



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning and Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

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November 16, 2016

Mr. Matthew Normand, City Clerk
City of Manchester
One City Hall Plaza
Manchester, New Hampshire 03101

Re: *Technical Report, Rezoning Petition, Hill Street*

Dear Mr. Normand:

In accordance with City Policy, the following is provided in consideration of an application for rezoning recently submitted by Keach-Nordstrom Associates, Inc. on behalf of Stanley Holdings, LLC. The parcels involved in this rezoning request, are associated with Manchester Subaru Pre-Owned Center (TPK 1/ Lots 3 & 4) and are privately-owned land situated along the northeastern side of Hill and Masters Streets. The proposed area to be rezoned is comprised of the entirety of Lot 4 which is 6,149 SF, and approximately 1,485 SF of lot 3 for a total of 7,634 SF (.175 acres) as shown on Exhibit A of the submission materials dated 10/13/2016 (see attached map). The subject parcels are bound by Single-Family Residential structures to the south, Manchester Subaru Pre-Owned Center to the north, State of New Hampshire Right-Of-Way of the F.E. Everett Turnpike to the east and Manchester Subaru to the west.

At present, the parcels submitted for rezoning consideration are located within two separate and distinct zones, the B-2 (General Business) and the R-2 (Residential Multi-Family). In essence, the petitioners are requesting that a portion of parcel TPK 1/ Lot 3 and the entirety of parcel TPK 1 / Lot 4, be rezoned B-2. Based on documents included with the applicant's rezoning petition and statements provided to the Planning and Community Development Department, the main intent in seeking this adjustment in zoning boundary lines is to expand of the use of the Pre-Owned Center on to lots 3 and 4 in conjunction with the construction of a new four (4) bay garage addition on lot 69 with additional parking and display provided on lots 3 and 4.

Past Zoning:

In February 2009, the Board of Mayor and Alderman reviewed and ultimately approved a rezoning request for two parcels of privately-owned land at 3 Master Street (TM TPK1, Lot 61) and 800 Second Street (TM TPK1, Lot 69), and a portion of the city-owned Master and Hill Streets ROW to allow for the expansion of the use associated with the automobile dealership business located at 764 and 800 Second Street (Subaru of Manchester) onto a portion of the abutting 3 Master Street property where such commercial activities were previously prohibited.

The 2009 BMA action to rezone Lots 69 and 61 from residential to commercial is reflected on the current City of Manchester Official Zoning Map (see attached Rezoning Petition Map prepared by the Planning & Community Development Office).

Impact on City Services:

Neighborhoods

Although the area under review is zoned R-2 for residential two-family, the subject lots and existing neighborhood are part of a well-established single-family neighborhood located off of the Second Street Corridor. The R-2 District was “*established to maintain the integrity of existing moderate density neighborhoods that are nearly fully developed with a mix of single family and two family structures, but which are close to the Central Business District*”. If approved, the zoning change will extend existing commercial uses associated with the car dealership into the existing single-family neighborhood along Hill and Master Streets. The city has seen similar situations occur along South Willow Street, where commercially zoned areas begin to creep into established single family neighborhoods.

City Economy

At present, the property is zoned and assessed for single-family residential. Should the Board of Mayor and Alderman grant the rezoning request, the property could be developed for commercial purposes thereby providing an increase in property tax base and increased tax revenue from the site.

In terms of employment, the expansion of the Manchester Subaru Pre-Owned Center has the potential to generate additional jobs in the City.

Municipal Facilities and Services

Historically lots 3 and 4 contained a single-family home, serviced by municipal water and sewer. The single-family structure was razed in June 2016. Thus, the impact of the proposed amendment on the City’s services and facilities (i.e. trash, plowing, water, sewer and public buildings) would be considered minor in nature given the proposed reuse of the existing developed site and merging of the property with existing Manchester Subaru. If approved, any city services would continue to be paid by the property owner.

Environment

The site is located within a highly developed commercial and residential area. A majority of the subject parcels are located within Flood Zone ‘A’ as shown on Flood Insurance Rate Map, (FIRM) Map Number 3301690376D. The remaining portions of the subject parcels are located within Zone ‘X’. The rezoning may bring additional noise and light impacts to the site following expansion of the proposed commercial car dealership. However, it is not expected to have a significant impact on the city’s environment or wetlands, considering the location and pre-developed state of the subject property.

The subject parcel is not located within any designated, environmentally sensitive areas according to NHDES. The properties are located outside the Shoreland Protection Area of the nearby Merrimack River. The property is not known or expected to be part of any wildlife

corridor and, per NH Fish and Game, there are no known endangered or threatened plant or animal species onsite that would be affected by a rezoning.

Compliance with City Master Plan:

The City of Manchester Planning Board, through the Future Land Use Map in their Master Plan (adopted on December 10, 2009), envisions that the area included in the petitioner's rezoning request would become part of the General Business (B-2) District.

Given the location of the petitioner's abutting property along Second Street in a highly developed commercial corridor, and also given market demands affecting this particular use along Second Street, the petitioner's request to rezone the involved R-2 to B-2 may not be an unreasonable request.

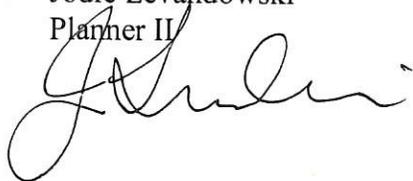
Street Discontinuance (Hill Street):

Improved Hill Street terminates approximately 20 feet past the southern lot line of TPK1-4. The remaining frontage of TPK1-4 and the frontage of TPK1-3 is along the unimproved right-of-way. The improved portion of Hill Street north of Master Street will not be discontinued as it contains a sewer manhole. Petitioner's predecessor has quieted title to the western half of unimproved Hill Street. While the City claims no interest to the eastern half of unimproved Hill Street, there are private easement rights across the eastern half of unimproved Hill Street that should be extinguished. The Petitioner has filed a quiet title action with Superior Court to resolve the issue.

Technical Compliance with Article 16:

From a technical perspective, the applicant's rezoning petition contains the necessary documents and statement's required by the City's ordinances and policies and may now be forwarded to the Board of Mayor and Alderman for their review and consideration at the required public hearing. Toward this end, and consistent with the policy for rezoning petitions, the Planning staff is forwarding a copy of this report, map and rezoning petition to the Planning Board and to the Office of the City Solicitor for their review and comment.

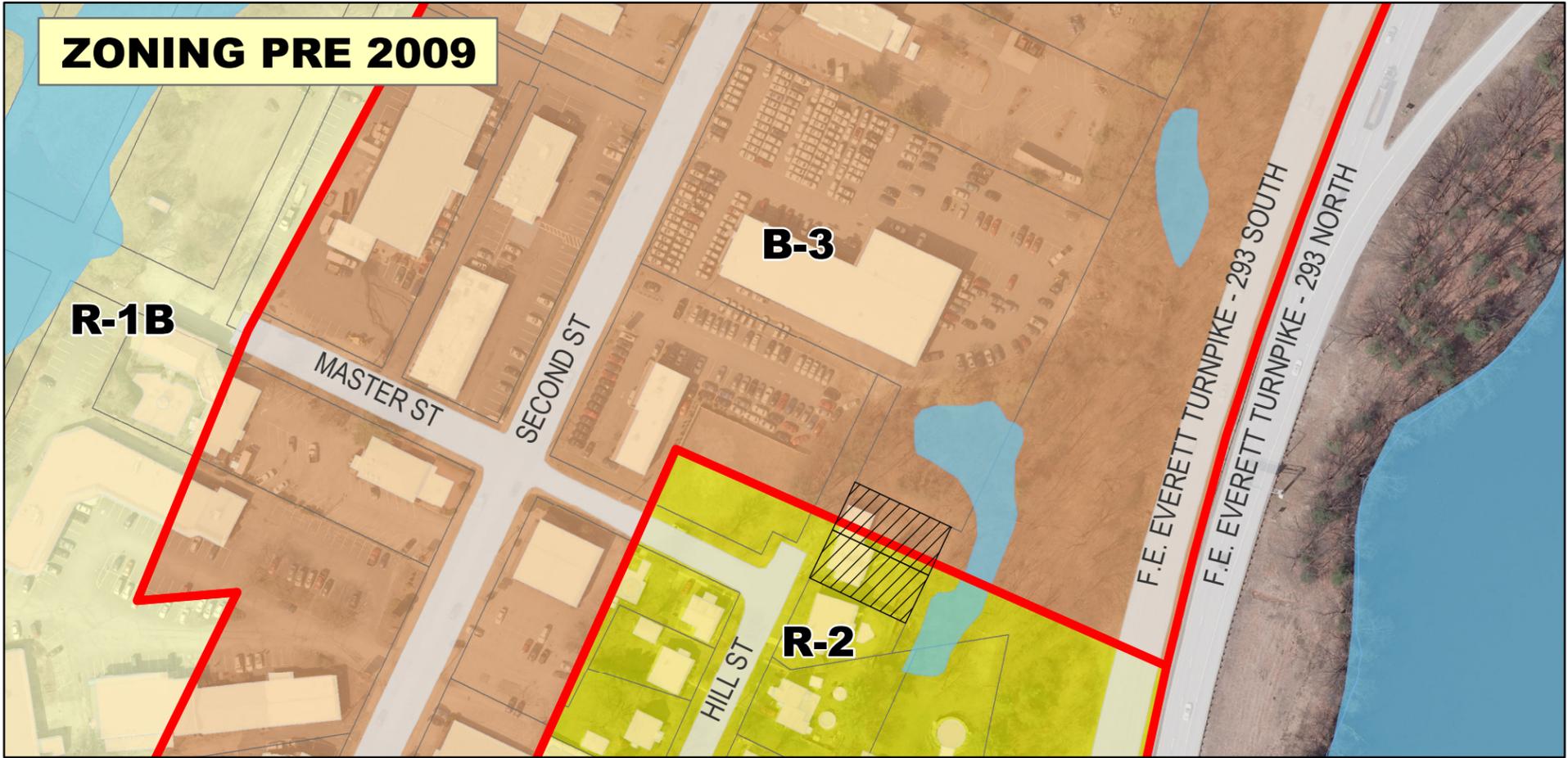
Jodie Levandowski
Planner II



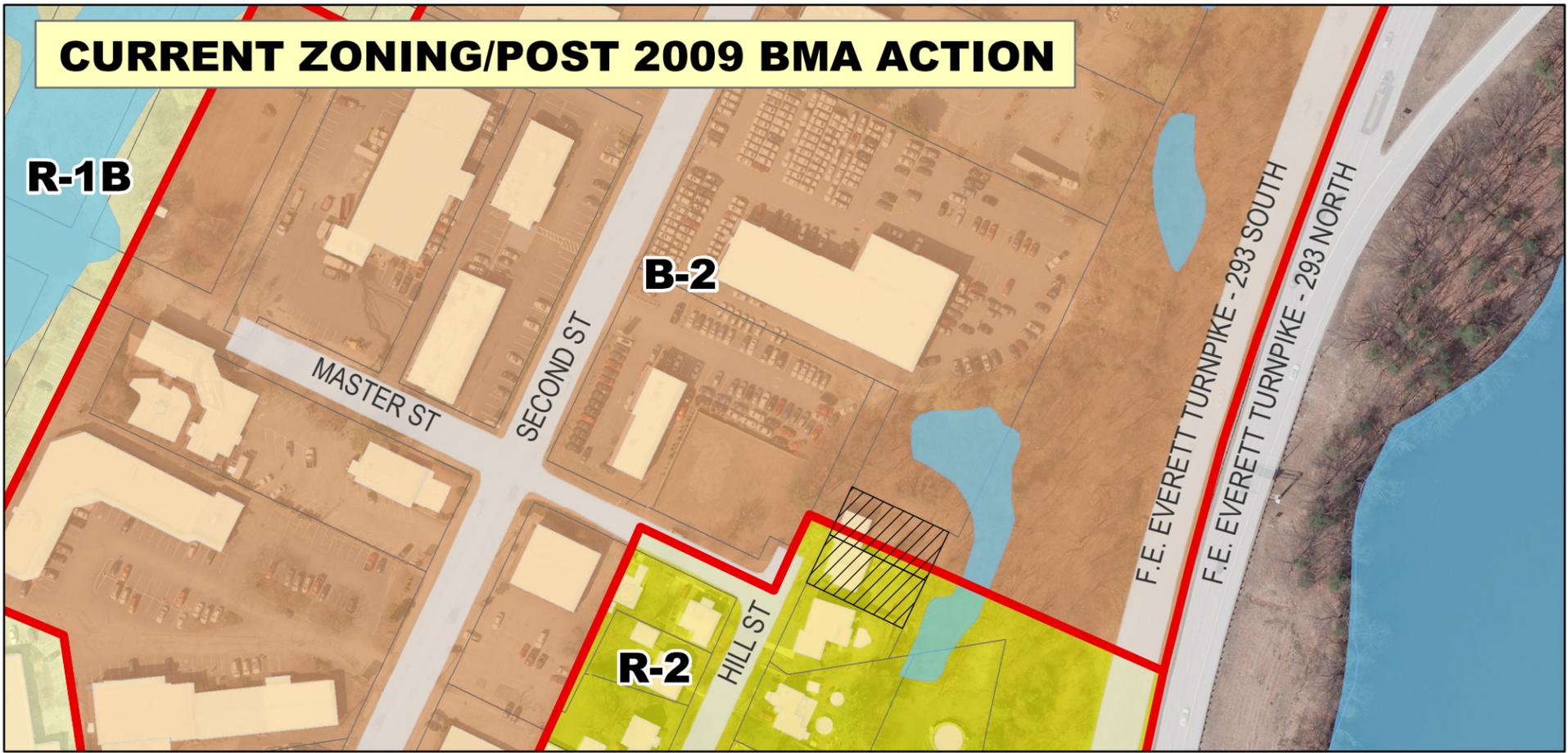
Cc: Planning Board
Thomas Clark, Esq., City Solicitor

Attachment

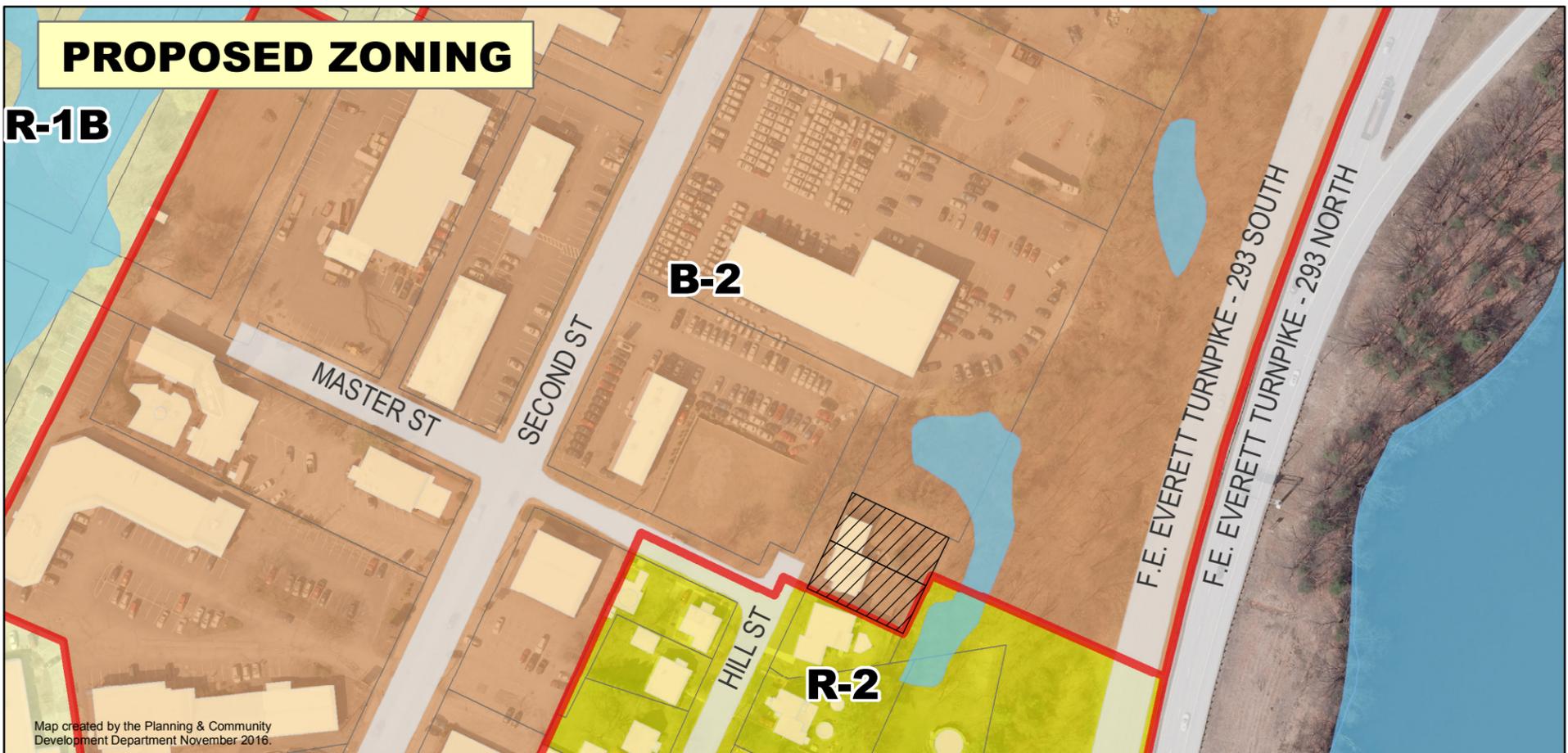
ZONING PRE 2009



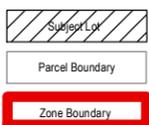
CURRENT ZONING/POST 2009 BMA ACTION



PROPOSED ZONING



Map created by the Planning & Community Development Department November 2016.



REZONING PETITION
364 Hill Street Manchester, NH

- R-2 Residential Two-Family
- B-2 General Business
- R-1B Residential Single-Family

