



AGENDA ITEM #: 19-88
COUNCIL MTG OF: July 29, 2019
FROM: Dave Caron, Town Administrator
OFFERED BY: Planning Department
PREPARED BY: George Sioras, Planning Director
SUBJECT: Revisions to the Derry Zoning Ordinance

STAFF REPORT
Public Hearing 8-13-19

INTRODUCTION:

To amend Article IV, Districts, Section 165-29, Enumeration of Districts, to add Number 24, West Running Brook District; and Article V, Zoning Map and District Boundaries, to AMEND Section 165-30, Zoning Map, to add the West Running Brook District, and to AMEND Article VI, District Provisions to add a new Section 165-32.4, West Running Brook District.

For the lots affected the amendments are COMPREHENSIVE IN NATURE.

TOWN ADMINISTRATOR COMMENTS

The Council is urged to forward this proposal to a public hearing scheduled for August 13 and thereafter, adopt the provisions of the amendments to stimulate economic development along Rte. 28 South.

BACKGROUND

Over the last year staff from the Planning Department and Economic Development Office have been working with the Planning Board to review the Commercial IV Zoning District along Route 28/South Main Street/Rockingham Road/Webster's Corner area to review the permitted uses as well as addressing potential interest for development opportunities in this part of town. After review staff recommended the creation of a new zoning district to be called West Running Brook District to reflect the historical nature and character of this area.

DISCUSSION

The purpose of the amendment is to allow for the best and highest use of the properties that are included in the West Running Brook District. These properties include both vacant parcels for potential development as well existing commercial properties and redevelopment opportunities. This district is now serviced by municipal water and sewer. Re-zoning of the parcels will allow the Economic Development Office to market the properties to potential developers. There is current interest in some of the properties and owners have expressed an interest to see new commercial and mixed-use developments.

FISCAL IMPACT With new developments the Town will see an expansion of its tax base and additional revenues. The town would see the re-investment in this new zoning district while preserving the character and history of this part to town through the zoning revision in addition to higher assessed values.

RECOMMENDED ACTION BY COUNCIL

Staff recommends that the Town Council approve the attached revisions to the Derry Zoning Ordinance as scheduled for APPROVAL by the Planning Board on July 24, 2019.

RECOMMENDED MOTION

After the August 13, 2019 public hearing, I MOVE THAT THE TOWN COUNCIL <adopt Ordinance #2019-007> as follows ... *[Read the Ordinance]*



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