MEMORANDUM

To: Burlington Planning Commission  
   Meagan Tuttle, Director, Office of City Planning

From: Joe Weith, Senior Project Manager

Date: May 3, 2022

Re: Proposed Zoning Amendments – Institute Road

On behalf of Burlington School District (“BSD”), we offer the following comments and recommendations regarding proposed zoning amendments affecting the Burlington School District property on Institute Road.

As stated in BSD’s memo to the Burlington Planning Commission dated 2/15/22, we support staff’s recommendation to create a new core campus overlay district for Burlington High School within the Institutional (I) District.

We recommend the following be incorporated into the proposed zoning amendment:

1. Revise the last sentence in Section 4.5.2(b)(6) to read as follows: “…with the majority of parking to be located behind, to the side, within or underneath structures…”.

2. District Specific Regulations within the BHS Campus Overlay:
   - Lot Coverage: Maximum lot coverage of 60% (applied to the aggregate of all lots located within the overlay district)
   - Minimum front yard setback: 20 feet along both North Avenue and Institute Road. No maximum setback.
   - Building Height: Maximum height of 60 feet within 100 feet of the North Avenue property line; maximum height of 80 feet in areas more than 100 feet
of the North Avenue property line.

3. Permitted uses should include:
   - School – Secondary
   - School – Trade or Professional
   - School – Primary
   - School – Preschool
   - School – Post-Secondary & Community College
   - Community Center
   - Daycare
   - Recreational Facility – Indoor
   - Recreational Facility – Outdoor
   - Park

4. Parking Districts – BSD’s Institute Road property is located within two (2) different Parking Districts including the Multimodal Mixed-Use District and the Neighborhood District. Due to the large size of a high school/technical center, there is potential for the building, including the classrooms within, to straddle the boundary between the two (2) different districts. As such, we recommend language be added to the District Specific Regulations of the BHS Campus Overlay that states “For purposes of determining the maximum number of parking spaces as outlined in Section 8.1.9, the applicable Parking District shall be the district in which the majority of the building footprint resides.”
NEW BURLINGTON HIGH SCHOOL & TECHNICAL CENTER

SITE PLAN OPTIONS OVERVIEW
MARCH 29, 2022
PROJECT: 2170

Option A $191.4 M

Option B $182.3 M

Option C $181.3 M

Option C.1 $186.5 M

Option D $196.9 M