

# Zoning Amendment

Context & Background

**R3 Map Change & Multifamily Definition**



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Director of Planning & Development

# Context & Background

## Two Parts:

1. Zoning Map Change at High Street & State Street
2. Update to the Definition of “Multifamily” Use

## Purposes:

- A. Facilitate a Viable Residential Redevelopment of the “Global” Gas Station Property located at the intersection of High Street and State Street
- B. Establish Consistent R3 Zoning at all Four Corners of the Intersection
- C. Allow Flexibility for Reduced Massing of Structures within a “Multifamily” Use (*rather than effectively mandating a massive singular structure in every instance, regardless of context*)

# A Preferable Use, & Improved Appearance

## Context – Corridor, Neighborhood & Streetscape



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## Context – Corridor, Neighborhood & Streetscape

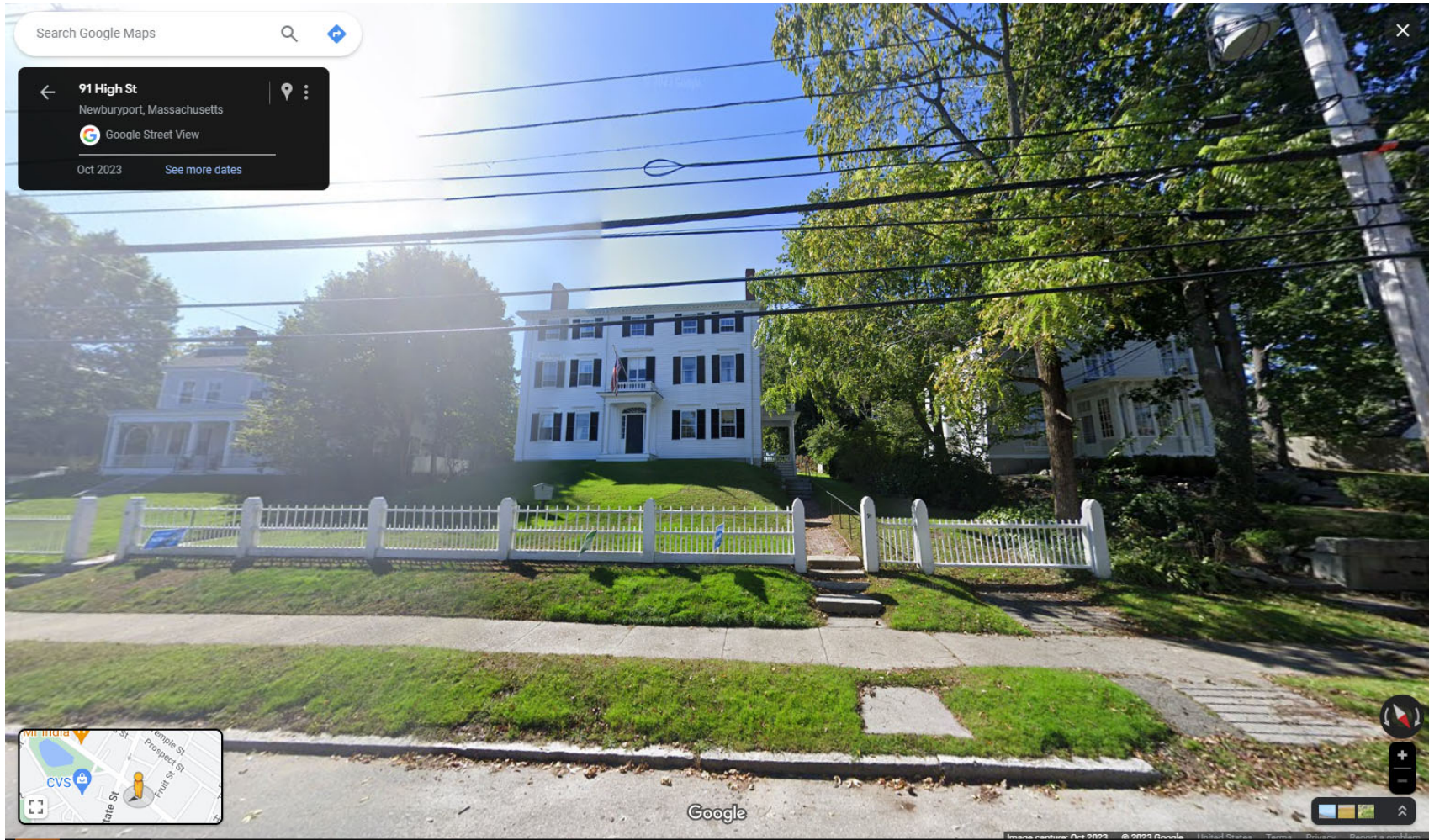


R3 Map Change & Update to Multifamily Definition

November 15, 2023

# A Preferable Use, & Improved Appearance

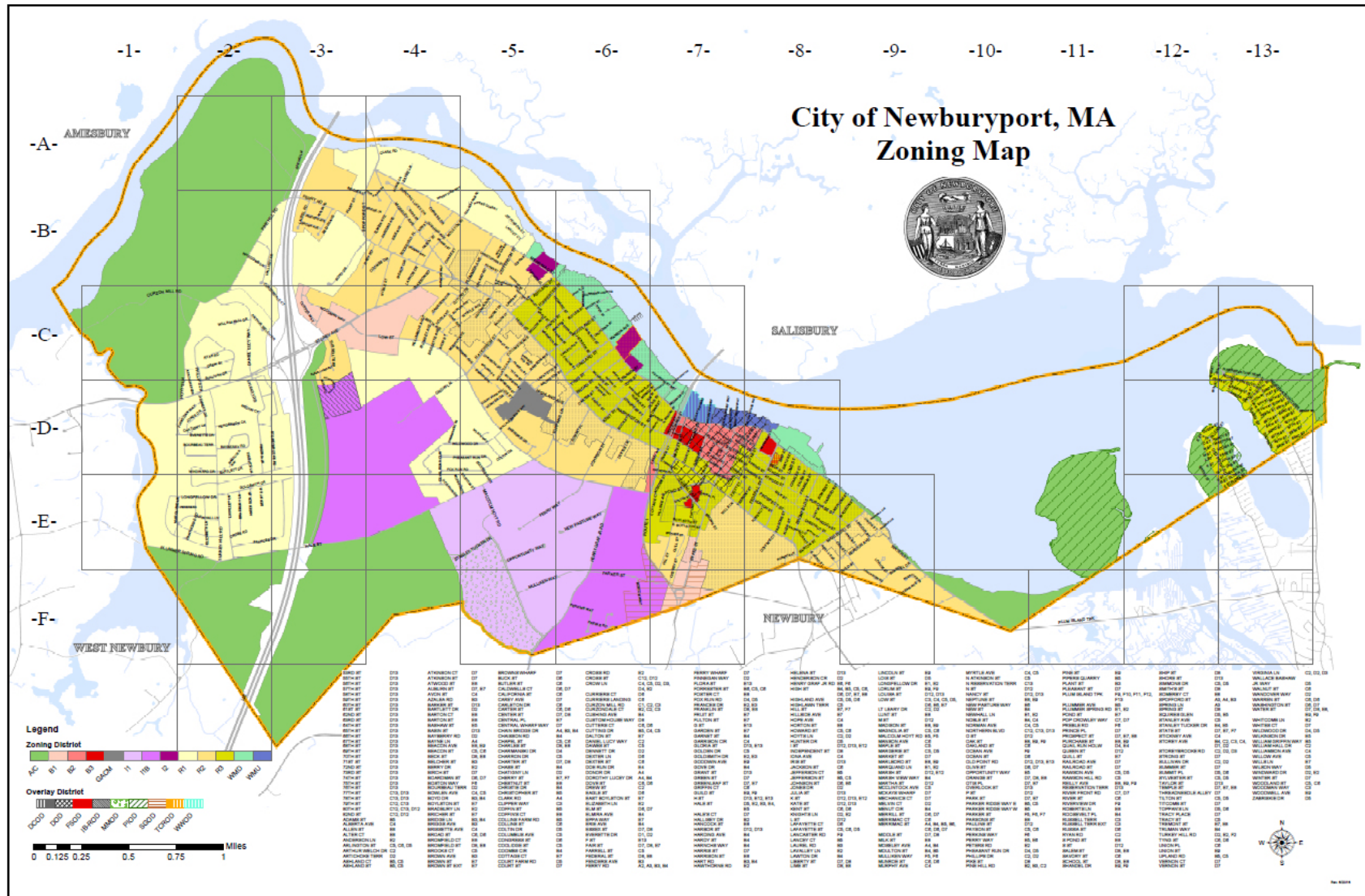
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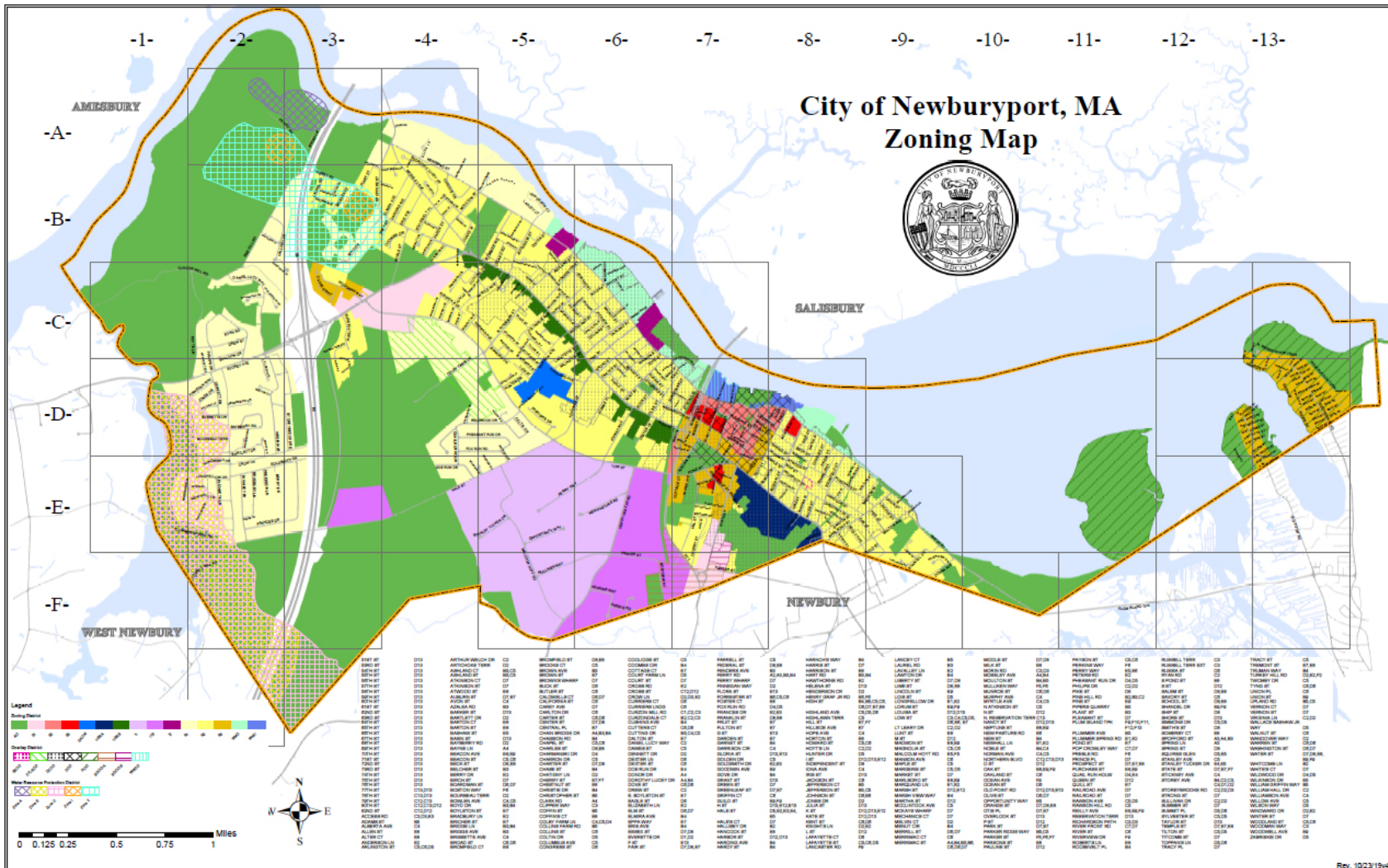
# Context & Background

1. Determination of Blight (*derelict gas station*)
2. Commercial Use Abandoned, Residential Zoning, Use Variances Prohibited
3. Removal of Exxon Deed Restriction (*prohibited residential use, inconsistent with local zoning*)
4. Current Zoning Does Not Present a Viable Reuse of the Site
  - A. Property Has 1/3 the Required Area for a Single Family Home
  - B. Swept up in relatively recent HSR-A zoning district, unlike the larger estate-style High Street properties this zoning was primarily focused on preserving at the time
  - C. Smaller corner lot with 20k sq.ft., effectively requiring a substantial Variance from the 60k sq.ft. baseline required for the construction of just one single family home)
5. Zoned R3 Prior to adoption of the High Street Residential Zoning District (*2017*) & Downsizing of the R3 District (*2018*)

# R3 Downzoning to R2, New HSR District (Before)



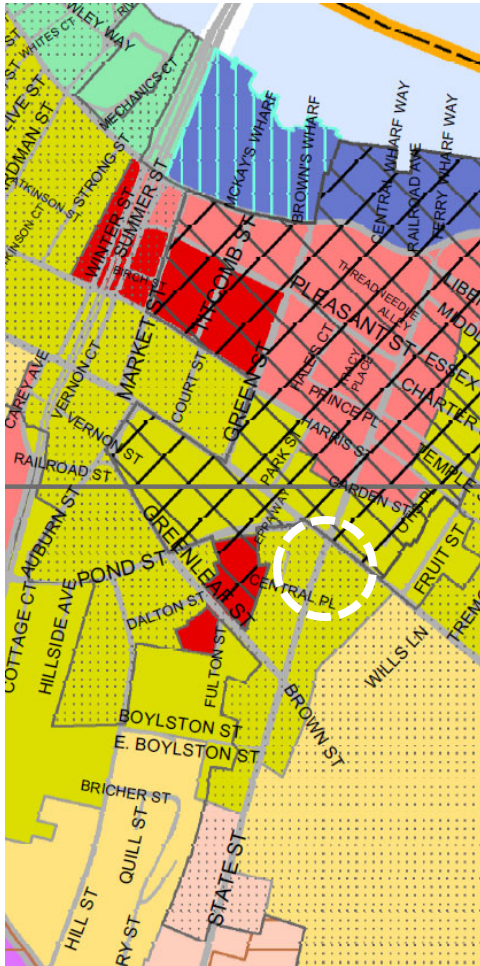
# R3 Downzoning to R2, New HSR District (After)



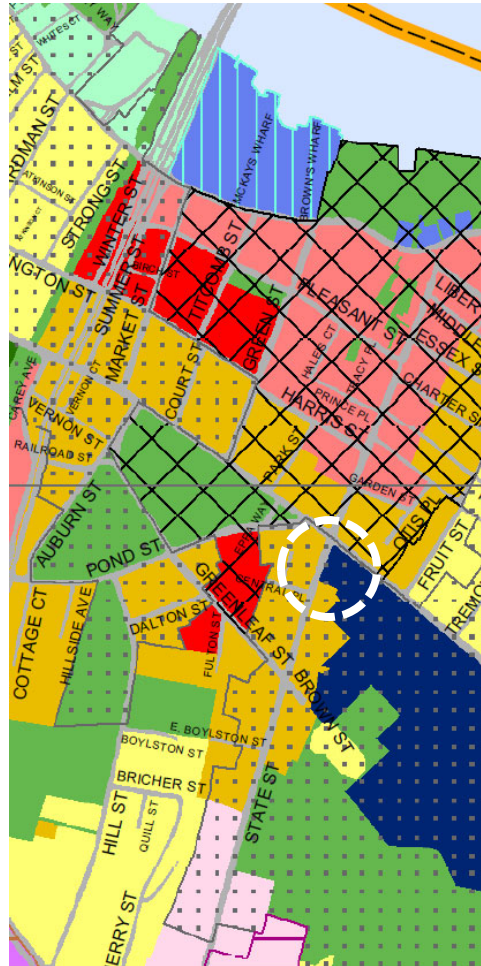


# Zoning Map Designation for the Global Site

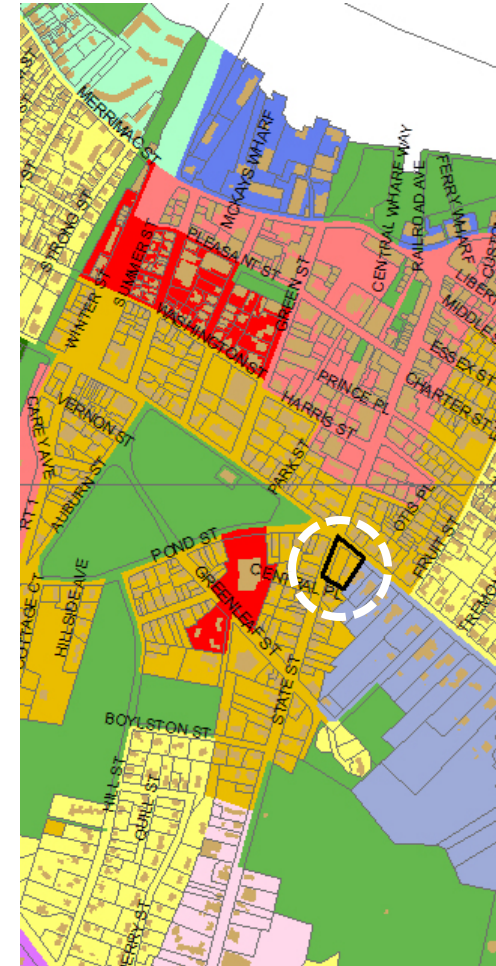
Before R3, HSR-A



After R3, HSR-A



Proposed

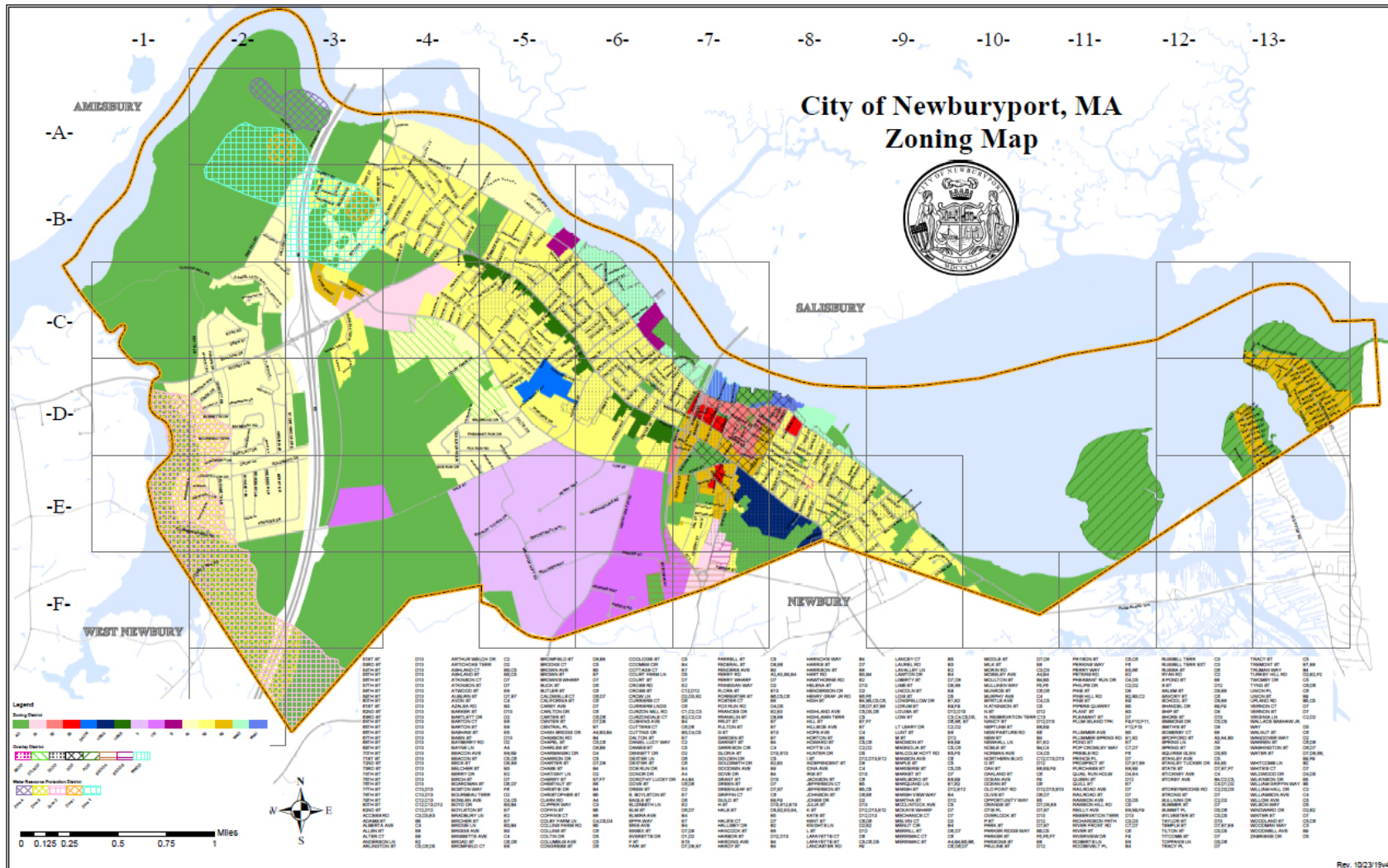


# Districts in which Multifamily Use is Permitted

## By Discretionary Special Permit:

- Use is NOT permitted anywhere “as-of-right.”
- R3, B1, B2, B3, I2, WMD, WMU (*limited areas*)
- Prohibited in all other Districts (*excluding 40R District*)
- Zoning Board can require Technical “Peer Review” as necessary
- Planning Board Site Plan Review also triggered at five (5) or more units (*additional “process,” but not necessarily an additional point of leverage for significant improvements to smaller-scale projects*)

# Districts in which Multifamily Use is Permitted



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# Potential Non-Residential Uses within R3 District

## Retail Trade, Retail Services:

1. By Discretionary Special Permit only
2. Such commercial/traffic generating uses are unlikely to be approved at this location (ZBA must make required findings)

#3: “*The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*” [emphasis added]

#6: “*The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*” [emphasis added]

# Schematic Plan for Proposed Development



# Context for Architectural Massing (Adjacent)



Footprint  
*(birds eye view)*

VS.

Building Facades  
*(street level)*

# Context for Architectural Massing (Global Site)



# Context for Architectural Massing (Adjacent)





# Development Agreement

1. Preemptive Contract (*to establish baseline terms*)
2. Details not typically addressed prior to permitting (*ZBA Special Permit review*)
3. Key Elements:
  - A. Maximum Number of Units (4)
  - B. Main Structure (*3 units*) & Secondary Structure (*1 unit, akin to a contextually appropriate “carriage house”*)
  - C. Agreed Upon Building Locations (*Concept Plan*)
  - D. Agreed Upon Driveway Access (*State Street only*)
  - E. Adequate Setbacks to Provide Buffer/Screening for Abutting Properties
  - F. Compatible Architectural Style (*Victorian era*)
  - G. \$25K towards pedestrian signal/control upgrades at adjacent intersection (*sidewalks along frontage and accessible ramps/crossings to be required during permitting - typical*)

# Revised Language Proposed

## Section V-E – List of allowable uses

USE	NUM	
Multifamily	103	<p><u>One or more</u> <del>A</del> building(s) or structure(s) that <u>together</u> contain(s) three (3) or more dwelling units on the same lot, and <u>where at least one such building or structure contains three (3) or more units.</u></p> <p><del>Where there is more than one dwelling unit in a building, the units must be separated by</del> either common floor-ceiling assemblies between the dwelling units, or Common Wall Connectors as defined in section II-B, definitions.</p>

### **Additional language recommended by Planning Board Chair**

- Ensures that multifamily developments permitted hereunder do not exceed the cap provided for in NZO Section VI-C(2), wherein the Planning Board may permit no more than two (2) single-family dwellings on a lot via Special Permit.
- Combined with the “five (5) or more units” Site Plan Review trigger (*existing*), Planning Board jurisdiction for plan review would be required for projects of a larger scale, in addition to ZBA review.

# Next Steps & Timeline for Meaningful Results

1. Development Agreement (*in place*)
2. Zoning Amendment (*Council adoption*)
3. Special Permit Application & Hearing (*ZBA with abutter input*)
4. Demolition of old Gas Station & Residential Construction (*feasible in spring/summer 2024*)