



82 S. Winooski Ave.
Burlington, VT 05401
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Planning Commission, City of Burlington
City Hall
Burlington, VT 05401

September 22, 2015

Dear Planning Commissioners:

On behalf of City Market, I'm requesting a zoning ordinance amendment to the Appendix A Use Table, which would allow large grocery stores (> 10,000 sq ft) in the Enterprise – Light Manufacturing zone, specifically the portion of the zone south of Flynn Avenue and including the Vermont Rail Systems property at 208 Flynn Avenue.

While we understand that the City is currently working through the planBTV South End Master Plan; this Plan is subject to longer periods of community feedback and is a vision for what could be, so aspirational by definition. City Market's expansion plans for the Flynn Avenue site have a distinct timeline by which we need to finalize our environmental assessments, seek zoning ordinance changes and secure the appropriate permits in order to finalize the purchase of the property and create a new community co-op. To this end, we ask that you consider our zoning ordinance amendment through your usual amendment procedures (and outside of the planBTV South End Master Plan process), subject to the required public hearings, submissions and other City processes.

We look forward to working with you and we're certainly happy to provide data, as needed, on how a new community food co-op in the South End could meet the needs of Burlington's residents as well as the interests of the planBTV South End Master Plan.

Many thanks for your consideration of our request.

Sincerely,

A handwritten signature in black ink, appearing to read "John Tashiro".

John Tashiro
General Manager

Cc: David E. White, AICP
City of Burlington, Director of Planning & Zoning