

Department of Planning and Zoning

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MEMORANDUM

TO: Joan Shannon, City Council President
Burlington City Councilors
Mayor Miro Weinberger

CC: Brian Pine, Assistant Director for Housing, CEDO
Amy Demetrowitz, Champlain Housing Trust

FROM: David E. White, AICP, Director of Planning & Zoning

DATE: Friday, December 20, 2013

RE: Proposed Zoning Amendment - ZA-14-05 – Neighborhood Mixed-Use (NMU) District Boundary Adjustment

For your consideration you will please find attached a proposed amendment to the *Burlington Comprehensive Development Ordinance* for your consideration and adoption as recommended by the Burlington Planning Commission.

The proposed amendment is as follows:

- **ZA-14-05** - to expand the Neighborhood Mixed Use district boundary along the west side of Bright Street to include 47 Bright Street in order to facilitate re-development.

This amendment comes at the request of Champlain Housing Trust, and will bring adjacent properties into a single zoning district in order to facilitate their joint redevelopment.

Upon receiving this proposed amendment, the Council may decide to:

- refer to a City Council Committee for further review; or,
- waive the Council's rules and direct the Clerk's Office to warn a Public Hearing for the next available meeting after a 15-day public notice.

Adoption of this amendment will require the Council to hold one or more public hearings in accordance with 24 VSA § 4442 and §4444 before they can be adopted and become effective.

For your information, once a zoning amendment is warned for a Public Hearing by the City Council, the Dept. of Planning and Zoning is required by statute to begin implementing the amendment as warned until it is adopted, amended, or withdrawn for a period not to exceed 150-days (24 VSA 4449(d)).

Planning staff is available to answer any questions you may have, as well as to make a public presentation regarding this proposed amendment at your public hearing(s).

Thank you for your consideration.