

Burlington Planning Commission

Tuesday, November 12, 2024, 6:30 PM

Remote & Virtual Meeting via Zoom

In person option available:

Bushor Conference Room (Room 102), 1st Floor of City Hall, 149 Church St.

To Join the Meeting on a Computer

Link: <https://zoom.us/j/97941883790?pwd=bGZBNzNyV1liL3p5NkhIL2dqUFIzdz09>

Passcode: 658929

To Join the Meeting on a Phone

Number: +1 646 931 3860 US Meeting ID: 979 4188 3790

1. Agenda

2. Chair's Report

3. Director's Report

4. Public Forum

Subject	4.1. Speakers will be limited to no more than 3 minutes during the public forum
Meeting	November 12, 2024 - Planning Commission Agenda - Tuesday, November 12, 2024, 6:30 PM, Burlington Planning Commission
Category	4. Public Forum
Department	Planning
Type	

5. Proposed CDO Amendment: ZA-25-02 Neighborhood Code PUDs + Pocket Neighborhoods

Subject	5.1. Recommended Action: Ask questions and provide feedback on the draft amendment
Meeting	November 12, 2024 - Planning Commission Agenda - Tuesday, November 12, 2024, 6:30 PM, Burlington Planning Commission
Category	5. Proposed CDO Amendment: ZA-25-02 Neighborhood Code PUDs + Pocket Neighborhoods

Department Planning

Type

Recommended Action

6. Commissioner Items

7. Adopt Minutes

Subject	7.1. Review and approve the 10/22/24 Planning Commission meeting minutes
----------------	---

Meeting	November 12, 2024 - Planning Commission Agenda - Tuesday, November 12, 2024, 6:30 PM, Burlington Planning Commission
---------	---

Category	7. Adopt Minutes
----------	------------------

Department	Planning
------------	----------

Type

8. Communications

9. Adjournment

CITY OF BURLINGTON

ORDINANCE _____

Sponsor: Office of City Planning,
Planning Commission

Public Hearing Dates: _____

In the Year Two Thousand Twenty-Four

An Ordinance in Relation to

ZA-25-02 Neighborhood Code PUD + Pocket Neighborhood
Standards

First reading: _____

Referred to: _____

Rules suspended and placed in all
stages of passage: _____

Second reading: _____

Action: _____

Date: _____

Signed by Mayor: _____

Published: _____

Effective: _____

It is hereby Ordained by the City Council of the City of Burlington as follows:

That Appendix A-Burlington Comprehensive Development Ordinance of the Code of Ordinances of the City of Burlington be and hereby amends Article 4, Sec. 4.4.5(d) 1 by creating Pocket Neighborhood Standards; Table 11.1.3-1 Planned Unit Development Project Size Standards and creates Table 11.1.3-2 Planned Unit Development Standards; and Article 13 by creating a definition for Pocket Neighborhoods; thereof to read as follows:

Article 4: Zoning Maps and Districts

Sec. 4.4.5 Residential Districts

(a-c) *As Written*

(d) **District Specific Regulations**

1. **Additional Residential Development Permitted**

In addition to any applicable development permitted according to Article 11 – Planned Unit Development, the following additional development types and intensities shall be allowed within the Residential Districts, subject to the following standards. Article 11: Planned Development

A. **Reserved Pocket Neighborhoods**

A Pocket Neighborhood is a group or cluster of small detached houses or two-unit attached houses that share a common area.

(i) Development Standards

Unless otherwise stated, Pocket Neighborhood standards are required to follow the underlying district dimensional standards in table 4.4.5-1

(ii) Building and Site Standards

a) Lot Size: Pocket Neighborhoods must have a Minimum Lot Size of 4,000 ft²

b) Primary Structure: Pocket Neighborhoods may have a primary structure adhering to the requirements listed in Table 4.4.5-2. Primary structures must be in existence at the time of application.

c) Pocket Neighborhood dwellings must adhere to the following:

Commented [SM1]: Up for discussion: Do we want to allow for a primary structure to be built in addition to the cottage court?

<u>Max. Units per Dwelling</u>	<u>Number of Dwelling per Site</u>	<u>Max. Dwelling Building Footprint</u>	<u>Maximum Building Height</u>	<u>Setback from Common Area</u>
<u>1</u>	<u>Min: 3</u> <u>Max: 12</u>	<u>800ft²</u>	<u>30'</u>	<u>3'</u>

d) Building Separation: Detached dwellings shall be separated by a minimum of 10 feet. Each pair of two-unit attached dwellings shall be separated from any other detached or attached dwelling by a minimum distance of 10 feet.

e) Building Orientation: Dwellings shall be oriented toward and within 60 feet walking distance of the Common Area. However, this standard shall not apply to a Primary Structure in existence at the time of application.

(iii) Common Area Requirements

a) Pocket Neighborhoods shall have a Common Area that is a minimum of 400 square feet per Dwelling made up of either a continuous open space or a series of interconnected open spaces

b) No portion of the Common Area may be less than 20 feet in width or length.

a) Parking areas and driveways do not qualify as a Common Area.

(iv) Common Building Requirements

a) Common Buildings are intended to be utilized as a community building for the sole use of the Pocket Neighborhood Residents

b) May take up to 25% of the required common open space, but no greater than 1,500 square feet and shall not be attached to "cottages".

c) Uses of the common building must be accessory to the Pocket Neighborhood.

(v) Parking Requirements for Pocket Neighborhoods

a) Driveway and parking areas shall meet the standards outlined in Article 8.

b) Off-street parking can be located within an accessory structure such as a multi-auto carport or garage, but such multi-auto structures shall not be attached to individual cottages.

c) Single-car garages and carports may be attached to individual cottages.

~~a)d)~~ Uncovered parking is also permitted; provided, that off-street parking is screened from public view.

[e\)](#)

Article 11: Planned Development

PART 1: PLANNED UNIT DEVELOPMENT

Sec. 11.1.1 Intent. – As Written

Sec. 11.1.2 Authority.

These regulations are enacted under the provisions of 24 V.S.A. Section 4417.

Sec. 11.1.3 General Requirements and Applicability

With the exception of development subject to the requirements of Art 14, any development involving multiple lots, tracts or parcels of land to be developed as a single entity, or seeking to place multiple structures and/or uses on a single lot where not otherwise permitted, may be permitted as a PUD subject to the provisions of this Article.

A planned unit development may be permitted subject to minimum project size as follows in the following districts:

[Table 11.1.3-1 Planned Unit Development Project Size Standards](#)

Districts	Minimum Project Size
RH, RM , Downtown Waterfront – Public Trust District and Neighborhood Mixed Use, Institutional, E-LM	No minimum project size.
RL, RCO-R/G, RM , RC	2 acres or more 0.5 acres¹

[1. See Table 11.1.3-2 for additional standards for PUD project sizes in the RL and RM districts.](#)

Table 11.1.3-2 Neighborhood Code Planned Unit Development Standards

District	Project Size	Max. Building Footprint ^{1,2,7}	Max. Dwelling Units Per Structure ³	Max. FAR	Max. Bldg. Height	Setback		
						Project Periphery		Front Internal ROW ⁴
						Front ⁵	Side/Rear ⁶	
RL	0.5 – 2.99 Acres	5,000 sq. ft.	12	0.75	3 Stories 35'	Avg. of front setback 2 adjacent lots on both sides +/- 5 feet	Min: 10% of lot width or avg. of side setback of two adjacent lots on both sides, whichever is less	0' Min 20' Max
	3+ Acres	15,000 sq. ft.	Bldg. footprint of 5,000 sq. ft or less: 12 units Bldg. footprint greater than 5,000 sq. ft.: N/A					
RM	0.5 – 2.99 Acres	5,000 sq. ft.	12	1.0	4 Stories 50'	Min Required: 5' Max Required: 20'		
	3+ Acres	15,000 sq. ft.	Bldg. footprint of 5,000 sq. ft or less: 12 units Bldg. footprint greater than 5,000 sq. ft.: N/A					
RC	0.5 – 2.99 Acres	5,000 sq. ft.	N/A	1.0	4 Stories 50'	Min Required: 5' Max Required: 20'		
	3+ Acres	15,000 sq. ft.						

Formatted Table

Formatted Table

Formatted: Normal, None

Formatted: Centered

Formatted: Font: Times New Roman, 11 pt, Underline, Font color: Auto

Formatted: Font: 11 pt

Formatted: Normal, None

Formatted: Normal, None

Formatted: Normal, None

Formatted: Font: 10 pt, No underline

Formatted: Normal, None

Formatted: Centered

Formatted: Centered

Formatted Table

Formatted: Font: 11 pt

Formatted: Normal, Centered, None

Formatted: No underline

Formatted: Normal, None

Formatted: Centered

1. For projects within RL, RM, and RC zones, the limit on the number of primary and secondary structures is not applicable.
 2. The DRB may grant an expansion beyond these maximum footprints for additions to existing buildings in excess of these footprint limits as of January 1, 2024.
 3. A PUD designated a Priority Housing Project as per 10 V.S.A. § 6001 may increase the maximum dwelling units per structure with footprint of 5,000 square foot or less to 16 when the building has a height of four stories.
 4. Front setbacks shall be measured from the edge of the Right-of-Way that is fully internal to the project, to which the building draws its frontage. Buildings must be at least 10' from the curb or edge of a public Right-of-Way if no curb exists, except where the ROW is a Public Path, in which case the building must be at least 5' from the edge of the Public Path.
 5. Buildings fully contained in the RL and RM districts with a footprint greater than 5,000 sq. ft. must have a front project periphery setback of at least 50 feet. This footnote does not apply to any building that partially occupies any portion of a lot zoned RC.
 6. Buildings with a footprint greater than 5,000 sq. ft. must be set back at least 50 feet from any adjacent parcel located in an RL or RM district.
- The Development Review Board may exempt Planned Unit Developments existing as of January 1, 2024 from any standard in Table 11.1.3-2

Sec.11.1.4 Modification of Regulations.

With the approval of the DRB after a public hearing, the following modifications of the requirements of the underlying zoning may be altered within a planned unit development:

- minimum lot size, frontage, lot coverage, and setback requirements may be met as calculated across the entire project rather than on an individual lot-by-lot basis;
- required setbacks may apply only to the periphery of the project rather than on an individual lot-by-lot basis;
- more than one principal use and more than one principal structure may be permitted on a single lot;
- one or more residential uses not otherwise permitted may be permitted; and,
- buildings may be of varied types including single detached, attached, duplex or apartment construction.

Any proposed modifications of regulations shall be listed in a statement accompanying the application submission and such modifications shall be subject to the provisions of Sec. 11.1.5 and Sec. 11.1.6.

Article 13: Definitions

Pocket Neighborhood: a group or cluster of small detached houses or two-unit attached houses that share a common area.

- * Material stricken out deleted.
** Material underlined added.

Formatted: Normal, Indent: Left: 0.31", No bullets or numbering

Formatted: Font: 11 pt

Formatted: Font: 11 pt

TO: Burlington City Council
FROM: Charles Dillard, AICP, Principal Planner
Sarah Morgan, Planner
DATE: November 8, 2024
RE: Proposed ZA-25-02 Neighborhood Code PUD and Pocket Neighborhood Standards

1. Overview & Background

The City Council adopted ZA-24-02 (Neighborhood Code) at its March 25, 2024 meeting. This amendment creates a new framework for the city's residential zoning districts that enables a range of housing types, including single-family, ADUs, duplex through four-unit developments, and townhouses and small multi-unit buildings. These amendments enable greater flexibility for existing homes as well as a range of housing options within neighborhoods, create new zoning standards along transportation corridors identified in *planBTV*, and comply with Act 47 of 2023 of the VT Legislature.

During its discussion of the proposed Neighborhood Code amendments in fall and winter 2023, the Joint Neighborhood Code Committee bifurcated the Code to facilitate discussion of the Code's core concepts while reserving later discussion for subsequent packages of amendments. Part One, those amendments adopted in March, addresses substantive changes to Article 4 and Appendix A, as well as other sections. Those changes evolved the residential zoning district standards, allowable uses, and district boundaries. A subsequent amendment, ZA-24-04, addresses the first series of additional amendments to incorporate the Neighborhood Code into other sections of the CDO, as well as to address technical corrections from ZA-24-02.

This amendment, ZA-25-02, address Planned Unit Development and Pocket Neighborhood standards

2. Pocket Neighborhoods

During its October 22, 2024 meeting, the Planning Commission decided to include Cottage Court standards in the forthcoming amendment addressing Planned Unit Developments. To be more inclusive about the style and aesthetic of homes, Staff recommends referring to these housing types as Pocket Neighborhoods.

Pocket Neighborhoods are made up of small-scale homes that are typically 1 to 1.5 stories tall and oriented around a common area. They are designed to foster interaction and community between neighbors while still maintaining personal privacy. Key themes of Pocket Neighborhoods and related recommendations from Staff are discussed below:

Shared Common Area: This is a central, shared area intended to replace the function of an individual yard. Homes in the Pocket Neighborhoods are recommended to be within a comfortable walking distance (60 feet) from the shared common area and have entrances oriented towards the shared space. The size of the Common Area can vary depending on the site, but Staff recommends this space be a minimum of 400 ft² per dwelling and have dimensions of at least 20 feet in width or length.

Size of Pocket Neighborhoods: Best practices for Pocket Neighborhoods call for between 3 to 12 structures. Due to the smaller scale of structures, this housing type can be built on a lot as small as 4,000 ft². Additionally, detached dwellings must be at least 10 feet from one another. While a foundational piece of Pocket Neighborhoods is the community building that comes from residents living near one another, Staff intends to discuss whether additional standards are needed to ensure the privacy of each unit.

Access and Parking: Off-street parking in Pocket Neighborhoods is typically located away from the cluster of homes. Staff recommends three parking options for residents:

- If uncovered, off-street parking must be screened from public view.
- Parking may be located within an accessory structure (like a multi-vehicle garage) detached from any other building.
- A single-car garage may be attached to individual homes.

Common Building: A common building in a Pocket Neighborhood is intended to be a community building, detached from any homes. Acknowledging the small size of the dwellings in Cottage Courts, a Common Building can offer shared facilities like laundry or other accessory uses. Staff recommends that a Common Building be allowed in the Common Area but may not take up more than 25% of the required open space.

As the Planning Commission begins its discussion on Pocket Neighborhoods, Staff recommends reviewing the two Fit Tests of Cottage Courts in Burlington created by Opticos Design during the Neighborhood Code process. These can be found on Civic Clerk.

3. Planned Unit Developments

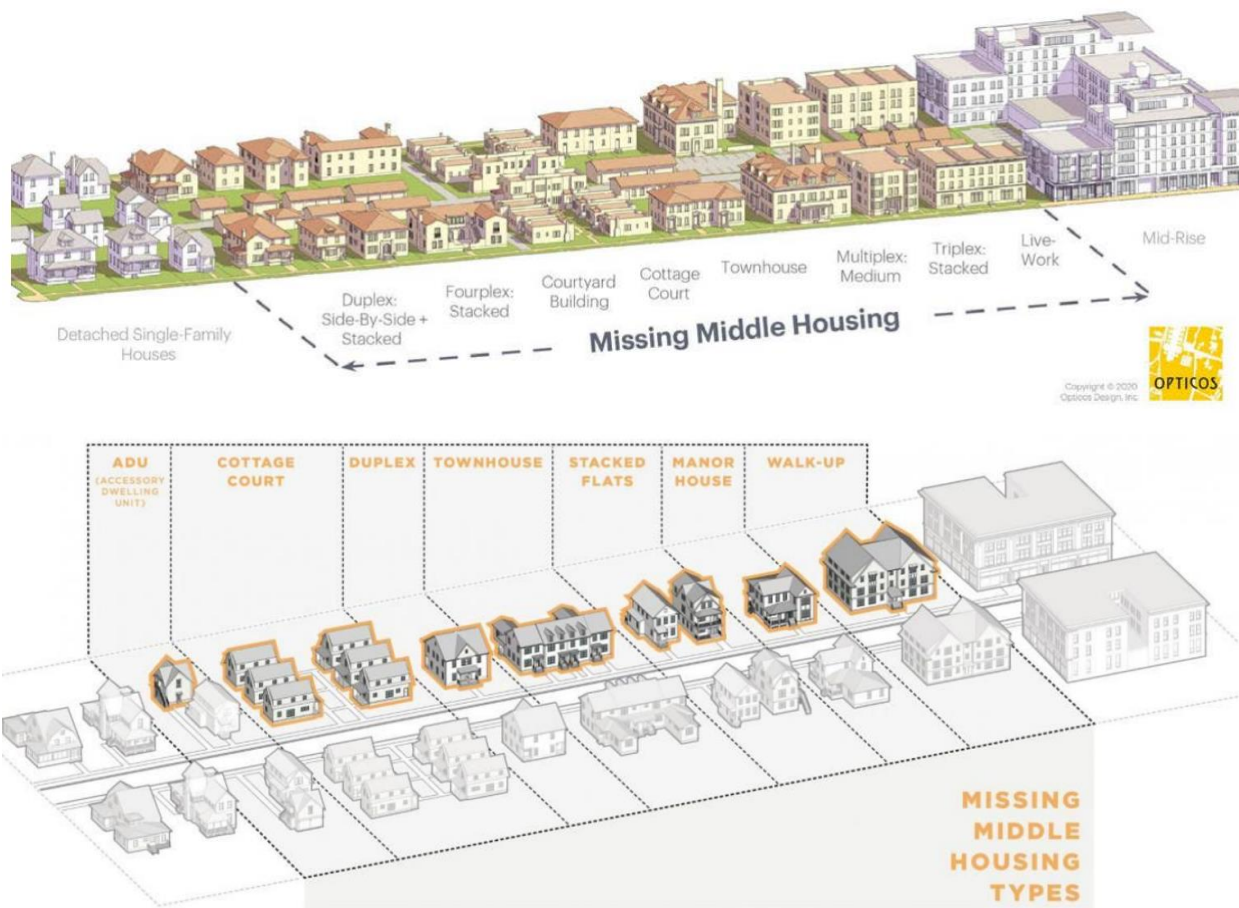
This amendment will modify, at minimum, the following Planned Unit Development standards:

- Thresholds for lot/project size in the Residential districts;
- Development intensity (FAR);
- Permitted Uses;
- Setbacks; and,
- Other topics as identified

During its spring/summer 2024 discussions of ZA-24-04 Neighborhood Code 2A, the Planning Commission discussed an initial staff proposal for PUDs. Ultimately, staff recommended to remove PUD standards from the amendment at its public hearing, due to the complexity of this development type and its lack of direct connection to the topic of Secondary Structures, the latter of which City Council directed the Commission to review once again prior to the October 1 effective date for those Secondary Structures.

During its PUD discussions, the Commission focused on two topics primarily: FAR and maximum Building Footprint. Regarding FAR, the Commission expressed interest in understanding the housing output of various FAR standards, and also heard support from some in the community for FAR standards higher than those proposed by staff. After reviewing the initial FAR standards once again, staff recommends similar or slightly increased FAR standards of 0.75 in the RL district and 1.0 in the RM and RC districts (there are no specific PUD standards proposed for the RH district).

With respect to building footprint, the initial proposal recommended allowing buildings up to 10,000 or 15,000 square feet in PUDs of 1 to 3 acres and 3+ acres, respectively. In hindsight, staff suggests these proposed maximums are too large on PUD sites less than three acres. Generally, changes to the PUD standards within the frame of the Neighborhood Code should seek primarily to employ those building typologies facilitated in the district's base standards, with exceptions for large projects (3+ acres). In other words, Neighborhood Code-related PUDs should seek to facilitate "missing middle" scale housing typologies, typically ranging in size from two to 16 units, such as those identified in the two images below.



Source: Union Studio

Staff recommends allowing larger format buildings with footprints up to 15,000 square feet only in PUD projects of three or more acres. A previous recommendation that PUDs should only be allowed to contain one such large format building has been deleted from the current proposal. Any consideration for allowing even larger buildings should be made outside of the Neighborhood Code project, particularly through area planning processes like the upcoming *planBTV: New North End*.

The recommendation to reduce the maximum allowable building footprint acknowledges the Neighborhood Code's call to create new "neighborhood-scale" housing citywide. That said, the recommendation to facilitate buildings up to 5,000 square feet in PUDs between 0.5 and 3 acres is made also to address specific segments of the housing market, namely the significant need to create infill homes with multiple bedrooms and those that can facilitate "aging-in-place." Large format buildings with footprints greater than 5,000 square feet, especially those with footprints of 8,000 square feet or more, are invariably double-loaded corridor structures in which studio and one-bedroom apartments predominate. Smaller footprint buildings up to 5,000 square feet in footprint lend themselves much more readily to units with two, three, or more bedrooms. Ground floor units in these buildings can also be accessible "flats" with multiple bedrooms, which do allow for Burlington's older populations and individuals with disabilities to remain in the city's neighborhoods. Furthermore, these smaller format buildings tend to have units with multiple aspects, allowing for cross-ventilation and improved indoor air quality and energy performance compared to single-aspect units in double-loaded corridor structures.

4. 10/22 Revisions

In light of the above policy recommendations and recent Planning Commission discussions, staff has revised the proposed Table 11.1.3-2 – Neighborhood Code Planned Unit Development Standards, which is attached in the accompanying ordinance. A description and rationale for each proposed standard is provided below:

- Project Size: staff recommends reducing from three to two the number of Project Size tiers. Those tiers are 1.) 0.5 acres to 2.99 acres, and 2.) 3+ acres.
 - Rationale: reducing the number of tiers creates more flexibility and draws a clearer distinction between small/moderate PUDs and large PUDs of three or more acres.
- Maximum Building Footprint: staff recommends limiting building footprints to 5,000 square feet or less in PUDs below three acres, and 15,000 square feet in PUDs of three or more acres.
 - Rationale: The 5,000 square foot limit facilitates missing middle scale building types that are consistent with the overall Neighborhood Code approach, as well as supportive of the policy goals outlined above regarding units with multiple bedrooms. Larger PUDs can support building footprints up to 15,000 square feet and remain consistent with the Neighborhood Code, but only in the careful implementation of other standards such as Floor Area Ratio, maximum height, and setback, all of which are intended to provide for these buildings while limiting the extent to which they proliferate in neighborhoods and have adverse impacts on neighborhood character.
- Maximum Dwelling Units Per Structure: staff recommends limiting buildings with footprints less than or equal to 5,000 square feet to 12 units (16 if the PUD is designated a Priority Housing Project). There is no limit proposed in buildings with footprints greater than 5,000 square feet.
 - Rationale: These maximums encourage unit diversity, including multi-bedroom homes for families and other household types. For example, a typical 5,000 square foot, three story building with four units on each floor produces 12 1,125 square foot units, each typically with windows on multiple sides. The lack of a maximum unit count in the larger building types allows for the largest PUDs to have flexibility to include building types that typically include a greater number of one-bedroom homes.
- Maximum Floor Area Ratio: staff recommends a maximum FAR of 0.75 in the RL district and 1.0 in the RM and RC districts.
 - Rationale: These FAR standards typically allow for between 20 and 40 units per acre. Ultimately, a PUD's housing output is dependent on multiple factors, including parking, lot coverage, open space and other site conditions. It should be noted that a PUD that is designated a Priority Housing Project would be granted an additional 40% FAR, which increases the FAR standards in the RL to 1.05 and in the RM/RC districts to 1.4.
- Maximum Building Height: the proposed height standards are unchanged from the underlying standards adopted in Neighborhood Code Part 1
 - Rationale: Buildings in residentially-zoned PUDs should have heights consistent with their surroundings. However, given the housing supply and affordability benefits achieved in Priority Housing Projects, staff considers an additional floor of height in these projects to be of public benefit.
- Setback – Front Project Periphery: staff recommends retaining the underlying front setback standards as adopted in Neighborhood Code Part 1, with a slight reduction in the maximum required setback from 25 feet to 20 feet.
 - Rationale: Development patterns on the periphery of a PUD should correspond to surrounding context. The averaging method ensures consistent setbacks across a street's edge, while the maximum required distance of 20 feet ensures flexibility and walkable, accessible PUDs.
- Setback – Side/Rear Project Periphery: As with the front project periphery standard, this recommendation is consistent with the underlying approach adopted in Neighborhood Code Part 1

- Rationale: This recommendation aims to make development in PUDs consistent with surrounding development patterns while establishing a maximum that does not unduly limit development potential.
- Setback – Front Internal Right-of-Way: staff recommends that buildings on internal, typically new, streets be placed within a range of zero to 20 feet from the edge of the ROW.
 - Rationale: PUDs should establish their own development pattern on new and internal streets. These flexible setbacks allow for a range of development types, including more compact, walkable forms, and more permeable and less dense forms.

5. Proposed Amendment: ZA-24-04

a. Amendment Type

Text Amendment	Map Amendment	Text & Map Amendment
-----------------------	---------------	----------------------

b. Purpose Statement

This amendment augments Neighborhood Code Part 1 by establishing standards for Planned Unit Developments in the Residential zoning districts

c. Proposed Amendments in the Ordinance Committee version

1. Amends *Article 11 – Planned Development*:

- Amends Table 11.1.3-1 to decrease the Minimum Project Size for PUDs in the RL and RCO-R/G districts and establishes a new Minimum Project Size in the RM district.
- Creates a new Table 11.1.3-2 that establishes dimensional standards for PUDs in the RL, RM and RC districts.

d. Relationship to *planBTV*

This following discussion of conformance with the goals and policies of planBTV is prepared in accordance with the provisions of 24 V.S.A. §4441(c).

Theme:	Dynamic	Distinctive	Inclusive	Connected
Land Use:	Conserve	Sustain		Grow

e. Compatibility with Proposed Future Land Use & Density

The proposed amendment is consistent in many respects with the Land Use and Density-related policies of *planBTV*. Generally, the slow pace of housing construction and rising housing costs are noted as one of the biggest challenges facing Burlington. Since the Plan's adoption, these challenges have become more pronounced. The foundational policy response to this challenge is the Plan's call to "identify and address unintended or unnecessary barriers to creating new housing and commercial spaces within parts of the city that are suitable to accommodate additional development." To that end, these amendments are largely technical in nature and are intended to clarify for the public and staff the standards and processes regulating residential construction in Burlington's neighborhoods.

The "Sustain" theme intends to "anticipate small and incremental change that is consistent with existing development patterns, building scale and neighborhood character." Specific policy goals and objectives, and their nexus with the amendment, are provided below:

- A primary and foundational change proposed in the amendment is to provide additional clarity and specificity to the form-based approach established in Neighborhood Code Part 1. This change is supported by Objective 2.2.

- Objective 8.1 directs the community to “enable the development of additional housing at all income levels by reducing regulatory barriers and disincentives to development, and encouraging infill and redevelopment of underutilized sites.”

f. Impact on Safe & Affordable Housing

The amendment addresses safe and affordable housing in the following ways:

- In creating additional opportunities in some areas for developments where five or more homes are constructed, the amendment will help produce more purpose-built affordable homes through the Article 9 Inclusionary Zoning standards.
- In removing barriers to housing construction for all developers, including affordable housing developers, the amendment significantly expands the areas where such developers may operate and provide homes at scale.
- In facilitating the creation of more homes throughout the city, the amendment should help to slow the growth in housing costs as they relate to an undersupply.
- In facilitating greater choice in the housing market, the amendment will create expanded opportunities for aging-in-place, homes for individuals with disabilities who may require on-site assistance, and other types of supportive housing.
- Confirms established zoning standards facilitating Accessory Dwelling Unit construction, which are consistent with Objective 9.1.

g. Planned Community Facilities

This amendment has no direct impact on planned community facilities, aside from facilitating growth within the city's neighborhoods and thereby expanding the population of individuals with proximate access to such facilities.

h. Process Overview

The following chart summarizes the current stage in the zoning amendment process, and identifies any recommended actions:

Planning Commission Process					
Draft Amendment prepared by: Staff 9/18/24	Presentation to & discussion by Commission 9/24/24	Approve for Public Hearing	Public Hearing	Approved & forwarded to Council	
City Council Process					
First Read & Referral to Ordinance Cmte	Ordinance Cmte discussion	Ordinance Cmte recommend	Second Read	Public Hearing	Council Approval & Adoption



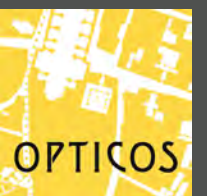
AARP Burlington VT

MMH Housing Study

Prepared for AARP Livable Communities
Technical Assistance Program (LC TAP)
for Burlington, Vermont

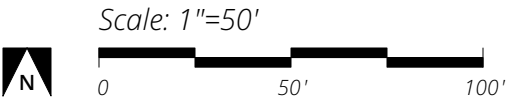
November 14, 2023

Opticos Design, Inc.
2100 Milvia St, Ste 125
Berkeley, CA 94704
opticosdesign.com





Site Plan



Program Summary

Site		
Zone	RL (Cottage Court)	
¹ Area	84,831 sf / 1.95 ac	
Setback	Req.	Prop.
Front	33'6" +/- 5'0"	-
Side (10% lot width)	18'10" min.	20'0"
Rear	20'0" min.	24'0"
Program	Req.	Prop.
Existing Unit Count	-	2 du
Proposed Unit Count	-	10 du
Total Unit Count	-	12 du
Density	-	6.15 du/ac
Primary Building Count	1 max.	2
² Primary Footprint 1	1,500 gsf/bldg	1,410 gsf
² Primary Footprint 2	-	2,450 gsf
² Secondary Footprint (Cottage)	900 gsf/bldg	900 gsf/bldg
² Secondary Footprint (Duplex)	900 gsf/bldg	1,800 gsf/bldg
Acc. Structures Footprint	-	3,140 gsf
Impermeable Surface	-	8,010 gsf
³ Lot Coverage	45%	31%
Existing On-site Parking	-	2 sp
Proposed On-site Parking	-	12 sp
Total On-site Parking	-	14 sp
Proposed Building(s)	Unit Count	Stories
Cottage	1	1
Duplex	2	1
Parking Mix	Req.	Prop.
On-street	-	2 sp
Surface	-	2 sp
Garage (Existing)	-	2 sp
Garage (Proposed)	-	10 sp

¹ Assumes single lot with maintenance agreement for semi-private open space.

² Open porches not included in building footprints.

³ Open porches included in lot coverage.





Aerial from the street



Eye-level from the cottages



Eye-level from the duplex court



Missing Middle Housing Study

AARP Vermont

New North End
Burlington, Vermont
June 28, 2022



Cottage Court at 86 Staniford Road



Front of Lot from Staniford Road

Project Description

The existing condition is a single family house on a large lot, which has space to provide additional homes at a diversity of sizes.

The proposed design arranges smaller homes around a central green with the existing house anchoring the community and includes aggregated parking and a garden shed.

Missing Middle Housing Key Benefits

- 1 Diversity of choice in home sizes at a lower cost than a single family home.
- 2 Building size and form similar to a single family home.
- 3 Front porches, door yards, and stoops that support an active street life.
- 4 Housing types that contribute to walkable and rollable communities.
- 5 Housing types suitable for incremental and infill development.
- 6 Promotes safer environments through informal interactions with neighbors.
- 7 Cottage court has options for rent or ownership.
- 8 Options for extended family or multi-generational living.



Program Information



Aerial from Staniford Road

Program Info			
Site Info			
Width	149' - 6"		
Depth	273' - 6"		
Area	40,888 sf	(0.94 ac)	
Units	6		
Density	6.4 du/ac		
Total Lot Coverage	40%		
Building Coverage	23%		
Impervious Coverage	17%		
Building Info	(E) House	Large Cottage	Small Cottage
Stories	2	1-1.5	1
Building Count	1	4	1
Building Type	-	2 bed / 2 bath	1 bed / 1 bath
Building Size	2,160 gsf	1,220 gsf	675 gsf
Parking Info			
Garage	4		
Off-Street	5		
On-Street	6		

Key Code Barriers for this Site (Residential Low Density, RL District)

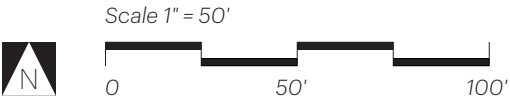
- 1 Not allowing multiple units (Section 4.4. Residential Density).
- 2 20 ft minimum frontage and arrangement of new lots may not allow for cottage court site plan (Section 6.1.2 Review Standards).
- 3 2 spaces per unit minimum (Section 8.1.8 Minimum Off-Street Parking Requirements).



Site Plan



Proposed Site Plan

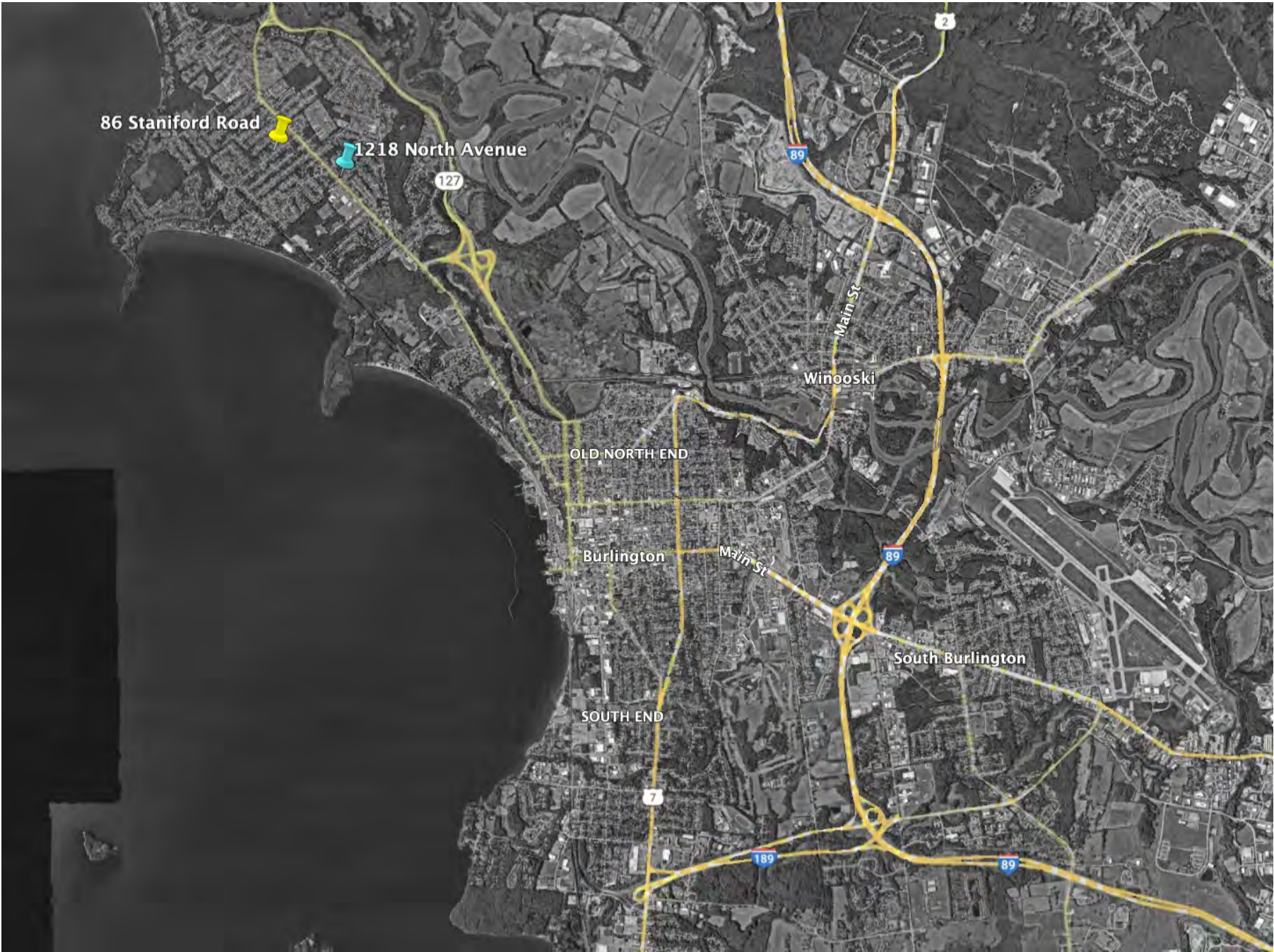


Existing Site

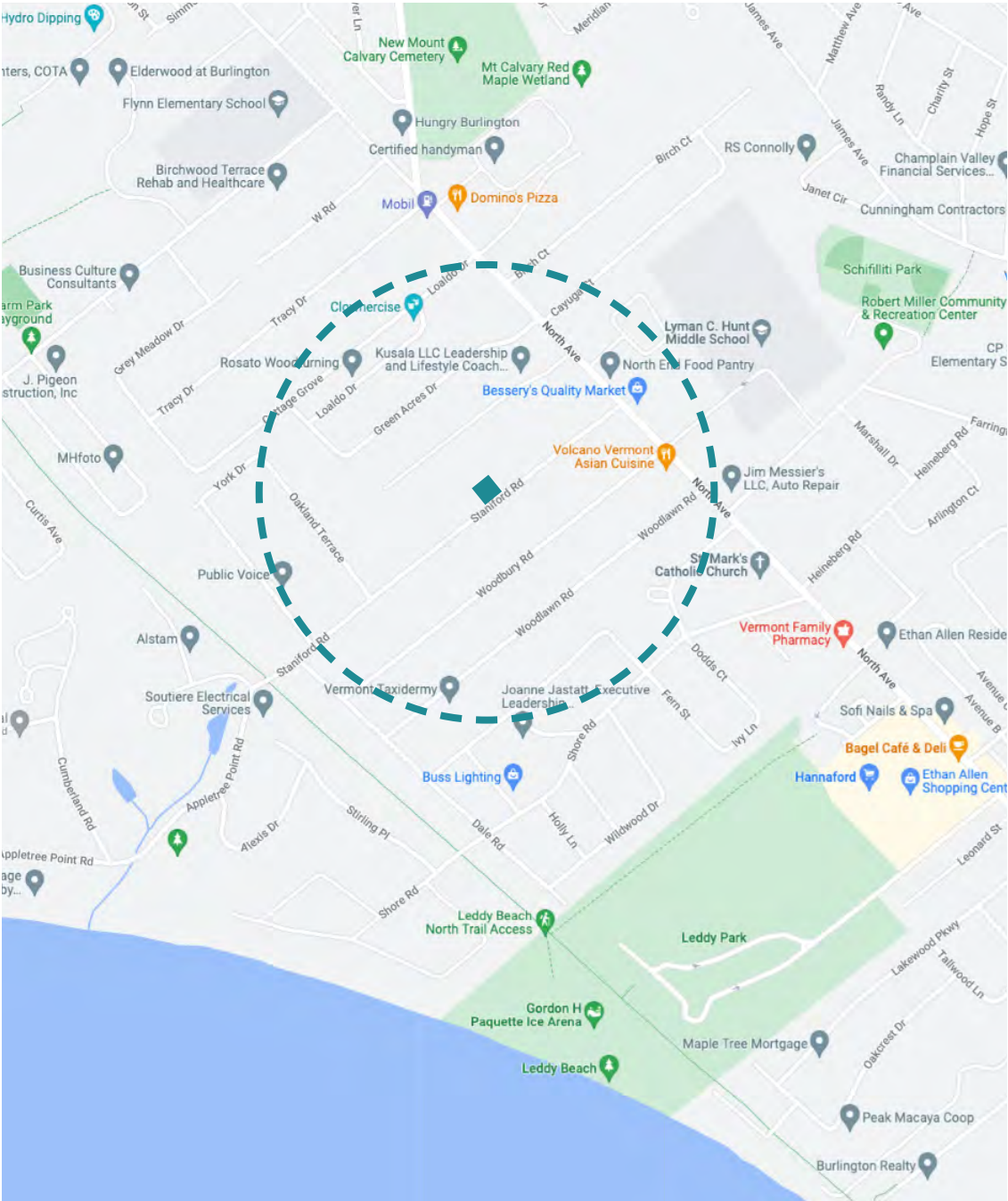
— Lot Test Study Area



Context Information



City Context *(not to scale)*



Neighborhood Context *(not to scale)*

-  Lot Test Study Area
-  1/4 Mile Ped Shed



Shared Cottage Court



Looking South at the Garden and Cottage Court



Aerial from the North Corner of the Site.



Burlington Planning Commission

149 Church Street
Burlington, VT 05401

www.burlingtonvt.gov/cityplanning

Andy Montroll, Chair
Michael Gaughan, Vice Chair
Erhard Mahnke
Ryan Nick
Alexander Friend
Erin Malone
Julia Randall

Burlington Planning Commission

Tuesday October 22, 2024, 6:30 P.M.

Hybrid Meeting via Zoom and in City Hall's Bushor Conference Room

Draft Minutes

Commissioners Present:

- | | |
|--|---|
| ☒ Andy Montroll | ☒ Michael Gaughan |
| ☒ Erhard Mahnke | ☒ Erin Malone |
| ☐ Ryan Nick | ☒ Julia Randall |
| ☒ Alexander Friend | |

City Staff Present:

- | |
|---|
| ☒ Charles Dillard, Interim Director |
| ☒ Sarah Morgan, Planner |
| ☒ Scott Gustin, Zoning Division Manager |

Public Attendance: Sharon Bushor

1. Agenda

Call to Order: 6:30pm

Changes to Agenda: No Changes

2. Chair's Report (A. Montroll)

Notes the recent New York Times article regarding outdated zoning and parking requirements. This is an area where Burlington is on the cutting edge or ahead of our time on this issue that other communities are struggling with. We're not alone in the work we're doing on the Planning Commission. There was also a very interesting article on the missing middle housing issue.

3. Director's Report (C. Dillard)

- Planning is likely awarded grant from State's Multimodal Transportation Innovations (MTI) for a Mobility hub with DPW and CATMA and other organizations to begin the evolution of a mobility hub in the Old North End.
- Sarah has been getting ready for the advisory committee meeting for PlanBTV: New North End scheduled for some time around Thanksgiving.
- Public Meeting for South End Coordinated redevelopment on Wednesday, November 6th. This will be an Open House with updates on streets, development concepts for Sears Ln., and first phase design decisions. The location is TBD.
- Zoning amendment in January to allow the Community Sailing Center resume their program. CSC host a public meeting in mid-November.
- Last week, Charles attended CATMA summit with Brian Davis CCRBC and Dan Currier from the State TDM practice at state, regional, and city levels.
- Next week Sarah and Nancy are presenting on a panel re: housing and data technology at the Northern New England Planning Conference.
- Reminder to send your W-9 forms for the Planning Commissioner Stipend.

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

4. Public Forum

<u>Name(s)</u>	<u>Comment</u>
Sharon Bushor:	Feels Institutional zoning boundaries exceed institutions and some residential neighborhoods zoned as institutional changes affect high density areas like Ward 1 maybe 6 and 8. Additionally, feels that "Sustained" theme from planBTV called for small and incremental change consistent with existing development patterns scale and neighborhoods. Feels that Commission has left that theme and not going that direction and have changed the scale and character of neighborhoods. Is disappointed that sneaking in form based code and moving it out from downtown into residential areas. Curtails residents from having any say in development projects that occur in their neighborhood.

5. Proposed CDO Amendment: ZA-25-02 Neighborhood Code PUDs

Action: Receive testimony from the following invited guest speakers, ask questions and provide feedback.

Motion by: N/A

Seconded by: N/A

Vote: N/A

Discussion Notes:

- Cottage Courts and small lot subdivisions will be considered in this zoning amendment, with initial discussions on Cottage Courts starting 11/12.
- More flexibility with larger PUD site size, but can there be incentives for 2/3/4 bedroom homes, green storm water, mature trees
- Strike footnote #3
- Consider adding language such as "See also Article 9 or 10 VSA for Cross References"
- M. Gaughan: Calls out front setback considerations, uses Winooski as example.
- Request from E. Mahnke to
- More visual representation of the proposed changes
- Outline a number of different examples of RL etc. Footprint and gross area use Neighborhood code project smallest tier in keeping with buildings are consistently scaled with on the ground context.
- Clarify that maximum building footprint is per building and that lot cover is underlying standards.

6. Commissioner Items

Charles Dillard: The next Planning Commission meeting is Tuesday, November 12.

7. Adopt Minutes + Accept Communications

Action: Review and approve the 10/8/24 Planning Commission meeting minutes with corrections. No Communications received.

Motion by: A. Friend

Seconded by: J. Randall

Vote: E. Mahnke Abstain

Notes or Corrections: N/A

8. Adjournment

Action: Motion to Adjourn

Time of Adjournment: 8:30 pm

Motion by: E. Mahnke

Seconded by: M. Gaughan

Vote: Unanimous