

Department of Planning and Zoning

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TO: Development Review Board
FROM: Scott Gustin *DS*
DATE: October 18, 2016
RE: 17-0267SD; 311-375 North Avenue

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: WRM Ward: 4N

Owner/Applicant: 375 North Avenue, LLC/BCCH/VLTBTBTV Parkland, LLC

Request: Preliminary plat review of 11-lot subdivision. No development included.

Applicable Regulations:

Article 4 (Zoning Maps and Districts), Article 6 (Development Criteria & Guidelines), and Article 10 (Subdivision)

Background Information:

The applicant is seeking preliminary plat approval for an 11-lot subdivision. Presently, there are 3 lots. As proposed, there will be 11 lots for a net gain of 8 new parcels. No development is included in this subdivision. All development anticipated on the subject lands is to be pursued under separate zoning permit.

Sketch plan review with the Development Review Board occurred June 7, 2016. As more than 5 new lots are proposed, separate final plat review will be required.

Recommendation: Preliminary plat approval as per, and subject to, the following findings and conditions.

I. Findings

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(4) Waterfront Residential Medium Density (WRM)

The subject property is located in the WRM zone. This zone is primarily intended for medium density residential development in the form of detached single family dwellings and attached multi-family apartments. Consideration of views from the lake and stormwater runoff are needed within the WRM zone. The proposed lots are dimensionally compliant per (b) below, but no development is included in this application. **(Affirmative finding)**

(b) Dimensional Standards & Density

Within the WRM zone, the required road frontage for new lots is 30 feet. As proposed, all of the lots will exceed this minimum road frontage standard. There is no minimum lot size within the WRM zone. As proposed, all lots will be about 1 acre in size or larger. As no development is included in this subdivision, other dimensional requirements such as setbacks, height, and lot coverage are not applicable. **(Affirmative finding)**

(c) Permitted & Conditional Uses

No development is proposed. Not applicable.

(d) District Specific Regulations

No development is proposed. Not applicable.

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

(a) Protection of important natural features

Much of the wooded portions of the property and all of its lakefront are contained in the 12 acre Lot 11 that was configured as part of a previous lot line adjustment. This parcel is intended as an urban wild under city ownership. None of the other parcels affect any significant natural area as identified in the Open Space Protection Plan. **(Affirmative finding)**

(b) Block size and arrangement

A single block is proposed, and it is defined by a newly proposed public street right-of-way. This ROW will form the spine of the subdivision, providing road frontage for most of the new lots and connecting them to the city's street network. **(Affirmative finding)**

(c) Arrangement of Lots

Lots are consistently arranged along the newly proposed public street ROW. As noted previously, all proposed lots will be ~ 1 acre or larger in size. Lots in the surrounding area vary widely in size. A number of proposed lots contain irregular boundary lines, especially lots 2 and 3 and lots 8 and 9. To the greatest extent feasible, newly created lot lines should be perpendicular or radial to the street ROW line. Adjustment of the irregular lot lines is warranted and should be reflected in final plat plans. **(Affirmative finding as conditioned)**

(d) Connectivity of streets within the city street grid

The subdivision plat depicts a new public street ROW. Actual street construction details will be reviewed separately with zoning permit applications for development on the subdivided lands. For the purposes of this subdivision, the proposed public street ROW will enable connection of the lots to the city's public street network. **(Affirmative finding)**

(e) Connectivity of sidewalks, trails, and natural systems

Street, sidewalk, trail, and natural systems connectivity will be reviewed and considered under separate zoning permit applications for development of the subject parcels. As noted above, the proposed public street ROW will enable connectivity of streets and sidewalks within the subdivision to the city's entire network. **(Affirmative finding)**

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

Not applicable.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

Not applicable.

Article 10: Subdivision

Sec. 10.1.8, Preliminary Plat Review

D. Review Criteria

Decisions by the DRB on a preliminary plat shall be based on the project's conformance with the following:

- 1. The requirements of the underlying zoning district(s) and all applicable overlay district(s) as set forth in Article 4;*

See Article 4 above.

- 2. The review criteria for Conditional Uses and Major Impact in Article 3, Part 5 where applicable;*

Not applicable.

- 3. The requirements of Article 5 with regard to Special Uses and Performance Standards as applicable; and,*

Not applicable.

- 4. The land division and site development principles and design standards in Article 6.*

See Article 6 above.

II. Conditions of Approval

1. This preliminary plat approval in no way grants or implies final plat approval.
2. Within 1 year of preliminary plat approval, a complete final plat application shall be submitted. Otherwise, the preliminary plat approval will expire unless extended by the DRB following written request by the applicant.
3. The final plat plan shall eliminate to the extent feasible irregular boundary lines. Insofar as feasible, new boundary lines shall be perpendicular or radial to the street ROW line.

