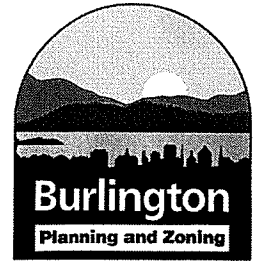


Department of Planning and Zoning

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TO: Development Review Board
FROM: Scott Gustin
DATE: May 2, 2017 *SG*
RE: 17-0896SD; 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: NAC-CR Ward: 4N

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

Request: Final plat review of 11-lot subdivision (8 net new lots and a public road ROW). 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 final 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. A new public road ROW will also be established. No development is included in this subdivision. All development anticipated on the subject lands is under separate zoning permit.

Preliminary plat approval was granted October 19, 2016 subject to the following conditions:

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.

The final plat application has been filed within 1 year as required. No correction of irregular lot lines is evident in the final plat plans.

Recommendation: Initial final plat review and continuation as per the outstanding item related to irregular lot lines.

I. Findings

Article 4: Maps & Districts

Sec. 4.4.2, Neighborhood Mixed Use Districts:

(a) Purpose

(4) Neighborhood Activity Center – Cambrian Rise (NAC-CR)

The Neighborhood Activity Center – Cambrian Rise District is intended to create a new center for mixed use development that allows for a range of housing types and tenures, and to accommodate a diverse range of complimentary general office, institutional and neighborhood oriented small-scale retail and service uses. Development should be compact, pedestrian-oriented and enhance the community with creative design, durable materials, and quality construction. Buildings should be oriented towards the streets. Human scale elements should help to define new streets as civic spaces. Parking should be located as to be screened from view from public streets and community spaces.

No new development is included in this subdivision. The newly created parcels are proposed, in large part, for the ownership structure of buildings in the recently approved Cambrian Rise development on the subject property. **(Affirmative finding)**

(b) Dimensional Standards & Density

There are no minimum lot size or street frontage requirements in the NAC-CR zone. Building FAR, lot coverage, and building height are unaffected by the proposed subdivision. **(Affirmative finding)**

(c) Permitted & Conditional Uses

Not applicable.

(d) District Specific Regulations

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 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. Correction of these irregular lot lines is a condition of the preliminary plat

approval. No adjustment of these irregular lot lines is evident in the final plat. Correction is needed. **(Adverse finding)**

(d) Connectivity of streets within the city street grid

The subdivision plat depicts a new public street ROW. Actual street construction details have been reviewed separately as part of the Cambrian Rise zoning permit. 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 have been reviewed and considered under separate zoning permit application 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

In the event that the DRB finds that final plat approval is warranted, the following conditions of approval are recommended.

1. Within 180 days of approval, a mylar copy of the approved final plat, with all applicable signatures, shall be filed in the city's land records. Failure to do so renders this approval null and void.
2. Standard conditions 1-15.