

PUBLIC HEARING NOTICE

Burlington Comprehensive Development Ordinance

PROPOSED AMENDMENT ZA-13-11 – Adaptive Reuse & Residential Bonuses

PROPOSED AMENDMENT ZA-14-03 – Conditional Uses in Mixed Use Districts

PROPOSED AMENDMENT ZA-14-04 – Downtown Transition Expansion

Pursuant to 24 V.S.A. §4442 and §4444, notice is hereby given of a public hearing by the Burlington City Council to hear public comments on the following proposed amendments to the City of Burlington's *Comprehensive Development Ordinance (CDO)*. The public hearing will take place on **Monday, November 4, 2013** beginning at **7:00pm** in Contois Auditorium, on the second floor of Burlington City Hall, 149 Church Street, Burlington VT.

- (1) **ZA-13-11 – Adaptive Reuse & Residential Bonuses** - This proposed amendment to the CDO is to improve consistency with allowances for Inclusionary Housing and improve the utility of current development bonuses in residential districts that encourage the conversion of non-conforming uses to permitted residential uses. The amendment would modify CDO Sections 4.4.5, Residential Districts, Table 4.4.5-6: Adaptive Reuse Bonus and Table 4.4.5-7: Residential Conversion Bonus. This amendment would affect projects proposed for adaptive reuse or residential conversion in residential districts in the City of Burlington.
- (2) **ZA-14-03 – Conditional Uses in Mixed Use Districts** - This proposed amendment to the CDO is to enable a greater variety of non-residential uses that support small and emerging entrepreneurs, artisans, mobile food carts and trucks, and value-added urban agriculture within mixed use districts. The amendment would modify CDO Appendix A-Use Table-All Zoning Districts. This amendment would affect uses in the Downtown and Neighborhood Mixed Use Districts (DT, BST, NMU, NAC and NAC-RC) within the City of Burlington.
- (3) **ZA-14-04 – Downtown Transition Expansion** – This proposed amendment is to expand the Downtown Transition District boundary along the west side of South Champlain Street by straightening the boundary line and bringing the district boundary to the South Champlain Street street frontage, thereby changing the zoning district for 151 and 157-159 South Champlain Street from Residential High Density to Downtown Transition. The amendment would modify Maps 4.3.1-1, Base Zoning Districts, 4.4.1-1 Mixed Use Downtown Districts, 4.4.5-1 Residential Zoning Districts, 4.4.1-3 Side Street Building Height Setback and 8.1.3-1 Parking Districts of the CDO. This zoning change affects 151 and 157-159 South Champlain Street.

The full text of the *Burlington Comprehensive Development Ordinance* and the proposed amendments are 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