

## Amendment to Approved Project

# City of Rochester, New Hampshire

Case # 130-38 & 246-21-BR/R2-05 Property Address 160 Washington Street
Type of project: Site Plan X; Subdivision; Lot Line Adjustment; Other
Project name Rochester Crossing Shopping Center
Date of original Planning Board approval May 9, 2006, Amended April 12, 2007
Description of amendment <u>The applicant seeks an Amendment to the approved site plan</u> to eliminate the 5,500 SF "Restaurant B" building, and replace it with a 12,500 SF retail
building. In addition, the approved 400 SF ATM facility is proposed to be removed from the
plan. The parking and utility services to the new building will be modified to accommodate the
building configuration. The applicant has made application to the Zoning Board of Adjustment for a variance to allow a reduction in required parking and to enter an order that will allow for
for a variance to allow a reduction in required parking and to enter an order that will allow for any permitted use to be located on the site, providing that there is no increase in square
footage beyond that on the approved (amended) plan.
Would this affect a wetland or wetland buffer or require a conditional use? Yes No _X Name of applicant or agent filling out this form Vanasse Hangen Brustlin, Inc
Applicant? Agent? X Today's date March 6, 2012
<u>Please note</u> : There is a \$125.00 fee for amendments. They are reviewed by the Planning Board and a public hearing is held. Abutters must be renotified by the applicant. The applicant must submit any supplementary materials necessary to explain and support the amendment, such as a narrative and plans. This form, the abutter's list, the fee when applicable, and other necessary materials must be submitted at least 17 days prior to the Planning Board meeting at which the amendment will be presented (by the Friday, 2-1/2 weeks prior to the meeting to allow for public notice).
Additional Designation of the Control of the Contro
Fee required? Yes No Check # Staff initials that check received
Amendment approved Amendment denied Date of Planning Board action
Conditions
Signature: Date:





March 2, 2012

Ref: 52190.00

Mr. Kenneth N. Ortmann
Director, Planning & Development Department
City of Rochester
Second Floor, City Hall
31 Wakefield Street
Rochester, NH 03867-1917

Re:

130-38, 246-21-BR/R2-05 Site Plan Amendment

Dear Mr. Ortmann,

As we have discussed, on behalf of our client OCW Retail Rochester, LLC, we respectfully submit the attached application for amended site plan for the Rochester Crossing property located at 160 Washington Street in Rochester, New Hampshire. Attached are 22 copies of 11X17 General Plans, and the application. The abutter list and application fee will be submitted under separate cover by the owner.

This application is intended to modify the approved site plan to eliminate the 5,500 SF "Restaurant B" building and replace it with a new 12,500 SF retail building. In addition parking and circulation have been changed to accommodate the new building, and the previously proposed ATM facility has been eliminated. The owner has made application to the ZBA for relief with respect to parking in order to accommodate additional tenant changes they are proposing.

As requested, VHB will submit additional detailed information regarding site utilities, parking and circulation as soon as it becomes available. We anticipate attending the March 13 TRG meeting to discuss plans for the development, and wish to be placed on the April 2, 2012 Planning Board agenda.

Mr. Kenneth N. Ortmann Project No.: 52190.00 March 2, 2012 Page 2

Thank you very much for your work in facilitating this application, as I said when we met earlier, it is refreshing to find a community that is as accommodating as Rochester has been. We look forward to working with the City on this project

Very truly yours,

VANASSEHANGEN BRUSTLIN, INC.

R. Gordon Leedy, Jr., ASLA, AICP Director of Land Development

Enclosure / RGL

cc: Ms. Kelli Burke – OCW Retail Rochester, LLC



### **Zoning Summary Chart**

Zoning District(s):

Overlay District(s):

Wetland Conservation District
Regulatory Floodway Zone

Zoning Regulation Requirements		Required		Provided	
MIN LOT AREA		NO	NE.	45.3±	AC++
FRONTAGE		NO	NE	-	FT
FRONT YARD SETBACK		25	FT	> 25	FT
SIDE YARD SETBACK	:	Q	FΥ	> 0	FT
REAR YARD SETBACK		25	FT	> 25	FT
WETLAND SETBACK	(BUFFER)	50	FT	50	F'Towa
MAX. BUILDING HEIGHT		35	FT	≲ 35	FT
MAX. BUILDING COVERAGE		50	%	≤ 50	%
WIN. OPEN SPACE		25	74	> 25	%
PAVEMENT SETBACK	(FRONT)	15	FT	. ≥ 15	FΤ
	(000C)	210	ET	5.10	er m

- CHART BASED ON B2 DISTRICT REQUIREMENTS.
- INCLUDES PROPOSED RIGHT-OF-WAY AND EXCLUDES DRAINAGE EASEMENT AREA (LOT 246-21).
- O-FT WETLAND SETBACK AT DETENTION BASIN OUTLET, CONDITIONAL USE PERMIT REQUIRED.

### Parking Summary Chart

	Spaces			
Description	Required	Provided		
STANDARD SPACES	, -	1,422		
ACCESSIBLE SPACES *	36	40		
TOTAL SPACES	1,521**	1.462		
BICYCLE SPACES ***	76	7 RACKS		
LOADING SPACES	16	19		

- . INCLUDES VAN ACCESSIBLE SPACES
- .. VARIANCE APPLIED FOR TO REDUCE REQUIRED PARKING.
- \*\*\* 5% OF REQUIRED PARKING

Parking Requir	ements:			
RETAIL A:		TOTAL	=	157
	(SALES)	10,125 SF x 1 SPACE/200 SF	<b>=</b> 51	
	(STORAGE)	1,125 SF x 1 SPACE/600 SF -	= 2	
	(SEATS)	122 SEATS x 1 SPACE/3 SEATS	· 41	
	(STOOLS)	105 STOOLS x 1 SPACE/2 STOOLS	= 53	
	(EMPLOYEES)	20 EMP. x 1 SPACE/2 EMP.	- 10	
KOHL'S (RETAIL 8	):	TOTAL	=	320
	(SALES)	61,839 SF x 1 SPACE/200 SF	- 309	
	(STORAGE)	6,800 SF x 1 SPACE/600 SF	- 11	
LOWE'S (RETAIL C	):	TOTAL	-	704
	(SALES)	125,469 SF x 1 SPACE/200 SF	= 527	
	(STORAGE)	46,361 SF x 1 SPACE/600 SF	= 77	
RETAIL D:		TOTAL		107
	(SALES)	20,680 SF x 1 SPACE/200 SF	- 103	
	(STORAGE)	2,200 SF x 1 SPACE/600 SF	. 4	
RETAIL E:		₹ŌŤAL,	-	48.4
	(SALES)	5,482 SF x : SPACE/200 SF	= 27	
	(STORAGE)	609 SF x 1 SPACE/600 SF	'	1
	(SEATS)	43 SEATS x 1 SPACE/3 SEATS	= 14	
	(STOOLS)	0 STOOLS x 1 SPACE/2 STOOLS	<u> </u>	)
	(EMPLOYEES)	3 EMP. x 1 SPACE/2 EMP.	<u> </u>	
RETAIL F:		TOTAL	-	15
	(SALES)	2,700 SF x 1 SPACE/200 SF	<u></u> 14	
	(STORAGE)	300 SF x 1 SPACE/600 SF		3
RETARL G:		FOTAL		58
	(SALES)	11,250 SF x 1 SPACE/200 SF		
	(STORAGE)	1,250 SF x 1 SPACE/600 SF		-
RESTARUANT A:		LATOT		89
		200 SEATS x 1 SPACE/3 SEATS		7
	(STOOLS)	24 STOCLS x 1 SPACE/2 STOOLS	= 12	2
	(EMPLOYEES)	20 EMP. x 1 SPACE/2 EMP.		
TROPICAL SMOOTH	*			27
	(SEATS)	42 SEATS x 1 SPACE/2 SEATS		
	(EMPLOYEES)	8 EMP. x 1 SPACE/1 EMP.	m (	3

#### Loading Requirements:

RETAIL A (17,050 SF):	10,000 x 1/10,000 + 7,050/20,000	-	- 1
KOHL'S (REI, 8) (68,639 SF):	10,000 x 1/10,000 + 58,639/20,000	m	4
LOWE'S (RET. C) (171,100 SF)	:10.000 x 1/10,000 + 161,830/20,000	=	9
RETAIL 0 (22,880 SF):	10,000 x 1/10,000 + 12,880/20,000	=	2
RETAIL E (7,600 SF):	< 10,000	TA.	0
RETAIL F (3,000 SF):	< 10,000	æ	0
RETAIL G (12,500 SF):	10,000 x 1/10,000 + 2,500/20,000	=	1
RESTAURANT A (5,625 SF):	< 10,000	-	0
TROPICAL SMOOTHE (REST.C)	(1,800 SF): < 10,000	-	0

TOTAL LOADING REQUIRED = 17

TOTAL PARKING REQUIRED =



