



AGENDA

SPECIAL MEETING

Joint Planning Board and Planning, Licenses & Development Committee

Monday, August 26, 2019

6:00 PM

Council Chambers

1. Roll Call
2. **Public Workshop**
Ordinance – O-2019-12 – Zoning Map Change. This Ordinance proposes to amend the Zoning Map designation for the City-owned parcel at 560 Main Street (TMP 114-012-000) by changing a small area of that parcel currently designated Commerce to Industrial so that the entire parcel will be designated Industrial. This parcel is approximately 30-acres, and currently used for City of Keene Public Works operations. It is also the location of a former landfill. An approximately 2-acre area of the parcel at the northwesterly end near Manchester Street is currently designated Commerce; the rest of the parcel is designated Industrial.
3. Next Meeting – Monday, September 9, 2019
4. Adjourn

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APPLICATION TO AMEND THE ZONING MAP

Petitioner Community Development Dep't Date 7/5/19

Address 3 Washington St Keene

Telephone () 352-5440 Property Owner City of Keene

Location of Property to be Rezoned 560 Main St. 114-012-000

Approximate Acreage 30 Present Zoning District I/com Proposed Zoning District I

Validation of parcel ID# by
the Assessing Department

[Signature]
Assessing Department Staff

[Signature]
Petitioner's Signature

Submittal Requirements, which must be complete at the time of submission to the City Clerk.

- A properly drafted Ordinance containing the full description of the property to be rezoned and the proposed amendment along with a typed or neatly printed narrative explaining the purpose of, effect of, and justification for the proposed change(s).
- A notarized list of property owners/agents within the boundary of the area or areas proposed for rezoning as well as the names of all abutters of the property. This list shall include the tax map number and address of each abutter and owner, and must be current with the Assessing Department's records within ten days of submittal. The list shall also include the name of any agent who should receive notice. Two sets of mailing labels shall be provided.
- Three maps showing the boundary of the area or areas to be changed, one at 8 1/2" x 11" and two at City tax map scale (24" x 36").
- \$100.00 application fee plus an additional \$10.00 per acre or lot for a total sum not to exceed \$500.00 as well as the publication and postage fees identified below. Check made payable to City of Keene.

Ordinance Number _____ Date Received by City Clerk _____

Application Fee @ \$100.00	\$ _____
Area Fee @ \$10/00 per acre	\$ _____
Publication of Notice in <u>The Keene Sentinel</u> @ \$90.00	\$ _____
Postage Fees for property owners/ agents and abutters. Total # of notices _____ @ .47	\$ _____

The petitioner is also responsible for the publication costs for the public workshop before the joint Planning Board and Planning, Licenses and Development Committee. Additional costs will be collected by the Planning Department for the mailing costs associated with the public workshop as well as the publication of the public workshop notice.

K://Council/Forms/Application_Amend_Zoning_Map.doc

O-2019-12 Narrative

This Ordinance amends the Zoning Map designation for the city-owned parcel at 560 Main Street (TMP 114-012-000) by changing a small area of that parcel currently designated "Commerce" to "Industrial". 560 Main Street is an approximately 30 acre parcel currently used for Public Works operations. It is the location of a former landfill.

An approximately 2 acre area of the parcel at the northwesterly end near Manchester Street is designated "Commerce" (COM); the rest of the parcel is designated "Industrial" (I). The line defining the boundary between the area designated COM and the area designated I does not follow property lines, streets, or any natural feature and therefore splits the property arbitrarily into two zoning districts. This condition is not favorable to the future use of the property by the City or by others and creates confusion and unnecessary complexity in the use and development of the land. The purpose of this Zoning Amendment is to correct this condition and cause the entire parcel to be zoned I.



CITY OF KEENE

O-2019-12

Nineteen

In the Year of Our Lord Two Thousand and

AN ORDINANCE~~Relating to Change of Zone ~ 560 Main Street~~.....

Be it ordained by the City Council of the City of Keene, as follows:

That Chapter 102, the Zoning Ordinance of the City of Keene, New Hampshire, as amended, be and hereby further amended by changing the zoning designation on the Zoning Map of the City of Keene, as adopted by the Keene City Council on December 15, 1977, as part of Chapter 102 entitled, "ZONING", of the said Ordinances, from Commerce (COM) to Industrial (I), on a portion of the following parcel so that the entire parcel will designated Industrial:

114-12-000

560 Main Street

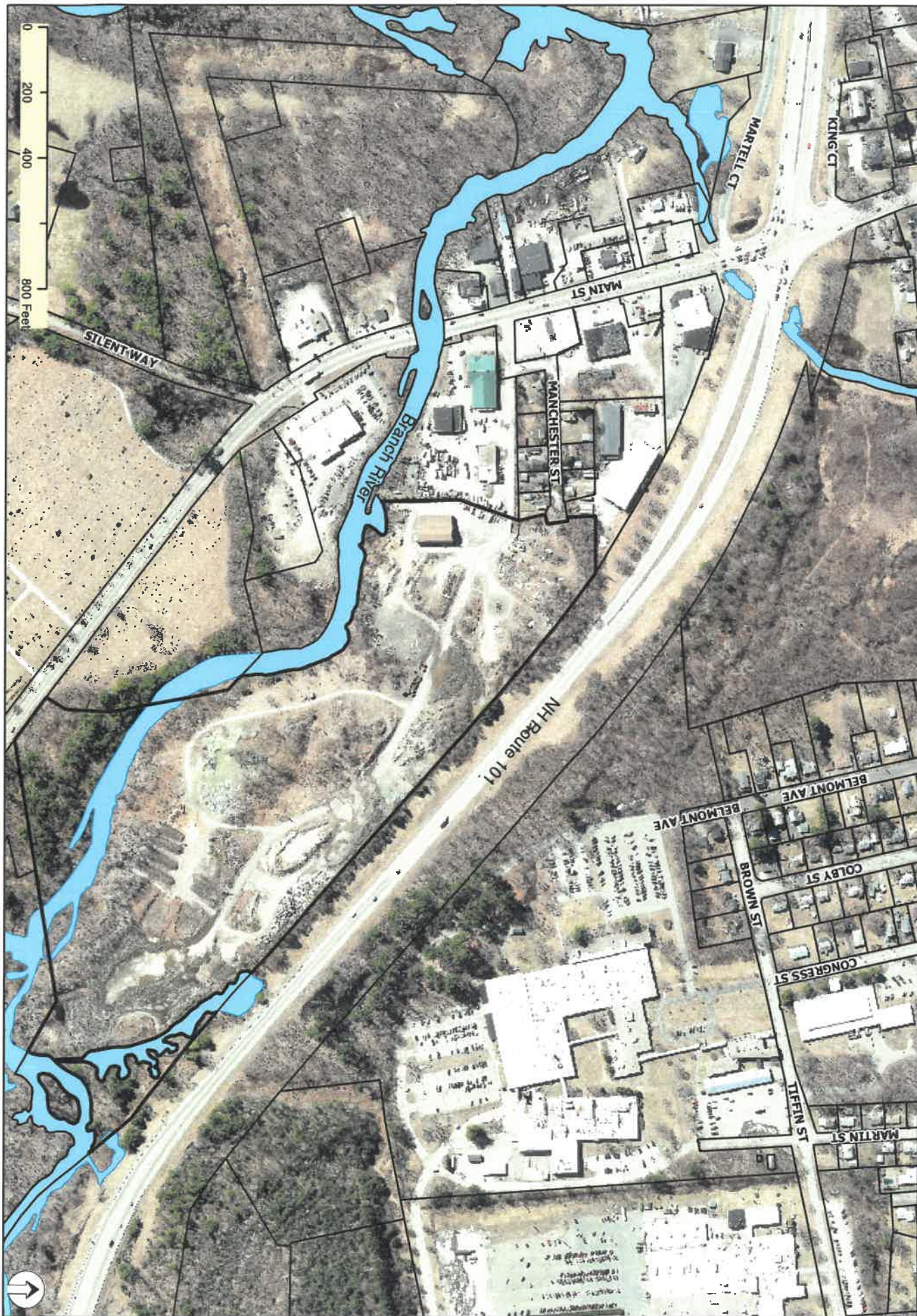
Kendall W. Lane, Mayor

PASSED



O-2019-12
560 MAIN STREET
Existing Conditions

Prepared by:
Rheff Lamb
Community Development
KGIS 2019

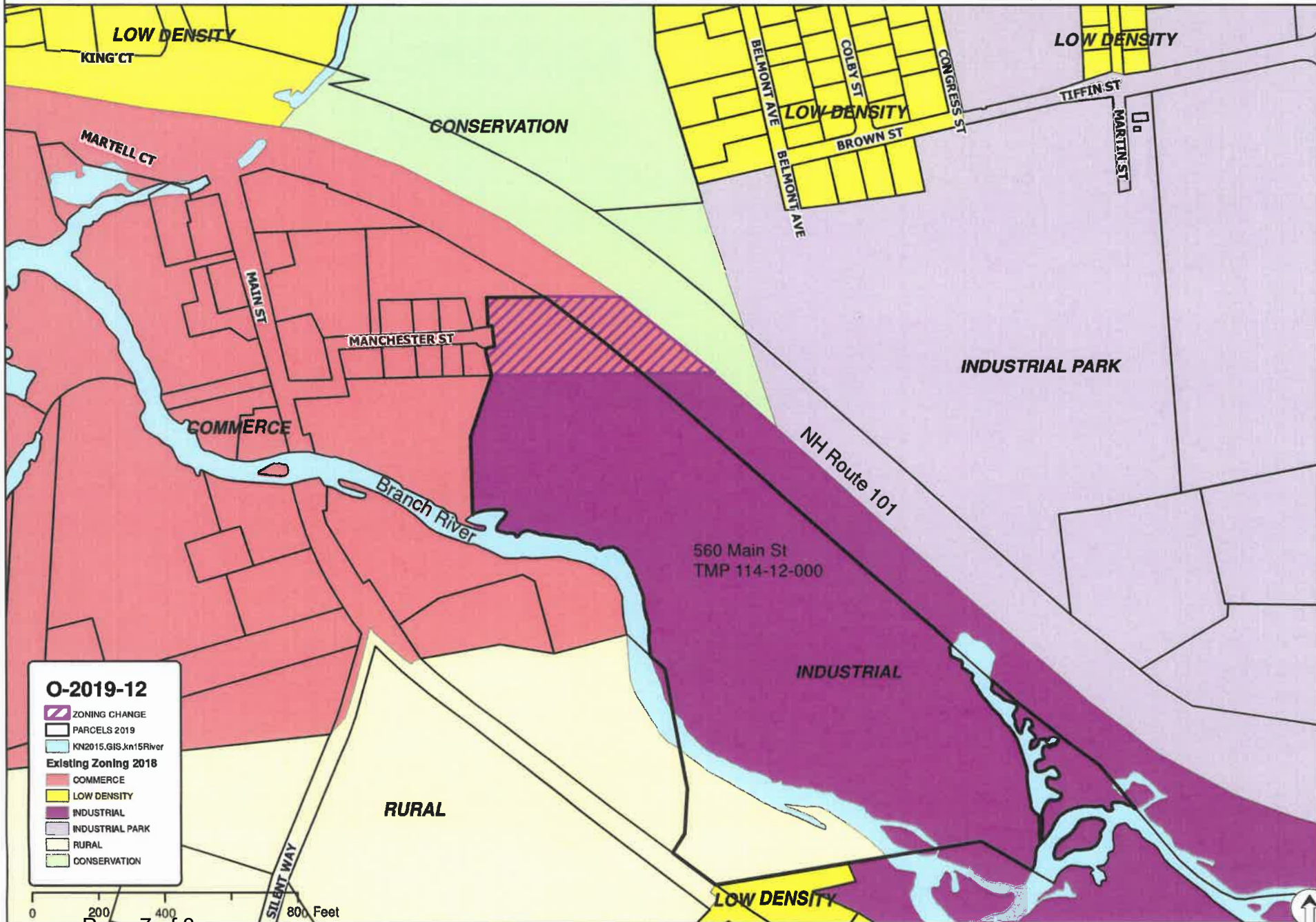




**PROPOSED ZONING MAP AMENDMENT
O-2019-12
560 MAIN STREET (TMP 114-12-000)**

Prepared by:
Rhett Lamb
Community Development
KGIS 2019

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O-2019-12

- ZONING CHANGE
- PARCELS 2019
- KN2015.GIS.kn15Riv

Existing Zoning 2018

- COMMERCE
- LOW DENSITY
- INDUSTRIAL
- INDUSTRIAL PARK
- RURAL
- CONSERVATION

0 200 400 800 Feet





City of Keene, N.H.
Transmittal Form

July 5, 2019

TO: Mayor and Keene City Council
FROM: Rhett Lamb ACM/Community Development Director
THROUGH: Elizabeth A. Fox, ACM/Human Resources Director
ITEM: I.3.
SUBJECT: Relating to Zone Change - 560/580 Main Street

COUNCIL ACTION:

In City Council July 18, 2019.
Ordinance O-2019-12 referred to the Joint Planning Board and Planning, Licenses and Development Committee.

RECOMMENDATION:

That Ordinance O-2019-12 be referred to the Joint PLD/Planning Board Joint Committee for its review and recommendation.

ATTACHMENTS:

Description

Application to Amend Zoning Map
Narrative and Associated Maps
Ordinance O-2019-12

BACKGROUND:

This Ordinance amends the Zoning Map designation for the city-owned parcel at 560 Main Street (TMP 114-012-000) by changing a small area of that parcel currently designated "Commerce" to "Industrial". 560 Main Street is an approximately 30 acre parcel currently used for Public Works operations. It is the location of a former landfill.

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