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City of Dover Department of Planning and Community Development

Rezoning Analysis

PROPOSED REZONING OF ASSESSORS MAP 22 LOT 42

Proposed

Background

In January 2016, the Dover City Council set a goal of reviewing the balance between commercial and residential property valuations within the City, and pursuing changes to that balance. Rezoning property is one way to adjust this balance.

As part of the planning for the future waterfront redevelopment, Planning staff reviewed the zoning for the waterfront parcel and adjacent Maglaras Park parcel. The two are not zoned the same, but have overlap areas.

Area Description

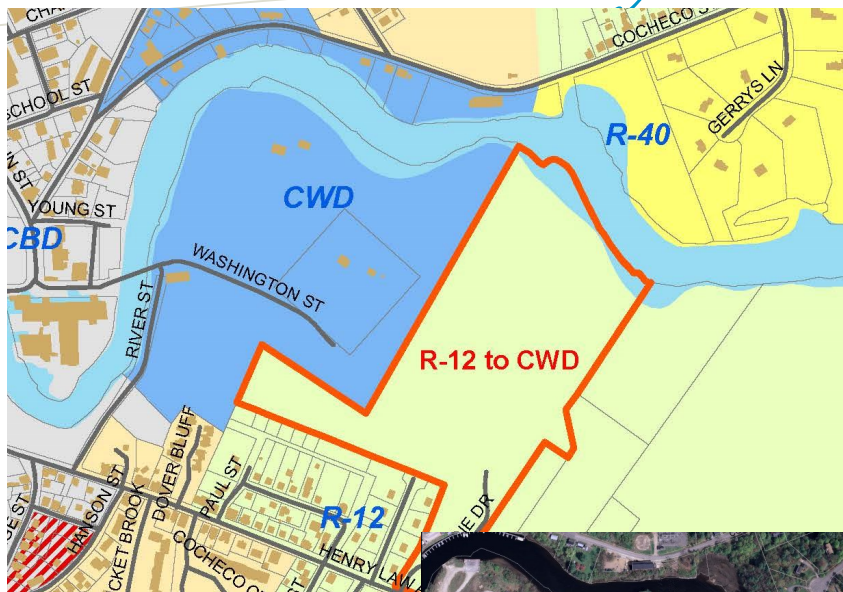
Map 22, Lot 42 AKA Maglaras Park, is a 29 acre parcel, with an approximate width of 800 feet and depth of 2,900 feet. It is located off Henry Law Avenue and the extension of Washington Street, and zoned Medium Density Residential (R-12). It is adjacent to the City's waterfront parcel, off River Street, which is located within the Cochecho Waterfront District (CWD) zone. The parcel is wooded and open, with ball-fields and gravel parking and access.

The parcel has over 800 feet of frontage along the Cochecho River.

Amendment

Currently, the boundary between the R-12 and CWD districts runs along the property boundary between the waterfront parcel and the Maglaras Park parcel, shown to the right.

The proposed change relocates this boundary to include Map 22, Lot 42 within the CWD district. This new boundary would be at the southeasterly side of the property. This would create non-residential land on a public road, with access to utilities, so no new roadway would be created. It would exchange 29 acres between the residential and non-residentially zoned land.



AT A GLANCE:

Total Acreage (Land Use):	1.2
Citywide:	15,557
Residential:	8,016
Non-Residential:	3,620
Area of Interest :	16
Current Unit on lot #:	5

Potential Unit # (No zone change):	16
Commercial Development potential	40,000 sf
Public Road Potential? (Y/N):	Y
Open Space Subdivision? (Y/N):	Y
Water (Y/N):	Y
Sewer (Y/N):	Y

Purpose Statements

Purpose statements for each zoning district assist planners and property owners in understanding the spirit and intent of the specific zone. This ensures more efficient and clear use of property.

Medium Density Residential:

The purpose of this residential district is to provide for conventional single-family neighborhoods on lots not less than twelve thousand (12,000) square feet. The homes in this district are almost all served by municipal sewer and water. Many of the neighborhoods surrounding the elementary schools are in this district and have a sidewalk system that is conducive to children walking to school. The development of parcels with at least five acres can be done as open space subdivisions. Some non-residential uses that are compatible with single-family homes are permitted, including churches, elementary schools, high schools, colleges and child care facilities.

Cochecho Waterfront:

The purpose of this mixed use district is to provide appropriate locations for a mixture of residential and commercial uses on the waterfront parcels along the downtown portion of the Cochecho River. This district has very flexible dimensional requirements, with no minimum LOT size, frontage or setback requirements and a density of forty three (43) dwelling units per acre. Several water related land uses are permitted in the district, including marinas, waterborne passenger transportation facilities and water related education and resource centers. The architect-

Development Concept Scenarios ^{1,2,4}

Description.

A residential development, similar in scale and scope to those on Nantucket Court, might be appealing either as part of development with the waterfront bluffs. In this case the 5 acre section could be separated off, with the remaining portion of the lot being public park. 11 new single family homes, with a public road, created to access them are proposed. Similar to Nantucket Court, the average assessed value of the homes is \$300,000.

Tax Impact

Dover's estimated tax rate is \$26.29. This provides tax revenue of approximately \$7,887 per house. A single family home in Dover provides .5 a student into the school system. The cost to educate a child

is approximately \$15,000.

A new 1,000 foot public road would be constructed. There would be cost for maintaining and plowing this roadway and providing other services.

Traffic Impact

The Institute of Transportation Engineers identifies that 1 PM Peak hour vehicle trip per unit is generated for a single family home, resulting in 11 new trips, in the evening.

Abutter Impact

There is no restriction on lighting or placement of sheds/garages, other than 10 feet off a property line.

Description.

A mixed use scenario would allow for commercial recreation (aquatics center), Aquarium or similar maritime education use, as well as 30 condominium units similar to multifamily in the area. The large buildings would be placed by the ball fields and share parking, and the residential would be developed with the waterfront lot. The museum and aquatic center would be valued at 3 million each. The residential would be assessed at \$300,000 each.

Tax Impact

Dover's estimated tax rate is \$26.29. This provides tax revenue of approximately

\$78,870 per business, and \$7,887 per unit. In addition the non-residential buildings add to the local economy.

Traffic Impact

The Institute of Transportation Engineers identifies that .62 PM Peak hour vehicle trip per multi unit, and 1.45 per peak hour for the aquatics center and aquarium. This results in 130 vehicle trips per building, in the evening, during events. Trip generation would be more isolated due to shifts and variables such as flextime.

Abutter Impact

The residential would be similar to surrounding residential and the non-residential would be adjacent to current recreation facilities.



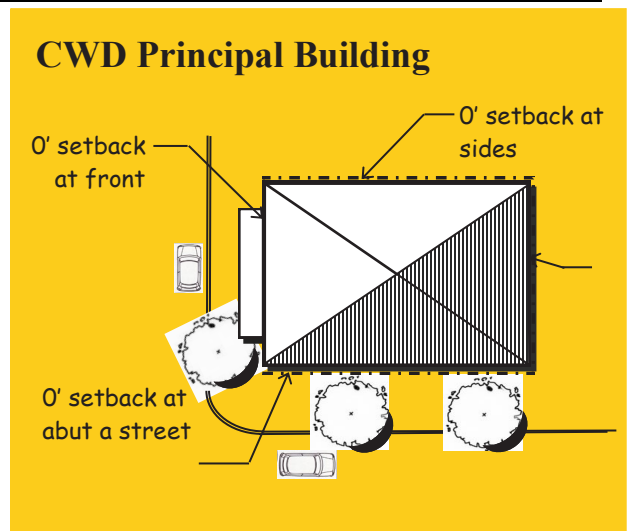
Dimensional Review³

	Medium Density Res (R-12)	Open Space Subdivision	Cochecho Waterfront (CWD)	Notes
LOT				
Minimum LOT Size	12,000 sf	8,000 sf	N/A	
Maximum Lot Coverage	30%	30%	75%	R-12 excludes driveway
Minimum Frontage	100 ft	20 ft	N/A	
PRINCIPAL BUILDING				
Front Setback	15-25 ft	10 ft	0 ft	
Abut a Street Setback	15-25 ft	10 ft	0 ft	
Side Setback	15 ft	10 ft	0 ft	
Rear Setback	30 ft	10 ft	0 ft	
Distance to existing structures	N/A	50 ft	75 ft	In CWD it is from boundary
OUTBUILDING/ACCESSORY USE				
Front Setback	15-25 ft	10 ft	0 ft	
Abut a Street Setback	15-25 ft	10 ft	0 ft	
Side Setback	10 ft	10 ft	0 ft	
Rear Setback	10 ft	10 ft	0 ft	
HEIGHT OF BUILDING				
Principal Building	35 ft max	35 ft max	55 ft max	
Outbuilding	35 ft max	35 ft max	55 ft max	

Mitigating Abutter Impact

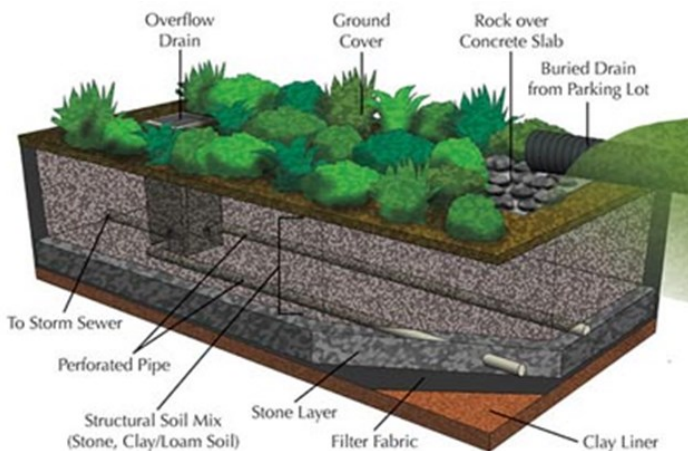
Dover's zoning and site regulations are sensitive to impacts on residential abutters from commercial development. Examples of protections include, retention of existing trees, as a landscape buffer between projects, extensive landscaping and lighting requirements, and requirements that loading facilities, parking and accessory elements be screened and sighted away from abutters. While there is no residential property maintenance regulations, there are requirements for commercial properties, per site plan approval.

During development review, the context of all projects is reviewed, to ensure that impacts are reviewed and mitigated on a site by site basis, understanding that each project and parcel is unique.



NOT TO SCALE

Stormwater Management



Dover leads the state with recently amended regulations related to Stormwater Management, within our Site Plan Regulations. The effects of development whether residential, parking lots, or commercial all impact stormwater management. The regulations manage stormwater runoff, protect water quality and quantity, minimize the contribution of a pollutant for which a water body is impaired to the maximum extent practicable, cause no discharge of runoff to an adjacent property in excess of runoff discharge in the existing developed or undeveloped condition, and encourage the use of low impact development strategies.

For new development, runoff of impervious surfaces, total suspended solids, pollutants, infiltration, water table, and plantings are all considered and regulated. The minimum protections and management standards require that all development comply with EPA Phase II stormwater rules and the City's MS4 permit, existing waters be protected by buffers, and

best management practices are in place, low impact development strategies must be used, the use of salt and other winter maintenance items are also covered to make sure no discharge to receiving waters is possible. To prevent issues such as pollutants entering the water system, flooding, and more new developments must go through the City's stormwater regulations.

Allowed Uses³

Medium Density Residential (R-12)#

ACCESSORY DWELLING UNIT	FARM*
ASSEMBLY HALL	FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling*
CHILD CARE HOME	ROADSIDE FARM STAND*
CONSERVATION LOT	
EDUCATIONAL INSTITUTION, K-12	
BED and BREAKFAST	ONDARY
CHILD CARE FACILITY	OFFICE*
DWELLING, TWO FAMILY*	PUBLIC RECREATION
DWELLING, SINGLE FAMILY*	Public Utility*
EDUCATIONAL INSTITUTION, POST SEC-	
Bank	PERSONAL SERVICE ESTABLISHMENT
COMMERCIAL PARKING FACILITY	Retail Store
COMMERCIAL RECREATION	Theater
Dwelling, 3 To 4 Family*	WATER RELATED EDUCATION/ RESOURCE CENTER
DWELLING, MULTI-FAMILY*	
Eating and Drinking Establishments*	WATERBORNE PASSENGER TRANSPOR- TATION FACILITY
HOTEL/RETAIL	
MARINA	

Common#

Cochecho Waterfront (CWD)#

Medium Density Residential (R-12) Uses Permitted by Special Exception*

- ELDERLY ASSISTED CARE HOME

Cochecho Waterfront (CWD) Uses Permitted by Special Exception

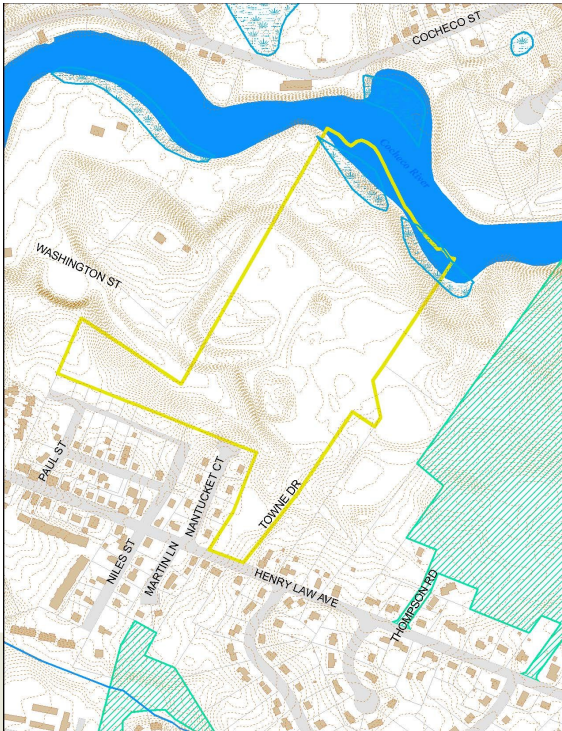
- Conversion of existing dwelling to accommodate additional residential units [5]
- Helicopter Take Offs & Landings

* see zoning tables for footnotes.

Uses allowed, which could not be done on this parcel are not shown

WORDS IN ALL CAPS are defined in ordinance

Environmental Review²



Introduction.

Prior to any development of a site, the developer would be required to review and document environmental and topographic constraints that exist on the parcel. This concept review was completed using the City's Geographic Information System Data.

Property Description

The 29 acre parcel is roughly arranged in a rectangular shape, with a width of 800 feet and a depth of 2,900 feet. It has a wider portion that stretches behind the Paul Street neighborhood. The parcel is mostly open, with wooded areas along the River and Paul and Nantucket Court neighborhoods. It has access from both Washington Street and Henry Law Avenue.

Wetlands/Soils

The property appears to have an area of wetlands contained upon it, especially along the Cochecho River and in a small ravine area

Floodplain Development

There appear to be no major flooding concerns for the property, other than normal shore land requirements common along rivers.

Topography

The parcel is relatively flat with an elevation of approximately 80 feet above sea level. The parcel slopes towards the Cochecho River, which border it on the north of the parcel. The river's edge is cliff like in places, and more gradual in others.

Transportation and Infrastructure²



Introduction

When reviewing the appropriateness of developing a parcel, transportation and utility infrastructure are reviewed to understand development costs.

Transportation Network

As seen above, the subject parcel is within half a mile of downtown dover, and is connected to NH Routes 108, 4 and 9 through downtown. The infrastructure in Washington Street has been upgraded to accommodate multiple modes

of transit, including delivery truck traffic, and mass transit.

Should the property be developed the extension of Washington Street would be constructed to the standards necessary for

mixed use operations. While there is access to Henry Law Avenue, it would not be a principle access point, rather an accessory access or egress point.

Any development of the proposed lot would include a traf-

fic analysis, which would look, amongst other things, at any improvements necessary to the road network, especially as the development ties into River Street and downtown Dover.

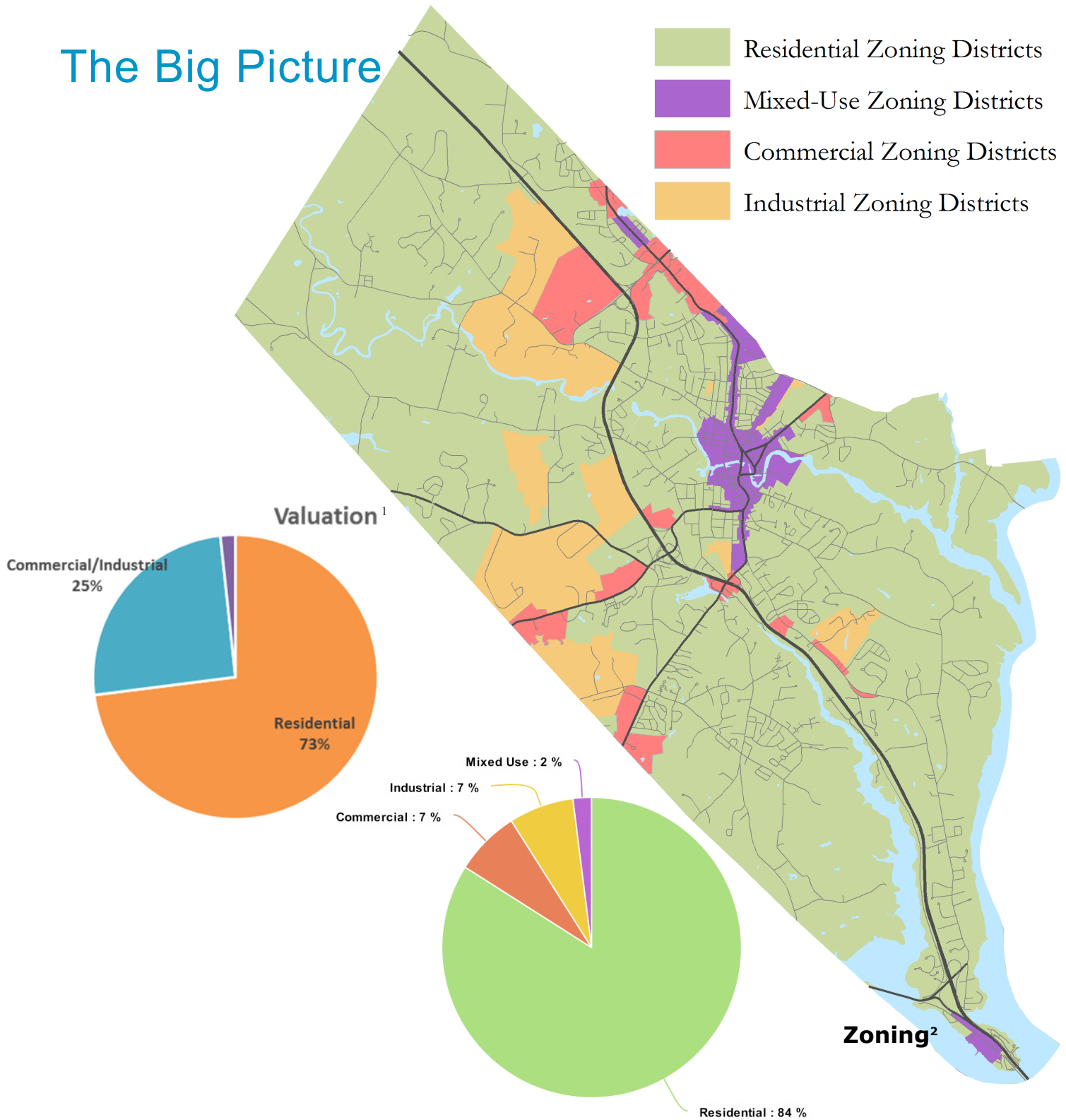
Utilities—Public

A XX inch municipal water line is located in Henry Law Avenue and an XX inch line is in Washington Street. Sanitary sewer is located on River Street.

Utilities—Private

Eversource provides electric power to the parcel via service off Washington Street. Natural Gas and Telecommunications lines are located within the ROW of XXX.

The Big Picture



City Council Goal and Objective:

In Dover, after taking office, a new City Council will meet and create goals for its term.

The 2016—2017 Council goals include the following:

“Goal: Implement Long-Term Economic Development

Strategic Objective 3: Identify and rezone appropriate property parcels to spur/enhance commercial development to further balance the commercial-to-residential ratio by five percent in 10 years (measured annually)”

Sources

1 = Tax Assessment Data

2 = Planning Department Land Use Data/Analysis

3 = Chapter 170, Zoning, of the City Code

4 = School District Enrollment Data and FY17 Budget