

Department of Planning and Zoning

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Burlington Planning Commission Report Municipal Bylaw Amendment

DRAFT

ZA-17-XX planBTV: Downtown Code

This report is submitted in accordance with the provisions of 24 V.S.A. §4441(c).

Explanation of the proposed bylaw, amendment, or repeal and statement of purpose:

The purpose of this amendment is to establish a new Article 14 – planBTV: Downtown Code that will regulate all development in the Downtown and Waterfront District emphasizing the intended physical form, character of place, and compatibility of uses. This amendment replaces all existing regulations pertaining to development in the Downtown, Downtown Waterfront, Downtown Transition, and Battery Street Transition zoning districts

Conformity with and furtherance of the goals and policies contained in the municipal development plan, including the availability of safe and affordable housing:

In 2013, the City of Burlington completed a comprehensive downtown and waterfront master plan called *planBTV: Downtown and Waterfront Master Plan*, which was unanimously supported and adopted by the City Council and adopted as part of the City's Municipal Development Plan. The *planBTV: Downtown and Waterfront Master Plan* includes a cohesive vision that emerged from a planning process grounded in real-world present-day context. This vision for the future of the downtown and waterfront joins other major City policy documents such as the 2014 Climate Action Plan to ensure a "Sustainable Burlington" for the benefit of this generation and those that follow.

The proposed amendment completes one of the most important implementation tools identified in the *planBTV: Downtown and Waterfront Master Plan* - the development of a new form-based code for the Downtown and Waterfront area. This is seen as a critical tool with which to facilitate infill, allow for a more diverse range of building types, and create a more predictable and transparent public approvals process for new and future development within the city's core.

Compatibility with the proposed future land uses and densities of the municipal development plan:

The proposed amendment directly advances the goals and policies contained within the Municipal Development Plan as it relates to future land uses, character of place, and development mass and scale.

Implementation of specific proposals for planned community facilities:

The proposed amendment has no impact on the implementation of any specific proposal for planned community facilities.