

**Department of Permitting and Inspections
Zoning Division**

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

*William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk
Theodore Miles, Zoning Compliance Officer
Charlene Orton, Administrator*



TO: Development Review Board
FROM: Mary O'Neil
DATE: October 15, 2019
RE: 0 University Road; ZP20-0315CA

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.

Zone: RCO-RG / I / RL

Ward: 1E

Owner/Applicant: University of Vermont State Agricultural College

Request: Install two salt sheds. Relocate two brine tanks and addition of another larger tank. Relocate fence. Remove existing waste blocks. Installation of gate. Replacement of two sheds with a 10 ft x35 ft wood shed on concrete pad. Installation of two storage containers. All work on existing gravel surface.

Applicable Regulations:

Background:

- **Zoning Permit 14-0704CA;** add roof over storage area for winter sand storage. January 2014.
- **Zoning Permit 13-0854CA;** pave existing gravel portion of University Road. No change to existing dimensions. April 5, 2013.
- **Zoning Permit 14-0085CA;** construct new grounds materials storage building on new asphalt pad, within existing outdoor storage area. August 2013.
- **Zoning Permit 10-0681CA;** demolish five small outbuildings around Centennial Field property. Buildings are: Two story building #951, two ticket buildings #983 and #984, and two trailer buildings #988 and #989. March 2010.
- **Zoning Permit 07-497CA;** pave an existing gravel parking lot at Centennial Field to address drainage issues. Parking lot will drain into the stormwater pond, which will be improved to absorb the increased volume. March 2007.
- **Zoning Permit 04-267;** redesign east campus stormwater treatment and collection facility. Basin size increased. November 2003.
- **Zoning Permit 87-040 / COA 87-016;** raise existing detention pond dam 2', raise existing outlet structure 1'9". February 1987.
- **Zoning Permit n.n...;** install a 4000-gallon gas tank and pump on University road at Centennial Field. November 1973.

Recommendation: Certificate of Appropriateness consent approval per the following findings and conditions:

I. Findings

Article 2: Administrative Mechanisms

Section 2.7.8 Withhold Permit

The subject property has expired zoning permits that have not received their required certificates of occupancy. These permits must be closed out with certificates of occupancy (or relinquished or superseded) prior to issuance of a certificate of occupancy for any new zoning permit.

Affirmative finding as conditioned.

Article 3: Applications, Permits and Project Reviews

Section 3.2.2 Application Types and Submission Requirements

(d) Certificate of Appropriateness (COA) Level II Application

The applicant has submitted the required documentation for review by the DRB.

Affirmative finding.

Article 4: Zoning Maps and Districts

0 University road is within three separate zoning districts: Institutional, Low Density Residential (RL), and RCO-RG. The portion of the parcel involved with this development is within the Institutional zone (blue, below), with the easterly portion in RCO-RG (green, below.) The Centennial Woods Natural Resource area / wetland is noted in the opaque green at right.



Section 4.4.4 Institutional District

(a) Purpose:

The Institutional District (I) as illustrated in Map 4.4.4-1 allows for an increased development scale and intensity than would typically be found in the adjacent residential districts to support continued growth and flexibility of the city's major educational and health care institutions within their respective institutional missions. New development is intended to be sensitive the historic development pattern of the existing campuses as well as the surrounding residential neighborhoods.

The district is intended to support broad range of related uses reflecting the resident institution's role as regional educational, health care, cultural and research centers.

Buildings should be designed with a high level of architectural detailing to provide visual interest and create enjoyable, human-scale spaces. Sensitive transitions between adjacent lower scale residential areas and larger scale institutional development should be provided.

The application will install or replace service structures (salt sheds, brine tanks, shed, fencing) to support the ongoing activities at the Centennial Field Complex, and therefore consistent with the purpose of the zoning district. **Affirmative finding.**

Existing coverage and proposed lot coverage in the Institutional zoning district is 34.94%; beneath the 40% limitation. As the changes are proposed within the interior of the parcel, setbacks are not triggered for these requested changes. **Affirmative finding.**

Section 4.4.5 Residential Districts

The proposed changes are not within the RL zoning district. Not applicable.

Section 4.4.6 Recreation, Conservation and Open Space Districts

(a) Purpose

The Recreation, Conservation and Open Space Districts are intended to protect the function, integrity and health of the city’s natural systems environment, provide for a balance between developed and undeveloped land, protect air and water quality, provide adequate open areas for recreation, conservation, agriculture, and forestry, enhance the city’s quality of life and the aesthetic qualities of the city, moderate climate, reduce noise pollution, provide wildlife habitat, and preserve open space in its natural state.

2) RCO-Recreation/Greenspace (RCO-RG)

The Recreation/Greenspace District is intended to provide a diversity of passive and active recreational opportunities and other urban green spaces that provide for public use and enjoyment. The District includes a wide spectrum of recreational opportunities including developed parks with active public-use facilities, undeveloped open areas, dog parks, community gardens, urban parks and pocket parks, playgrounds, transportation corridors, and cemeteries. The District also includes private property, including a golf course and residential properties, where appropriate future development could be provided.

The application addresses continuing grounds and maintenance related structures associated with the University’s activities at Centennial Field. **Affirmative finding.**

Table 4.4.5-1 Dimensional Standards and Density

RCO-RG	Lot Coverage 5%	Setbacks			Height 35'
		Front 15'	Side 10%	Rear 25%	
0 University Road	Existing and proposed 0.92%	Interior to parcel – setbacks not triggered.			Salt shed, storage shed < 35'

Affirmative finding.

(c) Permitted and conditional uses

No new uses are proposed. Not applicable.

(d) District Specific Regulations

1. Lot coverage for Agricultural Structures

Not applicable.

2. Exemptions for low impact design (LID) Stormwater Management Techniques
Reference is made to City Parks. Not applicable.

3. Pervious surface materials not included in impervious lot coverage calculations
Refers to City Parks. Not applicable.

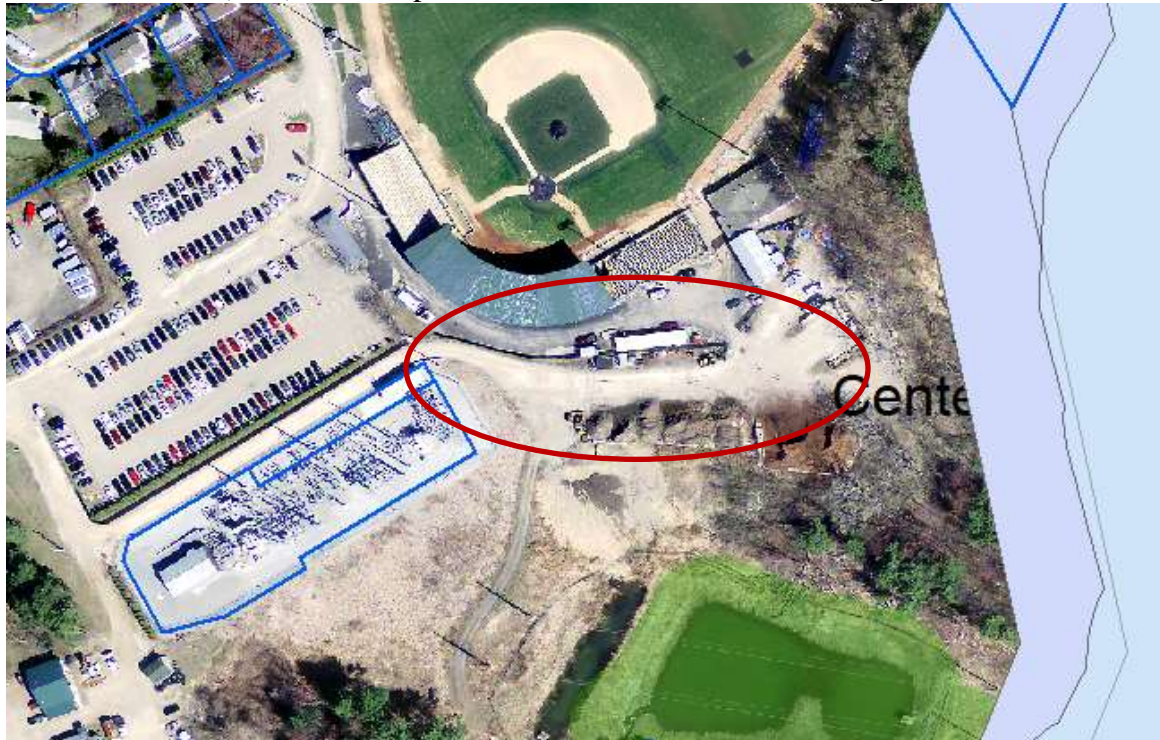
Section 4.5.4 Natural Resource Protection Overlay (NR) District

(b) Areas Affected

1. A Riparian and Littoral conservation Zone

2. A Wetland conservation Zone

The development area is outside the mapped Riparian and Littoral Conservation Zone (green) and the NR wetland area (blue). See map detail, below. **Affirmative finding.**



Section 4.5.7 Centennial Woods Overlay District

The development area is outside the Centennial Woods Overlay. Not applicable.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sections 4.4.4 and 4.4.6, above.

Section 5.2.4 Buildable Area Calculation

Although the parcel falls partially within an RCO district, there is no change in density or coverage from existing conditions. **Affirmative finding.**

Section 5.2.5 Setbacks

See Sections 4.4.4 and 4.4.6, above.

Section 5.2.6 Building Height Limits

See Sections 4.4.4 and 4.4.6, above.

Section 5.2.7 Density and Intensity of Development Calculations

See Sections 4.4.4 and 4.4.6, above.

Sec. 5.4.8 Historic Buildings and Sites

Not applicable.

Section 5.5.1, Nuisance Regulations

The propose continues and enhances existing maintenance operations for the institution. Nothing in the proposal constitutes a nuisance under this criterion. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting

LED lighting is proposed both within (vapor tight) and at the entrance (wall packs) of the new salt sheds. Average light levels are low. Refer to Plan PM-1. **Affirmative finding.**

Section 5.5.3 Stormwater and Erosion Control

Written approval of the Erosion Prevention and Sediment Control plan must be received from the Stormwater engineering program prior to release of the permit. **Affirmative finding as conditioned.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Section 6.2.2 Review Standards

(a) Protection of Important Natural Features

The development area does not encroach into Natural Areas or significant natural features.

Affirmative finding.

(b) Topographical Alterations

None proposed. **Affirmative finding.**

(c) Protection of Important Public Views

There are no identified important public views at this development location. Not applicable.

(d) Protection of Important Cultural Resources

Not applicable.

(e) Supporting the use of Renewable Energy Resources

Nothing in the application precludes the use of wind, water, solar, geothermal, or other renewable energy resource on this parcel. **Affirmative finding.**

(f) Brownfield Sites

Not applicable.

(g) Provide for nature's events

The addition of new salt sheds anticipates one of nature's events: snowfall. **Affirmative finding.**

(h) Building Location and Orientation

Alterations are proposed within a vibrant, developed site to continue and enhance maintenance activities. Orientation and building location are directly related to the proposed activities there. **Affirmative finding.**

(i) Vehicular Access

No change from existing. **Affirmative finding.**

(j) Pedestrian Access

Pedestrian access is not a consideration at this interior location, intended for institutional staff.
Not applicable.

(k) Accessibility for the Handicapped

Not applicable.

(l) Parking and Circulation

No change from existing. **Affirmative finding.**

(m) Landscaping, Fences and Retaining Walls

An existing fence will be relocated to improve vehicular circulation. A new electric gate with controller fence will be installed at the southwesterly entrance to the access road. See Inset A, Site Plan SP-1. Chain link fencing and gate are consistent with the use and location of this proposal. **Affirmative finding.**

(n) Public Plazas and Open Space

Not applicable.

(o) Outdoor Lighting

See Section 5.5.2, above.

(p) Integrate infrastructure into the design

The utility and service enclosures (salt shed, brine tanks, storage sheds) are interior to the parcel and other ancillary maintenance facilities. Specific feature screening is not applicable here. **Affirmative finding.**

Article 8: Parking

The development changes proposed are replacements or enhancements of existing functional use of the site. No change to existing conditions are proposed or required. Not applicable.

II. Conditions of Approval

- 1) Per **Section 2.7.8, Withhold Permit**, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. See attached list for guidance on open permits/violations.
- 2) Written approval of the Erosion Prevention and Sediment Control plan must be received from the Stormwater engineering program prior to release of the permit.
- 3) Standard Permit Conditions 1-15.