



CITY OF SPRINGFIELD

City Clerk's Office 5/22/2013 12:00:00 PM

Hearings Meeting Agenda~

I hereby notify you that at twelve o'clock noon today the following items of business had been filed with this office and can be acted upon at the meeting in City Council Chambers, Room 200 at City Hall, 36 Court Street **Tuesday evening May 28, 2013** at 07:00 PM according to Section 12, Rules and Orders of the City Council.

City Clerk

Hearings

7:00 PM Meeting called to order on May 28, 2013 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Informational

- (1.) From BPW re:ELLIOT STREET - Removing No Parking Any Time on East Side -
<<Enter brief purpose>>
- (2.) From BPW re:HOWARD STREET - Installing 2 Hour Metered Parking on North Side -
<<Enter brief purpose>>
- (3.) From BPW re:HOWARD STREET - Installing No Parking 8AM to 6PM on South Side -
<<Enter brief purpose>>
- (4.) From BPW re:LIBERTY STREET - Installing No Parking Any Time on North Side -
<<Enter brief purpose>>
- (5.) From BPW re:LONGHILL STREET - Installing No Parking Any Time on East Side -
<<Enter brief purpose>>
- (6.) From BPW re:PENDLETON AVENUE - Removing No Parking 8AM to 6PM on South Side -
<<Enter brief purpose>>
- (7.) From BPW re:SARATOGA STREET - Installing No Parking Any Time Both Sides & One-Way Removal -
<<Enter brief purpose>>
- (8.) From BPW re:WENDELL PLACE - Installing No Parking Any Time on South Side -
<<Enter brief purpose>>

Special Permits

- (1.) For a Special Permit to Renovate and Reopen a Pre-Existing, Non-Conforming Commercial Structure (Convenience Store) at the Property Known as 418 Liberty Street (07770-0106), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article XV, Section 1500.4A.

Request:	See Above
Owner:	RAK Realty Associates, LLC
By:	Fred Basile
Petitioner:	Gulam Kagzi
By:	Gulam Kagzi

- (2.) For a Special Permit to Operate a Drive-Up Service Window at the Property Known as 1361 Liberty Street (07770-0398) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article XV, Section 1519.

Request: See Above
Owner: Springfield Center I Associates
By: Bryan A. Weingarten, President
Petitioner: McDonald's USA, LLC
By: John A. Kueich

Zoning Ordinances

- (1.) 377 Cottage Street 377 Cottage Street
(2.) To Amend the Springfield Zoning Ordinance, Text Enacted April 22, 1971. the Proposed Amendment Will Repeal the Existing Ordinance in Its Entirety and Replace it with a New Ordinance Affecting All Property in All Zoning Districts in the City of Springfield. Entire City Recommend
Residence B to Business A

PETITIONER: Springfield Planning Board

ADDRESS: Entire City

CHANGE REQUESTED: Amend entire ordinance

- (3.) To Change the Zoning of the Properties Known as NS Saratoga Street (10600-0009, 10600-0010, 10600-0011, 10600-0012, 10600-0013, 10600-0014 & 10600-0015) from Residence B to Business A. NS Saratoga Street Recommend
Residence B to Business A

PETITIONER: Springfield Redevelopment Authority

ADDRESS: NS Saratoga Street

CHANGE REQUESTED: Res B to Bus A

Petroleum Storage Petitions



City of Springfield

SCHEDULED

Meeting: 05/28/13 07:00 PM
Initiator: Lou DiCarlo
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2163

2.1

Order of Location for the Installation and Maintenance of Underground Utilities

By the City Council of the City of Springfield, Massachusetts:
Notice having been given and a public hearing held, as provided by law,

IT IS HEREBY ORDERED:

That the , be and it is hereby granted a location for and permission to
<<Insert proper utility template>>

ELLIOT STREET - Removing No Parking Any Time on East Side

<<Enter brief purpose>>

Also that permission be and hereby granted said {ResUserUserLookup1} to complete the above request.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of the City of Springfield, Massachusetts held on May 28, 2013

City Clerk

We hereby certify that on May 6, 2013, at 1:30 PM, at 1212 Carew Street Meeting Room a public hearing was held on the petition of the for permission to complete the above mentioned request.

City Clerk

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the City Council of the City of Springfield, Massachusetts, on the May 28, 2013, and recorded with the records of location orders of said city. This certified copy is made under the provision of Chapter 166 of the General Laws and any additions thereto or amendments thereof.

Attest:

City Clerk

13-01

CITY OF SPRINGFIELD

In City Council, May 28, 2013

ORDERED, that the Rules of the Road approved September 8, 1936, as amended be further amended by striking out under Sections 2 through 13 of Article V, the following:

ELLIOT ST. East side - Starting at a point 52 feet South of Salem St., S'ly for 144 feet
Creating Unlimited Parking

ELLIOT ST. East side - Starting at a point 52 feet South of Salem St., S'ly for 144 feet
Creating Unlimited Parking

Attachment: City Council Order13-01 (2163 : ELLIOT STREET - Removing No Parking Any Time on East Side)



City of Springfield

SCHEDULED

Meeting: 05/28/13 07:00 PM
Initiator: Lou DiCarlo
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2164

2.2

Order of Location for the Installation and Maintenance of Underground Utilities

By the City Council of the City of Springfield, Massachusetts:
Notice having been given and a public hearing held, as provided by law,

IT IS HEREBY ORDERED:

That the , be and it is hereby granted a location for and permission to
<<Insert proper utility template>>

HOWARD STREET - Installing 2 Hour Metered Parking on North Side

<<Enter brief purpose>>

Also that permission be and hereby granted said {ResUserUserLookup1} to complete the above request.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of the City of Springfield, Massachusetts held on May 28, 2013

City Clerk

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Attest:

City Clerk

13-02

CITY OF SPRINGFIELD**In City Council, May 28, 2013**

ORDERED, that the Rules of the Road approved September 8, 1936, as amended be further amended by striking out under Sections 2 through 13 of Article V, the following:

HOWARD ST. North Side- Starting at a point 29 feet East of East Columbus Ave, E'ly for 505 feet

AND, further amending by inserting under Section 9 of Article V "Two Hour Metered Parking 8:00AM to 6:00PM", as follows:

HOWARD ST. North Side- Starting at a point 29 feet East of East Columbus Ave, E'ly for 505 feet



City of Springfield

SCHEDULED

Meeting: 05/28/13 07:00 PM
Initiator: Lou DiCarlo
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2165

2.3

Order of Location for the Installation and Maintenance of Underground Utilities

By the City Council of the City of Springfield, Massachusetts:
Notice having been given and a public hearing held, as provided by law,

IT IS HEREBY ORDERED:

That the , be and it is hereby granted a location for and permission to
<<Insert proper utility template>>

HOWARD STREET - Installing No Parking 8AM to 6PM on South Side

<<Enter brief purpose>>

Also that permission be and hereby granted said {ResUserUserLookup1} to complete the above request.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of the City of Springfield, Massachusetts held on May 28, 2013

City Clerk

We hereby certify that on May 6, 2013, at 1:30 PM, at 1212 Carew Street Meeting Room a public hearing was held on the petition of the for permission to complete the above mentioned request.

City Clerk

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Attest:

City Clerk

13-03

CITY OF SPRINGFIELD**In City Council, May 28, 2013**

ORDERED, that the Rules of the Road approved September 8, 1936, as amended be further amended by striking out under Sections 2 through 13 of Article V, the following:

HOWARD ST. SOUTH SIDE, Starting at a point 26 feet East of East Columbus Ave, E'ly to a point 75 feet West of Main St.

AND, further amending by inserting under Section 3 of Article V "No Parking 8:00AM to 6:00PM", as follows:

HOWARD ST. SOUTH SIDE, Starting at a point 26 feet East of East Columbus Ave, E'ly to a point 75 feet West of Main St.

Attachment: City Council Order 13-03 (2165 : HOWARD STREET - Installing No Parking 8AM to 6PM on South Side)



City of Springfield

SCHEDULED

Meeting: 05/28/13 07:00 PM
Initiator: Lou DiCarlo
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2166

2.4

Order of Location for the Installation and Maintenance of Underground Utilities

By the City Council of the City of Springfield, Massachusetts:
Notice having been given and a public hearing held, as provided by law,

IT IS HEREBY ORDERED:

That the , be and it is hereby granted a location for and permission to
<<Insert proper utility template>>

LIBERTY STREET - Installing No Parking Any Time on North Side

<<Enter brief purpose>>

Also that permission be and hereby granted said {ResUserUserLookup1} to complete the above request.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of the City of Springfield, Massachusetts held on May 28, 2013

City Clerk

We hereby certify that on May 6, 2013, at 1:30 PM, at 1212 Carew Street Meeting Room a public hearing was held on the petition of the for permission to complete the above mentioned request.

City Clerk

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Attest:

City Clerk

13-04

CITY OF SPRINGFIELD**In City Council, May 28, 2013**

ORDERED, that the Rules of the Road approved September 8, 1936, as amended be further amended by striking out under Sections 2 through 13 of Article V, the following:

LIBERTY ST. North Side - Starting at a point 222 feet E'ly of Main St, E'ly for 125 feet.

AND, further amending by inserting under Section 2(a) of Article V, “ No Parking Anytime”, as follows:

LIBERTY ST. North Side - Starting at a point 222 feet E'ly of Main St, E'ly for 125 feet.

Attachment: City Council Order13-04 (2166 : LIBERTY STREET - Installing No Parking Any Time on North Side)



City of Springfield

SCHEDULED

Meeting: 05/28/13 07:00 PM
Initiator: Lou DiCarlo
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2167

2.5

Order of Location for the Installation and Maintenance of Underground Utilities

By the City Council of the City of Springfield, Massachusetts:
Notice having been given and a public hearing held, as provided by law,

IT IS HEREBY ORDERED:

That the , be and it is hereby granted a location for and permission to
<<Insert proper utility template>>

LONGHILL STREET - Installing No Parking Any Time on East Side

<<Enter brief purpose>>

Also that permission be and hereby granted said {ResUserUserLookup1} to complete the above request.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of the City of Springfield, Massachusetts held on May 28, 2013

City Clerk

We hereby certify that on May 6, 2013, at 1:30 PM, at 1212 Carew Street Meeting Room a public hearing was held on the petition of the for permission to complete the above mentioned request.

City Clerk

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the City Council of the City of Springfield, Massachusetts, on the May 28, 2013, and recorded with the records of location orders of said city. This certified copy is made under the provision of Chapter 166 of the General Laws and any additions thereto or amendments thereof.

Attest:

City Clerk

13-05

CITY OF SPRINGFIELD**In City Council, May 28, 2013**

ORDERED, that the Rules of the Road approved September 8, 1936, as amended be further amended by striking out under Sections 2 through 13 of Article V, the following:

LONGHILL ST. East Side -Starting at a point 294 feet S'ly of Edgeland St S'ly for 112 feet.

AND, further amending by inserting under Section 2(a) of Article V, “ No Parking Anytime”, as follows:

LONGHILL ST. East Side -Starting at a point 294 feet S'ly of Edgeland St S'ly for 112 feet.



City of Springfield

SCHEDULED

Meeting: 05/28/13 07:00 PM
Initiator: Lou DiCarlo
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2168

2.6

Order of Location for the Installation and Maintenance of Underground Utilities

By the City Council of the City of Springfield, Massachusetts:
Notice having been given and a public hearing held, as provided by law,

IT IS HEREBY ORDERED:

That the , be and it is hereby granted a location for and permission to
<<Insert proper utility template>>

PENDLETON AVENUE - Removing No Parking 8AM to 6PM on South Side

<<Enter brief purpose>>

Also that permission be and hereby granted said {ResUserUserLookup1} to complete the above request.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of the City of Springfield, Massachusetts held on May 28, 2013

City Clerk

We hereby certify that on May 6, 2013, at 1:30 PM, at 1212 Carew Street Meeting Room a public hearing was held on the petition of the for permission to complete the above mentioned request.

City Clerk

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the City Council of the City of Springfield, Massachusetts, on the May 28, 2013, and recorded with the records of location orders of said city. This certified copy is made under the provision of Chapter 166 of the General Laws and any additions thereto or amendments thereof.

Attest:

City Clerk

13-06

CITY OF SPRINGFIELD**In City Council, May 28, 2013**

ORDERED, that the Rules of the Road approved September 8, 1936, as amended be further amended by striking out under Sections 2 through 13 of Article V, the following:

PENDLETON AVE. South Side- From a point 27 feet W'ly of Eastern Ave, W'ly for 66 feet
Creating Unlimited Parking.

PENDLETON AVE. South Side- From a point 27 feet W'ly of Eastern Ave, W'ly for 66 feet
Creating Unlimited Parking.

Attachment: City Council Order13-06 (2168 : PENDLETON AVENUE - Removing No Parking 8AM to 6PM on South Side)



City of Springfield

SCHEDULED

Meeting: 05/28/13 07:00 PM
Initiator: Lou DiCarlo
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2169

2.7

Order of Location for the Installation and Maintenance of Underground Utilities

By the City Council of the City of Springfield, Massachusetts:
Notice having been given and a public hearing held, as provided by law,

IT IS HEREBY ORDERED:

That the , be and it is hereby granted a location for and permission to
<<Insert proper utility template>>

SARATOGA STREET - Installing No Parking Any Time Both Sides & One-Way Removal

<<Enter brief purpose>>

Also that permission be and hereby granted said {ResUserUserLookup1} to complete the above request.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of the City of Springfield, Massachusetts held on May 28, 2013

City Clerk

We hereby certify that on May 6, 2013, at 1:30 PM, at 1212 Carew Street Meeting Room a public hearing was held on the petition of the for permission to complete the above mentioned request.

City Clerk

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the City Council of the City of Springfield, Massachusetts, on the May 28, 2013, and recorded with the records of location orders of said city. This certified copy is made under the provision of Chapter 166 of the General Laws and any additions thereto or amendments thereof.

Attest:

City Clerk

13-07

CITY OF SPRINGFIELD**In City Council, May 28, 2013**

ORDERED, that the Rules of the Road approved September 8, 1936, as amended be further amended by striking out under Sections 2 through 13 of Article V, the following:

SARATOGA ST. Both Sides,- No Parking Any Time- From Main St., to Dwight Street Ext. Including the removal of 1 Way Traffic Pattern.

AND, further amending by inserting under Section 2(a) of Article V, “ No Parking Anytime”, as follows:

SARATOGA ST. Both Sides,- No Parking Any Time- From Main St., to Dwight Street Ext. Including the removal of 1 Way Traffic Pattern.



City of Springfield

SCHEDULED

Meeting: 05/28/13 07:00 PM
Initiator: Lou DiCarlo
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2170

2.8

Order of Location for the Installation and Maintenance of Underground Utilities

By the City Council of the City of Springfield, Massachusetts:
Notice having been given and a public hearing held, as provided by law,

IT IS HEREBY ORDERED:

That the , be and it is hereby granted a location for and permission to
<<Insert proper utility template>>

WENDELL PLACE - Installing No Parking Any Time on South Side

<<Enter brief purpose>>

Also that permission be and hereby granted said {ResUserUserLookup1} to complete the above request.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of the City of Springfield, Massachusetts held on May 28, 2013

City Clerk

We hereby certify that on May 6, 2013, at 1:30 PM, at 1212 Carew Street Meeting Room a public hearing was held on the petition of the for permission to complete the above mentioned request.

City Clerk

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the City Council of the City of Springfield, Massachusetts, on the May 28, 2013, and recorded with the records of location orders of said city. This certified copy is made under the provision of Chapter 166 of the General Laws and any additions thereto or amendments thereof.

Attest:

City Clerk

13-08

CITY OF SPRINGFIELD**In City Council, May 28, 2013**

ORDERED, that the Rules of the Road approved September 8, 1936, as amended be further amended by striking out under Sections 2 through 13 of Article V, the following:

WENDELL PL. South Side,- from Main St Easterly for 141 feet.

AND, further amending by inserting under Section 2(a) of Article V, “ No Parking Anytime”, as follows:

WENDELL PL. South Side,- from Main St Easterly for 141 feet.

Attachment: City Council Order13-08 (2170 : WENDELL PLACE - Installing No Parking Any Time on South Side)

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2126)**

Meeting: 05/28/13 07:00 PM

Department: Planning and Economic Development

Category: Special Permit

Prepared By: Phil Dromey

Initiator: Phil Dromey

Sponsors:

DOC ID: 2126

**For a Special Permit to Renovate and Reopen a Pre-Existing,
Non-Conforming Commercial Structure (Convenience Store)
at the Property Known as 418 Liberty Street (07770-0106), as
Allowed by M.G.L. and the Springfield Zoning Ordinance
Article XV, Section 1500.4A.**

Request:	See Above
Owner:	RAK Realty Associates, LLC
By:	Fred Basile
Petitioner:	Gulam Kagzi
By:	Gulam Kagzi

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

for a special permit to renovate and reopen a pre-existing, non-conforming commercial structure (convenience store) at the property known as 418 Liberty Street (07770-0106), as allowed by M.G.L. and the Springfield Zoning Ordinance Article XV, Section 1500.4A.

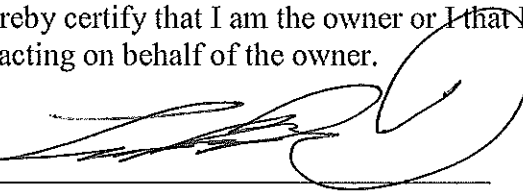
Mailing Address:

PO Box 812
 East Longmeadow, MA 01028

Owner:

RAK Realty Associates, LLC

I hereby certify that I am the owner or I that I am acting on behalf of the owner.

By: 
 Fred Basile

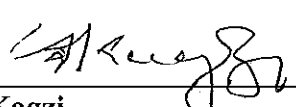
Mailing Address:

163 Greenmeadow Drive
 Longmeadow, MA 01106

Petitioner:

Gulam Kagzi

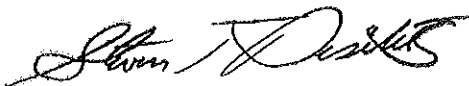
I hereby certify that I am the petitioner or I that I am acting on behalf of the petitioner.

By: 
 Gulam Kagzi

IN VIOLATION
 OF ZONING ORDINANCE

until approved by the City Council
 on accordance with the provisions of
 of the Zoning Ordinance

BUILDING COMMISSIONER



ZONED: BUS A

NEIGHBORHOOD: LIBERTY HEIGHTS

BLOCK PLAN: 142

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/19/2013

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit: 418 Liberty Street: 07770-0106

Petitioner: Gulam Kagzi

Landlord: Rak Realty Associates LLC

A handwritten signature in black ink, appearing to read "Stephen J. Lonergan", is written over a horizontal line.

Stephen J. Lonergan: Treasurer/Collector

Attachment: Liberty_St_418_Formal_Tax_2013 (2126 : 418 Liberty Street)

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT**

**418 LIBERTY STREET (07770-0106)
NON-USE (RETAIL OPERATION)**

General Information

Petitioner:	Gulam Kagzi
Request:	For a special permit to renovate and reopen a pre-existing nonconforming retail use. (Article XV, Section 1500.4B)
Proposed use of the property:	Convenience Store
Parcel Size:	4,259 s.f.
Compatibility with current planning documents:	The Liberty Heights Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	Lower Liberty Heights Community Action Team/Hungry Hill Civic Association: 4-25-13
Tax Status:	SEE ATTACHED
Urban Renewal Status:	This parcel is not located within an urban renewal area.
Site Visit:	5-13-13
Hearing Date:	5-28-13

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business A and is located in an area that has a mix of commercial and residential units. The surrounding land uses include:

- To the north is a large housing complex zoned Residence C.
- To the south is an office complex zoned Industrial A.
- To the west is a three-family house zoned Residence C.
- To the east is a single-family house zoned Residence C.

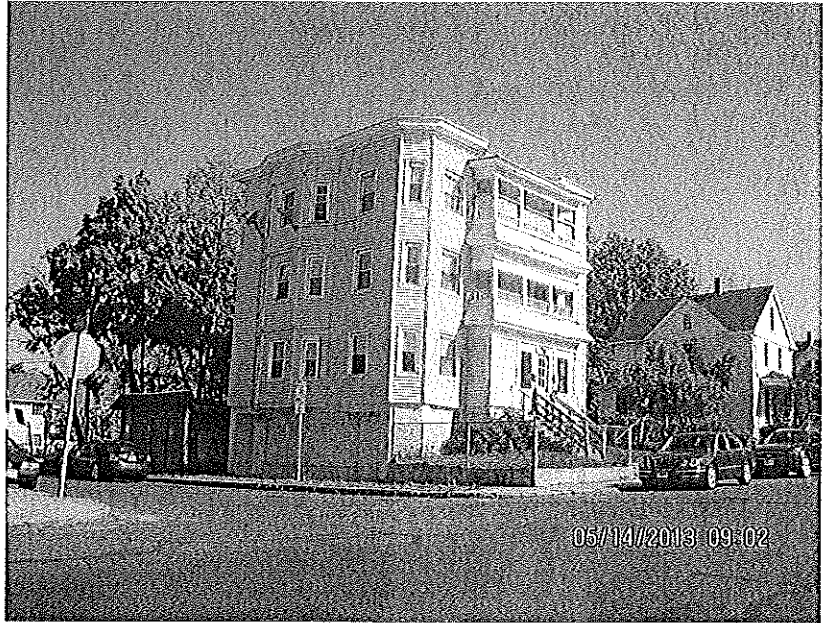
Site plan review:

The petitioner has requested a special permit to renovate and reopen a pre-existing, non-conforming retail use, under the Non-Use clause of the zoning ordinance at the property known as 418 Liberty Street. This site is located on the corner of Liberty Street and Columbia Terrace.

Although the staff generally does not object to the re-use of existing structures, the staff does have concerns with this proposed use.

First and foremost, as noted above, the parcel is only 4,259 square feet. This is well under the required amount of land for a building of this size under the current zoning standards.

Additionally, after visiting the site, it was noted that there is no on-site parking at this location. As can be seen in the attached picture, parking now takes place on Liberty Street and Columbia Terrace. The staff has strong concerns that there is now not enough parking for the four (4) existing residential units let alone the amount of parking that may be needed with the addition of a new commercial use. The staff also has concerns about the lack of space required for commercial related activities including dumpsters.



Overall, the staff does not believe that this is an appropriate location for the proposed commercial operation.

Recommendation

Deny.

IF Approved*Recommended Conditions*

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the renovation and reopening of a pre-existing, non-conforming retail use at the property known as 418 Liberty Street (07770-0106).
3. The use shall be developed in accordance to the attached site plan with the additions of condition #4 through #12.
4. The hours of operation shall be from 7:00 AM to 9:00 PM, Monday through Sunday.
5. There shall be no deliveries or related services prior to 7:00 AM.
6. The building shall be maintained free of all graffiti.
7. The petitioner shall submit a detailed sign plan to the Office of Planning & Economic Development for review and approval prior to applying for a sign permit.
8. There shall no ground sign associated with this use.
9. There shall be no non-accessory signs.
10. The site shall be maintained free of all trash, debris and weeds.
11. The tree-belts shall be maintained free of all overgrown vegetation, trash and debris.
12. The public sidewalks shall be maintained including snow removal.
13. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fines of up to \$100 per day for each day a violation exists.

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/19/2013

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

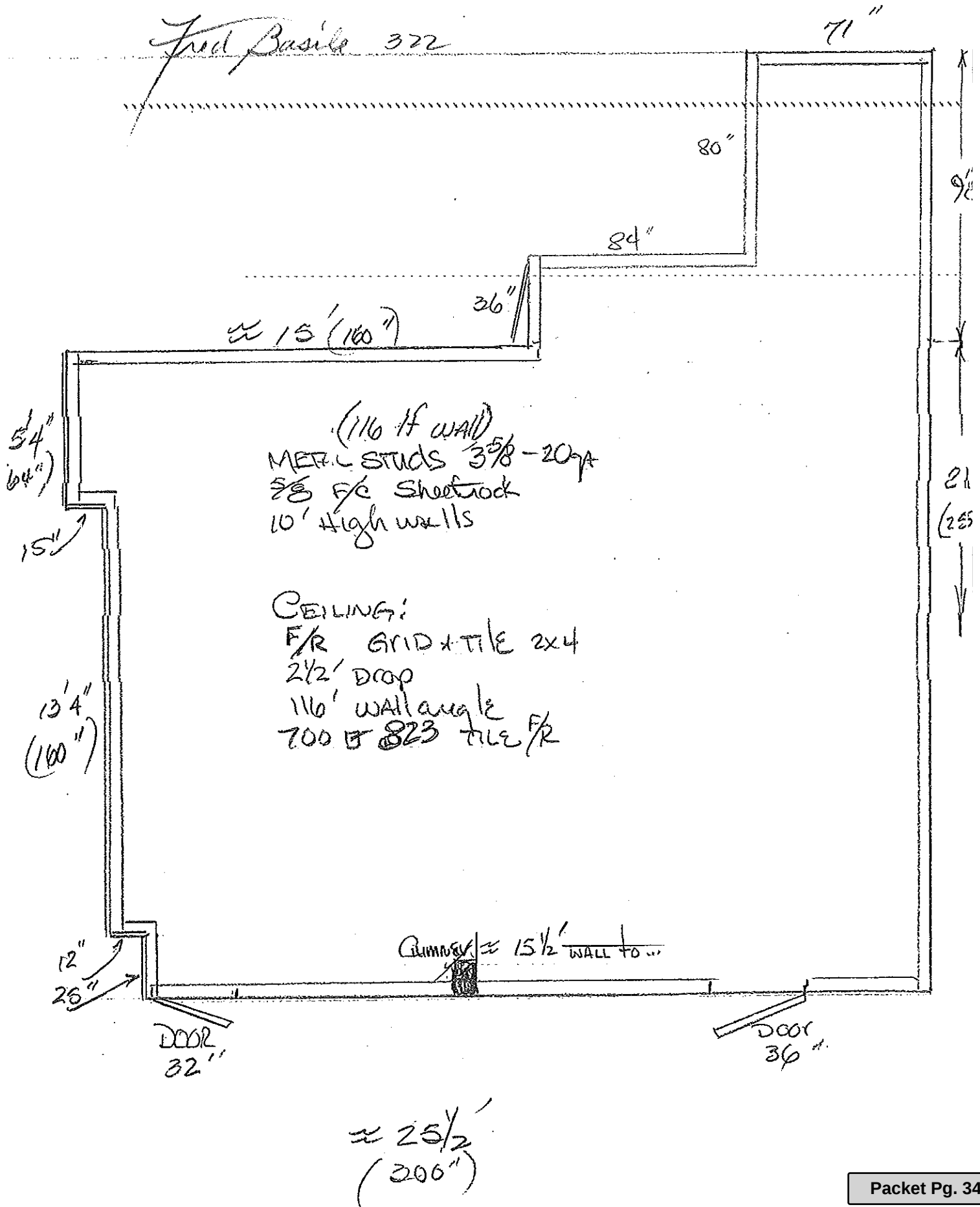
Special Permit: 418 Liberty Street: 07770-0106

Petitioner: Gulam Kagzi

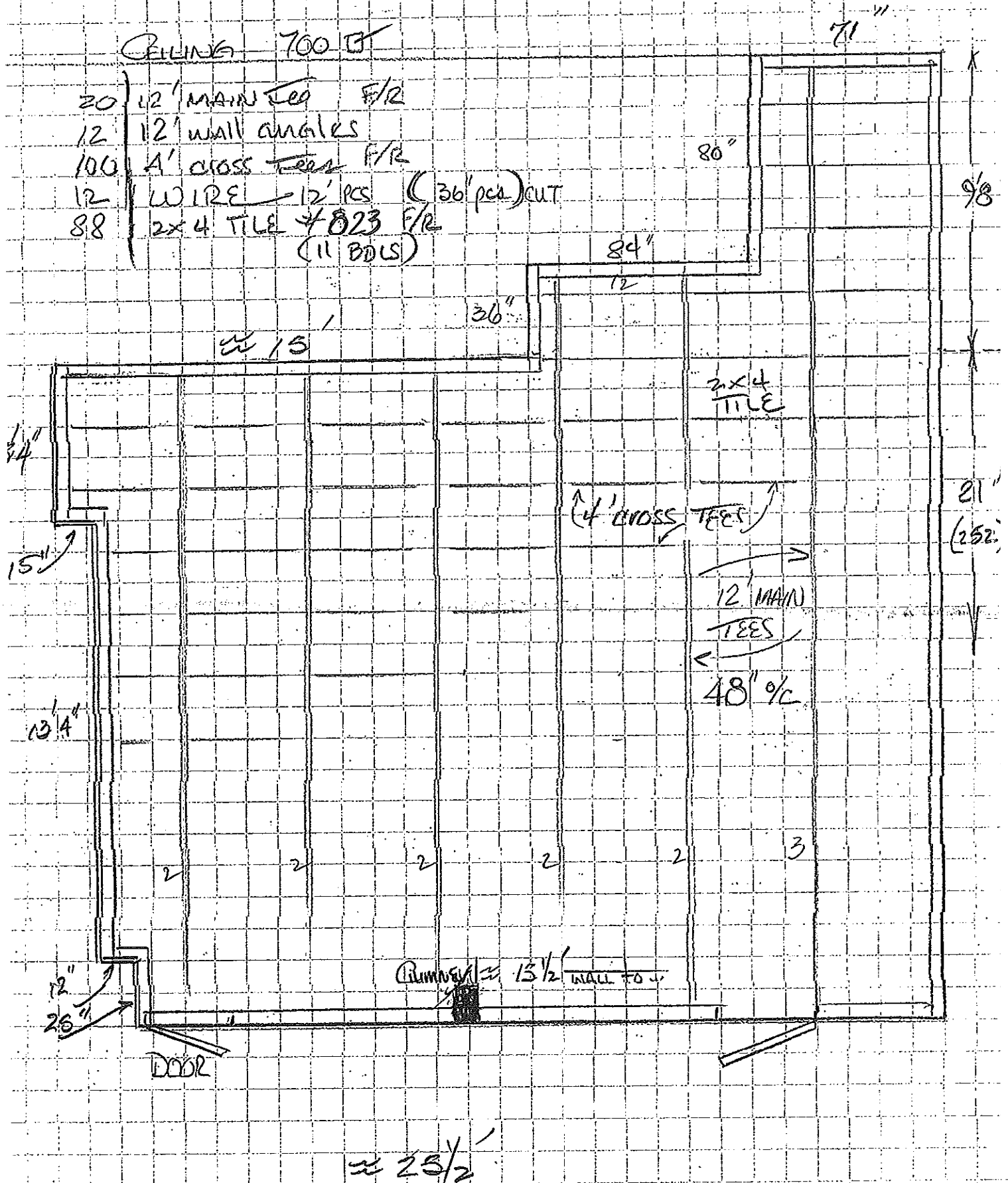
Landlord: Rak Realty Associates LLC

Stephen J. Lonergan: Treasurer/Collector

Attachment: Liberty_St_418_2013 (2126 : 418 Liberty Street)



FRED B.



Chicopee

Liberty St

Columbia Te

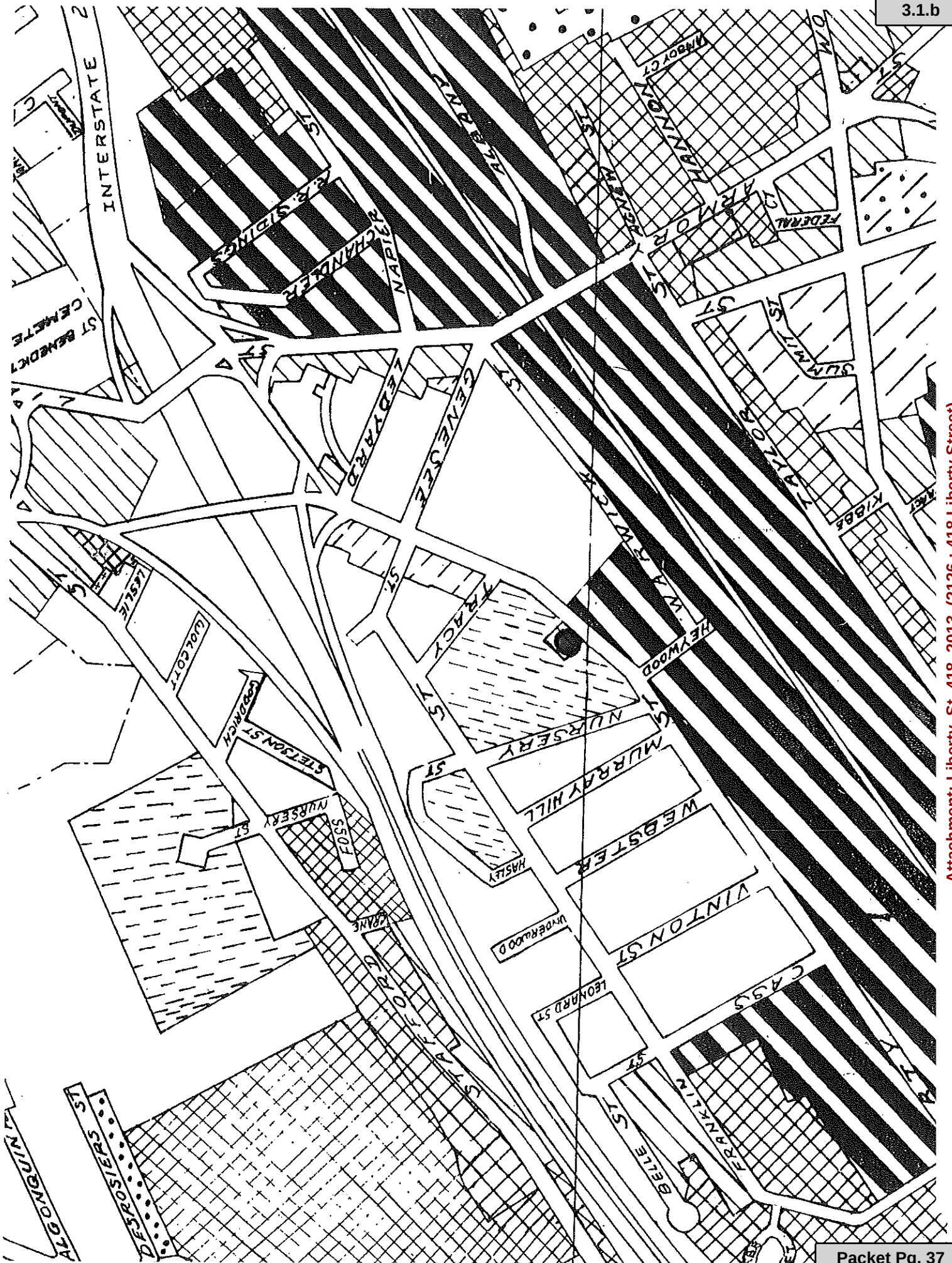
Proposed Location

Attachment: Liberty_St_418_2013 (2126 : 418 Liberty Street)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	418 Liberty Street

DATA SOURCE:





**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2147)**

Meeting: 05/28/13 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2147

**For a Special Permit to Operate a Drive-Up Service Window
at the Property Known as 1361 Liberty Street (07770-0398) as
Allowed by M.G.L. and the Springfield Zoning Ordinance,
Article XV, Section 1519.**

Request:	See Above
Owner:	Springfield Center I Associates
By:	Bryan A. Weingarten, President
Petitioner:	McDonald's USA, LLC
By:	John A. Kueich

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

for a special permit to operate a drive-up service window at the property known as 1361 Liberty Street (07770-0398) as allowed by M.G.L. and the Springfield Zoning Ordinance, Article XV, Section 1519.

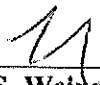
Mailing Address:

940 Haverford Road
 Bryn Mawr, PA 19010

Owner:

Springfield Center I Associates Limited Partnership
By: Springfield Center I, Inc., its General Partner

I hereby certify that I am the owner or acting on behalf of the owner.

BY: 
 Bryan S. Weingarten, President

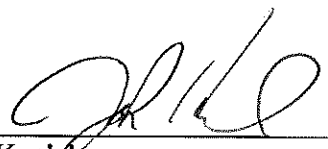
Mailing Address:

690 Canton Street
 Suite 310
 Westwood, MA 02090

Petitioner:

McDonald's USA, L.L.C.

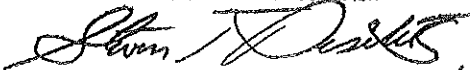
I hereby certify that I am the petitioner or acting on behalf of the petitioner.

By: 
 John A. Kucich

IN VIOLATION
 OF ZONING ORDINANCE

until approved by the City Council
 on accordance with the provisions of
 of the Zoning Ordinance

BUILDING COMMISSIONER



ZONED: BUS A / IND A

NEIGHBORHOOD: LIBERTY HEIGHTS

BLOCK PLAN: 1930

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/28/2012

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit: 1361 Liberty Street: 07770-0398

Petitioner: McDonald's USA, LLC

Landlord: Springfield Center I Associated Limited Partnership

Stephen J. Lonergan: Treasurer/Collector

Attachment: Liberty_St_1361_Tax_Formal_May_2013 (2147 : 1361 Liberty Street)

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT**

**1361 Liberty Street (07770-0398)
DRIVE-UP SERVICE WINDOW**

General Information

Petitioner:	McDonald's USA, LLC
Request:	To operate a drive-up service window.
Proposed use of the property:	Fast food restaurant.
Parcel Size:	34,804 s.f.
Compatibility with current planning documents:	The Liberty Heights Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Hungry Hill Civic Association: 12-10-12
Tax Status:	SEE ATTACHED
Site Visit:	5-13-13
Urban Renewal Status:	This parcel is not located within an urban renewal area.
Hearing Date:	5-28-13

Staff Analysis

Neighborhood characteristics:

The property is located in the Liberty Heights Neighborhood and is located within a large commercial shopping center. The surrounding land uses are:

- To the north is a Burger King fast food restaurant zoned Business A.
- To the south is a Stop & Shop supermarket zoned Industrial A.
- To the east are a number of commercial uses zoned Business A.
- To the west is Springfield Plaza zoned Business A and Industrial A.

Site plan review:

The petitioner has requested a special permit to operate a drive-up service window in conjunction with a McDonald's fast food restaurant at the property known as 1361 Liberty Street. The site is the current location of a closed Kentucky Fried Chicken. The petitioner intends to demolish the existing building and construct a new 3,946 square foot McDonald's.

As noted above, the site is currently developed with an existing fast food restaurant, although no drive-up service window currently exists. As part of the review process for this special permit, the staff has had a number of meetings with the engineering firm developing the site. During these discussions, a number of

development options were presented, including locating the drive-up service window operations in the front of the building. As with many previous reviews of McDonald's developments, including the most recent on Allen Street, as well as other developments that include a drive-up window, the staff strongly opposes the location of drive-up facilities in the front of buildings. The staff firmly believes that this type of design completely disconnects any pedestrian connection to the development and is designed with only one (1) mode of transportation, that being the car. After a lengthy discussion regarding that design, a new plan was submitted showing the drive-up facility located to the rear of the building. In response to the staff's concerns about pedestrian connections, the plan also now shows a new sidewalk which will provide direct pedestrian access from Liberty Street to this new development.



In addition, this new design also helps to address the concerns raised by the neighborhood about potential traffic conflicts outside of the site by changing the current two-way entrance located at the southeast corner of the parcel into an entrance only.

Overall, the staff is very pleased with the proposed design and cooperation shown by the petitioner. While the staff would always advocate seeing buildings closer to the street line, the staff understands that this is an existing developed site with limited curb cut access. The staff also believes that a safe pedestrian connection has been provided.

Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a drive-up service window at the property known as 1361 Liberty Street (07770-0398).
3. The use shall be developed as per the attached site plans and elevations, dated May 11, 2013, with the addition of conditions #4 through #19.
4. All landscaping shall be installed as per submitted plans.
5. There shall be no outside storage of materials beyond the enclosed dumpster area.
6. The petitioner shall place one (1) bicycle rack on the property.
7. There shall be only one (1) ground sign at this location.
8. There shall be no electronic message board attached to the ground sign.
9. There shall be no "running messages" or "flashing messages" allowed on the ground sign.
10. There shall be no additional advertising material located on any directional signage or light poles.
11. The site shall be maintained free of all weeds and trash and debris.

12. All landscaped areas, including the public tree belt shall be maintained by the petitioner.
13. The public sidewalk shall be maintained, including snow removal.
14. The dumpster shall be completely enclosed.
15. There shall be no banner, streamers or other promotional materials placed in outside areas.
16. There shall be no non-accessory signs located on the property.
17. The building shall be maintained graffiti free.
18. There shall be no loitering.
19. Full site plans shall be reviewed and approved by the Department of Public Works prior to issuing a Building Permit.
20. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$50 per day for each day a violation exists.

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/28/2012

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit: 1361 Liberty Street: 07770-0398

Petitioner: McDonald's USA, LLC

Landlord: Springfield Center I Associated Limited Partnership

Stephen J. Lonergan: Treasurer/Collector

Attachment: Liberty_St_1361_2013 (2147 : 1361 Liberty Street)

WP REALTY

April 25, 2013

Ms. Rhona McFarlane
McDonald's USA, LLC
690 Canton Street, Suite 310
Westwood, MA 02090

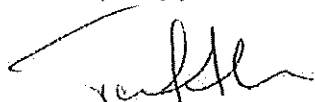
Re: Springfield Plaza

Dear Rhona,

Please accept this letter as Springfield Center 1 Limited Partnership's ("Springfield Center") acknowledgement that, pursuant to a Ground Lease entered into between McDonald's USA, LLC and Springfield Center, Springfield Center has provided McDonald's USA with the non-exclusive right to utilize certain parking spaces within the balance of Springfield Plaza. The rights to these non-exclusive parking spaces are within 300' of McDonald's leased parcel and shall run concurrently with McDonald's lease.

Please let me know if I can provide any additional information.

Very truly yours,

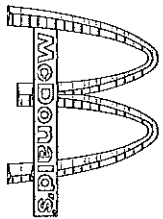


Daniel A. Fuchs
Vice President – Development and Construction
WP Realty, Inc., on behalf of Springfield Center 1 Limited Partnership

Attachment: Liberty_St_1361_2013 (2147 : 1361 Liberty Street)

SITE DEVELOPMENT PLANS

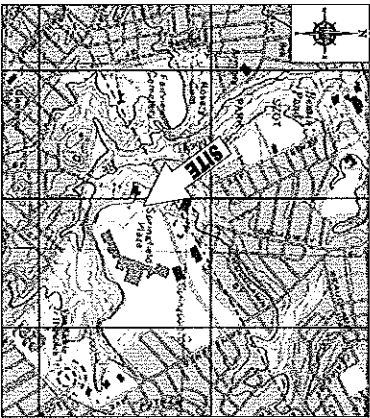
FOR
PROPOSED



WITH DRIVE-THRU

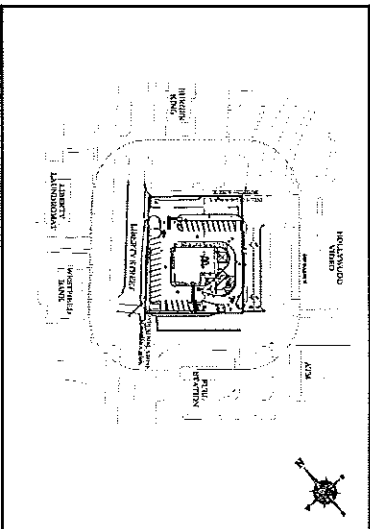
LOCATION OF SITE:

1361 LIBERTY STREET, CITY OF SPRINGFIELD
HAMPDEN COUNTY, MASSACHUSETTS
PARCEL ID # 07770-0398



LOCATION MAP

SCALE: 1" = 100'



AREA PLAN

SCALE: 1" = 100'

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-1 OF 14
GENERAL NOTES SHEET	C-2 OF 14
LOCATION PLAN	C-3 OF 14
UTILITY PLAN	C-4 OF 14
GRADING PLAN	C-5 OF 14
DRIVEWAY & UTILITY PLAN	C-6 OF 14
SOIL EROSION & SEDIMENT CONTROL PLAN	C-7 OF 14
SOIL EROSION CONTROL NOTES & DETAILS	C-8 OF 14
LANDSCAPE PLAN	C-9 OF 14
LANDSCAPE NOTES & DETAILS	C-10 OF 14
LIGHTING PLAN	C-11 OF 14
DETAIL SHEET	C-12 OF 14
DETAIL SHEET	C-13 OF 14
ALTA SURVEY (BY OTHERS)	C-14 OF 14
BUILDING ELEVATIONS (BY OTHERS)	C-15 OF 14

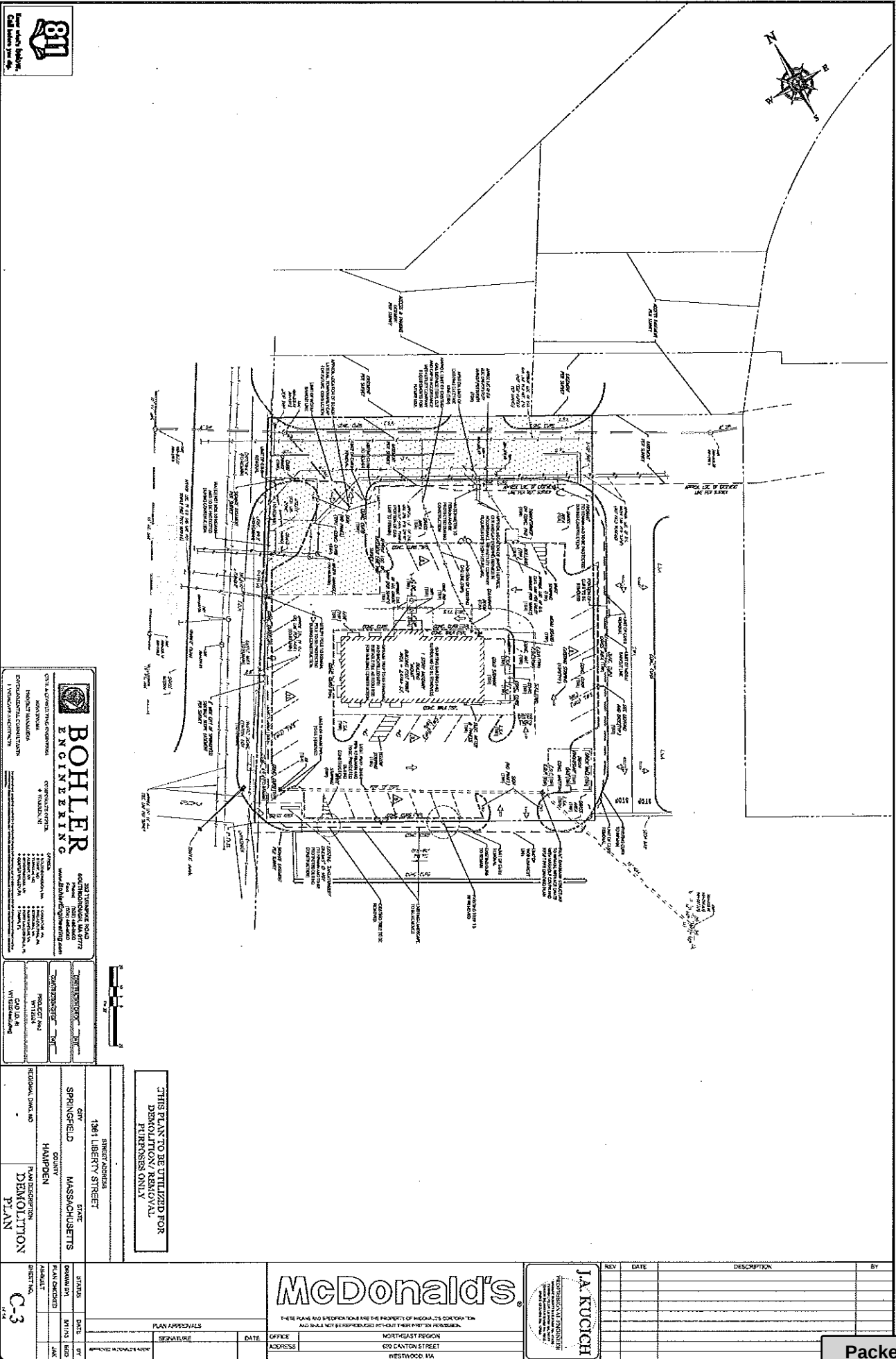
DRAWING INDEX

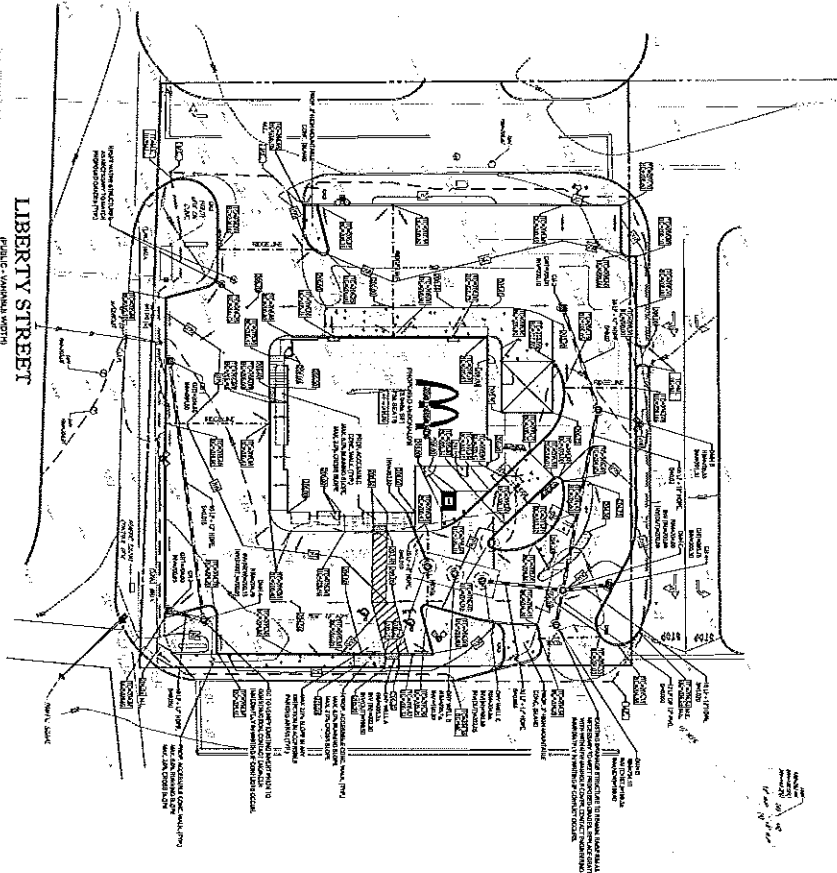
BOHLER ENGINEERING

230 TURNER ROAD
SPRINGFIELD, MASSACHUSETTS 01104
TEL: 413-234-1111
WWW.BOHLENGINEERING.COM

PROJECT NO. 1961 LIBERTY ST
CITY OF SPRINGFIELD, MASSACHUSETTS

GENERAL NOTES: 1. THE OWNER HAS PROVIDED ALL NECESSARY INFORMATION AND RECORDS FOR THE PREPARATION OF THESE PLANS. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE SITE AND HAS FOUND NO APPARENT DISCREPANCIES BETWEEN THE INFORMATION PROVIDED AND THE ACTUAL CONDITIONS OF THE SITE. 2. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE SITE AND HAS FOUND NO APPARENT DISCREPANCIES BETWEEN THE INFORMATION PROVIDED AND THE ACTUAL CONDITIONS OF THE SITE. 3. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE SITE AND HAS FOUND NO APPARENT DISCREPANCIES BETWEEN THE INFORMATION PROVIDED AND THE ACTUAL CONDITIONS OF THE SITE.		PAVING SPECIFICATION 1. ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR ROADWAY CONSTRUCTION. 2. ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR ROADWAY CONSTRUCTION.	
LOT LIGHTING SUPPLIED BY 1. ALL LOT LIGHTING SHALL BE SUPPLIED BY THE OWNER. 2. ALL LOT LIGHTING SHALL BE SUPPLIED BY THE OWNER.		UTILITY INFORMATION 1. ALL UTILITIES SHALL BE LOCATED AND DEPTH DETERMINED BY THE ENGINEER. 2. ALL UTILITIES SHALL BE LOCATED AND DEPTH DETERMINED BY THE ENGINEER.	
EXISTING CONDITIONS LEGEND 1. EXISTING CONDITIONS SHALL BE SHOWN AS FOLLOWS: 2. EXISTING CONDITIONS SHALL BE SHOWN AS FOLLOWS:		PLAN APPROVALS 1. ALL PLAN APPROVALS SHALL BE OBTAINED FROM THE CITY OF SPRINGFIELD. 2. ALL PLAN APPROVALS SHALL BE OBTAINED FROM THE CITY OF SPRINGFIELD.	
McDonald's 1361 LIBERTY STREET, CITY OF SPRINGFIELD, MASSACHUSETTS		1A KUICICH 1361 LIBERTY STREET, CITY OF SPRINGFIELD, MASSACHUSETTS	





BOHLER ENGINEERING
 320 TURNING ROAD
 SPRINGFIELD, MA 01107
 TEL: 413-453-1111
 FAX: 413-453-1112
 WWW.BOHLENGINEERING.COM

PROJECT NO. 117204
 DATE: 11/20/13
 DRAWN BY: JAK
 CHECKED BY: JAK

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

STREET ADDRESS: 1361 LIBERTY STREET
 CITY: SPRINGFIELD
 COUNTY: HAMPSHIRE
 STATE: MASSACHUSETTS
 PROJECT DESCRIPTION: GRADING & DRAINAGE PLAN

PLAN APPROVALS

DATE	BY	OFFICE	ADDRESS
11/20/13	JAK	NORTHEAST REGION	695 CANTON STREET WESTWOOD, MA

McDonald's

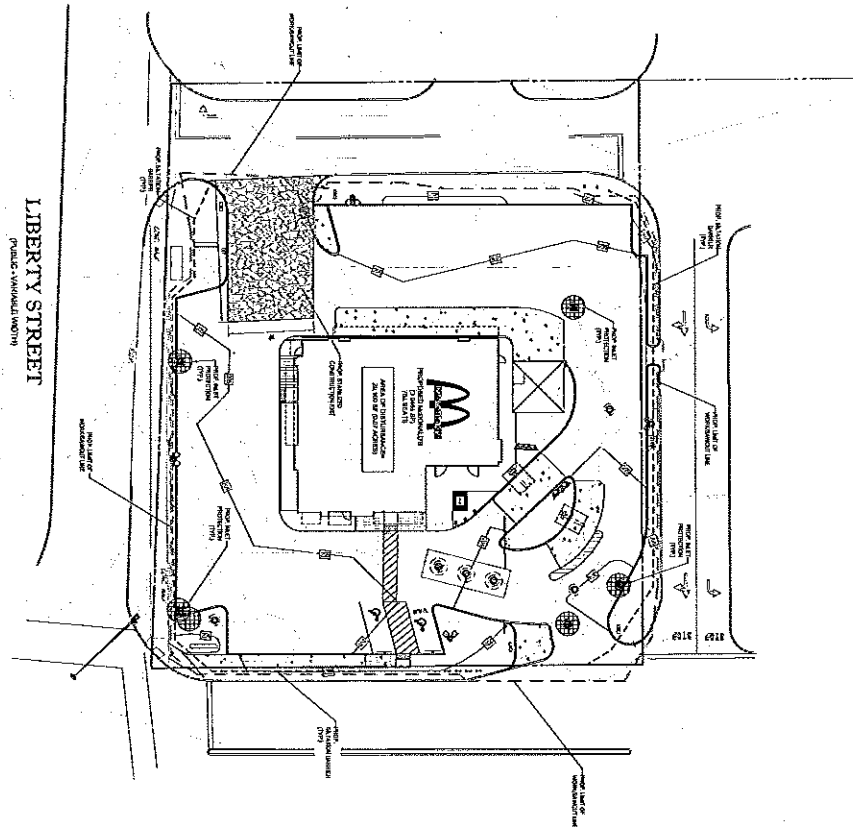
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDonald's CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

PROJECT NO. 117204

REV	DATE	DESCRIPTION	BY



LIBERTY STREET
PUBLIC WAREHOUSE



BOHLER ENGINEERING
237 TURNPIKE ROAD
ROTHSCHILD, MA 01775
Tel: 978.251.1111
Fax: 978.251.1112
www.bohler-engineering.com

OWNER: BOHLER ENGINEERING
PROJECT: 1361 LIBERTY STREET
DATE: 10/1/2013
DRAWN BY: JAK
CHECKED BY: JAK
APPROVED BY: JAK

1361 LIBERTY STREET
SPRINGFIELD
MASSACHUSETTS
COUNTY: HAMDEN
PROJECT NO.: 1361
DATE: 10/1/2013
DRAWN BY: JAK
CHECKED BY: JAK
APPROVED BY: JAK

1361 LIBERTY STREET
SPRINGFIELD
MASSACHUSETTS
COUNTY: HAMDEN
PROJECT NO.: 1361
DATE: 10/1/2013
DRAWN BY: JAK
CHECKED BY: JAK
APPROVED BY: JAK

THIS PLAN TO BE UTILIZED FOR SITE
SOIL AND EROSION CONTROL
PURPOSES ONLY

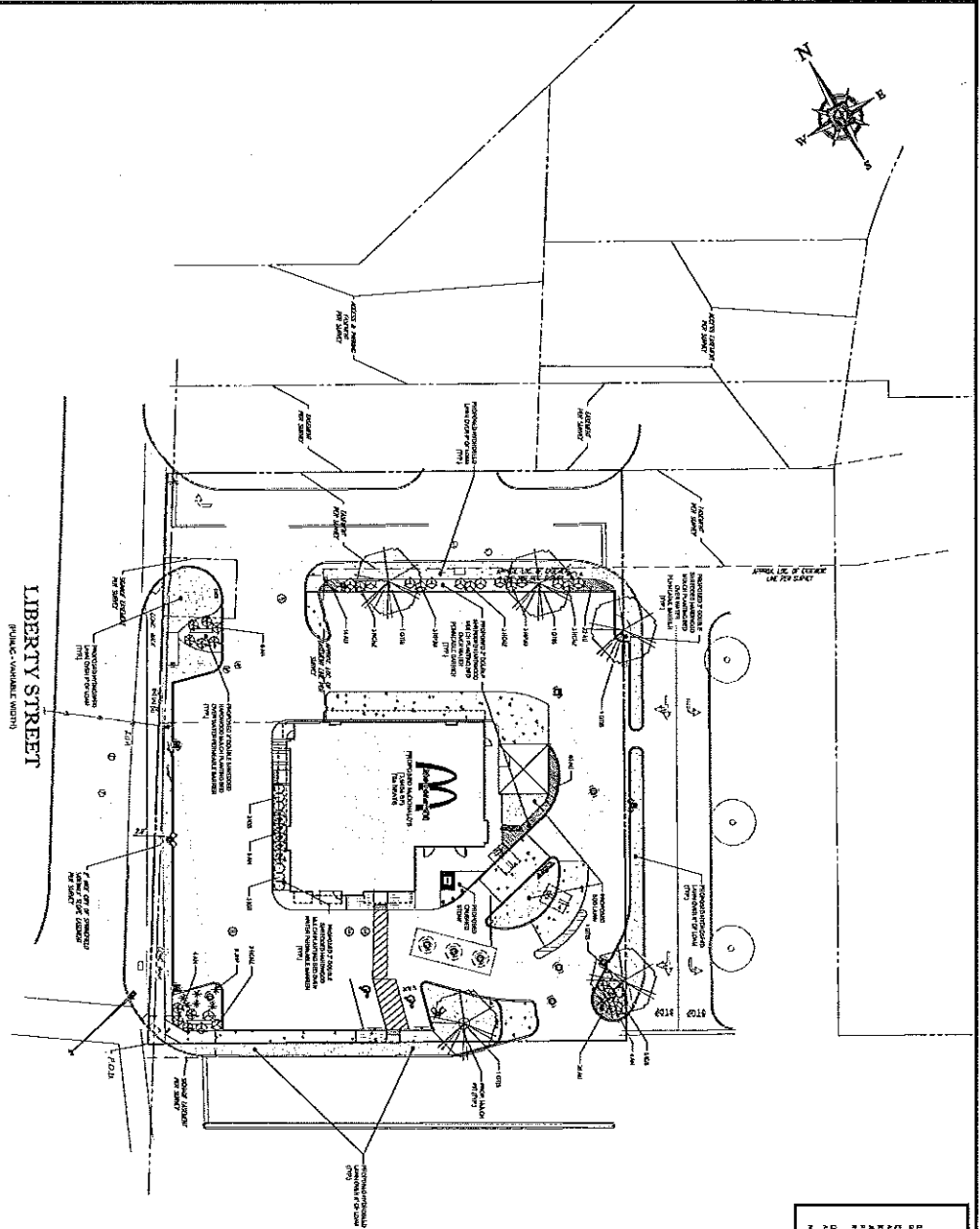
McDonald's
THE SE PLANES AND SLOPE INDICATORS ARE THE PROPERTY OF MCDONALD'S CORPORATION
AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION

JAK KUCICH
REGISTERED PROFESSIONAL ENGINEER
MASSACHUSETTS
No. 10101
Exp. 12/31/2015

REV	DATE	DESCRIPTION	BY

PLAN APPROVALS	DATE	OFFICE ADDRESS

NORTHEAST REGION
670 CANTON STREET
WESTWOOD, MA



BOHLER ENGINEERING
 23 JIMMIE ROAD
 SPRINGFIELD, MA 01104
 413-262-1111
 www.bohler-engineering.com

PROJECT NO. 1361
 PROJECT NAME: LANDSCAPE PLAN
 DATE: 10/1/2013

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

1361 LIBERTY STREET
 CITY: SPRINGFIELD
 COUNTY: HAMPSHIRE
 STATE: MASSACHUSETTS

PLAN NO. C-9

LANDSCAPE SCHEDULE			
ITEM NO.	DESCRIPTION	QUANTITY	UNIT
1	GRASS	1000	SQ. YD.
2	PLANTING AREA	500	SQ. YD.
3	PAVING	100	SQ. YD.
4	DRIVE-THRU LANE	100	SQ. YD.
5	PARKING LOT	200	SQ. YD.
6	WALKWAY	50	SQ. YD.
7	LANDSCAPE LIGHTS	10	NO.
8	IRRIGATION SYSTEM	1	NO.
9	RETAINING WALL	10	LINEAL FT.
10	SCREENING WALL	10	LINEAL FT.
11	WATER FEATURE	1	NO.
12	SEATING AREA	10	SQ. YD.
13	BIKE RACKS	10	NO.
14	WHEEL CHAIR ACCESS	1	NO.
15	WATER FEATURE	1	NO.
16	SEATING AREA	10	SQ. YD.
17	BIKE RACKS	10	NO.
18	WHEEL CHAIR ACCESS	1	NO.
19	WATER FEATURE	1	NO.
20	SEATING AREA	10	SQ. YD.
21	BIKE RACKS	10	NO.
22	WHEEL CHAIR ACCESS	1	NO.
23	WATER FEATURE	1	NO.
24	SEATING AREA	10	SQ. YD.
25	BIKE RACKS	10	NO.
26	WHEEL CHAIR ACCESS	1	NO.
27	WATER FEATURE	1	NO.
28	SEATING AREA	10	SQ. YD.
29	BIKE RACKS	10	NO.
30	WHEEL CHAIR ACCESS	1	NO.



REV	DATE	DESCRIPTION
1	10/1/2013	ISSUED FOR PERMIT
2	10/1/2013	ISSUED FOR CONSTRUCTION
3	10/1/2013	ISSUED FOR AS-BUILT



McDonald's

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF MCDONALD'S CORPORATION.

OFFICE: NORTH EAST REGION
ADDRESS: 631 CANTON STREET
WESTWOOD, MA

J.A. KUVOCH

PROJECT MANAGER

DATE: _____

REV: _____

McDonald's

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF MCDONALD'S CORPORATION.

OFFICE: NORTH EAST REGION
ADDRESS: 631 CANTON STREET
WESTWOOD, MA

J.A. KUVOCH

PROJECT MANAGER

DATE: _____

REV: _____

McDonald's

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF MCDONALD'S CORPORATION.

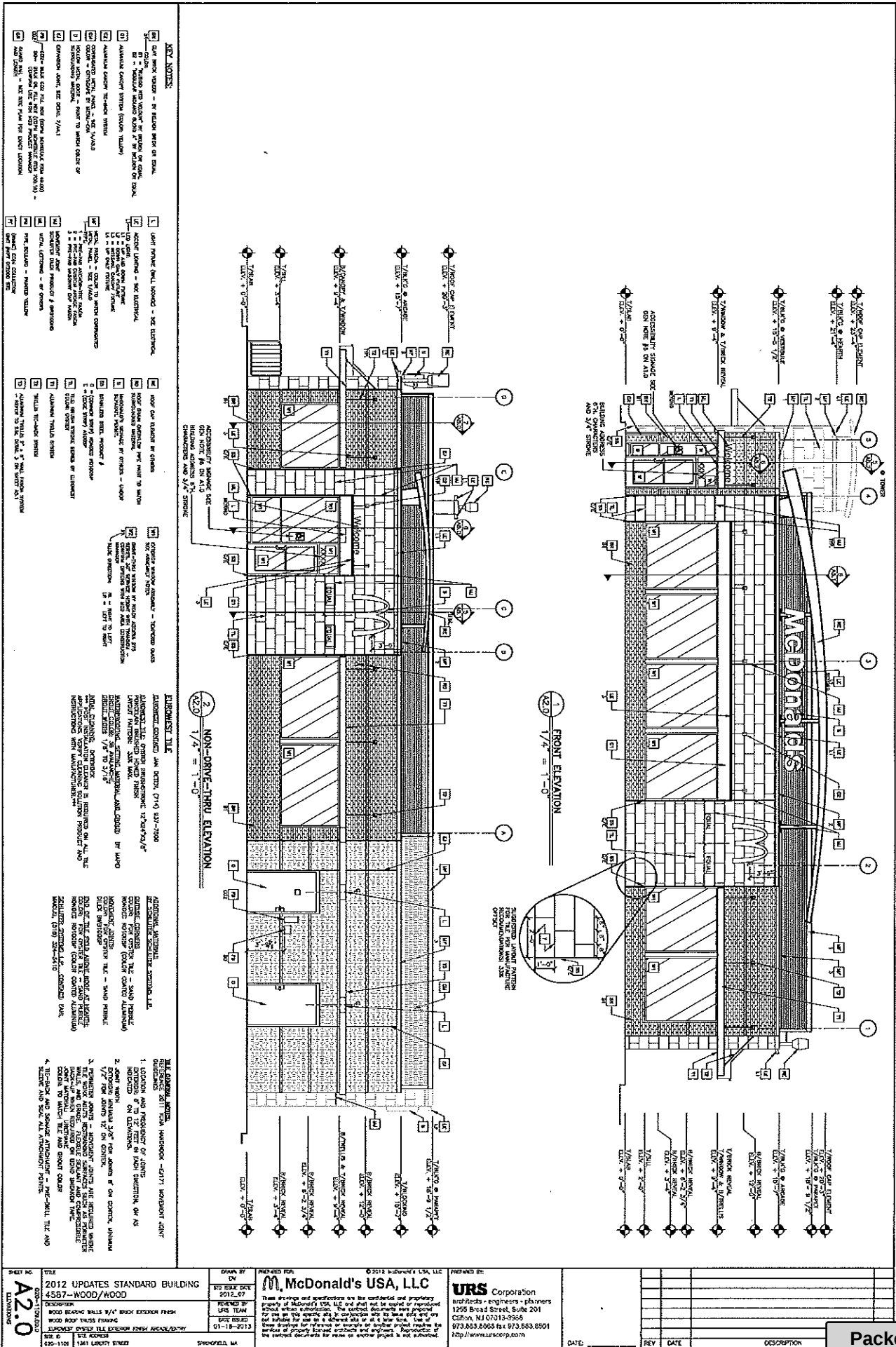
OFFICE: NORTH EAST REGION
ADDRESS: 631 CANTON STREET
WESTWOOD, MA

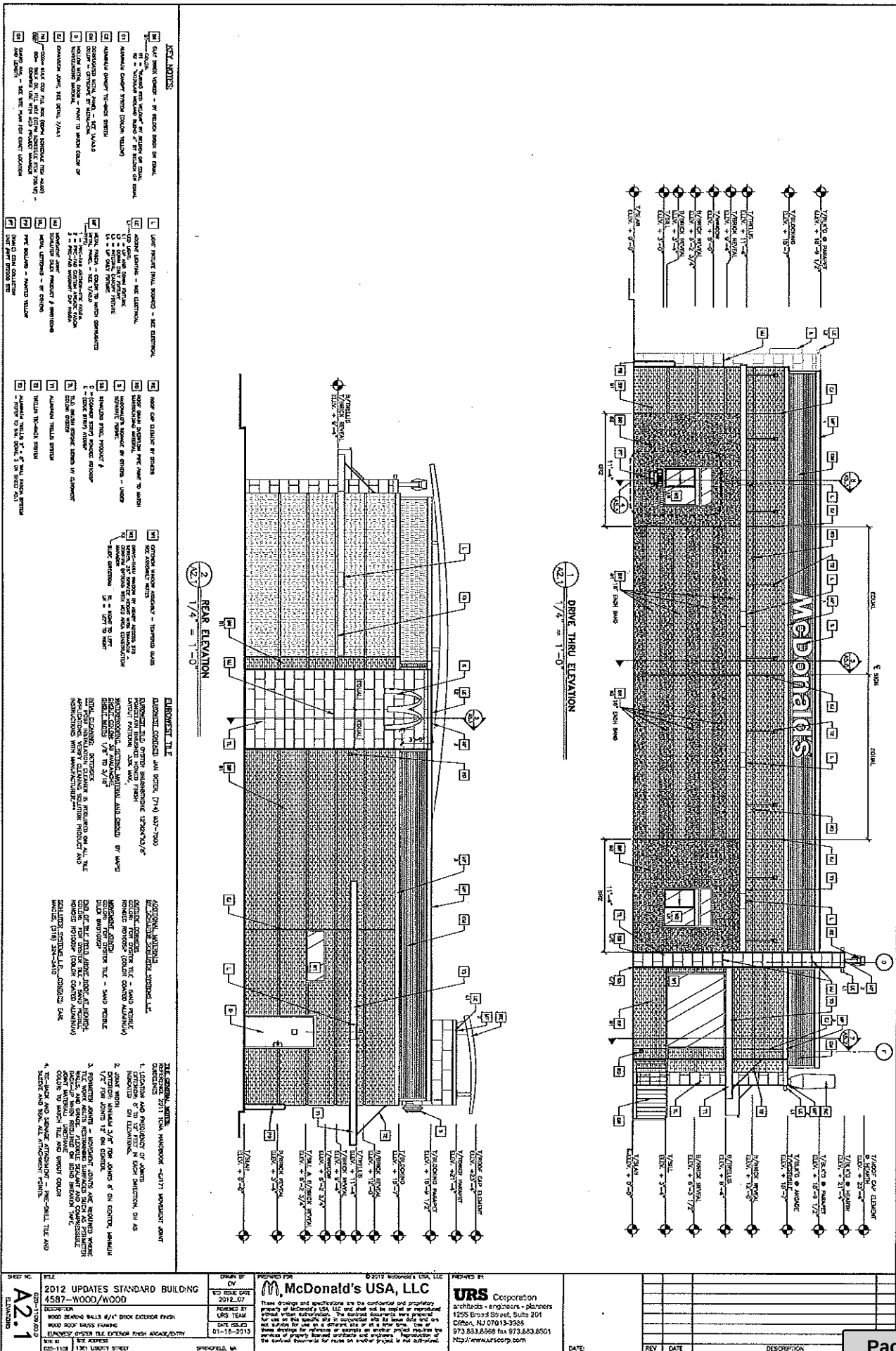
J.A. KUVOCH

PROJECT MANAGER

DATE: _____

REV: _____





Chicopee

Liberty St

Proposed Location

Attachment: Liberty_St_1361_2013 (2147 : 1361 Liberty Street)

 	SPRINGFIELD GIS	City of Springfield, Massachusetts
	DATA SOURCE:	1361 Liberty Street



REPORT TO CITY COUNCIL**ZONE CHANGE HEARING****PLOT and SECTION#: _****DATE: May 28, 2013**

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

HISTORY:**05/06/13 City Council****READ & RECEIVED****Next: 05/28/13****RECOMMENDATION:****Respectfully Submitted,**

Barbara Footit, Board Clerk

AMENDING SECTION 49 OF THE BUILDING ZONE MAP

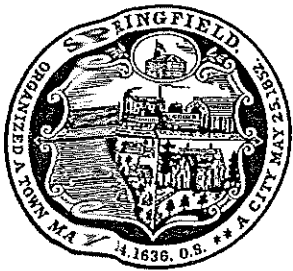
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, April 21, 1971, as amended, is hereby further amended by changing from the zoning on **Plot #, Section** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Building Zone Map of the City of Springfield.**”

Approved as to Form:

Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on May 28, 2013, regarding the above Ordinance amendment.

Kerry Dietz, Chairperson



317 Cottage Street

CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND THIRTEEN

AN ORDINANCE

2-3

AMENDING SECTION 18 OF THE BUILDING ZONE MAP

Be it ordained by the City Council of the City of Springfield as follows:

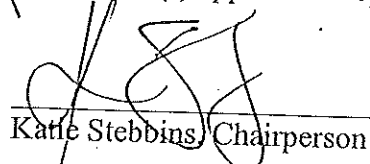
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled "An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City", text enacted, April 21, 1971, as amended, is hereby further amended by changing from Industrial Park to Industrial A the zoning on Plot #3146, Section 18 of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "Section 18 Building Zone Map of the City of Springfield."

Approved as to Form:


Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on June 6, 2012 regarding the above Ordinance amendment.

1 Person(s) appeared in favor, and 0 Person(s) appeared in opposition.


Katie Stebbins, Chairperson

Attachment: 377 COTTAGE ST (2159 : 377 Cottage Street)

REPORT TO CITY COUNCIL
ZONE CHANGE HEARING

PETITION: #3146
SECTION: 18

DATE: April 22, 2013

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: Lori DiGennaro

ADDRESS: 377 Cottage Street

CHANGE REQUESTED: Proposed zone change from Industrial Park to Industrial A

PETITIONER'S PURPOSE STATEMENT: Automotive repair facility

DATE OF PUBLIC HEARING: April 17, 2013

DATE OF FINAL DECISION: April 17, 2013

BOARD MEMBERS PRESENT and COUNT: Six(6): Katie Stebbins, Rosemary Morin, Gloria DeFillipo, Ben Swan, Leo Florian and Chris Cignoli.

FINAL MOTION: Approve with the recommendation be reduced to only the rear area of the parcel. See "Sketch B".

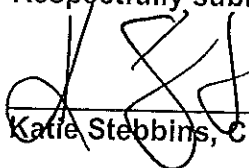
IN FAVOR: Six (6): Katie Stebbins, Rosemary Morin, Gloria DeFillipo, Ben Swan, Leo Florian and Chris Cignoli.

OPPOSED: None

ABSTAINED: N/A

RECOMMENDATION: Approve

Respectfully submitted,


Katie Stebbins, Chairperson

Attachment: 377 COTTAGE ST (2159 : 377 Cottage Street)

2-3

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

to change the zoning of the property known as 377 Cottage Street (03310-0295) from
Industrial Park to Industrial A.

Mailing Address:

9 Sherwood Lane
East Longmeadow, MA 01028

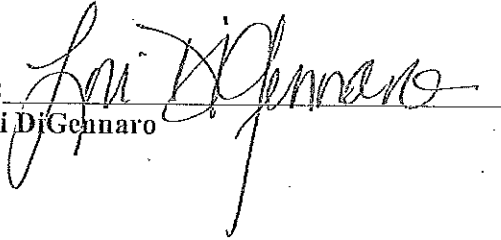
Owner & Petitioner:

Lori DiGennaro

I hereby certify that I am the owner and
petitioner or acting on behalf of the owner and
petitioner.

BY:

Lori DiGennaro



RECEIVED
2010 MAR 23 AM 10:16
CITY OF SPRINGFIELD, MA

Attachment: 377 COTTAGE ST (2159 : 377 Cottage Street)

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

to change the zoning of the property known as 377 Cottage Street (03310-0295) from
Industrial Park to Industrial A.

Mailing Address:

9 Sherwood Lane
East Longmeadow, MA 01028

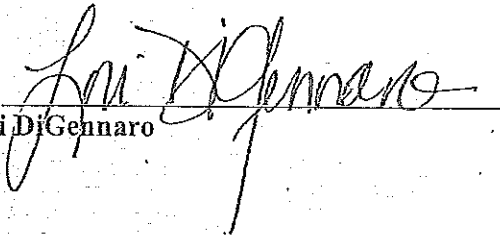
Owner & Petitioner:

Lori DiGennaro

I hereby certify that I am the owner and
petitioner or acting on behalf of the owner and
petitioner.

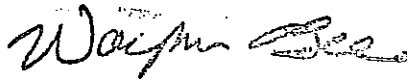
BY:

Lori DiGennaro



A true copy of a petition referred to the Planning Board on:
April 18, 2013

Attest:



Wayman Lee, Esquire

Attachment: 377 COTTAGE ST (2159 : 377 Cottage Street)

DATE: April 18, 2013
TO: PLANNING BOARD
FROM: CITY CLERK'S OFFICE
RE: ANALYSIS & MAPS

On May 6, 2013 the City Council will hold a hearing on the following Zone change petition:

377 COTTAGE STREET

Industrial Park to Industrial A

Petitioner: Lori DiGennaro

I would appreciate it if you would kindly forward to this office A.S.A. P the Zone Maps & Analyst outlining the areas in

The petition mentioned above in accordance with an order passed by the City Council January 2, 1968 relating to such petitions.

Very truly yours,

Wayman Lee, Esquire
City Clerk

*E-Mailed TO
PLANNING
4/28/13*

Attachment: 377 COTTAGE ST (2159 : 377 Cottage Street)

ZONE CHANGE HEARING

CITY OF SPRINGFIELD
CITY CLERK'S OFFICE
36 COURT STREET
413-787-6096

April 22 & 29, 2013

Notice is hereby given that the City Council will give a Special City Council Meeting in the Council Chambers, City Hall, 36 Court Street, Springfield, MA., **Monday, May 6, 2013 at 6:30 P.M.** for all persons interested in an ordinance to amend the Zoning Ordinance by changing from:

Industrial Park to Industrial A

the zoning of property at: **377 COTTAGE STREET**

Petitioner: Lori DiGennaro

Copies of said ordinance, texts and maps may be examined, inspected and obtained at the City Clerk's Office or Planning Department, 36 Court Street, Springfield, Massachusetts.

BY ORDER OF THE CITY COUNCIL
WAYMAN LEE
CITY CLERK

April 22 & 29, 2013

*E. Maclean
TO
Newspaper
4/18/13*

Attachment: 377 COTTAGE ST (2159 : 377 Cottage Street)

DATE: April 18, 2013
TO: BOARD OF ASSESSORS
FROM: CITY CLERK'S OFFICE
RE: ABUTTORS - ZONE CHANGE PETITION

In accordance with Chapter 40A of the Massachusetts General Laws, please forward to this office ONE SET OF MAILING LABELS of all abutters to land in the rear of, on either side of, directly across the street from, and the owners of such property as described below and as further defined on the attached plan.

The City Council will hold a hearing on this matter on: May 6, 2013
Abutter's notices must be mailed on or before: April 22, 2013

PROPERTY

the zoning of property at: 377 Cottage Street

*E Mailed to Lois
4/18/13*

Attachment: 377 COTTAGE ST (2159 : 377 Cottage Street)

Re: zone chg 377 cottage st

Legals [classified-legals@repub.com]

Sent: Thursday, April 18, 2013 10:35 AM

To: Fitzpatrick, Linda

Good Morning Linda,

Notice for Zone change/377 Cottage St has been scheduled to run on April 22nd & 29th, order # 2506188, cost \$ 359.50.

Thank you, Kathy

Kathy Portier

Legal Advertising Dept.

The Republican

413-788-1297 direct

413-735-1684 fax

classified-legals@repub.com

----- Original Message -----

From: [Fitzpatrick, Linda](#)

To: classified-legals@repub.com

Sent: Thursday, April 18, 2013 9:08 AM

Subject: zone chg 377 cottage st

Hi Kathy,

Can you let me know if this ad is too late for 4/22 & 4/29

Thanks,

Linda

Attachment: 377 COTTAGE ST (2159 : 377 Cottage Street)

#3146 377 Cottage Street

Petitioner for change from Industrial Park to Industrial A:

Parcel I

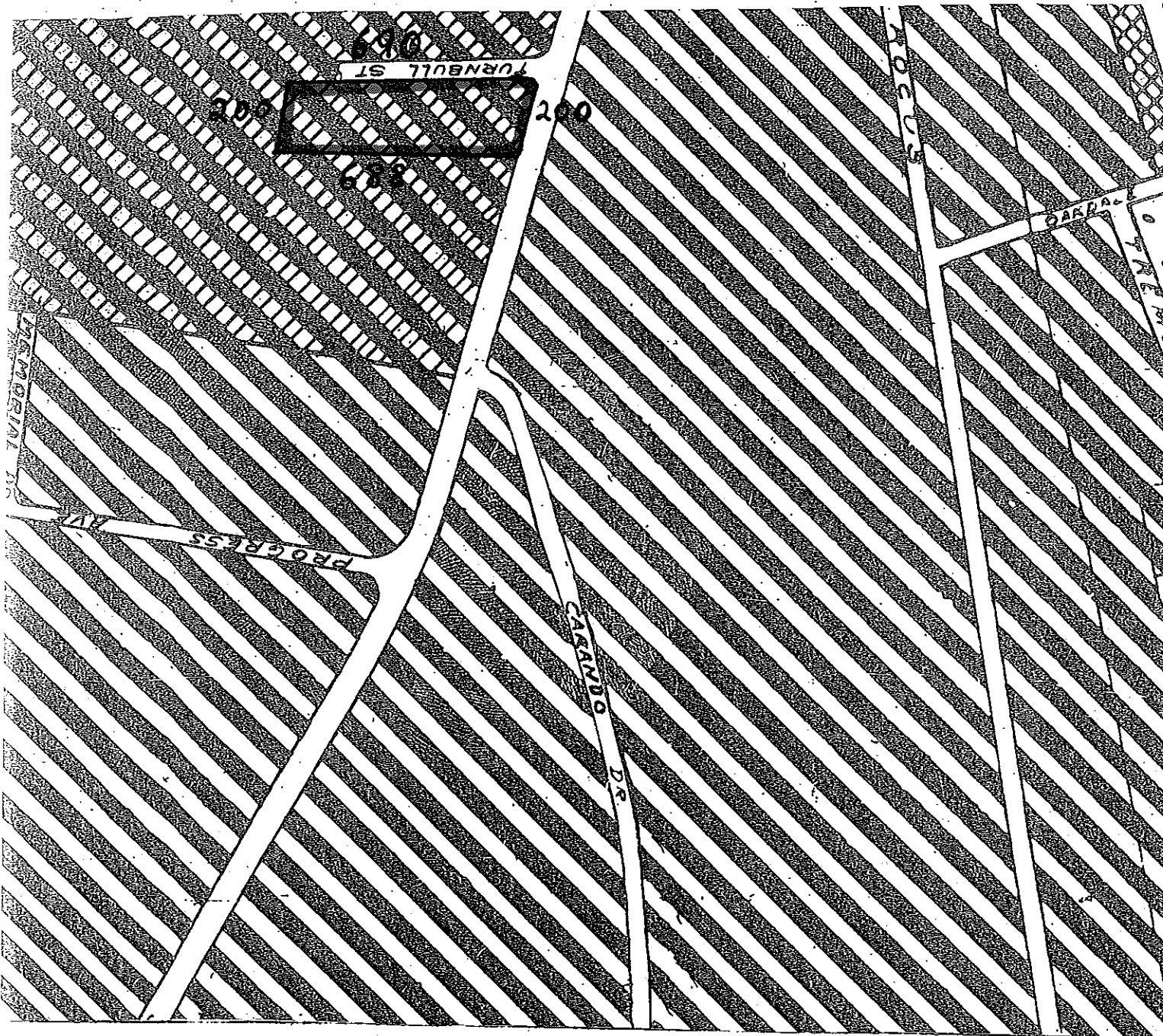
Beginning at a point of the theoretical intersection of the eastern street line of Turnbull Street and the southern street line of Cottage Street; thence running southeasterly along the southern street line of Cottage Street approximately 200 feet; thence running southerly approximately 688 feet; thence running northwesterly approximately 200 feet; thence running northerly approximately 690 feet along the eastern street line of Turnbull Street to the point of beginning.

Attachment: 377 COTTAGE ST (2159 : 377 Cottage Street)

SCALE
1 INCH 400 FEET

SEC. 18 PLOT 3146

BUILDING 4.1.a
OF THE CITY OF SPRINGFIELD
REVISED TO



PLOT _____ SECTION _____



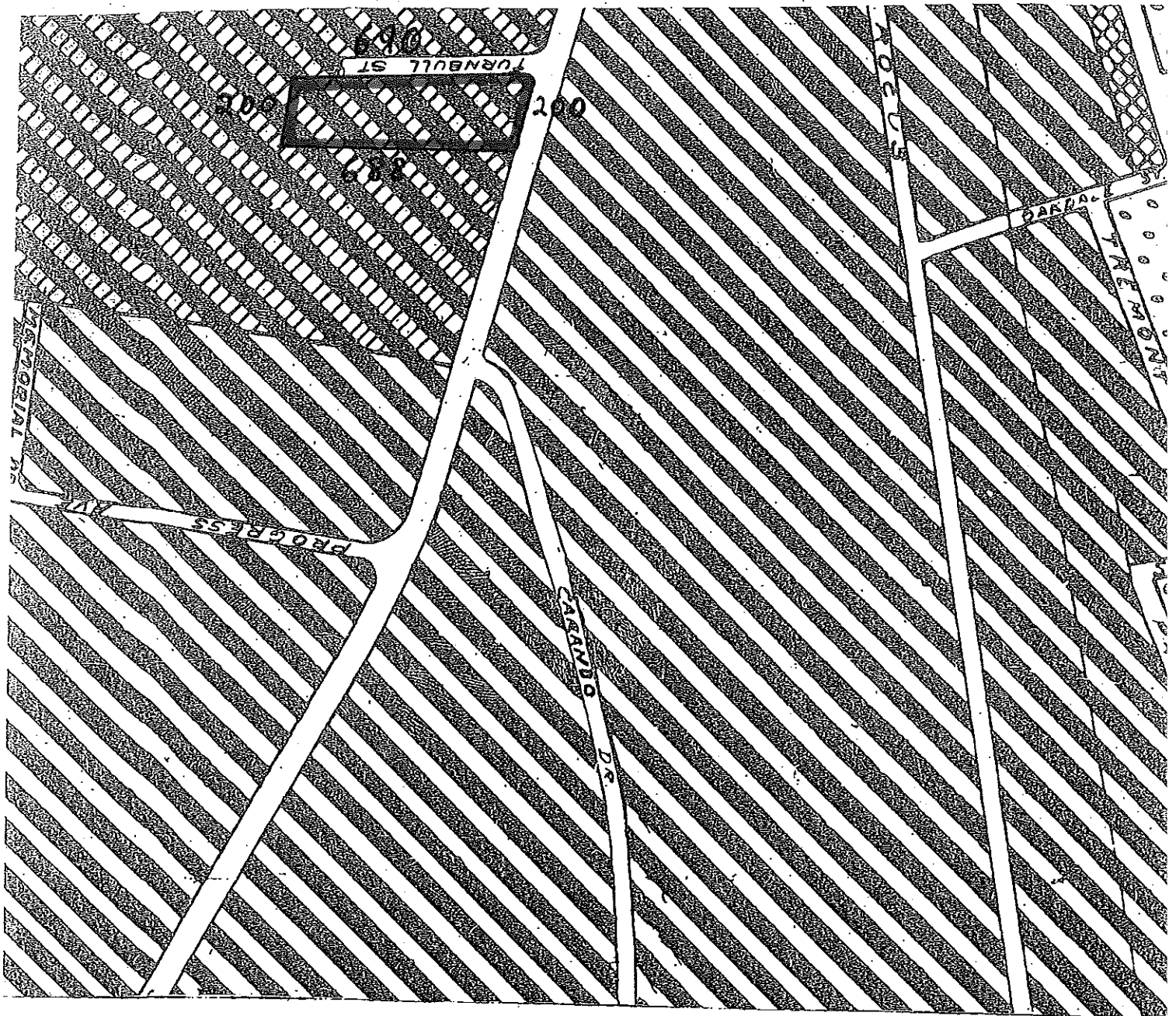
SCALE - 1 INCH - 400 FEET

RES A		RES C1		BUS B	
RES B		RES C2		BUS C	
RES C		COM A		IND A...	
RES A1		BUS A		IND. PK	
				COM P	
				OFF A	

SCALE
INCH 400 FEET

SEC. 18
PLOT 3146

BUILDING ZONE MAP
OF THE CITY OF SPRINGFIELD
REVISED TO



Attachment: 377 Cottage St (2159 : 377 Cottage Street)

PLOT _____ SECTION _____

0 400
200

SCALE - 1 INCH - 400 FEET

RES A		RES C1		BUS B	
RES B		RES C2		BUS C	
RES C		COM A		IND A	
RES A1		BUS A		IND PK	
				COM P	
				OFF A	

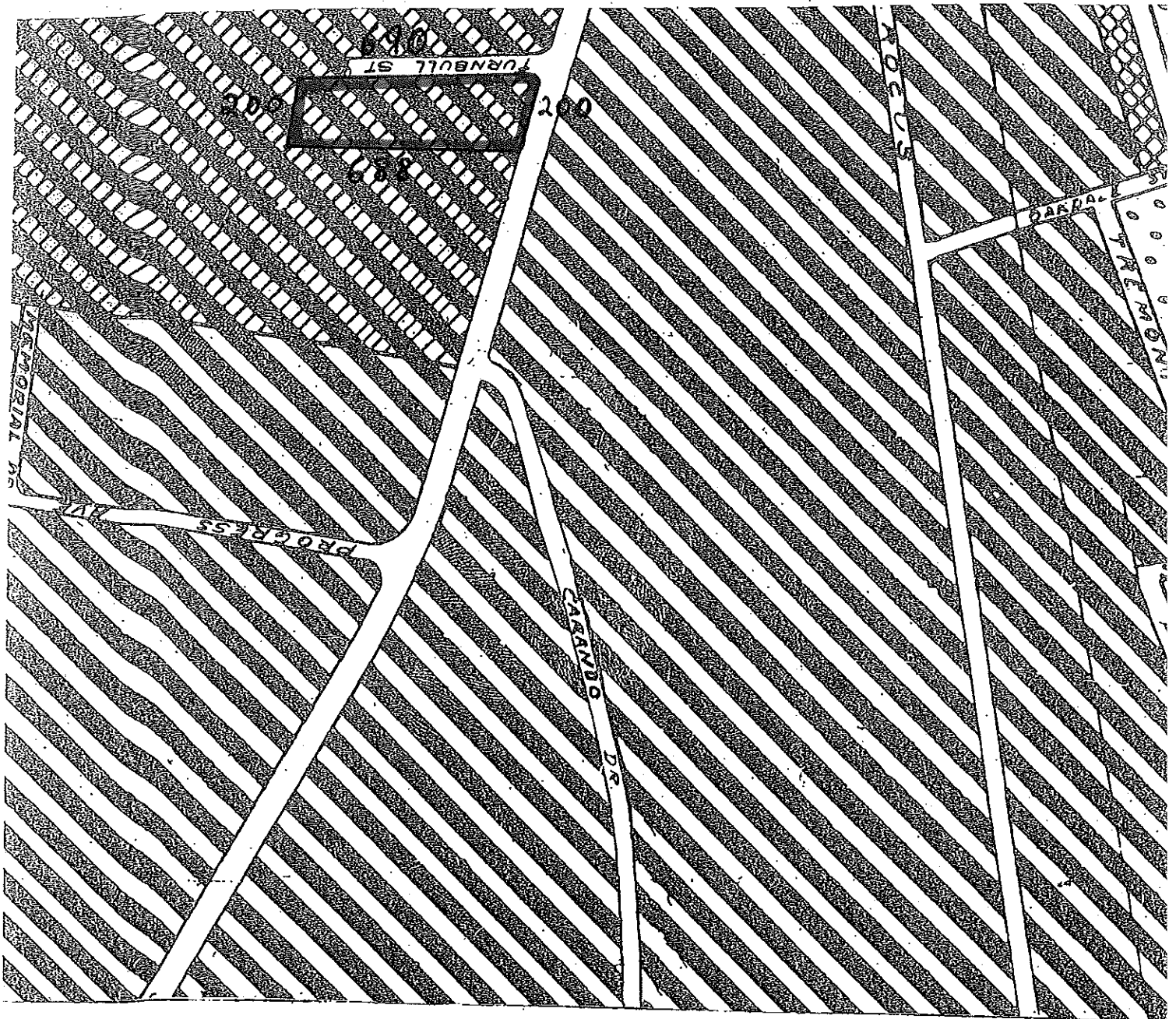
BUILDING ZONE MAP

CITY OF SPRINGFIELD, MASSACHUSETTS

SCALE
1 INCH = 400 FEET

SEC. 18
PLOT 3146

BUILDING ZONE MAP
OF THE CITY OF SPRINGFIELD
REVISED TO



Attachment: 377 Cottage St (2159 : 377 Cottage Street)

PLOT _____ SECTION _____

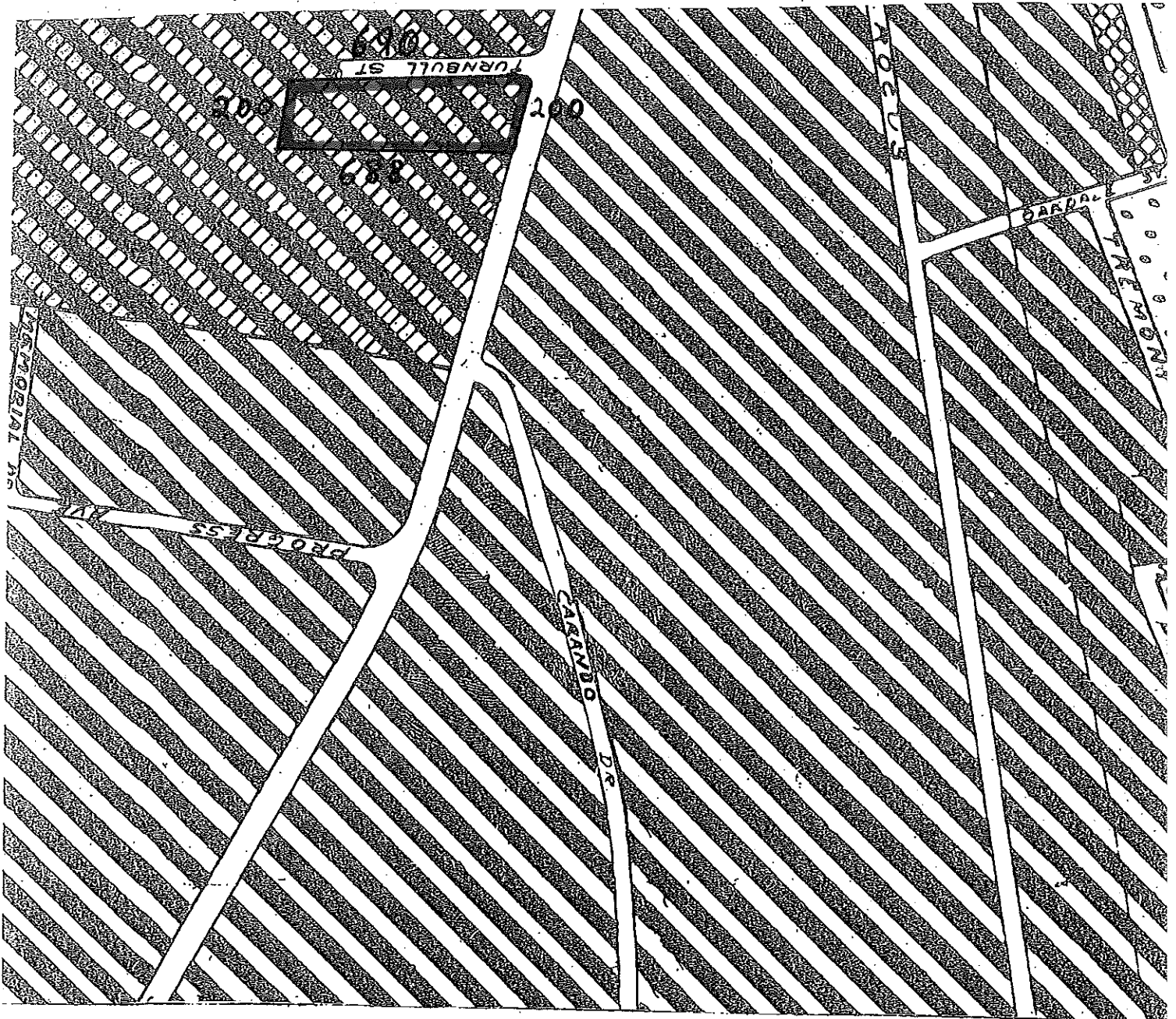
0 200 400
SCALE - 1 INCH = 400 FEET

RES A		RES C1		BUS B	
RES B		RES C2		BUS C	
RES C		COM A		IND A...	
RES A1		BUS A		IND PK	
				COM P	
				OFF A	

SCALE
1 INCH = 400 FEET

SEC. 18
PLOT 3146

BUILDING ZONE MAP
OF THE CITY OF SPRINGFIELD
REVISED TO



Attachment: 377 Cottage St (2159 : 377 Cottage Street)

PLOT _____ SECTION _____

0 200 400

SCALE - 1 INCH = 400 FEET

RES A		RES C1		BUS B	
RES B		RES C2		BUS C	
RES C		COM A		IND A...	
RES A1		BUS A		IND PK	
				COM P	
				OFF A	

BUILDING ZONE MAP

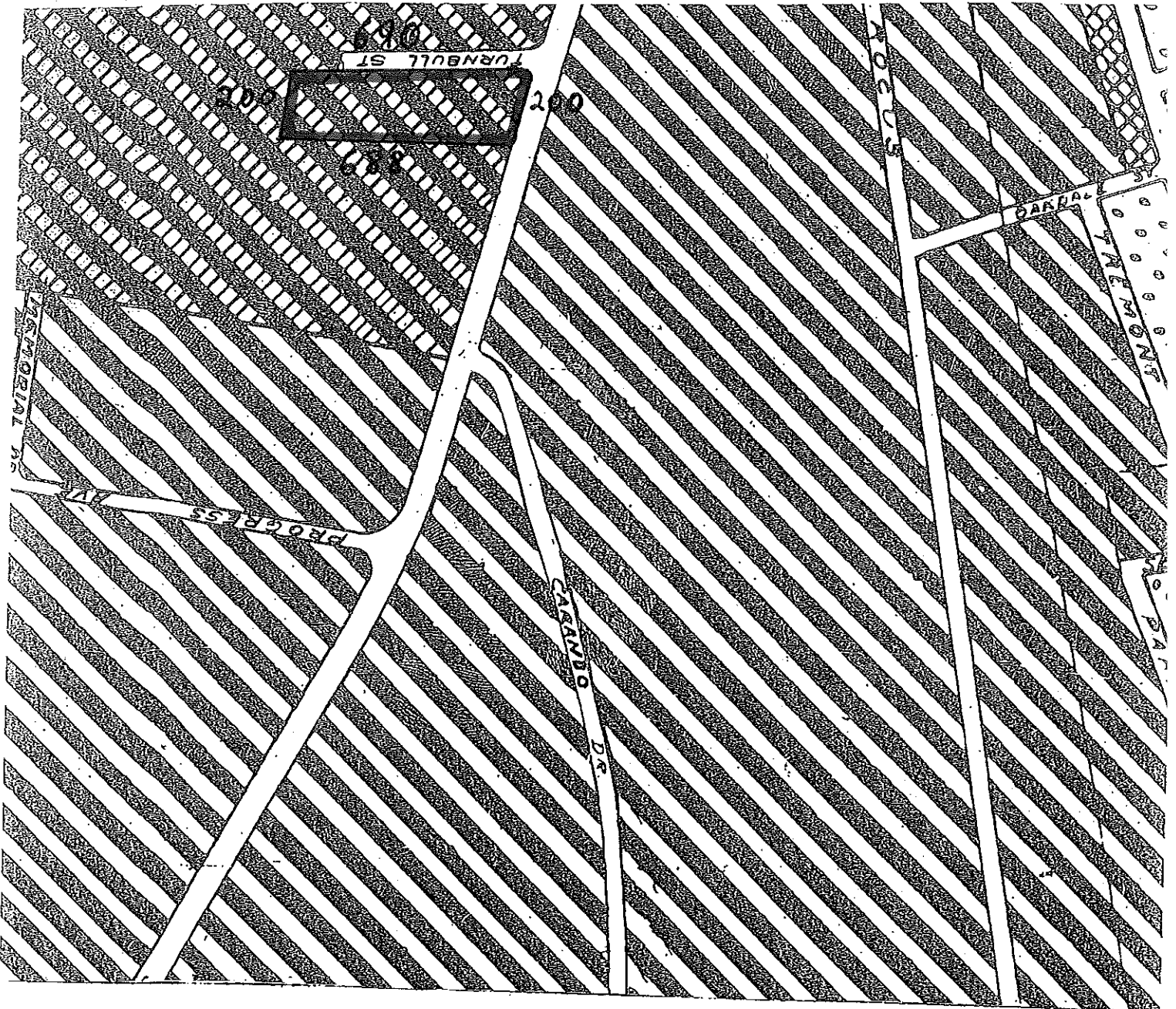
CITY OF SPRINGFIELD, MASSACHUSETTS

Packet Pg. 71

SCALE
1 INCH = 400 FEET

SEC. 18
PLOT 3146

BUILDING ZONE MAP
OF THE CITY OF SPRINGFIELD
REVISED TO



Attachment: 377 Cottage St (2159 : 377 Cottage Street)

PLOT _____ SECTION _____

0 200 400
SCALE - 1 INCH = 400 FEET

RES A		RES C1		BUS B	
RES B		RES C2		BUS C	
RES C		COM A		IND A...	
RES A1		BUS A		IND PK	
				COM P	
				OFF A	

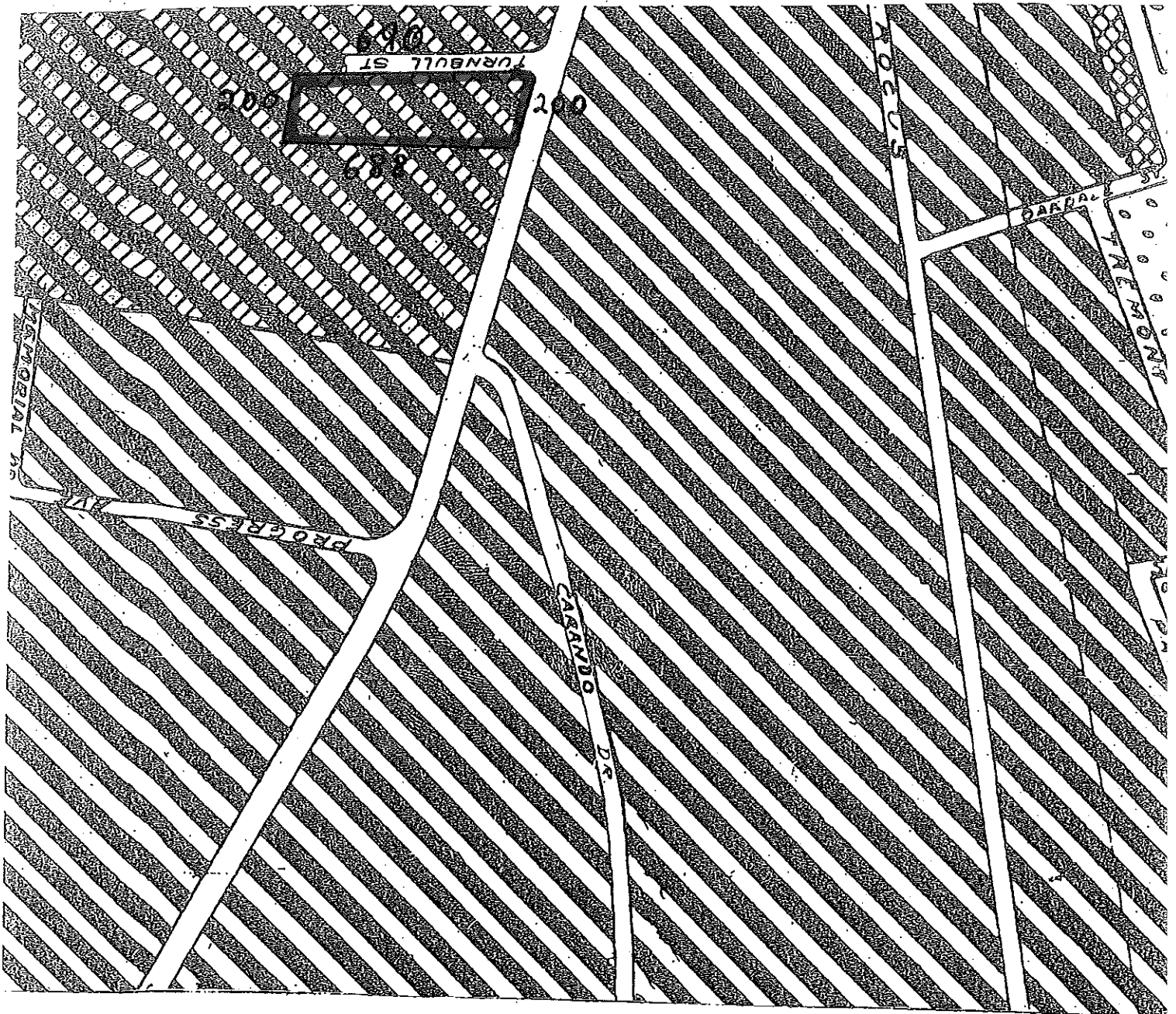
BUILDING ZONE MAP

CITY OF SPRINGFIELD, MASSACHUSETTS

SCALE
1 INCH = 400 FEET

SEC. 18
PLOT 3146

BUILDING ZONE MAP
OF THE CITY OF SPRINGFIELD
REVISED TO



Attachment: 377 Cottage St (2159 : 377 Cottage Street)

PLOT _____ SECTION _____

0 200 400

SCALE - 1 INCH = 400 FEET

RES A		RES C1		BUS B		COM P	
RES B		RES C2		BUS C		OFF A	
RES C		COM A		IND A...			
RES A1		BUS A		IND. PK			

BUILDING ZONE MAP

CITY OF SPRINGFIELD, MASSACHUSETTS

Packet Pg. 73

#3146 377 Cottage Street

“SKETCH B”

Petitioner for change from Industrial Park to Industrial A:

Parcel I

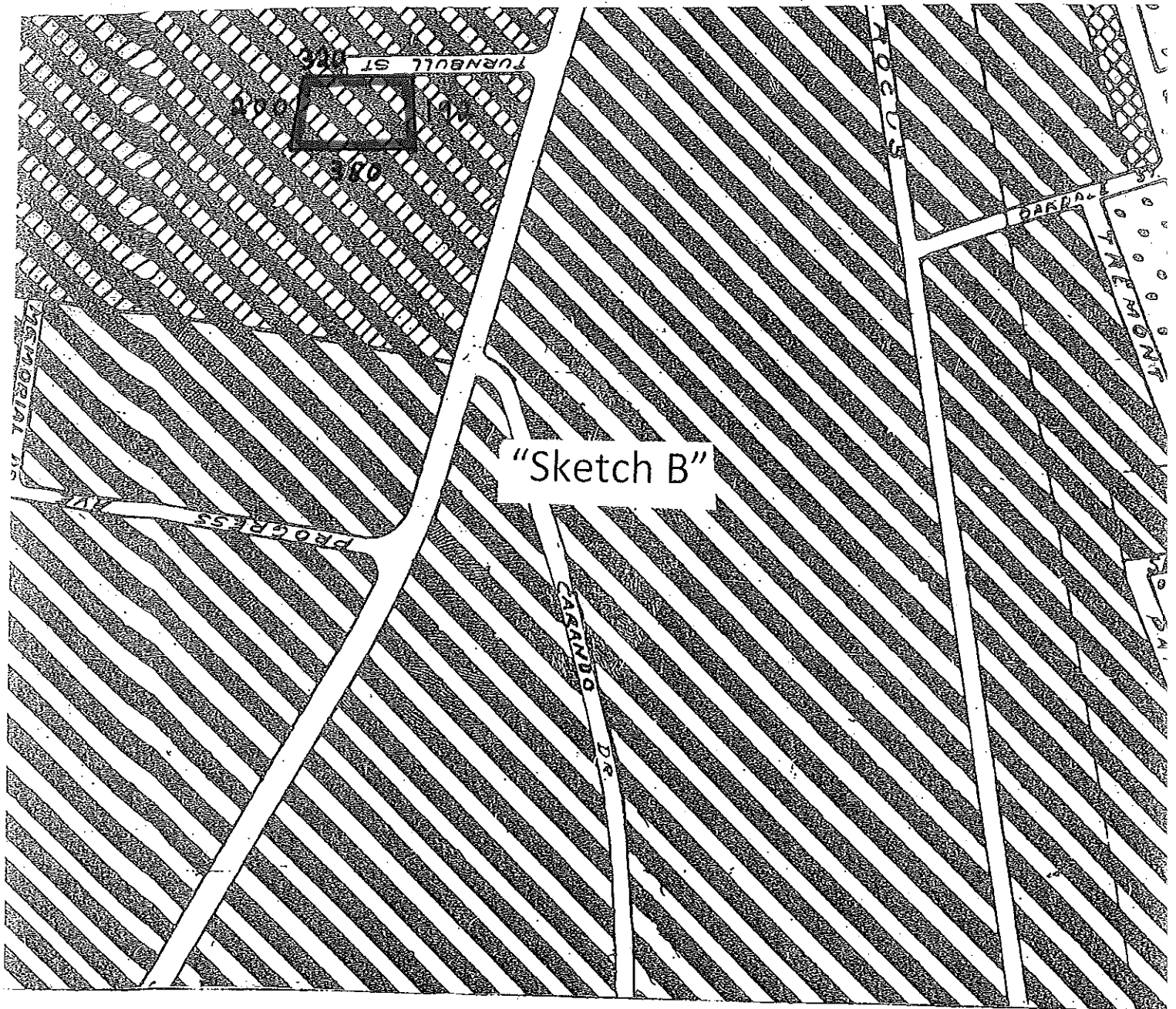
Beginning at a point along the eastern street line of Turnbull Street 370 feet southeasterly of the theoretical intersection of the eastern street line of Turnbull Street and the southern street line of Cottage Street; thence running easterly approximately 192 feet; thence running southerly approximately 380 feet; thence running northwesterly approximately 200 feet; thence running northerly approximately 320 feet along the eastern street line of Turnbull Street to the point of beginning.

Attachment: 377 COTTAGE ST (2159 : 377 Cottage Street)

SCALE
1 INCH = 400 FEET

SEC. 18
PLOT 3146

BUILDING ZONE MAP
OF THE CITY OF SPRINGFIELD
REVISED TO



Attachment: 377 Cottage St (2159 : 377 Cottage Street)

PLOT _____ SECTION _____

0 400
200

SCALE - 1 INCH = 400 FEET

RES A		RES C1		BUS B	
RES B		RES C2		BUS C	
RES C		COM A		IND A...	
RES A1		BUS A		IND. PK	
				COM P	
				OFF A	

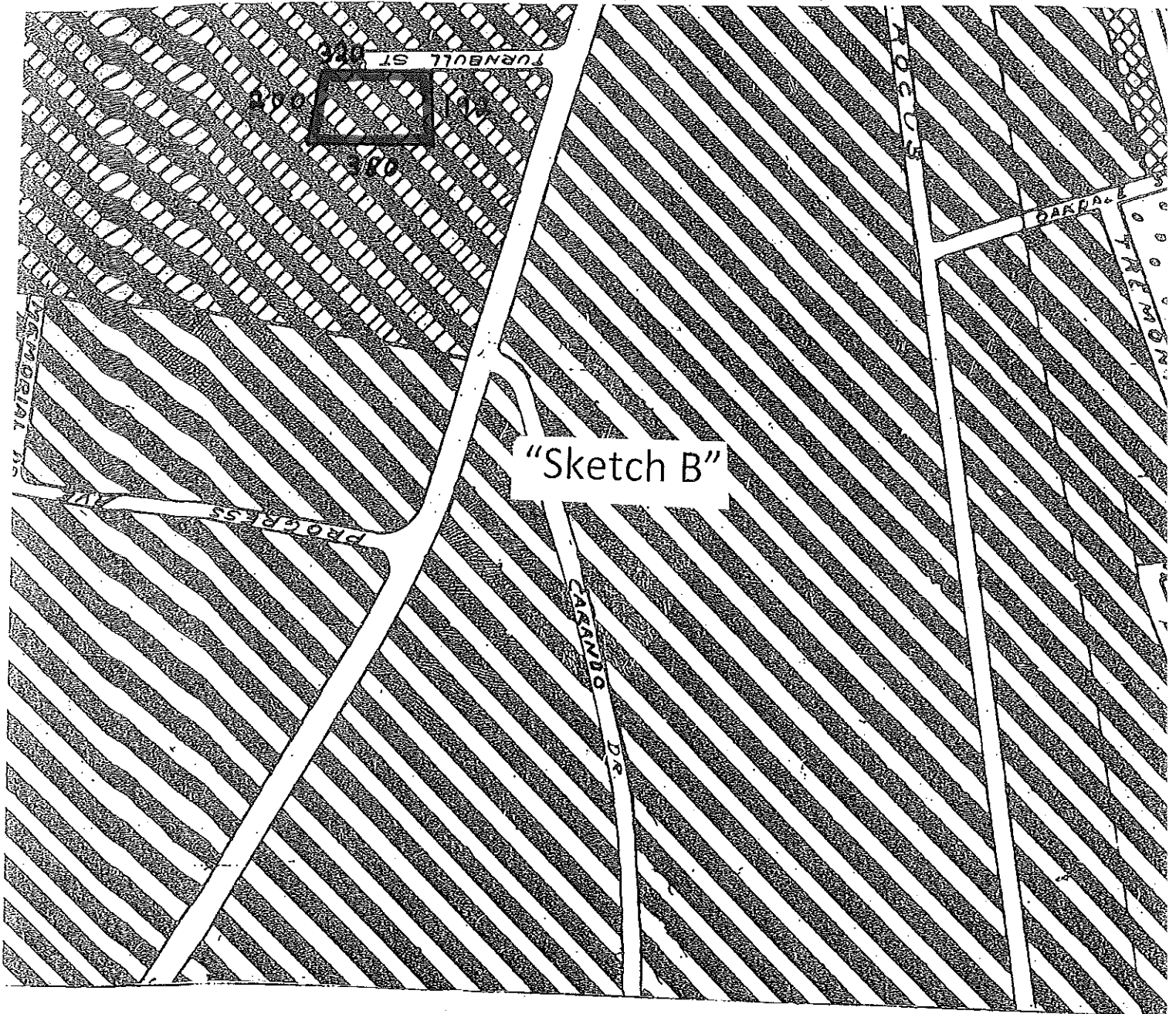
BUILDING ZONE MAP

CITY OF SPRINGFIELD, MASSACHUSETTS

SCALE
1 INCH = 400 FEET

SEC. 18
PLOT 3146

BUILDING ZONE MAP
OF THE CITY OF SPRINGFIELD
REVISED TO



PLOT _____ SECTION _____

0 200 400

SCALE - 1 INCH = 400 FEET

RES A		RES C1		BUS B	
RES B		RES C2		BUS C	
RES C		COM A		IND A	
RES A1		BUS A		IND PK	
				COM P	
				OFF A	

BUILDING ZONE MAP

CITY OF SPRINGFIELD, MASSACHUSETTS

Packet Pg. 76

Attachment: 377 Cottage St (2159 : 377 Cottage Street)

SCALE
INCH 400 FEET

SEC. 18
PLOT 3146

OF THE
REVISE

BUILDING

TY



Attachment: 377 COTTAGE ST (2159 : 377 Cottage Street)

PLOT _____ SECTION _____

0 200 400

SCALE = 1 INCH = 400 FEET

RES A		RES C1		BUS B		COM P	
RES B		RES C2		BUS C		OFF A	
RES C		COM A		IND A			
RES A1		BUS A		IND PK			

BUILDING ZONE MAP

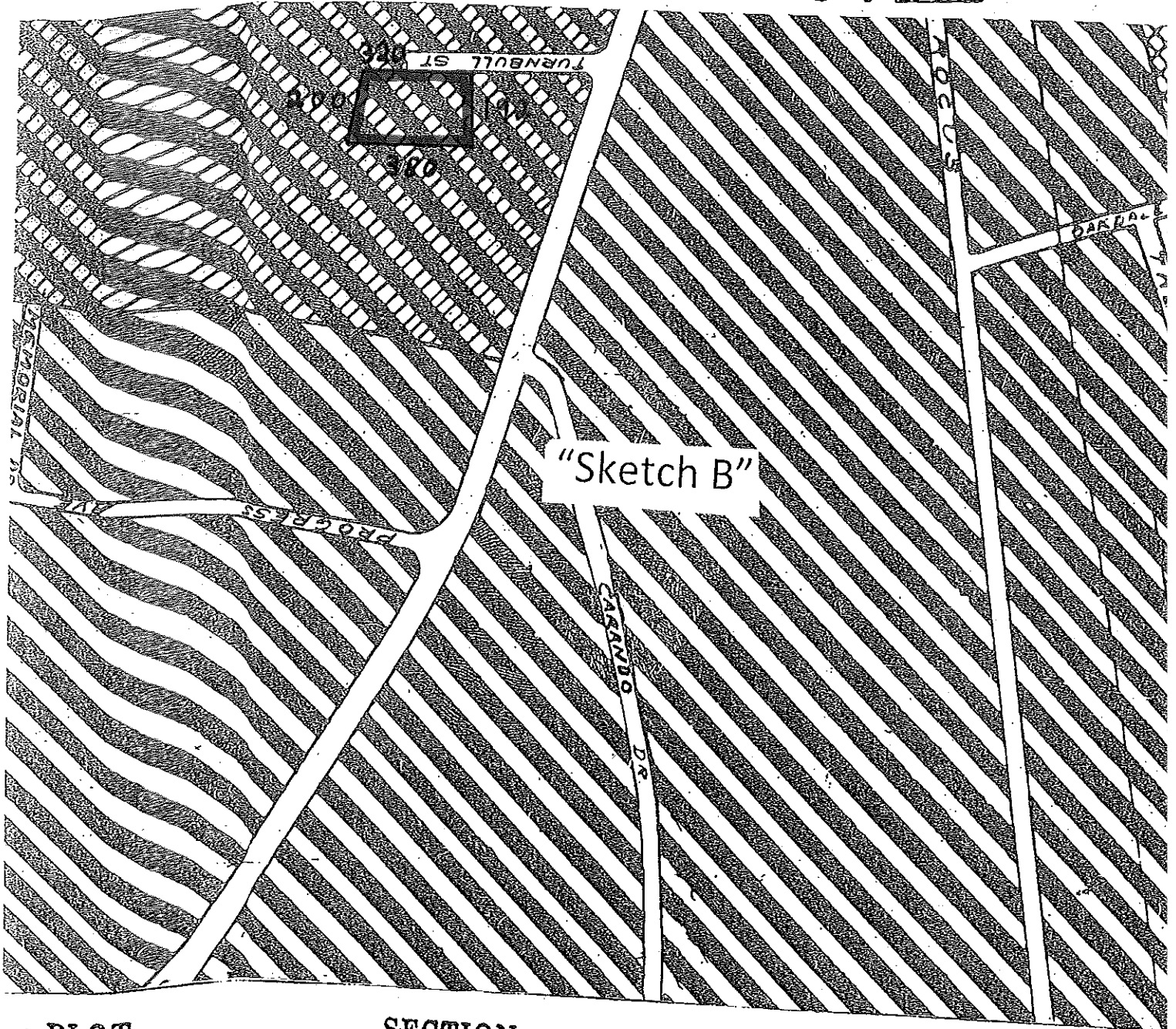
CITY OF SPRINGFIELD, MASSACHUSETTS

Packet Pg. 77

SCALE
1 INCH = 400 FEET

SEC. 18
PLOT 3146

BUILDING ZONE MAP
OF THE CITY OF SPRINGFIELD
REVISED TO



PLOT

SECTION

RES A



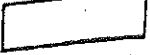
RES C1



BUS B



RES B



RES C2



BUS C



RES C



COM A



IND A



RES A1



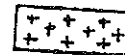
BUS A



IND PK



COM P



OFF A



0 200 400

SCALE - 1 INCH - 400 FEET

BUILDING ZONE MAP

CITY OF SPRINGFIELD, MASSACHUSETTS

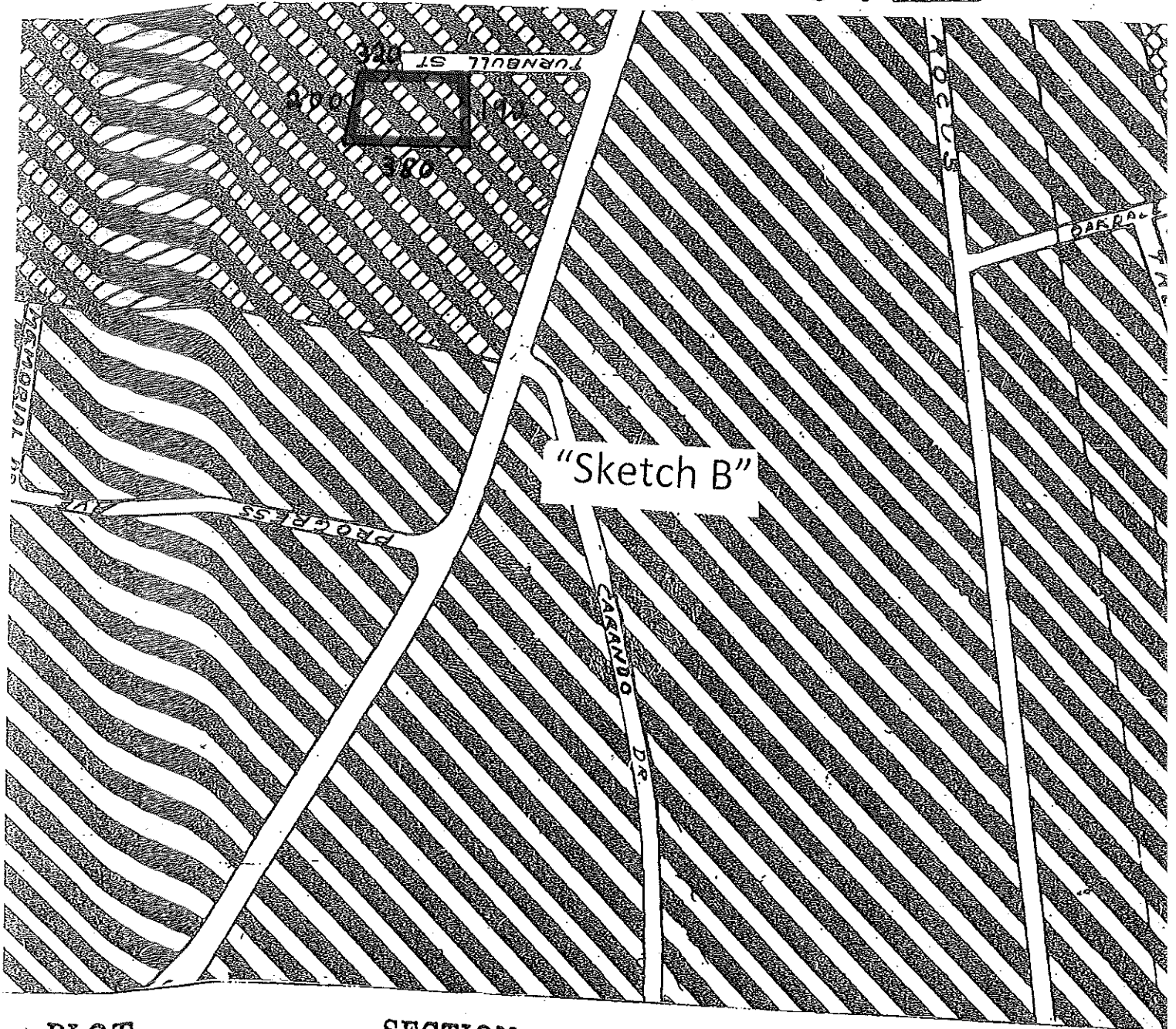
Packet Pg. 78

Attachment: 377 Cottage St (2159 : 377 Cottage Street)

SCALE
1 INCH = 400 FEET

SEC. 18
PLOT 3146

BUILDING ZONE MAP
OF THE CITY OF SPRINGFIELD
REVISED TO



PLOT

SECTION

0 200 400

SCALE - 1 INCH = 400 FEET

RES A		RES C1		BUS B	
RES B		RES C2		BUS C	
RES C		COM A		IND A	
RES A1		BUS A		IND PK	
				COM P	
				OFF A	

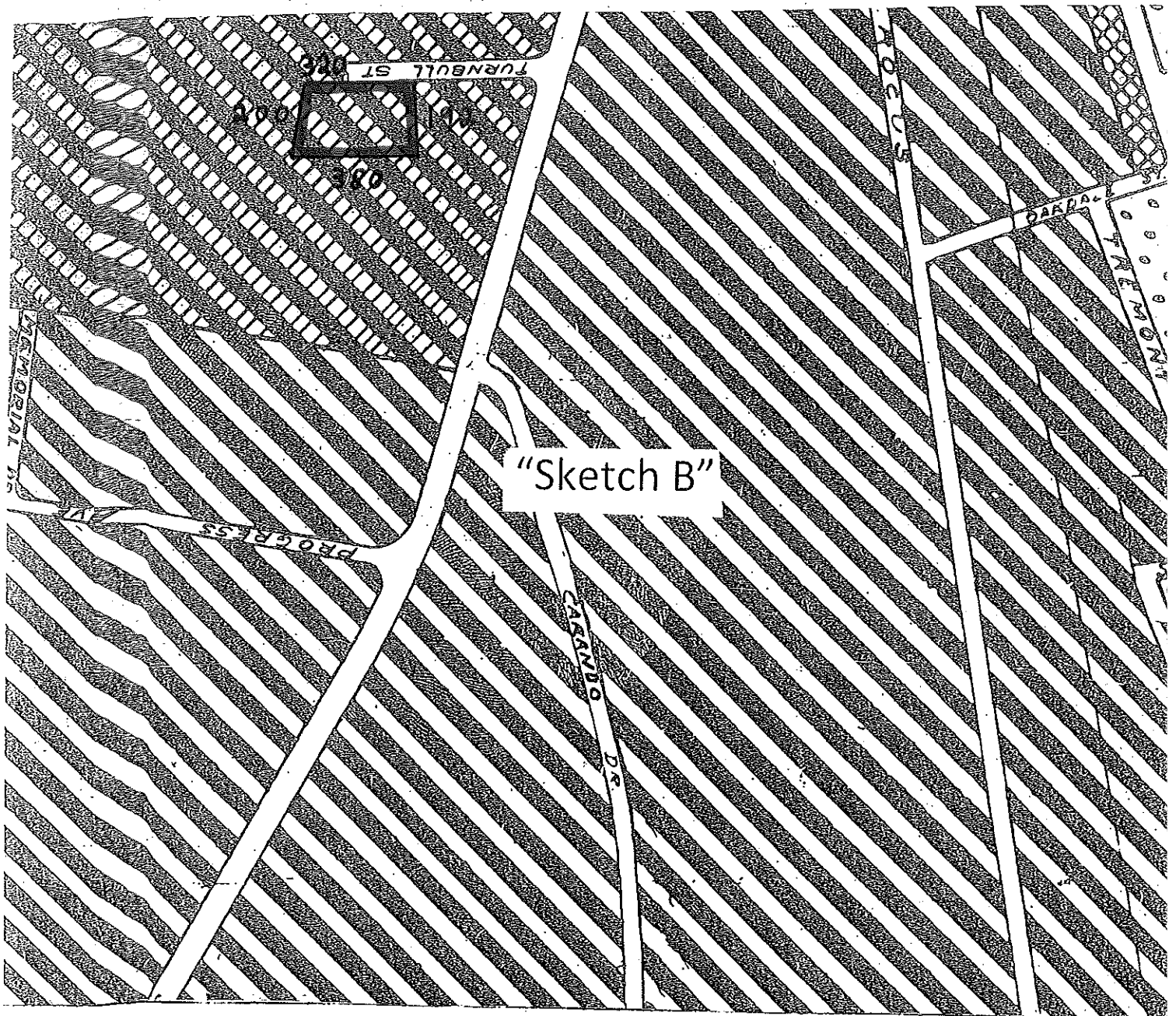
BUILDING ZONE MAP

CITY OF SPRINGFIELD, MASSACHUSETTS

SCALE
1 INCH = 400 FEET

SEC. 18
PLOT 3146

BUILDING ZONE MAP
OF THE CITY OF SPRINGFIELD
REVISED TO



Attachment: 377 COTTAGE ST (2159 : 377 Cottage Street)

PLOT _____ SECTION _____

0 200 400
SCALE - 1 INCH = 400 FEET

RES A		RES C1		BUS B		COM P	
RES B		RES C2		BUS C		OFF A	
RES C		COM A		IND A			
RES A1		BUS A		IND PK			

CITY OF SPRINGFIELD

City Clerk's Office
City Hall
36 Court Street
413-787-6096

April 22, 2013

Notice is hereby given that the City Council will hold a Special City Council Hearing in the Council Chambers, City Hall, 36 Court Street, Springfield, MA., **Monday, May 6, 2013 at 6:30 o'clock**, to all parties interested in an ordinance to amend the Zoning Ordinance by changing from:

Industrial Park to Industrial A

The zoning of property at: **377 COTTAGE STREET**

Petitioner: Lori DiGennaro

Copies of said ordinance, texts and maps may be examined, inspected and obtained at the City Clerk's Office, 36 Court Street, Springfield, Massachusetts.

Attachment: 377 COTTAGE ST (2159 : 377 Cottage Street)

09190-0014
JOHN MORRELL & CO
20 CARANDO DR
SPRINGFIELD MA 01104

03310-0055
SPRINGFIELD CITY OF
36 COURT ST
SPRINGFIELD MA 01103

03310-0062
SPRINGFIELD CITY OF
36 COURT ST
SPRINGFIELD MA 01103

03310-0297
COTTAGE HILL CHURCH
315 COTTAGE ST
SPRINGFIELD MA 01104

03310-0302
COTTAGE DEVELOPERS LLP
C/O GAGLIARDUCCI CONSTRUCTION
P O BOX 51967
INDIAN ORCHARD MA 01151

03310-0296
FRANKLIN REALTY PARTNERSHIP LLC
357 COTTAGE ST
SPRINGFIELD MA 01104

03310-0059
J & N SALENA FAMILY LIMITED PARTNERSHIP
135 ELIZABETH DR
LUDLOW MA 01056

02347-0001
JOHN MORRELL & CO
20 CARANDO DR
SPRINGFIELD MA 01104

03310-0060
JOHN MORRELL & CO
20 CORANDO DR
SPRINGFIELD MA 01104

10330-0160
SPRINGFIELD CITY OF
36 COURT ST
SPRINGFIELD MA 01103

03310-0294
COTTAGE DEVELOPERS LLP
C/O GAGLIARDUCCI CONSTRUCTION
P O BOX 51967
INDIAN ORCHARD MA 01151

03310-0293
YOUNG EDWARD L
836 PEQUOT AVE
NEW LONDON CT 06320

03310-0295
FRANCIS PROPERTIES LLC
9 SHERWOOD LANE
EAST LONGMEADOW MA 0102

Attachment: 377 COTTAGE ST (2159 : 377 Cottage Street)

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE**

**#3146 377 COTTAGE STREET (03310-0295)
INDUSTRIAL PARK TO INDUSTRIAL A**

GENERAL INFORMATION

Applicant:	Lori DiGennaro
Request:	Industrial Park to Industrial A
Location:	377 Cottage Street
Parcel Size:	137,001 s.f.
Purpose:	Motor Vehicle Repairs
Surrounding Land Use and Zoning:	The property is located in the East Springfield neighborhood. This area has a mix of commercial and industrial uses. To the north is vacant land zoned Industrial A. To the south is the former Cottage Street landfill zoned Industrial Park. To the east is a vacant parcel zoned Industrial Park. To the west is a warehouse/manufacturing operation zoned Industrial Park.
Comprehensive/ Neighborhood Plan:	The East Springfield Neighborhood Plan shows no changes to this area.
Site Visit:	4-4-13
Urban Renewal Plan:	This parcel is not located within an urban renewal district.
Neighborhood Council Notification:	East Springfield Neighborhood Council: 4-2-13
Planning Board Hearing Date:	4-17-13

SPECIAL INFORMATION

Traffic & Parking:	N/A
Physical Characteristics:	N/A
Other Notes:	N/A

ANALYSIS

The petitioners have requested to change the zoning of the property known as 377 Cottage Street from Industrial Park to Industrial A. The site is currently the location of a vacant building and is now being proposed for a motor vehicle repair operation.

This section of the City was rezoned to Industrial Park back in 1962. The Industrial Park zoning requires a number of stricter zoning regulations including larger lot sizes and increased landscaping requirements. Although it is the staff's prerogative to keep the intent of the original zone change, after a review, the staff has the following comments.

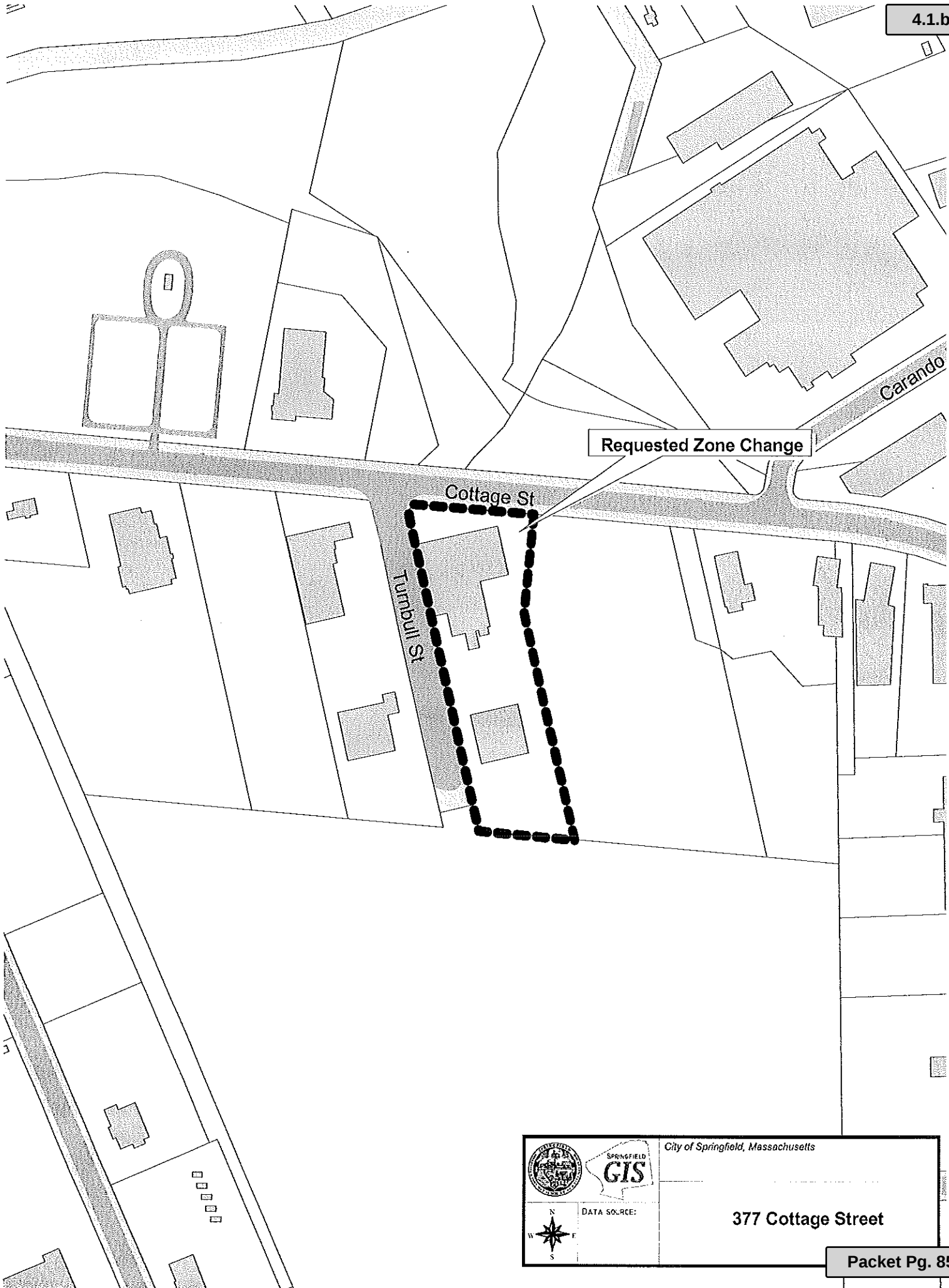
As noted above, many of the uses along this section of Cottage Street consist of similar industrial type uses, ranging from manufacturing operations to truck terminals. Additionally, all of the properties located along the northern side of



Cottage Street are currently zoned Industrial A. Due to this fact, the staff believes that the proposed zone change is consistent with the existing surrounding land uses and will not have an adverse effect on this area as a whole. However, it would be the staff's recommendation that the size of the proposed zone change be reduced to only include the section of the property to be used in conjunction with the repair operation (see attached map). This would allow the petitioner the opportunity to utilize this rear building while still protecting the overall integrity of the Industrial Park zoning.

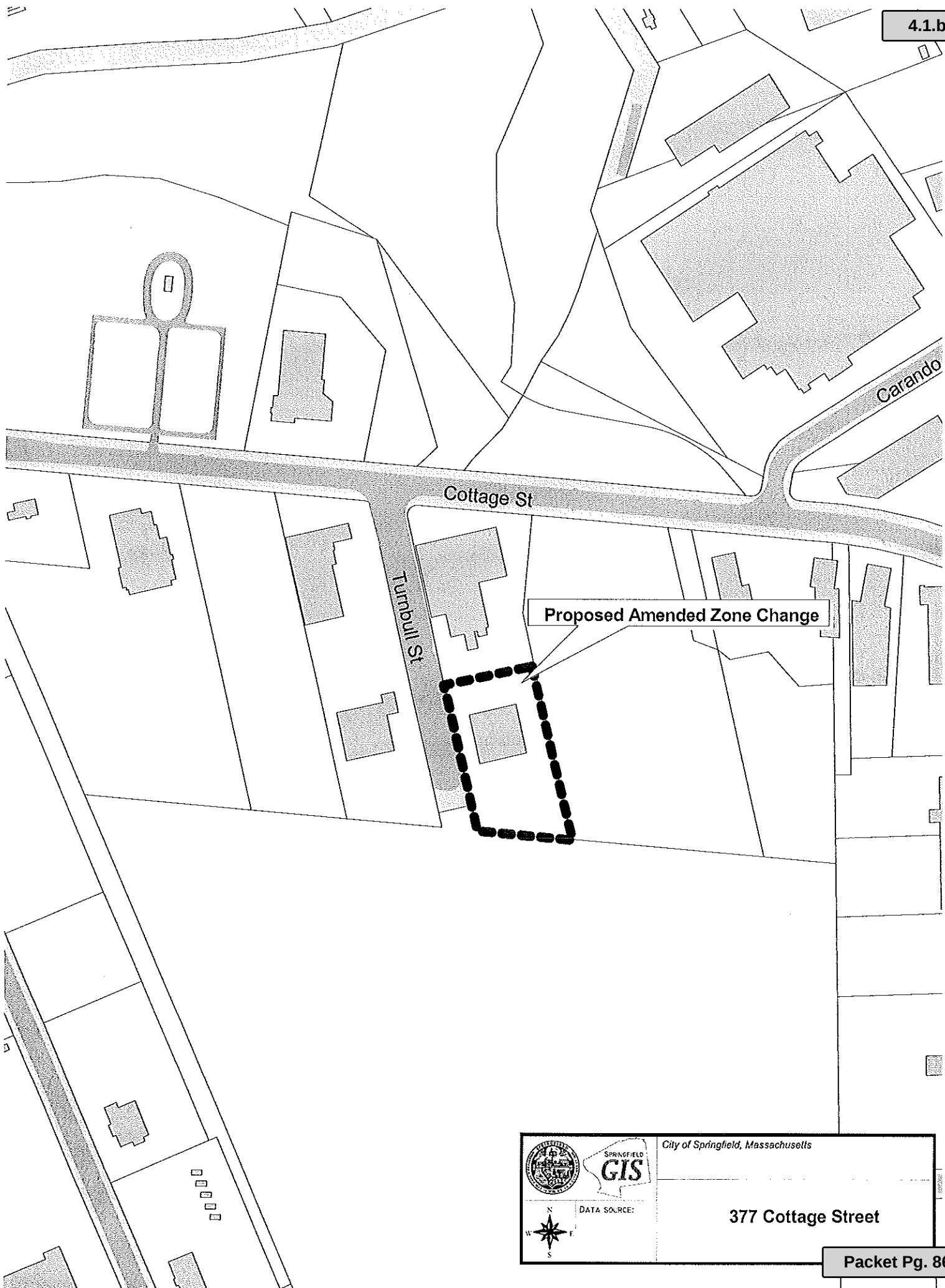
RECOMMENDATION

Amend. The staff would recommend that the size of the zone change be modified to only include that portion of the property which will be used for the motor vehicle repair use.



Attachment: 377-Cottage St CC-2013 (2159 : 377 Cottage Street)

	City of Springfield, Massachusetts	
	377 Cottage Street	
	DATA SOURCE:	



Attachment: 377-Cottage St CC-2013 (2159 : 377 Cottage Street)

 SPRINGFIELD GIS	City of Springfield, Massachusetts	
	DATA SOURCE:	377 Cottage Street





**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3146
SECTION: 18

DATE: April 22, 2013

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: Lori DiGennaro

ADDRESS: 377 Cottage Street

CHANGE REQUESTED: Proposed zone change from Industrial Park to Industrial A

PETITIONER'S PURPOSE STATEMENT: Automotive repair facility

DATE OF PUBLIC HEARING: April 17, 2013

DATE OF FINAL DECISION: April 17, 2013

BOARD MEMBERS PRESENT and COUNT: Six(6): Katie Stebbins, Rosemary Morin, Gloria DeFillipo, Ben Swan, Leo Florian and Chris Cignoli.

FINAL MOTION: Approve with the recommendation be reduced to only the rear area of the parcel. See "Sketch B".

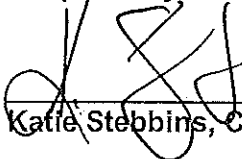
IN FAVOR: Six (6): Katie Stebbins, Rosemary Morin, Gloria DeFillipo, Ben Swan, Leo Florian and Chris Cignoli.

OPPOSED: None

ABSTAINED: N/A

RECOMMENDATION: Approve

Respectfully submitted,



Katie Stebbins, Chairperson

Attachment: 377-Cottage St CC-2013 (2159 : 377 Cottage Street)

REPORT TO CITY COUNCIL**ZONE CHANGE HEARING****PLOT and SECTION#: 3148****DATE: May 28, 2013**

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: Springfield Planning Board

ADDRESS: Entire City

CHANGE REQUESTED: Amend entire ordinance

HISTORY:**05/20/13 City Council****READ & RECEIVED****Next: 05/28/13****RECOMMENDATION:** Recommend

Respectfully Submitted,

Barbara Footit, Board Clerk

AMENDING SECTION 49 OF THE BUILDING ZONE MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, April 21, 1971, as amended, is hereby further amended by changing from **Residence B to Business A** the zoning on **Plot #3148, Section Recommend** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Recommend Building Zone Map of the City of Springfield.**”

Approved as to Form:

Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on May 28, 2013, regarding the above Ordinance amendment.

Kerry Dietz, Chairperson



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWELVE

AN ORDINANCE

AMENDING THE ENTIRE CITY OF THE BUILDING ZONING MAP

Be it ordained by the City Council of the City of Springfield as follows:

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled "An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City", text enacted, April 21, 1971, as amended, is hereby further amended by repealing the existing ordinance in its entirety and replace it with a new ordinance affecting all property in all zoning districts in the City of Springfield. The proposed ordinance is a comprehensive revision that changes allowable land uses, land use approval procedures, the zoning map, and regulations affecting the use of land, site and building design, and dimensional requirements. Under the proposed ordinance, the existing ordinance will continue to govern until ninety (91) days after the effective date of the proposed ordinance, at which time the provisions of the new ordinance will govern.

Approved as to Form:

Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on May 1, 2013, regarding the above Ordinance amendment.

5 Person(s) appeared in favor, and 0 Person(s) appeared in opposition.

Katie Stebbins, Chairperson



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWELVE

AN ORDINANCE

AMENDING THE ENTIRE CITY OF THE BUILDING ZONING MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled "An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City", text enacted, April 21, 1971, as amended, is hereby further amended by repealing the existing ordinance in its entirety and replace it with a new ordinance affecting all property in all zoning districts in the City of Springfield. The proposed ordinance is a comprehensive revision that changes allowable land uses, land use approval procedures, the zoning map, and regulations affecting the use of land, site and building design, and dimensional requirements. Under the proposed ordinance, the existing ordinance will continue to govern until ninety one (91) days after the effective date of the proposed ordinance, at which time the provisions of the new ordinance will govern.

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3148
SECTION: Entire City

DATE: May 2, 2013

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: Springfield Planning Board

ADDRESS: Entire City

CHANGE REQUESTED: Repealing the existing ordinance in its entirety and replace it with a new ordinance affecting all property in all zoning districts in the City of Springfield. The proposed ordinance is a comprehensive revision that changes allowable land uses, land use approval procedures, the zoning map, and regulations affecting the use of land, site and building design, and dimensional requirements. Under the proposed ordinance, the existing ordinance will continue to govern until 186 days after the effective date of the proposed ordinance, at which time the provisions of the new ordinance will govern.

PETITIONER'S PURPOSE STATEMENT: Update to the current zoning ordinance.

DATE OF PUBLIC HEARING: May 1, 2013

DATE OF FINAL DECISION: May 1, 2013

BOARD MEMBERS PRESENT and COUNT: (7-0) Mr. Daniele, Ms. DeFillipo, Ms. Stebbins, Mr. Swan, Mr. Florian, Mr. Cignoli, and Ms. Morin

IN FAVOR: (7) Mr. Daniele, Ms. DeFillipo, Ms. Stebbins, Mr. Swan, Mr. Florian, Mr. Cignoli, and Ms. Morin

OPPOSED: none

ABSTAINED: N/A

RECOMMENDATION: Approve

Respectfully submitted,



Katie Stebbins, Chairperson

Attachment: 3148_Entire_City_Zoning_2013 (2160 : Entire City)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT

ANALYSIS FOR A ZONE CHANGE

ZONING MODERNIZATION PROJECT

REPEAL OF EXISTING ZONING ORDINANCE AND REPLACE WITH REVISED EDITION

GENERAL INFORMATION

Petitioner:	Springfield Planning Board
Request:	The proposed amendment will repeal the existing ordinance in its entirety and replace it with a new ordinance affecting all property in all zoning districts in the City of Springfield. The proposed ordinance is a comprehensive revision that changes allowable land uses, land use approval procedures, the zoning map, and regulations affecting the use of land, site and building design, and dimensional requirements.
Location:	City Wide
Parcel Size:	N/A
Purpose:	Revise and update current ordinance.
Surrounding Land Use and Zoning:	N/A
Comprehensive/ Neighborhood Plan:	N/A
Tax Status:	N/A
Planning Board Hearing:	5-1-13

SPECIAL INFORMATION

Traffic & Parking:	n/a
Physical Characteristics:	n/a
Other Notes:	n/a

ANALYSIS

Over the last several years, the Office of Planning & Economic Development has been in the process of re-drafting the Springfield Zoning Ordinance. Such a complete revision has not been completed by the City since 1971. The re-drafting process included the input of a Community Advisory Committee (CAC), comprising representatives of the city staff, City Council, Chamber of Commerce, attorneys, developers, neighborhood councils, Planning Board, Springfield Historic Commission and the Pioneer Valley Planning Commission.

Included in the process were over nineteen (19) CAC meetings, composing more than 1,000 hours, two (2) public meetings held at the Naismith Basketball Hall of Fame as well as four (4) public meetings held throughout the

City. A forty five (45) day public comment period was also initiated where over two hundred (200) comments were received and reviewed.

For the past three (3) years, the staff has been working in conjunction with a Springfield based development group to address concerns raised about specific language within the proposed document. During this three (3) year time period numerous additional meetings have been held. These included five (5) meetings with the City Council Planning & Economic Development sub-committee, presentations to the Greater Springfield Chamber of Commerce and Live Well Springfield, numerous internal staff meetings and over fourteen (14) individual meetings with the development group itself. The staff reviewed all comments received by the development group and have made over two hundred (200) separate edits based on these comments. After further meetings with the development group at the beginning of this year, the staff is pleased to say that all the issues raised by the development group have been addressed and the staff does not expect any further opposition from this group.

Understanding that the document needs to represent a balanced approach between all parties, the staff has submitted a document that it feels accomplishes this task. However, considerate of the fact that with any new document unforeseen issues and/or unintended consequences may arise, the staff intends to periodically review the document to ensure all proposed changes and processes work as intended and also fosters future economic development.

Highlights of the new zoning document include the introduction of site plan review (a tool used by most of the surrounding communities), a comprehensive use table, new defined terms and illustrations and the incorporation of new zoning districts which include Business D (regional shopping), Industrial MU (mix use residential/industrial uses), Open Space (parks, conservation land) and Business B-1 (corporate campus). Further the new document enhances the existing neighborhood overly district currently used at the "X" in Forest Park, expands opportunity for home based businesses, introduces new green measures including presumptive parking regulations and increased landscaping requirements and encourages mix used development that promotes a healthier community. Lastly, recognizing the potential of a casino development within the City of Springfield, this document also incorporates a new Casino Overlay District. This purpose of this overlay district is to facilitate the location of licensed casino and casino complex within the boundaries established by the City of Springfield for casino gaming activities.

Overall, the staff firmly believes that the proposed revisions will benefit and positively shape future economic development projects by clearly defining procedures and timelines for the various review requirements. The new document promotes neighborhood involvement though the expanded site plan review process and brings the City of Springfield into the 21st Century by addressing new technologies and new zoning practices.

RECOMMENDATION

Approve.

REPORT TO CITY COUNCIL**ZONE CHANGE HEARING****PLOT and SECTION#: 3147, Section 47****DATE: May 28, 2013**

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: Springfield Redevelopment Authority

ADDRESS: NS Saratoga Street

CHANGE REQUESTED: Res B to Bus A

HISTORY:**05/20/13 City Council****READ & RECEIVED****Next: 05/28/13****RECOMMENDATION:** Recommend

Respectfully Submitted,

Barbara Footit, Board Clerk

AMENDING SECTION 49 OF THE BUILDING ZONE MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, April 21, 1971, as amended, is hereby further amended by changing from **Residence B to Business A** the zoning on **Plot #3147, Section 47, Section Recommend** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Recommend Building Zone Map of the City of Springfield.**”

Approved as to Form:

Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on May 28, 2013, regarding the above Ordinance amendment.

Kerry Dietz, Chairperson



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND THIRTEEN

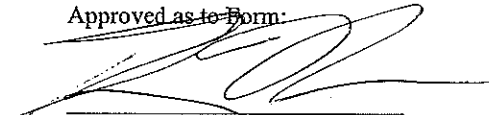
AN ORDINANCE

AMENDING SECTION 47 OF THE BUILDING ZONE MAP

Be it ordained by the City Council of the City of Springfield as follows:

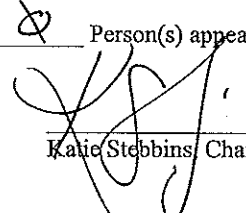
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled "An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City", text enacted, April 21, 1971, as amended, is hereby further amended by changing from **Residence B** to **Business A** the zoning on Plot #3147, Section 47 of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "Section 47 Building Zone Map of the City of Springfield."

Approved as to Form:


Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on April 17, 2013 regarding the above Ordinance amendment.

2 Person(s) appeared in favor, and 0 Person(s) appeared in opposition.


Katie Stebbins, Chairperson

Attachment: 3147_NS_Saratoga_St_2013 (2161 : NS Saratoga Street)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND THIRTEEN

AN ORDINANCE

AMENDING SECTION 47 BUILDING ZONE MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled "An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City", text enacted, April 21, 1971, as amended, is hereby further amended by changing from **Residence B** to **Business A** the zoning on Plot #3147, Section 47 of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "Section 47 Building Zone Map of the City of Springfield."

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3147
SECTION: 47

DATE: April 24, 2013

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: Springfield Redevelopment Authority

ADDRESS: NS Saratoga Street (10600-0009, 0010, 0011, 0012, 0013, 0014 & 0015)

CHANGE REQUESTED: Proposed zone change from Residence B to Industrial A

PETITIONER'S PURPOSE STATEMENT: Construction of maintenance garage, laundry facility and accessory parking.

DATE OF PUBLIC HEARING: April 17, 2013

DATE OF FINAL DECISION: April 17, 2013

BOARD MEMBERS PRESENT and COUNT: Six(6): Katie Stebbins, Rosemary Morin, Gloria DeFillipo, Ben Swan, Leo Florian and Chris Cignoli.

FINAL MOTION: Approve

IN FAVOR: Six (6): Katie Stebbins, Rosemary Morin, Gloria DeFillipo, Ben Swan, Leo Florian and Chris Cignoli.

OPPOSED: None

ABSTAINED: N/A

RECOMMENDATION: Approve

Respectfully submitted,



Katie Stebbins, Chairperson

Attachment: 3147_NS_Saratoga_St_2013 (2161 : NS Saratoga Street)

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE**

#3147 NS SARATOGA STREET (10600-0009, 0010, 0011, 0012, 0013, 0014 & 0015)

GENERAL INFORMATION

Applicant:	Springfield Redevelopment Authority
Request:	Residence B to Business A
Location:	NS Saratoga Street (7 parcels)
Parcel Size:	Size of total zone change: 31, 827 s.f
Purpose:	Accessory parking lot and construction of a maintenance/laundry building.
Surrounding Land Use and Zoning:	The property is located in the South End neighborhood in a section known as the former Hollywood District. This is an area of the South End which is characterized by large, multi-unit apartment buildings. To the north are single, two and multi-family dwellings zoned Residence C and Business A. To the south are accessory parking and the Outing Park apartments zoned Residence C, Commercial P and Business A. To the west is accessory parking zoned Commercial P. To the east are a two and three family dwellings zoned Residence C.
Comprehensive/ Neighborhood Plan:	The South End Neighborhood Plan shows no changes to this area.
Site Visit:	4-4-13
Urban Renewal Plan:	This parcel is located within the South End Urban Renewal Plan.
Neighborhood Council Notification:	South End Citizens Council: 4-2-13
Planning Board Hearing Date:	4-17-13

SPECIAL INFORMATION

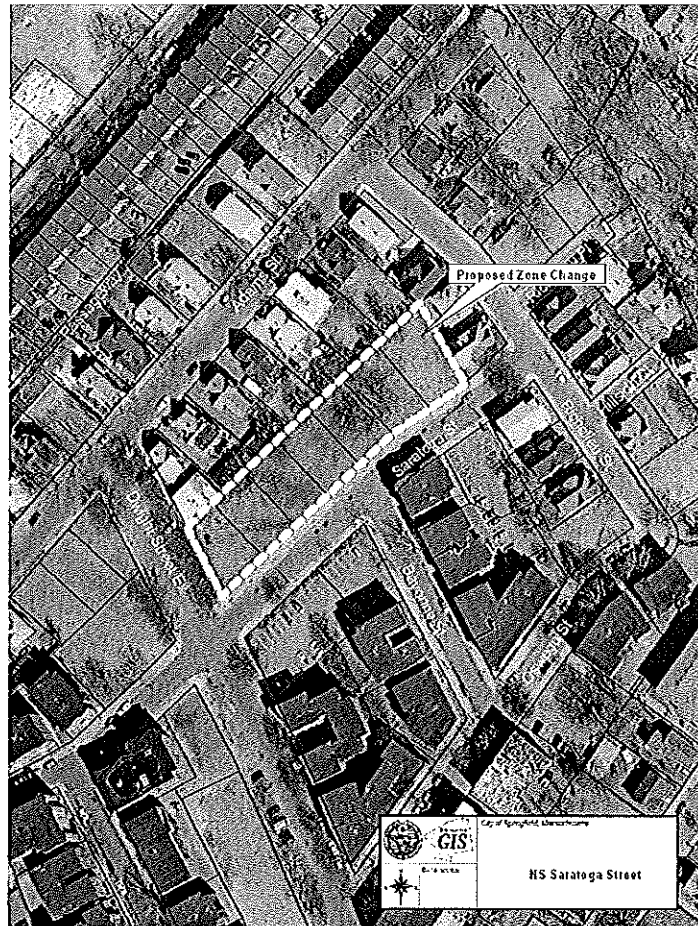
Traffic & Parking:	N/A
Physical Characteristics:	N/A
Other Notes:	N/A

ANALYSIS

The petitioner has requested to change the zoning of a number of parcels located within the Outing Park (former Hollywood) section of the South End neighborhood. The proposed zone change incorporates properties owned by the Springfield Redevelopment Authority (SRA). The SRA is currently in the process of selling the property to the Outing Park Apartments Limited Partnership.

The proposed zone changes include seven (7) properties located along Saratoga Street and are located within the former Hollywood Section (now known as Outing Park) of the South End neighborhood. These lots are part of a larger redevelopment of multiple apartment buildings within this area of the South End. The proposed zone change will allow for the construction of maintenance garage and laundry facility while also providing much needed off-street parking for the residents of this area. It should be noted that all of the parcels located in the proposed zone change are currently vacant.

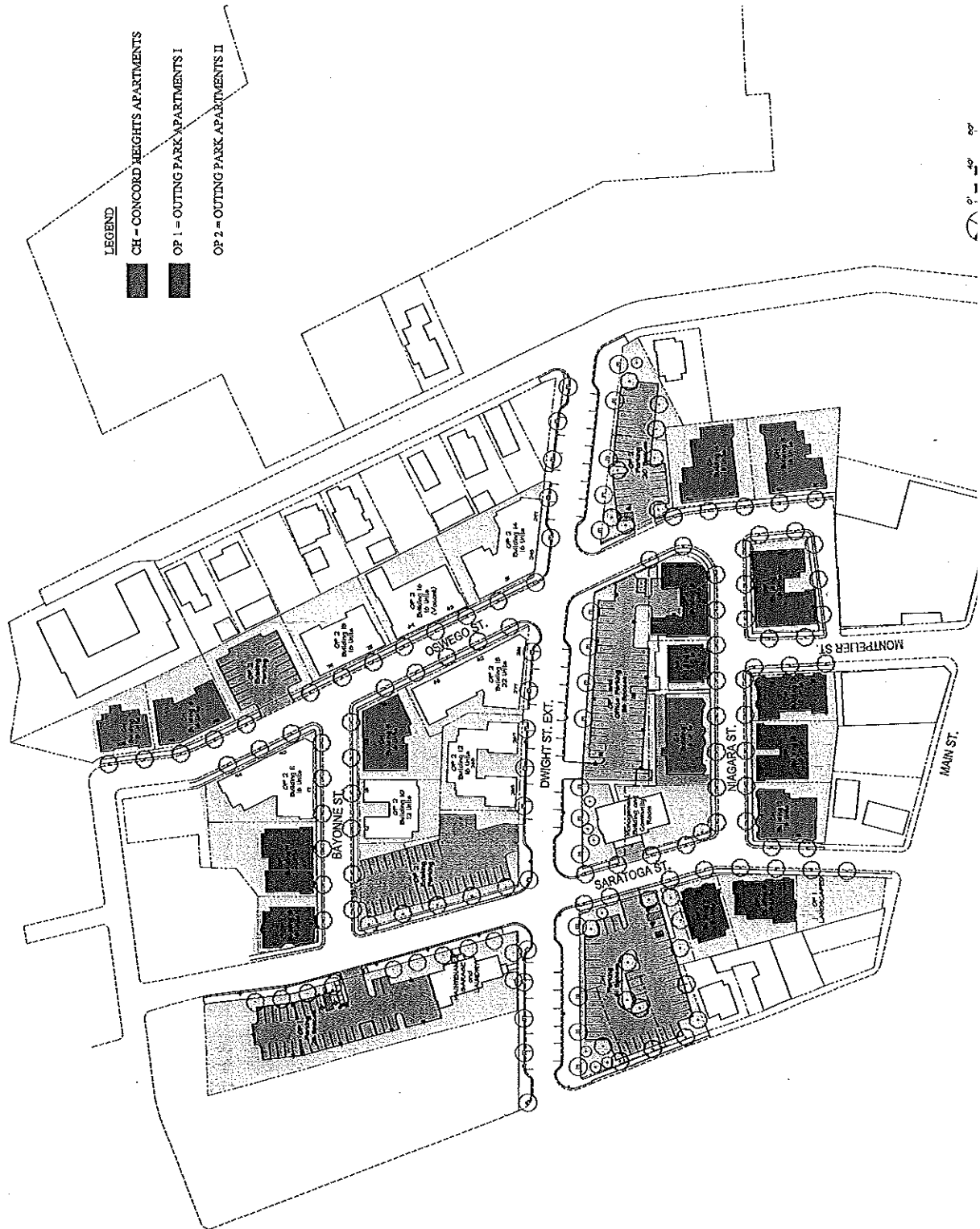
In addition to the proposed renovation work being completed by Outing Park, the City of Springfield is currently continuing with the implementation of the South End Master Plan which included \$1.3 million dollars in renovation work to Emerson Wight Park. This renovation work included the significant expansion and new amenities to this park. Work has also been completed on the streetscape improvements to Dwight Street Extension. This \$1.2 million dollar project included new sidewalks, landscaping and lighting. All this work compliments the other significant improvements made to the south end of Main Street back in 2010.



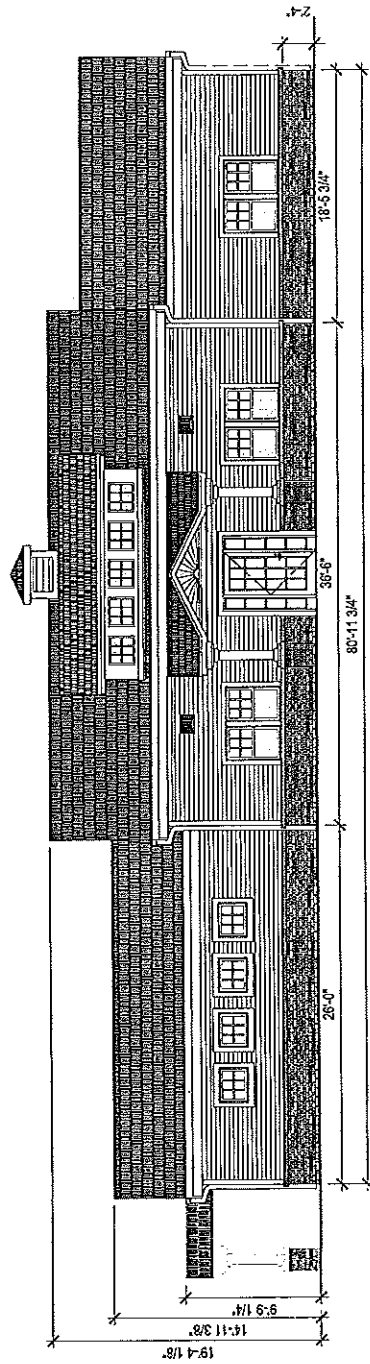
Overall, the staff is very pleased with the work that has been completed by the petitioner thus far and fully supports the proposed zone changes. Again, in addition to the building which will compliment this area, the additional parking lot will provide much needed off-street parking for the residents of Outing Park.

RECOMMENDATION

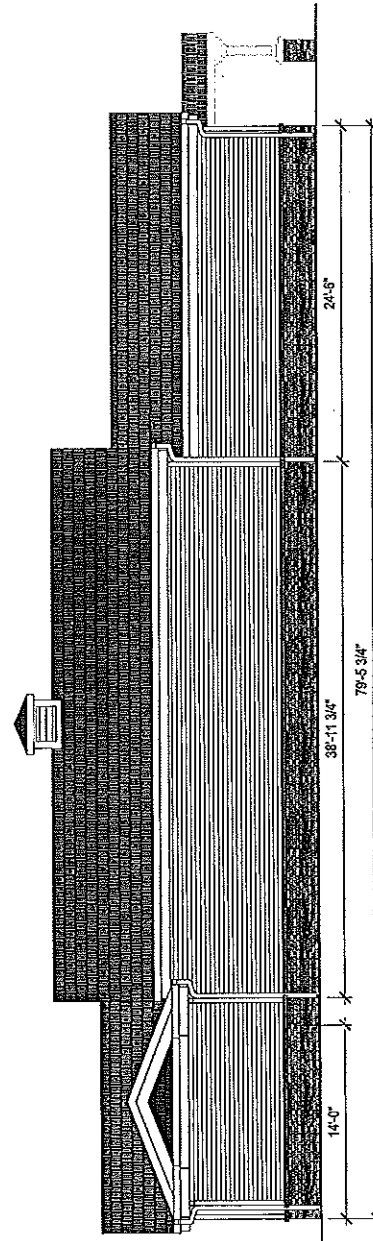
Approve.



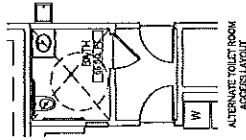
Attachment: 3147 NS Saratoga St 2013 CC (2161 : NS Saratoga Street)



Front Elevation



Back Elevation



**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3147
SECTION: 47

DATE: April 24, 2013

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DATE OF FINAL DECISION: April 17, 2013

BOARD MEMBERS PRESENT and COUNT: Six(6): Katie Stebbins, Rosemary Morin, Gloria DeFillipo, Ben Swan, Leo Florian and Chris Cignoli.

FINAL MOTION: Approve

IN FAVOR: Six (6): Katie Stebbins, Rosemary Morin, Gloria DeFillipo, Ben Swan, Leo Florian and Chris Cignoli.

OPPOSED: None

ABSTAINED: N/A

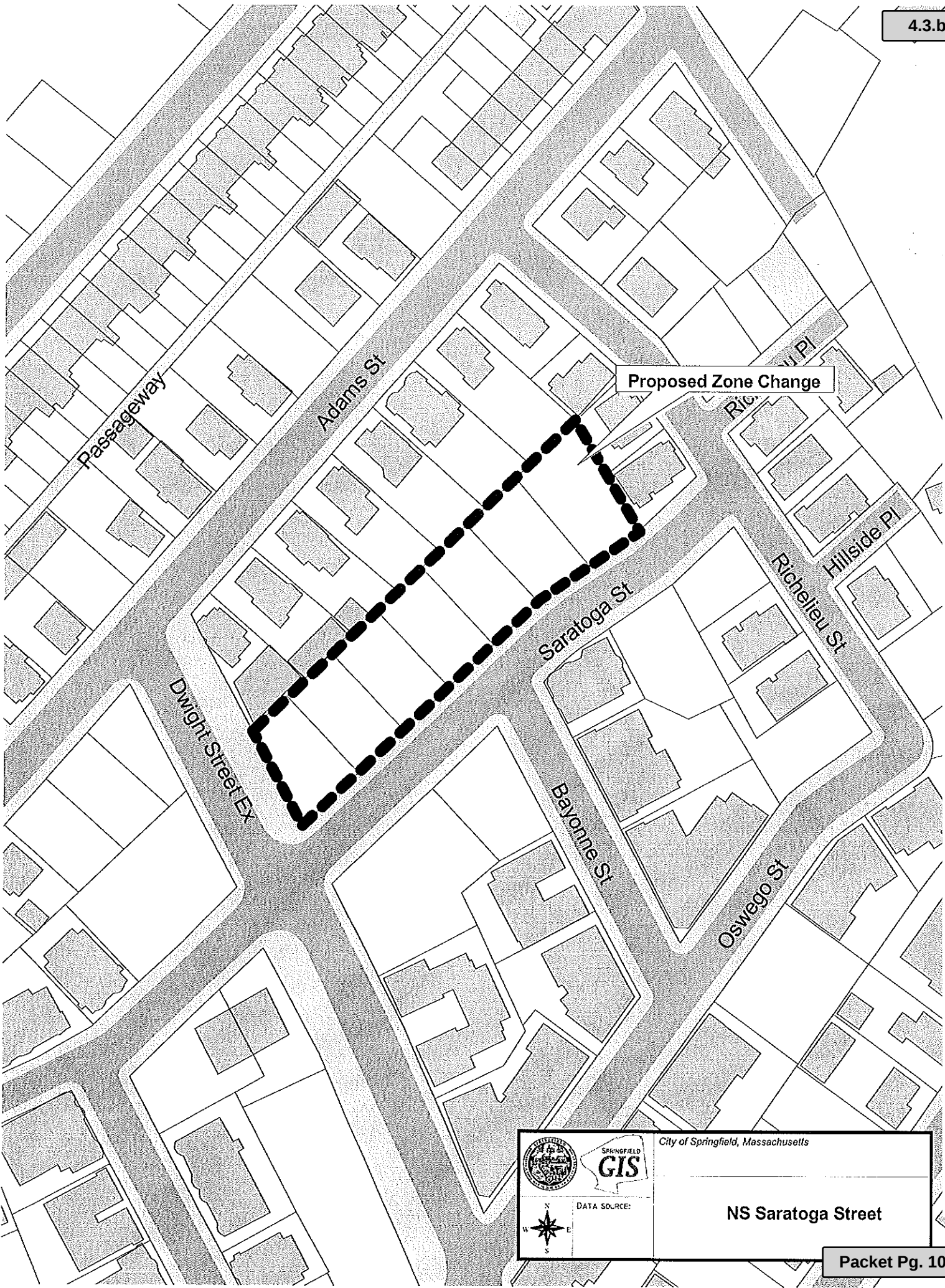
RECOMMENDATION: Approve

Respectfully submitted,



Katie Stebbins, Chairperson

Attachment: 3147_NS_Saratoga_St_2013_CC (2161 : NS Saratoga Street)



Proposed Zone Change

Attachment: 3147_NS_Saratoga_St_2013_CC (2161 : NS Saratoga Street)

 	City of Springfield, Massachusetts	
	DATA SOURCE: NS Saratoga Street	

