

AGENDA

COMMITTEE ON BILLS ON SECOND READING

January 17, 2012
Aldermen Craig, O’Neil,
Arnold, Corriveau, Osborne

4:30 p.m.
Aldermanic Chambers
City Hall (3rd Floor)

1. Chairman Craig calls the meeting to order.

2. The Clerk calls the roll.

3. Ordinance Amendment:

“Amending the Zoning Map of the City of Manchester by rezoning an area currently zoned as Residential One Family Medium Density District (R-1A) to Residential One Family High Density District (R-1B); by rezoning areas currently Residential Suburban Multifamily District (R-SM) to Residential One Family High Density District (R-1B); by rezoning areas currently zoned as Residential One Family Medium Density District (R-1A) to Residential Suburban Multifamily District (R-SM); and by rezoning an area currently zoned Residential Suburban Multifamily District (R-SM) to Residential One Family Medium Density District (R-1A); with all areas generally located in the vicinity between Radburn Street, Interstate 93, Leda Avenue, and Fox Hollow Road.”

If the Committee so desires, a motion would be in order that the Ordinance Amendment ought to pass.

4. If there is no further business, a motion is in order to adjourn.

City of Manchester New Hampshire

In the year Two Thousand and

AN ORDINANCE

“Amending the Zoning Map of the City of Manchester by rezoning an area currently zoned as Residential One Family Medium Density District (R-1A) to Residential One Family High Density District (R-1B); by rezoning areas currently Residential Suburban Multifamily District (R-SM) to Residential One Family High Density District (R-1B); by rezoning areas currently zoned as Residential One Family Medium Density District (R-1A) to Residential Suburban Multifamily District (R-SM); and by rezoning an area currently zoned Residential Suburban Multifamily District (R-SM) to Residential One Family Medium Density District (R-1A); with all areas generally located in the vicinity between Radburn Street, Interstate 93, Leda Avenue, and Fox Hollow Road.

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

SECTION 1. Amending the Zoning Map of the City of Manchester by rezoning areas currently zoned as Residential One Family District (R-1A) and Residential Suburban Multifamily District (R-SM) to Residential One Family District (R-1B), with all areas generally located between Radburn Street, Interstate 93, and Fox Hollow Road, such rezoned areas to consist of approximately 58.6 acres and being more particularly bounded and described as follows:

Beginning at a point at the intersection of the centerline of Mammoth Road and the center of the Interstate 93 ROW, said point being approximately 550 ft. south of the intersection of the centerlines of Mammoth and Smyth Roads, and said point also being a point defining the intersection of the zone boundary lines between the R-SM, R-1A, and R-1B zone districts, prior to this amendment;

Thence northerly for a distance of approximately 550 ft. along the centerline of Mammoth Road to a point, said point being the intersection of the centerlines of Mammoth and Smyth Roads;

Thence northeasterly for a distance of approximately 988 ft. along the centerline of Smyth Road to a point, said point also being a point representing the extension of the west boundary of parcel TM 715, Lot 6 and the east boundary of parcel TM 715, Lot 7, for a distance of approximately 22 ft. from the northwest corner point of parcel TM 715, Lot 6 and the northeast corner point of parcel TM 715, Lot 7;

Thence southeasterly for a distance of approximately 22 ft. to a point, said point being the northwest corner point of parcel TM 715, Lot 6, and the northeast corner point of parcel TM 715, Lot 7;

Thence southeasterly for a distance of approximately 800 ft. along the boundary line between parcel TM 715, Lot 6 and parcel TM 715, Lot 7, to a point, said point being the southwest corner point of parcel TM 715, Lot 6, the southeast corner point of parcel TM 715, Lot 7, and a point along the north boundary line of parcel TM 470, Lot 4;

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

Thence southeasterly for a distance of approximately 710 ft. along the boundary line between parcels TM 715, Lot 6, TM 470, Lot 4, TM 470, Lot 4A, TM 467, Lot 19, TM 715, Lot 5, TM 467, Lot 14, TM 467, Lot 18, TM 879, Lot 12A, TM 879, Lot 11, TM 467, Lot 1, and TM 467, Lot 17, to a point, said point being the southeastern corner point of parcel TM 879, Lot 11, the southeast corner point of parcel TM 879, Lot 17, and the northwesternmost corner point of parcel TM 469A, Lot 2ZZ;

Thence southwesterly for a distance of approximately 120 ft. along the boundary line between parcel 467, Lot 17, and parcel TM 468A, Lot 2ZZ, to a point, said point being a corner point of parcel TM 468A, Lot 2ZZ, said point also being a point along the centerline of Sampson Street, a paper street;

Thence southeasterly for a distance of approximately 125 ft. along a line representing the northern boundary line of Sampson Street, a paper street, and the boundary line of parcel TM 468A, Lot 2ZZ, to a point, said point being a corner point of parcel TM 468A, Lot 2ZZ, and Sampson Street, a paper street;

Thence southwesterly for a distance of approximately 70 ft. along the boundary line between parcel TM 468A, Lot 2ZZ, and Sampson Street, a paper street, to a point, said point being a corner point of parcel TM 468A, Lot 2ZZ and the eastern boundary of Sampson Street, a paper street, said point also being a point representing the extension of the south boundary of parcel TM 467, Lot 36, for a distance of approximately 20 ft. beyond its southeast corner;

Thence northwesterly for a distance of approximately 118 ft. along the boundary line between parcels TM 468A, Lot 2ZZ and TM 467, Lot 33, to a point, said point being the southwest corner of parcel TM 467, Lot 33, the southeast corner of parcel TM 467, Lot 11, the northeast corner of parcel TM 467, Lot 29, and a corner point of parcel TM 468A, Lot 2ZZ;

Thence southwesterly for a distance of approximately 425 ft along the boundary line between parcels TM 468A, Lot 2ZZ, TM 467, Lot 29, TM 467, Lot 11A, TM 467, Lot 11B, TM 467, Lot 11C, TM 467, Lot 12, TM 467, Lot 30, TM 467, Lot 13, and TM 467, Lot 31, and the easternmost boundary of Dewey Avenue, a paper street, to a point, said point being a corner point of parcel TM 468A, Lot 2ZZ, TM 467 and Dewey Avenue, a paper street, said point also being a point representing the extension of the eastern boundary of parcel TM 467, Lot 31, for a distance of approximately 23 ft. beyond its southeast corner;

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

Thence northwesterly for a distance of approximately 120 ft. along the boundary line between parcel TM 468A, Lot 2ZZ, and Dewey Avenue, a paper street, to a point, said point being the intersection of Dewey Avenue, a paper street, Sixth Street, a paper street, and a corner point of parcel TM 468A, Lot 2ZZ, TM 467;

Thence southwesterly for a distance of approximately 494 ft. along the boundary line between parcel TM 468A, Lot 2ZZ, and Sixth Street, a paper street, to a point, said point being a corner point of parcel TM 468A, Lot 2ZZ, and the intersection of the eastern boundary line of Sixth Street, a paper street, and the centerline of Schley Avenue, a paper street;

Thence southeasterly for a distance of approximately 28 ft. along the boundary line between parcel TM 468A, Lot 2ZZ, and Schley Avenue, a paper street, to a point, said point being a corner point of TM 468A, Lot 2ZZ, and Schley Avenue, a paper street, said point also being a point representing the extension of the eastern boundary line of parcel TM 466, Lot 11, for a distance of approximately 20 ft. beyond its northeast corner point;

Thence southwesterly for a distance of approximately 140 ft. along the boundary line between parcel TM 468A, Lot 2ZZ, and Schley Avenue, a paper street, and parcel TM 466, Lot 11, to a point along the boundary line between parcel TM 468A, Lot 2ZZ, and parcel TM 466, Lot 11, said point also being a point along the boundary line between the R-1A and R-1B zone districts, prior to this amendment;

Thence westerly for a distance of approximately 1,265 ft. along the boundary line between the R-1A and R-1B zone districts, prior to this amendment, to a point, said point being a corner point on the boundary line between the R-1A, R-1B and R-SM zone districts, prior to this amendment; said point also being a point on the centerline of the Interstate 93 ROW;

Thence northwesterly for a distance of approximately 1,000 ft. along the boundary line between the R-1A and the R-SM zone districts, prior to this amendment, said boundary line also representing the centerline of the Interstate 93 ROW, to a point, said point being a point at the intersection of the centerline of Mammoth Road and the center of the Interstate 93 ROW, said point being a distance of approximately 550 ft. south of the intersection of the centerlines of Mammoth and Smyth Roads, and said point also being a point defining the intersection of the zone boundary line between the R-SM, R-1A, and R-1B zone districts, prior to this amendment, said point being the point of beginning.

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“Amending the Zoning Map of the City of Manchester by rezoning an area currently zoned as Residential One Family Medium Density District (R-1A) to Residential One Family High Density District (R-1B); by rezoning areas currently Residential Suburban Multifamily District (R-SM) to Residential One Family High Density District (R-1B); by rezoning areas currently zoned as Residential One Family Medium Density District (R-1A) to Residential Suburban Multifamily District (R-SM); and by rezoning an area currently zoned Residential Suburban Multifamily District (R-SM) to Residential One Family Medium Density District (R-1A); with all areas generally located in the vicinity between Radburn Street, Interstate 93, Leda Avenue, and Fox Hollow Road.

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

Said description to include parcels TM 466, Lot 1, TM 466, Lot 1A, TM 466, Lot 2, TM 466, Lot 9, TM 466, Lot 10, TM 467, Lot 1, TM 467, Lot 3, TM 467, Lot 4, TM 467, Lot 5, TM 467, Lot 6, TM 467, Lot 7, TM 467, Lot 8, TM 467, Lot 9, TM 467, Lot 9A, TM 467, Lot 10, TM 467, Lot 11, TM 467, Lot 11A, TM 467, Lot 11B, TM 467, Lot 11C, TM 467, Lot 12, TM 467, Lot 13, TM 467, Lot 14; TM 467, Lot 17, TM 467, Lot 18, TM 467, Lot 19, TM 467, Lot 20, TM 467, Lot 21, RM 467, Lot 22, TM 467, Lot 23, TM 467, Lot 24, TM 467, Lot 24A, TM 467, Lot 25, TM 467, Lot 26, TM 467, Lot 27, TM 467, Lot 28, TM 467, Lot 29, TM 467, Lot 30, TM 467, Lot 31, TM 467, Lot 33, TM 469, Lot 1, TM 469, Lot 1A, TM 469, Lot 2, TM 469, Lot 2A, TM 469, Lot 3B, TM 469, Lot 5, TM 469, Lot 6, TM 469, Lot 7, TM 469, Lot 8, TM 469, Lot 9, TM 469, Lot 9A, TM 469, Lot 10, TM 469, Lot 11, TM 469, Lot 12, TM 470, Lot 1, TM 470, Lot 2, TM 470, Lot 4, TM 470, Lot 4A, TM 470, Lot 5, TM 470, Lot 5A, TM 470, Lot 6, TM 470, Lot 7, TM 470, Lot 7A, TM 470, Lot 7B, TM 470, Lot 8AB, TM 470, Lot 9, TM 470, Lot 10, TM 470, Lot 10A, TM 470, Lot 11, TM 470, Lot 12, TM 470, Lot 13, TM 470, Lot 14, TM 470, Lot 15A, TM 470, Lot 16, TM 470, Lot 17, TM 470, Lot 18, TM 470, Lot 19, TM 470, Lot 21, TM 715, Lot 7, TM 715, Lot 11, and Second, Third, Fourth, Fifth, Sixth and Sampson Streets and Dewey and Schley Avenues, all paper streets, and a portion of parcels TM 466, Lot 8, TM 466, Lot 11, TM 466, Lot 12, TM 469, Lot 3, TM 469, Lot 3A, and also a portion of the Interstate 93, Mammoth Road, Smyth Road and First Street ROW's, and consisting of approximately 52.2 acres of land to be rezoned from the R-1A (Residential One Family Medium Density) zone district to the R-1B (Residential One Family High Density) zone district, and also consisting of approximately 0.4 acre of land from the R-SM (Residential Suburban Multifamily) zone district to the R-1B (Residential One Family High Density) zone district, and further consisting of approximately 0.5 acre of land from the R-1A (Residential One Family Medium Density) zone district to the R-SM (Residential Suburban Multifamily) zone district, after this amendment.

Section II: Amending the Zoning Map of the City of Manchester by rezoning an area currently zoned as Residential Suburban Multifamily District (R-SM) to Residential One Family Medium Density District (R-1A), generally located off the west side of Leda Avenue and north of Fox Hollow Road, such rezoned area to consist of approximately 1.4 acres and being more particularly bounded and described as follows:

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

Beginning at a point along the centerline of Leda Avenue, said point also being a corner point of the boundary line between the R-1A, R-SM, and C-2 zone districts, prior to this amendment, said point also being the northeast corner point of the R-SM zone district, prior to this amendment, and said point also being the northwest corner point of the C-2 zone district, prior to this amendment;

Thence southerly for a distance of approximately 43 ft. to a point on the boundary line between parcel TM 468A, Lot 2ZZ, and the Leda Avenue ROW, said point being a distance of approximately 6 ft. westerly of a point being the northeast corner point of parcel TM 468A, Lot 2ZZ, and the northwest corner point of parcel TM 645, Lot 35;

Thence northwesterly for a distance of approximately 595 ft. following the boundary line between parcel TM 468A, Lot 2ZZ, and parcel TM 879, Lot 17, to a point, said point being a point on the boundary between the R-SM and the R-1A zone districts, prior to this amendment, said point also being a distance of approximately 80 ft. southeasterly from the northeast corner point of parcel TM 476, Lot 17, and the northwesternmost corner point of parcel TM 468A, Lot 2ZZ;

Thence northeasterly for a distance of approximately 166 ft. following the boundary line between the R-SM and the R-1A zone districts, to a point, said point being a corner point on the boundary line between the R-SM and the R-1A zone districts, said point also being located within parcel TM 879, Lot 16;

Thence southeasterly for a distance of approximately 565 ft. to a point, said point being a point along the centerline of Leda Avenue, said point also being a corner point of the boundary between the R-1A, R-SM, and C-2 zone districts, prior to this amendment, said point also being the northeast corner point of the R-SM zone district, prior to this amendment, said point also being the northwest corner point of the C-2 zone district, prior to this amendment, said point being the point of beginning.

Said description to include a portion of parcels TM 879, Lot 16, TM 879, Lot 17, and a portion of the Leda Avenue ROW, consisting of approximately 1.4 acres of land to be to be rezoned from the R-SM (Residential Suburban Multifamily) zone district to the R-1A (Residential One Family Medium Density) zone district, after this amendment.

Section III. Resolve this ordinance shall take effect upon passage.