

Warren Planning Commission Report

Proposed Changes to Article 8—Planned Unit Development

This report is presented for public review in accordance with 24 V.S.A §4441 (c).

Description & Purpose of the proposed bylaw amendment:

The purpose of this amendment is to revise the provisions of Warren’s Land Use and Development Regulations related to Chapter 8, Planned Unit and Planned Residential Development such that these planned development types are combined under one type: Planned Unit Development. The objective is to create a more straightforward planned development standard, update the standards such that there are three classifications— Crossroad Hamlet, Farmstead Cluster and Uplands Enclave, and provide density bonuses for protection of open space, affordable or special needs housing, and mixed use or hamlet development. These revisions will also bring Warren’s regulations into compliance with state regulations.

The Warren Planning Commission has determined that the proposed amendment:

1. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing.

The proposed amendment further the goals and policies contained in the Town Plan including the following:

- [Page 6-12] Encourage, through planned unit development (PUD) provisions of the Land Use and Development Regulations, creative site design which minimizes development costs and allows for the creation of a mix of housing while preserving natural resources and open land. Consider allowing more flexibility in design than the current “Crossroad Hamlet” or “Farmstead Cluster” standards for PUDs that would be more suitable for Warren topography.
- [Page 6-12] Offer a density bonus for affordable housing through the PUD provision of the Land Use and Development Regulations, as permitted by State statute. Explore ways to yield a higher actual density than is currently permitted, such as density requirements that are not totally unit based. For example, for multi-family units determine density based on the impact of the number of bedrooms per unit, rather than assuming all units have same bedroom capacity, (i.e., a mix of 1, 2 and 3 bedroom units should have less impact than 3 units of 3 bedrooms each).
- [Page 6-13] Consider greater density bonuses for affordable housing PUDs.
- [Page 6-15] Objective 6.4: Remainder of the housing objective of 50 units will be accomplished in the Rural Residential District by proposed revisions to the PUD regulations and related affordable housing initiatives.

- [Page 10-12] Sugarbush Village / Lincoln Peak Base Area Expanded Growth Zone: Provide incentives to assure growth of housing units in accordance with the housing distribution plan; improve regulations regarding the use of all available and proposed PUD design standards to encourage affordable and workforce housing by offering density bonuses
 - [Page 10-13] Sugarbush Village / Lincoln Peak Base Area Expanded Growth Zone Planning Considerations: In conjunction with the individual district standards, allow more flexibility for PUD's and projects aligned with the objectives of the Growth Center.
 - [Page 10-14] The general pattern of development in the RR District should remain largely rural. The historic pattern of farmyard clusters surrounded by open fields could be recreated through the application of Planned Unit Development (PUD) standards included in the Town's Land Use and Development Regulations. Such standards could allow landowners to cluster development in this historic pattern, which might not otherwise be permitted under conventional zoning.
 - [Page 10-20] Objective 10.3 b)vii.: Add a third PUD Standard for upland locations.
2. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:
 - The proposed amendment encourages through density bonuses the availability of safe and affordable housing.
 3. Is compatible with the proposed future land uses and densities of the municipal plan:
 - The proposed amendment does not substantially alter the allowed uses and densities of development as set forth in the currently adopted regulations, which are compatible with the proposed future land uses and densities of the town plan.
 4. Carries out, as applicable, any specific proposals for any planned community facilities.
 - The proposed amendment does not carry out any specific proposal for planned community facilities.

We therefore approve the proposed amendments to the Town of Warren Land Use and Development Regulations, amended and adopted on August 24, 2010, and to be warned for Planning Commission public hearing on Monday, September 24, 2012 at 7:30 PM in the Municipal Building and subsequent transmittal to the Warren Select Board.

Dated this 27th day of August 2012.

By the Warren Planning Commission:

Craig Klofach, Chair
 Mike Ketchel, Vice Chair
 Jim Sanford
 Don LaHaye
 Lisa Miserendino
 Dan Raddock
 Randy Graves