

Burlington Planning Commission

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PUBLIC HEARING NOTICE

Burlington Comprehensive Development Ordinance **ZA-18-07 Conditional Use Exemptions** **ZA-18-08 Form District 5 Boundaries**

Pursuant to 24 V.S.A. §4441 and §4444, notice is hereby given of a public hearing by the Burlington Planning Commission to hear comments on the following proposed amendments to the City of Burlington's *Comprehensive Development Ordinance* (CDO). The public hearing will take place on **Tuesday, June 12, 2018 beginning at 6:45pm** in Conference Room 12, City Hall, 149 Church Street, Burlington, VT.

Pursuant to the requirements of 24 V.S.A. §4444(b):

Statement of purpose: This amendment is proposed to the Burlington CDO as follows:

- **ZA-18-07:** The purpose of this proposed amendment is to eliminate the Conditional Use exemption from Section 3.5.3 Exemptions, which was added to this section in 2015. This is to ensure that change of use and rehabilitation of structures involving conditional uses will still be subject to the closer review scrutiny per the conditional use standards of Section 3.5.6.
- **ZA-18-08:** The purpose of this proposed amendment is to modify the boundaries of Form District 5 to include additional properties located along the boundary of the current district. Properties proposed for inclusion are currently zoned Residential High Density or Residential Medium Density, and have been evaluated for their current and future potential use and intensity. These have been recommended for inclusion in Form District 5 in order to encourage the appropriate type and intensity of future infill or redevelopment, and to enable greater flexibility for expansion or reuse of existing uses and structures by reducing non-conformities.

Geographic areas affected: the proposed amendments are applicable to the following areas in the City of Burlington:

- **ZA-18-07:** The proposed amendment applies to all areas of the City.
- **ZA-18-08:** This proposed amendment applies to 29 properties, currently zoned Residential High Density or Residential Medium Density along the border of the Form District 5 boundary along the perimeters of downtown. A map of specific properties recommended for rezoning is available at <https://www.burlingtonvt.gov/PZ/CDO/Proposed-Amendments-Before-the-Planning-Commission>

List of section headings affected:

- **ZA-18-07:** This amendment affects *Sec 3.5.2 Exemptions*.

- **ZA-18-08:** This amendment affects *Map 4.4.1-1 Downtown Mixed Use Districts; Map 4.4.5-1 Residential Zoning Districts; Map 8.1.3-1 Parking Districts; Article 14- Map 1 Regulating Plan, Map 2 Specific Height Areas, and Map 3 Shopfronts Required; and Section 14.2.6 Special Requirements.*

The full text of the *Burlington Comprehensive Development Ordinance* and the proposed amendment is available for review at the Department of Planning and Zoning, City Hall, 149 Church Street, Burlington Monday through Friday 8:00 a.m. to 4:30 p.m. or on the department's website at www.burlingtonvt.gov/pz.