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Cambridge, Mass. May 26, 1977

To the Honorable, the City Council of the
City of Cambridge:

The undersigned respectfully pray

that the text of the Zoning Ordinance of the City of Cambridge be amended as follows:

By adding, after Article X entitled Townhouse Development, a new Article XI entitled Planned Unit Development Ordinance which shall read as follows:

(see attached petition)

and by further amending the text of the Zoning Ordinance as follows:

In Article I, Section 5, paragraph 1, entitled Special Permits by striking the sentence, "The Board of Zoning Appeal may, in accordance with Chapter 40A of the General Laws, grant special permits for such designated uses without any finding of hardship." and substituting in place thereof the following sentence:

"The Board of Zoning Appeal may, in accordance with Chapter 40A of the General Laws, grant special permits for for such designated uses without any finding of hardship, except that the Planning Board shall be empowered to grant special permits for Planned Unit Developments, as specified in Article XI, Section 4."

In Article II, entitled Definitions, by inserting in alphabetical order the following:

"Net Residential Development Area

All land areas upon which residential buildings are constructed, including buildings of mixed residential and non-residential uses, and their attendant open spaces, driveways, walkways, and parking lots. Net residential development area shall not include land areas devoted solely to non-residential uses and to open spaces dedicated to public use." and

"Planned Unit Development (PUD)

A land development project comprehensively planned by the developer as an entity with a single site plan for a parcel of a size eligible for PUD development which permits flexibility in building siting, mixtures of housing types and land uses, usable open spaces, and the preservation of significant natural features."

PETITION

of Arthur C. Paris

for The Planning Board of the City of Cambridge

No. _____

_____ 19:

In City Council, 19:

Referred to the Committee on

Attest:

City Clerk.

In Article III, Section 1, entitled Establishment of Districts by adding, "16. Planned Unit Development - 1 Overlay District Moderate density mixed use development including commercial, office and a variety of residential uses."

"9. <u>Planned Unit Development</u>	Res.	Res.	Res.	Off.	Bus.	Bus.	Bus.	Ind.	Ind.	PUD
	<u>A</u>	<u>B</u>	<u>C</u>	<u>1,2,3</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>A</u>	<u>B</u>	<u>1</u>
a. All Residence Uses specified in Article IV, Section 2.1	1&2		1,2,3							SP
b. Conversion of Dwelling Structure as allowed in Article IV, Section 2.2										SP
c. All Institutional, Transportation and Utility Uses specified in Article IV, Section 2.3										SP
d. All Office and Laboratory Uses specified in Article IV, Section 2.4										SP
e. All Retail Business and Consumer Service Establishment uses specified in Article IV, Section 2.5										SP
f. Any other use allowed in Article IV alone or in combination with other uses										SP [#]

[#] May be allowed by permission of the Planning Board only if a substantial public benefit can be demonstrated.

In Article V, Section 2, entitled Table of Dimensional Requirements by adding after "Ind. B" the following:

<u>District</u>	<u>Max. Ratio of Floor Area to Lot Area</u>	<u>Minimum Lot Size in Sq. Ft.</u>	<u>Min. Lot Area for Each D. U. in Sq. Ft.</u>	<u>Minimum Lot Width in Feet</u>	<u>Minimum Yard in Feet</u> Front Side Rear	<u>Maximum Height in Feet</u>	<u>Min. Ratio of Usable Op. Sp. to Lot Area</u>
PUD-1	3.0	a) total site - 2.5 acres b) within site - as specified in Article XI Section 7	600	a) total site - none b) within site - none specified to be approved by Planning Board	none specified, to be approved by Planning Board	60 except 80 if bonus requirements specified in Article XI, Section 7 are met	15 except residential & non-residential requirements specified in Article XI, Section 7 must be met

In Article VII, Section 2 entitled Table of Parking Requirements, by adding after "Ind. B", in the same category, "P.U.D. 1".

(see attached)

Article XI. PLANNED UNIT DEVELOPMENT ORDINANCE

Section 1. Statement of Purpose

This Article of the Zoning Ordinance of the City of Cambridge is hereby adopted to encourage the construction of Planned Unit Developments. The Planned Unit Development districts and uses created herein are intended to provide greater opportunity for the construction of quality developments on large tracts of land, of at least two and one half (2 1/2) acres in size, by providing flexible guidelines which allow the integration of a variety of land uses and densities in one development.

Section 2. Definitions

A. Net Residential Development Area

All land areas upon which residential buildings are constructed, including buildings of mixed residential and non-residential uses, and their attendant open spaces, driveways, walkways, and parking lots. Net residential development area shall not include land areas devoted solely to non-residential uses and to open spaces dedicated to public use.

B. Planned Unit Development (PUD)

A land development project comprehensively planned by the developer as an entity with a single site plan for a parcel of a size eligible for PUD development which permits flexibility in building siting, mixtures of housing types and land uses, usable open spaces, and the preservation of significant natural features.

Section 3. Area of Applicability

A Planned Unit Development shall be allowed by Special Permit in PUD districts so designated from time to time on the zoning map and shall be regulated by the general development controls set forth in Section 6 and the specific development controls for individual PUD districts. Planned Unit Development districts shall be overlay districts on the zoning map and, for any land within a PUD district, a developer may choose to conform to either the controls which govern the base district or to the PUD development controls and process.

Section 4. Review of Planned Unit Development Applications

1. An application to construct a Planned Unit Development must be reviewed in a manner which is consistent with the procedures set forth in this section and those procedures required under Chapter 808 of the Acts of the Massachusetts Legislature, 1975, or any subsequent modification of Chapter 40A of the General Laws of the Commonwealth of Massachusetts.

2. Constitution of Review Authority

The Planning Board shall review and approve all applications for Special Permits to construct Planned Unit Developments. In reviewing an application for a Special Permit for a Planned Unit Development, the Planning Board may also seek the professional opinion of the staff of city departments, including, but not limited to, the Community Development Department, Public Works Department, Traffic and Parking Department, Police Department, Fire Department, Water Department, and School Department.

3. Pre-Application Conference

- a. A developer desiring to obtain a Special Permit to construct a Planned Unit Development may request a Pre-Application Conference with the Planning Board prior to submitting an application for the Special Permit. The purpose of the Pre-Application Conference shall be to familiarize both the developer and the Planning Board with each other's intentions with respect to the PUD. Although a Pre-Application Conference shall not be required, this preliminary meeting between the Planning Board and the developer is desirable since it should help clarify many procedural and policy issues.
- b. At the Pre-Application Conference, the Planning Board shall familiarize the developer with the process for obtaining a Special Permit for a PUD and explain to him issues that should be considered in planning the project. The developer shall discuss his range of options concerning development and inform the Planning Board of his development concept. Any statement made by either the Planning Board or the developer concerning potential disposition of a Special Permit application or the final form of the PUD shall not be legally binding.
- c. The developer shall not be required to present any written or graphic materials at the Pre-Application Conference. The Planning Board shall make available to the developer at this time any forms required for application for a Special Permit for a PUD.

4. Development Plan

a. A developer who wishes to apply for a Special Permit for a PUD must submit to the Planning Board a Development Plan completed on the appropriate forms which may be obtained from the Planning Board at the Pre-Application Conference or from the Community Development Department. The written and graphic information specified in Section 4.4c and on the appropriate forms must be submitted for the entire proposed project. A copy of the Development Plan shall remain open to the public during the application process and shall be located in the Community Development Department.

b. The purpose of the Development Plan shall be to provide the Planning Board with an opportunity for in-depth substantive review of the PUD before final designs are drawn.

c. The Development Plan shall include written and graphic materials in the appropriate number as specified by the Planning Board.

1) Written materials shall include, but not be limited to, the following: legal description of the total site proposed for development including exact location and a statement of present and proposed ownership; statement of development concept, including the planning objectives and the character of the development to be achieved through the PUD; development schedule indicating the appropriate date when construction of the PUD can be expected to begin and be completed; statement of intentions regarding the future selling or leasing of all or portions of the PUD, such as land areas, dwelling units, and public facilities; statement of financing plan, including projected sources and amounts of funds; statement of how utilities and other public works will be provided, including design standards; the impact of the development on existing city services outside the development; quantitative data including:

- a) parcel size
- b) proposed lot coverage of structures
- c) total amount of usable open space, both private and public
- d) total number and type of dwelling units by number of bedrooms
- e) projected rent levels by unit size
- f) approximate gross residential densities
- g) total amount in square footage of non-residential construction by type of use

- h) economic feasibility or market analysis including projected market area, for commercial development
- i) number of parking spaces to be provided by use
- j) total length of streets to be conveyed to the city government
- k) total length of streets to be held as private ways within the PUD
- l) total length by type of other public works to be conveyed to the city government
- m) number and types of public facilities.

2) Graphic materials shall include, but not be limited to, the following:

- a) map of existing site conditions, including contours, water course, flood plains, unique natural features, existing vegetation, soil types, existing buildings;
- b) map of existing land use;
- c) proposed lot lines and plot designs;
- d) location and floor area size of all existing and proposed buildings, structures, and other improvements including maximum heights, types of dwelling units, and non-residential structures by use;
- e) location and size in square feet of all areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, school sites, and similar public and semi-public uses;
- f) the existing and proposed circulation system of arterial, collector, and local streets, including off-street parking areas, service areas, loading areas, and major points of access to existing public rights-of-way;
- g) proposed pedestrian circulation system;
- h) existing and proposed utility systems including sanitary sewers, storm sewers, and water, electric, gas, and telephone lines;
- i) general landscape plan indicating the treatment of materials used for private and common open spaces;
- j) description of adjacent land areas, including land uses, zoning, densities, circulation systems, public facilities, and unique natural features of the landscape;
- k) proposed treatment of the perimeter of the PUD, including materials and techniques used such as screens, fences, and walls.

- d. When applying for a Special Permit to construct a PUD, a developer must pay for all expenses incident to advertising for public hearings that may be incurred by the Planning Board.

5. Review of Development Plan

- a. Within 65 days of the date of receipt of a complete application for a Special Permit to construct a PUD, the Planning Board shall hold a public hearing. The purpose of the public hearing shall be to solicit public opinion concerning the Development Plan.
- b. Between the date of submission of the application for a Special Permit to construct a PUD and the public hearing concerning the Development Plan, the Planning Board may submit the Development Plan for review to city departments, including, but not limited to, the Community Development Department, Public Works Department, Traffic and Parking Department, Police Department, Fire Department, Water Department, and School Department. Any city department desiring to comment on the Development Plan shall submit comments in writing to the Planning Board within 60 days of the date of receipt of the application for a Special Permit or no later than 5 days before the date of the public hearing. All written comments shall be made part of the application for a Special Permit and shall remain on public record.
- c. Within 21 days of the public hearing, the Planning Board shall make a determination concerning the Development Plan. If the Planning Board approves the Development Plan or conditionally approves the Development Plan with recommendations for modifications, then the developer must submit a Final Development Plan as specified in Section 4.6. If the Planning Board does not approve the Development Plan then the application for a Special Permit to construct a PUD shall be denied. If the Planning Board makes no decision within the specified time limit, then the Development Plan shall be considered approved and the developer shall prepare a Final Development Plan.
- d. Approval of the Development Plan shall be granted only upon determination by the Planning Board that the Development Plan:
 - 1) conforms with the General Development Controls set forth in Article XI, Section 6, and the development controls set forth for specific PUD districts;
 - 2) conforms with adopted policy plans or development guidelines for the portion of the city in which the PUD district is located;

- 3) provides benefits to the city which outweigh its adverse effects; in making this determination the Planning Board shall consider the following:
 - a) quality of site design, including integration of a variety of land uses, building types, and densities; preservation of natural features; compatibility with adjacent land uses; provision and type of open space; provision of other amenities designed to benefit the general public;
 - b) traffic flow and safety;
 - c) adequacy of utilities and other public works;
 - d) impact on existing public facilities within the city; and
 - e) potential fiscal impact.

6. Final Development Plan

- a. The purpose of the Final Development Plan shall be to set forth in final form the specifics of the development plan and to allow review for any additional items not presented in the design stage. ~~design stage.~~
- b. The developer shall submit a Final Development Plan to the Planning Board, no later than 59 days after the Public Hearing concerning the Development Plan. Failure to submit a Final Development Plan within the specified time period shall result in the termination of the application for a Special Permit to construct a PUD.
- c. The Final Development Plan shall consist of final versions of all statements and graphics presented in the ~~Preliminary~~ Development Plan and must contain any revisions which are required by the conditions imposed by the Planning Board at the time of conditional approval.
- d. The Planning Board shall call a public hearing to consider the Final Development Plan no later than 69 days after the public hearing concerning the Development Plan. The purpose of the public hearing shall be to solicit public opinion on the Final Development Plan with emphasis placed on reviewing modifications made to the Development Plan.
- e. The Planning Board shall make the decision to approve or disapprove the application for a Special Permit to construct a Planned Unit Development no later than 90 days after the public hearing concerning the Development Plan. Approval of the Final

Development Plan shall be granted only upon determination by the Planning Board that the Final Development Plan meets the evaluation criteria set forth in Section 4.5d and contains any revisions to the Development Plan requested by the Planning Board. If the Planning Board approves the Special Permit with conditions, the conditions must be agreed to in writing by the developer for the Special Permit to be approved. The Planning Board shall make its final decision in writing and shall specify its reasons for disapproving any application for a Special Permit to construct a PUD. If the Planning Board makes no decision within the specified time limit, then the Final Development Plan shall be considered approved and the Special Permit to construct a PUD shall be granted.

7. Amendments to Final Development Plan

a. After approval of the Final Development Plan by the Planning Board, the developer may seek amendments to the Final Development Plan, only if he encounters difficulties in constructing the PUD which could not have reasonably been foreseen, such as terrain or soil conditions or other complications.

b. Amendments to the Final Development Plan shall be considered major or minor. Minor amendments, as specified in Section 4.7c, shall be authorized by written approval of the Planning Board. Major amendments, as specified in Section 4.7d, shall be considered as an original application for a Special Permit to construct a PUD and shall be subject to procedures specified in Sections 4.4 through 4.6. The Planning Board shall decide whether proposed changes are major or minor.

c. Minor amendments are changes which do not alter the concept of the PUD in terms of density, floor area ratio, land usage, height, provision of open space, or the physical relationship of elements of the development. Minor amendments shall include, but not be limited to, small changes in floor space, mix of uses, density, lot coverage, height, setbacks, lot sizes, open space; changes in the location of buildings, open space, or parking; or realignment of minor streets.

d. Major amendments represent substantial deviations from the PUD concept approved by the Planning Board. Major amendments shall include, but not be limited to, large changes in floor space, mix of uses, density, lot coverage, height, setbacks, lot sizes, open space; changes in the location of buildings, open space, or parking; or changes in the circulation system.

Section 5. Enforcement

1. Commencement of Construction

a. The developer shall begin construction of the PUD within 12 months of the date of the granting of the Special Permit to construct a PUD. The Planning Board may grant in writing an extension of this time period of up to 12 months upon demonstration of good cause by the developer. If the developer fails to commence construction of the PUD within the specified time, the Special Permit shall lapse.

b. If the PUD is to be developed in stages, then the developer must begin the construction of each stage within the time limits specified in the Final Development Plan. Construction in each phase shall include all the elements of that phase specified in the Final Development Plan.

c. The Planning Board, or its designee, shall periodically monitor the construction of the PUD, with respect to start of construction and development phasing. If the Planning Board, or its designee, finds that either the developer has failed to begin development within the specified time period or that the developer is not proceeding in accordance with the approved development phasing, with respect to either timing or construction of an approved mix of project elements, then the Planning Board shall review the PUD and may extend the initiation time or the length of time needed to complete a phase, revoke the Special Permit, or recommend that the developer amend the Final Development Plan subject to procedures specified in Section 4.7. If the Planning Board revokes a Special Permit then the Final Development Plan shall be declared null and void.

Section 6. General Development Controls

1. The following regulations shall control development within each PUD district. However, the Planning Board may waive any requirement if it is satisfied that unique conditions of the site or development plan warrant it.

2. Conformance with Existing Policy Plans

Development proposals for PUD's shall make every effort to conform to existing policy plans which may be established from time to time for specific areas of the city by the Planning Board or City Council.

3. Standards for Construction of Roadways

- a. All new roadways within a PUD shall be constructed in conformance with standards established by the Department of Traffic and Parking.
- b. Any existing private way or subsequently constructed private way in a PUD may be accepted by the City as a public way only if it meets the Minimum Standards for Acceptance of Existing Private Ways as Public Ways as adopted by the Planning Board.
- c. The design of the overall circulation pattern shall be prepared in accordance with the principles and concepts established in "Recommended Practices for Subdivision Streets" prepared by the Institute of Traffic Engineers (1965).

4. Standards for Construction of Utilities and Public Works

- a. All improvements to the site which include the installation of utilities, public lighting, sewers, and other public works shall be constructed according to criteria established by the Public Works Department, Water Department, Electrical Department, the Planning Board, and other appropriate departments.
- b. If the developer himself provides public works, roadways, and utility improvements to the site, the Planning Board may require the developer to post a performance bond.

5. Landscaping

All open areas within a PUD which are not used as driveways, walkways, or parking lots shall be landscaped in an appropriate manner utilizing both natural and manmade materials such as grass, trees, shrubs, and benches. Wherever possible, deciduous trees should be planted along new and existing streets. Plazas, arcades, malls, and similar manmade developments shall be counted as landscaped areas. In addition, landscaping within a PUD shall conform to any landscaping criteria or requirements which may be adopted by the Planning Board or City Council from time to time, except that any PUD's developed prior to the establishment of formal landscaping regulations shall not have to conform to them. Outdoor lighting shall be considered in the landscaping plan and shall be designed to complement both man-made and natural elements of the PUD.

6. Environmental Performance Standards

All uses in a PUD district shall conform to all federal, state, and local laws and regulations regarding the environment such as laws and regulations concerning noise, air quality, water quality, radiation, and radioactivity.

Section 7. PUD-1 District: Development Controls

1. The PUD-1 district is intended to provide the opportunity for a medium-density mixed use development with commercial, office, and a variety of residential uses.

2. Uses Allowed in a PUD-1 District

a. The following uses alone or in combination with other uses shall be allowed upon permission of the Planning Board:

- 1) All Residence Uses specified in Article 4, Section 2.1
- 2) Conversion of Dwelling Structure as allowed in Article 4, Section 2.2
- 3) All Institutional, Transportation, and Utility Uses specified in Article 4, Section 2.3
- 4) All Office and Laboratory Uses specified in Article 4, Section 2.4
- 5) All Retail Business and Consumer Service Establishment uses specified in Article 4, Section 2.5

b. Any other use, alone or in combination with other uses, contained in Article 4 may be allowed by permission of the Planning Board only if a substantial public benefit can be demonstrated.

3. Floor Area Ratio

The maximum ratio of floor area to total lot area shall be 3.0.

4. Minimum Lot Size

a. The minimum size for the overall development site shall be two and one half (2 1/2) acres.

b. If residential buildings are to be sold as separate buildings and lots, with no land held in common, then the minimum individual lot size within a PUD-1 shall be 5,000 square feet or 600 square feet for each dwelling unit, whichever is larger. This

provision shall not apply to the sale of individual townhouses and their yards.

c. If residential buildings are to be sold as separate buildings or townhouse, with or without separate lots, and open space is to be provided on a common ownership basis, then the size of the individual lots may be reduced so long as all residents have guaranteed access to common lands and the open space requirements in Section 7.8 are met.

d. There shall be no minimum lot size for non-residential uses within a PUD-1 district.

5. Minimum Lot Area per Dwelling Unit

For the purpose of computing residential density, the minimum lot area for each Dwelling Unit shall be 600 square feet. Residential density shall be computed based on the entire development site.

6. Minimum Lot Width and Yard Requirements

a. There shall be no minimum lot width for the overall development site.

b. There shall be no specified front, rear, and side setbacks nor minimum lot width for development within a PUD-1. The Planning Board shall approve all setbacks for buildings.

7. Height

a. The maximum height of any building shall be 60 feet, except as modified in Section 7.7b.

b. The maximum allowable height may be increased to 80 feet upon permission of the Planning Board, if the Planning Board finds that provision of any of the following amenities provides substantial public benefit.

- 1) open space or recreational facilities dedicated to public use;
- 2) walkways or similar facilities which enable the public to have access through the PUD to existing areas of unique natural or man-made value;
- 3) development design, which enhances any unique natural or man-made features of the site or abutting areas;

- 4) pedestrian malls, arcades, decks, bridges, or similar facilities within the interior of the PUD which are designed to appeal to the general public;
- 5) designs for residential development which are intended to appeal to a family population;
- 6) provision of residential development for a mixture of economic groups, utilizing federal, state, or private programs, conditional upon the provision of appropriate legal assurances that a mixed income development will be implemented;
- 7) other amenities that the developer may propose which the Planning Board feels provide unique advantages to the general public or which contribute to achieving city development goals.

8. Usable Open Space

- a. The minimum ratio of usable open space to total area as defined in Article II and Article V, Section 4, to total lot area shall be 15%, except as modified below.
- b. The minimum ratio of total usable open space, whether provided on individual lots or in areas to be held in common ownership or a combination of the two, to net residential development area, shall be 25%. For the remainder of the development, the minimum ratio of total usable open space to lot area shall be 10% so long as the overall 15% ratio for the entire site is satisfied.
- c. The Planning Board may reduce the usable open space requirement if the development is located adjacent to a public open space and if the development is physically and functionally integrated with the open space by means of building orientation, location of building entrances, pedestrian linkages between major activity centers, or similar factors.
- d. Usable open space shall include parks, plazas, landscaped areas open to the sky, playgrounds, and pedestrian ways such as bridges, decks, arcades, loggias, and gallerias as specified by the Planning Board.

9. Perimeter and Transition

Any part of the perimeter of a PUD-1 which fronts on an existing street or public open space shall be so designed as to complement and harmonize with adjacent land uses with respect to scale, density, setback, bulk, height, landscaping, and screening.

10. Parking and Loading Requirements

a. Development in a PUD-1 district shall conform to the off-street Parking and Loading Requirements set forth in Article VII.

b. Off-street parking facilities shall be provided as follows:

1) Residence: Minimum number of spaces per group of dwelling units: 10 per 10.

2) Public Assembly: Number of seats requiring one space: 35

c. Institutional, Retail, and Office: Number of Square Feet of Gross Floor Area Requiring One space:

1) Institutional: 1,800 square feet

2) Retail and Office:

Ground Floor: 900 square feet

Other Level: 1,800 square feet

Cambridge, Mass. May 23, 19 77

To the Honorable, the City Council of the
City of Cambridge:

The undersigned respectfully pray
that the map accompanying the text of the Zoning Ordinance of the City of
Cambridge be amended as follows:

By overlaying the existing zoning, Residence C-3 and Business B, with the
designation Planned Unit Development-1 for the area which is bounded and
described as follows:

Beginning at a point said point being the intersection of the southwestern
lot line of lot number 47 as shown on Assessors' Plat #165 and the
southeastern lot line of lot number 47 as shown on Assessors' Plat #165;

Thence running northeasterly along the southeastern lot line of lot
number 47 as shown on Assessors' Plat #165 and its extension 498
feet more or less to a point said point being the intersection of the
southeastern lot line of lot number 47 as shown on Assessors' Plat
#165 and its extension and the centerline of Bennett Street;

Thence running southeasterly along the centerline of Bennett Street
60 feet more or less to a point said point being the intersection of
the centerline of Bennett Street and the centerline of Eliot Square;

Thence running northeasterly along the centerline of Eliot Square 215
feet more or less to a point said point being the intersection of the
centerline of Eliot Square and the centerline of Mt. Auburn Street;

Thence running northwesterly along the centerline of Mt. Auburn
Street 435 feet more or less to a point said point being the inter-
section of the centerline of Mt. Auburn Street and the centerline of
University Road and its extension;

Thence running southwestly along the centerline of University Road
and its extension 696 feet more or less to a point said point being the
intersection of the centerline of University Road and its extension and
the northeasterly lot line of lot number 26 as shown on Assessors'
Plat #165;

Thence running southeasterly along the northeastern lot line of lot
number 26 as shown on Assessors' Plat #165, 15 feet more or less
to a point said point being the intersection of the northeastern lot line
of lot number 26 as shown on Assessors' Plat #165 and the northwestern
lot line of lot number 47 as shown on Assessors' Plat #165;

PETITION

of Arthur C. Parry

for the Planning Board of the City of Cambridge

No. _____

_____ 19:

In City Council, 19:

Referred to the Committee on

Attest:

City Clerk.

Thence running southwesterly along the northwestern lot line of lot number 47 as shown on Assessors' Plat #165, 80 feet ~~more or~~ less to a point said point being the intersection of the northwestern lot line of lot number 47 as shown on Assessors' Plat #165 and the southwestern lot line of lot #47 as shown on Assessors Plat #165;

Thence running southeasterly along the southwestern lot line 441 feet more or less to the point of origin and which comprises an area of 287, 638 square feet more or less.

O-33

Comm. from Arthur Parris, Chairman, Planning Board, transmitting a proposed amendment to the Zoning Ordinances by adding a new Article XI entitled, "Planned Unit Development Ordinance".

In City Council,
June 6, 1977

6/6/77
Referred to The
Planning Board
for
Hearing and Report

FORM 1018