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PLEASE REPLY TO
111 MAPLEWOOD AVE, STE. D
PORTSMOUTH NH 03801

August 19, 2026

Portsmouth City Council
City of Portsmouth
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: Request for Zoning Map Amendment – 107 Ledgewood Drive (Tax Map 229, Lot 7)

Dear Mayor and Members of the City Council:

I represent RPL Properties LLC, owner of the property located at 107 Ledgewood Drive, identified as Tax Map 229, Lot 7. The property consists of approximately 15 acres and is presently improved with approximately 150 residential apartment units that have existed on the site since approximately 1970.

On behalf of RPL Properties LLC, I respectfully request that the City Council initiate consideration of an amendment to the City's Zoning Map to rezone the property from its present Garden Apartment/Mobile Home zoning designation to the appropriate Gateway Neighborhood Mixed Use district.

The requested rezoning would represent a logical extension of the City's existing Gateway zoning in this area. The property is a substantial, long-established multifamily residential site situated in close relationship to lands already governed by Gateway zoning. Applying Gateway zoning to 107 Ledgewood Drive would provide a more contemporary zoning framework for the property and better integrate its long-term planning with the surrounding area.

The request is also consistent with the planning objectives underlying Portsmouth's Gateway zoning. The Gateway districts were established in part to increase the supply and diversity of housing, encourage appropriate residential and mixed-use development along the City's major corridors, and provide standards governing the form, scale, and quality of new development. The City's current housing-planning efforts likewise recognize the importance of zoning tools that facilitate additional multifamily housing and redevelopment in appropriate locations.

RPL Properties LLC has no specific development plan for the property at this time. The owner does, however, wish to preserve the opportunity to consider additional housing on this substantial site in the future. The proposed map amendment would create an appropriate regulatory framework for that consideration without committing either the owner or the City to any particular development proposal, unit count, density, building configuration, or timetable.

Any future development or redevelopment would remain subject to all applicable provisions of the Zoning Ordinance and to the City's customary land-use review process, including site plan review and any conditional use permits or other approvals that may be required. The City would therefore retain full opportunity to evaluate traffic, infrastructure, environmental conditions, building design, open space, and other site-specific considerations when an actual development proposal is presented.

In our view, the proposed amendment presents an opportunity to align the zoning of a large, existing multifamily property with the City's broader Gateway and housing objectives of the new Master Plan, while preserving the City's ability to carefully review any future development on its merits.

Accordingly, we respectfully request that the City Council initiate the zoning-map amendment process and refer the proposed rezoning of Tax Map 229, Lot 7 to the Portsmouth Planning Board for review and recommendation.

We would welcome the opportunity to meet with City staff, the Planning Board, and the City Council to discuss the proposed amendment and the property's relationship to the surrounding Gateway district.

Thank you for your consideration of this request.

Respectfully submitted,

John K. Bosen, Esq.