



STAFF REPORT

Public Hearing 9-3-19

AGENDA ITEM #: 19-93
COUNCIL MTG OF: August 13, 2019
FROM: Dave Caron, Town Administrator
OFFERED BY: Planning Department
PREPARED BY: George Sioras, Planning Director
SUBJECT: Revisions to the Derry Zoning Ordinance

INTRODUCTION:

To amend Article V, Zoning Map and District Boundaries, Section 165-30, Zoning Map, to move four (4) parcels from the Medium High-Density Residential District, and two (2) parcels from the General Commercial District to the Office Business District. The purpose of the amendment is to allow for the best and highest use of the properties moving to the Office Business District.

TOWN ADMINISTRATOR COMMENTS

The Planning Board recommends that several parcels be rezoned along West Broadway and the Aiken/Valley/St. Charles Streets neighborhood to better align current and potential uses; to maximize potential Opportunity Zone developments; and to eliminate some properties from potential multi-family development. The Planning Board's original concept encompassed a much larger area however, after site inspections which included a review of the area's topography, input from the neighborhood and current town infrastructure, the current proposal better aligns the area for appropriate re-development with minimal impact to existing uses in the neighborhood.

BACKGROUND

During the past year the Planning Board and Planning and Economic Development staff reviewed the permitted uses in the Office Business District. With the designation by both the Federal government and the Governor's office this area of town (per census district) and zoning district was designated as an Opportunity Zone to encourage new development as well as redevelopment opportunities. The Economic Development Office has indicated that there have been inquiries for potential development in this zone.

DISCUSSION

With both the interest in potential development, in conjunction with the proximity of these parcels to Exit 4, the consensus of the Planning Board and staff was that this area of town would be attractive for future development. The Economic Development Department expressed to the Planning Board the potential opportunities for development as well as redevelopment. This zoning amendment as well a forthcoming amendment to expand the permitted business uses in this district has the potential to allow for additional business expansion.

FISCAL IMPACT

Economic re-development is anticipated, which will result in an expansion of the Town tax base and job growth, resulting in any additional property tax revenues.

RECOMMENDED ACTION BY COUNCIL

Staff recommends that the Town Council approve the attached revision to the Derry Zoning Ordinance as unanimously approved by the Planning Board on July 17, 2019. A public hearing is required and can be scheduled for September 3.

RECOMMENDED MOTION

Upon the conclusion of the September 3 public hearing, I MOVE THAT THE TOWN COUNCIL <adopt Ordinance #2019-008> as follows ... *[Read the Ordinance]*



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