

PROPOSED:

# South Pleasant Street Overlay District

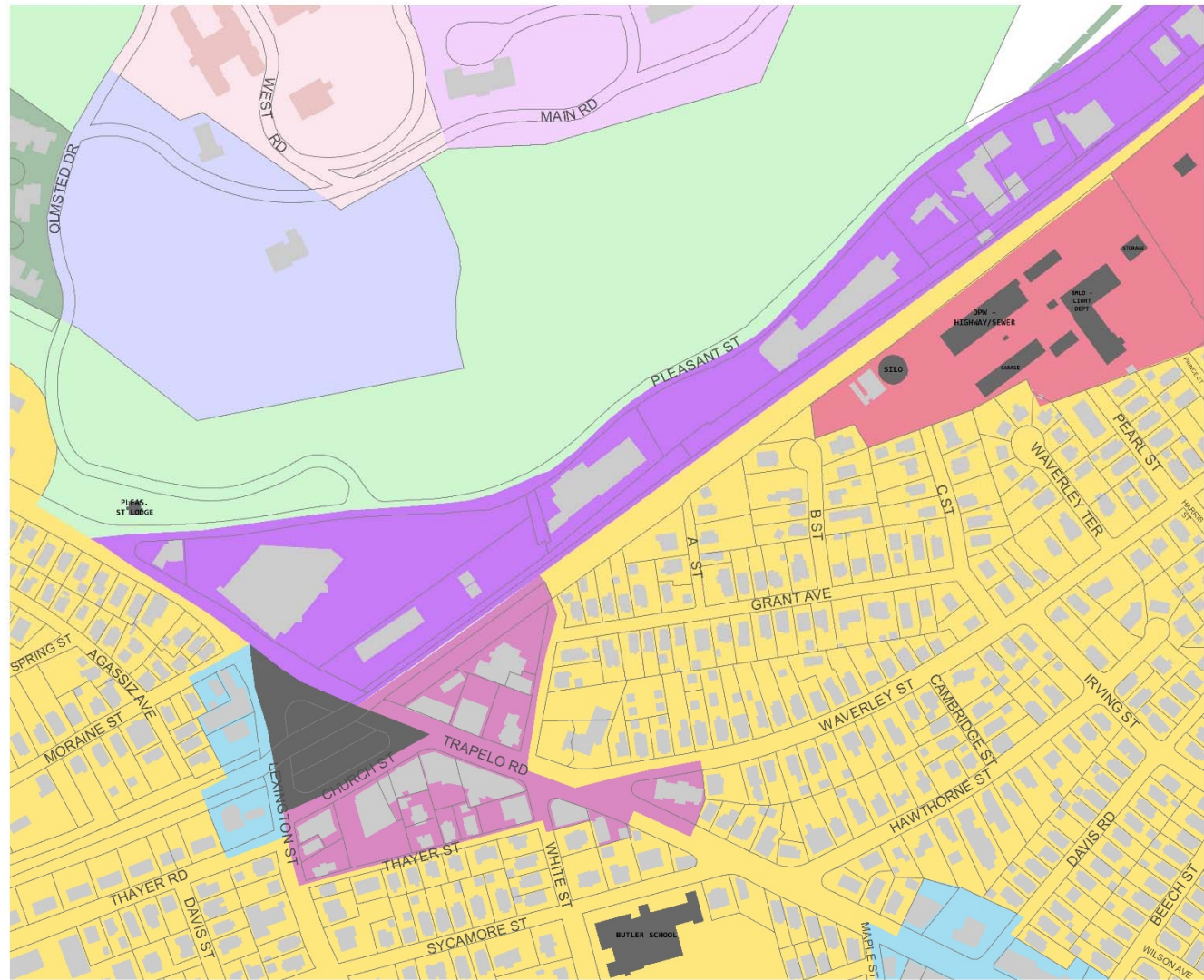
Planning Board Public Hearing  
September 18, 2018

# SOUTH PLEASANT STREET EXISTING ZONING DISTRICTS

Date: 7/20/2018

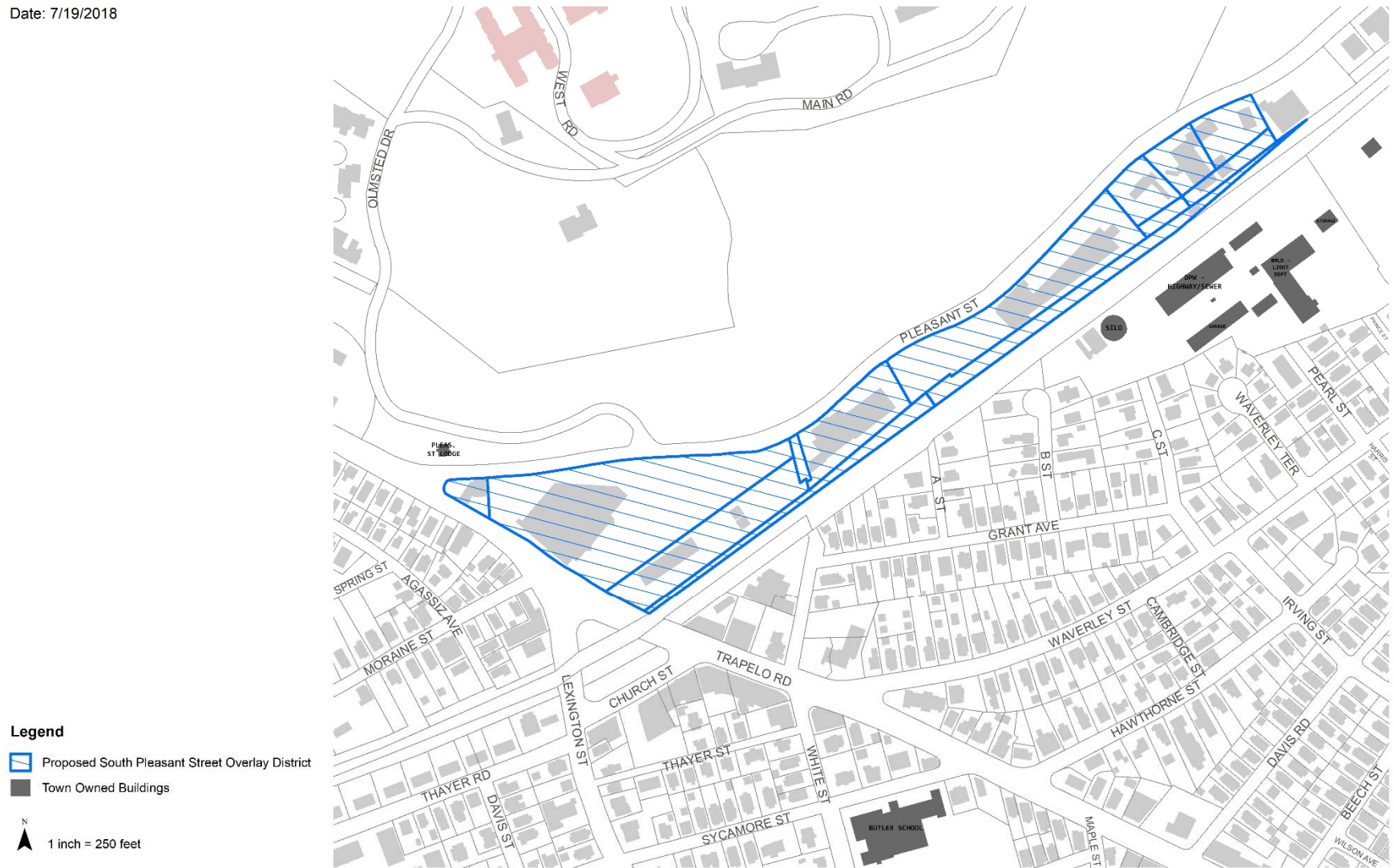
## Legend

-  Single Residence A
  -  Single Residence B
  -  Single Residence C
  -  Single Residence D
  -  General Residence
  -  Apartment House
  -  Local Business I
  -  Local Business II
  -  Local Business III
  -  General Business
  -  Parking Lot
  -  McLean Residential Subdistrict
  -  McLean Senior Living Subdistrict
  -  McLean R and D Subdistrict
  -  McLean Institutional Subdistrict
  -  McLean Cemetary Subdistrict
  -  McLean Open Space Subdistrict
  -  Belmont Uplands
  -  Town Owned Buildings
  -  Buildings
-  1 inch = 250 feet



# PROPOSED SOUTH PLEASANT STREET OVERLAY DISTRICT







Date: 7/19/2018

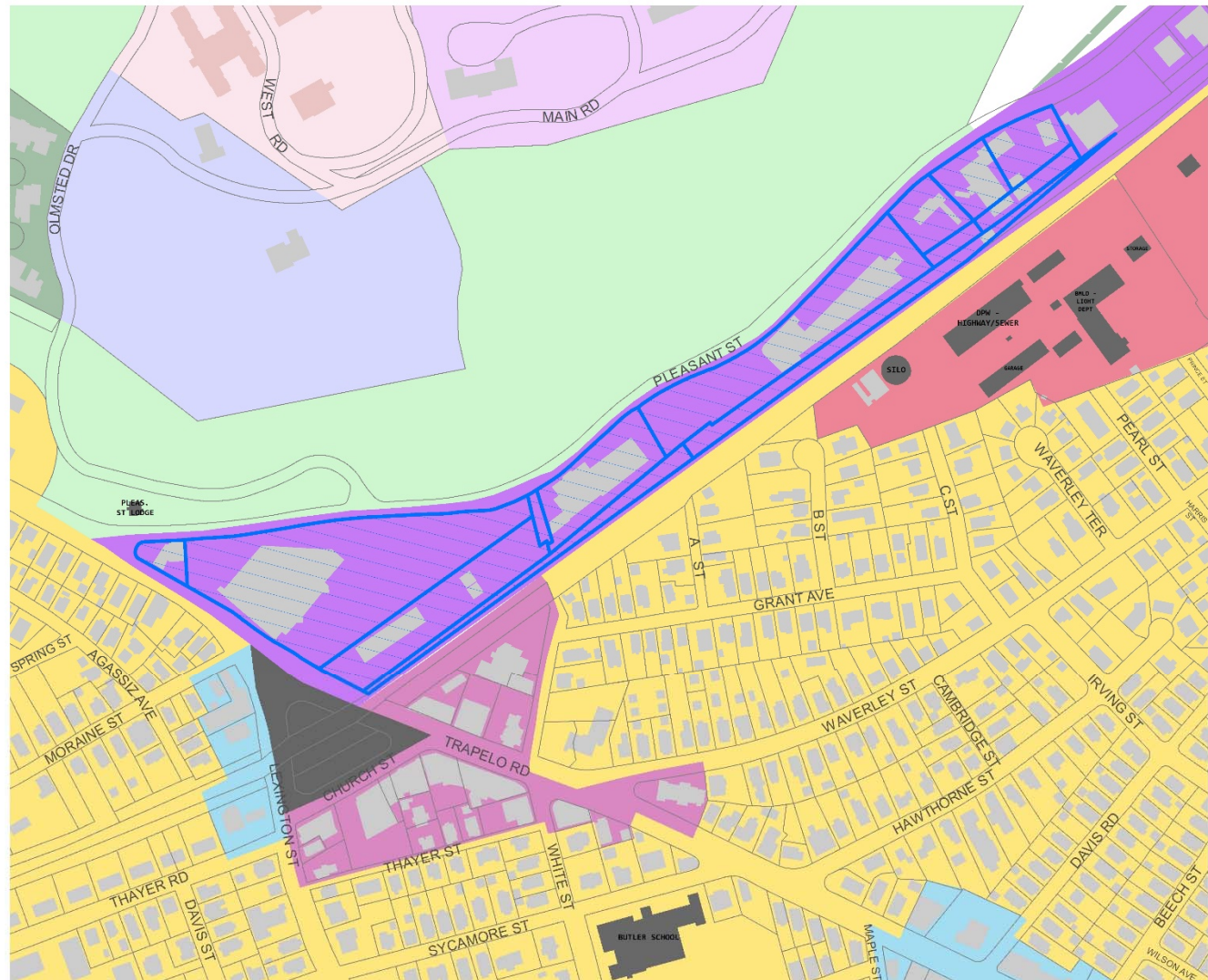


# PROPOSED SOUTH PLEASANT STREET OVERLAY DISTRICT AND UNDERLYING ZONING

Date: 7/19/2018

## Legend

-  Proposed South Pleasant Street Overlay District
  -  Single Residence A
  -  Single Residence B
  -  Single Residence C
  -  Single Residence D
  -  General Residence
  -  Apartment House
  -  Local Business I
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  -  Parking Lot
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  -  Town Owned Buildings
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-  1 inch = 250 feet



## PURPOSE:



Encourage revitalization of South Pleasant Street;



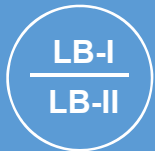
Promote the redevelopment of under utilized properties in a coordinated and well-planned manner;



Promote mixed-use development, incorporating retail, restaurant, office, and residential uses;



Foster the development of a more pedestrian-oriented building environment; and,



Allow the uses and dimensional regulations of the Local Business I (LBI) Zoning District in the area along South Pleasant Street currently zoned as Local Business II (LB-II).

## AUTHORITY:



Projects looking to utilize the South Pleasant Street Overlay District must gain approval from the Planning Board via Design and Site Plan Review and may also require a Special Permit.

Property owners may continue to use the underlying LB-II zoning.

# BY-RIGHT USES:

## LB-II Zoning

### **Business Uses**

- Catering Service – up to 5,000 sf
- Manufacturing
- Motorized equipment sales, service, and rental
- Office
- Other Retail Services
- Restaurant – up to 10,000 sf

### **Public and Semi-Public Uses**

- Religious Structure
- Private School
- Day Care
- Philanthropic Use
- Private Club
- Municipal Recreational Use
- Other Municipal Use

### **Residential Uses**

- N/A

## LB-I Zoning

### **Business Uses**

- Catering Service – up to 5,000 sf
- Manufacturing
- Office
- Other Retail Services
- Restaurant – up to 10,000 sf

### **Public and Semi-Public Uses**

- Religious Structure
- Private School
- Day Care
- Philanthropic Use
- Private Club
- Municipal Recreational Use
- Other Municipal Use

### **Residential Uses**

- Conversion public buildings

# SPECIAL PERMIT USES:

## LB-II Zoning

### **Business Uses**

- Catering Services – more than 5,000 sf
- Fast Food Restaurant
- Motor vehicle repair, sales, and rental
- Motor vehicle service station
- Place of assembly, amusement, or athletic exercise
- Restaurant – more than 10,000 sf
- Solar Energy System
- Take Out Restaurant
- Wireless Telecommunications Facilities

### **Public and Semi-Public Uses**

- Family Day Care Home
- Large Family Child Care
- School-aged Child Care Home

### **Residential Uses**

- Detached Single-Family
- Two-Family Dwelling
- Conversion of public buildings

## LB-I Zoning

### **Business Uses**

- Catering Services – more than 5,000 sf
- Fast Food Restaurant
- Place of assembly, amusement, or athletic exercise
- Restaurant – more than 10,000 sf
- Solar Energy System
- Wireless Telecommunications Facilities

### **Public and Semi-Public Uses**

- Family Day Care Home
- Large Family Child Care
- School-aged Child Care Home

### **Residential Uses**

- Detached Single-Family
- Two-Family Dwelling
- Conversion of public buildings



# PROPOSED USES IN THE OVERLAY:

## Assisted Living Facility

Any entity, however organized, whether conducted for profit or not for profit, which meets all of the following criteria:

- (a) provides room and board;
- (b) provides, directly by its employees or through arrangements with another organization which the entity may or may not control or own, Personal Care Services for three or more adults who are not related by consanguinity or affinity to their care provider; and
- (c) collects payments or third party reimbursements from or on behalf of Residents to pay for the provision of assistance with the Activities of Daily Living, or arranges for the same.

# PROPOSED USES IN THE OVERLAY:

## Independent Living Facility

Independent Living Facilities provide private living and dining accommodations to persons **XX** years of age or older, and may include the provision of common areas, social and educational programs, and psychological counseling and crisis intervention as needed, all with the purpose of providing an environment in which older persons can continue to derive the personal and psychological benefits of independent living while also enjoying the substantial social and educational benefits of community living. Home health care facilities for the provision of medical, nutritional, social, psychological, and educational services for the residents of the Independent Living Facilities are permitted.

# FLOOR AREA RATIO (FAR):

Existing Zoning  
LB-II

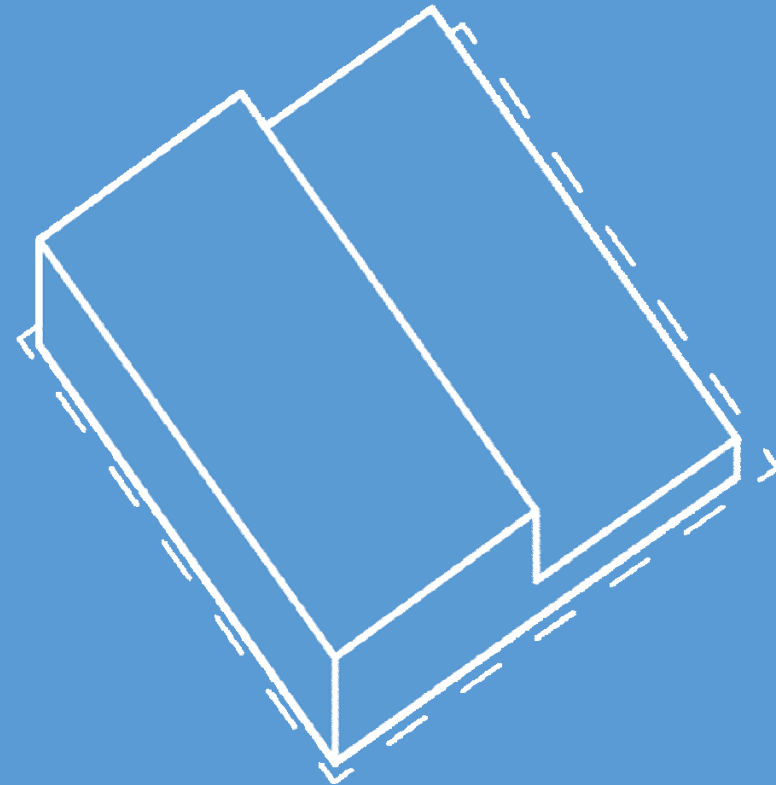
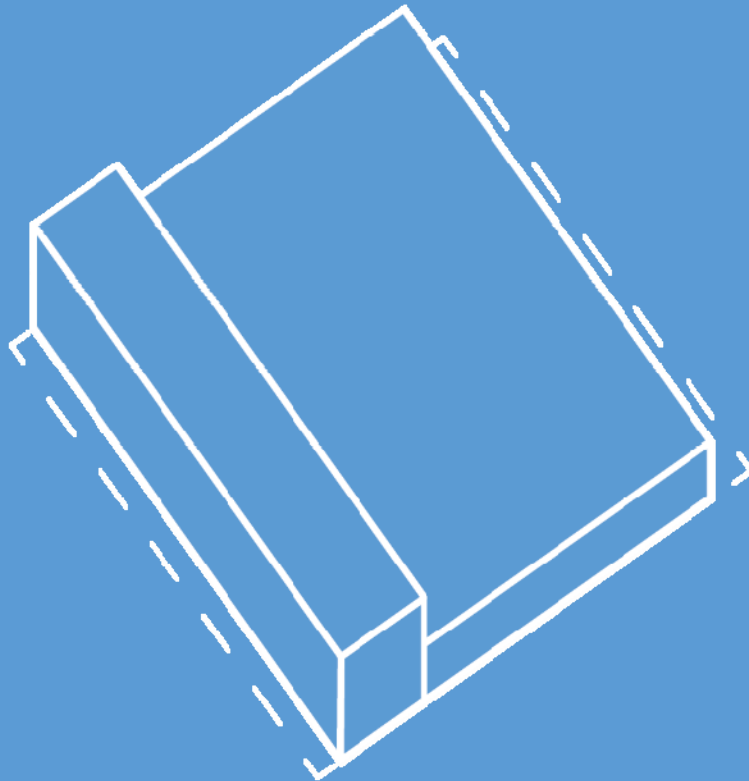
FAR = 1.05

Lot Size = 43,560 sf  
Building = 45,738 sf  
First Floor = 37,024 sf  
Second Floor = 8,714 sf

Proposed Overlay  
LB-I

FAR = 1.25

Lot Size = 43,560 sf  
Building = 65,340 sf  
First Floor = 35,860 sf  
Second Floor = 18,582 sf



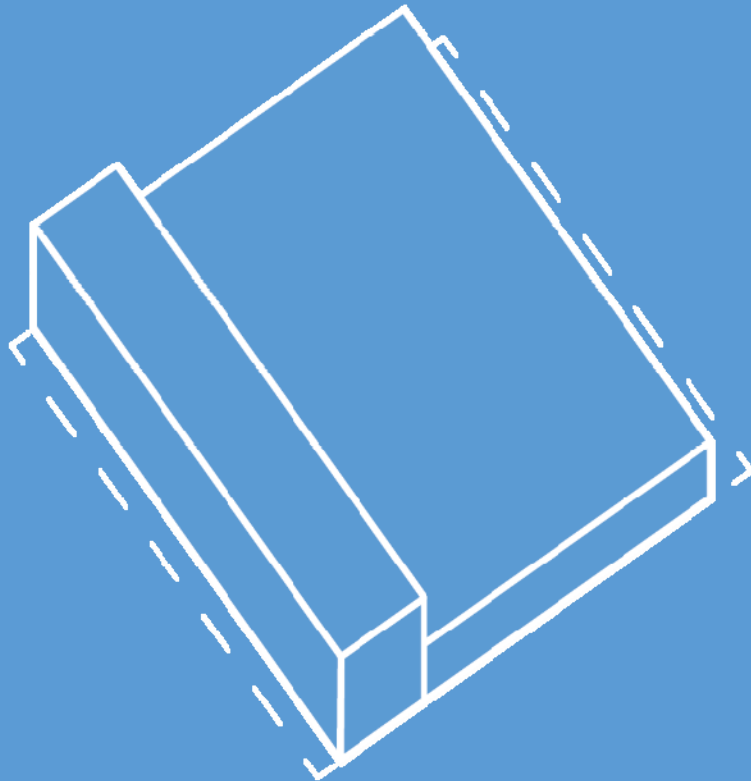
\*Not considering lot coverage regulations.

# FLOOR AREA RATIO (FAR):

Existing Zoning  
LB-II

FAR = 1.05

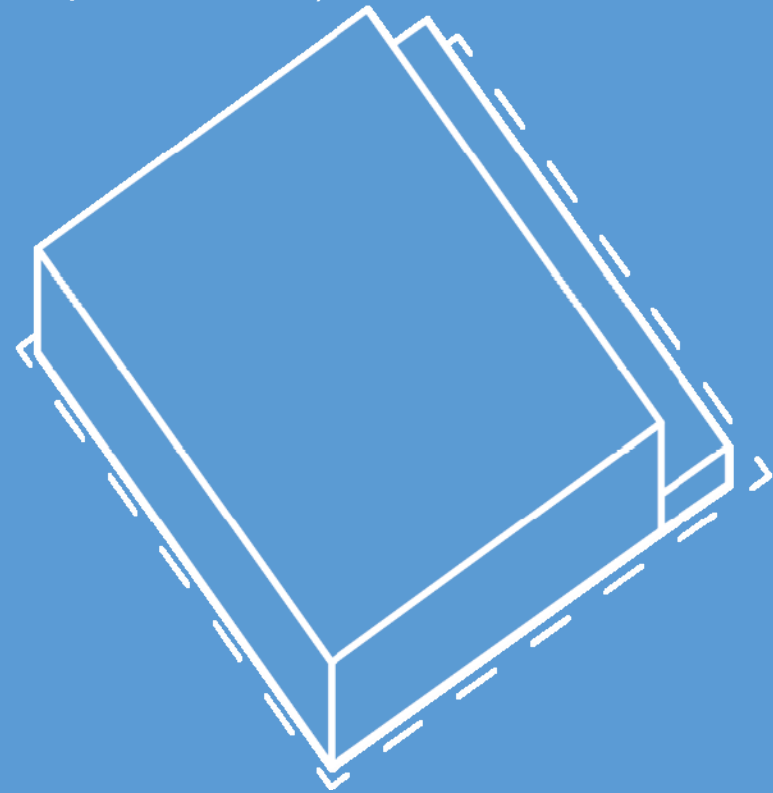
Lot Size = 43,560 sf  
Building = 45,738 sf  
First Floor = 37,024 sf  
Second Floor = 8,714 sf



Proposed Overlay  
LB-I

FAR = 1.50  
(with Special Permit)

Lot Size = 43,560 sf  
Building = 65,340 sf  
First Floor = 35,860 sf  
Second Floor = 29,472 sf



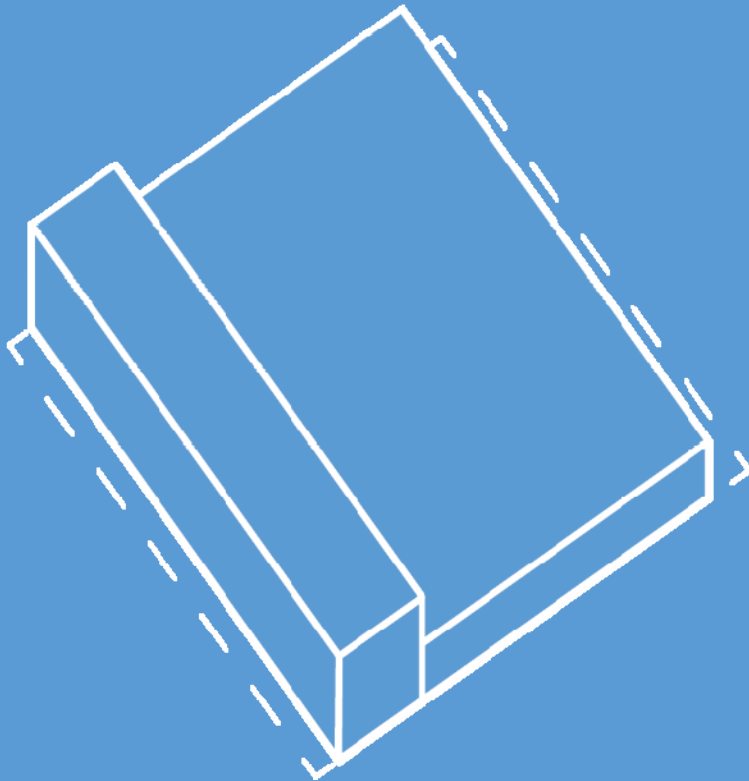
\*Not considering lot coverage regulations.

# STORIES:

Existing Zoning  
LB-II

2 Stories Allowed

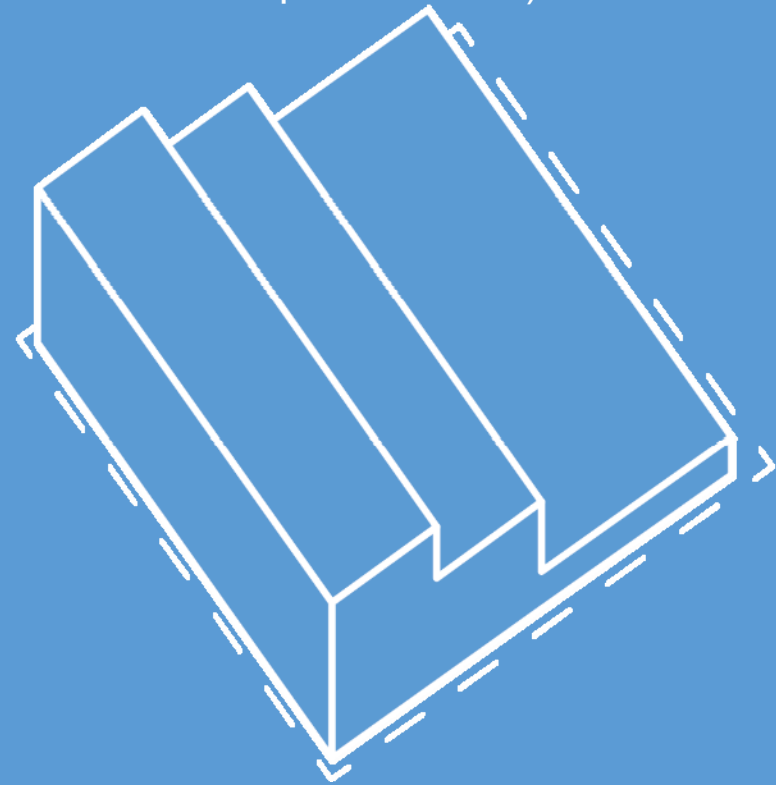
Lot Size = 43,560 sf  
Building = 45,738 sf  
First Floor = 37,024 sf  
Second Floor = 8,714 sf



Proposed Overlay  
LB-I

3 Stories  
(With Additional Special Permit)

Lot Size = 43,560 sf  
Building = 65,340 sf  
First Floor = 35,860 sf  
Second Floor = 19,648 sf  
Third Floor = 9,824 sf

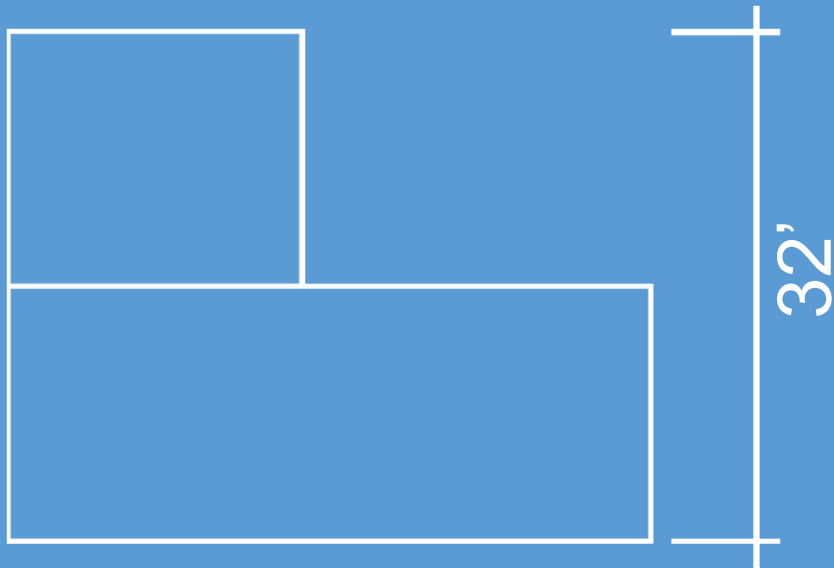


\*Not considering lot coverage regulations.

# HEIGHT:

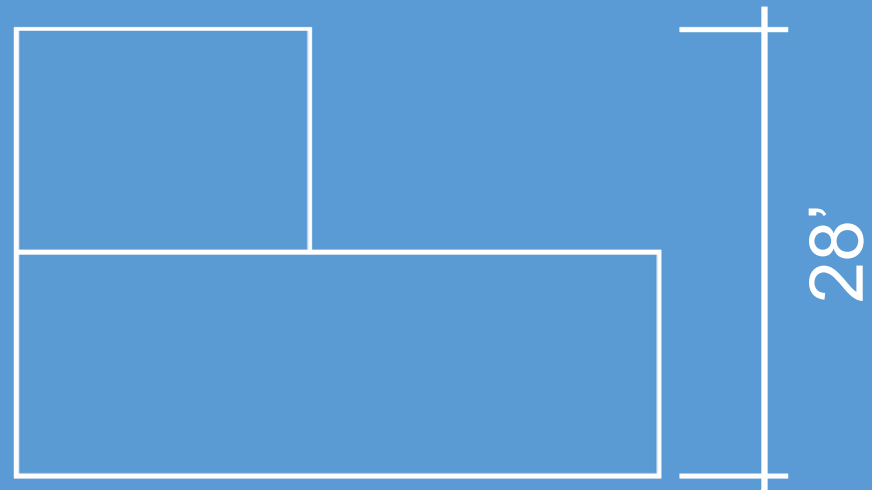
Existing Zoning  
LB-II

32 feet allowed



Proposed Overlay  
LB-I

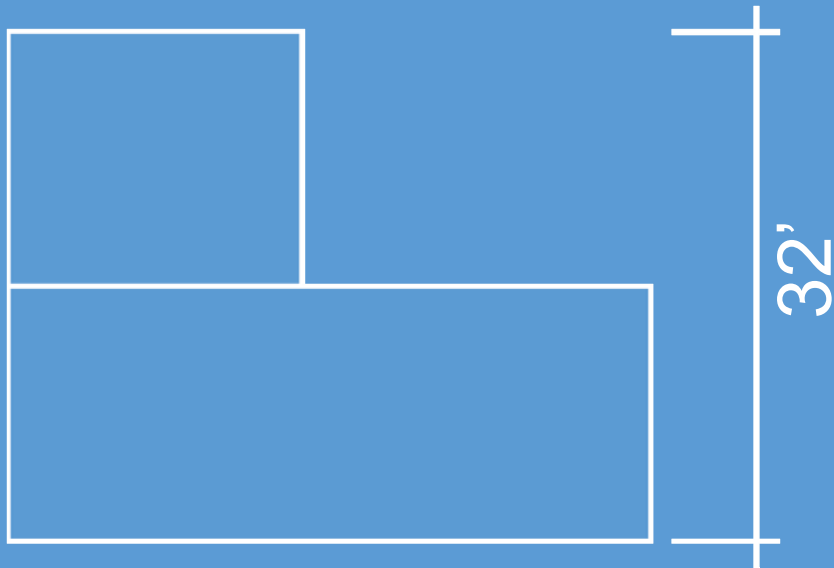
28 feet allowed



# HEIGHT:

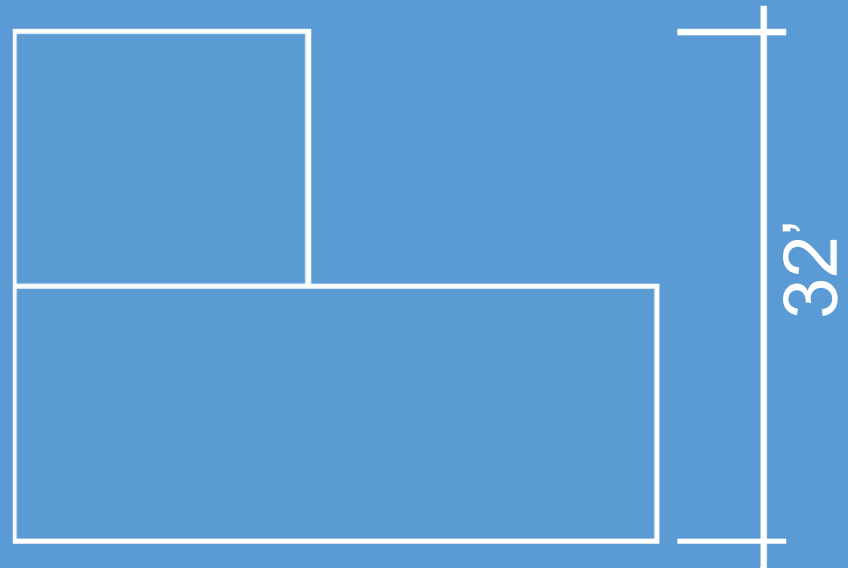
Existing Zoning  
LB-II

32 feet allowed



Proposed Overlay  
LB-I

32 feet  
(with Additional Special Permit)



# PARKING:

Parking requirements are consistent with the existing Zoning By-Law.

## Potential parking reductions may be permitted under the following circumstances:



Availability of shared parking on another property within 300 feet.



Other factors supporting the reduction in the number of required parking spaces such as staggered hours.



Uses within 250 feet of municipal parking garages or lots may be entitled to a 20% reduction in required parking.



Uses within 200 feet of public transportation may be entitled to a 10% reduction in required parking.



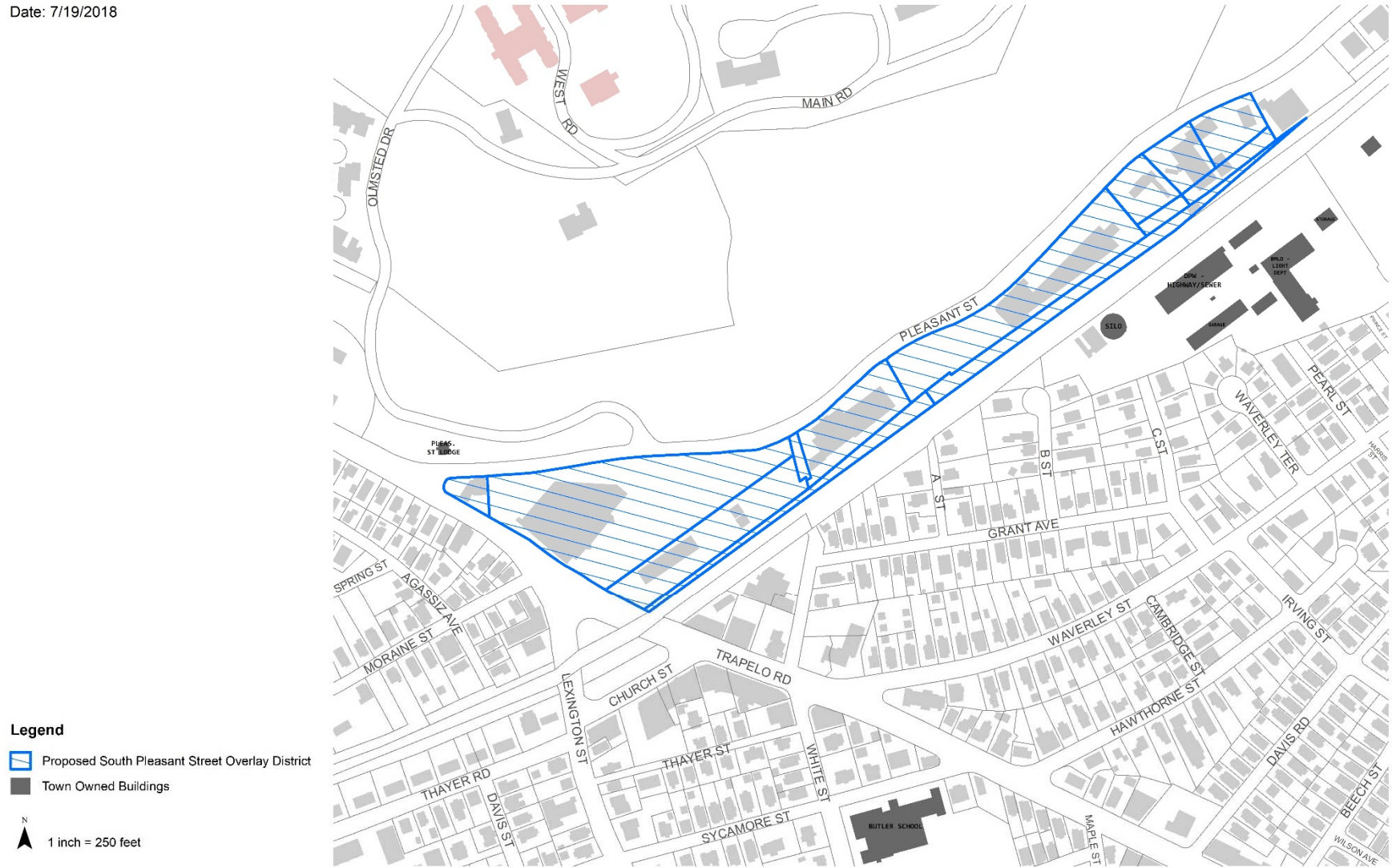
## **DESIGN CRITERIA:**

**Design standards outlined in the proposed overlay district are intended to promote quality development, and the following criteria shall be considered by the Planning Board when reviewing a proposed development projects in the South Pleasant Street Overlay District:**

- Scale of the building
- External Materials and Appearance
- Architectural Details
- Signs and Awnings
- Vehicle and Pedestrian Features (Curb Cuts, Underground Parking, Parking Structure Design, etc.)
- Lighting
- Landscaping and Off-Site Improvements

# PROPOSED SOUTH PLEASANT STREET OVERLAY DISTRICT

Date: 7/19/2018



## QUESTIONS?

Additional comments can also be submitted at any  
time to Planning Staff at:

Jeffrey Wheeler, Senior Planner  
jwheeler@belmont-ma.gov

Spencer Gober, Staff Planner  
sgober@belmont-ma.gov

Office of Community Development  
Homer Municipal Building  
19 Moore Street, Belmont