

February 7, 2023

Mayor Sokhary Chau
and
Members of the City Council

Yovani Baez-Rose
Assistant City Manager/ DPD Director
Lloyd DeJesus
Director of Development Services
David Fuller
Building Commissioner

REFERENCE: Report and Recommendation on the proposed zoning code amendment to change the off-street parking requirement in the Downtown Mixed-Use (DMU) zoning district to zero (0) spaces per unit per Section 6.1.4, remove language stating the off-street parking requirement can be met by leasing spaces in publicly owned garages in the DMU zone pursuant Section 6.1.6(5), and eliminate the Special Permit requirement for three (3) to ten (10) residential units in the DMU zone pursuant Article 12.1.

Dear Mayor Chau and Members of the City Council:

The Lowell Planning Board held a Public Hearing on Monday, February 6, 2023 concerning a proposed Zoning Ordinance amendment to change the off-street parking requirement in the Downtown Mixed-Use (DMU) zoning district to zero (0) spaces per unit per Section 6.1.4, remove language stating the off-street parking requirement can be met by leasing spaces in publicly owned garages in the DMU zone pursuant Section 6.1.6(5), and eliminate the Special Permit requirement for three (3) to ten (10) residential units in the DMU zone pursuant Article 12.1. A quorum of the Planning Board was present at the hearing, with R. Lockhart absent from the proceedings.

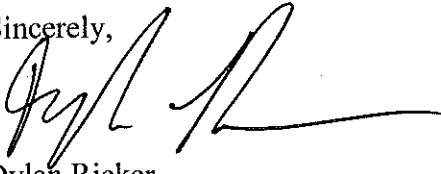
Member Robert Malavich motioned and Member Gerard Frechette seconded to issue a POSITIVE recommendation to the City Council regarding the proposed Zoning Ordinance amendment request for the following reasons:

1. The Board was supportive of the proposed zoning amendment;
2. Chairman Linnehan noted that businesses in the DMU zoning district do not have a minimum parking requirement;
3. Chairman Linnehan noted that businesses likely produce more traffic than residential uses;
4. Member Frechette stated additional housing is needed and noted the positive impact that the proposed change would have on economic development in the DMU;
5. Member Cheng stated the ordinance would encourage alternative modes of travel;
6. Member Gallivan noted the public parking garages are currently underutilized;
7. Member Malavich stated the upper floors of downtown buildings need redevelopment and will benefit the City; and
8. The Board noted that design review will still be required for projects in the Downtown Lowell Historic District as well as Site Plan Review approval for projects with greater than three (3) residential units.

The Board voted unanimously to issue a POSITIVE recommendation. A quorum of the Planning Board was present.

If you have any questions or need any assistance, please feel free to contact me at the Division of Development Services at 978-674-1464.

Sincerely,



Dylan Ricker

Associate Planner/Planning Board Administrator

DR

Attachment

cc: Thomas Golden, City Manager

Christine P. O'Connor, City Solicitor

Yovani Baez-Rose, Director of DPD/Assistant City Manager

Lloyd Dejesus, Director of Development Services

David Fuller, Building Commissioner

Thomas C. Linnehan and the Members of the Lowell Planning Board

RCVD LOWELL CITY CLERK
FEB 7 '23 PM 4:53