



MEMORANDUM

Diane N. Tradd
Assistant City Manager/Director

R. Eric Slagle
Director

TO: Chairman Linnehan and Members of the Lowell Planning Board

FROM: Judy Tymon, Senior Planner
Department of Planning and Development, Div. of Development Services

Shaun Shanahan
Building Commissioner

CC: Philip Nyman, Attorney for Applicant

DATE: November 2, 2016

RE: Rezone Review for 6 Industrial Ave.

IARR, LLC (Gervais Auto) has submitted an application to rezone a parcel located between 2 and 6 Industrial Ave. from High Rise Commercial (HRC) to General Industrial (GI). The property is vacant and was formerly used as a railroad ROW. The parcel contains some remnants of the old rail line as well as utility infrastructure owned by National Grid. The property abuts a parcel on the northwest side containing a small manufacturing building and abuts River Meadowbrook on the southeast side.

Development Services has reviewed the submittal on a preliminary basis and would like to offer the following comments relative to application submission:

1. The application as submitted demonstrates the applicant's desire to expand an Automotive Sales parking area to the subject parcel to accommodate an expansion of vehicle inventory.
2. The proposed change to the zoning would allow Automotive Sales, Outdoor in the General Industrial (GI) Zone. Automotive Sales, Outdoor is currently not allowed in the High Rise Commercial (HRC) Zone.
3. The applicant is not proposing a new use for the parcel. The rezone allows an expansion of an existing use (Automotive Sales, Outdoor) at 110 Industrial Ave. to the subject property.