

Department of Planning and Zoning

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TO: Development Review Board
FROM: Scott Gustin
DATE: September 16, 2014
RE: 15-0252CA, 79 Industrial Parkway

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: ELM Ward: 5

Owner/Representative: Rhino Foods

Request: Construct new addition for trash and recycling enclosure.

Applicable Regulations:

Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines)

Background Information:

The applicant is seeking approval to construct an enclosure for its existing trash and recycling facilities. Additional paving for turning space into the new enclosure is also proposed. While the proposal is minor in scope, it is about 2,000 sf and, therefore, requires Development Review Board approval.

Recommendation: Consent approval as per, and subject to, the following findings and conditions:

I. Findings

Article 4: Maps & Districts

Sec. 4.4.3, Enterprise Districts:

(a) Purpose

(1) Light Manufacturing (E-LM)

The subject property is located in the E-LM zone which is intended as the primary commercial/industrial center of Burlington. The existing food processing use will remain unchanged. **(Affirmative finding)**

(b) Dimensional Standards & Density

Building FAR will increase slightly from 0.132 to 0.145 with the addition the trash and recycling enclosure. This increase in FAR remains well below the 2.0 FAR limit in this zone.

Lot coverage will increase slightly from 37% to 39.9% but remains under the maximum allowable 80% coverage.

Front and rear yard setbacks remain unchanged. Side yard setbacks are not applicable in the E-LM zone.

Overall building height will remain unchanged and is under the maximum permissible 45' height. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The existing food processing use is permitted in the E-LM zone. This use will remain unchanged. **(Affirmative finding)**

(d) District Specific Regulations

Not applicable.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.3 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.3 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.3 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.3 (b) above.

Sec. 5.5.1, Nuisance Regulations

Nothing in this proposal appears to constitute a nuisance. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

No new outdoor lighting is proposed. Only interior illumination is proposed. **(Not applicable)**

Sec. 5.5.3, Stormwater and Erosion Control

As more than 400 sf of earth disturbance will result from this proposal, a small project erosion prevention and sediment control plan is required. This plan is subject to review and approval by the Stormwater Administrator. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

Much of the area for the additional pavement for trucks to access the new enclosure is presently mowed lawn. Some trees, however, will also be removed. The extent of tree clearing is not indicated on the site plan and must be. **(Affirmative finding as conditioned)**

(b) Topographical alterations

No significant topographical alterations are proposed. The site is flat and will remain so. **(Affirmative finding)**

(c) Protection of important public views

There are no important public views on or through the subject property. **(Affirmative finding)**

(d) Protection of important cultural resources

The site has no historical significance, nor are there any known archaeological resources. **(Affirmative finding)**

(e) Supporting the use of alternative energy

Alternative energy measures are not incorporated into the project design. Skylights will allow natural sunlight to reach the new enclosure's interior. **(Affirmative finding)**

(f) Brownfield sites

Not applicable.

(g) Provide for nature's events

No new stormwater improvements are proposed. Ample green space remains onsite for infiltration of runoff. The enclosure will protect the trash and recycling facilities from snow, ice, and other harsh weather conditions. **(Affirmative finding)**

(h) Building location and orientation

Building location and orientation will remain unchanged. The enclosure is located on the south side of the building. **(Affirmative finding)**

(i) Vehicular access

Vehicular access to the site will remain unchanged. The existing driveway to the trash and recycling facilities will be expanded and rounded to afford better truck access to the new enclosure. **(Affirmative finding)**

(j) Pedestrian access

Pedestrian access into the building will remain unchanged. **(Affirmative finding)**

(k) Accessibility for the handicapped

Handicap accessibility will remain unchanged. **(Affirmative finding)**

(l) Parking and circulation

Except for the improvements to truck access to the new enclosure noted above, no changes to parking or circulation are proposed. **(Affirmative finding)**

(m) Landscaping and fences

No new landscaping is proposed. The existing building is industrial in nature, and so is the proposed enclosure. The blank façade of the proposed addition that will face the street warrants the installation of some new landscaping to screen it. A mix of shrubs and trees are recommended. **(Affirmative finding as conditioned)**

(n) Public plazas and open space

Not applicable.

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

The proposed enclosure meets the intent of this criterion. Existing outdoor trash and recycling facilities will be enclosed and integrated into the overall building structure. **(Affirmative finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The massing, height, and scale of the proposed enclosure are consistent with, and subordinate to, the existing primary structure. The industrial building will continue to appear as such, albeit with a small side addition. **(Affirmative finding)**

2. Roofs and Rooflines

The proposed enclosure will have an essentially flat roof. While this roof form varies from the low pitch roof of the existing building, it is acceptable. **(Affirmative finding)**

3. Building Openings

Building openings are limited to two overhead doors and one side pedestrian door. In light of the intended function and industrial nature of the surrounding area, this arrangement is acceptable. **(Affirmative finding)**

(b) Protection of important architectural resources

The existing building is not historic, nor is it eligible for listing on an historic register. The proposed enclosure will have no adverse impact on Burlington's architectural resources. **(Affirmative finding)**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The street edge of the existing building will remain unchanged. The proposed enclosure is not intended to relate to the street edge in any way. **(Affirmative finding)**

(e) Quality of materials

Corrugated steel siding and membrane roofing are proposed for the enclosure. These materials are appropriate for this industrial building. **(Affirmative finding)**

(f) Reduce energy utilization

As noted previously, skylights will allow natural sunlight to illuminate the interior of the new enclosure during daylight hours. **(Affirmative finding)**

(g) Make advertising features complimentary to the site

Not applicable.

(h) Integrate infrastructure into the building design

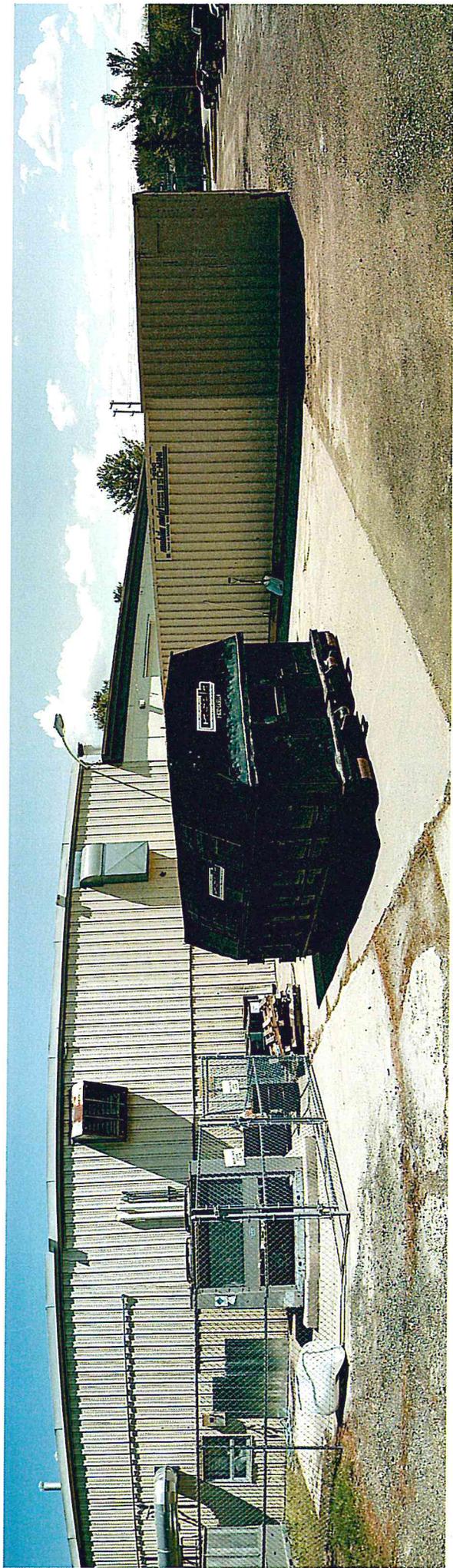
No new mechanical equipment is proposed. The enclosure itself will better integrate infrastructure with the building than existing conditions. **(Affirmative finding)**

(i) Make spaces safe and secure

Emergency vehicle access to the building appears to remain essentially unchanged. Adherence to applicable building codes will be required. **(Affirmative finding as conditioned)**

II. Conditions of Approval

1. **Prior to the release of the zoning permit**, a revised site plan depicting the limits of proposed tree clearing and new landscaping consisting of trees and shrubs alongside the east elevation of the proposed enclosure shall be submitted, subject to staff review and approval.
2. **Prior to release of the zoning permit**, the applicant shall obtain written approval of the Erosion Prevention and Sediment Control Plan from the Stormwater Administrator.
3. **Prior to issuance of a certificate of occupancy**, the applicant must obtain written certification from the Stormwater Administrator that, among other things, the project EPSC plan as approved has been complied with and final site stabilization has occurred. This certification shall be filed with the Department of Planning & Zoning.
4. The proposed structure shall comply with Burlington's current energy efficiency standards and with Burlington's current ingress and egress requirements as established by Burlington Electric Department and Burlington Public Works, respectively.
5. Standard permit conditions 1-15.

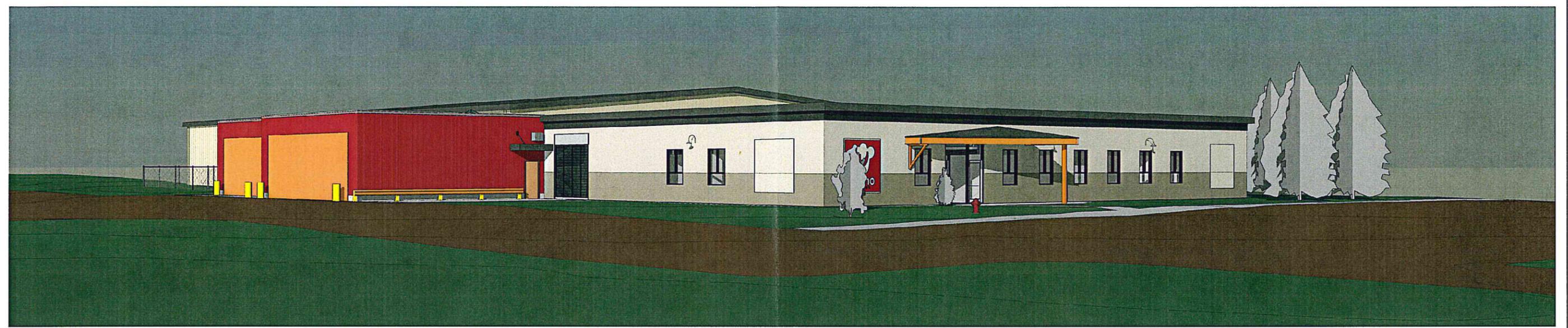




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 DEPARTMENT OF
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RHINO FOODS

BURLINGTON, VT



8/19/2014 2:49:40 PM
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ABBREVIATIONS			
ADD	ADDITIONAL	GA	GAGE
A/C	AIR CONDITIONING	GALV	GALVANIZED
AT	ACOUSTIC TILE	GC	GENERAL CONTRACTOR
ADJ	ADJUSTABLE	GL	GLASS
AFF	ABOVE FINISH FLOOR	GYP	GYPSUM
ALUM	ALUMINUM		
APROX	APPROXIMATE	H.HGT	HEIGHT
ARCH	ARCHITECTURAL	HC	HOLLOW CORE
		HORIZ	HORIZONTAL
BD	BOARD	H/C	HANDICAP
BLDG	BUILDING	HM	HOLLOW METAL
BLKG	BLOCKING	HVAC	HEATING, VENTILATION, & A/C
BSMT	BASEMENT		
		ID	INSIDE DIAMETER
CAB	CABINET	IN	INCH
CER	CERAMIC	INSUL	INSULATION, INSULATED
CJ	CONTROL JOINT	INT	INTERIOR
CL	CLEAR, CLEARANCE	INCL	INCLUDED
CLG	CEILING		
C.H.	CEILING HEIGHT	JAN, JC	JANITOR'S CLOSET
CMU	CONCRETE MASONRY UNIT	JT	JOINT
COL	COLUMN		
CONC	CONCRETE	KIT	KITCHEN, KITCHENETTE
CONST	CONSTRUCTION		
CONT	CONTINUOUS	LAV	LAVATORY
CPT	CARPET	LAM	LAMINATE
CT	CERAMIC TILE		
		MATL	MATERIAL
DET	DETAIL	MAX	MAXIMUM
DIA	DIAMETER	MDO	MEDIUM DENSITY OVERLAY
DIM	DIMENSION	MECH	MECHANICAL
DN	DOWN	MTL	METAL
DS	DOWNSPOUT	MIN	MINIMUM
DWG	DRAWING	MO	MASONRY OPENING
E	EAST	N	NORTH
EA	EACH	NIC	NOT IN CONTRACT
ELEC	ELECTRICAL	NO	NUMBER
ELEV	ELEVATION, ELEVATOR	NOM	NOMINAL
EG	EQUAL	NTS	NOT TO SCALE
EQUIP	EQUIPMENT		
EXST	EXISTING	OC	ON CENTER
EXP	EXPANSION	OD	OUTSIDE DIAMETER
		OPNG	OPENING
FD	FLOOR DRAIN	OPP	OPPOSITE
FF	FINISHED FLOOR		
FEK	FIRE EXTINGUISHER W/ CABINET	PL	PLATE
F. EXT.	FIRE EXTINGUISHER W/O CABINET	PLYWD	PLYWOOD
FIN	FINISH	PRELIM	PRELIMINARY
FL	FLOOR, FLASHING	PSI	POUNDS PER SQUARE INCH
FT	FOOT, FEET	PTD	PAINTED
FTG	FOOTING	P.T.	PRESSURE TREATED

ARCHITECTURAL SYMBOLS				
	DWG. NO.	TITLE LINE		ROOM NUMBER
	DWG. NAME	ELEVATION		ELEVATION TAG
	SHEET NO.	SECTION MARKER		SPOT ELEVATION
	SECTION NO.	DETAIL MARKER		PARTITION TYPE
	DOOR NUMBER	ROOF SLOPE INDICATION		REVISION
	WINDOW TYPE	PROPERTY LINE		NORTH ARROW
	COLUMN GRID	CHANGE IN ELEVATION		
	CENTER LINE			

DRAWING INDEX			
SHEET NO.	DRAWING NAME	SHEET NO.	DRAWING NAME
A001	COVERSHEET		
A011	PROPOSED SITE PLAN - PHASE 1		
A102	PROPOSED FLOOR PLAN - PHASE 1		
A200	ELEVATIONS - PHASE 1		
A300	SECTIONS - PHASE 1		
A900	3-D VIEWS - PHASE 1		

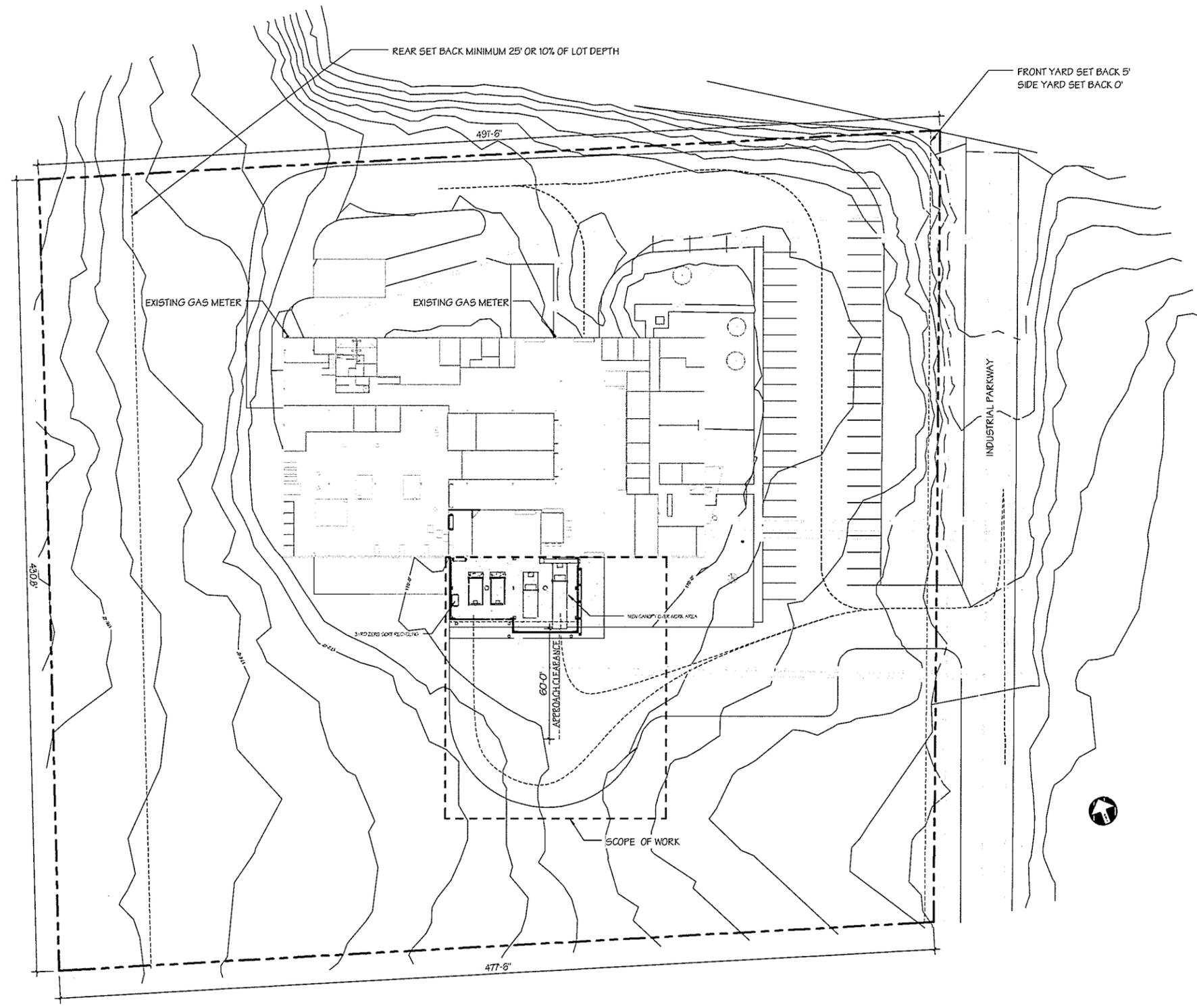
REVISIONS		
No.	Description	Date
	Zoning Application Set	8-19-2014



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LOT COVERAGE:

EXISTING:	
EXISTING BUILDING:	27,600 SF
PARKING LOT:	43,118 SF
SIDEWALK:	1,609 SF
CONCRETE:	4,781 SF
TOTAL:	77,108 SF
LOT SIZE:	208,543 SF
EXISTING COVERAGE: (77,108/208,453) X 100 = 37%	
PROPOSED:	
EXISTING BUILDING:	27,600 SF
PARKING LOT:	48,431 SF
SIDEWALK:	1,609 SF
CONCRETE:	2,840 SF
NEW CONSTRUCTION:	2,651 SF
TOTAL:	83,131 SF
LOT SIZE:	208,543 SF
PROPOSED COVERAGE: (83,131 /208,543) X 100 = 40%	

REVISIONS

No.	Description	Date
	Zoning Application Set	8-19-2014

PRINT DATE:
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PROPOSED SITE PLAN - PHASE 1
SCALE: As indicated

RHINO FOODS
BURLINGTON, VT

506 Main Street
Suite 10
Burlington, VT 05401
802.485.5272
Rhino Foods Architects



PROJECT #: 1406

SHEET NUMBER

A011

DATE: 01/01/2013

1 01 PROPOSED SITE PLAN - PHASE 1
1" = 30'-0"

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