

City of Newton Planning and Development

Petition: #286-23

Special Permit/Site Plan Approval
to allow for-profit and non-profit educational
use and to waive 19 parking stalls

September 19, 2023



60 Highland Street

Zoning Relief

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§4.4.1 §6.3.14.B.1.b §6.3.14.B.2	Request to allow non-profit educational uses requiring a parking waiver and for-profit educational uses	S.P. per §7.3.3
§5.1.4 §5.1.13	Request to waive 19 required parking stalls	S.P. per §7.3.3

Criteria to Consider

When reviewing this request, the Council should consider:

- The site in MR-1 is an appropriate location for the requested nonprofit and for-profit educational uses and parking waivers. (§7.3.3.C.1)
- The requested parking waivers will not adversely affect the neighborhood (7.3.3.C.2)
- The requested parking waivers will not create a nuisance or serious hazard to vehicles or pedestrians (§7.3.3.C.3)
- Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)
- Literal compliance with the required amount of parking is impracticable due to the nature of the use, or the location, size, width, depth, shape, or grade of the lot, or that such exceptions would be in the public interest, or in the interest of safety, or protection of environmental features (§5.1.13)

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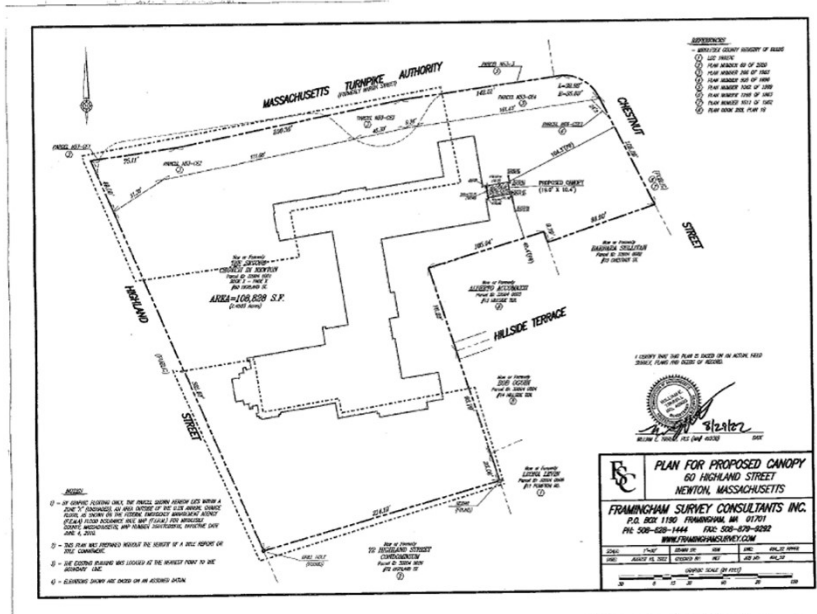
Aerial Map



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Site Plan



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Proposed Educational Uses

- Waiver of 19 stalls required in total
- No changes proposed to building or parking facility

Play2Learn, a for-profit pediatric occupational therapy practice

- 15 staff members → 15 required parking stalls

Future nonprofit tenant

- 4 staff members → 4 required parking stalls

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Analysis

- Play2Learn hours of operation likely to have minimal parking conflicts with religious uses
- Work is focused on individual and small group learning and by appointment only
- Availability of public transit
- Tenant in future nonprofit space can coordinate with other tenants to minimize conflict with pick up/drop-off

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Findings

1. The site is an appropriate location for the proposed nonprofit and for-profit educational uses and 19-stall parking waiver because it is located close to a commuter rail station, and the site has historically accommodated both religious and educational uses. The uses proposed are unlikely to operate all at the same time, thus resulting in a lesser parking demand than the Ordinance requires. (§7.8.2.C.1)
2. The proposed educational uses and parking waiver will not adversely affect the neighborhood because peak traffic demand will not be impacted. (7.3.3.C.2)
3. There will not be a nuisance to vehicles or pedestrians because the existing curb cuts and driveway access will be maintained. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)
5. A waiver of 19 parking stalls is in the public interest because constructing additional parking stalls would require an increase in impervious paving on the site. (§5.1.13)

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Conditions

1. Plan referencing
2. Standard building permit conditions
3. Standard occupancy conditions