

Burlington Planning Commission

149 Church Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7144

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-20-07 Front Yard Parking
ZA-20-08 Convalescent Home Lot Coverage & Parking
ZA-20-09 311 North Ave Rezone, parks lot coverage standards, WRM Height Exemption

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). Per Act 92, Secs. 5 and 6, the public hearing will take place during the Planning Commission meeting on **Tuesday, July 14, 2020 beginning at 6:45pm. You may access the hearing/meeting as follows:**

To join from a Computer, please click this URL to join, and enter the password if prompted:
<https://us02web.zoom.us/j/85672300338>

To join by phone, dial this number and enter the Webinar ID when prompted:
Number: +1 301 715 8592 Webinar ID: 856 7230 0338

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

Statement of purpose:

The purpose of the proposed amendments are as follows:

- **ZA-20-07:** To limit parking spaces within the front yard setback in all residential zones, and incorporate dimensional standards for residential driveways that presently only apply in design review areas.
- **ZA-20-08:** To allow lot coverage in residential and neighborhood mixed use districts for the senior housing bonus to be identical to the inclusionary housing bonus, and to change the minimum parking requirement for convalescent homes to 1 space per 2 beds.
- **ZA-20-09:** To rezone 311 North Avenue from W-RM to RCO-RG, include the parcel in *Table 4.4.6-2* for lot coverage standards, eliminate discrepancy between *Table 4.4.6-2* and *Article 14* regarding downtown and waterfront parks, and delete the W-RM Height Exemption.

Geographic areas affected:

These amendments apply to the following areas of the city:

- **ZA-20-07:** All residential zoning districts.
- **ZA-20-08:** The lot coverage bonus applies to all residential and neighborhood mixed use zoning districts, and the parking change applies to all parking districts city-wide.
- **ZA-20-09:** City parcel of land at 311 North Avenue, portion of W-RM Height exemption along Depot Street, and all City-owned parks within the downtown and waterfront core.

List of section headings affected:

The proposed amendments modifies the following sections of the *Burlington Comprehensive Development Ordinance*:

Burlington Planning Commission Public Hearing Warning

p. 2

ZA-20-07, 20-08, 20-09

- **ZA-20-07:** Modifies *Sec. 8.1.12 (c)*
- **ZA-20-08:** Modifies *Sec. 4.4.2 (d) 3. B; Table 4.4.5-5; and Table 8.1.8-1*
- **ZA-20-09:** Deletes *Sec 4.4.5 2. A and Map 4.4.5-2; modifies Table 4.4.6-2; modifies Maps 4.3.1-1, 4.4.5-1 and 4.4.6-1.*

The full text of the *Burlington Comprehensive Development Ordinance* is available online at www.burlingtonvt.gov/DPI/CDO. The proposed amendment can be reviewed in hard copy posted on the first floor of City Hall, 149 Church Street, Burlington or on the department's website at <https://www.burlingtonvt.gov/DPI/CDO/Proposed-Amendments-Before-the-Planning-Commission>