

To: Dover City Council
From: Christopher Parker, AICP
CC: J. Michael Joyal, City Manager
Dover Planning Board
Date: July 16, 2020
Re: Zoning Amendment - Maglaras

ISSUE:

On January 08, 2019, the Planning Board unanimously approved a recommendation to amend to the City's Zoning Map.

INTENT:

This memo will briefly describe the findings of the Planning Board and ensure compliance with Chapter 170-53(F) of the Code.

GOALS:

The proposed zoning amendment must meet certain criteria for the Planning Board to support their adoption. This memo reviews the report criteria laid out in Chapter 170 to explain the findings of the Planning Board.

PROCESS:

The Planning Board posted the amendments after consideration on in December of 2018. It held a public hearing on January 08, 2019. The Board unanimously approved the requested amendment at the conclusion of the January 08th hearing and forwarded it to the City Council for ratification.

ATTACHMENTS:

- Map of area
- Rezoning Analysis
- Property owner letter

As per section 170-53(F), the Planning Board shall provide to the City Council a report on each proposed amendment that has been proposed and endorsed by it. This report shall include the Board's findings and recommendations on the following:

The consistency of the proposed amendments with the Master Plan;

The 2015 update to the City's Land Use Chapter of its Master Plan is entitled "It's All About Tomorrow." This chapter includes references to increasing the City's commercial tax base through economic development. The rezoning is consistent with the other uses along the Cochecho River.

The consistency of the proposed amendment with other plans, studies, or technical reports prepared by or for the Board and the City;

The proposed amendments do not conflict with any other plans, studies or technical reports. It is consistent with the plans to develop the waterfront and Maglaras Park.

The effect of the proposed amendment on the City's municipal services and capital facilities as described in the Capital Improvements Program;

The proposed amendments do not conflict with the Capital Improvements Program. It is consistent with the plans to develop the waterfront and Maglaras Park.

The effect of the proposed amendment on the natural, environment, and historical resources of the City;

The Planning Board found that any development is going to effect the natural, environmental and historical resources, however the impact would be less for non-residential.

The effect of the proposed amendment on neighborhood including the extent to which nonconformities will be created or eliminated;

The areas has been developed as active and passive recreation. The City controls the majority of the land and Dover Youth Softball controls the additional piece. Neither property is intended for intense buildout and the Softball parcel has a deed restriction against extensive build out.

The effect of the proposed amendment on the City's economy and fiscal resources;

The amendment will have a positive impact on the economy of the City, while not creating any material burden on municipal services, capital facilities or any natural or historic resources in Dover.

The recommendation of the Planning Board relative to whether the proposed amendment should be adopted or rejected, and any recommendations for modifications to the proposed amendment.

The Planning Board approved the amendments by a unanimous vote and hereby submits them to the City Council for ratification.