

REDUCING SCALE OF VILLAGE INFILL BUILDING TYPES



College Town. Lake Town. *Your Town.*

Board of Commissioners Meeting
Jason Burdette, Planning Director
Reducing Scale of VIPA Building Types
August 28, 2018

TEXT AMENDMENTS – OVERVIEW

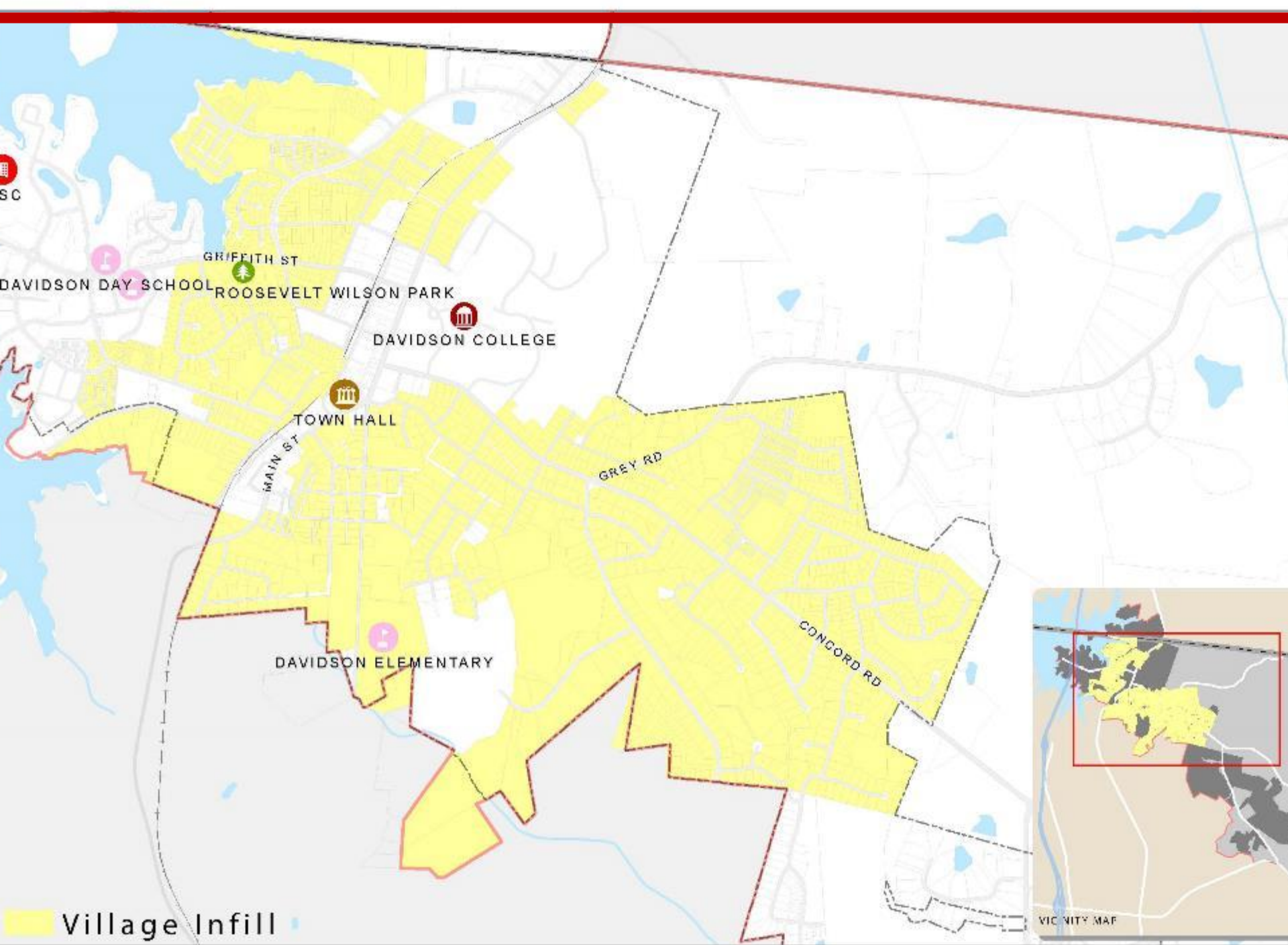
TOPICS COVERED

1. Purpose & Background
2. Public Engagement
3. Strategic Plan/Core Value/Comp. Plan Alignment
4. Amendment Highlights
5. Pros & Cons
6. Next Steps

SECTIONS 2 & 4 TEXT AMENDMENTS

PURPOSE & BACKGROUND

- **BOC DIRECTIVE:** Review Multi-Family Building Type in Village Infill Planning Area (BoC Strategic Plan, PD Work Plan)
- **CONCERNS:**
 - As Currently Exists: Building types incompatible with Village Infill
 - If Removed: Context-sensitive building types permitted in Village Infill
- **STRATEGY:** Respond to BoC directive and citizen concerns about scale of buildings in the VIPA
- **PROPOSAL SUMMARY:**
 - Section 2: Eliminate Multi-family from Village Infill Planning Area Permitted Building Types
 - Section 4: Introduce Two New Building Types (Village Walkup, Village Courtyard)



SECTIONS 2 & 4 - TEXT AMENDMENTS

PUBLIC ENGAGEMENT

- **Planning Board:** Discussed multiple meetings in 2017; Nov (rec.)
- **Board of Commissioners:** Public Hearing (Nov 2017); Discussed at 2018 Meetings – January, June, August
- **Digital + Print Media:**
 - E-Crier Notifications: Monthly, Open House (Specific)
 - Website: Updates Tab
 - Planning Board/Board of Commissioner Agendas
 - Town Messenger Newsletter (All Households)

SECTION 17 - TEXT AMENDMENTS

POLICY ALIGNMENT

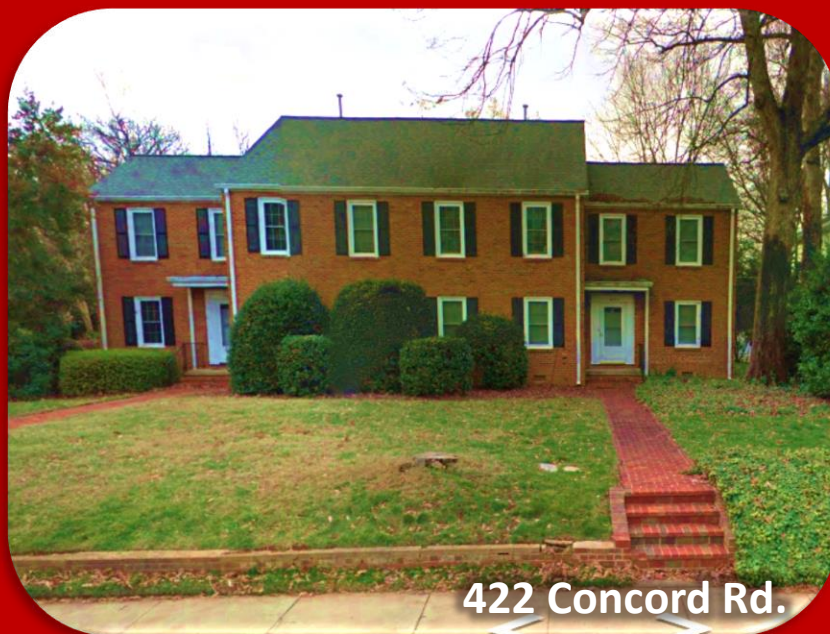
- **Strategic Plan:**
 - Change land use regulations including revisions to VIPA for lower densities and smaller scale
- **Core Values:**
 - Land planning will reflect historic patterns of village-centered growth
- **Comprehensive Plan:**
 - A mix of building types is encouraged

SECTIONS 2 & 4 TEXT AMENDMENTS

AMENDMENT HIGHLIGHTS

- **Multi-Family Building Type:** Remove from VIPA
- **Mixed Village Housing:** New/Create within VIPA
- **Mixed Village Includes:**
 - Village Walk-Up
 - Village Courtyard
- **Benefits:**
 - Respects Historic Precedents in Town
 - Accommodates Demographic Needs
 - Meets Market Demand

VILLAGE WALKUP



VILLAGE COURTYARD



SECTIONS 2 & 4 TEXT AMENDMENTS

MIXED VILLAGE OPTIONS

- **Options for a Mix of Building Types in Master Plans**
 - Option 1: No Minimums/No Maximums:
 - » Development could include all of one building type (i.e. Single Fam, Triplexes, Village Walkups)
 - Two building types is “encouraged,” but not required.
 - Height limits for Mixed Village building types reduced to two stories

SECTIONS 2 & 4- TEXT AMENDMENTS

PROS & CONS

PROS:

- **Strategic Plan Initiative:** Reduces scale/intensity of potential future development in the VIPA

CONS:

- **Existing Non-Conforming:** Renders existing multi-family in the VIPA (i.e. Lakeside Apartments) a non-conforming building type

SECTIONS 2 & 4 TEXT AMENDMENTS

PROCEDURAL STEPS

- **BOC Public Hearing:** November 2017
- **Planning Board Review + Recommendation:** November 2017
- **BOC Discussion:** Jan 2018, June 2018, Aug. 2018
- **BOC Action (Potential):** August 28, 2018