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City of Dover Department of Planning and Community Development

Rezoning Analysis

PROPOSED REZONING OF ASSESSORS MAP D LOT 12

Proposed Change

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.

Economic Development and Planning staff worked with Dover Business Industrial Development Authority board members to review of the City, assessing various properties within the City for inclusion in a long term rezoning plan of residential land to commercial zoning.

Area Description

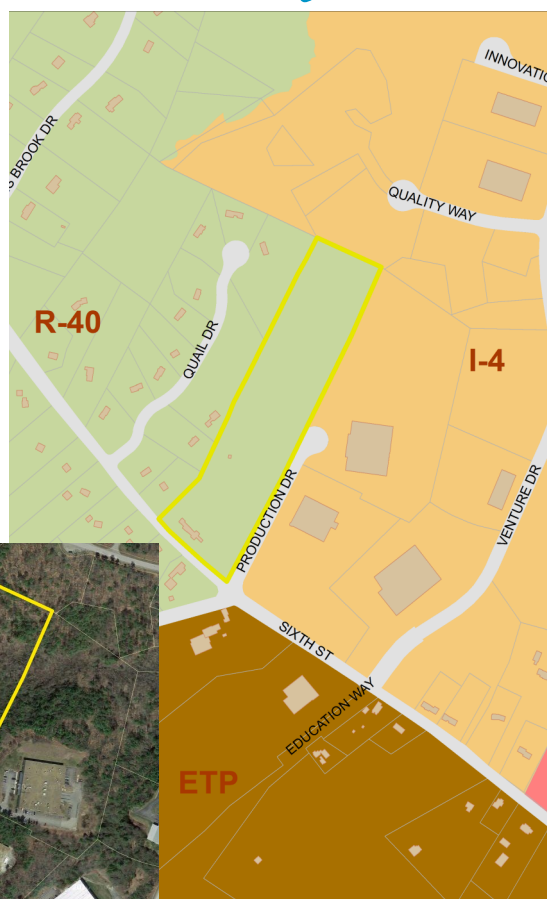
Map D, Lot 12, AKA 447 Sixth Street, is a 16 acre parcel, with an approximate width of 400 feet and depth of 1,650 feet. It is located at the intersection of Sixth Street and Production Drive, and zoned Rural Residential (R-40). It is adjacent to Enterprise Park, which is located within the Office and Assembly (I-4) zone. A wooded swath as well as topographic changes as one goes north on Sixth Street create a

natural buffer between this property and adjacent residential uses on Quail and Reyner's Brook Drives.

Amendment

Currently, the boundary between the R-40 and I-4 districts runs along the north western boundary of Production Drive, and to the north of Map D, Lot 12, shown to the right.

The proposed change relocates this boundary to include Map D, Lot 12 within the I-4 district. This new boundary would be at the north-westerly 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 16 acres between the residential and non-residentially zoned land.



AT A GLANCE:

Total Acreage (Land Use): ^{1,2}	Potential Unit # (No zone change): 16
Citywide: 15,557	Commercial Development potential 40,000 sf
Residential: 8,016	Public Road Potential? (Y/N): Y
Non-Residential: 3,620	Open Space Subdivision? (Y/N): Y
Area of Interest : 16	Water (Y/N): Y
Current Unit on lot #: 5	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.

Rural Residential:

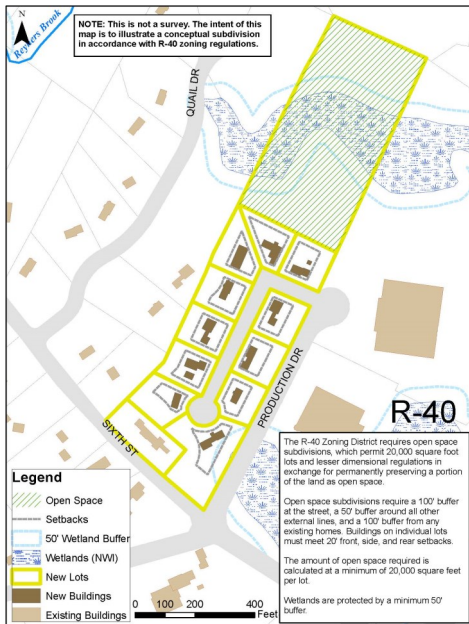
The purpose of this residential district is to provide for conventional single-family neighborhoods in the more rural areas of the city. These areas have larger lot sizes (1+ acres) and the homes are most likely served by on-site septic systems and wells, but there are some portions of the district that have municipal sewer and water. New subdivisions are designed as open space developments with reduced lot sizes allowed in return for the permanent preservation of open space. Agriculture and farming are promoted in this district. Some non-residential uses that are compatible with single-family homes are permitted, including churches, hospitals, elementary schools, high schools and child care facilities.

Assembly and Office:

The purpose of this industrial district is to provide appropriate locations for manufacturing, assembly, fabrication, packaging, distribution, laboratory, testing facility, warehousing, wholesaling, publishing and shipping activities that expand the economic base of the city and provide employment opportunities. These areas are located along major collector roads away from the downtown area. The newest industrial park developed by the city is located in this district. The minimum lot size in this district is five acres, which encourages larger industrial users.

Development Concept Scenarios ^{1,2,4}

Rural Residential:



Description.

A residential development, similar in scale and scope to those on Quail Drive is proposed for the property. 11 new single family homes, with a public road, off Production Drive are proposed. Similar to Quail Drive, the average assessed value of the homes is \$328,000.

Tax Impact

Dover's estimated tax rate is \$27.11. This provides tax revenue of approximately \$8,900 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 main-

taining 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

As this would be a major subdivision, it would be required to set aside open space, and have a 50 foot no cut buffer along the perimeter. Street trees would be required.

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

Description.

Two manufacturing/office buildings similar to Formax are proposed for the site, each on a five acre lot. The new buildings are placed upon lots fronting on Production Drive with a shared driveway. Similar to Formax, these 18,000 square foot facilities have an assessed value of \$2,626,000.

Tax Impact

Dover's estimated tax rate is \$27.11. This provides tax revenue of approximately \$71,000 per business. In addition the buildings provide 36 jobs to the local economy.

Traffic Impact

The Institute of Transportation Engineers

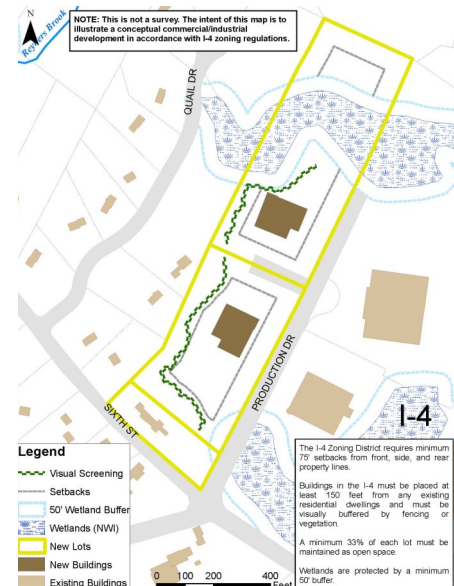
identifies that .73 PM Peak hour vehicle trip per 1,000 sq ft of space is generated by a manufacturing facility. This results in 13 vehicle trips per building, in the evening. Trip generation would be more isolated due to shifts and variables such as flextime.

Abutter Impact

The facilities would be required to be located a minimum of 150 feet from any home, with a 75 foot no cut buffer along the perimeter, with additional screening as necessary added for light and noise. 33% of each lot needs to be landscaped.

The businesses would have typical hours of operation. Loading facilities, parking and accessory elements would be screened and sighted away from abutters.

Office and Assembly:



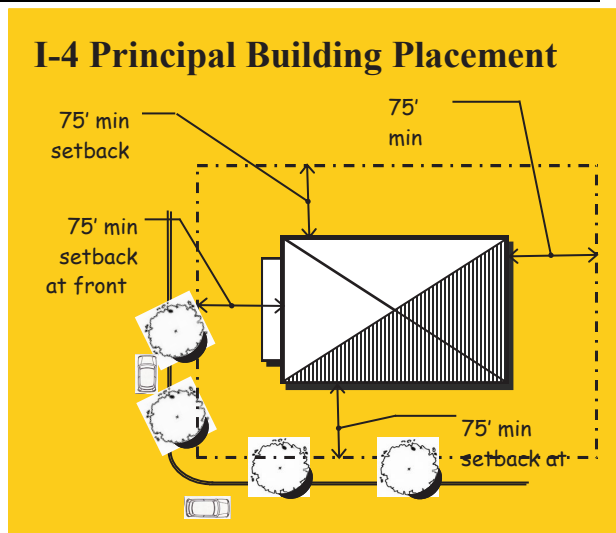
Dimensional Review³

	Rural Residential	Open Space	Office and Assembly	Notes
LOT				
Minimum LOT Size	40,000 sf	20,000 sf	5 acres	R-40 excludes wetlands
Maximum Lot Coverage	10%	10%	33%	R-40 excludes driveway
Minimum Frontage	150 ft	40 ft	400 ft	
PRINCIPAL BUILDING				
Front Setback	40 ft	20 ft	75 ft	
Abut a Street Setback	40 ft	20 ft	75 ft	
Side Setback	25 ft	20 ft	75 ft	
Rear Setback	30 ft	20 ft	75 ft	
Distance to existing structures	N/A	100 ft	150 ft	
OUTBUILDING/ACCESSORY USE				
Front Setback	40 ft	20 ft	75 ft	In I-4, parking setback is 25 ft
Abut a Street Setback	40 ft	20 ft	75 ft	
Side Setback	10 ft	10 ft	10 ft	
Rear Setback	10 ft	10 ft	10 ft	
HEIGHT OF BUILDING				
Principal Building	35 ft max	35 ft max	40 ft max	
Outbuilding	35 ft max	35 ft max	55 ft max	

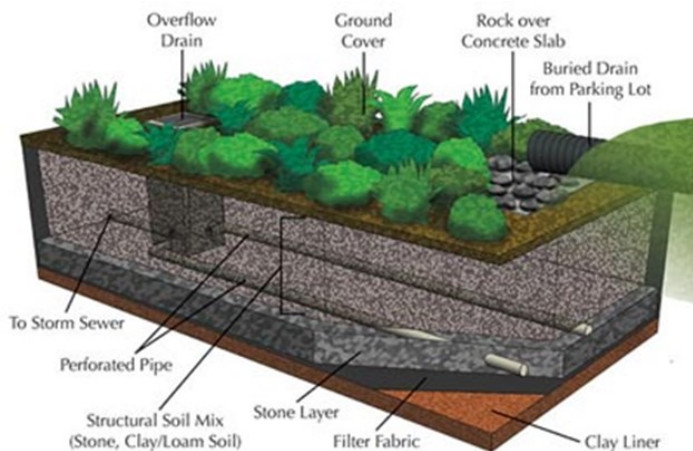
Mitigating Abutter Impact

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.



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

Rural Residential (R-40)#

ACCESSORY DWELLING UNIT	
ASSEMBLY HALL	FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling*
BED and BREAKFAST	Hospital
CHILD CARE HOME	MANUFACTURED HOUSING
Clinic	OFFICE (Home Occupation)
CONSERVATION LOT	PUBLIC RECREATION
COUNTRY CLUB*	Recreational Camp
DWELLING, SINGLE FAMILY	
EDUCATIONAL INSTITUTION, K-12	
CHILD CARE FACILITY	Raised on Site
EXCAVATION	Veterinary Office, Animal Hospital or KENNEL*
FARM *	WHOLESALE
Public Utility*	
Retail Sale of Agricultural or Farm Products	
Computer and data processing	OFFICE
Establishments for the manufacture assembly*	PUBLISHING FACILITY
Laboratories (scientific, medical chemical)	WAREHOUSING

Common#

Office and Assembly (I-4)#

Rural Residential Uses Permitted by Special Exception*

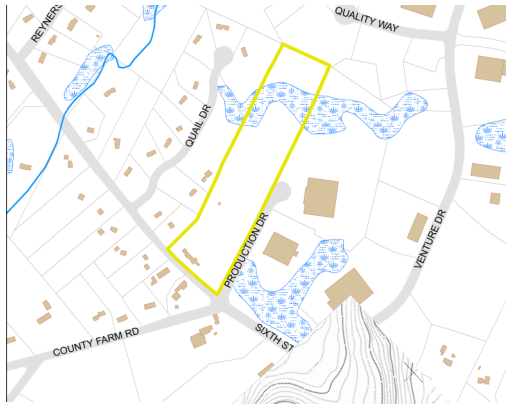
- ASSISTED LIVING FACILITY
- CONGREGATE CARE FACILITY
- CONTINUING CARE COMMUNITY FACILITY
- EDUCATIONAL INSTITUTION, POST SECONDARY
- ELDERLY ASSISTED CARE HOME
- Helicopter Take Offs & Landings
- JUNKYARD
- MANUFACTURED HOUSING Park
- NURSING HOME

Office and Assembly Uses Permitted by Conditional Use

- SELF-SERVICE STORAGE FACILITY*

* 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 16 acre parcel is roughly arranged in a rectangular shape, with a width of 400 feet and a depth of 1,650 feet. The parcel is mostly wooded, with a clearing along Sixth Street where the existing structure is located. It has access from both Sixth Street and Production Drive.

Wetlands/Soils

The property appears to have an area of wetlands contained upon it. This

area is located to the rear of the property, which is consistent with soils found on adjacent parcels. An area of hydric soil is close to the Sixth/Production. intersection

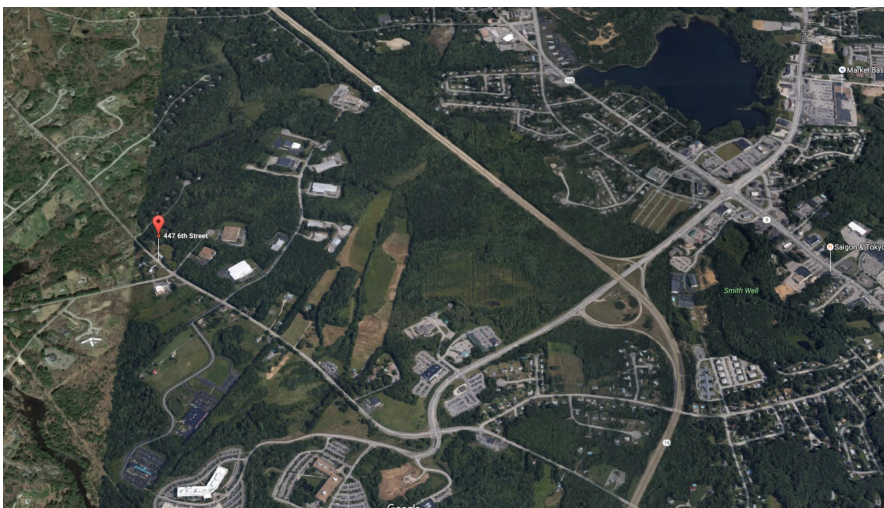
Floodplain Development

There appear to be no major flooding concerns for the property. A review of the FEMA mapping for the area, indicates that the property is 700 feet from Reyner's Brook.

Topography

The parcel is relatively flat with an elevation of approximately 200 feet above sea level at Sixth Street and along Production Drive. The parcel slopes towards Quail Drive and towards the properties within Enterprise Park, which border it on the north of the parcel. The grade slopes to an approximate elevation of 160 feet.

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 NH Route 16, accessible by Exit 9 via Sixth Street. The infrastructure in Sixth Street has been upgraded to accommodate multiple modes of

transit, including freight truck traffic, and mass transit.

Production Drive has been constructed to the standards necessary for industrial operations. The design of the ROW provides plenty of frontage for the subject lot to be subdivided. Due to sight distance onto Sixth

Street, any substantial development would use Production Drive, as the preferred access to Sixth Street, whether a new roadway, or driveway.

Any development of the proposed lot would include a traffic analysis, which would look,

amongst other things, at any improvements necessary to the road network, especially the intersection with Production Drive, County Farm Road and Sixth Street.

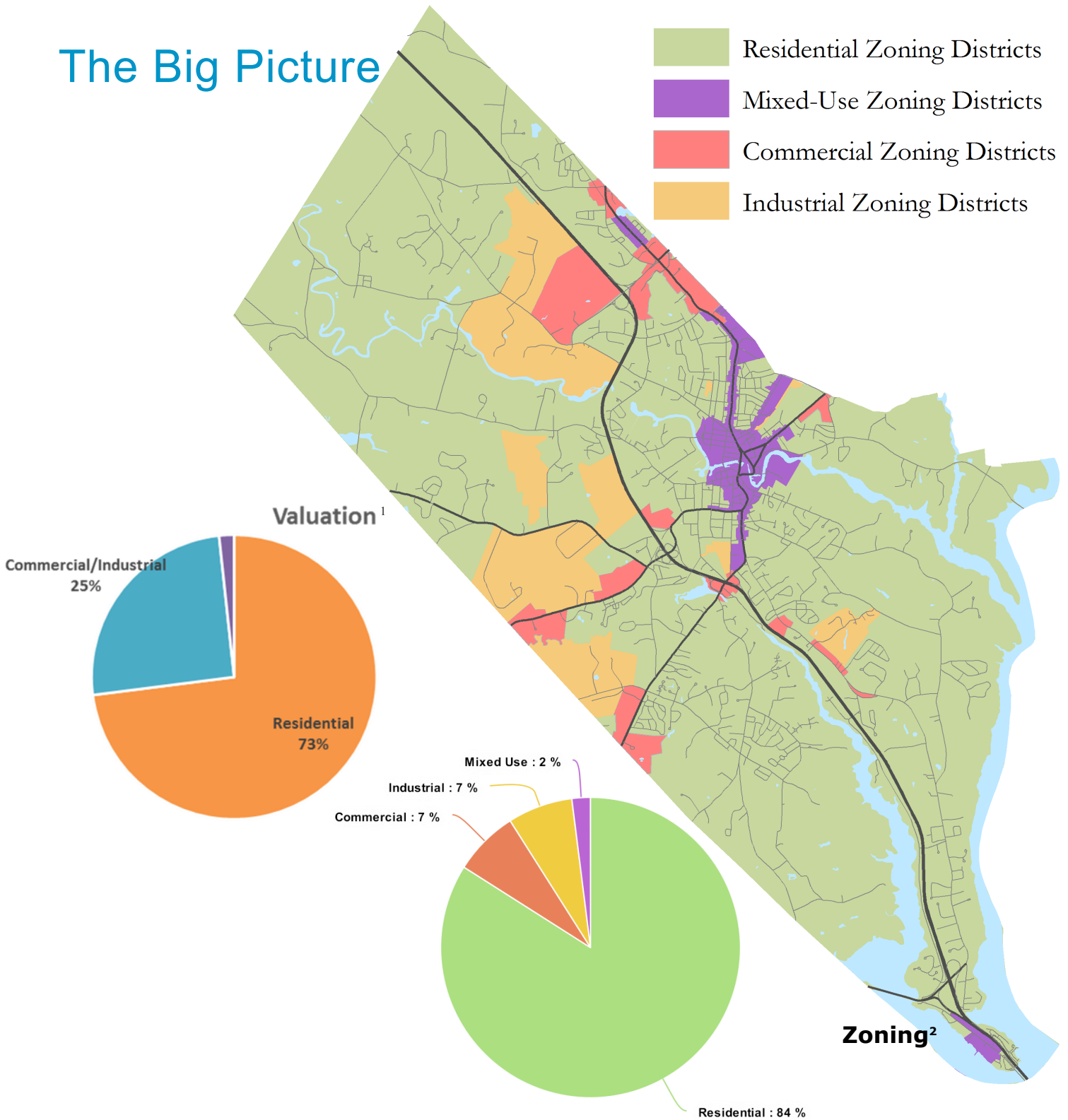
Utilities—Public

A 12 inch municipal water line is located in Sixth Street and an 8 inch line is in Production Drive. Sanitary sewer is located on Production Drive. The existing multi-family dwellings do not tie into either service.

Utilities—Private

Eversource provides electric power to the parcel via service off Sixth Street. Production Drive also has service. Natural Gas and Telecommunications lines are located within the ROW of Production Drive.

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