

1 AMENDED Amendment 102 to Council Bill No. 32-2013

2
3 BY: Jennifer Terrasa

Legislative Day No: 10

4 Date: July 25, 2013

5
6 Amendment No. 102

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8 *(This amendment would limit the residential use and require Zoning Board approval establish*
9 *maximum height limits and minimum development sizes for projects in the CR district).*

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13 Make the following changes to the Comprehensive Zoning Plan attached to the Bill:

14 On page 215, strike lines 5 through 8 in their entirety, and substitute the following:

15 “THE CR OVERLAY DISTRICT IS A FLEXIBLE VOLUNTARY ALTERNATIVE ZONING DISTRICT
16 THAT ENCOURAGES COMMERCIAL REDEVELOPMENT OF SPECIFICALLY DESIGNATED PROPERTIES ON
17 OR NEAR US ROUTE 1. THE CR OVERLAY DISTRICT IS INTENDED TO PROMOTE THE FOLLOWING:”

18 On the same page, strike lines 11 through 13, and substitute the following:

19 “1. REDEVELOPMENT THAT BENEFITS THE SURROUNDING RESIDENTIAL AND BUSINESS
20 AREAS BY CREATING AND ENHANCING WELL DESIGNED CENTERS THAT HELP CREATE A VIBRANT
21 MARKETPLACE.”

22 On page 215, immediately following line 33, insert the following:

23 “THE GOALS OF THE CR OVERLAY DISTRICT WILL BE ACCOMPLISHED WITH HIGH-QUALITY,
24 NEW OPTIONAL DESIGN PROJECTS THAT ARE PRE-PLANNED AND APPROVED THROUGH A
25 DELIBERATIVE PROCESS.”

26 On page 216, in line 44, delete “HOWEVER, THE FLOOR AREA OF APARTMENTS”, and
27 substitute “APARTMENTS”. On the same page, in line 45, delete “IS NOT LIMITED” and
28 insert “ARE NOT PERMITTED.”

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30 On page 216, immediately following line 47, insert:

31 “D. NO RESIDENTIAL UNITS BE LOCATED WITHIN 200 FEET OF THE ROUTE ONE
32 RIGHT OF WAY.”

1 ~~E. — NO RESIDENTIAL UNITS BE PERMITTED ON APPLICATIONS FOR CR DISTRICTS~~
2 ~~OF LESS THAN FIVE ACRES.~~

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4 On page 217, in line 3, strike the period and substitute “WITH THE EXCEPTION THAT THE
5 MAXIMUM HEIGHT OF ANY STRUCTURES IN A CR DISTRICT SHALL NOT EXCEED 65 FEET.”

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7 On page 217, in line 9, immediately following “OWNER”, insert “(S)”. In the same line,
8 after “CR OVERLAY DISTRICT”, insert “CONSTITUTING A MINIMUM OF ONE ACRE OF LAND
9 OR A MINIMUM OF THREE ACRES OF LAND IN THE EVENT THAT A GASOLINE SERVICE STATION
10 IS PROPOSED AS A USE IN THE OPTIONAL DESIGN PROJECT”.

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12 On page 217, in line 20, after “THE” strike “PLANNING” and substitute “ZONING”.

13 On page 217, in line 51, insert:

14 ~~“(15) — A PHASING PLAN PURSUANT TO SECTION 121.1.J.”~~

15 On page 218, in line 1, insert the following:

16 ~~“(2) HOW THE PROPOSED OPTIONAL DESIGN PROJECT WILL ENHANCE AND NOT~~
17 ~~OVERWHELM THE SURROUNDING COMMUNITY.”~~

18 Renumber the remainder of the section accordingly.

19 On page 218, in line 44, strike “PLANNING” and substitute “ZONING”.

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21 On page 218, in line 47, strike “PLANNING” and substitute “ZONING”.

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23 On page 219, in line 6, strike “PLANNING” and substitute “ZONING”.

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25 On page 219, in line 9, strike “PLANNING” and substitute “ZONING” and strike “AND
26 SIGNED BY THE PLANNING BOARD CHAIRPERSON.”.

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28 On page 219, in line 15, strike “PLANNING” and substitute “ZONING” and strike “121.1.J”
29 and substitute “121.1.K”.

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On page 219, in line 16, strike “PLANNING” and substitute “ZONING”.

On page 219, in line 19, insert:

~~“(J) **PHASING OF COMMERCIAL AND RESIDENTIAL**
NO RESIDENTIAL UNITS SHALL BE CONSTRUCTED UNTIL 50 PERCENT OF THE
PROPOSED COMMERCIAL CONSTRUCTION OR 100 SQUARE FEET OF COMMERCIAL FOR
EVERY RESIDENTIAL UNIT IS COMMENCED, WHICHEVER IS GREATER.”~~

On page 219, in line 20, strike “J” and substitute “K”.

On page 219, in line 23, strike “PLANNING” in both places and substitute “ZONING”.

Renumber the remainder of the section accordingly.