



City of New Bedford

Department of Planning, Housing & Community Development

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STAFF COMMENTS

PLANNING BOARD MEETING October 7th, 2015

Case 24-15

Request to consider an application by the New Bedford City Councilor David Alves for recommendation by the Planning Board for the reclassification of a lot on Oakdale Street, located at Map 74, Lot 95, from: half residence A and half residence B zoning districts, to: Residence B zoning district, to allow for reconstruction/replacement of a building destroyed by fire. The property is located at Sherwood and Oakdale Street.

Petitioner: David Alves, Councilor-at-Large

Owner: Rockdale West, LLC, One Lakeshore Center, Bridgewater, MA 02324

Overview of Request:

City Councilor-at-Large David Alves submitted a request on September 10, 2015 to reclassify the zoning district of a parcel, as a standard of practice for review by the Planning Board.

Existing Conditions:

The fire damaged structure was described by news reports as a three-family building spanning multiple lots. Two lots, known as 54 and 95 share a property line which divide Residential A and Residential B zoning districts. Residential B zoning allows, by right, multifamily dwelling units. Residence A is zoned Single-Family residential Use.

Development Impact Analysis:

Taking into consideration the neighborhood context, a multifamily structure consisting of two- two family dwelling units would be suitable. Lots 54, 95, 67 and 68 are held under one ownership. The purpose of the request is to allow by-right, a use of property that is not hindered by split zones.



Zoning 2015

- Residential A
- Residential AA
- Residential B
- Residential C
- Mixed Use Business
- Planned Business
- Industrial A
- Industrial B
- Industrial C
- Waterfront Industrial

Review Comments:

Plans were distributed to City Clerk, City Solicitor, Health Department, Inspectional Services, Engineering, Public Infrastructure, Conservation Commission, Fire Department and School Department.

The following comments have been received:

The Conservation Commission states the property is not in or within 100' of State or local wetland resources.

For Board Member Consideration:

Housing is the most prevalent land use in New Bedford, and its cost and availability are critical components defining the character of the city. The age and condition of a significant portion of the housing stock is of concern. The long term needs of the community and affordability of quality housing must be addressed to sustain New Bedford's viability. Staff recommends supporting this zoning change.

Master Plan Goal: Establish a sound foundation for future growth that builds upon its coastal location, preserves its historic legacy, and expands cultural and workforce opportunities.

Attachments:

- 1. Written Motion

