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Greater Burlington YMCA  
Conditional Use Application - Narrative  
February 12, 2016

DEPARTMENT OF  
PLANNING & ZONING

The Greater Burlington YMCA is applying for Conditional Use approval for 298 College Street, the site of the former Ethan Allen Club. The Y would like to use the facility to hold fitness classes currently offered at 266 College Street. At our current facility, the gymnasium is the only fitness/exercise space available to offer group exercise classes, allow members to play basketball and provide play space for our after-school and preschool programs. The ability to hold group exercise classes at 298 College Street would allow us to better serve our members, child care families and the community at large.

Our plan is to use 298 College Street 7 days per week for several hours each day: on weekdays primarily before 10:00 AM, after 5:00 PM and potentially over the lunch hour (12:00 PM – 1:00 PM) and on the weekends before noon and possibly from during late afternoon, approximately 4:00 to 6:00. We would have 2 to 3 staff onsite at 298 College at any one time. The classes would be held on the first floor of the space. There are 70 parking spaces available.

Our responses to the review criteria from Sec. 3.5.6 of the Zoning Ordinance are as follows:

**1. The capacity of existing or planned community facilities;** Use of the former EAC for fitness classes will not have any adverse effect on the capacity of any existing or planned community facilities.

**2. The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan;** Use of the former EAC for fitness classes will not have any adverse effect on the character of the area.

**3. Traffic on roads and highways in the vicinity evaluated in terms of increased demand for parking, travel during peak commuter hours, safety, contributing to congestion, as opposed to complementing the flow of traffic and/or parking needs; if not in a commercial district, the impact of customer traffic and deliveries must be evaluated;** Use of the former EAC for fitness classes will not have any adverse effect on the traffic on College or Bradley. The Y currently uses the EAC parking lot and that will continue to be used to accommodate class attendees. The attendees are for the most part destined for 266 College but are now asked to attend the same classes relocated to 298 College.

**4. Any standards or factors set forth in existing City bylaws and city and state ordinances;** Use of the former EAC for fitness classes will not have any adverse effect on any standards or factors set forth in City or state by-laws or regulations.

**5. The utilization of renewable energy resources;** There will be no change in the use of consumption of energy resources at the EAC.

**6. The DRB shall consider the cumulative impact of the proposed use. For purposes of residential construction, if an area is zoned for housing and a lot can accommodate the density, the cumulative impact of housing shall be considered negligible;** See #5 above.

**7. The DRB in considering a request relating to a greater number of unrelated individuals residing in a dwelling unit within the RL, RL-W, RM and RM-W districts than is allowed as a permitted use, in addition to the criteria set forth in Subsection (a) hereof, no conditional use permit may be granted unless all facilities within the dwelling unit, including bathroom and kitchen facilities are accessible to the occupants without passing through any bedroom. Additionally, each room proposed to be occupied as a bedroom must contain at least one hundred twenty (120) square feet. There must also be a parking area located on the premises at a location other than the front yard containing a minimum of one hundred eighty (180) square feet for each proposed adult of the dwelling unit in excess of the number of occupants allowed as a permitted use. All other green space standards must be observed.** Not a residential development.

**8. The DRB may control the location and number of vehicular access points to the property, including the erection of parking barriers.** The Y will continue to use existing College Street and Bradley Street access points.

**9. The DRB may limit the number, location and size of signs.** No new signs are proposed.

**10. The DRB may require suitable mitigation measures, including landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.** No new exterior renovations are planned.

**11. The DRB may specify a time limit for construction, alteration or enlargement of a structure to house a conditional use.** No exterior construction is planned, only the removal of carpet and an interior wall to create the fitness class space.

**12. The DRB may specify hours of operation and/or construction to reduce the impact on surrounding properties.** Hours of operation will follow current fitness class schedules. During the week, they will primarily occur before 10AM, after 5PM, and possibly during the lunch hour from 12:00-1:00. On weekends, they will primarily occur before noon.

**13. The DRB may require that any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions.** Agree.

**14. The DRB may consider performance standards, should the proposed use merit such review.** Agree.

**15. The DRB may attach such additional reasonable conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.** Agree.