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Town Planner's Recommendation

Wednesday, March 26, 2014 (*substantially the same as prior memo*)

XIV. **Elderly Mixed-Housing Development**. Proposal from the Economic Development Committee for a zoning amendment to create a new residential use which would be allowed in the Durham Business Park Zoning District by conditional use.

➤ I recommend that the Planning Board discuss the enclosed proposed amendment and the enclosed document prepared by Peter Wolfe. I recommend the board set a public hearing on the amendment once it is satisfied with the draft, whether as is or with changes.

Please note the following:

- **Earlier draft**. The Economic Development Committee (EDC) revised the enclosed zoning amendment for Elderly Mixed-Housing Developments at its meeting on February 25. An earlier version was presented to the Planning Board which suggested making some changes, notably removing the requirement that the development have a minimum assessed value and making the amendment potentially adaptable to other zoning districts, in addition to the Durham Business Park.
- **Durham Business Park**. The EDC made those changes and some others, and voted unanimously to recommend adoption of this amendment. The amendment is proposed now only for the Durham Business Park Zoning District but could apply to others in the future. The new use would be allowed by conditional use.
- **Initiating an amendment**. Zoning amendments may be formally initiated by one of three parties: the Planning Board, the Town Council, and 50 citizens signing a petition. The EDC is presenting this to the Planning Board requesting that the board formally initiate the amendment. The Planning Board may decide at any point to not initiate the amendment if it so chooses. If the board is potentially interested in initiating the amendment it will need to hold a public hearing prior to doing so.
- **Enclosures**. The proposed text, changes to the Table of Uses, and changes to the Dimensional Table are enclosed.
- **3,000 square feet**. The EDC suggested looking more at the 3,000 square foot density figure. After consulting with Eric Chinburg, the owner of the main developable parcel in the Durham Business Park, and Ute Luxem, EDC chair, I recommend leaving the 3,000 figure as is.
- **12,000 square feet**. It is worth considering whether the 12,000 square foot threshold should also include commercial uses on the parcel.
- **Frontage**. The EDC reduced the frontage requirements from the earlier draft recognizing that narrower frontages, especially along cul de sacs will better accommodate denser development.
- **Purpose**. The goal is to create a harmoniously-integrated, moderately-dense, highly pedestrian-oriented, and attractive development with a mix of housing types, i.e. a traditional neighborhood development.