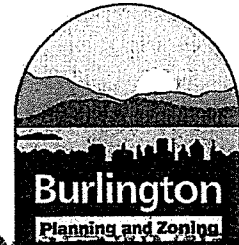


Department of Planning and Zoning

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MAR 08 2017

**DEPARTMENT OF
PLANNING & ZONING**

TO: Development Review Board
FROM: Scott Gustin *AD*
DATE: April 21, 2015
RE: 15-0801PD; 140 Grove Street

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: RL Ward: 1

Owner/Applicant: Ireland Grove Street Properties

Request: Final plat review of PUD to demolish existing concrete plant and buildings, construct 19 new buildings for 232 residential units, clubhouse, and maintenance building with associated road, parking, and site improvements.

Applicable Regulations:

Article 3 (Applications and Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking), Article 9 (Inclusionary and Replacement Housing), Article 10 (Subdivision), and Article 11 (Planned Unit Development)

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

I. Findings

Background Information:

The applicant is seeking final plat approval for a 232-unit residential development, including 19 multi-family buildings, clubhouse, maintenance garage, and associated site improvements. The existing industrial buildings will be demolished and removed. Note that the project name, "Garden Street Apartments," will likely change to "Bayberry Apartments" at the request of the City of South Burlington. This change is requested to avoid name duplication with a residential complex in that city.

The Development Review Board granted preliminary plat approval March 20, 2014. Since that approval was granted, the number of dwelling units has decreased from 245 to the currently proposed 232 units. The proposed building mix has changed to include more smaller buildings and fewer larger buildings. A maintenance garage has also been added to the proposal.

The preliminary plat approval contained the following conditions:

(a) *Promote the most appropriate use of land through flexibility of design and development of land;*

Removal of a nonconforming industrial use and replacement with residential development is conceptually appropriate. The final plat plans are a significant improvement over previous renditions and address the preliminary plat conditions to revamp the development. The revisions result in a more cohesive neighborhood that relates to the existing built environment while providing a sensitive transition to larger scale structures further into the development. **(Affirmative finding)**

(b) *Facilitate the adequate and economical provision of streets and utilities;*

Multiple residences will be served by shared streets and utilities within the development. Construction of the residences and supporting infrastructure is included in the same development. **(Affirmative finding)**

(c) *Preserve the natural and scenic qualities of open space;*

Open space will remain, and much of it will contain protected natural features like wetlands and riparian corridors. **(Affirmative finding)**

(d) *Provide for a variety of housing types;*

The final plat plans incorporate a broader variety of housing types. Residential structures now include 2-, 6, 20+, 30+, and 40+ unit buildings. Unit types will be efficiency, 1-bedroom, and 2-bedroom. **(Affirmative finding)**

(e) *Provide a method of development for existing parcels which because of physical, topographical, or geological conditions could not otherwise be developed; and,*

Not applicable. The subject property does not need to be developed as a PUD, but it may be.

(f) *Achieve a high level of design qualities and amenities.*

The Design Advisory Board unanimously recommended approval of the final plat plans. Building details have evolved and improved since preliminary plat. Equally important, building layout has been revised to strengthen the interior streetscape. Substantial recreational, garden, and other open space will be provided. The grounds will be dotted with edible landscaping. An onsite clubhouse and pool will be constructed, and covered parking will be provided. The development will be managed with an onsite administrative staff. Overall, the final plat plans incorporate a high level of design quality and amenities. **(Affirmative finding)**

(j) *The proposed development shall be consistent with the Municipal Development Plan*

See Sec. 3.5.6 (b) 10.

II. Conditions of Approval

1. Within 180 days of the date of final approval, the property plat mylar, with all applicable endorsement signatures, shall be filed with the City Clerk per Sec. 10.1.11 of the Comprehensive Development Ordinance. Failure to do so shall render void the final plat approval.

2. **Prior to release of the zoning permit**, revised project plans shall be submitted, subject to staff review and approval. The revised plans shall incorporate the following:
 - a. All details noted in “red” in the February 24, 2015 email from DPW engineer Steve Roy to Bryan Currier;
 - b. Resolution of the three items called out in the March 26, 2015 letter from fire marshal Barry Simays to Scott Gustin;
 - c. Adjustments and additional information as outlined in the April 9, 2015 memo from DPW engineer Laura Wheelock to Scott Gustin;
 - d. Conditions of the Design Advisory Board’s March 10, 2015 review of this project (except for condition 2);
 - e. Merger of lots A, B, and C into a single parcel to be reflected in the boundary survey & boundary adjustment plan;
 - f. A pedestrian path from the northwest corner of the duplexes’ parking lot to Grove Street;
 - g. Relocation of the dumpster in front of duplex H further away from that residence;
 - h. Provision of a roof (with supports similar to the pavilions) over the duplexes’ gang mailbox;
 - i. Corrected labeling of the maintenance garage as building Q; and,
 - j. Utility meter locations and screening.
3. **Prior to issuance of a certificate of occupancy**, the project engineer must certify in writing that, among other things, the project EPSC plan as approved by the Department of Public Works has been complied with and final site stabilization has occurred. This certification shall be filed with the Department of Planning & Zoning.
4. **At least 7 days prior to issuance of a certificate of occupancy**, impact fees calculated on the net new square footage of the development shall be paid to the Department of Planning & Zoning. Impact fees may be reduced as determined by the manager of the City’s Housing Trust Fund for the provision of inclusionary housing units.
5. **Prior to issuance of a certificate of occupancy**, the project engineer must certify in writing that, among other things, the project EPSC plan as approved by the Department of Public Works has been complied with and final site stabilization has occurred. This certification shall be filed with the Department of Planning & Zoning.
6. All construction within the public right-of-way (including, but not limited to, the walkways for the Grove Street duplexes) shall require an encumbrance permit and/or license subject to approval by the City Council in consultation with the Department of Public Works.
7. A 72-space parking waiver is included in this approval. This waiver is contingent on the implementation of the February 16, 2015 parking management plan. Implementation does not include new or reconfigured parking spaces. Any new or reconfigured parking will require separate zoning permit review.
8. This approval incorporates the Stormwater Administrator’s 3/23/15 written approval of the Erosion Prevention and Sediment Control Plan.
9. This approval incorporates the Stormwater Administrator’s 3/23/15 written approval of the Stormwater Management Plan.
10. This approval incorporates the proposed improvements to Schmanska Park’s access and parking lot as agreed to by the Department of Parks & Recreation dated November 24, 2014.
11. The proposed development sign is subject to a separate zoning permit and is not included in this approval.

12. This project approval includes all "Recommended Mitigation Measures" and pedestrian improvements as noted in the October 2013 Traffic Impact Study and March 25, 2015 Grove Street Development – Review of March 2015 Traffic Improvements memo, respectively.
13. This project approval includes the 2/13/15 "Phasing Plan" and related 2/16/15 "Anticipated Construction Phasing Schedule." Phases 1A & 1B, 2A & 2B, and 3A shall include construction of all 35 inclusionary housing units. Alternation of this schedule shall require separate zoning permit review.
14. Days and hours of construction shall be Monday-Friday 7:00 am – 5:00 pm; Saturdays 8:00 AM – 3:00 PM. No construction on Sunday.
15. A State Wastewater Permit will be required for water and sewer service. It is the obligation of the owner/applicant to seek this and any other required additional permits.
16. Building intercom systems are recommended to maximize the personal safety of the tenants.
17. Standard Permit Conditions 1-15 as adjusted for the proposed phasing and build-out schedule.