

AN ORDINANCE AMENDING ARTICLE III
OF THE WORCESTER ZONING ORDINANCE ADOPTED APRIL
2, 1991 RELATIVE TO THE EXTENSION OF THE BUSINESS GENERAL-6.0
AND COMMERCIAL CORRIDOR OVERLAY ZONING DISTRICTS
IN THE VICINITY OF LAGRANGE STREET

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

Article III, Section 2 of the Worcester Zoning Ordinance be and is hereby amended to alter the official zoning map by changing the area within the boundaries hereinafter described to Business, General-6.0 (BG-6.0) and by extending the Commercial Corridor Overlay District (CCOD) over the same area:

Beginning at a point of intersection between the southwestern boundary line of LaGrange Street and the boundary line separating property now or formerly of JOSEPH M + STEPHEN A KROSOCZKA and property now or formerly of IGLESIA CRISTIANA DE LA COMUNIDAD;

Thence, Southwesterly 170 feet, more or less, following the boundary line separating property now or formerly of JOSEPH M + STEPHEN A KROSOCZKA and property now or formerly of IGLESIA CRISTIANA DE LA COMUNIDAD, to a point;

Thence, Southwesterly 52 feet, and northwesterly 28 feet, more or less, following the boundary line separating property now or formerly of JOSEPH M + STEPHEN A KROSOCZKA and property now or formerly of MARIA L FRANCESCHI, to a point;

Thence, Southwesterly 100 feet, more or less, following the boundary line separating property now or formerly of JOSEPH M + STEPHEN A KROSOCZKA and property now or formerly of 43 OREAD STREET LLC, to a point on the northeastern boundary line of Oread Street;

Thence, Southwesterly 25 feet, more or less, perpendicular to Oread Street to a point on the centerline of Oread Street;

Thence, Southeasterly 200 feet, more or less, along the centerline of Oread Street, to a point;

Thence, Northeasterly 25 feet, more or less, perpendicular to Oread Street to a point of intersection between the northeastern boundary line of Oread Street and the boundary line separating property now or formerly of JOSEPH M + STEPHEN A KROSOCZKA and property now or formerly of JOSE A GRAJALES;

Thence, Northeasterly 100 feet, and southeasterly 50 feet, more or less, along the boundary line separating property now or formerly of JOSEPH M + STEPHEN A KROSOCZKA and property now or formerly of JOSE A GRAJALES, to a point;

Thence, Southeasterly 48 feet, more or less, along the boundary line separating property now or formerly of JOSEPH M + STEPHEN A KROSOCZKA and property now or formerly of MARTHA ROGELIA MONZON, to a point;

Thence, Southeasterly 78 feet, more or less, along the boundary line separating property now or formerly of JOSEPH M + STEPHEN A KROSOCZKA and property now or formerly of JULIO ROMERO, to a point;

Thence, Northeasterly 180 feet, more or less, along the boundary line separating property now or formerly of JOSEPH M + STEPHEN A KROSOCZKA and property now or formerly of NEW YORK CENTRAL LINES, to a point of intersection with the boundary line separating the BG-6.0 and MG-2.0 zoning districts;

Thence, Northeasterly 470 feet, more or less, along the boundary line separating the BG-6.0 and MG-2.0 zoning districts, to a point of intersection with the centerline of Jackson Street;

Thence, Northwesterly 105 feet, more or less, along the centerline of Jackson Street, to a point;

Thence, Southwesterly 20 feet, more or less, perpendicular to Jackson Street to a point of intersection between the southwestern boundary line of Jackson Street and the boundary line separating property now or formerly of SEM TEC INC and property now or formerly of BRADY SULLIVAN WORCESTER PROPERTIES LLC;

Thence, Southwesterly 134 feet, and northwesterly 69 feet, more or less, along the boundary line separating property now or formerly of SEM TEC INC and property now or formerly of BRADY SULLIVAN WORCESTER PROPERTIES LLC, to a point;

Thence, Northwesterly 97 feet, more or less, along the boundary line separating property now or formerly of JOSEPH M + STEPHEN A KROSOCZKA and property now or formerly of BRADY SULLIVAN WORCESTER PROPERTIES LLC, to a point;

Thence, Southwesterly 165 feet, more or less, along the boundary line separating property now or formerly of JOSEPH M + STEPHEN A KROSOCZKA and property now or formerly of 98 BEACON LLC, to a point of intersection on the northeastern boundary line of LaGrange Street;

Thence, Southwesterly 40 feet, more or less, to the point of beginning.

In City Council October 27, 2020

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

A Copy. Attest:

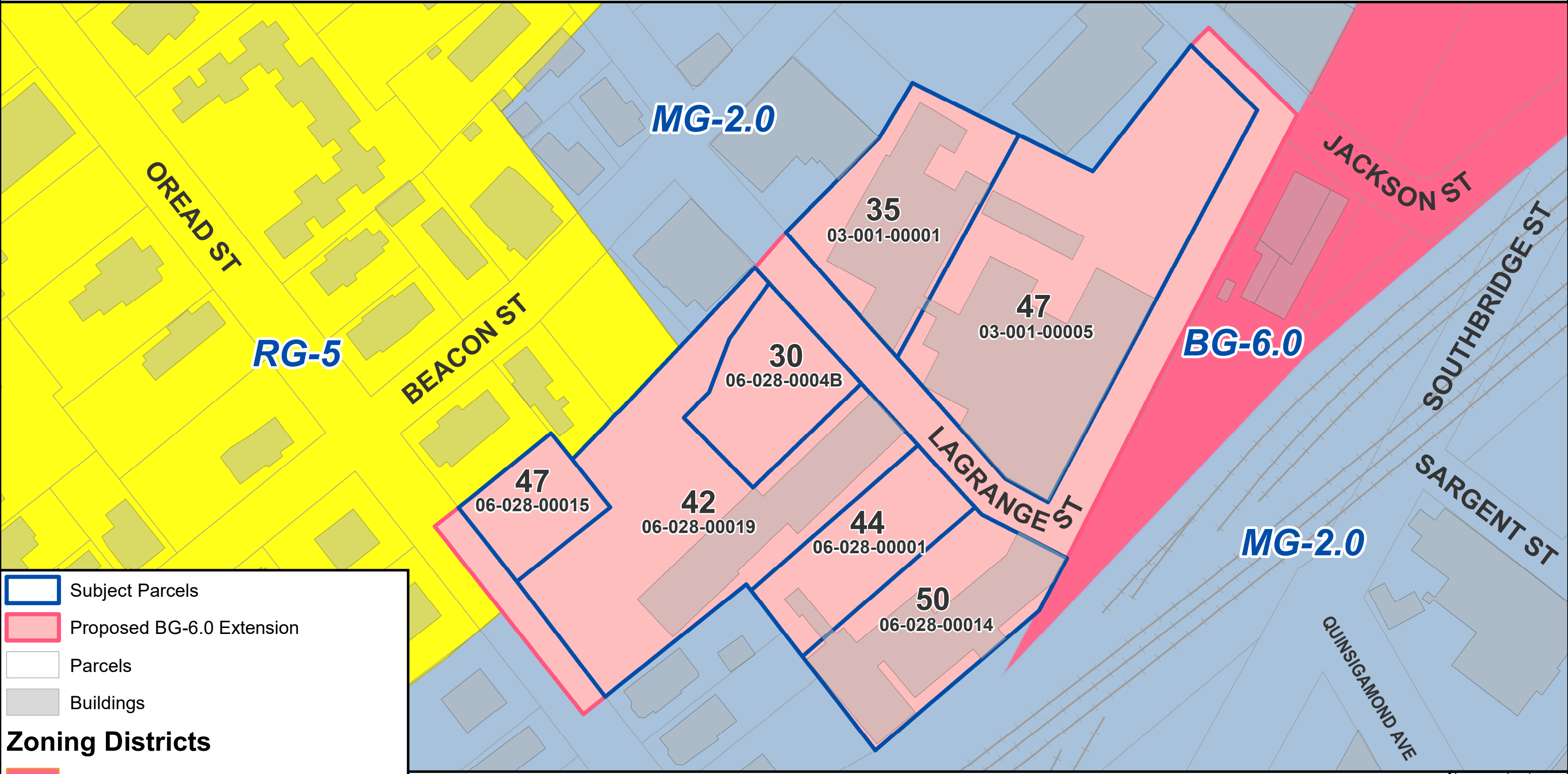
Nikolin Vangjeli, Clerk

A handwritten signature in black ink, appearing to read 'Nikolin Vangjeli', is written over a rectangular area of light blue dotted paper.

City Clerk

30, 35, 42, 44, 47 & 50 Lagrange Street and 47 Oread Street

Zoning Map Amendment Request – BG-6.0 Extension (approximately 201,429 SF / 4.62 acres)



Subject Parcels

Proposed BG-6.0 Extension

Parcels

Buildings

Zoning Districts

BG-6.0 General, 6 to 1 FAR

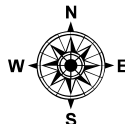
MG-2.0 General, 2 to 1 FAR

RG-5 General, 5000 SF Min Lot Size

Produced by City of Worcester
Executive Office of Economic Development
DIVISION NAME

Considerable effort has been made to ensure the accuracy, correctness and timeliness of data presented; however, this information is only as accurate as its sources and may not reflect the most current information. The City of Worcester assumes no liability for any errors, omissions or inaccuracies and makes no warranty, representation or guaranty of any kind as to the content or for any decisions made or actions taken or not taken by the user based upon any information provided on this map.

July 21, 2020

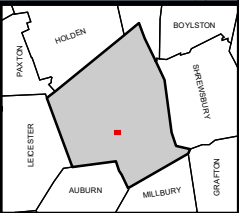


1 inch = 80 feet

0 0.0045 0.009 0.0135 0.018 0.0225 Miles

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.



30, 35, 42, 44, 47 & 50 Lagrange Street and 47 Oread Street

Zoning Map Amendment Request – CCOD-D Extension (approximately 201,000 SF / 4.62 acres)



Legend

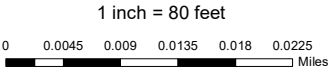
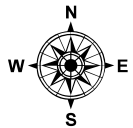
- Subject Parcels
- Proposed CCOD-D Extension
- Parcels
- Buildings

Zoning Overlay Districts

- CCOD-D: Downtown Parking Subarea
- DSOD - Downtown/Blackstone Canal Sign
- AR - Adaptive Reuse

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