

Burlington Planning Commission

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Burlington Planning Commission

REGULAR MEETING

Tuesday, January 13, 2015 - 6:30 P.M.

Conference Room #12, Ground Floor, City Hall, 149 Church Street

AGENDA

Note: times given are approximate unless otherwise noted.

I. Agenda

II. Public Forum - Time Certain: 6:35 pm

The Public Forum is an opportunity for any member of the public to address the Commission on any relevant issue.

III. Report of the Chair – Yves Bradley (5 min)

IV. Report of the Director – David White (5 min)

V. Urban Agriculture Zoning Amendment (5 min)

The Commission will review and comment on changes made by the City Council Ordinance Committee to ZA-14-08.

VI. Public Hearings: Proposed Zoning Amendments (30 min)

The Commission will hold public hearings the following proposed amendments to the Comprehensive Development Ordinance:

- **ZA-15-01** – Fix a typo referencing another section.
- **ZA-15-02 Part 1** - The purpose of this amendment is to eliminate redundant and unnecessary steps, costs and complexity to the development review process by:
 - disconnecting Conditional Use Review from development that does not actually involve an identified conditional use (Sec. 3.5.2 (a) and Sec. 3.5.3);
 - revising the Conditional Use Review criteria to focus more specifically on the aspects of the development that may actually be effected by a proposed conditional use (Sec. 3.5.6 (a) and (b)); and,
 - clarifying the scope of conditions that may be imposed under Conditional Use Review and Major Impact Review (Sec. 3.5.6 (c)).
- **ZA-15-02 Part 2** - The purpose of this amendment is to eliminate redundant and unnecessary steps, costs and complexity to the development review process by:

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- removing the requirement that inclusionary housing can only be applicable for subdivisions and PUD per recent statutory amendment (Sec. 9.1.5 and 9.1.12);
 - removing the requirement for Conditional Use approval by DRB for any project involving Inclusionary Housing (Sec. 9.1.8 and 9.1.12); and,
 - removing the requirement for Conditional Use approval by DRB for any project involving Replacement Housing (Sec. 9.2.3, 9.2.5, 9.2.9 and 9.2.10).
- **ZA-15-02 Part 3** - The purpose of this amendment is to eliminate redundant and unnecessary steps, costs and complexity to the development review process by:
 - removing the requirement that inclusionary housing can only be applicable for subdivisions and PUD per recent statutory amendment and the necessity of having Major and Minor PUD's (Sec. 11.1.3);
 - disconnecting PUD's from Subdivision review in cases where no actual subdivision of land is being proposed (Sec. 11.1.3); and,
 - clarifies the scope of flexibility for development standards afforded by the PUD Review process (Sec. 11.1.4, 11.1.5 and 11.1.6).

VII. Proposed Zoning Amendments (20 min)

The Commission will consider the following proposed amendment to the Comprehensive Development Ordinance:

- Downtown Districts Setbacks Abutting a Residential Zoning District
- Inclusionary Zoning for Institutional Zoning Districts

VIII. Committee Reports (5 min)

IX. Commissioner Items (5 min)

X. Minutes/Communications (2 min)

The Commission will review communications and approved minutes from the November 12, 2014 meetings.

XI. Adjourn (8:00 p .m.)