

JOINT COUNCIL/PLANNING BOARD WORKSHOP MEETING

March 22, 2000

Planning Department Presentation

Steve Stancel, Director

City of Dover Planning &
Community Development
Department

7/7/2014

MASTER PLANS

RSA 674:1 - Duties of the Planning Board

“It shall be the duty of every planning board ... to prepare and amend from time to time a master plan to guide the development of the municipality.”

RSA 674:2 - Master Plan Purpose and Description

“The master plan shall generally be comprised of a report or set of statements and land use and development proposals with accompanying maps, diagrams, charts and descriptive matter designed to show as fully as is possible and practical the planning board’s recommendations for desirable development ...”

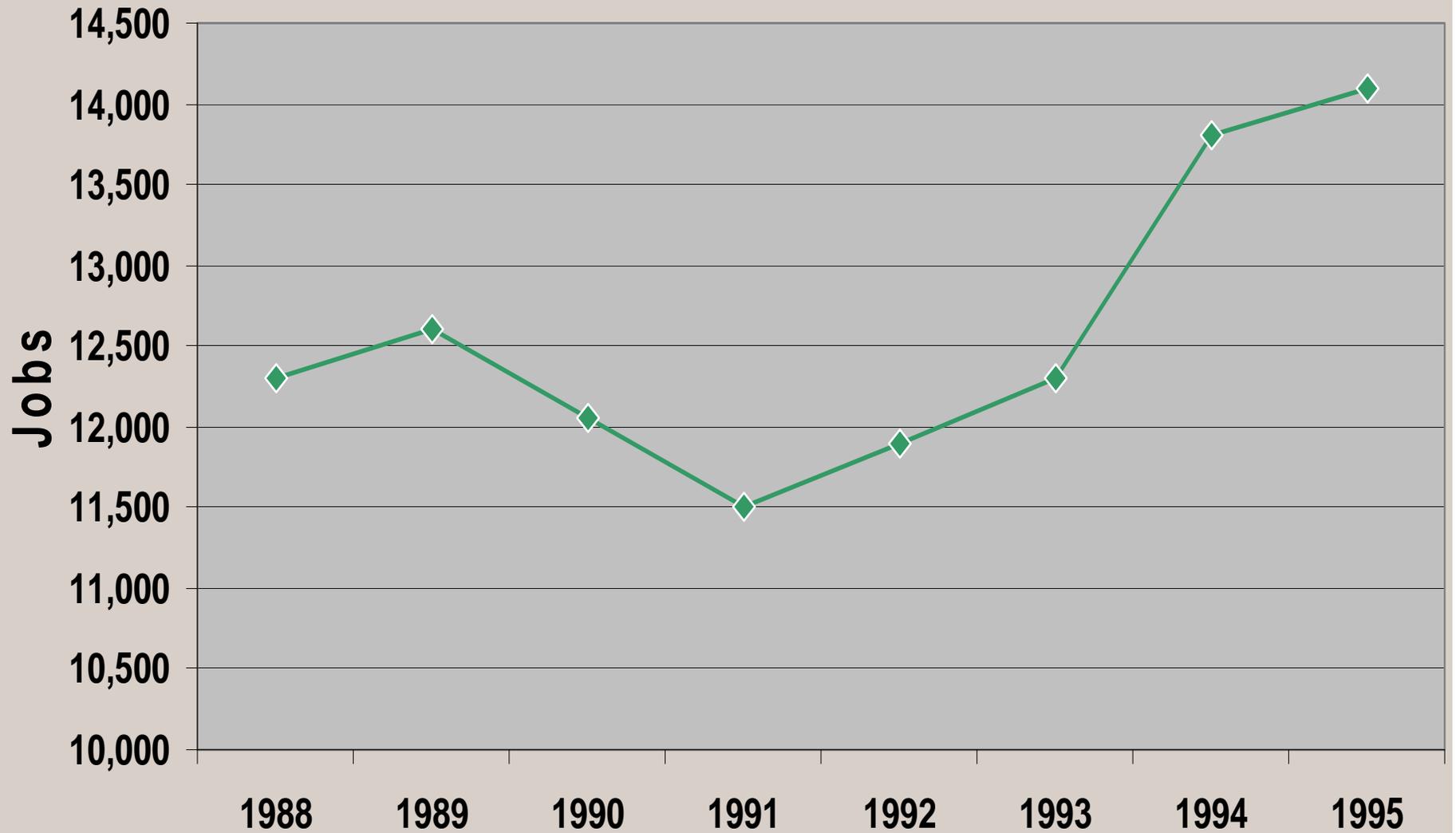
RSA 675:6 - Method of Adoption

“Every local master plan ... shall be adopted or amended by the planning board ...”

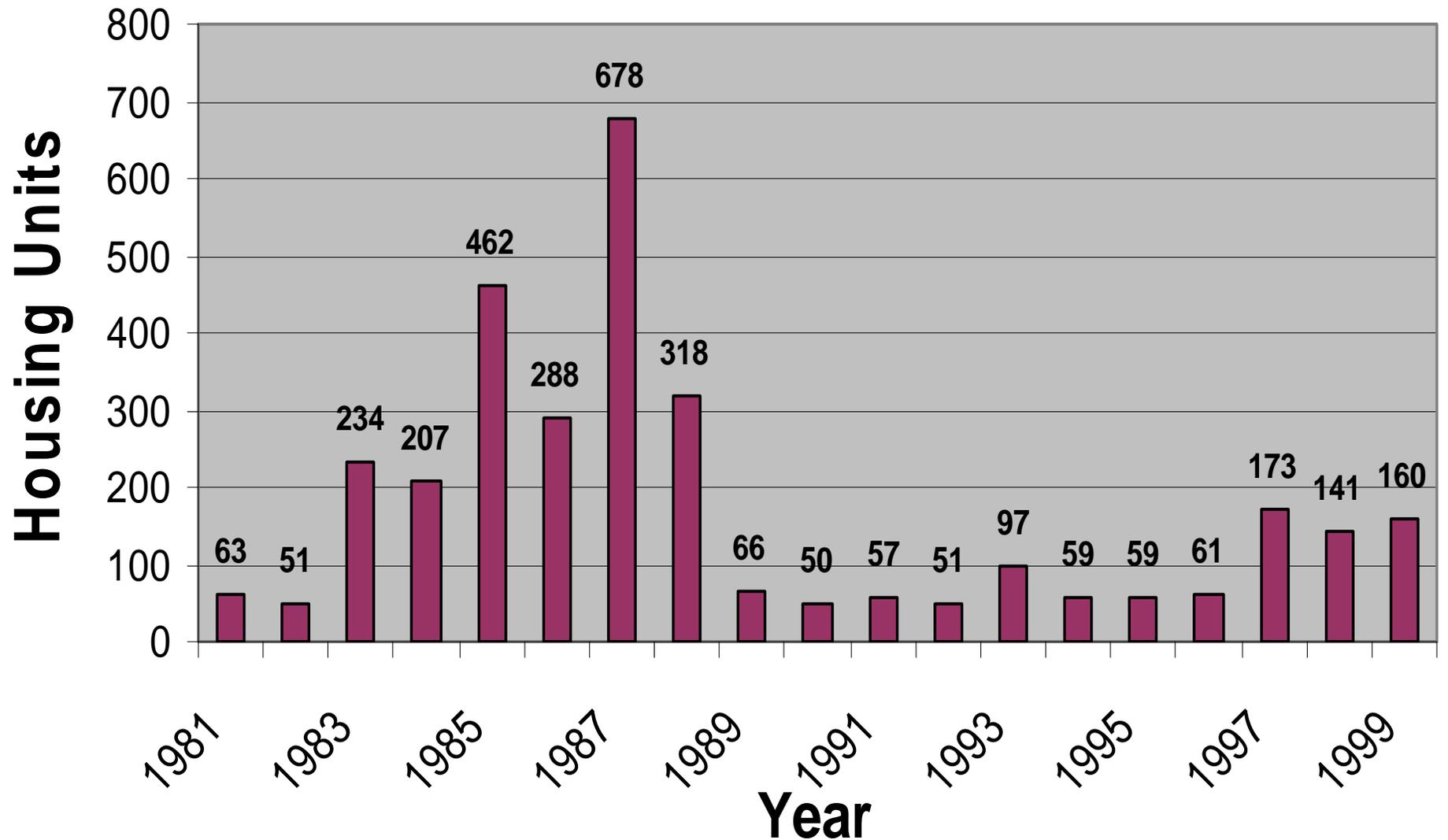
MASTER PLAN CHAPTER COMPLETION SCHEDULE

<u>Chapter Name</u>	<u>Completion Date</u>
Land Use & Economic Development	July 1998
Open Space & Recreation	April 2000
Community Facilities & Utilities	April 2000
Natural & Historic Resources	April 2000
Transportation	June 2000

City of Dover Total Employment Trends



City of Dover Total New Housing Units by Building Permit 1981 to 1999



Comparative Tax Rates

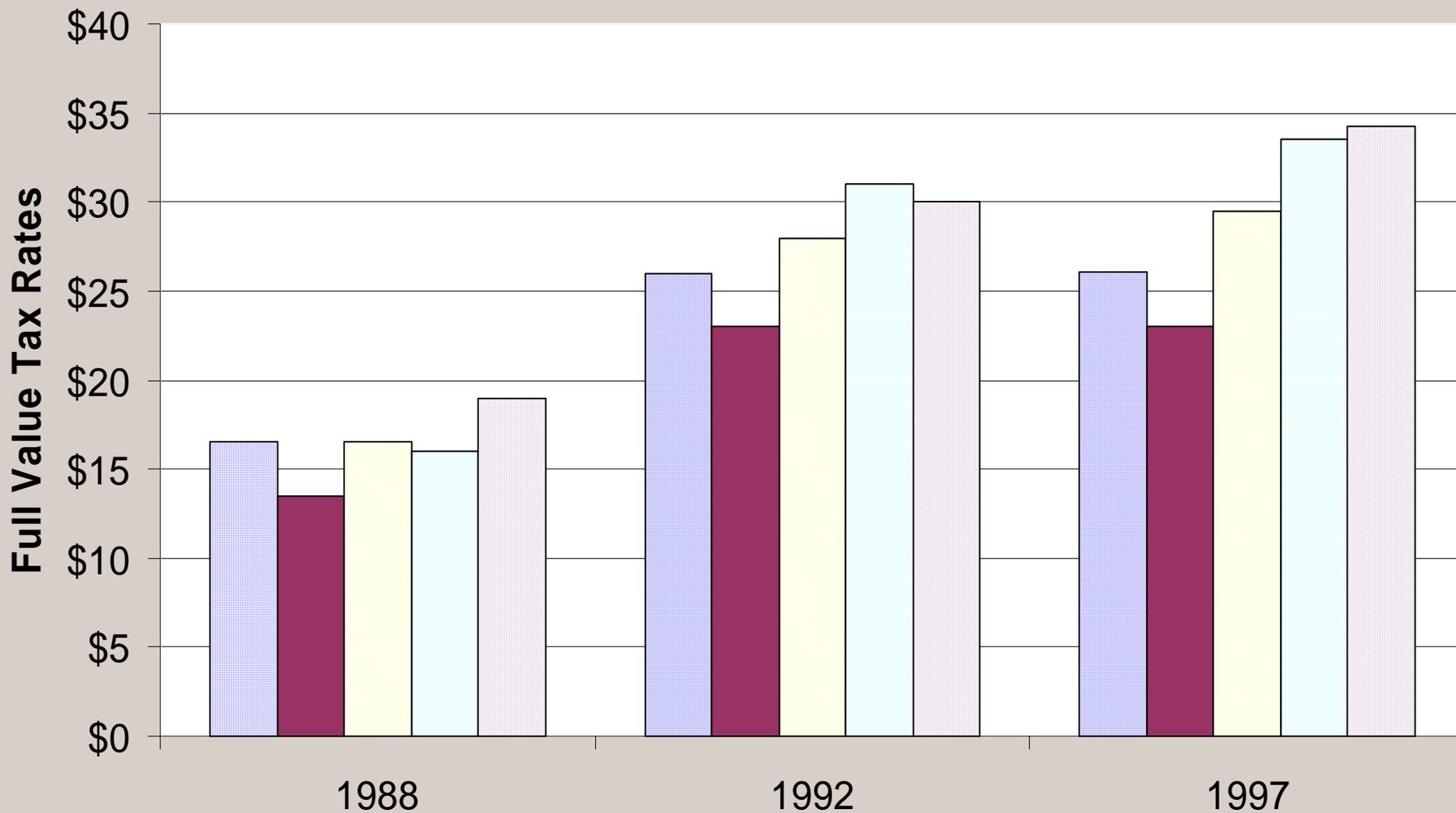
City of Dover

City of Portsmouth

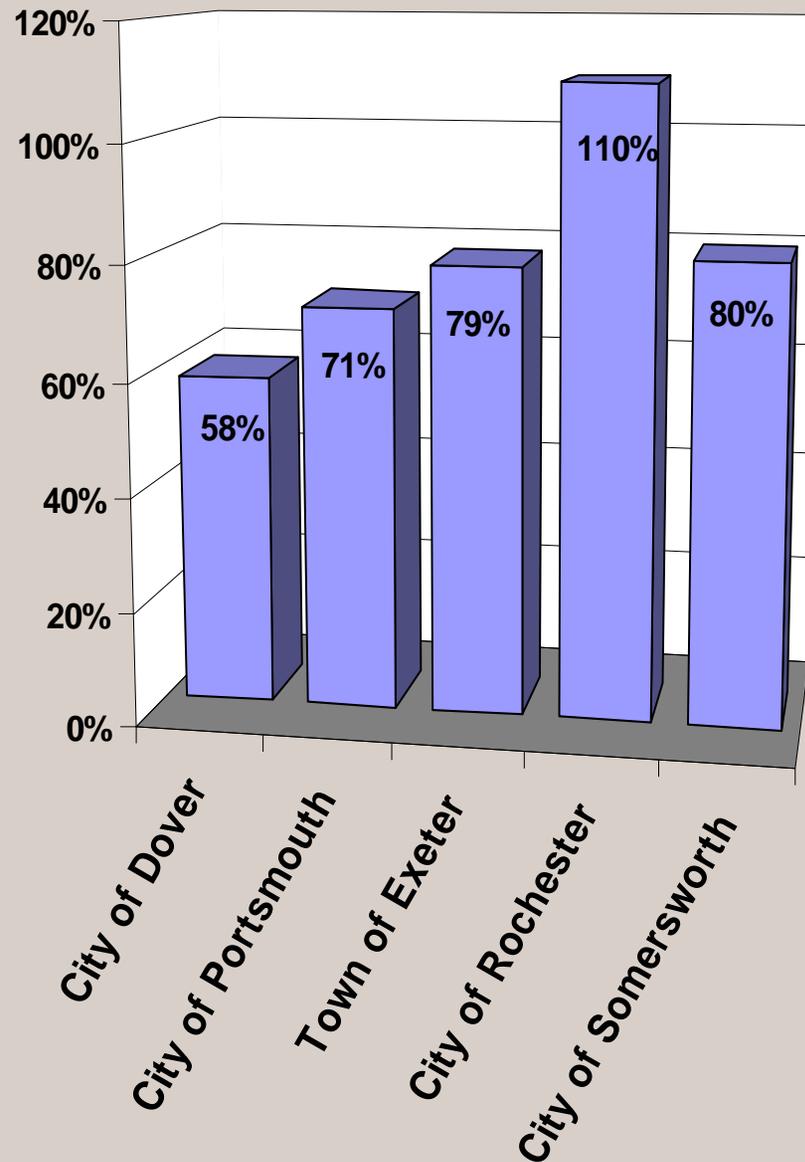
Town of Exeter

City of Rochester

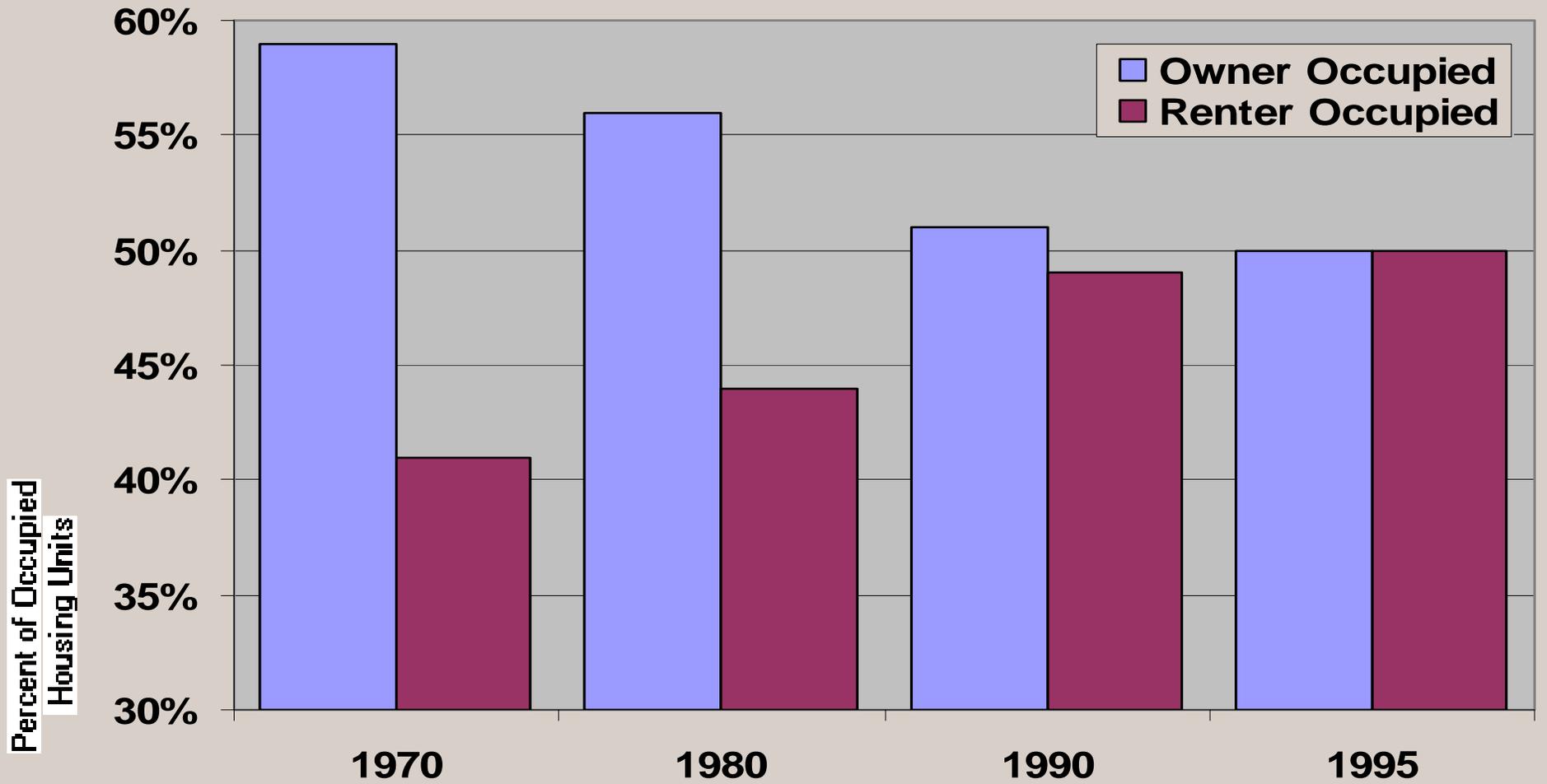
City of Somersworth



Change in Full Value Tax Rate 1988 to 1997

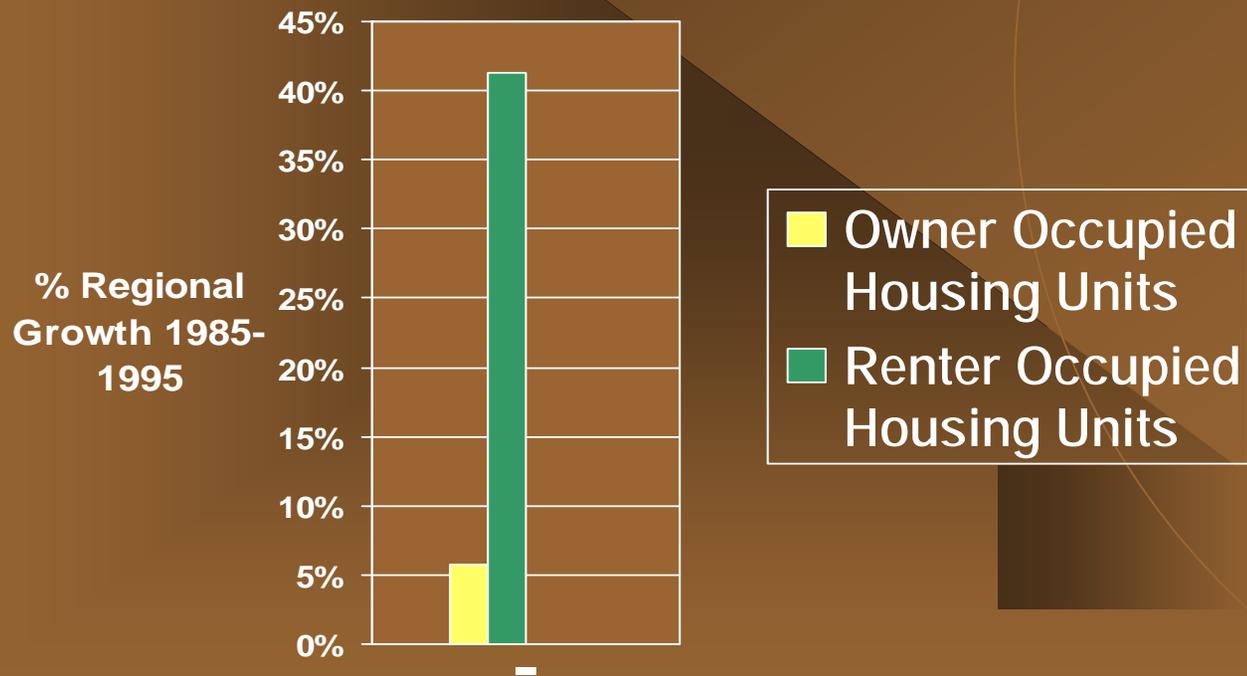


City of Dover Percent of Occupancy by Tenure

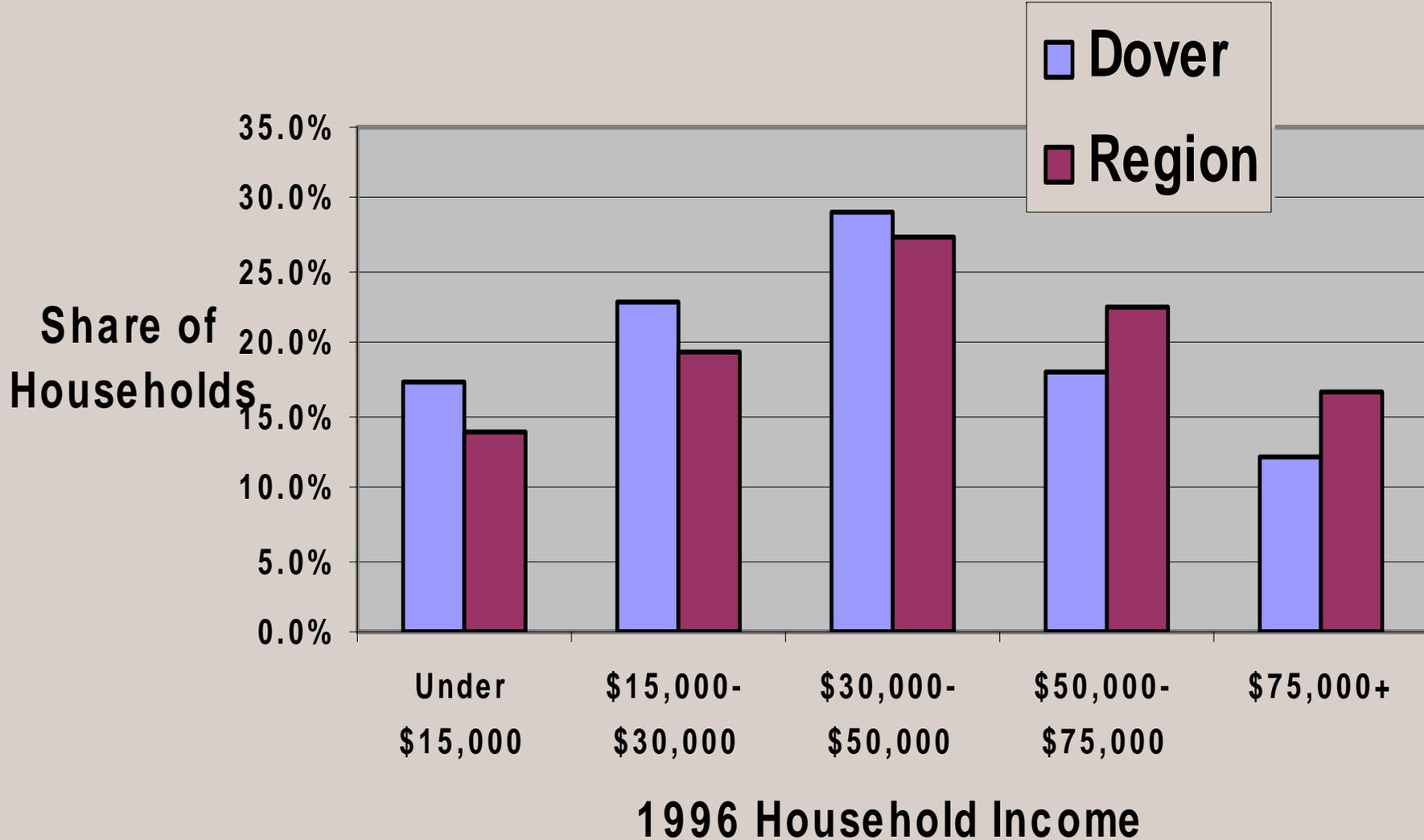


Source: 1970, 1980, & 1990 Census

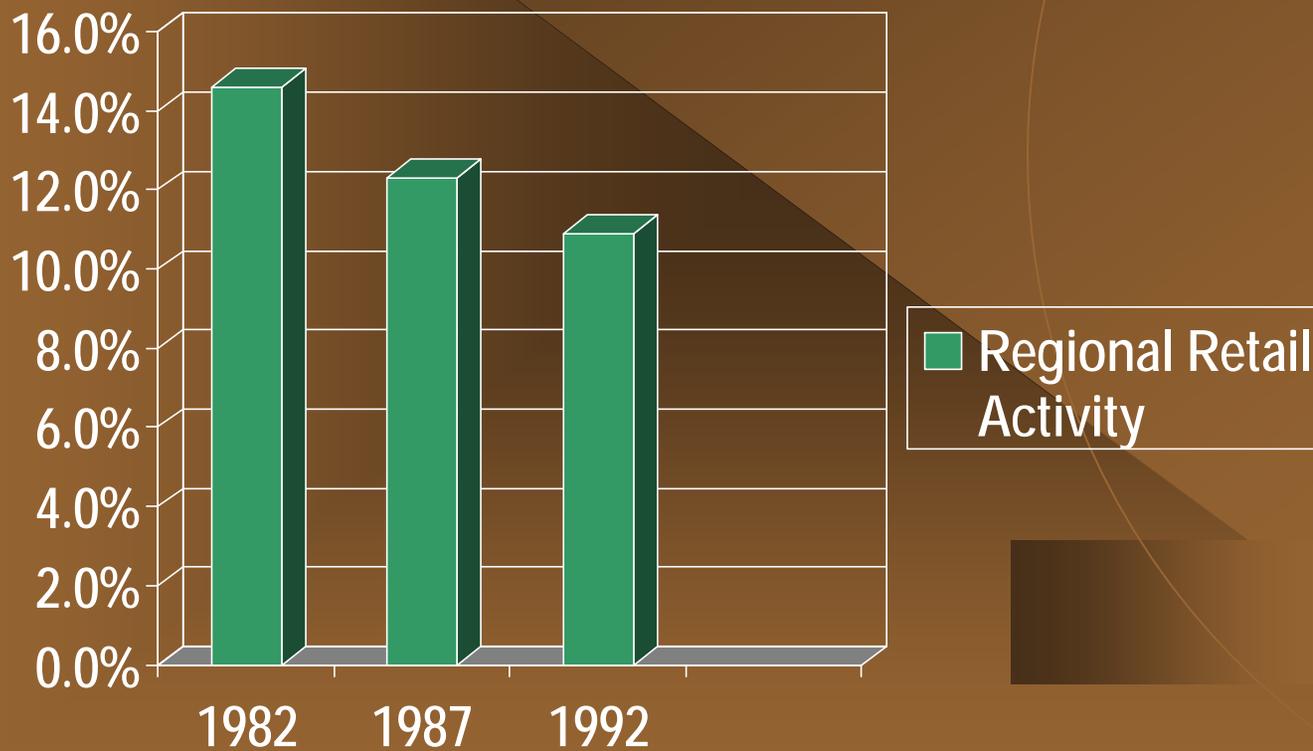
Dover's Share of Regional Housing Growth - 1985-1995



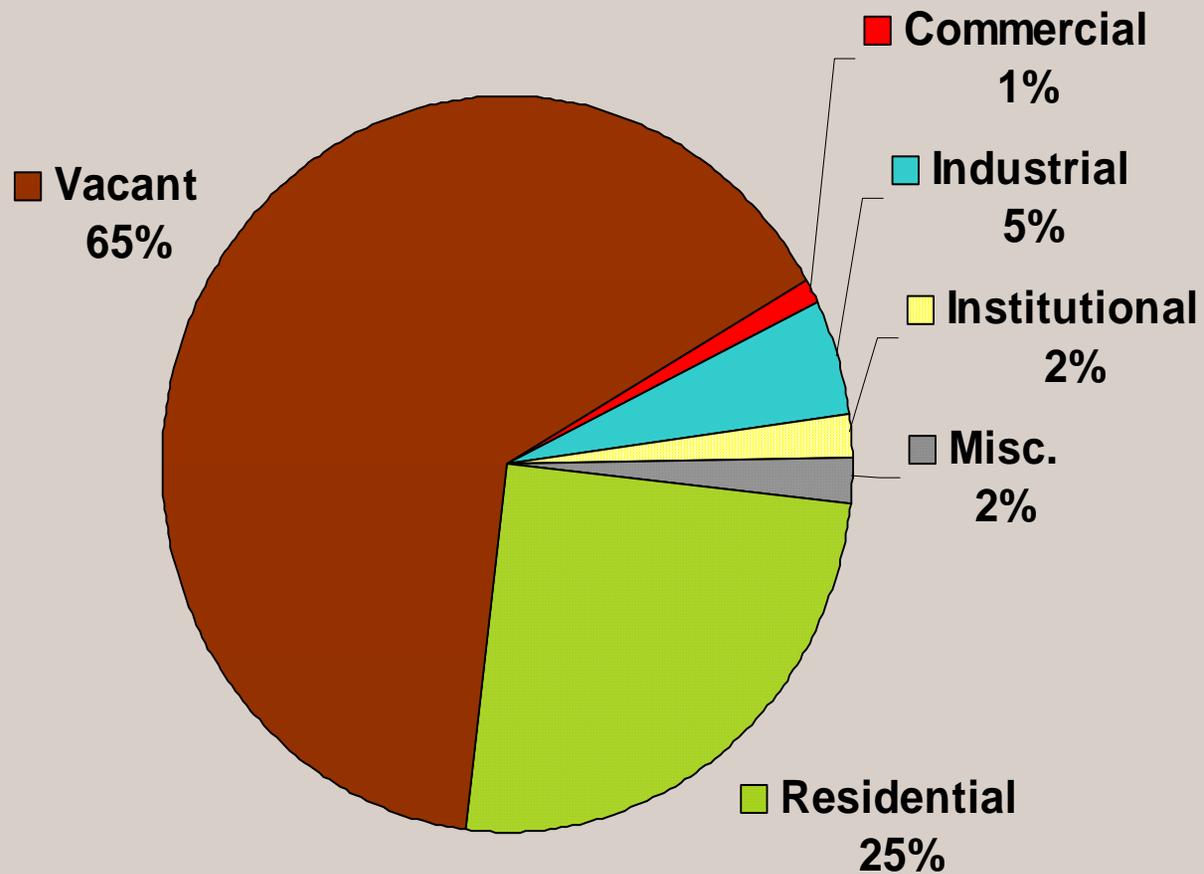
Comparative Household Income Distribution



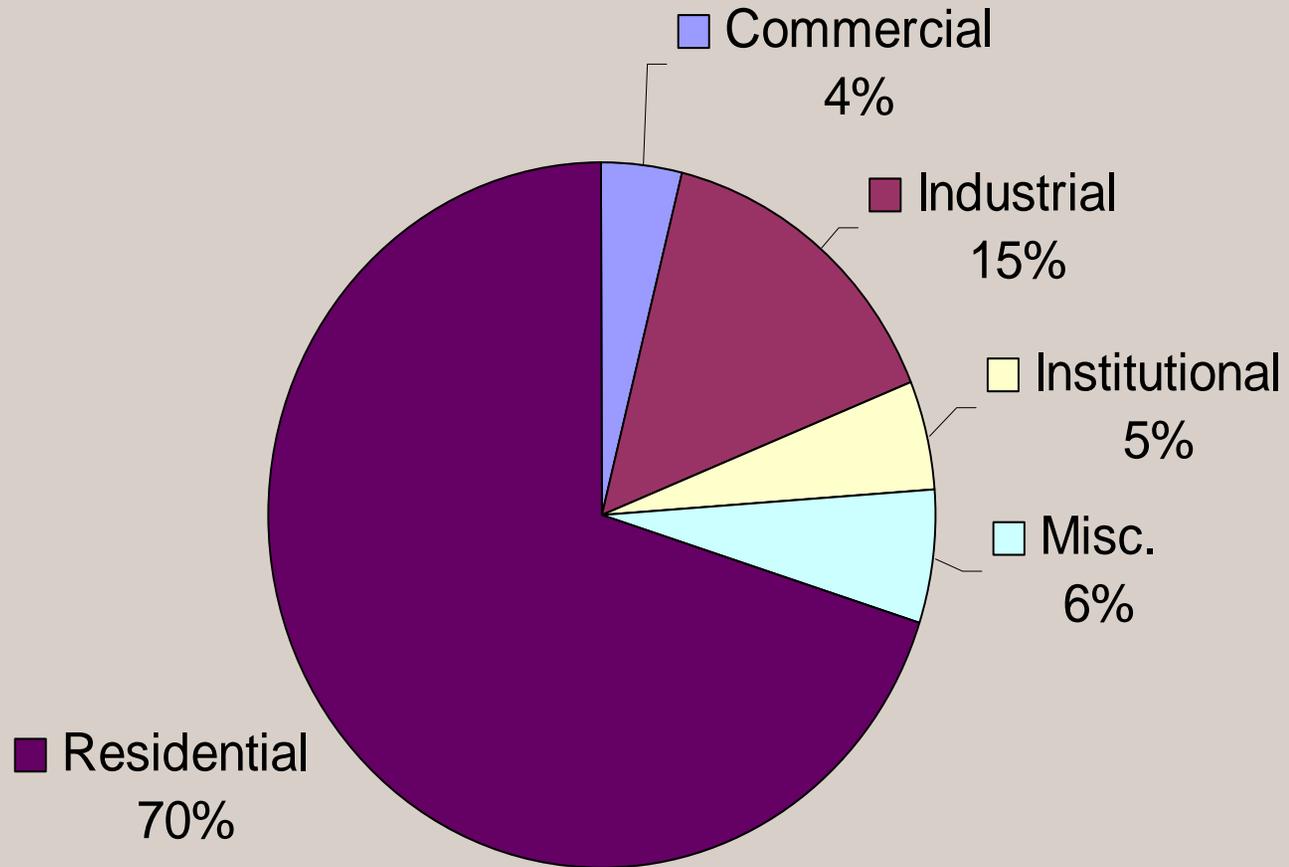
Dover's Share of Regional Retail Activity



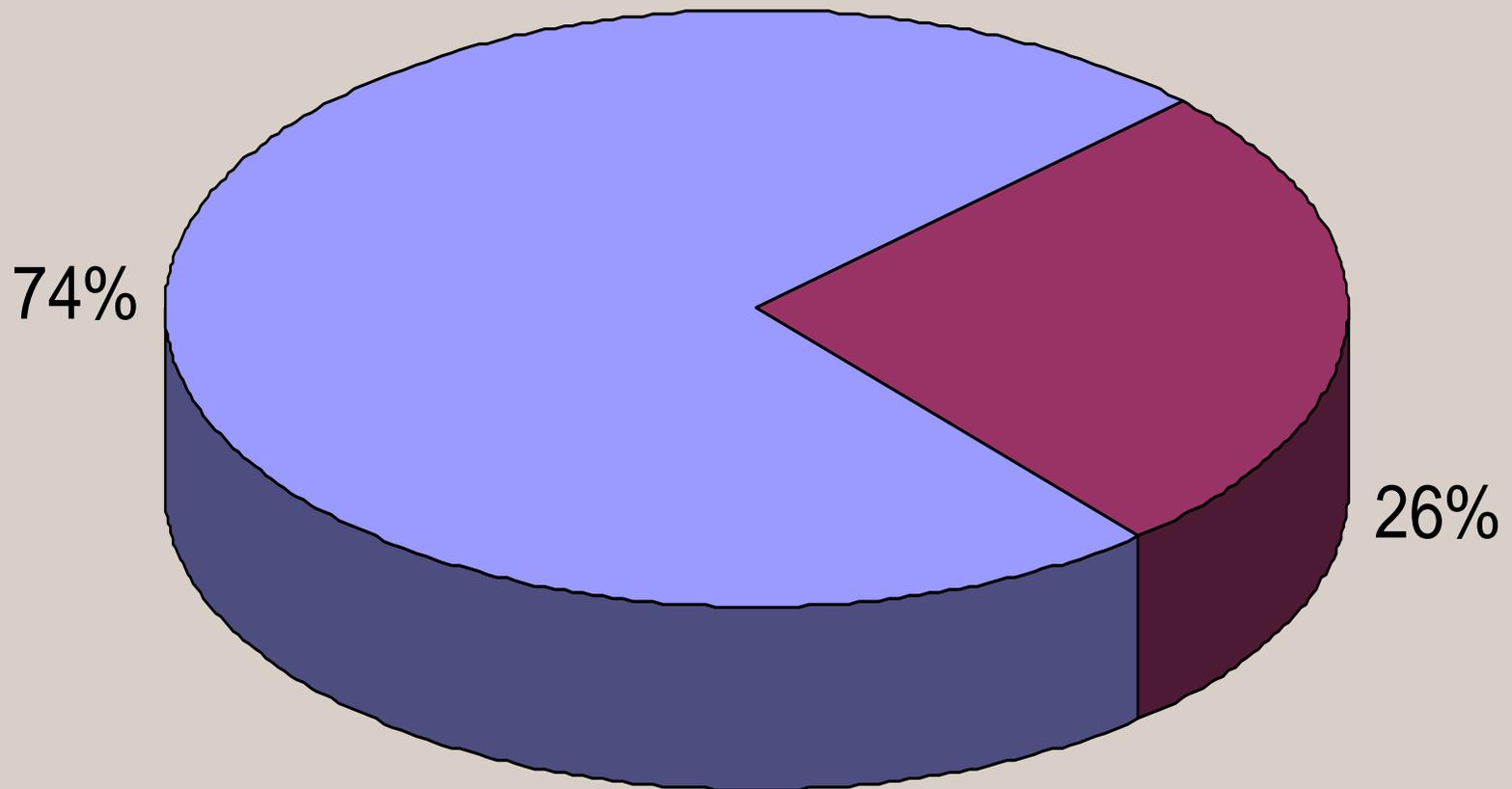
Dover's Existing Land Use by Major Category



Distribution of Dover's Developed Land



City of Dover 1998 Property Valuation



Residential Non-Residential

Available Land

Total Vacant Land	10,000 Acres
Developable Vacant	5,150 Acres
Residential Vacant	4,643 Acres
Commercial Vacant	339 Acres
Industrial Vacant	168 Acres

Challenging Decade Ahead

- **Residential Development Pressures are Increasing.**
 - Region will need almost 20,000 new units over next decade, a 23% increase.
 - Dover is in a prime location for residential growth.
- **Competition for nonresidential tax base is more intense.**
 - Somersworth, Rochester, and Portsmouth are all aggressive.

HOUSING TRENDS

- ◆ Dover has and continues to absorb a large portion of the region's housing growth.
- ◆ Much of this housing growth has been in the rental unit sector.
- ◆ Value of the residential units have been on the lower end of the price scale.
- ◆ Projections indicate that as many as 300 new units per year could locate within the City under current policies.

NON-RESIDENTIAL TRENDS

- ◆ Dover continues to under-perform the region in retail sales.
- ◆ Not enough land available for non-residential development: 401 acres are needed to support new industrial and commercial development for the next 10 years. Only 254 acres are available.
- ◆ Vast majority of vacant land in the City is zoned residential.
- ◆ Competition for non-residential development and the resultant tax base is becoming more intense.

This Growth Is Not Balanced Fiscally

- Estimated Property Taxes
\$9,250,000
- Allocated Costs
-11,600,000
- **Annual Deficit**
-\$2,350,000
- **Too much residential**
(3,100 units)
- **It is unlikely land now zoned could accommodate the projected nonresidential growth**
- **Should change policies**

CITY OF DOVER

ECONOMIC AND LAND USE MASTER PLAN

MAJOR GOAL:

For the City to achieve better balanced, fiscally sound, and higher quality growth.

- ◆ Control residential growth and diversify housing types, including higher-end single family units.
- ◆ Increase non-residential growth to diversify the City's tax base.

Recommending a Policy:

Towards a Balanced, Quality Development Future

For Dover To Achieve Balanced, Fiscally Sound, Quality Development Over the Next Decade, Rezoning Recommendations Would:

- Achieve a healthy mix of residential & nonresidential development that helps stabilize the tax rate, and does not excessively penalize existing taxpayers.
- Attract a diversity of housing types, including higher-end single family units.
- Fit new development into the City's existing infrastructure of roads, schools and utilities before extending services to new areas.
- Enhance the downtown investment climate.
- Secure a fair share of new retail development, both as a convenience to residents, and to diversify the City's tax base.

Actions Accomplished Since Adoption of Land-use/economic Development Section of Master Plan

Provide opportunities for Dover to take advantage of future economic development & enhance downtown investment climate

- Rezoned 350 acres on Durham & Mast Roads from Residential to Rural Restricted Industrial (I-4) & Hotel/Retail (B-4)
- Extended Thoroughfare Business (B-3) District along Central Ave. adding 5 acres
- Reduced minimum lot size, frontage, setback requirements in Executive, Technology Park (ETP) Zone
- Applied for & received acceptance to New Hampshire Main Street Program
- Promoted Downtown & Riverfront redevelopment

Actions Accomplished...

Control residential growth, while attracting diversity of housing types, including higher-end single family units

- Eliminated counting wetlands in determining minimum lot size requirements
- Required tripling lot sizes for new parcels created within 250-ft of tidal water bodies
- Increased minimum lot size per dwelling unit for three multi-family zones:

Suburban Multi-residential	RM-20	from	4,000	to	10,000	sq ft/unit
Low Density Multi-residential	RM-12	from	12,000	to	15,000	sq ft/unit
High Density Multi-residential	RM-8	from	1,000	to	4,000	sq ft/unit

- Created minimum lot size per dwelling unit for Thoroughfare Business (B-3) & Office (O) zones (none had existed):

Thoroughfare Business	B-3	from	0	to	5,000	sq ft/unit
Office	O	from	0	to	5,000	sq ft/unit

- Set aside Current Use penalty fees for preservation of open space through purchase of land, easements, or development rights

DOVER PLANNING BOARD GOALS

Year 2000

TOP PRIORITIES

- Complete Master Plan Chapters
- Complete revisions to Alternative Design Subdivision Regulations
- Rezone City's Waterfront Parcel
- Review & Revise Existing Residential Zoning re: potential setback/density/minimum lot size
- Develop Impact Fees

DOVER PLANNING BOARD GOALS

Year 2000

PRIORITIES

- Revise existing Groundwater Protection Zones. A recently completed study for the Smith-Cummings Well near Weeks Crossing contained specific protection recommendations that would likely pertain to all wells.
- Complete & implement the Community Services Capital Improvement Fee (fee per linear foot). A draft exists.
- Develop & adopt Comprehensive Truck Route Plan.
- Revise Sign Ordinance for simplification.
- Promote & expedite Downtown/Riverfront Development, and promote conservation of natural resources & expansion of recreation facilities.
- Identify Downtown parking needs; investigate parking garage alternatives.

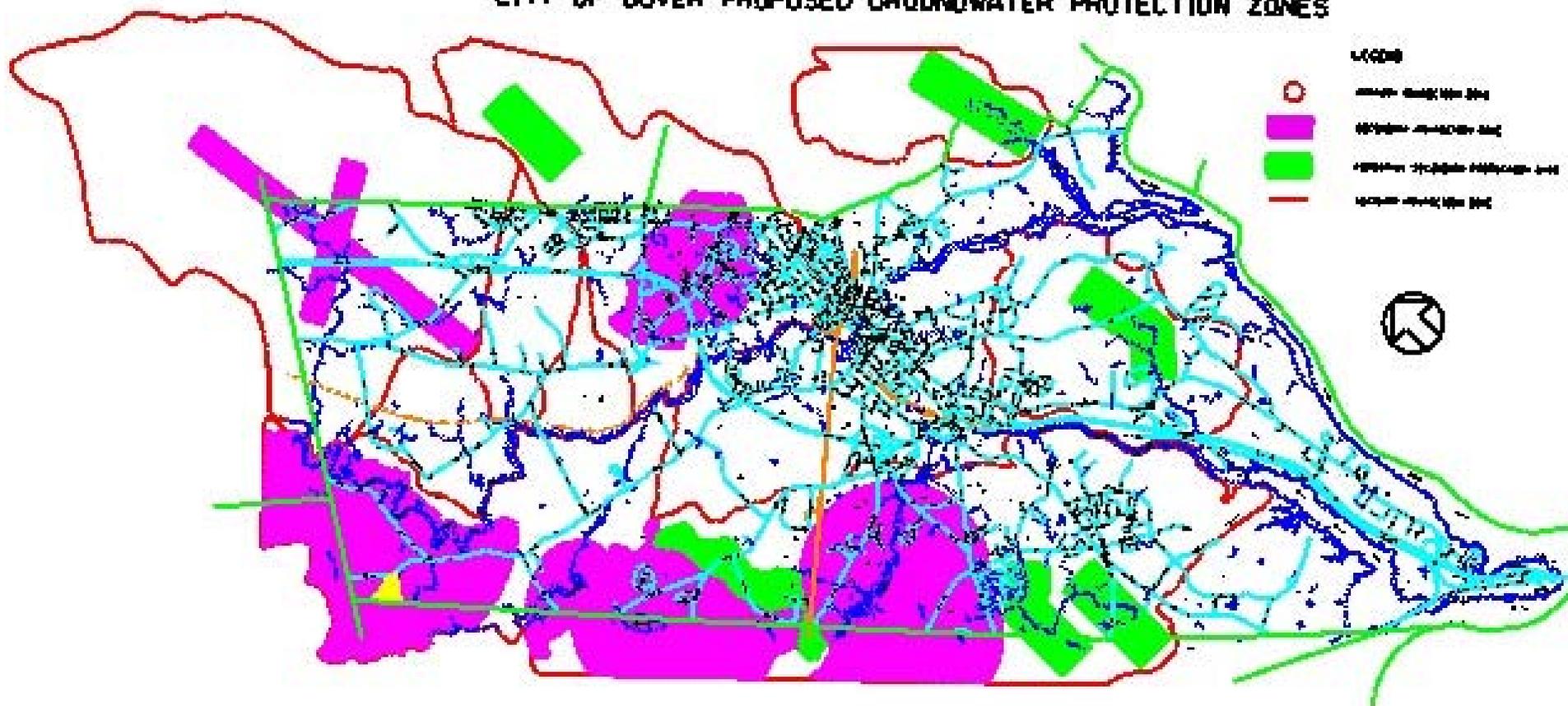
Previous Waterfront Studies

- ◆ 1984 Pacific Mills Master Plan
- ◆ 1988 City of Dover Master Plan
- ◆ 1989 Land Acquisition and Protection Study
- ◆ 1990 NH Port Authority's Cochecho River Harbor Management Plan

Zoning Amendment #12

Zoning District	Minimum Lot Size per Dwelling Unit	
	Existing	Proposed
RM-8	1,000	4,000
RM-12	12,000	15,000
RM-20	4,000	10,000

CITY OF DOVER PROPOSED GROUNDWATER PROTECTION ZONES



ZONING AMENDMENT #22

"TABLE OF USE REGULATIONS
CITY OF DOVER
Table II: Accessory Uses (2)

USES	Districts																			
	R-40	R-20	R-12	RM-20	RM-12	RM-10	RM-8	RM-6	O	B-1	B-2	B-3	B-4	B-5 (5)	I-1	I-2 [4]	I-4	ETP	UMUD	CWD
ACCESSORY	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
SWIMMING POOL	[1]	[1]	[1]	[1]	[1]	[1]	[1]	[1]	[1]	[1]	[1]	[1]	[1]	-	[1]	[1]	-	-	[1]	[1]
OPEN STORAGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-
OTHER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	-	-
AIRCRAFT TAKE OFFS & LANDINGS [6]	S	S	S	-	-	-	-	-	S	S	S	S	P [7]	P [7]	P [7]	P [7]	P [7]	P [7]	S	S

[6] Aircraft take offs and landings on private land by the owner of such land or by a person who resides on such land shall be permitted as an accessory use or as a special exception, as indicted above. Criteria for granting a special exception shall be found in 170-25.8.

[7] Must comply with the standards contained in sections A-D of Chapter 170-25.8."

FISCAL IMPACTS OF DEVELOPMENT TO CITY

RESIDENTIAL:

Cost to City to Educate One Child \$4,972.11
Cost to City For Other Services Per Unit \$ 600.00

Single Family Home: 0.72 students per unit

School Costs	\$3,579.92
Service Costs	<u>\$ 600.00</u>
Total	\$4,179.92

Average Tax Revenue per Single Family Home: \$3,262.50
Fiscal Impact: \$ 917.42 shortfall

2-3 Unit Apartment 0.592 students per unit

School Costs	\$2,943.49
Service Costs	<u>\$ 600.00</u>
Total	\$3,543.49

Average Tax Revenue per Apartment Unit: \$1,566.00
Fiscal Impact per Unit: \$1,977.49 shortfall
Fiscal Impact of Duplex: \$2,954.98 shortfall
Fiscal Impact of Triplex: \$4,932.47 shortfall

FISCAL IMPACTS OF DEVELOPMENT TO CITY

NONRESIDENTIAL:

Manufacturing

Assessed Value per square foot: **\$30.00**
Fiscal Impact per Job: **\$173.54**

50,000 square foot Manufacturing Building with 100 employees

Taxes Generated: \$39,150
Fiscal Costs: \$17,354
Fiscal Impact \$21,796 Surplus

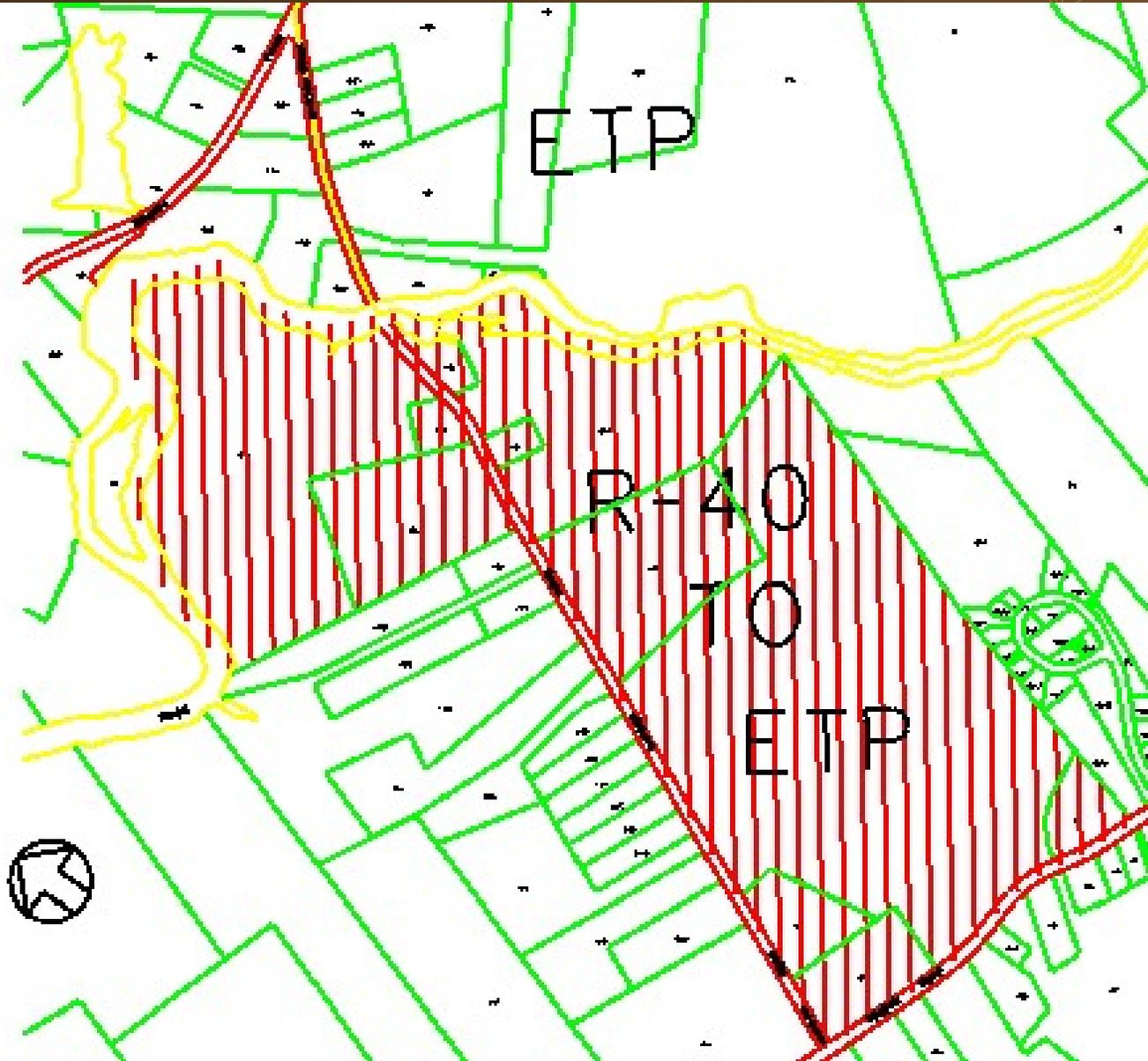
Retail

Assessed Value per square foot: **\$45.00**
Fiscal Impact per Job: **\$173.54**

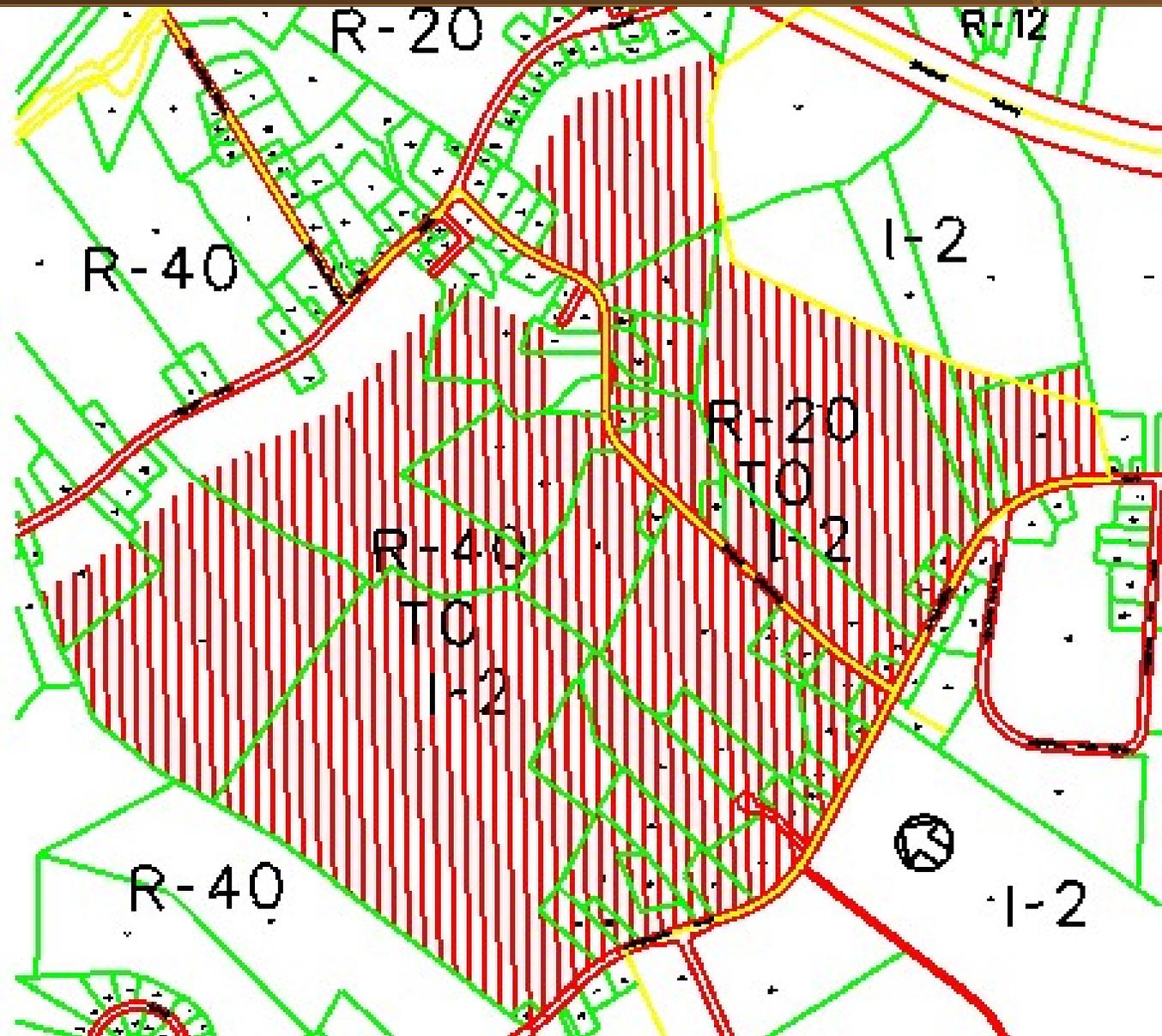
20,000 square foot Retail Building with 30 employees

Taxes Generated: \$23,490
Fiscal Costs: \$ 5,206
Fiscal Impact \$18,284 Surplus

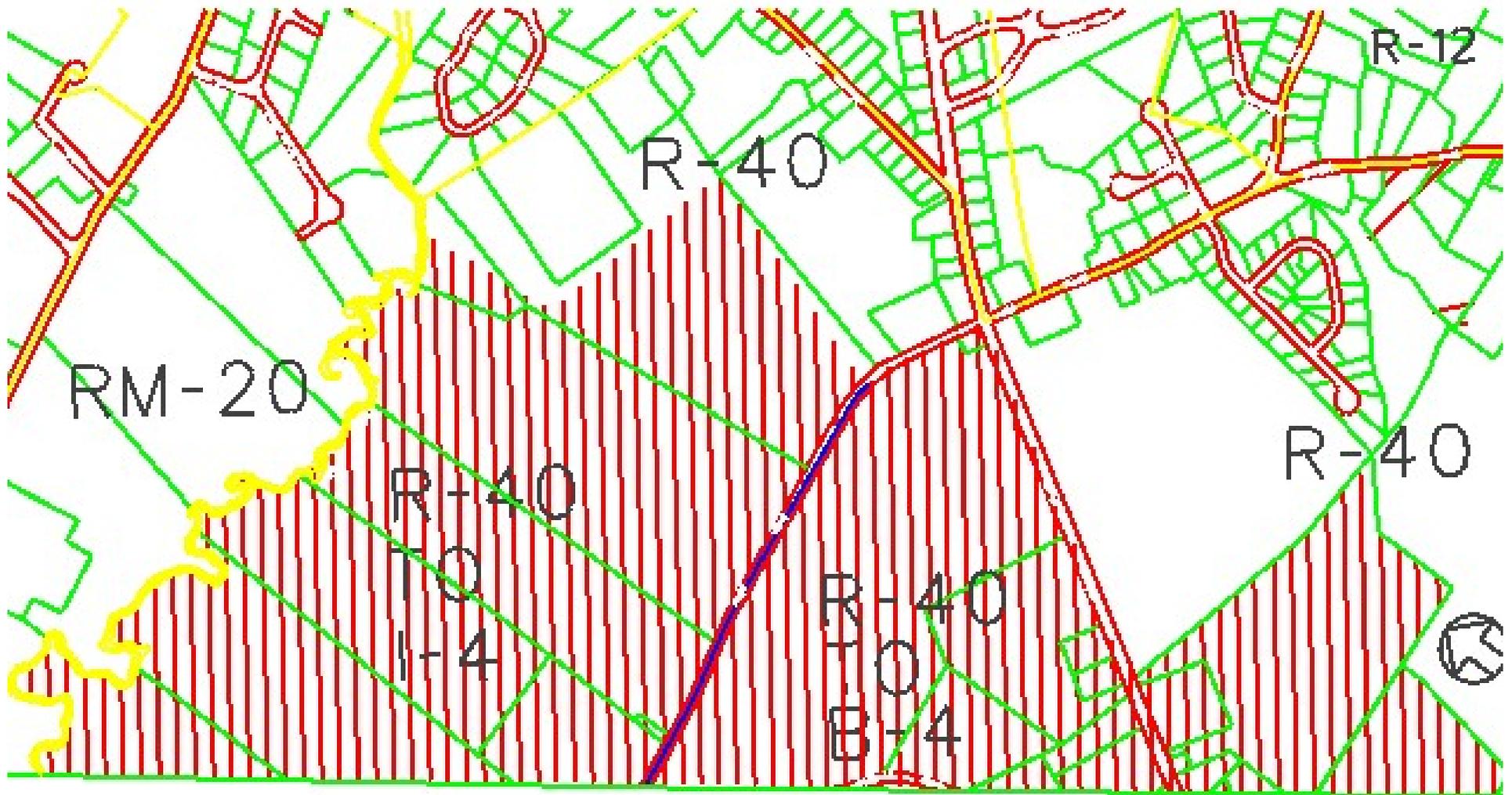
Rezoning Map - Watson/Tolend Road Area



Rezoning Map - Columbus Ave./Littleworth Rd. Area



Rezoning Map - Durham/Mast Road Area



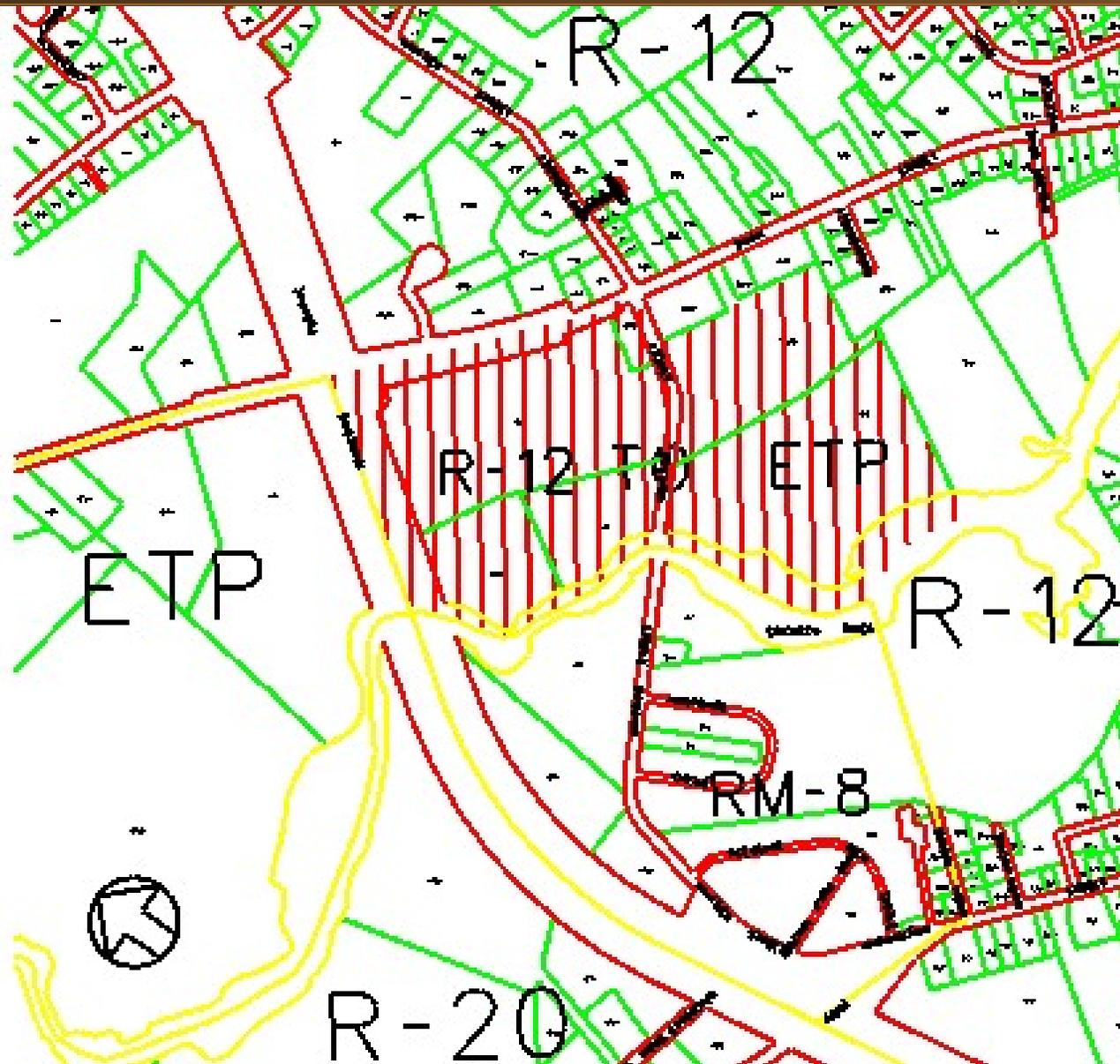
Rezoning Map



Rezoning Map - New Rochester Road Area



Rezoning Map - Whittier/Sixth Street Area



Rezoning Map - Central Avenue Area



OFFICE ZONE TO B-3



Rezoning Map - Knox Marsh Road Area

