

Amendment 205

AN ORDINANCE AMENDING ARTICLE III OF THE WORCESTER ZONING ORDINANCE ADOPTED APRIL 2, 1991 RELATIVE TO EXTENSION OF THE ML-2.0 ZONING DISTRICT TO LAND AT 57 SOUTHGATE STREET AND 92 GARDNER STREET

Be it ordained by the City Council of the City of Worcester as follows:

SECTION 1

Article III, Section 2 of the Worcester Zoning Ordinance is hereby amended to alter the official Zoning Map by changing the area within the boundaries hereinafter described to Manufacturing, Limited-2 (ML-2.0):

Beginning at a point at the intersection of the southwestern boundary line of land at 57 Southgate Street now or formerly owned by O&S REALTY, LLC and the northwestern boundary line of land at 67 Southgate Street now or formerly owned by JAMES M. GASEK, said point located on the southeasterly side of Southgate Street 260 feet, more or less, northeast of the northeasterly side of Grand Street;

Thence, Northwesterly 22 and one-half feet, more or less, perpendicular to Southgate Street to a point on the centerline of Southgate Street;

Thence, Northeasterly 157 feet, more or less, along the centerline of Southgate Street, to a point;

Thence, Southeasterly 22 and one-half feet, more or less, perpendicular to Southgate Street to a point at the intersection of the southeasterly side of Southgate Street, and the northwestern and northeastern boundary lines of land now or formerly owned by O&S REALTY, LLC;

Thence, Southeasterly 85 feet, more or less, along the northeastern boundary line of property now or formerly of O&S REALTY, LLC, to a point;

Thence, Northeasterly 158 feet, more or less, along the northwestern boundary line of property now or formerly of O&S REALTY, LLC, to a point at the intersection with the existing zoning district line separating the RG-5 and ML-2.0 zones;

Thence, Southeasterly and then Southwesterly 322 feet, more or less, along the existing zoning district line separating the RG-5 and ML-2.0 zones, to a point on the southwestern property line of O&S REALTY, LLC;

Thence, Northwesterly 95 feet, more or less, along the southwestern boundary line of property now or formerly of O&S REALTY, LLC, to the point of beginning;

SECTION 2

Article III, Section 2 of the Worcester Zoning Ordinance is hereby amended to alter the official Zoning Map by changing the area within the boundaries hereinafter described to Manufacturing, Limited-2 (ML-2.0):

Beginning at a point on the northwesterly side of Southgate Street, said point being located 152 feet, more or less, southwest of the southwest side of Gardner Street, corresponding to the existing zoning district line separating the RG-5 and ML-2.0 zones;

Thence, Southeasterly 22 and one half feet, more or less, perpendicular to Southgate Street to a point on the centerline of Southgate Street;

Thence, Southwesterly 135 feet, more or less, along the centerline of Southgate Street, to a point;

Thence, Northwesterly 22 and one half feet, more or less, perpendicular to Southgate Street to a point corresponding to the intersection of the southeastern and southwestern boundary lines of property now or formerly of GARDENER TRUST, LLC;

Thence, Northwesterly 138 feet, more or less, along the southwestern boundary line of property now or formerly of GARDENER TRUST, LLC, to a point;

Thence, Northeasterly 61 feet, more or less, along the northwestern boundary line of property now or formerly of GARDENER TRUST, LLC, to a point;

Thence, Northwesterly 4 feet, more or less, along the southwestern boundary line of property now or formerly of GARDENER TRUST, LLC, to a point;

Thence, Northeasterly 71 feet, more or less, along the northwestern boundary line of property now or formerly of GARDENER TRUST, LLC, to a point at the intersection with the existing zoning district line separating the RG-5 and ML-2.0 zones;

Thence, Southeasterly 146 feet, more or less, along the existing zoning district line separating the RG-5 and ML-2.0 zones, to the point of beginning.

In City Council December 15, 2015

Passed to be ordained by a yea and nay vote of Yen Yeas and No Nays.

A Copy. Attest:

David J. Rushford, Clerk

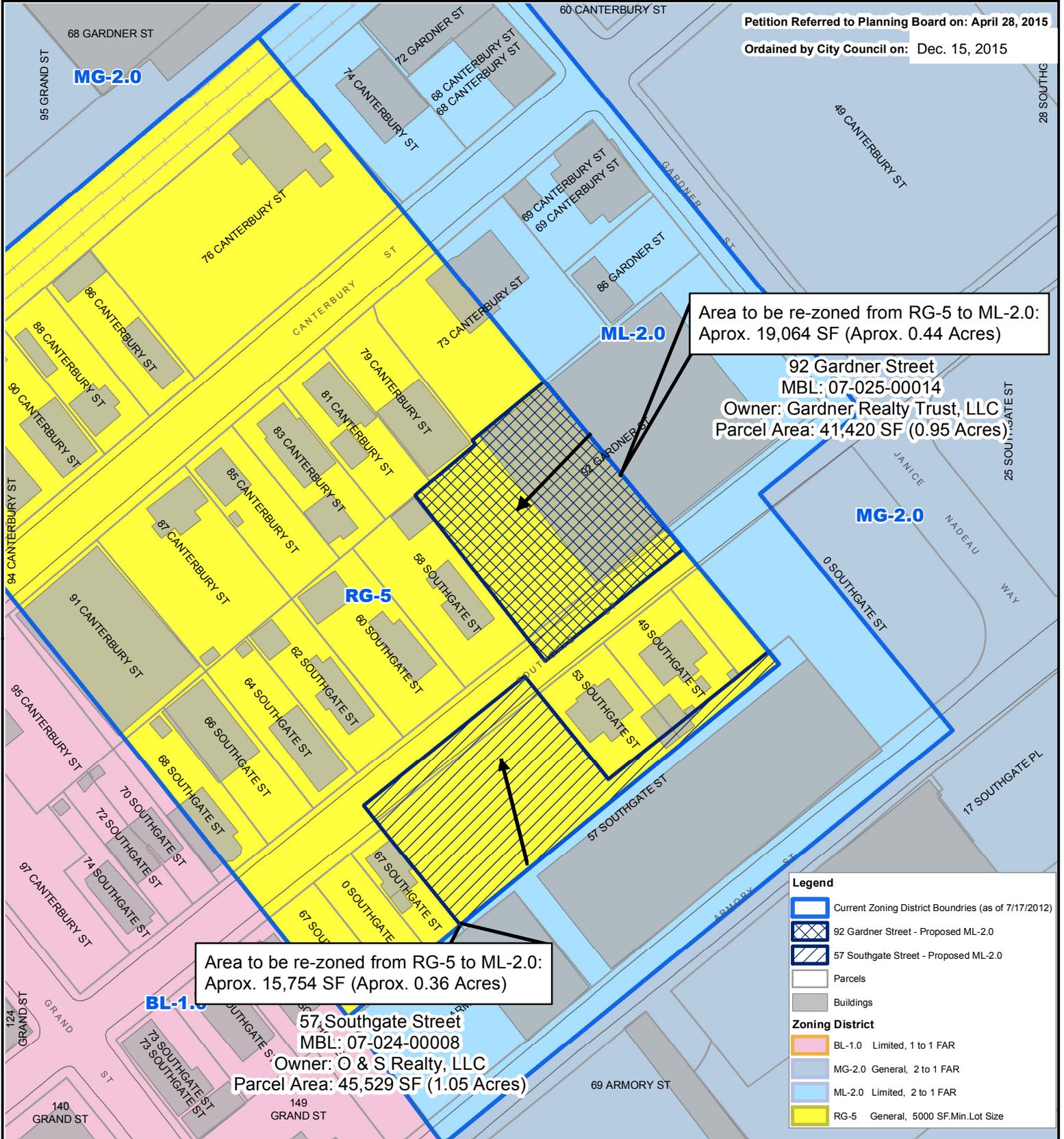
David J. Rushford

City Clerk

92 Gardner Street & 57 Southgate Street City of Worcester, MA Zoning Change Request: From RG-5 to ML-2.0

Petition Referred to Planning Board on: April 28, 2015

Ordned by City Council on: Dec. 15, 2015



Area to be re-zoned from RG-5 to ML-2.0:
Approx. 19,064 SF (Approx. 0.44 Acres)

92 Gardner Street
MBL: 07-025-00014
Owner: Gardner Realty Trust, LLC
Parcel Area: 41,420 SF (0.95 Acres)

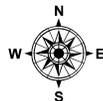
Area to be re-zoned from RG-5 to ML-2.0:
Approx. 15,754 SF (Approx. 0.36 Acres)

57 Southgate Street
MBL: 07-024-00008
Owner: O & S Realty, LLC
Parcel Area: 45,529 SF (1.05 Acres)

Legend	
	Current Zoning District Boundaries (as of 7/17/2012)
	92 Gardner Street - Proposed ML-2.0
	57 Southgate Street - Proposed ML-2.0
	Parcels
	Buildings
Zoning District	
	BL-1.0 Limited, 1 to 1 FAR
	MG-2.0 General, 2 to 1 FAR
	ML-2.0 Limited, 2 to 1 FAR
	RG-5 General, 5000 SF.Min.Lot Size



1 inch = 100 feet



Produced by City of Worcester
Executive Office of Economic Development
Planning and Regulatory Services Division

DATA SOURCES:

All data: City of Worcester Geographic Information System
Original Data - Digitized at 1:480 scale (Data true resolution: 1 inch = 40 feet).
Updated Using Spring 2003 Aerial Photography at 1:1,200 scale (1 inch = 100 feet)
Further Updates Using City of Worcester Information

COORDINATE SYSTEM:

All map data is in the Massachusetts State Plane Coordinate system,
North American Datum of 1983, Massachusetts Mainland Zone (4151).
Units are measured in Feet.

