
10. This being a special meeting of the Board, no further business shall be presented and a motion to adjourn would be in order.

City of Manchester New Hampshire

In the year Two Thousand and Four

AN ORDINANCE

“Amending the Zoning Ordinance of the City of Manchester by extending the R-SM (Residential Suburban Multi-Family) zoning district to include property currently zoned R-S (Residential Suburban) located on Front Street and Hackett Hill Road and known as Tax Map 767, Lots 4 and 4B.

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester, as follows:

SECTION 1. “Amending the Zoning Ordinance of the City of Manchester by extending the R-SM (Residential Suburban Multi-Family) zoning district to include property currently zoned R-S (Residential Suburban) located on Front Street and Hackett Hill Road and known as Tax Map 767, Lots 4 and 4B, and being more particularly bounded and described as follows:

Beginning at a point on the centerline of the intersection of Front Street and Hackett Hill Road extended, said point being on the zone boundary line of the R-SM (Residential Suburban Multi-Family) zone district and the R-S (Residential Suburban) zone district, prior to this amendment;

Thence, westerly along the centerline of Hackett Hill Road, approximately 680 ft. to a point on the centerline of I-293 (F. E. Everett Highway), said point being the zone boundary line of the R-SM (Residential Suburban Multi-Family) zone district, the R-S (Residential Suburban) zone district, and the RP (Research Park) zone district, prior to this amendment;

Thence, northerly along the centerline of I-293 (F. E. Everett Highway), also being the zone boundary line of the R-S (Residential Suburban) zone district, and the RP (Research Park) zone district approximately 856 ft. to a point;

Thence, easterly along the extended property line of TM 767, Lot 4A and TM 767, Lot 4 approximately 344 ft. to a point;

Thence, southeasterly along the property line of TM 767, Lot 6 and TM 767, Lot 4, as extended to the zone boundary line of the R-S (Residential Suburban) zone district and the R-SM (Residential Suburban Multi-Family) zone district prior to this amendment, a distance of approximately 370 ft. to a point;

Thence, southerly along the zone boundary line of the R-SM (Residential Suburban Multi-Family) zone district and the R-S (Residential Suburban) zone district prior to this amendment, approximately 672 ft. to a point, said point also being the point of beginning.

Said description to include TM 767, Lot 4 and TM 767, Lot 4B and consisting of approximately 8.3 acres of land.

SECTION II. Resolve this ordinance shall take effect upon passage.

10-14-04
Reading Planning
Report Rpt.

Proposed Amendment to the Zoning Map

At

**The Northwest Corner of
Front Street and Hackett Hill Road
(Tax Map 767 Lots 4 & 4B)**

Submitted to:

The Honorable Board of Mayor and Alderman
City of Manchester, New Hampshire

IN BOARD OF MAYOR & ALDERMEN

DATE: November 3, 2004

On:

ON MOTION OF ALD. Forest

October 1, 2004

SECONDED BY ALD. Roy

refer to public hearing on
VOTED TO 11/22/2004 and Cmte. on Bills
on Second Reading.

Paul Blumenthal
CITY CLERK

Prepared For: Hanaby Homes, LLC
289 North Bay Street
Manchester, New Hampshire 03104

Prepared By: Keach-Nordstrom Associates, Inc.
10 Commerce Park North, Suite 3B
Bedford, New Hampshire 03110
Phone: (603) 627-2881
Fax: (603) 627-2915
e-mail: kna@keachnordstrom.com

KNA Project No. 04-0701-1

RECEIVED
OCT 1 2004
CITY CLERK'S OFFICE



KEACH-NORDSTROM ASSOCIATES, INC.

October 1, 2004

City of Manchester
Board of Mayor and Alderman
One City Hall Plaza
Manchester, NH 03101

Subject: Proposed Amendment to the Zoning Map
Tax Map 767 Lot 4 (25 Hackett Hill Road) and adjacent Lot 4B
Manchester, New Hampshire

Dear Honorable Board of Mayor and Alderman:

On behalf of Hanaby Homes, LLC (the Applicant) and the Doris T. Therrien Trust (Owner of the subject property), I am hereby submitting this request for a proposed amendment to the Official Zoning Map of the City of Manchester for the purpose of rezoning the subject parcels from *R-S* (Residential Suburban) to *R-SM* (Residential Suburban Multi-Family).

Tax Map 767 Lot 4 (25 Hackett Hill Road) is the subject property and is located on the northwest corner of Front Street (NH Route 3A) and Hackett Hill Road. It is presently owned by the Doris T. Therrien Trust c/o Dorris T. Therrien, having an address of 1840 Stone House Lane, Lincoln, CA 95648. The parcel is 8.3-acres in size and presently contains one single-family residence. Tax Map 767 Lot 4B is a small 7,200 square-foot piece of land that has been carved out of the subject property and is owned by the City of Manchester. This small parcel is located adjacent to Hackett Hill Road and is surrounded by the subject property on all sides. As such, it has logically been incorporated into this request for rezoning.

The subject property lies along the southeasterly boundary of the existing *R-S* zoning district and is adjacent to an existing *R-SM* district to both the south (across Hackett Hill Road) and the east (across Front Street). The applicant is requesting that the Zoning Map be amended to expand the *R-SM* zoning district to include the subject property.

In accordance with Section 16.02.A of the Zoning Ordinance, we are submitting the enclosed material to describe the specific location, nature and purpose of the proposed amendment. We trust that you will find this material to be suitable for the intended purpose and that you will recognize the rationale and appropriateness of this proposed amendment. We thank you in advance for your consideration of this request.

Sincerely,

Jeffrey W. Lewis, PE
Project Manager
Keach-Nordstrom Associates, Inc.

Civil Engineering

Land Planning

Landscape Architecture

10 Commerce Park North, Suite 3B

Bedford, NH 03110

Phone (603) 627-2881

Fax (603) 627-2915

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Attachments:

- Area Map Exhibit Exhibit A
- Existing Zoning Map Exhibit B
- Neighborhood Map Exhibit Exhibit C
- Existing Tax Map Exhibit D

I. Description of Area

Proposed amendment to the Official Zoning Base District Map of a certain area of land in the City of Manchester, New Hampshire, described as follows:

Subject land being known as City of Manchester **Tax Map 767 Lot 4** owned by the Doris T. Therrien Trust and **Tax Map 767 Lot 4B** owned by the City of Manchester. Subject land is bounded as follows:

To the north by City of Manchester Tax Map 767 Lot 4A and Lot 6, owned respectively by Stanley G. Ziembra and by Richard P. Letendre;

To the east by Front Street, also known as NH Route 3A;

To the south by Hackett Hill Road; and

To the west by the F.E. Everett Turnpike;

Subject land contains 365,285 square feet more or less; with Lot 4 containing 361,085 square feet more or less, and Lot 4B containing 4,200 square feet more or less.

Subject Land more specifically illustrated on Exhibit A attached hereto.

II. Purpose and Intent

The purpose of this proposed amendment is to change the present zoning classification of the subject land from *Residential Suburban (R-S)* to *Residential Suburban Multi-Family (R-SM)*. The proposed amendment is intended to allow the development of a multi-family and/or attached-townhouse, residential community on the subject parcel, Tax Map 767 Lot 4. Presently, the current zoning, *R-S*, allows for only single-family detached dwellings, a use that is neither prevalent in nor most appropriate for the surrounding neighborhood.

The local neighborhood within the area of the subject parcel is bounded to the west by the F.E. Everett Turnpike and to the east by the Merrimack River, and extends south along NH Route 3 (Front Street) into a residential area and north along Route 3 into the Town of Hooksett. With the exception of the adjacent self-storage facility on Tax Map 767 Lot 6, this Front Street neighborhood is comprised exclusively of multi-unit residential developments, located within the adjacent *R-SM* district. The majority of the existing residential uses in the area are either townhouse communities or multi-family developments. NH Route 3A (Front Street) is the major access road through this end of Manchester and provides direct access to nearly all of the existing uses in the surrounding neighborhood. Route 3A has a high traffic volume that approaches 16,000⁽¹⁾ cars per day on an average weekday.

The proposed zoning amendment is based on these general conditions of the existing neighborhood and on the intent of the subject zoning districts. The following sections will provide a more detailed break-down of the existing uses in the neighborhood and will describe the impact that the proposed amendment will have on the neighborhood as well as the impact to the City's economy, environment and municipal facilities.

⁽¹⁾ Source: NHDOT traffic data from station 285004 in August 2003

III. Impact to the Affected Districts and to the Neighborhood

The following is an "Evaluation of the impact of the proposed amendment within the affected district(s) and on existing adjacent neighborhoods." as required by the City of Manchester Zoning Ordinance under Article 16 Section 16.02(A), item No. 4 - *Proposed Amendments to the Zoning Map*.

The subject parcel is presently located within a small *Residential Suburban (RS)* zoning district in the north end of Manchester that abuts the Hooksett town line and is bisected by the F.E. Everett Turnpike (I-293). This local *R-S* district is comprised of only seven parcels of land, three of which are located on the opposite side of the Everett Turnpike from the subject parcel. Within the vicinity of the I-293 corridor in this part of Manchester, the Turnpike effectively acts a western boundary for the residential neighborhood, as land on the west side of the Turnpike is generally zoned *Research Park (RP)* or *Conservation (CV)* while land on the east side of the Turnpike is zoned exclusively residential as either *R-S* or *R-SM*.

Section 4.01.A.1 of the Zoning Ordinance states that the purpose of the *R-S* district is "to maintain a low density rural and suburban environment at the periphery of the City, with appropriate lot size to support single-family residential uses in areas generally located outside public sewer service areas. Non-residential uses are limited to those uses that are found to be compatible with low density residential living." The curious nature of the subject *R-S* district is that it is divided into two distinct halves by the Turnpike and that it is comprised of mixed uses that don't seem to be compatible with this definition in the Ordinance. In fact, of the seven existing parcels located with the subject *R-S* district, only one is a single-family residence (Map 767 Lot 1); it is located on the opposite side of the Turnpike at the western edge of the district boundary. In contrast, there are three are non-conforming, non-residential uses located within the district, two of which are adjacent to the subject parcel. These include: Manchester Self-Storage on Map 767 Lot 6, directly adjacent to the subject parcel; Poultry Products Northeast on Map 767 Lot 5 with access from Bemis Savoie Road; and Hackett Hill Healthcare Center on Map 767 Lot 3A, located on the opposite side of the Turnpike. The remaining three parcels include: Map 767 Lot 2 which is located on the opposite side of the Turnpike and contains a power transmission line owned by Public Service Company of New Hampshire (PSNH); Map 767 Lot 4A which is a 1.5-acre undeveloped parcel on Bemis Savoie Road situated between Manchester Self-Storage and Poultry Products Northeast; and the subject, 8.3-acre, undeveloped parcel of land.

With respect to the location of the subject parcel within the *R-S* district, it is located directly adjacent to existing multi-unit developments on both the east and south sides, and it has access to public sewer, which is available in Hackett Hill Road. Rezoning of the subject parcel to *R-SM* will not only provide for a more appropriate use of the parcel itself, but it will also be immaterial to the remaining *R-S* district, which is essentially out of place as is.

In contrast to the definition of the *R-S* district, Section 4.01.A.5 of the Zoning Ordinance that states the purpose of the *R-SM* district is to "create opportunities for new townhouse and multi-family development on tracts of adequate size to constitute a neighborhood unit which is reasonably related to the capacity of streets and the scale of other developments in

adjoining areas." The *R-SM* district that abuts the subject property to both the south, across Hackett Hill Road, and to the east, across Front Street, is comprised of six separate multi-unit developments within the Front Street neighborhood ranging in size from 3-acres to 22-acres. The densities of these existing multi-unit developments range from 9.4 to 19.7-units per acre with an average overall density of 12.9-units per acre. The subject 8.3-acre parcel contains approximately 5.4-acres of buildable land area, as defined in Section 3.03 of the Zoning Ordinance. Under the provisions outlined in Sections 8.01 & 8.04 of the Zoning Ordinance for a parcel zoned *R-SM*, the subject parcel could sustain a townhouse or multi-family development of up to 66 units. This corresponds to a maximum allowable development density of 7.95 units per acre for the subject site, which is well below the average density of the existing developments in the neighborhood.

With respect to the capacity of the existing streets, both Hackett Hill Road and NH Route 3A provide more than adequate access to the subject parcel for a development of the allowable density. For a multi-unit development on the subject parcel, a sole access from Hackett Hill Road would likely be provided since there is already a stop-controlled condition at the intersection of Route 3A.

Under the current zoning of the *R-S* district the only permitted residential use that could be developed on this subject parcel is a single-family subdivision, which could potentially carve out five to six house lots along Route 3A. However, these lots would be located within a multi-family neighborhood and would have driveway access onto Route 3A, creating an undesirable situation given the nearly 16,000 vehicles per day on that road.

Rezoning of the subject parcel from *R-S* to *R-SM* in order to allow for a multi-unit development is a logical occurrence given the nature of the two districts in this vicinity and the appropriateness of such a development within the existing neighborhood. In addition, a multi-unit development on the subject parcel would in no way be intrusive to the surrounding land uses, but would in fact be exceedingly compatible.

IV. Impact to the City

The following is a "statement of the impact of the proposed amendment on the City's economy, environment, municipal services, and municipal facilities." as required by the City of Manchester Zoning Ordinance under Article 16 Section 16.02(A), item No. 5 - *Proposed Amendments to the Zoning Map*.

City Economy:

The obvious impact to the City's economy would be the benefit in the increase in the property tax base. Additionally, by allowing for the development of multi-family dwelling units, the proposed amendment would create the possibility of providing middle-income housing in the City, a needed component to sustain the workforce. This proposed zoning amendment will likely have a small but positive impact on the City's economy as a whole.

Municipal Facilities:

The impact of the proposed amendment on the City's facilities (i.e. water, sewer, highways and public buildings) would be considered nominal. With existing water and sewer lines available in Hackett Hill Road, there would be no major impact to these utilities: only the standard impacts encountered during any site improvement project. No highway improvement would be required since the site would be easily accessible by a driveway connection to Hackett Hill Road.

The proposed amendment would have a mild impact on the existing City school system. By rezoning the parcel from *R-S* to *R-SM* the effective, allowable density would change from a maximum of five or six single-family homes to a maximum of 66 multi-unit condominiums (or apartments). However, it is expected that the average number of students per unit in a multi-family development would be less than the average number per household in a single-family neighborhood. City of Manchester Enrollment Tabulations⁽²⁾ for the Fall 2003 school year suggest that the average enrollment of a three bedroom single-family home is more than three times that of a two-bedroom condominium (0.458 per unit compared to 0.143 per unit, respectively). Using these estimates, a likely development of two-bedroom condominiums on the subject property would result in approximately nine to ten students while a single-family subdivision would result in approximately two to three. As such, the proposed rezoning amendment would ultimately lead to an expected net increase in enrollment of six to eight students.

Municipal Services:

A proposed multi-family and/or townhouse development would have either a condominium association or a property manager that would be responsible for providing many of the services that would otherwise be provided by the City. Such services would include trash and yard waste removal from the site, snowplowing and maintenance of the private roadways, and maintenance of utilities and facilities, such as water sewer and street lights. The costs for these services would be paid directly by the property owner(s) and would not burden the existing municipal services of the City.

⁽²⁾ available through the City of Manchester Planning Department

Environment:

The subject parcel is not located within any designated, environmentally sensitive area. It is the last remaining undeveloped property in the immediate vicinity and is bounded on all sides by existing developments and by the Turnpike. The property is not known nor expected to be part of any wildlife corridor since it abuts the Turnpike directly to the west and abuts commercial and residential developments to the north, east and south. There are no known endangered or threatened plant or animal species onsite that would be affected by a proposed development.

The property itself is located outside the Shoreland Protection Area of the nearby Merrimack River but it does contain a fairly sizeable wetland complex and a seasonal brook that flows to the River. Neither the wetland nor the brook would need to be impacted in order to develop the property; any development of the property would be required to maintain a 25-foot building setback from the wetland per Section 6.09 of the Zoning Ordinance. Development of the property into a multi-family use would likely result in nearly half of the property remaining as natural open-space.

Similar to other residential areas, a proposed development on this property would not be expected to contribute excessively to noise, air, light or water pollution. In addition, the subject property would be developed in accordance with the City Site Plan Regulations and it would require approval from the City Planning Board, which would ensure that any environmental considerations were taken into account, such as discharge of storm water runoff or site lighting.

The proposed zoning amendment should have no significant impact on the City's environment, considering the size and nature of the subject property and the types of residential uses that could be developed.

V. Owner, Applicant & Abutters' Addresses

| Tax Map | Lot | Owner Name & Address |
|---------|-----|--|
| 767 | 4 | Doris Therrien Trust 1840 Stone House Lane Lincoln, CA 95648 |
| 767 | 4B | City of Manchester One City Hall Plaza Manchester, NH 03101 |

Applicant Name & Address

Hanaby Homes
289 North Bay Street
Manchester, NH

Agent Name & Address

Jeffrey W. Lewis, P.E.
Keach-Nordstrom Associates, Inc.
10 Commerce Park North, Suite 3B
Bedford, NH 03110

| Tax Map | Lot | Abutters - Name & Address |
|---------|-----|---|
| 767 | 4A | Stanley G. Ziemba 323 Woodcrest Center Manchester, NH 03109 |
| 767 | 5 | Bemis Savoie Road LLC. 433 Bemis Savoie Road Hooksett, NH 03106 |
| 767 | 6 | Richard P. Letendre 2200 Front Street Manchester, NH 03102 |
| 767 | 7A | Regency Heights, LLC P.O. Box 1166 Salem, NH 03079 |

| | | |
|------------------------------|------------|--|
| 767 767-C | 7 1 & 3 | Greenview Associates LTD. Partners P.O. Box 1166 Salem, NH 03079 |
| 767 | 10C | SNHS Farmington Elderly Housing Inc. 40 Pine Street Manchester, NH 03103 |
| F.E. Everett Turnpike (I293) | | State of New Hampshire Dept. of Transportation P.O. Box 483 7 Hazen Drive Concord, NH 03302 |
| 767A | | Oak Brook Condominium Association 18 Northbrook Drive Manchester, NH 03102 Janet Reilly, President Oak Brook Condominium Association 2 Northbrook Drive, #212 Manchester, NH 03102 Anne Schmidt, Vice President Oak Brook Condominium Association 2 Northbrook Drive, #203 Manchester, NH 03102 David Gladu, Treasurer Oak Brook Condominium Association 16 Northbrook Drive, #1607 Manchester, NH 03102 |



F.E. EVERETT TURNPIKE (1293)

N61°01'43"E
806.55'

S30°03'31"E
194.65'

S03°34'53"E
340.00'

MAP 767
LOT 4

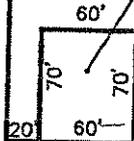
L=516.64'
R=1178.90

(NH ROUTE 3A)

FRONT STREET

S51°28'02"W
155.52'

MAP 767
LOT 4B



420.66' N28°53'24"W

HACKETT HILL ROAD

AREA OF PARCELS:

LOT 4: 361,085 SF (8.289 AC.) MORE OR LESS
LOT 4B: 4,200 SF (9.09 AC) MORE OR LESS

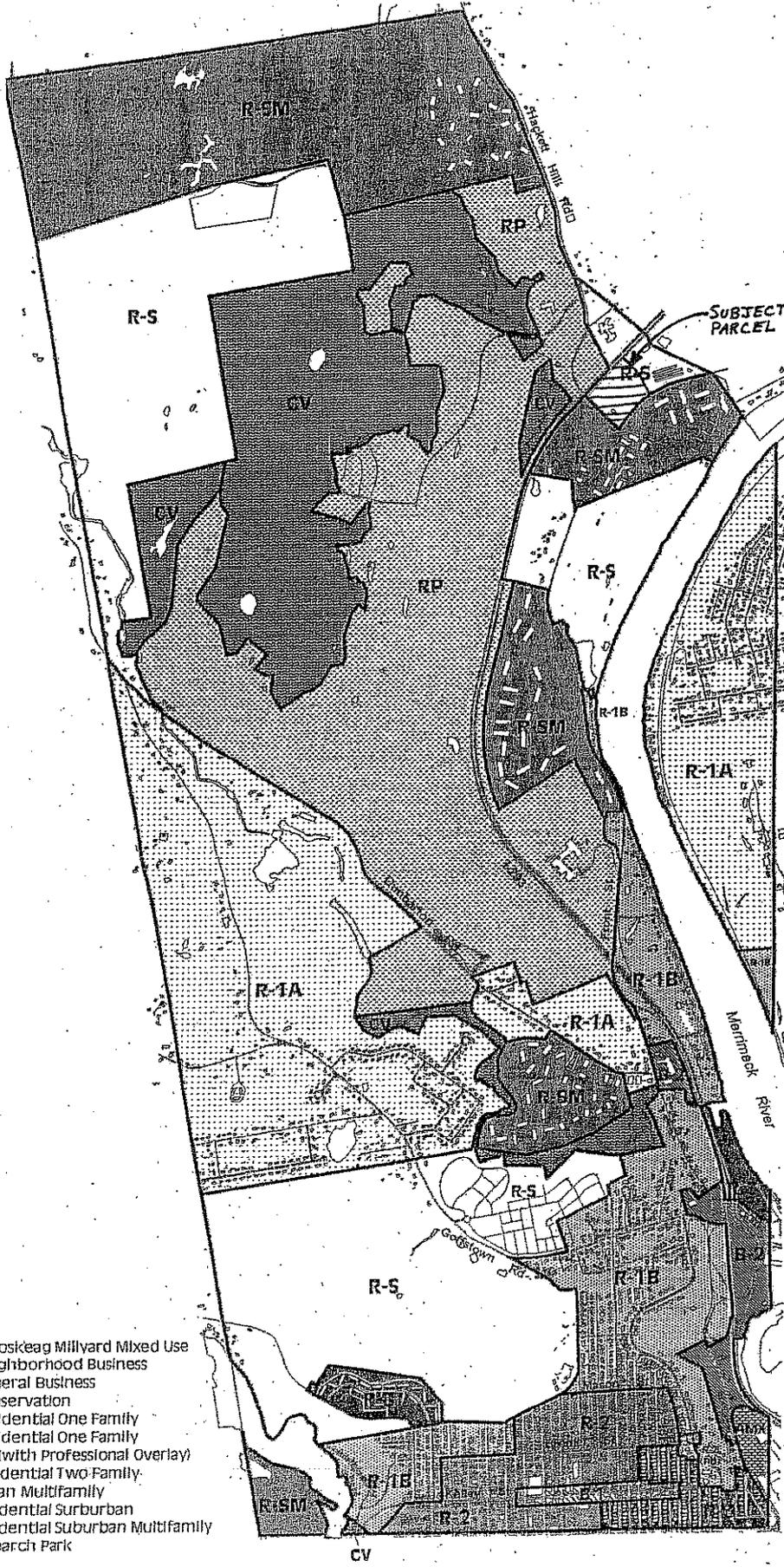
KMA
KEACH-NORDSTROM ASSOCIATES, INC.

Civil Engineering Land Planning Landscape Architecture
10 Commerce Park North, Suite 3E, Bedford, NH 03110 Phone (603) 687-2861

EXHIBIT A
AREA MAP EXHIBIT
MAP 767 LOT 4 & 4B
MANCHESTER, NEW HAMPSHIRE

PROJ. NO. 04-0701-I

SCALE: NOT TO SCALE



Districts:

- AMX Amoskeag Millyard Mixed Use
- B-1 Neighborhood Business
- B-2 General Business
- CV Conservation
- R-1A Residential One Family
- R-1B Residential One Family
- R-2(PFO) R-2 (with Professional Overlay)
- R-2 Residential Two-Family
- R-3 Urban Multifamily
- R-S Residential Suburban
- R-SM Residential Suburban Multifamily
- RP Research Park

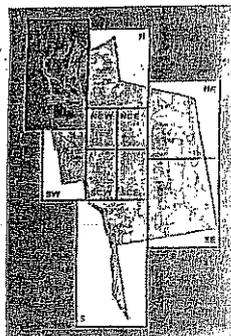
Zoning Ordinance
City of Manchester

Effective February 7, 2001

Amended:
This map represents a simplified version of the official zoning map on file with the City.

Section 111

EXHIBIT B
EXISTING ZONING MAP



1" = 1500'

0 500 1000 Feet

Planning & Community Development Dept.

SUBJECT PARCEL

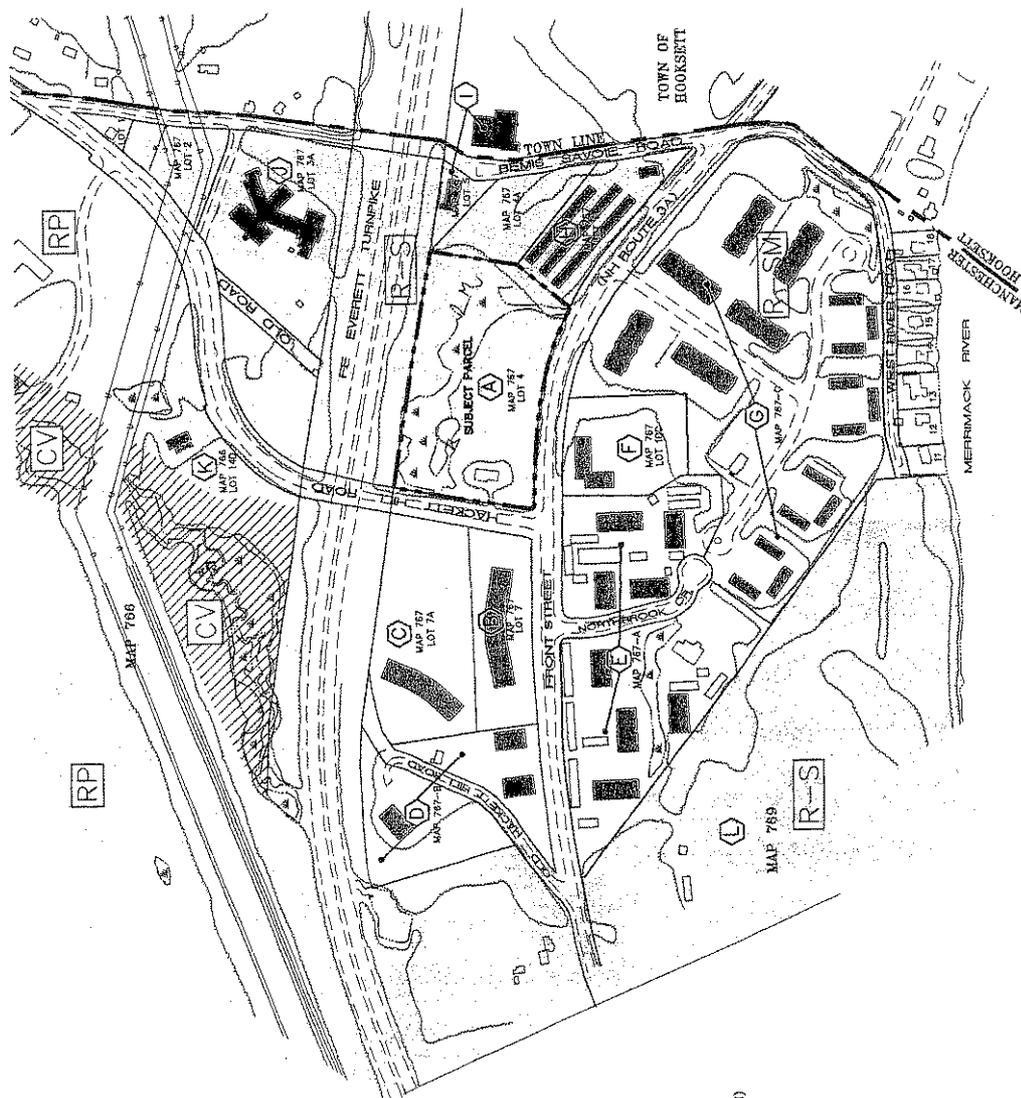
- MAP 787 LOT 4 34,095 SF (0.77 AC)
- PARCEL SIZE: 34,095 SF (0.77 AC)
- BUILDABLE AREA: 233,449 SF (5.36 AC)
- MAX. # UNITS ALLOWABLE IN R-SB DISTRICT: 56 UNITS
- CORRESPONDING DENSITY: 7.95 UNITS/AC

EXISTING MULTI-UNIT DEVELOPMENTS

- A** REGENCY WEST
REGENCY WEST
PARCEL SIZE: 3.55 AC
OF EXISTING UNITS: 70 APARTMENTS
DENSITY: 19.7 UNITS/AC
- B** REGENCY HEIGHTS
REGENCY HEIGHTS
PARCEL SIZE: 5.12 AC
OF EXISTING UNITS: 48 APARTMENTS
DENSITY: 9.4 UNITS/AC
- C** WESTBROOK CONDOMINIUM HOMES
WESTBROOK CONDOMINIUM HOMES
MAP 787-29
PARCEL SIZE: 4.98 AC
OF EXISTING UNITS: 72 CONDOS
DENSITY: 14.5 UNITS/AC
- D** DANBROOK CONDOMINIUM HOMES
DANBROOK CONDOMINIUM HOMES
MAP 787-30
PARCEL SIZE: 14.83 AC
OF EXISTING UNITS: 192 CONDOS
DENSITY: 16.1 UNITS/AC
- E** SUNSHINE VILLAGE
SUNSHINE VILLAGE
MAP 787 LOT 10
PARCEL SIZE: 10.45 AC
OF EXISTING UNITS: 41 APARTMENTS
DENSITY: 14.5 UNITS/AC
- F** GREENVIEW VILLAGE
GREENVIEW VILLAGE
MAP 787-31
PARCEL SIZE: 22.25 AC
OF EXISTING UNITS: 232 UNITS (160 APTS & 72 CONDOS)
DENSITY: 10.4 UNITS/AC

EXISTING NON-RESIDENTIAL USES

- H** MANCHESTER SELF STORAGE
MANCHESTER SELF STORAGE
MAP 787 LOT 10
- I** POLBURY PRODUCTS NORTHEAST
POLBURY PRODUCTS NORTHEAST
MAP 787 LOT 5
- J** HACKETT HILL REAL ESTATE CENTER
HACKETT HILL REAL ESTATE CENTER
MAP 787 LOT 3A
- K** MANCHESTER FIRE STATION #4
MANCHESTER FIRE STATION #4
MAP 786 LOT 140
- L** INTERVALLE COUNTRY CLUB
INTERVALLE COUNTRY CLUB



NOTES

1. THIS PLAN DENOTES THE CURRENT ZONING DISTRICTS AND ROAD INTERSECTIONS IN THE FRONT STREET / HACKETT HILL ROAD NEIGHBORHOOD.
2. THE PROPOSED ZONING AMENDMENT WILL CHANGE THE SUBJECT PARCEL FROM THE CURRENT R-S DISTRICT TO THE ADJACENT R-SB DISTRICT.

ZONING DISTRICTS

- RESIDENTIAL SUBURBAN (R-S)
- RESIDENTIAL SUBURBAN MULTI-FAMILY (R-SM)
- RESEARCH PARK (RP)
- CONSERVATION (CV)
- TOWN OF HOOKSETT

EXISTING USES

- MULTI-FAMILY/CONDOMINIUM
- SINGLE-FAMILY
- NON-RESIDENTIAL

GRAPHIC SCALE

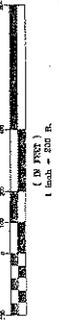
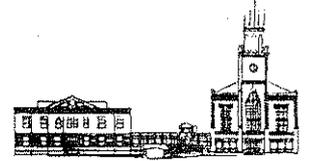


EXHIBIT C
NEIGHBORHOOD MAP EXHIBIT



CITY OF MANCHESTER

Planning and Community Development



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

Robert S. MacKenzie, AICP
Director

Planning
Community Improvement Program
Growth Management

October 20, 2004

Mr. Leo Bernier, City Clerk
City of Manchester
One City Hall Plaza
Manchester, NH 03101

Re: Technical Review, Rezoning Petition – Front Street & Hackett Hill Road

Dear Mr. Bernier:

In accordance with the procedures on rezoning requests, the following information is being provided to your office in consideration of a rezoning request filed by Keach-Nordstrom Associates, Inc. on behalf of their clients, Hanaby Homes, LLC and Doris T. Terrien Trust.

The subject parcel involves two parcels at the northwest corner of Front Street and Hackett Hill Road. One parcel is 8.3 acres in size, with a single-family residence. The other parcel is vacant, is owned by the City of Manchester and is 0.09 acres in size. The subject property is currently zoned R-S. The applicant is requesting that the zoning district be changed to R-SM.

Presently, the land at the southwest corner of Front Street and Hackett Hill Road is zoned R-SM and contains multi-family apartments. The land on the easterly side of Front Street is zoned R-SM and contains a mix of multi-family apartments and townhouse units. The proposal for the land, if rezoned, would be for multi-family apartments and/or townhouse units, which are permitted in the R-SM district.

The Master Plan for the City of Manchester indicates that the future development of this area of the City should be "Suburban Multi-family". The petition would be consistent with the Master Plan.

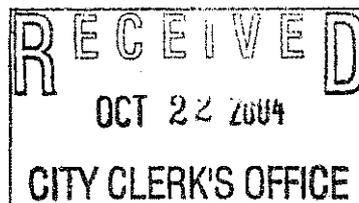
From a technical perspective, the petition may be forwarded to the Board of Mayor and Aldermen for consideration. The rezoning petition is complete and provides information consistent with Section 16.02 of the Manchester Zoning Ordinance.

Consistent with the policy for rezoning petitions, the planning staff is providing a copy of the petition to the Planning Board, the Building Department and the Office of the City Solicitor for comment.

Please let me know when this will be referred to the Board of Mayor and Aldermen for consideration so that I will be available to answer questions.

Sincerely,

Robert S. MacKenzie, AICP
Planning Director



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Short Title
Rezoning Petition
Front Street/Hackett Hill Road

“Amending the Zoning Ordinance of the City of Manchester by extending the R-SM (Residential Suburban Multi-Family) zoning district to include property currently zoned R-S (Residential Suburban) located on Front Street and Hackett Hill Road and known as Tax Map 767, Lots 4 and 4B.”



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City of Manchester Planning Board

c/o City of Manchester Planning & Community Development

One City Hall Plaza
Manchester, NH 03101

Tel: 603-624-6450

Fax: 603-624-6529

November 3, 2004

Honorable Board of Mayor and Aldermen
City of Manchester
One City Hall Plaza
Manchester, NH 03101

Re: Rezoning Petition – Front Street & Hackett Hill Road

Honorable Board Members:

At our business meeting on October 27, 2004, the Planning Board discussed a proposed rezoning petition involving approximately 8.3 acres of land at the northwest corner of Front Street and Hackett Hill Road. It is our understanding that this request is pending before your Board and that a public hearing has been scheduled for November 22, 2004.

In general, the Board is supportive of the request to rezone this parcel from *R-S* to *R-SM*. Given the mix of apartments and townhouses surrounding this parcel, it seems that rezoning this parcel to allow for similar uses would be appropriate.

Thank you for allowing the Planning Board to comment on this proposed rezoning request.

Sincerely,

Kevin A. McCue, Chairman
Manchester Planning Board