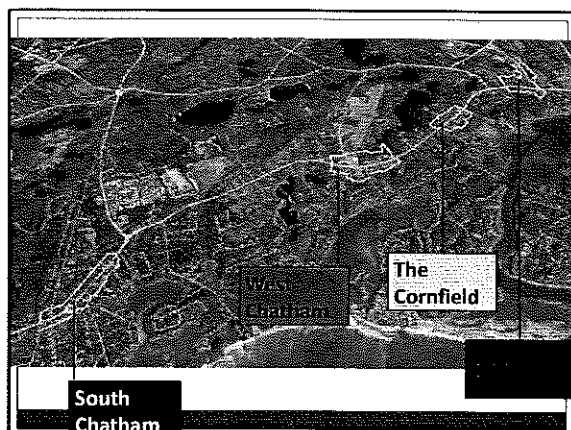
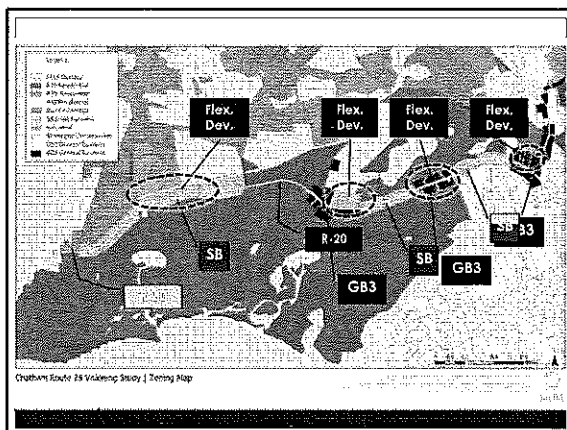
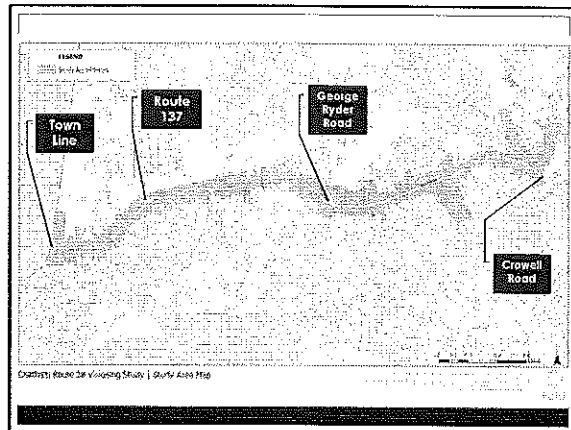
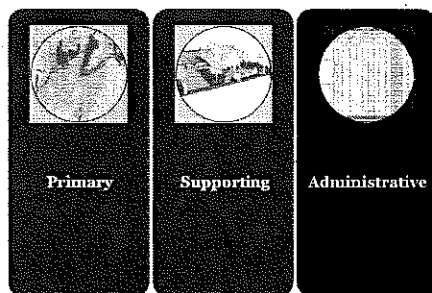


# Route 28 Corridor Vision Implementation

PLANNING BOARD WORK SESSION  
SEPTEMBER 15 & 29, 2015  
NEIGHBORHOOD CENTER BOUNDARIES

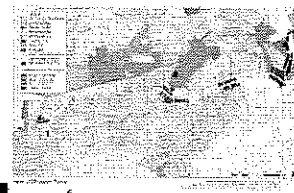


## Cape Cod Commission Corridor Visioning Report - 12 Recommendations



### Recommendation 1

Create four unique, neighborhood centers, tailoring the boundaries to create areas where similar land use is desired.



### Recommendation 2

*Limit formula business activity in the corridor by, at a minimum, prohibiting them in the Small Business District.*

### Recommendation 3

*Adopt zoning provisions to encourage mixed use in neighborhood centers*

- Encourage both commercial & residential uses
- Stipulate how & where each type of use can be developed
  - Commercial on street level
  - Residential above, behind, etc
- Prohibit 100% conversion to residential use
- Share parking

### Recommendation 4

*Rezone parts of the corridor in between the neighborhood centers to low density residential districts (R-20).*



### Recommendation 5

*Remove Flexible Development District.*

- Currently allows 8-12 dwelling units per acres
- Little support for this density
- Infrequently used
- In some cases:
  - Inappropriately located
  - Interpretation of allowed density varied
- Account for 35 to 50% of new units in build out analysis

### Neighborhood Input



- |                      |                  |
|----------------------|------------------|
| • South Chatham      | • Cornfield      |
| ◦ August 25, 2014    | ◦ May 1, 2015    |
| ◦ September 29, 2014 | • West Chatham   |
| • Crowell Road       | ◦ April 29, 2015 |
| ◦ April 29, 2015     | ◦ June 18, 2015  |

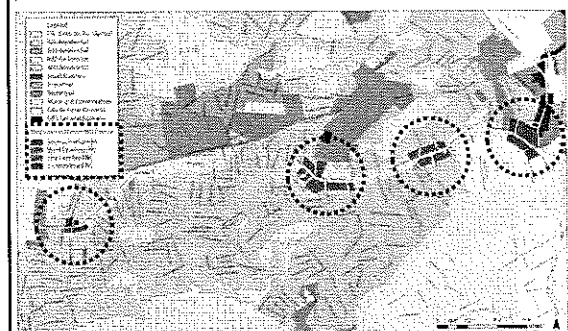


Figure 18 | Proposed Zoning

## Neighborhood Center Boundaries

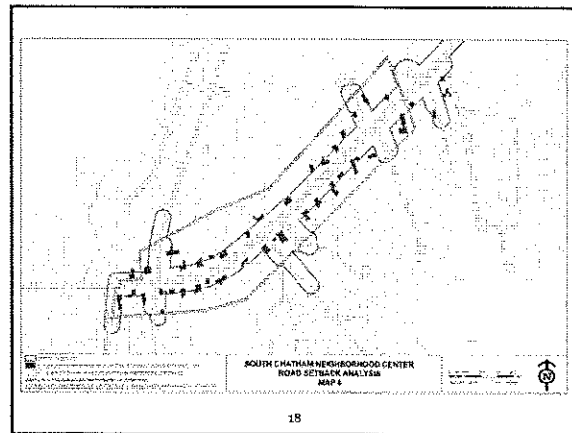
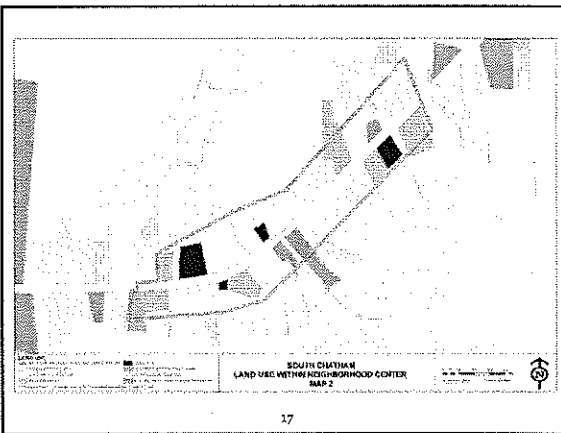
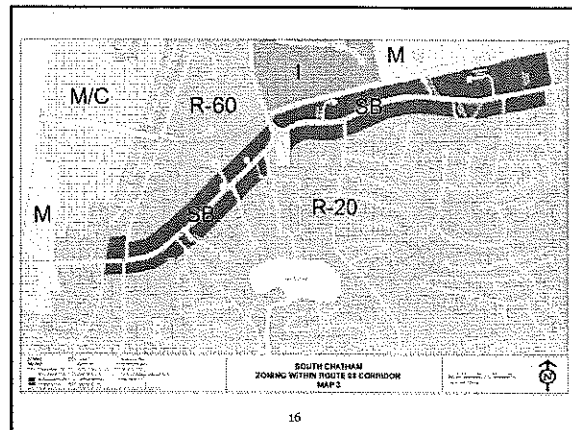
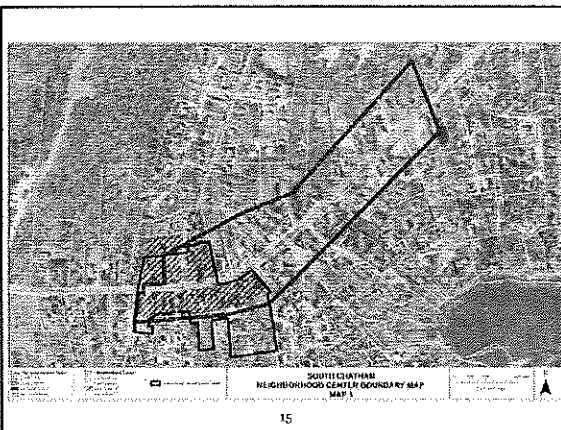
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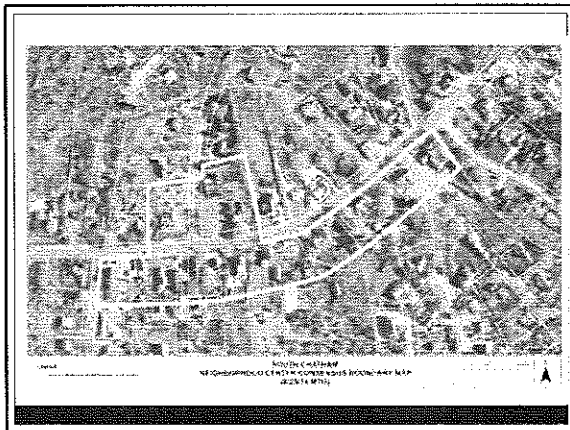
- Starting point for neighborhood meetings
  - Comprehensive Plan (narrative descriptions)
  - Cape Cod Commission Recommendations (2014)
  - Hausner-Gulick analysis
- Varied levels of consensus achieved at neighborhood meetings
- Staff prepared maps provide starting point for PB discussions and decisions
- Generally proposed boundaries follow property lines

## South Chatham Neighborhood Center

14

- Consensus on proposed boundary for the neighborhood center was obtained at neighborhood meetings
- A strong alternative was to have no neighborhood center (i.e. R20 zoning for corridor through South Chatham).

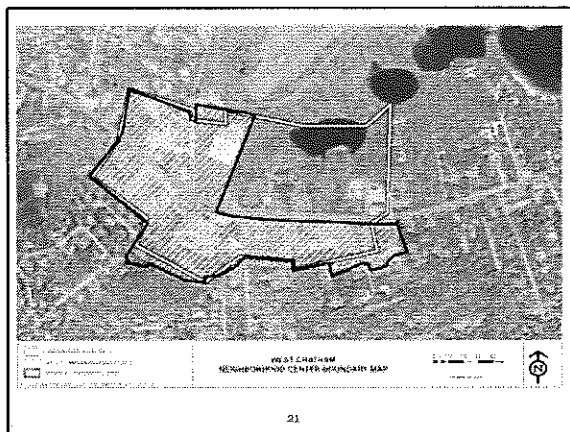




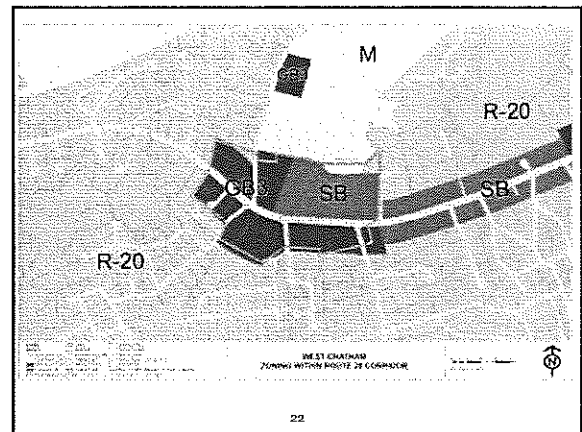
## West Chatham Neighborhood Center

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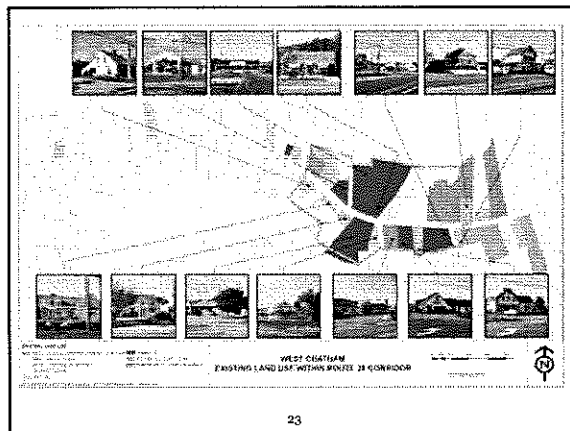
- Consensus was obtained on the “core” of the neighborhood center
- In four areas there was a mix of input:
  - West side of George Ryder Rd
  - Barnhill Rd south of Shops Ahoy
  - Master Mariner & adjacent multi-family parcel
  - North side of Rte 28 east of Ocean State Job Lots



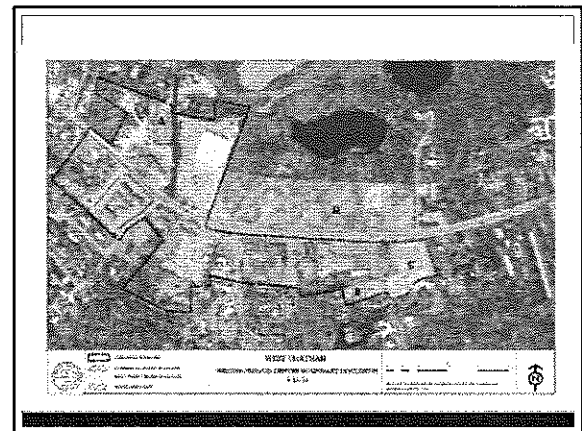
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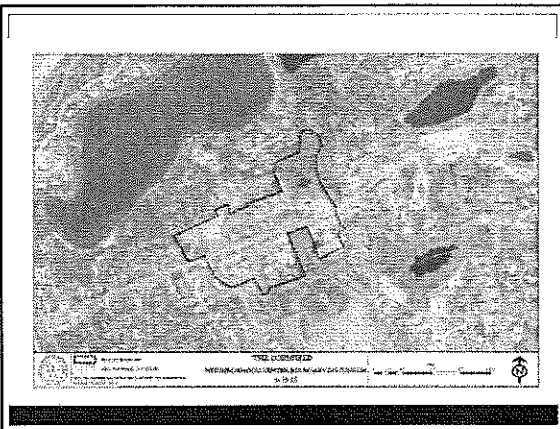
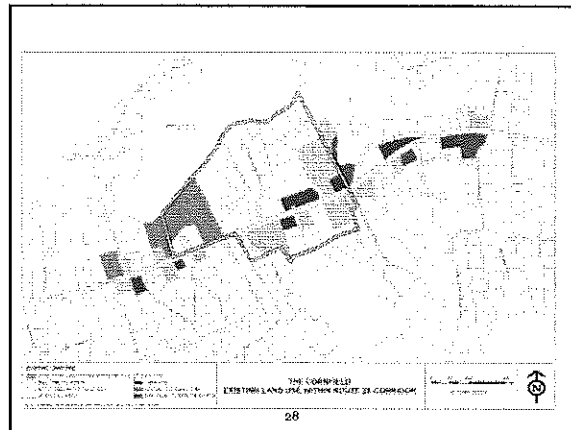
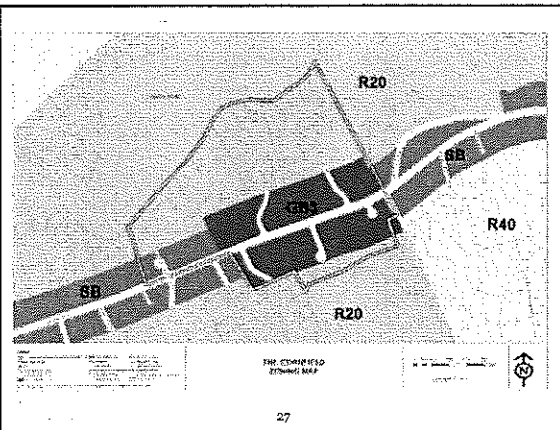
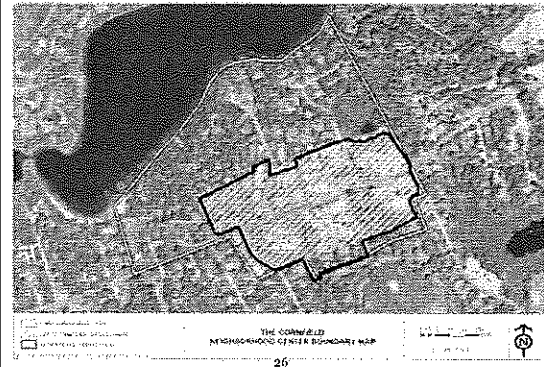
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## Cornfield Neighborhood Center

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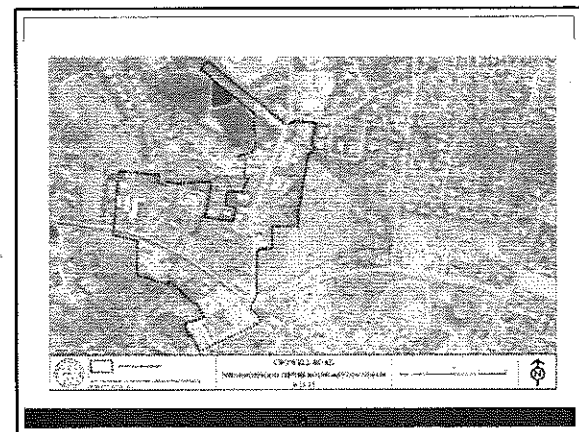
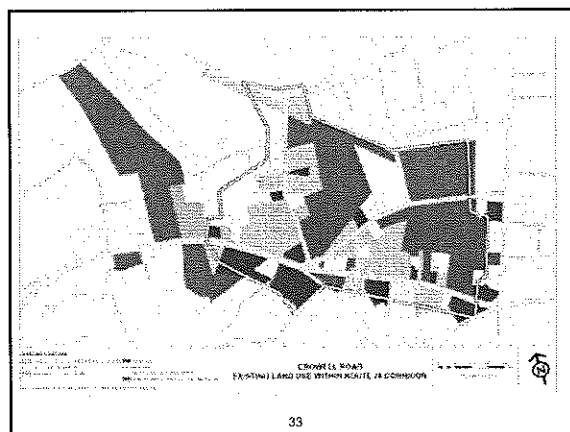
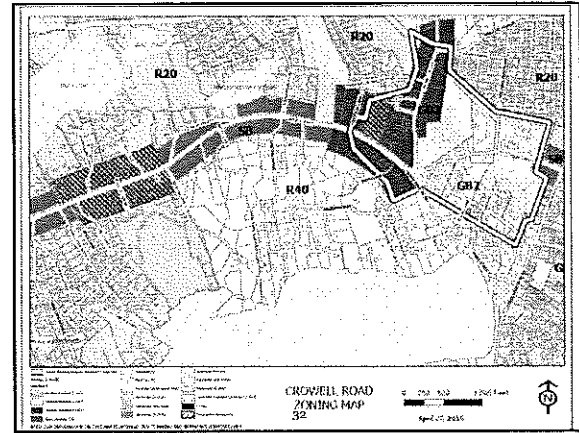
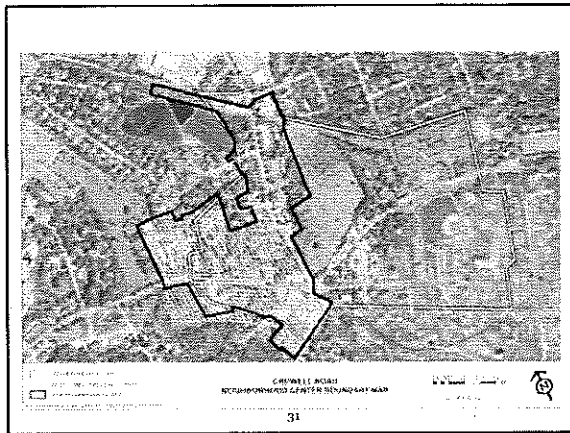
- Options for the PB to consider:
  - Remove "entrance" to Oyster Pond Condominiums – general consensus of those who attended neighborhood meeting
  - Limit to portions of parcels currently developed



## Crowell Road Neighborhood Center

30

- Only clear consensus from neighborhood input was elimination of:
  - municipally owned property; and
  - Main St to the east of Crowell Rd
- Other PB considerations:
  - Limit center to area in direct proximity to Route 28/Crowell Rd intersection; or
  - Extend up Crowell Rd to Stepping Stone



### Next Meeting (Sept 29<sup>th</sup>)

35

- Zoning for "in between" sections of corridor
- Overlapping zoning considerations