

## Department of Permitting & Inspections

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### MEMORANDUM

To: Development Review Board  
From: Ryan Morrison, Associate Planner  
Date: October 6, 2020  
RE: ZP21-0050PD; 260-280 Manhattan Drive

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**Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.**

**File:** ZP21-0050PD

**Location:** 260-280 Manhattan Drive

**Zone:** RM **Ward:** 3N

**Date application accepted:** July 16, 2020

**Applicant/ Owner:** Sam Gardner / PBGC, LLC & 280 Manhattan, LLC

**Parking District:** Neighborhood

**Request:** Planned Unit Development involving, 260, 264-266, 272, and 280 Manhattan Drive. Development includes construction of a triplex, and associated parking and infrastructure.

**Applicable Regulations:**

Article 3 (Applications, Permits, and Project Reviews), Article 4 (Zoning Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Review Standards), Article 8 (Parking), Article 11 (Planned Development)

**Background:**

**260 Manhattan Drive**

- **Zoning Permit 18-0891CA;** change of dwelling unit to group home, shared parking with 272 Manhattan Drive. May 2018.

**264-266 Manhattan Drive**

- **Zoning Permit 99-538;** demolish duplex returning area to green space, install chain link fence. May 1999.

**272 Manhattan Drive**

- **Zoning Permit 18-0890CA;** change of use to group home, shared parking with 260 Manhattan Drive. May 2018.

**280 Manhattan Drive**

No previous zoning permits.

**Overview:**

The applicant proposes a Planned Unit Development with four properties (260, 264-

266, 272, and 280 Manhattan Drive). New development will include a new triplex fronting Manhattan Drive, with a shared parking lot to the rear which will provide parking for the various uses within the PUD. Existing uses within the proposed PUD include a group home on 260 Manhattan Drive, a group home and detached garage on 272 Manhattan Drive, and duplex on 280 Manhattan Drive.

The project was heard by the Design Advisory Board on September 22, 2020. The Board made the following recommendation:

*I move that we recommend approval of the application as submitted, with staff to confirm the latest project details (light fixture spec sheets, landscaping, mechanical units, etc.).*

**Recommendation: PUD approval** as per the following findings and conditions.

**I. Findings**

**Article 3: Applications, Permits, and Project Reviews**

**Part 3: Impact Fees**

**Section 3.3.2 Applicability**

*Any new development or additions to existing buildings which result in new dwelling units or in any new non-residential buildings square footage are subject to impact fees.*

Impact fees shall be calculated based on the total gross square footage of the principal use. Per the submitted plans, an estimate of the fees is:

SF of Project 5,652

Department	Residential	
	Rate	Fee
Traffic	0.200	1,130.40
Fire	0.226	1,277.35
Police	0.045	254.34
Parks	0.759	4,289.87
Library	0.470	2,656.44
Schools	0.981	5,544.61
<b>Total</b>	2.554	<b>\$ 15,153.01</b>

The applicant shall submit a final calculation of gross square footage to make final an Impact Fee assessment. **Affirmative finding as conditioned**

**Article 4: Zoning Maps and Districts**

**Section 4.4.5 Residential Districts**

**(a) Purpose**

*1. The Residential Medium Density (RM) district is intended primarily for medium density residential development in the form of single-family detached dwellings and attached multi-family apartments.*

Existing uses within the proposed PUD include two group homes, and a duplex. The proposal involves construction of a new triplex building within the PUD. The PUD will

include 4 adjacent lots, which will be considered as one overall development. See Article 11 below. **Affirmative finding**

**(b) Dimensional Standards and Density**

*The density and intensity of development, dimensions of building lots, the heights of buildings and their setbacks from property boundary lines, and the limits on lot coverage shall be governed by the following standards:*

Because of the PUD development, dimensional requirements apply to the property as a whole, not to individual parcels. So technically, the density, lot frontage, lot coverage, and setback requirements of this section do not apply in respect to the lots within the PUD, but rather the overall PUD itself. **Affirmative finding**

**Table 4.4.5-1 Minimum Lot Size and Frontage**

Not applicable per Article 11.

**Table 4.4.5-2 Base Residential Density**

Not applicable per Section 5.4.5 (a) below.

**Table 4.4.5-3 Residential District Dimensional Standards**

Zoning District	Max. Lot Coverage <sup>1</sup>	Setbacks <sup>1, 3, 4, 5, 6</sup>			
		Front	Side	Rear	
RM	40%	<b>Min/Max:</b> Ave. of 2 adjacent lots on both sides +/- 5-feet	<b>Min:</b> 10% of lot width Or ave. of side yard setback of 2 adjacent lots on both sides <b>Max required:</b> 20'	<b>Min:</b> 25% of lot depth but in no event less than 20' <b>Max required:</b> 75-feet	Height: 35-feet
260-280 Manhattan Drive	The proposed lot coverage, measured across the PUD as a whole (30,851 sf) totals 40% (all enclosed buildings and driveways/parking areas), plus 0.36% for additional features counted in the 10% lot coverage bonus (open decks, walkways, stairs, window wells, etc.).	The average front yard setbacks of the adjacent lots is 8 ft. The proposed triplex is proposed to maintain the same front yard setback.	The proposed triplex is located at around the middle of the PUD frontage, and thus has no impact on side yard setbacks. All existing structures will maintain their setbacks to the periphery of the PUD.	With a depth of approx. 300 ft, the minimum rear yard setback is 75 ft. The proposed triplex far exceeds the minimum rear yard setback. All existing structures will maintain their existing setbacks to the periphery of the PUD.	24 ft to the roof of the proposed triplex. No other development is proposed.

**Affirmative finding**

**(c) Permitted and Conditional Uses**

Within the proposed PUD, two group homes and a duplex currently exist, which are permitted uses in the RM zoning district. Attached Dwellings – Multi-Family (3 or more), are also permitted uses within the underlying zoning district. **Affirmative finding**

**(d) District Specific Regulations**

1. *Setbacks*

A. *Encroachment for residential driveways*  
Not applicable.

B. *Encroachment into the Waterfront Setback*  
Not applicable.

2. *Height*

No change. Not applicable.

3. *Lot Coverage*

A. *Exceptions for Accessory Residential Features*

A 10% bonus to the 40% lot coverage allowance will be utilized in the overall lot coverage calculation for the PUD. See Table 4.4.5-3 above. **Affirmative finding**

4. *Accessory Residential Structures and Uses*  
Not applicable.

5. *Residential Density*

A. *Additional Unit to multi-family*  
Not applicable.

B. *Additions to Existing Residential Structures*  
No additions are proposed. Not applicable.

C. *Residential Occupancy Limits*

*In all residential districts, the occupancy of any dwelling unit is limited to members of a family as defined in Article 13.*

No changes to the existing duplex are proposed. And as noted above, there are 2 group homes existing within the proposed PUD which are treated as single detached dwellings – through zoning permits 18-0890CA and 18-0891CA. Each unit within the proposed triplex and existing duplex will be limited to the residential occupancy limit of this section. They may be occupied only by a family as defined in Article 13 of the CDO. **Affirmative finding as conditioned**

6. *Uses*

A. *Exception for Existing Neighborhood Commercial Uses*  
Not applicable.

7. *Residential Development Bonuses*  
Not applicable.

**Article 5: Citywide General Regulations**  
**Part 2: Dimensional Requirements**

### **Section 5.2.2 Required Frontage or Access**

As per Sec. 11.1.4 CDO, frontage requirements apply to the entire project rather than on an individual lot-by-lot basis. Regardless, the PUD frontage far exceeds the 30 ft minimum frontage requirement of the RM zone. **Affirmative finding**

### **Section 5.2.3 Lot Coverage Requirements**

#### **(b) Exceptions to Lot Coverage**

See Table 4.4.5-3 above.

### **Section 5.2.4 Buildable Area Calculation**

Not applicable. The PUD does not exceed 2 acres in size.

### **Section 5.2.5 Setbacks**

#### **(a) Setbacks Required**

See Table 4.4.5-3 above.

#### **(b) Exceptions to Yard Setback Requirements**

*(5) Accessory Structures and Parking Areas. Accessory structures no more than fifteen (15) in height, parking areas, and driveways may project into a required side and rear yard setback provided they are no less than five (5) feet from a side or rear property line where such a setback is required.*

There is a shared driveway serving both 280 and 284 Manhattan Drive. 284 Manhattan Drive contains a duplex, and the property is not included within the proposed PUD. The existing driveway will remain intact and continue to serve 284 Manhattan Drive as well as the PUD. The existing parking behind 280 Manhattan Drive will continue to be used, and it is important to note that it is within the minimum 5 ft side yard setback; however because it is part of the shared driveway with 284 Manhattan Drive, it may remain as existing. **Affirmative finding**

### **Section 5.2.6 Building Height Limits**

The RM zoning district has a height limit of 35 ft. The proposed triplex will have a height of 24 ft. **Affirmative finding**

### **Section 5.2.7 Density and Intensity of Development Calculations**

Not applicable per Article 11 below.

### **Section 5.5.1 Nuisance Regulations**

Nothing within the application suggests non-compliance with applicable nuisance regulations and performance standards per the requirement of the Burlington Code of Ordinances. **Affirmative finding**

### **Section 5.5.2 Outdoor Lighting**

The plans indicate recessed light fixtures on the decks, and the spec sheets provided indicate compliance with the standards of this section. Should additional lighting be included, the applicant will have to update the plans and submit spec sheets for staff review and approval. **Affirmative finding as conditioned**

### **Section 5.5.3 Stormwater and Erosion Control**

An Erosion Prevention and Sediment Control (EPSC) plan and a stormwater plan have not been submitted to the Stormwater Program Manager for review and approval, and will need to be. The plans must be approved prior to the release of the zoning permit. **Affirmative finding as conditioned**

#### **Section 5.5.4 Tree Removal**

Not applicable.

### **Article 6: Development Review Standards**

#### **Part 1: Land Division Design Standards**

No land division or boundary line adjustments are proposed. As a Planned Unit Development (PUD), the proposal is subject to the requirements of Article 11. **Affirmative finding**

#### **Part 2: Site Plan Design Standards**

##### **Sec. 6.2.2 Review Standards**

##### **(a) Protection of Important Natural Features:**

With the exception of an elevation drop at the rear of the PUD, there are no significant natural features located on the site. As development is proposed in the front half of the PUD boundary, there will be no impact to the steep slope in the rear. **Affirmative finding**

##### **(b) Topographical Alterations:**

While there is a drop in elevation at the rear of the involved properties, the proposed triplex and shared parking area will locate on generally flat ground. No significant topographical alterations are defined within the project application. **Affirmative finding**

##### **(c) Protection of Important Public Views:**

There are no protected important views from or through this property. Not applicable.

##### **(d) Protection of Important Cultural Resources:**

Not applicable. There are no known archaeological resources on the site, nor are there any listed structures of historic significance involved in the PUD. There are no plans to alter the existing structures.

##### **(e) Supporting the Use of Renewable Energy Resources:**

No part of this application precludes the use of wind, solar, water, geothermal or other renewable energy resource. **Affirmative finding**

##### **(f) Brownfield Sites:**

Not applicable. This address is not listed on the Vermont DEC website for identified Brownfields.

##### **(g) Provide for nature's events**

Neither an Erosion Prevention and Sediment Control plan nor a stormwater plan have been submitted and will need to be for review and approval by the Stormwater Program Manager. Their review and written approval will be a condition of this permit.

The elevation drawings show recessed and covered building entries. The site plan indicates plenty of room for onsite snow storage. **Affirmative finding as conditioned**

**(h) Building Location and Orientation:**

The proposed triplex will be aligned with the front façade of neighboring buildings and will reinforce the existing street edge. Each unit will have a front entrance and walkway to the public sidewalk, thus creating clearly identifiable front entrances. A new parking lot to serve the overall PUD will locate behind the proposed triplex and the group home at 260 Manhattan Drive. The other existing structures within the PUD will remain unchanged. **Affirmative finding**

**(i) Vehicular Access:**

A paved driveway off of Manhattan Drive, between the proposed triplex and the existing duplex at 280 Manhattan Drive, will be constructed for the various uses within the PUD. This driveway will lead to a new 16-space parking area in the rear as well as connect with the existing gravel driveway/parking area for the duplex at 280 Manhattan Drive, which will contain an additional 3 parking spaces. Also, there is a shared driveway off of Manhattan Drive, on the east side of 280 Manhattan Drive that will also provide vehicular access to the PUD. This driveway also provides access for the duplex at 284 Manhattan Drive (not part of this PUD development). **Affirmative finding**

**(j) Pedestrian Access:**

Pedestrian access is proposed between each triplex unit and the sidewalk along Manhattan Drive. The group home at 260 Manhattan Drive and the duplex at 280 Manhattan Drive will continue to have pedestrian access from the Manhattan Drive sidewalk. Additionally, there will be walkways between the access driveway and parking area to the group home at 260 Manhattan Drive, the proposed triplex, and the group home at 272 Manhattan Drive. **Affirmative finding**

**(k) Accessibility for the Handicapped:**

The building inspector has jurisdiction over ADA requirements. By his direction and per Chapter 8 of the Burlington Code of Ordinances, 4 to 14 units must provide 1 accessible unit. The development includes a new triplex, so in accordance with Chapter 8 of the BCO, it will not be required to provide an ADA accessible unit. However, applicable building codes will still be required. **Affirmative finding as conditioned**

**(l) Parking and Circulation:**

The PUD is located within the Neighborhood Parking District. Parking requirements are based on each individual use. Dwelling units require two spaces per unit and group homes require one space per two beds. In accordance with ZPs 18-0890CA and 18-0891CA, the group home on 260 Manhattan Drive requires 2 spaces, and the group home at 272 Manhattan Drive requires 5 spaces. With the group homes combined with the proposed triplex and existing duplex on 280 Manhattan Drive, the minimum parking space requirement for the overall PUD totals 17 spaces. The proposed plans show a 16 space parking lot behind the future triplex and 3 spaces behind 280 Manhattan Drive, for a total of 19 spaces within the PUD. Anchored curb stops or other physical barriers must be installed at the end of each

parking space to prevent vehicle encroachment into adjoining green space. **Affirmative finding as conditioned**

**(m) Landscaping and Fences:**

The site plan and elevation drawings show new landscaping around the proposed triplex. Specific plantings are unknown and will need to be identified, along with each type of plant's sizes at the time of planting. The plans do not indicate any new fencing. **Affirmative finding as conditioned**

**(n) Public Plazas and Open Space:**

While there are no formal public plazas included in the plans, there appears to be potential for shared open spaces within the PUD. There is some yard space around the proposed triplex and behind the group home at 260 Manhattan Drive. Additionally, there appears to be some yard space to the sides and rear of the proposed parking area. Given the number of residential units included within this PUD, some outdoor amenity space is encouraged to be identified and programmed for the enjoyment of the tenants. Open space / common land is a requirement of PUDs under Article 11. **Affirmative finding**

**(o) Outdoor Lighting:**

*Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.*

The plans indicate recessed ceiling lights to be installed on the decks. Spec sheets for those fixtures comply with the lighting standards of Sec. 5.5.2. No other exterior light fixtures are identified, and should additional fixtures be proposed, they shall comply with the lighting standards of Sec. 5.5.2. **Affirmative finding as conditioned**

**(p) Integrate infrastructure into the design:**

*Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.*

*Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.*

*Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.*

A trash/recycling enclosure is identified on the site plan at the rear of the 16-space parking lot. The location of mailboxes, utility connections, meters, and mechanical equipment must be identified on the site plan and building elevations as appropriate. All electrical service to the new building shall be underground. **Affirmative finding as conditioned**



**Part 3: Architectural Design Standards**  
**Sec. 6.3.2 Review Standards**

**(a) Relate development to its environment:**

**1. Massing, Height and Scale:**

The proposed triplex will be two stories tall and will be similar in massing, height and scale to other nearby residential buildings. It will maintain similar front yard setbacks, for a consistent streetscape along this stretch of Manhattan Drive. Further, this new structure, combined with the group home at 260 Manhattan Drive, will also act as a screen to the rear parking area.

**Affirmative finding**

**2. Roofs and Rooflines.**

The new building will have a flat roof, which is unique in the immediate area. However, 280 Manhattan Drive (which is included within the PUD) also has a flat roof. **Affirmative finding**

**3. Building Openings**

The front (south) and rear (north) facades contain symmetrical building openings across the three units. The side facades (west & east) each contain one ground level window.

**Affirmative finding**

**(b) Protection of Important Architectural Resources:**

Not applicable. There are no listed historic structures included as part of this PUD, nor are there any proposed changes to the existing structures within.

**(c) Protection of Important Public Views:**

Not applicable. There are no protected important views from this property.

**(d) Provide an active and inviting street edge:**

The front façade of the new building offers relief from a monotonous front wall. Each unit will be similar in style, with a more forward front wall for living space, and an inset entrance with a front deck. Each unit will have its own concrete walkway to the public sidewalk as well. Siding on the front façade will be of two types: 1) wood or cement board clapboard siding and 2) cement panels. **Affirmative finding**

**(e) Quality of materials:**

*All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.*

Sheathing on all sides will be a mix of wood or cement board clapboards and cement panels. Windows will be fiberglass double hung/combo windows. The building will also have metal fascia around. For the decking, the applicant proposes PVC decking. The roof material will be rubber membrane. **Affirmative finding**

**(f) Reduce energy utilization:**

All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. **Affirmative finding**

**(g) Make advertising features complementary to the site:**

Any signage will require a separate zoning permit. **Affirmative finding as conditioned**

**(h) Integrate infrastructure into the building design:**

The applicant has indicated that he will update the plans to include any mechanical units. Those updated plans have yet to be submitted. **Affirmative finding as conditioned**

**(i) Make spaces secure and safe:**

This development is subject to all applicable building and life safety codes as defined by the Burlington's Building Inspector and the Fire Marshal. **Affirmative finding as conditioned**

**Article 8: Parking**

**Table 8.1.8-1 Minimum Off-Street Parking Requirements**

As noted above, the existing and proposed uses within the PUD will require a minimum of 17 onsite parking spaces. The proposal includes 19 parking spaces, which meets the minimum parking requirement and is less than the maximum number of spaces that can be allowed per Sec. 8.1.9 (125% - 21 spaces max.). **Affirmative finding**

**Article 11: Planned Development**

**Part 1 – Planned Unit Development**

**Sec. 11.1.1 Intent**

*The intent of this Article is to:*

- (a) Promote the most appropriate use of land through flexibility of design and development of land;*
- (b) Facilitate the adequate and economical provision of streets and utilities;*
- (c) Preserve the natural and scenic qualities of open space;*
- (d) Provide for a variety of housing types;*
- (e) Provide a method of development for existing parcels which because of physical, topographical, or geological conditions could not otherwise be developed.; and*
- (f) Achieve a high level of design quality and amenities.*

**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:*

- density, 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; and*

- *buildings may be of varied types including single detached, attached, duplex or apartment construction.*

As noted above, the density, frontage, lot coverage, and setback requirements of Sec. 4.4.5 (b) do not apply to individual lots within the boundaries of the PUD, they apply across the combined lot areas of the 4 individual lots. Of particular importance here are: setbacks are measured off the periphery PUD boundary, density and lot coverage is based on the combined areas of the lots, and frontage is based on the overall PUD's frontage along Manhattan Drive. Table 4.4.5-3 above specifically addresses the lot coverage and setbacks per the overall PUD area.

The RM district requires a minimum frontage of 30 ft, and a base density of 20 dwelling units per acre. The PUD has 210 feet of frontage. Based on the density requirement, 2,178 sf of lot area is required per dwelling unit. A PUD size of 30,851 sf would allow up to 14 dwelling units. With the two existing group homes and duplex, plus the proposed triplex, there is a total of 7 dwelling units in the PUD. As demonstrated in Table 4.4.5-3 above, the PUD as a whole also complies with the lot coverage and setback requirements. **Affirmative finding**

### **Sec. 11.1.5 Approval Requirements**

*The following requirements shall be met for the DRB to approve a planned unit development:*

*(a) The minimum project size requirements of Sec. 11.1.3 shall be met;*

Sec. 11.1.3 sets no minimum project size area for PUDs located in the RM zoning district.

**Affirmative finding**

*(b) The minimum setbacks required for the district have been met at the periphery of the project;*  
See Table 4.4.5-3 above. **Affirmative finding**

*(c) The project shall be subject to design review and site plan review of Article 3, Part 4;*  
This review constitutes compliance with Article 3, Part 4. **Affirmative finding**

*(d) The project shall meet the requirements of Article 10 for subdivision review where applicable;*  
Not applicable. The PUD will create no new lots, nor will it adjust any existing lot lines within.

*(e) Density, frontage, and lot coverage requirements of the underlying zoning district have been met as calculated across the entire project;*  
See Table 4.4.5-3 and Sec. 11.1.4 above. **Affirmative finding**

*(f) All other requirements of the underlying zoning district have been met as calculated across the entire project;*  
The requirements of the RM zoning district have been met as calculated across the entire project.  
**Affirmative finding**

*(g) Open space or common land shall be assured and maintained in accordance with the conditions as prescribed by the DRB;*  
This shall be a condition of the PUD approval. **Affirmative finding as conditioned.**

*(h) The development plan shall specify reasonable periods within which development of each phase of the planned unit development may be started and shall be completed. Deviation from the required amount of usable open space per dwelling unit may be allowed provided such deviation shall be provided for in other sections of the planned unit development;*

The only new development proposed within the PUD is the construction of the triplex and the associated parking area. As per standard zoning permit timeframes, it will have a 3 year time frame to be completed. **Affirmative finding as conditioned**

*(i) The intent as defined in Sec. 11.1.1 is met in a way not detrimental to the city’s interests;*

The addition of a triplex building and associated parking area serving the uses within the PUD will not be a detriment to the city’s interests with respect to PUD development. One intent of the PUD ordinance is to allow for a variety of housing types. Within the PUD there will be two group homes, a duplex and a triplex. **Affirmative finding**

*(j) The proposed development shall be consistent with the municipal development plan; and*

The municipal development plan encourages residential development within the higher density zoning districts – particularly multi-family residences. **Affirmative finding**

*(k) Any proposed accessory uses and facilities shall meet the requirements of Sec. 11.1.6 below.*

No new accessory uses or facilities are proposed. Not applicable.

**II. Conditions of Approval**

1. **At least 7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the City Treasurer’s Office or Planning and Zoning office impact fees as calculated by staff based on the net new square footage of the proposed development. The applicant shall submit a final calculation of gross square footage to make final an Impact Fee assessment. As submitted, estimated Impact fees are:

SF of Project 5,652

Department	Residential	
	Rate	Fee
Traffic	0.200	1,130.40
Fire	0.226	1,277.35
Police	0.045	254.34
Parks	0.759	4,289.87
Library	0.470	2,656.44
Schools	0.981	5,544.61
<b>Total</b>	<b>2.554</b>	<b>\$ 15,153.01</b>

2. **Prior to release of the zoning permit**, the applicant shall secure a letter of adequate capacity from DPW for water and sewer services.
3. **Prior to the release of the zoning permit, if applicable**, the applicant shall revise the plans to show the location of all exterior light fixtures, and submit spec sheets for said light fixtures for staff review and approval.
4. **Prior to the release of the zoning permit**, the plans shall be updated to show any and all other outdoor mechanical units, mailboxes, and any other new onsite utilities. The plans shall also show anchored curb stops or other physical barriers at the end of each parking space.

5. **Prior to the release of the zoning permit**, the applicant shall submit spec sheets for all windows and doors to staff for review and approval.
6. **Prior to the release of the zoning permit**, the applicant shall provide specifics on the proposed landscaping – identifying the species and sizes of plants at the time of planting.
7. **Prior to the release of the zoning permit**, the applicant shall submit an Erosion Prevention and Sediment Control plan AND a stormwater plan for review and approval to the Stormwater Program Manager.
8. Any new signage will require a separate sign permit.
9. All dwellings within the PUD shall be occupied only by a “family” as defined in the Comprehensive Development Ordinance. Not more than four unrelated adults may occupy any unit within the existing duplex and proposed triplex.
10. Open space or common land shall be assured and maintained for all residents of the PUD.
11. Construction hours shall be limited to Monday – Friday from 7:00 AM – 5:30 PM. Saturday construction may be allowed upon request to the Development Review Board. No work on Sunday.
12. A state wastewater permit will be required, and is the responsibility of the applicant to secure.
13. It is the applicant’s responsibility to obtain a curb cut permit from the Department of Public Works.
14. The applicant shall secure any associated trades permits for the interior work.
15. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
16. The proposed building must comply with all building and life safety code as defined by the building inspector and fire marshal.
17. The applicant/property owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state as required
18. Standard Permit Conditions 1-15.