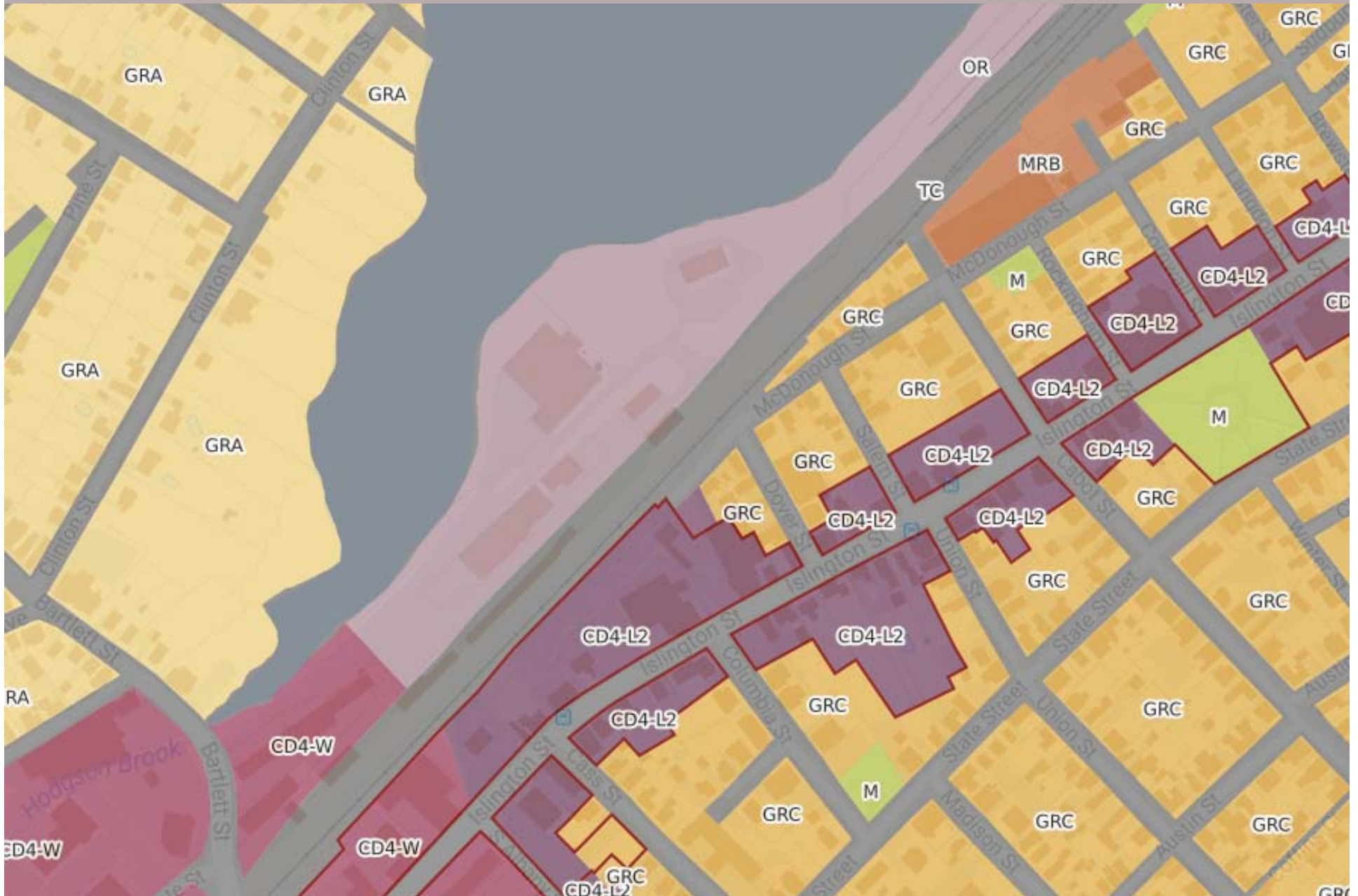


**105 Bartlett St  
Petition for Re-Zoning**

**Planning Board  
Public Hearing  
April 26, 2018**



# Current Zoning

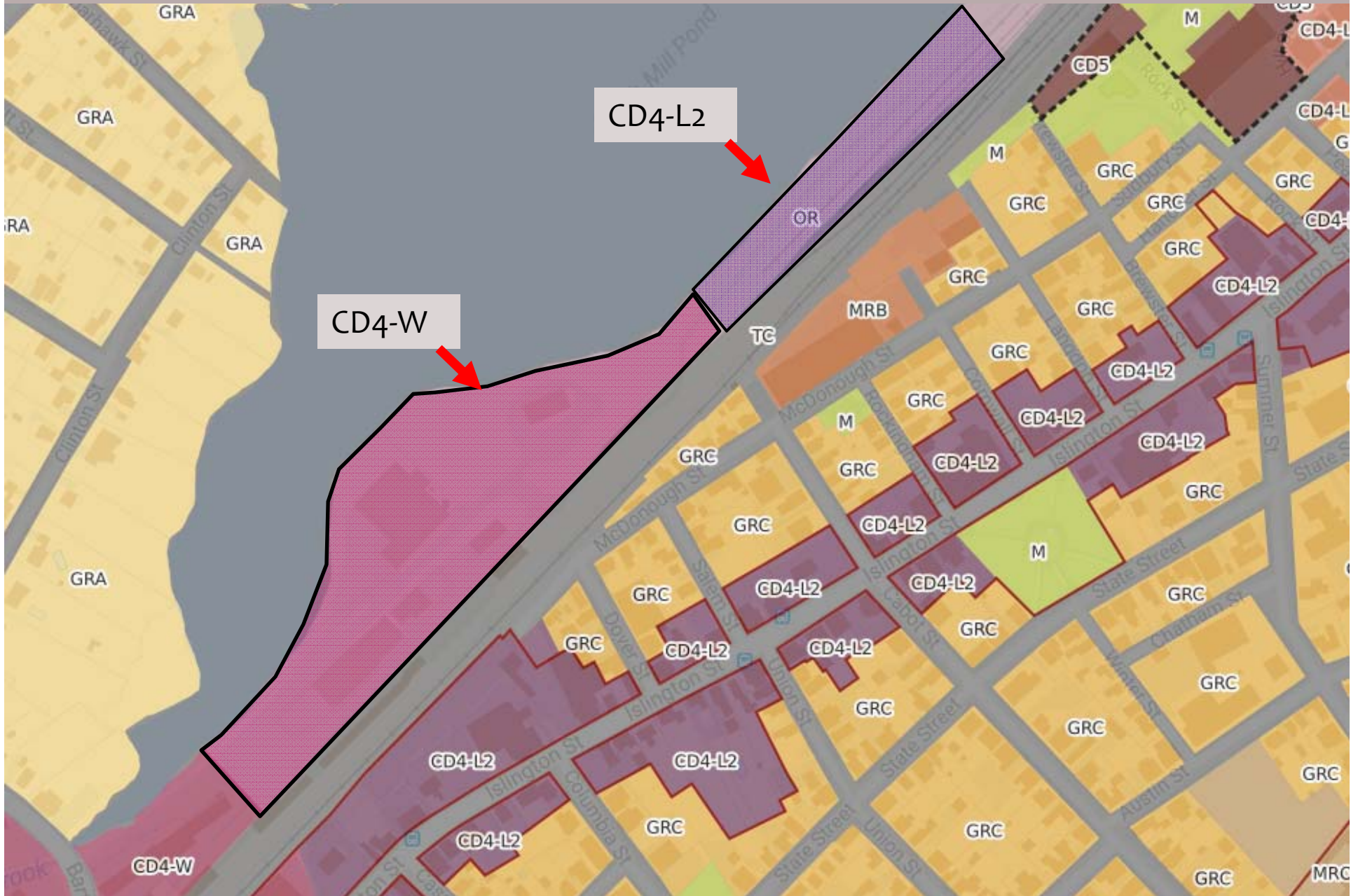


# Original Request by Petitioner

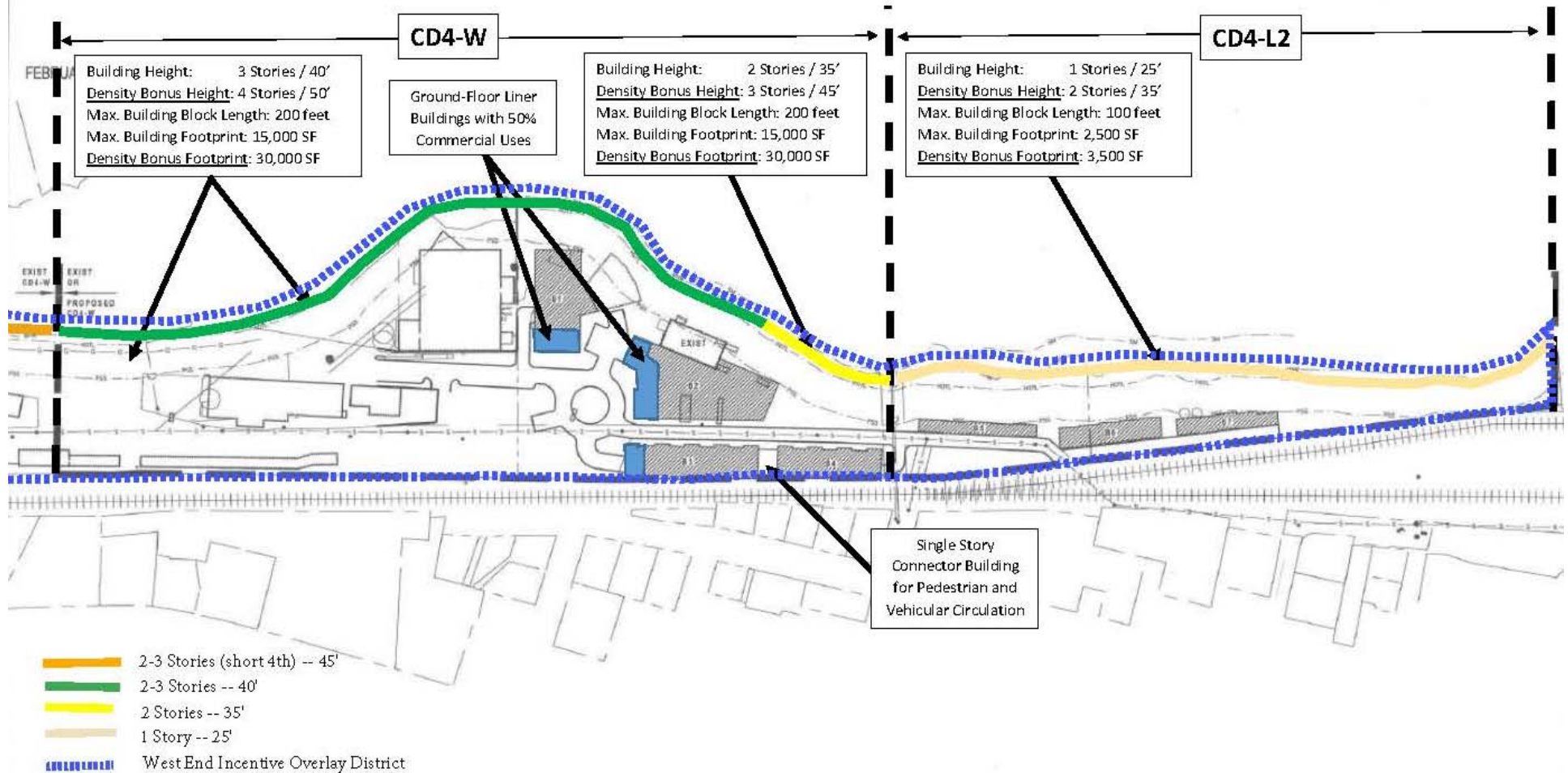
Re-Zone to:  
CD-4W  
West End Overlay District  
Height Area 2-3 Stories (short 4<sup>th</sup>) or 45'



# Staff Revisions for 4/26/2018



# Staff Revisions for 4/26/2018



# Staff Revisions for 4/26/2018

## Development Standards

- CD4-L2 – increase building block length from 80' to 100'
- Add new community space, building, and façade types to all Character Districts
- Add new height area of 1-story (25') -- 2-stories (35') in the Incentive Overlay District

## Incentive Overlay District Standards

- Increase max. building footprint to 3,500 sq. ft. from 2,500 sq. ft. in CD4-L2
- Allow a 1-story recessed connector building in the CD4-W
- For any developments with ground story parking, reduce min. ground story height to 9' and require a liner building
- Adjust min. off-street parking standards
- Clarify community space requirement