

Amendment 1231

AN ORDINANCE AMENDING ARTICLE III OF THE WORCESTER ZONING ORDINANCE ADOPTED APRIL 2, 1991, RELATIVE TO EXTENSION OF THE BUSINESS, GENERAL-2.0 (BG-2.0), RESIDENCE, GENERAL-5 (RG-5), RESIDENCE, LIMITED-7 (RL-7), AND RESIDENCE, SINGLE FAMILY-7 (RS-7) ZONING DISTRICTS IN THE VICINITY OF COES POND, MILL STREET, PARK AVENUE, COES SQUARE, COES STREET, BROOKLINE STREET, FIRST STREET, AND LAKESIDE AVENUE.

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

Extension of BG-2.0

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 be included within the Business, General - 2.0 (BG-2.0) Zoning District:

Beginning at the Northernmost point of the property now or formerly owned by JABBAR, MOHAMMAD at the intersection with the existing boundary line separating the property now or formerly owned by HURLEY, KELLIE and the property now or formerly owned by WORCESTER CONSERVATION COMMISSION;

Thence Southerly 24 feet and Southwesterly 37 feet, more or less, along the existing boundary line separating the property now or formerly owned by JABBAR, MOHAMMAD and property now or formerly owned by WORCESTER CONSERVATION COMMISSION, to a point of intersection with the existing boundary line separating the BL-1.0 and RS-7 zoning districts;

Thence generally Southeasterly 3,200 feet, more or less, along the existing boundary line separating the BL-1.0 and RS-7 zoning districts, to a point of intersection with property now or formerly owned by CITY OF WORCESTER (known as "Coes Beach");

Thence generally Southeasterly 950 feet, more or less, along the existing boundary line separating the property now or formerly owned by CITY OF WORCESTER (known as "Coes Beach") and the property now or formerly owned by WORCESTER CONSERVATION COMMISSION;

Thence generally Easterly 85 feet, more or less, along the existing boundary line separating the property now or formerly owned by WORCESTER CONSERVATION COMMISSION and the property by CITY OF WORCESTER (known as "Coes Knife Dam"), to the point of intersection with the existing boundary line separating the RS-7 and ML-1.0 zoning districts;

Thence generally Northeasterly 690 feet, more or less, along the existing boundary line separating the RS-7 and ML-1.0 zoning districts, to the point of intersection with the

boundary line of property now or formerly owned by WORCESTER HOUSING AUTHORITY;

Thence Southeasterly 735 feet, more or less, along the existing boundary line separating the property now or formerly owned by WORCESTER CONSERVATION COMMISSION and property now or formerly owned by WORCESTER HOUSING AUTHORITY, to a point;

Thence Northeasterly 50 feet, more or less, along the existing boundary line separating the property now or formerly owned by WORCESTER CONSERVATION COMMISSION and property now or formerly owned by WORCESTER HOUSING AUTHORITY, to a point on the southerly sideline of Lakeside Avenue;

Thence Northeasterly 20 feet, more or less, along a line perpendicular to Lakeside Avenue, to a point on centerline of Lakeside Avenue, which is also the existing boundary line separating the RG-5 and ML-1.0 zoning districts;

Thence Southeasterly 350 feet, more or less, along the existing boundary line separating the RG-5 and ML-1.0 zoning districts, to a point on the centerline of Lakeside Avenue;

Thence Southerly 20 feet, more or less, along a line perpendicular to Lakeside Avenue, to a point of intersection with the existing boundary line separating the property now or formerly owned by WORCESTER CONSERVATION COMMISSION and property now or formerly owned by WORCESTER HOUSING AUTHORITY;

Thence Southerly 50 feet, and Southeasterly 180 feet, more or less, along the existing boundary line separating the property now or formerly owned by WORCESTER CONSERVATION COMMISSION and property now or formerly owned by WORCESTER HOUSING AUTHORITY, to a point of intersection with property now or formerly owned by J + E REALTY LLC;

Thence Northeasterly 60 feet, more or less, along the existing boundary line separating the property now or formerly owned by WORCESTER HOUSING AUTHORITY and property now or formerly owned by J + E REALTY LLC to the southerly sideline of Lakeside Avenue;

Thence Northeasterly 10 feet, more or less, along a line perpendicular to Lakeside Avenue, to the point of intersection with the existing boundary line separating the ML-1.0 and RG-5 zoning districts;

Thence generally Southeasterly 210 feet, more or less, along the existing boundary line separating the ML-1.0 and RG-5 zoning districts, to the point in Lovell Street at the intersection with the existing boundary lines separating the ML-1.0, RG-5, RL-7, and BG-2.0 zoning districts;

Thence Southeasterly 155 feet, and Southwesterly 335 feet, more or less, along the existing

boundary line separating the ML-1.0 and BG-2.0 zoning districts, to a point on the centerline of Park Avenue;

Thence Northwesterly 247 feet, more or less, along the existing boundary line separating the ML-1.0 and BG-2.0 zoning districts, to the point on the centerline of Coes Street at intersection with the existing boundary lines separating the ML-1.0, BG-2.0, and RL-7 zoning districts;

Thence generally Westerly 1,200 feet, more or less, along the existing boundary line separating the ML-1.0 and RL-7 zoning districts within Coes Street, to a point at the intersection of Coes Street and Mill Street;

Thence generally Westerly 220 feet, more or less, along the existing boundary line separating the ML-1.0 and RL-7 zoning districts within Mill Street, to the point of intersection with the existing boundary lines separating the ML-1.0, RL-7, and RS-7 zoning districts;

Thence Westerly 168 feet, more or less, along the existing boundary line separating the ML-1.0 and RS-7 zoning districts, to a point on the centerline of Mill Street;

Thence generally Westerly 515 feet, more or less, along the centerline of Mill Street, to a point on said centerline;

Thence Southerly 40 feet, more or less, along a line perpendicular to Mill Street, to the point of intersection on the southern sideline of Mill Street with the existing boundary line separating the property now or formerly owned by BEATTY, ELEANOR J and property now or formerly owned by MILL STREET APARTMENTS LLC;

Thence Southerly 146 feet, more or less, along the western boundary line of the property now or formerly owned by BEATTY, ELEANOR J, to the point of intersection with the boundaries separating properties now or formerly owned by ZELAYANDIA, ONEL and now or formerly owned by MILL STREET APARTMENTS LLC;

Thence Westerly 152 feet, more or less, along the boundary line separating the property now or formerly owned by ZELAYANDIA, ONEL and property now or formerly owned by MILL STREET APARTMENTS LLC, to a point;

Thence Southwesterly 85 feet, and Southerly 30 feet, more or less, along the boundary line separating the property now or formerly owned by WRIXON, DANIEL J & JOANNE L and property now or formerly owned by MILL STREET APARTMENTS LLC, to a point;

Thence Southwesterly 127 feet, more or less, along the boundary line separating the property now or formerly owned by BURNS, GEORGE L JR and property now or formerly owned by MILL STREET APARTMENTS LLC, to a point;

Thence generally Northerly 143 feet, more or less, along the western boundary line of

property now or formerly owned by MILL STREET APARTMENTS LLC, to the point of intersection with the existing boundary line separating the BL-1.0 and RS-7 zoning districts;

Thence Northwesterly 111 feet, more or less, along the existing boundary line separating the BL-1.0 and RS-7 zoning districts, to a point;

Thence Southwesterly 260 feet, more or less, along the eastern boundary line of property now or formerly owned by WORCESTER MILL LLC, to the point of intersection with the boundary line separating property now or formerly owned by CITY OF WORCESTER and property now or formerly owned by SOFFAN, JAMES;

Thence Northwesterly 1,165 feet, more or less, along the southern boundary line of property now or formerly owned by WORCESTER MILL LLC, to the point of intersection with the boundary line separating property now or formerly owned by SOFFAN, JAMES and property now or formerly owned by MILL HILL CONDOMINIUM;

Thence Northwesterly 54 feet, more or less, along the southern boundary line of property now or formerly owned by MILL HILL CONDOMINIUM, to the point of intersection with the boundary line separating property now or formerly owned by SOFFAN, JAMES and property now or formerly owned by 267 MILL STREET LLC;

Thence Southwesterly 51 feet, more or less, along the boundary line separating property now or formerly owned by 267 MILL STREET LLC and property now or formerly owned by SOFFAN, JAMES, to the point of intersection with the existing boundary line separating the BL-1.0 and RS-7 zoning districts;

Thence Northwesterly 161 feet, more or less, along the existing boundary line separating the BL-1.0 and RS-7 zoning districts, to the point of intersection with the boundary line separating property now or formerly owned by SOFFAN, JAMES, TRUSTEE and property now or formerly owned by 267 MILL STREET LLC;

Thence Easterly 18 feet, more or less, along the boundary line separating the property now or formerly owned by SOFFAN, JAMES TRUSTEE and property now or formerly owned by 267 MILL STREET LLC, to a point;

Thence generally Northwesterly 1,240 feet, more or less, along the boundary line separating property now or formerly owned by 267 MILL STREET LLC and property now or formerly owned by SOFFAN, JAMES TRUSTEE, to the point of intersection with the boundary line of property now or formerly owned by MARANATHA CHRISTIAN CHURCH;

Thence Northwesterly 200 feet, more or less, along the eastern boundary line of property now or formerly owned by SOFFAN, JAMES TRUSTEE, to the point of intersection with the boundary line separating property now or formerly owned by TALBOT, GLORIA T + WILLIAM T and property now or formerly owned by MULVEY, AMANDA + MEAGHAN;

Thence generally Northeasterly 130 feet, more or less, along the boundary line separating the property now or formerly owned by TALBOT, GLORIA T + WILLIAM T and property now or formerly owned by MULVEY, AMANDA + MEAGHAN, to the point of intersection with the southern sideline of First Street;

Thence Northwesterly 20 feet, more or less, along a line perpendicular to First Street, to the point of intersection with the existing boundary line separating the BL-1.0 and RL-7 zoning districts;

Thence Northeasterly 47 feet, more or less, along the existing boundary line separating the BL-1.0 and RL-7 zoning districts to a point on the centerline of First Street;

Thence Northeasterly 215 feet, more or less, along the centerline of First Street, to a point on the centerline of Mill Street;

Thence Northwesterly 220 feet, more or less, along the center line of Mill Street to the point of intersection with the existing boundary lines separating the BL-1.0, RL-7, and RS-7 zoning districts;

Thence Northwesterly 12 feet, more or less, along the existing boundary lines separating the RL-7 and RS-7 zoning districts, to a point in Mill Street;

Thence Easterly 60 feet, more or less, along a line perpendicular to Mill Street, to a point on the eastern sideline of Mill Street at the intersection of the boundary line of property now or formerly owned by JABBAR, MOHAMMAD and property now or formerly owned by HIGCO LLC;

Thence Northeasterly 301 feet, more or less, along the northern boundary line of property now or formerly owned by JABBAR, MOHAMMAD, to the point of the beginning.

Extension of RG-5:

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 be included within the Residence, General - 5 (RG-5) Zoning District:

Beginning on the southerly sideline of Circuit Avenue South at the Northwesternmost point of property now or formerly owned by WORCESTER HOUSING AUTHORITY at the existing boundary line separating the property now or formerly owned by CITY OF WORCESTER (AKA COLUMBUS PARK);

Thence Northeasterly 20 feet, more or less, along a line perpendicular to Circuit Avenue South, to a point on the centerline of Circuit Avenue South;

Thence generally Southeasterly 109 feet, more or less, along said centerline of Circuit Avenue South, to the point of intersection with the existing boundary line separating the RS-7 and RG-5 zoning districts;

Thence Southwesterly 405 feet, more or less, along the existing boundary line separating the RS-7 and RG-5 zoning districts, to the point of intersection with the boundary line separating the property now or formerly owned by WORCESTER HOUSING AUTHORITY and the property now or formerly owned by the WORCESTER CONSERVATION COMMISSION (AKA COES POND);

Thence generally Northeasterly 170 feet, more or less, along the radius of the existing boundary line separating the property now or formerly owned by WORCESTER HOUSING AUTHORITY and the property now or formerly owned by the WORCESTER CONSERVATION COMMISSION (AKA COES POND), to the point of intersection with the boundary line separating the property now or formerly owned by CITY OF WORCESTER (AKA COLUMBUS PARK);

Thence Northeasterly 25 feet, more or less, along the existing boundary line separating the property now or formerly owned by WORCESTER HOUSING AUTHORITY and the property now or formerly owned by CITY OF WORCESTER (AKA COLUMBUS PARK), to a point;

Thence Northwesterly 40 feet, more or less, along the existing boundary line separating the property now or formerly owned by WORCESTER HOUSING AUTHORITY and the property now or formerly owned by CITY OF WORCESTER (AKA COLUMBUS PARK), to a point;

Thence Northeasterly 222 feet, more or less, along the existing boundary line separating the property now or formerly owned by WORCESTER HOUSING AUTHORITY and the property now or formerly owned by CITY OF WORCESTER (AKA COLUMBUS PARK), to the point of the beginning.

AND

Beginning at the point of intersection of the existing RS-7, RG-5, and ML-1.0 zoning districts at the bank of Coes Pond;

Thence Southeasterly 1,300 feet, more or less, along the existing boundary line separating the RG-5 and ML-1.0 zoning districts, to a point on Lakeside Avenue;

Thence Southerly 10 feet, more or less, along a line perpendicular with Lakeside Avenue, to the point of intersection with the southerly sideline of Lakeside Avenue and property now or formerly owned by WORCESTER HOUSING AUTHORITY;

Thence Southerly 60 feet, more or less, along the boundary line separating property now or formerly owned by WORCESTER HOUSING AUTHORITY and property now or

formerly owned by J + E REALTY LLC, to a point of intersection with the boundary line separating property now or formerly owned by WORCESTER CONSERVATION COMMISSION;

Thence Northwesterly 180 feet, more or less, thence northerly 50 feet, more or less, along the boundary line separating property now or formerly owned by WORCESTER CONSERVATION COMMISSION and property now or formerly owned by WORCESTER HOUSING AUTHORITY to the point on the southerly sideline of Lakeside Avenue;

Thence Northwesterly 350 feet, more or less, along the boundary line separating property now or formerly owned by WORCESTER CONSERVATION COMMISSION and southern sideline of Lakeside Avenue to the point of intersection with property now or formerly owned by WORCESTER HOUSING AUTHORITY;

Thence Southwesterly 50 feet, more or less, and Northwesterly 737 feet, more or less, along the boundary line separating property now or formerly owned by WORCESTER CONSERVATION COMMISSION and property now or formerly owned by WORCESTER HOUSING AUTHORITY, to the point of intersection with the existing boundary line separating the RS-7 and ML-1.0 zoning districts;

Thence Northerly 4 feet, more or less, Northwesterly 40 feet, more or less, thence Northeasterly 43 feet, more or less, along the existing boundary line separating the RS-7 and ML-1.0 zoning districts, to a point of beginning.

Extension of RL-7:

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 be included within the Residence, Limited - 7 (RL-7) Zoning District:

Beginning at the North easternmost point of the property now or formerly owned by MULVEY, AMANDA + MEAGHAN at the existing boundary line separating the property now or formerly owned by TALBOT, GLORIA T + WILLIAM T and the southern sideline of First Street;

Thence Northwesterly 20 feet, more or less, along a line perpendicular to First Street, to the existing boundary line separating the BL-1.0 and RL-7 zoning districts within First Street;

Thence Southwesterly 350 feet, more or less, along the existing boundary line separating the BL-1.0 and RL-7 zoning districts, to the point of intersection with the existing boundary lines separating the BL-1.0, RL-7, and RS-7 zoning districts within First Street;

Thence Southwesterly 5 feet, more or less, along the existing boundary line separating the RS-7 and RL-7 zoning districts, to a point in First Street;

Thence Southerly 20 feet, more or less, to the point of intersection with the southerly sideline of First Street and property now or formerly owned by ROSS, MICHAEL E + and property now or formerly owned by JOHNSON, KENNETH R JR + SANDRA;

Thence Southerly 85 feet, more or less, along the existing boundary line separating the property now or formerly owned by ROSS, MICHAEL E + and the property now or formerly owned by JOHNSON, KENNETH R JR + SANDRA, to the point of intersection with the boundary line separating the property now or formerly owned by COES POND LTD PARTNERSHIP;

Thence Northeasterly 120 feet, more or less, along the existing boundary line separating the property now or formerly owned by ROSS, MICHAEL E + from the property now or formerly owned by COES POND LTD PARTNERSHIP and the property now or formerly owned by SOFFAN, JAMES, to the point of intersection with the boundary line separating the property now or formerly owned by BARRY, JOHN D + ROCHELLE;

Thence Northeasterly 106 feet, more or less, along the existing boundary line separating the property now or formerly owned by BARRY, JOHN D + ROCHELLE and the property now or formerly owned by SOFFAN, JAMES to the point of intersection with the boundary line separating the property now or formerly owned by NGUYEN, CUONG + HIEN;

Thence Northeasterly 63 feet, more or less, along the existing boundary line separating the property now or formerly owned by NGUYEN, CUONG + HIEN and the property now or formerly owned by SOFFAN, JAMES, to the point of intersection with the boundary line separating the property now or formerly owned by MULVEY, AMANDA + MEAGHAN;

Thence Northeasterly 64 feet, more or less, along the existing boundary line separating the property now or formerly owned by MULVEY, AMANDA + MEAGHAN and the properties now or formerly owned by SOFFAN, JAMES and now or formerly owned by TALBOT, GLORIA T + WILLIAMT T., to a point;

Thence Northwesterly 85 feet, more or less, along the existing boundary line separating the property now or formerly owned by MULVEY, AMANDA + MEAGHAN and the property now or formerly owned by TALBOT, GLORIA T + WILLIAMT T to the point of the beginning.

Extension of RS-7:

Beginning at the North easternmost point of the property now or formerly owned by SOFFAN, JAMES at the existing boundary line separating the property now or formerly owned by 267 MILL STREET LLC and the property now or formerly owned by MILL HILL CONDOMINIUM;

Thence Southwesterly 50 feet, more or less, along the existing boundary line separating the property now or formerly owned by SOFFAN, JAMES and the property now or formerly owned by 267 MILL STREET LLC to the point of intersection with the existing boundary line separating the RS-7 and BL-1.0 zoning districts;

Thence Southeasterly 1,286 feet, more or less, along the existing boundary line separating the RS-7 and BL-1.0 zoning districts, to a point on property now or formerly owned by CITY OF WORCESTER;

Thence Northerly 227 feet, more or less, along the existing boundary line separating the RS-7 and BL-1.0 zoning districts, to the point of intersection with existing boundary line separating the property now or formerly owned by WORCESTER MILL LLC and the property now or formerly owned by CITY OF WORCESTER;

Thence Southwesterly 152 feet, more or less, along the existing boundary line separating the property now or formerly owned by WORCESTER MILL LLC and the property now or formerly owned by CITY OF WORCESTER to the point of intersection with the boundary line of property now or formerly owned by SOFFAN JAMES;

Thence Northwesterly 1,165 feet, more or less, along the existing boundary line separating the property now or formerly owned by WORCESTER MILL LLC and the property now or formerly owned by SOFFAN, JAMES, to the point of intersection with the boundary line of property now or formerly owned by MILL HILL CONDOMINUM;

Thence Northwesterly 55 feet, more or less, along the existing boundary line separating the property now or formerly owned by MILL HILL CONDOMINUM and the property now or formerly owned by SOFFAN, JAMES, to the point of the beginning.

In City Council June 18, 2024

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 light blue dotted rectangular background.

City Clerk



LEGEND

- PROPOSED TO BE RE-ZONED BG-2
- PROPOSED TO BE RE-ZONED RG-5
- PROPOSED TO BE RE-ZONED RL-7
- PROPOSED TO REMAIN BL-1.0
- CURRENT ZONING BOUNDARIES
- CITY STREETS
- HIGHWAYS
 - INTERSTATE
 - U.S.
 - STATE
- RAILROAD
- PARCELS
- STREAMS AND BROOKS
- RIVERS, PONDS, AND LAKES
- OPEN SPACE

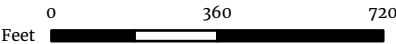
MILL STREET & COES POND

Proposed Re-Zoning

APRIL 2, 2024



PRODUCED BY THE
CITY OF WORCESTER
DIVISION OF PLANNING & REGULATORY SERVICES
EXECUTIVE OFFICE OF ECONOMIC DEVELOPMENT
WORCESTER, MASSACHUSETTS



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.

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, express or implied, 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.

