



South Burlington Planning Commission

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Affirming Decisions on Land Development Regulations Work – Approved 2020-02-03

Note: The following represent positions of the Commission at this advanced stage of our work. We believe we have provided a thoughtful consideration of comprehensive plan goals and have positions which reflect a balance of these goals. We share these at this stage in order to provide clarity in our positions and overall direction so that stakeholders can have a preview of what to expect. Undoubtedly, minor modifications may still arise in advance of a first full draft of text.

1. Regulated Natural Resources:
 - a. Tiered levels to include hazards, level 1, and level 2, per the resource considerations document reviewed October 29, 2019, with updates per Arrowwood 2020 report and continued work on steep slopes and agriculture. These will apply citywide as part of Chapter 12 update.
 - b. Accept findings & methodology of 2020 Arrowwood Report
 - i. Habitat blocks shall be defined per identified areas of report; Commission still to evaluate whether to include all blocks and/or regulate at the same levels. No additional lands to be regulated as Level 1 habitat blocks.
 - c. Some exemptions or reduction in regulation (example, City Center area) are intended to be reviewed shortly.
 - d. No additional natural resources regulated as hazards or level 1 beyond those identified and accepted above. Those portions of parcels identified in the 2019 IZ Open Space report, that are not a regulated hazard, level 1 or level 2 natural resource shall not be regulated as a hazard, level 1 or level 2 natural resource.
2. Density Calculations:
 - a. Max Residential Density calculated: multiply total land area less hazards by average weighted density
 - i. Maximum density would remove hazard lands in all cases. For development without PUD, would also remove lands classified as Level 1 resource areas.
 - ii. Some exceptions to this calculation for conservation PUDs.
 - b. Minimum residential densities would apply in PUDs
 - i. Calculate by multiplying land area exclusive of hazards and level 1 times residential allocation times underlying density maximum.
 - ii. For SEQ, minimum density (of 4 units/acre for NRT/NR and 8u/acre for VC and VR) would be calculated as an effective density based on impacted land. This would not mandate use of TDRs to meet minimums.
 - c. Minimum and maximum commercial densities are intended; work is ongoing and details tbd.
3. Changes to PUD requirements
 - a. Confirm PUD types (conservation, TND, NCD, Campus) and Infill PUDs for smaller lots

- b. Clean up LDRs to remove statements that require PUDs based solely on underlying zoning district (airport, SEQ as example)
 - c. Require PUDS for 4+ acres (PC determination on 3/12/2019); special circumstances to be discussed
 - d. PUDs to include mix of land allocations per PUD type
 - e. Open space, road, and building types will be specified from typology standards
4. Master Plan- required for phased projects; details forthcoming. First draft available for review.
5. Affirm that some desired elements of work will take place after adoption of PUD/Subdivision/Master Plan work. These phase 2 components include:
 - a. Score card for PUDs
 - b. Remainder of underlying zoning updates
 - c. Continued work on small lot subdivision
 - d. How to utilize building and open space types City-wide
 - e. Additional update to site plan standards
 - f. Reserved sections of article 12 and scenic views
6. TDR Report Recommendations
 - a. Per PC decisions 02/03/2020 (see separate memo)
7. Affirm intention for community outreach. General game plan to include testing and small group meetings/listening sessions with diverse groups of stakeholders.
8. Open Space Report: for any portions of identified parcels not already restricted in PC work related to natural resources (hazards, levels 1 and level 2), Commission recommends City Council review in balance with Earth Economics report and other metrics and consider any potential conservation using tools outside of the Land Development Regulations.