

Burlington Planning Commission

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7144 (TTY)

www.burlingtonvt.gov/pz

Andy Montroll, Chair
Bruce Baker, Vice Chair
Yves Bradley
Alex Friend
Emily Lee
Harris Roen
Jennifer Wallace-Brodeur



PUBLIC HEARING NOTICE

Burlington Comprehensive Development Ordinance

ZA-19-01 Grocery in E-LM

ZA-19-02 Additional Residential Unit in RL

ZA-19-03 Parking Amendments

Pursuant to 24 V.S.A. §4441 and §4444, notice is hereby given of a public hearing by the Burlington Planning Commission to hear comments on the following proposed amendments to the City of Burlington's *Comprehensive Development Ordinance* (CDO). The public hearing will take place on **Tuesday, August 28, 2018 beginning at 6:45pm** in Conference Room 12, City Hall, 149 Church Street, Burlington, VT.

Pursuant to the requirements of 24 V.S.A. §4444(b):

Statement of purpose: This amendment is proposed to the Burlington CDO as follows:

- **ZA-19-01:** The purpose of this proposed amendment is to expand the allowable size for grocery stores within the Enterprise-Light Manufacturing Zoning District to 35,000 square feet.
- **ZA-19-02:** The purpose of this proposed amendment is to remove the provision for an additional unit to be added to an existing multi-family structure within the Residential-Low Density zone.
- **ZA-19-03:** The purpose of this amendment is to add parking requirements for Art Gallery/Studio uses, align parking requirements for small daycares/preschools with those of large daycares/preschools, to allow tandem parking for all dwelling units and to clarify its arrangement when used for multi-family structures, and to allow parking within a front yard setback within a driveway when there is room for at least one parking space beyond the setback.

Geographic areas affected: the proposed amendments are applicable to the following areas in the City of Burlington:

- **ZA-19-01:** The proposed amendment applies to the portion of the Enterprise Light Manufacturing zoning district between Home and Flynn Avenues.
- **ZA-19-02:** The proposed amendment applies to all properties zoned Residential-Low Density.
- **ZA-19-03:** The proposed amendment applies to all parts of the city.

List of section headings affected:

- **ZA-19-01:** The proposed amendment modifies *Footnote 26* in *Appendix A- Use Table*.
- **ZA-19-02:** The proposed amendment deletes *Section 4.4.5 (d) 5. A*.
- **ZA-19-03:** The proposed amendment modifies *Table 8.8.1-1, Sec 8.1.12 (c)*, and *Sec. 8.1.14 (b)*.

The full text of the *Burlington Comprehensive Development Ordinance* and the proposed amendment is available for review at the Department of Planning and Zoning, City Hall, 149 Church Street, Burlington Monday through Friday 8:00 a.m. to 4:30 p.m. or on the department's website at www.burlingtonvt.gov/pz.

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Burlington Planning Commission

Tuesday, August 28, 2018, 6:30 P.M.
Conference Room 12, City Hall, 149 Church Street
AGENDA

Note: times given are
approximate unless
otherwise noted.

I. **Agenda**

II. **Public Forum**- Time Certain 6:30 p.m.

III. **Report of the Chair**

IV. **Report of the Director**

V. **Public Hearing: ZA-19-01 Grocery in E-LM** Time Certain: 6:45pm

The Planning Commission will hold a public hearing on a proposed amendment to the *Burlington Comprehensive Development Ordinance* to expand the allowable size for grocery stores within the Enterprise-Light Manufacturing Zoning District to 35,000 square feet.

Staff Recommendation: Staff recommends the Commission forward this amendment to Council with recommendation following the public hearing.

VI. **Public Hearing: ZA-19-02 Additional Residential Unit in RL**

The Planning Commission will hold a public hearing on a proposed amendment to the *Burlington Comprehensive Development Ordinance* to remove the provision for an additional unit to be added to an existing multi-family structure within the Residential Low Density zone.

Staff Recommendation: Staff recommends the Commission forward this amendment to Council with recommendation following the public hearing.

VII. **Public Hearing: ZA-18-03 Parking Amendments**

The Planning Commission will hold a public hearing on a proposed amendment to the *Burlington Comprehensive Development Ordinance* to modify parking requirements for art gallery/studio uses and small daycares/preschools, allow for and clarify arrangement of tandem parking for multi-family dwellings, and allow parking in driveway in a front yard setback when there is parking available beyond the setback.

Staff Recommendation: Staff recommends the Commission forward this amendment to Council with recommendation following the public hearing.

VIII. **2019 Update to planBTV**

The Planning Commission will receive a presentation on how the land use element from the current *Municipal Development Plan* will be translated into the land use framework for the updated planBTV. Documents from previous presentations are online, here:

<https://planbtv-burlingtonvt.opendata.arcgis.com/pages/document-library>

Staff Recommendation: No action is required. The Commission is invited to share comments and feedback to support the development of content for the plan update.

This agenda is available in alternative media forms for people with disabilities. Individuals with disabilities who require assistance or special arrangements to participate in programs and activities of the Dept. of Planning & Zoning are encouraged to contact the Dept. at least 72 hours in advance so that proper accommodations can be arranged. For information, call 865-7188 (865-7144 TTY). Written comments may be directed to the Planning Commission at 149 Church Street, Burlington, VT 05401.

IX. Committee Reports

- a. Executive Committee
- b. Ordinance Committee
- c. Long Range Planning Committee

X. Commissioner Items

- a. The next regular meeting will be on Tuesday, September 11, 2018 at 6:30pm.

XI. Minutes & Communications

The Commission will review and approve the minutes of the August 14, 2018 meeting, enclosed on pages X-X of the agenda packet.

XII. Adjourn

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IV. Report of the Director

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IX. Committee Reports

- a. Executive Committee
- b. Ordinance Committee
- c. Long Range Planning Committee

X. Commissioner Items

- a. The next regular meeting will be on Tuesday, September 11, 2018 at 6:30pm.

XI. Minutes & Communications

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XII. Adjourn

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Geographic areas affected: the proposed amendments are applicable to the following areas in the City of Burlington:

- **ZA-19-01:** The proposed amendment applies to the portion of the Enterprise Light Manufacturing zoning district between Home and Flynn Avenues.
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- **ZA-19-03:** The proposed amendment applies to all parts of the city.

List of section headings affected:

- **ZA-19-01:** The proposed amendment modifies *Footnote 26* in *Appendix A- Use Table*.
- **ZA-19-02:** The proposed amendment deletes *Section 4.4.5 (d) 5. A*.
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Burlington Planning Commission Report Municipal Bylaw Amendment ZA-19-01 Grocery in E-LM

This report is submitted in accordance with the provisions of 24 V.S.A. §4441(c).

Explanation of the proposed bylaw, amendment, or repeal and statement of purpose:

The purpose of this proposed amendment is to expand the allowable size for grocery stores within the Enterprise-Light Manufacturing Zoning District to 35,000 square feet. Grocery stores continue to be permitted only between Home and Flynn Avenues and are subject to Conditional Use review.

Conformity with and furtherance of the goals and policies contained in the municipal development plan, including the availability of safe and affordable housing:

The proposed amendment has no impact on the goals and policies contained in the *Municipal Development Plan* regarding safe and affordable housing.

Compatibility with the proposed future land uses and densities of the municipal development plan:

The proposed amendment allows for a slightly larger use than is already permitted within this zoning district. It is consistent with the future land uses and densities of the Municipal Development Plan by enabling a variety of non-residential uses within the Enterprise Light Manufacturing District that support nearby residential communities.

Implementation of specific proposals for planned community facilities:

The proposed amendment has no impact on planned community facilities.

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Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Shaleigh Draper, Zoning Clerk



TO: Planning Commission
FROM: Scott Gustin
DATE: July 10, 2018
RE: Grocery Stores in E-LM

Zoning amendment ZA-16-03 was adopted in 2016 to allow grocery stores of up to 30,000 sf in size in a portion of the E-LM zone, subject to conditional use review and approval by the Development Review Board. The new City Market at 207 Flynn Avenue was enabled as a result of this amendment. As constructed, the grocery store component of this development is just under 30,000 sf. The total building area is larger and includes separate office, community, and café space.

City Market is looking to expand into the separate office space; however, doing so would exceed the 30,000 sf size limitation and cannot be approved. As a result, the Onion River Co-Op has requested a zoning amendment to adjust the size limitation to 35,000 sf.

Given the relatively small increase in total allowable area, staff supports the requested amendment.

Proposed language is underlined in red.

Appendix A-Use Table – All Zoning Districts

	Enterprise	
USES	E-AE	E-LM
NON-RESIDENTIAL USES	E-AE	E-LM
<i>all other uses remain unchanged</i>		
Grocery Store – Small ≤10,000sqft	CU	CU ²⁶
Grocery Store – Large >10,000sqft	N	CU ²⁶

Footnotes:

1-25 *unchanged*

26 Grocery Stores up to but not to exceed ~~30,000~~ 35,000 square feet may be permitted subject to conditional use approval by the DRB in that portion of the Enterprise – Light Manufacturing District between Flynn and Home Avenue.

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Burlington Planning Commission Report Municipal Bylaw Amendment ZA-19-02 Additional Residential Unit in RL

This report is submitted in accordance with the provisions of 24 V.S.A. §4441(c).

Explanation of the proposed bylaw, amendment, or repeal and statement of purpose:

The purpose of this proposed amendment is to remove Sec.4.4.5 (d) 5, A, Additional Unit to Multifamily.

Conformity with and furtherance of the goals and policies contained in the municipal development plan, including the availability of safe and affordable housing:

The proposed amendment does not have an impact on the goals and policies related to the availability of safe and affordable housing. The vast majority of residential properties within the city will not be impacted by this change, and it will have little impact on residential growth in the city.

Compatibility with the proposed future land uses and densities of the municipal development plan:

The proposed amendment does not have an impact on the proposed future land uses and densities of the municipal development plan. The elimination of this provision will not impact the ability for properties within RL zones to be developed at the base density permitted within the *Burlington CDO*.

Implementation of specific proposals for planned community facilities:

The proposed amendment has no impact on planned community facilities.

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Shaleigh Draper, Zoning Clerk



TO: Planning Commission
FROM: Scott Gustin
DATE: July 24, 2018
RE: Residential Density: Additional Unit to Multifamily

At their May 17, 2018 meeting, the Ordinance Committee considered a request to delete Sec. 4.4.5 (d) 5, A, *Additional Unit to Multifamily*, of the CDO. This section is a longstanding provision in the city's zoning code dating back at least to the 1994 Zoning Ordinance. The provision enables the addition of 1 more dwelling unit to existing multi-family properties in the Residential – Low Density (RL) Zone. The provision has been used on occasion, but no tally of the total number of times it has been used is available. To obtain approval of an additional dwelling unit, all other zoning standards such as lot coverage, setbacks, and density must be met. According to an analysis of RL properties with duplexes, triplexes, and 4-plexes of compliant lot size:

- Up to 29 duplexes could become triplexes
- Up to 3 triplexes could become 4-plexes
- Up to 2 4-plexes could become 5-plexes

These numbers are based on density and lot size only. They do not account for things like parking feasibility, lot coverage, or setbacks. The attached maps depict properties in the RL zones with potential for 1 additional unit per Sec. 4.4.5 (d) 5. The properties are depicted on the basis of density and lot size only. The properties are not clustered in any particular area. They are fairly disperse though the RL zones. Given the limited potential for use of this provision, retention or deletion of Sec. 4.4.5 (d) 5 will have little effect on residential growth in the city. The Ordinance Committee voted to recommend deletion of the provision.

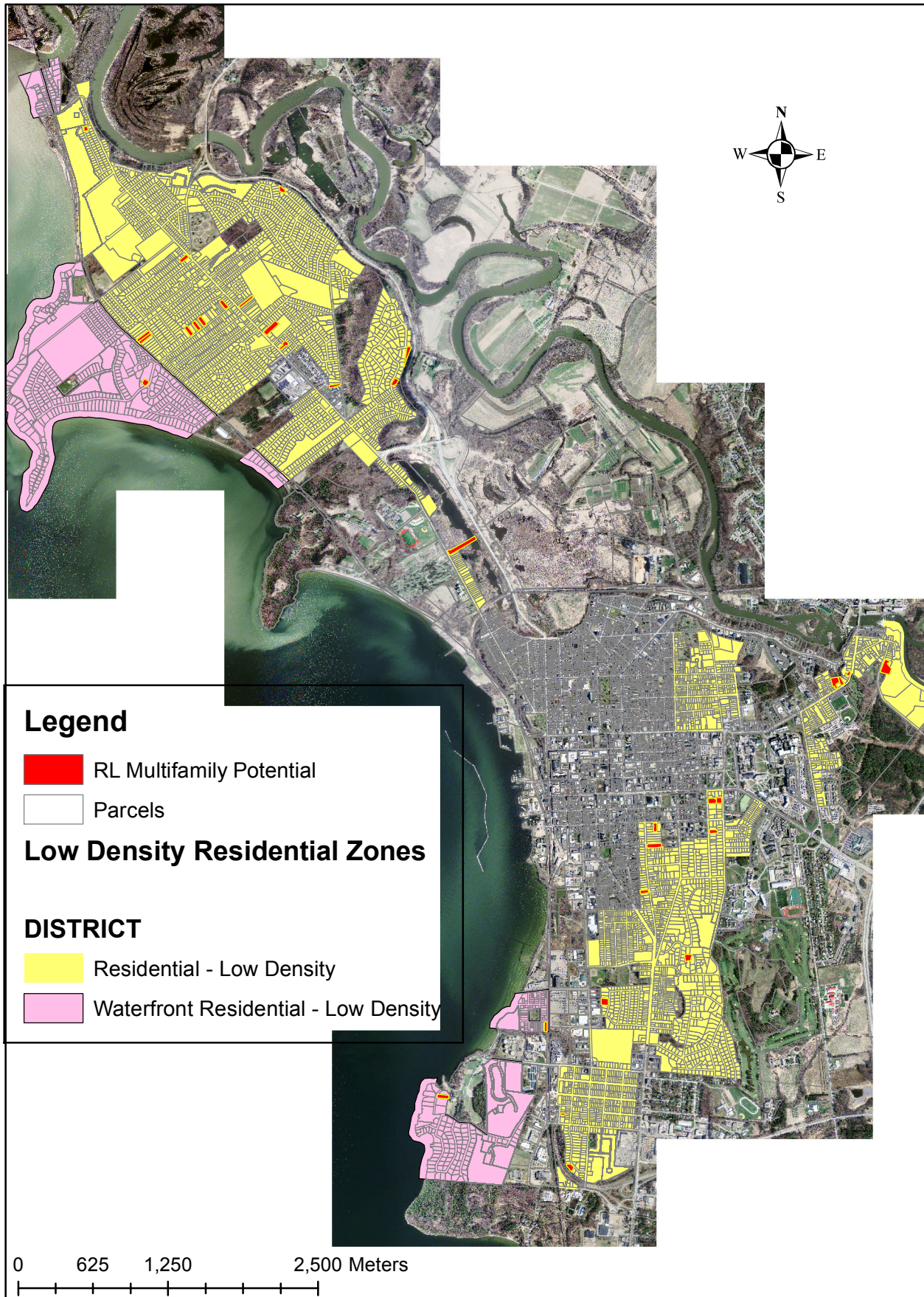
Existing language is below.

5. Residential Density

A. *Additional Unit to Multi-Family.*

One additional unit may be added to structures located in the RL district which legally contained two or more units as of January 1, 2007, if approved in advance as a conditional use, by the DRB.

Low Density Residential - Multifamily Potential



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Burlington Planning Commission Report Municipal Bylaw Amendment ZA-19-03 Parking Amendments

This report is submitted in accordance with the provisions of 24 V.S.A. §4441(c).

Explanation of the proposed bylaw, amendment, or repeal and statement of purpose:

The purpose of this proposed amendment is to update Table 8.1.8-1 to include "Art Gallery/Studio" consistent with Appendix A and Article 13 within the *Burlington CDO*; to update Table 8.1.8-1 to include parking requirements for small daycares and preschools that are consistent with the requirements for large daycares; to modify Sec. 8.1.14 to allow tandem parking for all dwelling units and to clarify its arrangement when used on multi-family sites; and to modify section 8.1.12 to allow parking within a front yard setback when the parking is within a driveway when there is room for at least one parking space beyond the setback.

Conformity with and furtherance of the goals and policies contained in the municipal development plan, including the availability of safe and affordable housing:

Accommodating required parking on is one of the most frequent limitations to providing housing at the allowable densities articulated in the *Burlington CDO*. The proposed changes to tandem and front yard parking provides greater opportunity for accommodating the required parking on site, enabling residential development to more closely align with the Municipal Development Plan's housing action to "support the creation of new rental and owner-occupied housing units on every parcel of land zoned for residential development at the number of units allowed by zoning".

Compatibility with the proposed future land uses and densities of the municipal development plan:

The proposed amendment does not have an impact on the proposed future land uses of the Municipal Development Plan. The proposed changes to tandem and front yard parking provides greater opportunity for accommodating the required parking on site, enabling residential unit development that more closely relates to the residential densities permitted in the *Burlington CDO*.

Implementation of specific proposals for planned community facilities:

The proposed amendment has no impact on planned community facilities.

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Shaleigh Draper Zoning Clerk



TO: Planning Commission
FROM: Scott Gustin
DATE: July 24, 2018
RE: Parking Amendments

At their June 7, 2018 meeting, the Ordinance Committee considered the following three zoning amendments related to parking standards. The Committee recommended forwarding the amendments along to the full Planning Commission with recommendation for approval.

1. Table 8.1.8-1, Minimum Off-Street Parking Requirements:

Table 8.1.8-1, *Minimum Off-Street Parking Requirements*, specifies minimum parking standards for all uses included in *Appendix A – Use Table – All Zoning Districts* in the CDO. Appendix A identifies “Art Gallery/Studio” as a use as does Article 13: *Definitions*; however, Table 8.1.8-1 refers only to “Art Gallery.” The proposed amendment is very simple. It changes “Art Gallery” in Table 8.1.8-1 to “Art Gallery/Studio.”

Table 8.1.8-1 Minimum Off-Street Parking Requirements			
	Neighborhood Districts	Shared Use Districts	Downtown Districts
Art Gallery/ <u>Studio</u>	3.3	2.5	1

During review of the zoning amendment establishing preschools as a separate use, the City Council Ordinance Committee noted the significant difference in parking requirements for small versus large daycares and preschools. The Committee specifically requested that the standards be reviewed and made consistent. The proposed amendment below applies the same parking standard to small and large daycares and preschools. As the number of employees and children increases, the parking requirement increases proportionately. The amendment goes a step further and specifies only drop-off spaces for the per-5 children requirement to reflect typical parking demands associated with daycare and preschool uses.

Table 8.1.8-1 Minimum Off-Street Parking Requirements			
	Neighborhood Districts	Shared Use Districts	Downtown Districts
Daycare – Large (Over 20 children) (per two (2) employees)	1 plus 1 <u>drop-off</u> per 5 children	1 plus 1 <u>drop-off</u> per 5 children	2 drop-off

Daycare – Small (20 children or less) (per two (2) employees)	1 <u>plus 1 drop-off per 5 children</u>	1 <u>plus 1 drop-off per 5 children</u>	1 <u>2 drop-off</u>
Preschool – Large (Over 20 children) (per two (2) employees)	1 plus 1 <u>drop-off</u> per 5 children	1 plus 1 <u>drop-off</u> per 5 children	1 plus 1 per 5 children <u>2 drop-off</u>
Preschool – Small (20 children or less) (per two (2) employees)	1 <u>plus 1 drop-off per 5 children</u>	1 <u>plus 1 drop-off per 5 children</u>	1 <u>2 drop-off</u>

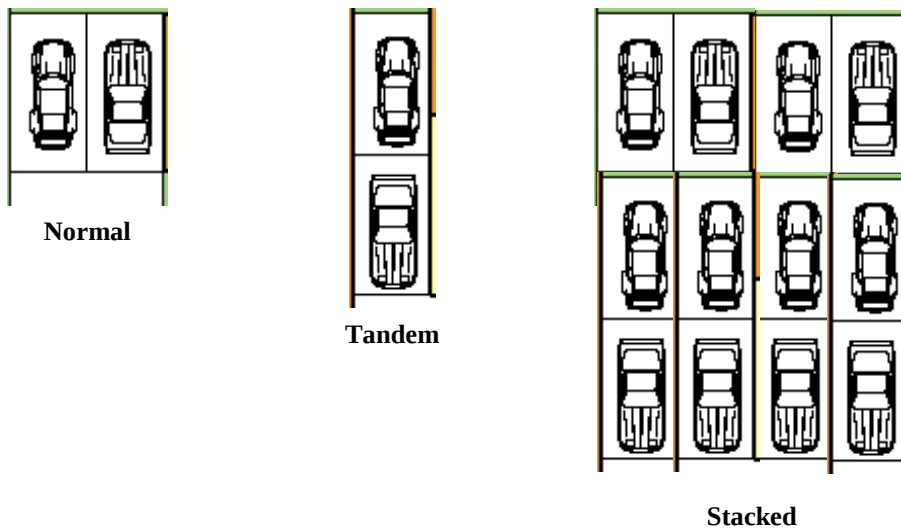
2. Sec. 8.1.14, Stacked and Tandem Parking Restrictions:

Sec. 8.1.14 specifies allowances for stacked and tandem parking arrangements. Criterion (a) addresses stacked parking and criterion (b) addresses tandem parking. Tandem parking is paired spaces, one behind the other (i.e. two in a row). Presently, tandem parking is allowed only for single detached dwelling units, accessory apartments, duplexes, and employee-only parking. Total onsite tandem spaces are limited to 4 spaces. The proposed amendment would enable tandem parking per dwelling unit for all residential uses. The limit of 4 tandem spaces would also be eliminated.

Sec. 8.1.14 Stacked and Tandem Parking Restrictions

Except as otherwise provided below, all parking facilities shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without the moving of any other motor vehicle.

- (a) Stacked or valet parking may be allowed if an attendant is present to move vehicles. If stacked parking is used for required parking spaces, a written guarantee must be filed with the City ensuring that an attendant will always be present when the lot is in operation. The requirements for minimum or maximum spaces continue to apply for stacked parking.
- (b) Tandem Parking may be allowed for ~~single family detached dwelling units, accessory apartments, duplex dwelling units,~~ all dwelling units (whether attached or detached). Each dwelling unit may have a pair of tandem parking spaces, but any pair of tandem parking spaces shall not serve more than one dwelling unit. and Tandem parking may also be allowed for dedicated employee-only parking signed as such. ~~In no case shall more than 4 parking spaces (2 pairs) in total be provided in tandem on any one lot.~~



3. Sec. 8.1.12 (c) Front Yard Parking Restricted:

Sec. 8.1.12 (c) *Front Yard Parking Restricted* is intended to limit parking spaces within the front yard setback in all residential zones. The same language dates to the 1994 Zoning Ordinance. This provision has consistently been administered to prevent parking spaces within the front yard except for instances wherein the driveway or driveway and garage are long enough to contain at least one parking space outside of the front yard setback. In such instances, parking within the front yard setback is allowed because the driveway or driveway and garage are long enough to access at least one space outside of the front yard setback (i.e. “access drive”). More recently, the Development Review Board has ruled that all parking may be located within the front yard in residential zones so long as the driveway is 18’ wide or less. The DRB found that the administration of Sec. 8.1.12 (c) does not match how it is actually written.

The Ordinance Committee considered two options: 1) Rewrite Sec. 8.1.12 (c) to more explicitly state its intention to prevent parking within the front yard in residential zones or 2) simply delete the provision. The Committee elected to revise the section to more clearly state its intended effect.

Sec. 8.1.12 Limitations, Location, Use of Facilities

(a) Off-Site parking facilities:

As written.

(b) Downtown Street Level Setback:

As written.

(c) Front Yard Parking Restricted:

Required parking in all residential zoning districts shall not be located in a required front yard setback area abutting a public street, except alleys. This prohibition extends from the edge of the public right-of-way into the required front yard setback for the entire width of the property with the following exception: of Parking spaces may be located within the front

yard setback only within a single access-drive~~way~~ no more than eighteen feet (18') or less in width that is of sufficient length to contain at least one compliant parking space beyond the front yard setback or that accesses a garage or carport located beyond the front yard setback.

The provisions of this subsection shall not be applicable during such times as when the winter parking ban pursuant to Section 20-56 of the Code of Ordinances is in effect.

Where parking is provided outside the front yard setback, but either partially or entirely between the principle structure and the street, such parking shall be screened to the extent practicable from view from the public street.

(d) Shared Parking in Neighborhood Parking Districts:

As written.

(e) Single Story Structures in Shared Use Districts:

As written.

(f) Joint Use of Facilities:

As written.

(g) Availability of Facilities:

As written.

(h) Compact Car Parking:

As written.

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Burlington Planning Commission

Tuesday, August 14, 2018, 6:30 P.M.

Conference Room 12, City Hall, 149 Church Street

Draft Minutes

Members Present	A Montroll, B Baker, A Friend, H Roen, J Wallace-Brodeur
Members Absent	Y Bradley, E Lee
Staff Present	D White, M Tuttle, S Draper

I. Agenda

Call to Order	Time: 6:37 pm
Agenda	Approved As Is

II. Public Forum

Name	Comment	Commission Action
No members of public spoke		

III. Report of the Chair

A Montroll	Presented the Planning Commission Annual Report to City Council on 8/13. Looking for the Statute of Limitations revisions, and will be sending Inclusionary Zoning (IZ) recommendations later this year.
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IV. Report of the Director

D White	- City Council gave IZ recommendations to the CDNR Committee and Ordinance Committee; will be forwarded to the Commission in December. - Eagles Landing Grand Opening 8/14, and St Paul St. reconstruction from Main- Maple St. begins Monday 8/20. - C Spencer & M Moir presented about this summer's CSO releases: trends, causes, and efforts to reduce them. - BBA is working on plan to establish an improvement district for the downtown/marketplace- what it is, services provided, organization, and future goals. - Continuing work on parking reforms, with more details later this year.
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V. Committee Appointments

Position	Member	Motion	Second	Action
Ordinance Committee	L Sprinzen (DAB) A Hart (DRB)	J Wallace-Brodeur	H Roen	Approved Unanimously
Long Range Planning Committee	S Tilton (DRB)	J Wallace-Brodeur	H Roen	Approved Unanimously

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VI. 2019 Update to planBTV

Action: No Action Required		
Motion by:	Second by:	Vote:
Type: Discussion/Presentation (PDF on website)	Presented by: M Tuttle	
Discussion/Notes:		
- Presented rough draft of the first half of planBTV update organized by themes: Dynamic, Distinctive, Inclusive, and Connected. - Each theme has an overview of what it's about, a vision statement, why it's important, and lastly policies and actions (largely from the current plan). - The goal is to boil each issue down to what's essential. Taking out supplemental information and reducing it to exactly what the idea/issue is. Not losing detail, just more succinct, less repetitive. - This reorganization of the plan is powerful; it is more user-friendly, accessible, and makes sense. We have all of the topics in this version of the plan, they're just organized differently and may take some time for adjustment. How will this be communicated? - Doesn't feel too repetitive currently, although repeating some of the key points so that they resonate as priorities may help people understand and remember. Doesn't come across as a manufactured rewrite of the same plan—it represents who we are as a city and themes that are important.		
<u>Dynamic</u>		
- Prior plans have been about our role in slowing climate change, but this indicates that the plan is now shifting to recognize climate change is happening and indicate how to not only reduce our impact, but also prepare for future. - Does lake quality fit here, in how it applies to climate change, attempts to protect it?		
<u>Distinctive</u>		
- This theme is about change, moving forward, and development, but that we are still grounded in our identity. We like what we are, and who we are, our neighborhoods, and communities. It's about protecting and leveraging this, not changing it. - Good tension between dynamic and distinctive. - Development that is compatible is essential to address issues such as storm water; i.e. helping us transform the built environment into something that can help protect the lake.		
<u>Inclusive</u>		
- Possible to add an emphasis on diversity in schools—i.e. being inclusive and less segregated? - Burlington is a young city, but also aging which should have a stronger emphasis here, including types of housing and what we're doing to age in place, such as universal design.		
<u>Connected</u>		
- Missing is how we are connected nationally and international, everyone knows Burlington, come from all over the world to experience it. - Emphasis on public transportation, which can be a huge barrier for people who rely on it; it is about transportation connectivity, but also about access to the economy, school, and other needs.		

VII. Committee Reports

Executive	No Report
Ordinance	No Report
Long Range	No Report
Other	Commissioners about the status of CityPlace Burlington, and any update on the phase between Church St and Saint Paul St.

VIII. Commissioner Items

Next Meeting	August 28, 2018 @ 6:30pm in Conference Room 12, City Hall
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IX. Minutes & Communications

Action: Approve Minutes and Accept Communications		
Motion by: A Friend	Second by: H Roen	Vote: Approved Unanimously
Changes to Minutes: N/A		
Communications Filed: • Advanced Notice of South Champlain Street Certificate of Public Good		

X. Adjourn

Adjournment	Time: 8:08 pm	
Motion: J Wallace-Brodeur	Second: H Roen	Vote: Approved Unanimously



draft land use framework

planBTV:

Burlington's Comprehensive Plan

Presentation to: Planning Commission

August 28, 2018

Major Elements of Updated Plan

Part 1:

Welcome to planBTV!

This section will outline the purpose & role of the plan, statutory authority, and a brief history of planning in Burlington.



Burlington Today

This will provide a framing snapshot of Burlington today-- both in narrative and by presenting some basic demographic and other data points.

Part 2:

Our Plan for BTV

This section will introduce the plan's vision and land use planning framework at the highest level.



Our Plan for Action (Policies & Actions)

This section is organized by 4 themes, with narrative about why each is important, followed by the related policies & actions.

Our Future Land Use (Land Use Plan)

This section is organized by the mixed-use cores and corridors represented on the "Grow" map, and the surrounding areas.

Our Future Land Use

The Land Use Framework

The Big Picture:

“When it comes to how we will use and develop land in the next 10-20 years planBTV’s vision will be achieved largely by **reinforcing Burlington’s existing development patterns:**

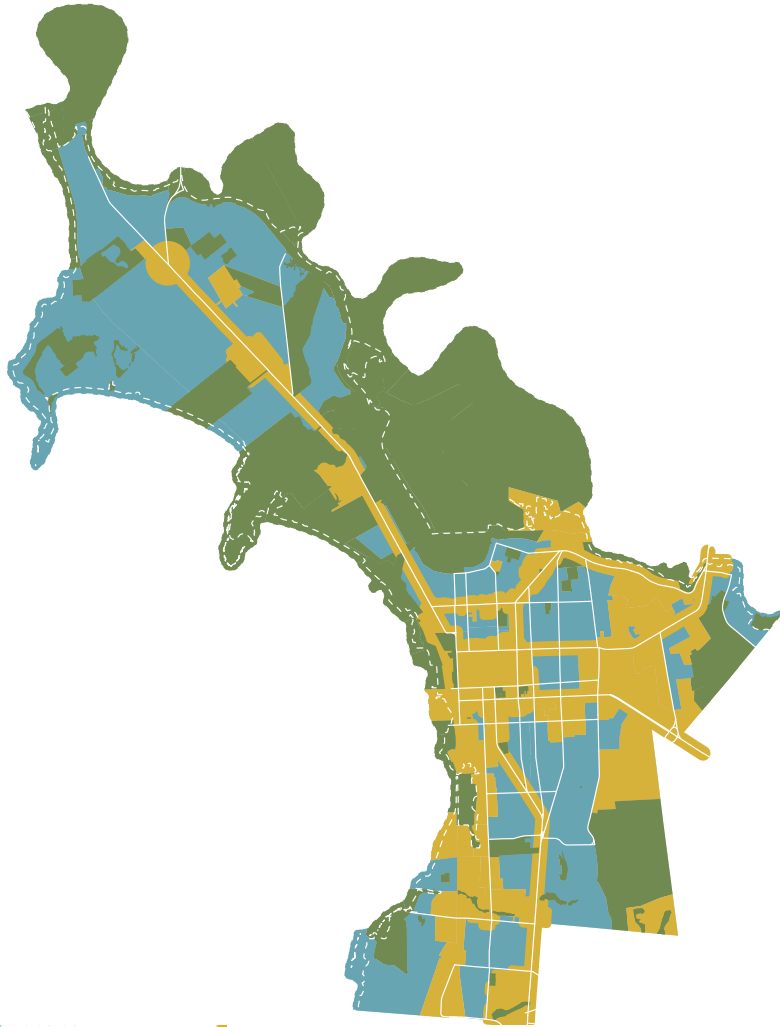
- **promoting greater utilization of developed areas** through infill development and redevelopment within core growth areas,
- **strengthening our diverse residential neighborhoods,**
- and **protecting our most vulnerable natural and culturally** significant lands and sites.

This development pattern has been at the core of the City’s land use and development policies for decades, and will continue to guide thoughtful, well-planned growth in the future.”

Note: In the current plan, this is the core of the “development principles for a sustainable community.”

Our Future Land Use

Land Use Plan



preserve

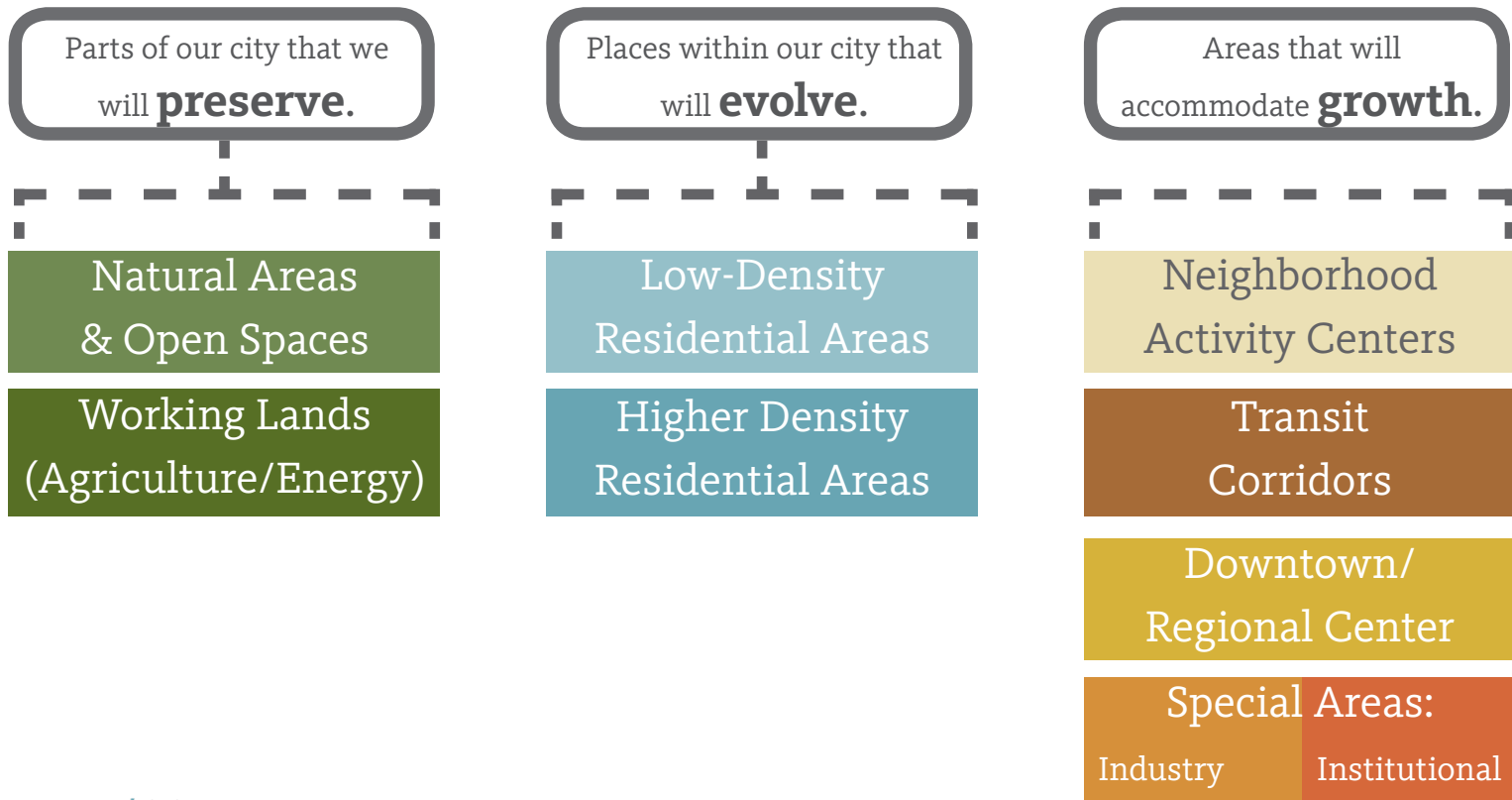
evolve

growth

Our Future Land Use

The Land Use “Transect”

The transect is a tool to help us visualize the unique characteristics of and relationship among various parts of the city, along a continuum from open space to the most urban development, and how we will prioritize those areas in the future:



Our Future Land Use

The Land Use Framework

Overall Purpose

Example: *“These are parts of the community that we will take great care to protect and conserve largely as they are today. These include places like our natural areas, shore lands, floodplains, agricultural areas, recreational resources, and significant buildings and sites. This plan envisions that they will continue to look and be used primarily as they are today, with only relatively few adaptations that allow them to maintain their current functions, remain economically viable, and be well-maintained.”*

Areas for [Preservation/Evolution/Growth]

Describes the “transects,” in terms of general characteristics, predominant land uses, role in the city, etc.

Considerations for Future Land Use @ Development

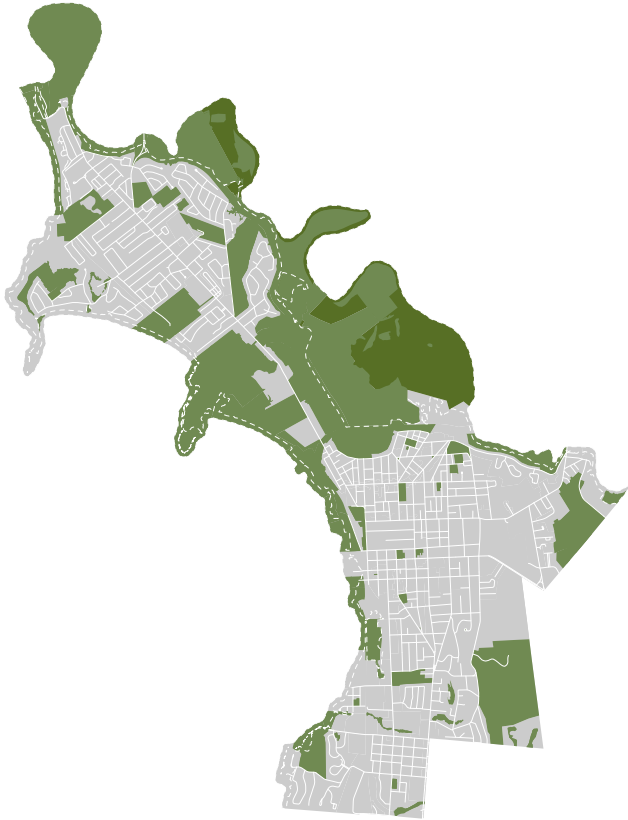
Any priority issues, other plans, etc. that discuss or that will influence the future type/scale of development/change in these areas.

Relevant Policies @ Actions

Cross reference to the actions from Our Plan for Action, or new/additional policies/actions if there are specific issues not addressed in the other section.

Our Future Land Use

Areas that we will Conserve



These are parts of the community that we will take great care to protect and conserve largely as they are today. These include places like our natural areas, shore lands, floodplains, agricultural areas, recreational resources, and significant buildings and sites. This plan envisions that they will continue to look and be used primarily as they are today, with only relatively few adaptations that allow them to maintain their current functions, remain economically viable, and be well-maintained.

Areas for Preservation

Natural Areas & Open Spaces: The purpose of these areas is to protect natural resources and recreation while guiding development away from important natural assets or hazards. These include city and regional parks, natural areas, conserved lands, and large pieces of land that are undevelopable due to features such as steep slopes or wetlands.

Working Lands: The purpose of these areas is to protect agriculture, energy production, and supporting enterprises. These are areas that are sparsely developed except for structures, services, and businesses that are compatible with and serve the working landscape, and low-intensity recreational uses.

Our Future Land Use

Areas that we will Conserve

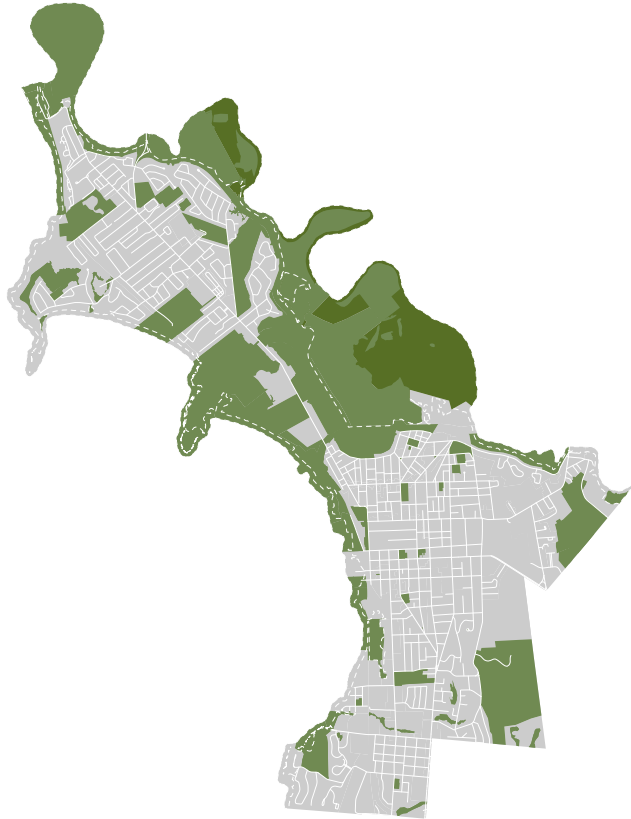
Considerations for Future Land Use & Development

This section will largely refer to the guidance in the following plans:

- Open Space Protection Plan
- Urban Forestry Master Plan
- Parks, Recreation, & Waterfront Master Plan
- BED Integrated Resource Plan
- All Hazards Mitigation Plan
- Etc.

Relevant Policies & Actions

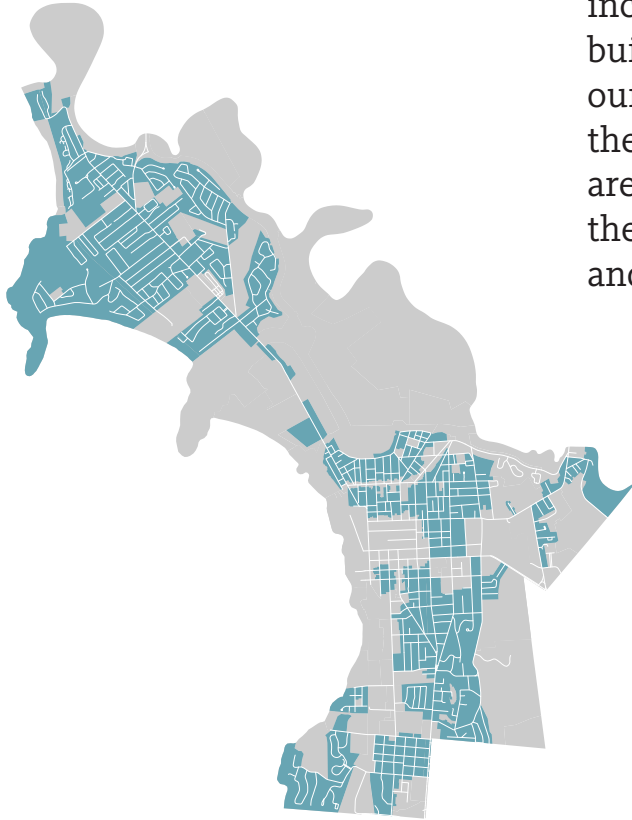
- TBD



Our Future Land Use

Areas that will Evolve

These are parts of the community where we anticipate small and incremental change within the existing development pattern, building scale, and neighborhood character. These include places like our low and medium density residential neighborhoods. However, these areas aren't locked in time. This plan anticipates that these areas will see some small and subtle changes over time that support their ability to meet the evolving needs of current and future families and households within their current development pattern and scale.



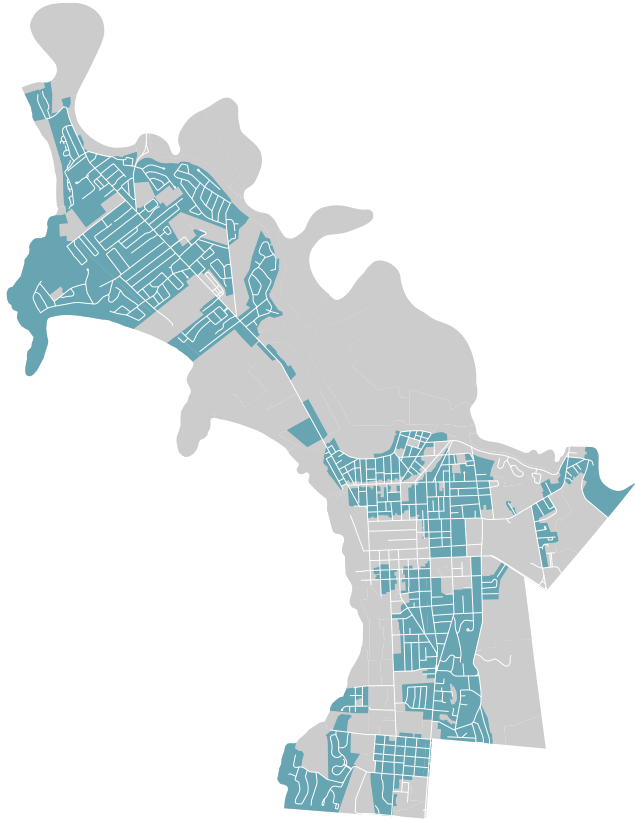
Areas that will Evolve

New Neighborhoods: The purpose of these areas is to accommodate existing low-density residential development. These are areas that are predominantly made up of single-family detached housing built in the 1950s on, with some opportunities for multi-family housing, and that are connected to the city by automobile and transit routes, with expanding bike and pedestrian connectivity.

Historic Urban Neighborhoods: The purpose of these areas is to enhance cohesive residential areas typically within a ½ mile from neighborhood or regional centers. These are areas that are made up of a variety of housing types and densities, though most were built before 1950, few commercial uses (primarily home occupations or corner stores), and are well connected, allowing people to access jobs and amenities on foot, by bike, and via public transit.

Our Future Land Use

Areas that will Evolve



Considerations for Future Land Use @ Development

- Aligning land use policies with what's on the ground to better reflect and preserve the characteristics of neighborhoods
- Preserving single-family housing, while also promoting inclusive and affordable neighborhoods.
- Demographic transitions
- Near-campus housing and quality of life concerns

This section will refer to the guidance in the following plans:

- Burlington Survey Plan
- Housing Action Plan

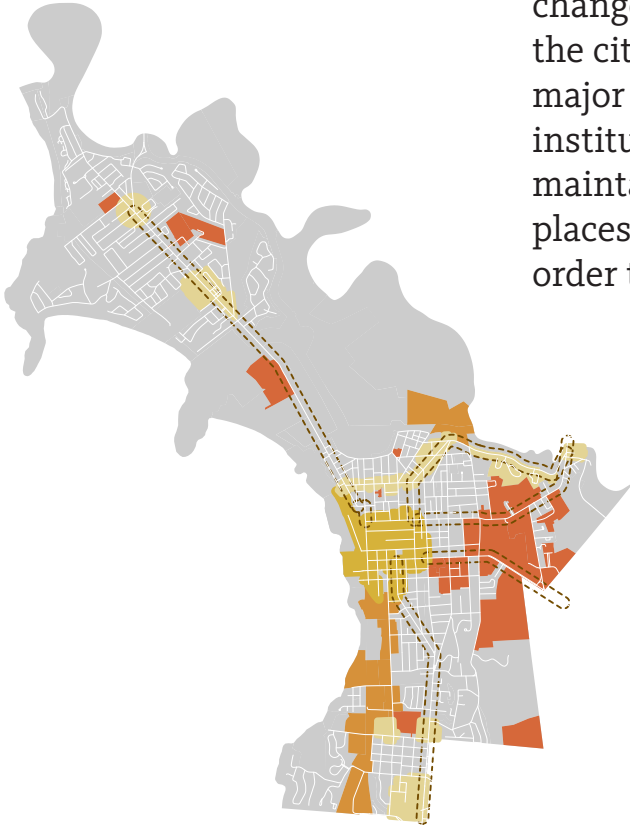
Relevant Policies @ Actions

- TBD

Our Future Land Use

Areas for Growth

These are parts of the community where we expect to see the most change over time, and are the areas that will accommodate most of the city's future growth. These include places like our downtown core, major street corridors, and neighborhood mixed use, enterprise, and institutional areas. This plan recognizes that in order to conserve and maintain vast parts of the City as described above, we need to have places where we can accommodate future growth and development in order to maintain our vibrancy, tax base, and character.



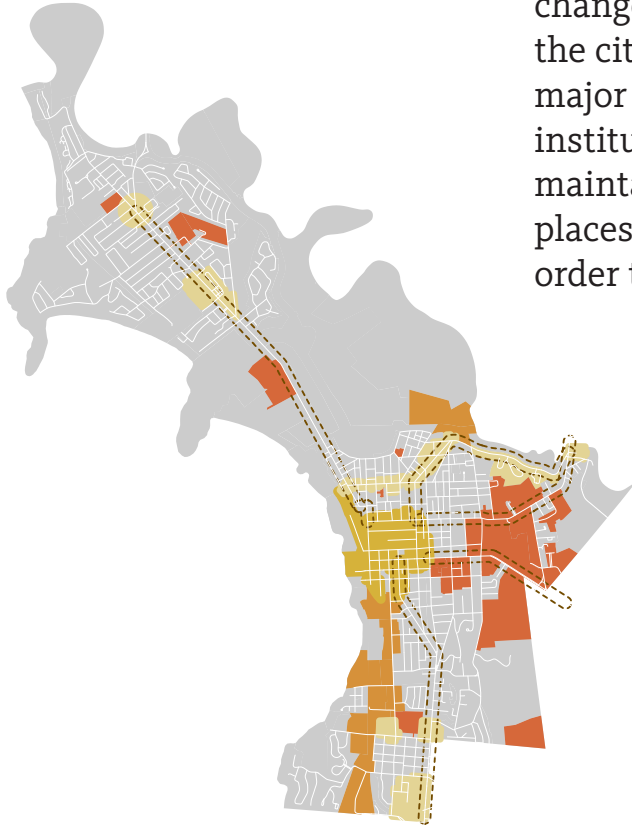
Areas for Growth

Neighborhood Center: The purpose of these areas is to provide nodes of neighborhood-supporting commercial activity and services. These are areas that allow for commercial, residential and community-oriented uses, sometimes in mixed-use buildings, at a higher density than nearby residential areas. These areas feature a variety of building and architectural types and are typically within walking or biking distance of nearby homes.

Our Future Land Use

Areas for Growth

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Areas for Growth

Transit Corridor: The purpose of these areas is to provide nodes of higher density residential, commercial, and mixed use development along major thoroughfares into and out of the city. These are areas that may feature low-density, single purpose land uses today, but which are served by the main automobile routes and transit lines, and could be more intensely utilized to benefit from and support a high quality transit system.

Our Future Land Use

Areas for Growth

Considerations for Future Land Use @ Development

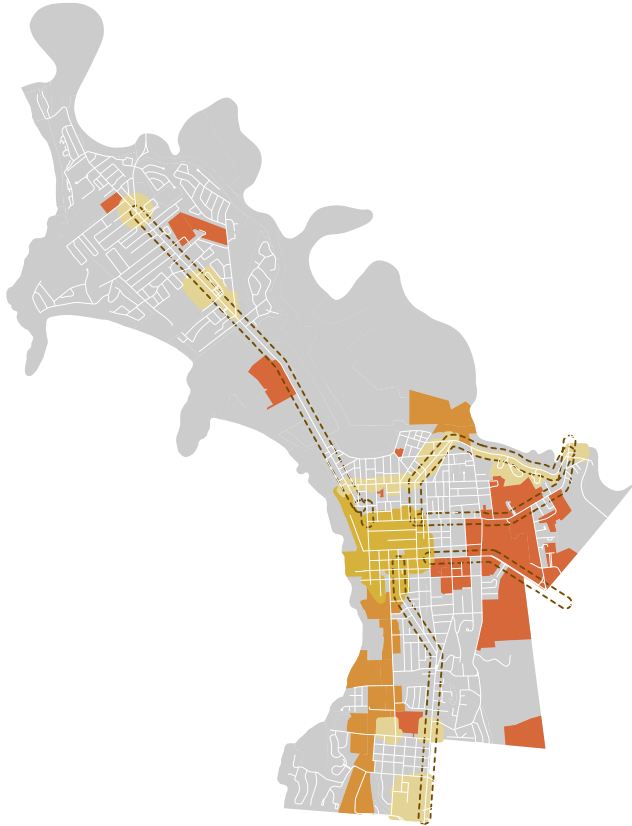
- What/if changes to zoning are necessary to promote transit-oriented infill/development along these corridors

This section will refer to the guidance in the following plans:

- Housing Action Plan
- Burlington Transportation Plan
- planBTV Walk/Bike
- GMT NextGen Transit Plan

Relevant Policies @ Actions

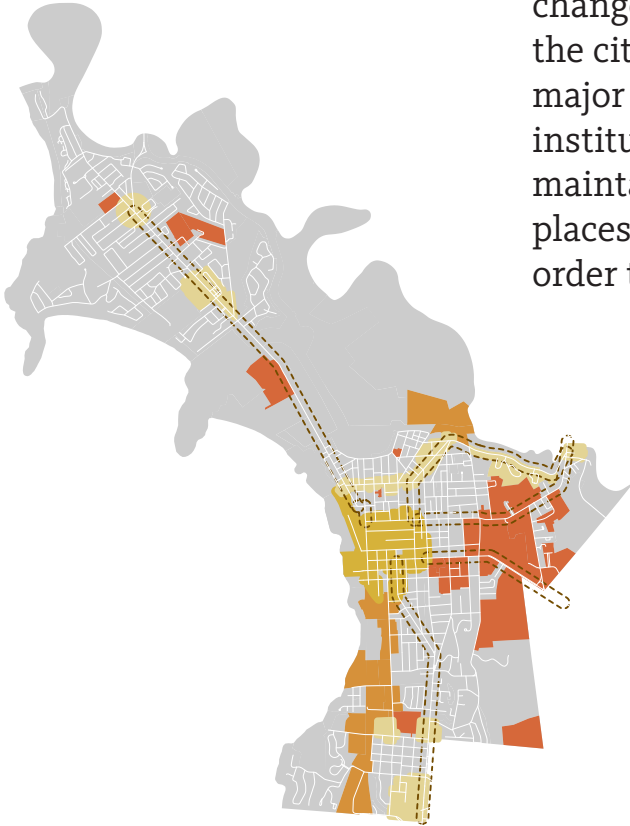
- TBD



Our Future Land Use

Areas for Growth

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Areas for Growth

Regional Center: The purpose of these areas is to provide a range of business, civic, cultural, commercial, and residential uses and transportation options for the City and the region. These areas are compact, highly walkable, served by transit, and support the highest density of development. They feature a variety of building types, most of which are mixed use and architecturally interesting, located close to the street, and taller than in other parts of the city.

Our Future Land Use

Areas for Growth

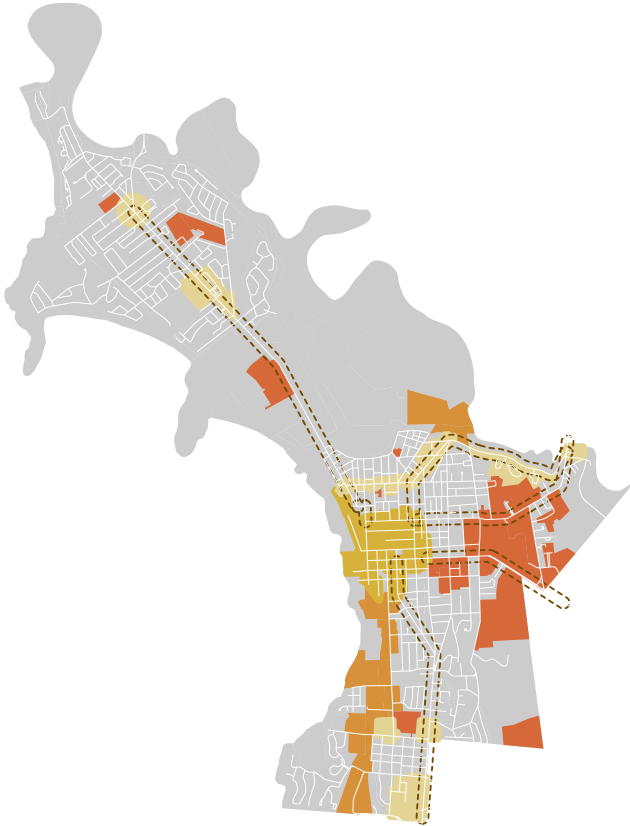
Considerations for Future Land Use @ Development

This section will largely refer to the guidance in the following plans:

- planBTV Downtown & Waterfront Master Plan
- Downtown Parking & Transportation Study
- Designated Downtown Development Area 5-year action plan

Relevant Policies @ Actions

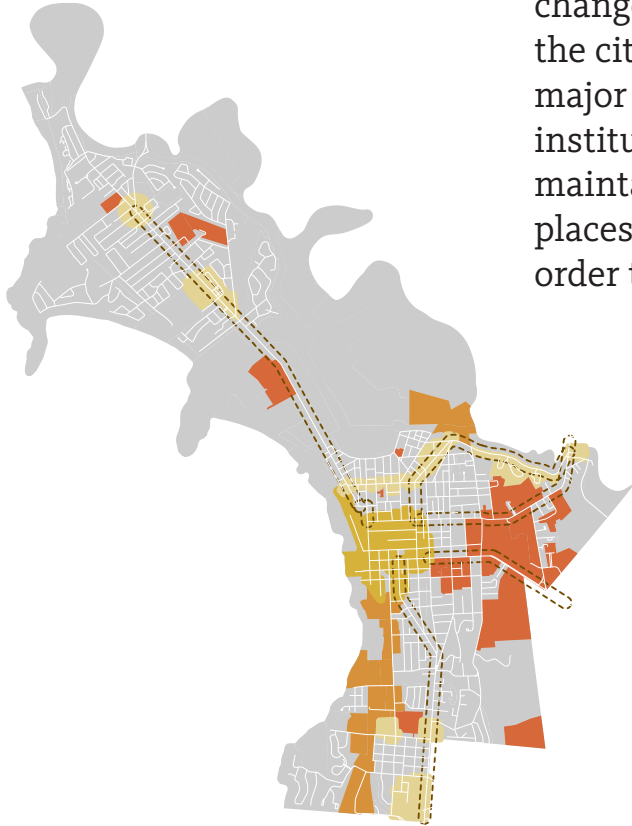
- TBD



Our Future Land Use

Areas for Growth

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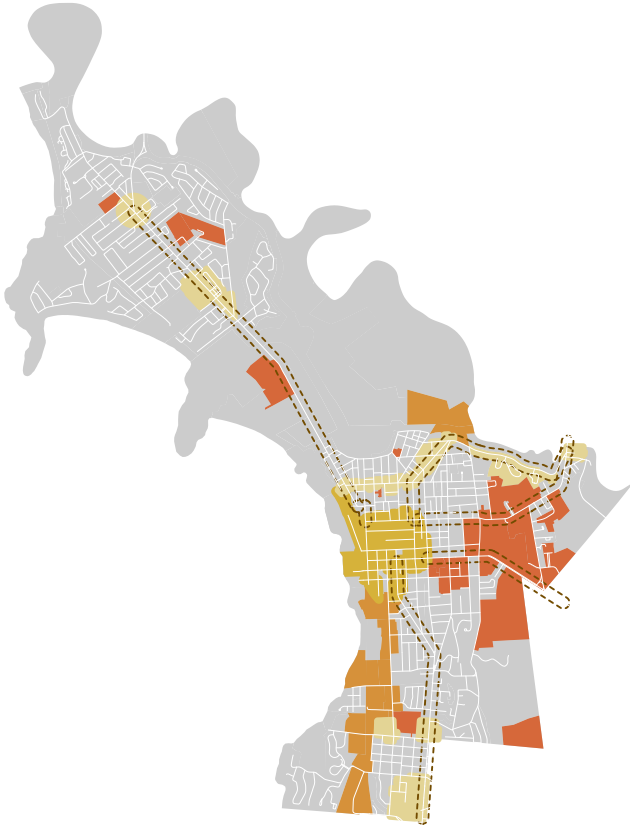
Areas for Growth

Special Areas: The purpose of these areas is to allow large-scale civic, institutional, and industrial uses that have unique space needs that do not fit into other areas. These areas often take up large or multiple lots, or are on campuses with multiple buildings, that don't fit into other zones and may need some level of separation or buffer to protect more sensitive uses nearby.

Our Future Land Use

Areas for Growth

Considerations for Future Land Use @ Development



The South End Enterprise Area section will largely refer to the guidance in the following plans:

- planBTV South End Master Plan
- *A priority issue will be refining the E-LM Zone to provide granularity across the district, and considering sites on the edge of the district necessary for zoning changes*

The Institutional section will largely refer to the guidance in the following plans:

- Burlington School District Capital Plan
- UVM Campus Master Plan
- Champlain College Campus Master Plan
- UVM Medical Center Strategic Plan
- *A priority consideration will be what/if zoning changes are necessary to allow for these buildings and sites to continue meet the evolving needs of these institutions*

Burlington Planning Commission

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www.burlingtonvt.gov/pz

*Andy Montroll, Chair
Bruce Baker, Vice-Chair
Yves Bradley
Alexander Friend
Emily Lee
Harris Roen
Jennifer Wallace-Brodeur*



Burlington Planning Commission

Tuesday, August 28, 2018, 6:30 P.M.

Conference Room 12, City Hall, 149 Church Street

Minutes

Members Present	A Montroll, Y Bradley, A Friend, E Lee, H Roen, J Wallace-Brodeur
Members Absent	B Baker
Staff Present	M Tuttle, D White, S Gustin, S Draper

I. Agenda

Call to Order	Time: 6:32 pm
Agenda	Approved As Is

II. Public Forum

Name	Comment	Commission Action?
No members of the public spoke		

III. Report of the Chair

A Montroll	• No Report
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IV. Report of the Director

D White	Items for commissioners to be aware of: • August 30th public meeting about Memorial Auditorium held by CEDO. • September 5th public meeting Winooski Ave corridor study. • September 10th P&Z staff meeting with sign manufacturers to share most recent draft sign ordinance, and inviting their feedback.
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V. Public Hearing: ZA-19-01 Grocery in E-LM

Action: Approve Municipal Bylaw Amendment Report and forward to City Council		
Motion by: H Roen	Second by: E Lee	Vote: Approved Unanimously
Type: Public Hearing	Presented by: M Tuttle	
Discussion/Notes: • J Tashiro- General Manager of City Market- When designing the store, believed they were within the allowed size, but learned later on that it was not. South End store is doing well, and in need of using space they cannot occupy. • A Hope- Not adding space to the South End store, but using the space they already have.		

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V. Public Hearing: ZA-19-02 Additional Residential Unit in RL

Action: Approve Municipal Bylaw Amendment Report and forward to City Council		
Motion by: Y Bradley	Second by: J Wallace-Brodeur	Vote: Approved Unanimously
Type: Public Hearing	Presented by: S Gustin	
Discussion/Notes: Councilors Bushor and Paul attended to speak in support in removing the provision.		

VI. Public Hearing: ZA-18-03 Parking Amendments

Action: Approve Municipal Bylaw Amendment Report and forward to City Council		
Motion by: J Wallace-Brodeur	Second by: Y Bradley	Vote: Approved Unanimously
Type: Public Hearing	Presented by: S Gustin	
Discussion/Notes: • A concern was expressed that the parking regulations may not align with DPW’s standards for curb cuts and street parking. Suggested P&Z and DPW working together on these types of permits to ensure all outcomes are considered. • D White noted that these considerations are reviewed through the permitting process, and increased coordination between departments a goal behind the permit reform process.		

VII. 2019 Update to planBTV

Action: No Action Required		
Motion by:	Second by:	Vote:
Type: Discussion/Presentation (PDF on website)	Presented by: M Tuttle	
Discussion/Notes:		
- Regarding material presented on 8/14: Include more stats on diversity of population. - Presented rough draft of the second half of planBTV update by land use category: Preserve, Evolve, Growth. - Each land use category begins with an overall purpose, more specific areas, considerations for the future, and relevant policies and actions that tie back to the first half of the plan - The overall land use patterns have not changed from previous plans, but a new framework for visualizing them. - The way this material is presented reflects well on the big picture. - Perhaps change the language framing this section to use softer language, such as "plan to" instead of "will". Ie. "Planning to preserve, planning to evolve, planning to grow." - In response to a comment from a resident that the plan did not seem to respond to public comment at the workshops, staff provided examples of ways that the plan reflects different needs of parts of the community, and reflects the consensus on what is missing in certain areas.		
<u>Preserve</u>		
- Natural Resources, Shore lands, Parks, Recreational areas, etc. - Continue to look and be used as they are today, with some adaptations to be able to maintain them and preserve current function - Largely refers to the other plans that have been prepared such as Open Space Master Plan, Parks, Rec & Waterfront Master Plan, BED Integrated Resource Plan, etc.		
<u>Evolve</u>		
- Low and Medium density residential neighborhoods - Expect them to slowly evolve while maintaining their development pattern, scale, and character - Keep working on the distinctions between neighborhood types to be more descriptive of what they are and what the future concerns are. Ultimately, needs of neighborhood are different depending on age of housing and location, so this is meant to recognize that in some areas our		

approach needs to be a little bit different. The zoning overall doesn't fit, so we need to bring them into alignment.

Growth

- Downtown, major street corridors, Neighborhood Mixed Use, Enterprise & Institutional zones
- Areas allow us to grow, while preserving vibrancy, important natural and cultural areas
- Is there anything that suggests rezoning around/parts of the institutional zones where they residential communities are within them? Want to understand the community's priorities for these areas, and consider utilizing buffer zones within the Institutional zone that preserves residential areas and provides benefits to the community.
- Future considerations for Institutional and corridor areas does indicate that we may consider zoning changes in the future to achieve the goals of the plan, but the plan doesn't explicitly identify or make those changes.

VIII. Committee Reports

Executive	No Report
Ordinance	No Report
Long Range	No Report
Other	

IX. Commissioner Items

Next Meeting	September 11, 2018 @ 6:30pm in Conference Room 12, City Hall
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X. Minutes & Communications

Action: Approve Minutes		
Motion by: Y Bradley	Second by: J Wallace-Brodeur	Vote: Approved Unanimously
Changes to Minutes: N/A		
Communications Filed: N/A		

XI. Adjourn

Adjournment	Time: 7:45 pm	
Motion: Y Bradley	Second: A Friend	Vote: Approved Unanimously



Signed: September 12, 2018

Andy Montroll, Chair



Shaleigh Draper, Planning and Zoning Clerk