

**NOTICE OF PUBLIC HEARING
ST. ALBANS CITY COUNCIL
MONDAY, NOVEMBER 11, 2013
6:30 PM
ST. ALBANS CITY HALL
100 NORTH MAIN STREET, ST. ALBANS, VT**

The St. Albans City Council will hold a second reading and public hearing to consider proposed revisions to the St. Albans City Land Use Development Regulations. After the hearing, the Council may discuss and vote on whether or not to approve the revisions.

Article 10: Zoning and Design Review District Boundaries:

The City Council will consider revisions to the maps and descriptions of the Zoning Districts and Design Review Districts to redesignate the lot at 5 Spruce Street from the Low Density Residential District to the B1 Central Business District and to add the lot at 5 Spruce Street to the DR2 Downtown Expansion Design Review District.

Purpose: To allow for uses allowed in the B1 Central Business District to be proposed at 5 Spruce Street, which is currently bound on two sides by commercial use.

Geographic Areas Affected: The lot at 5 Spruce Street and surrounding parcels.

These proposed revisions may be viewed at the St. Albans City Planning and Zoning Office, St. Albans City Hall, 100 North Main Street or online at www.StAlbansVT.com/Development.

If special accommodations are required, please contact Kristen Smith at 802-524-1500 x253 or k.smith@stalbansvt.com.

**REPORT ON PROPOSED BYLAW REVISIONS
CITY OF ST. ALBANS, VT**

October 11, 2013

The St. Albans City Council is considering proposed revisions to the maps and descriptions of the Zoning Districts and Design Review Districts in **Article 10 of the St. Albans City Land Development Regulations**. The revisions would redesignate the lot at 5 Spruce Street from the Low Density Residential District to the B1 Central Business District and add the lot at 5 Spruce Street to the DR2 Downtown Expansion Design Review District.

The purpose of the proposed revisions is to allow for uses allowed in the B1 Central Business District to be proposed at 5 Spruce Street, which is one parcel removed from Lake Street, is immediately adjacent to the City's Designated Downtown, and is currently bound on two sides by commercial use.

This change could further the goals and policies contained in the St. Albans City Municipal Plan. Due to the lot's current adjacency to the B1 District, this revision would not be out of compliance with the Plan's Future Land Use and Development policy to "ensure that new development maintains and complements the character of its surrounding neighborhoods." The potential ability of the inclusion of 5 Spruce Street in the B1 District to benefit commercial activity in that district could further the Plan's goals and policies in favor of redevelopment.

This proposed change would have no immediate effect on the availability of safe and affordable housing. The permitted land use associated with this lot would not change due to inclusion in the area of the B1 District outside of the City's Historic District.

Also due to the lot's current adjacency to the B1 District, this change would not be incompatible with the proposed future land uses and densities of the Municipal Plan.

This change would neither inhibit nor carry out any specific proposals for any planned community facilities.

The City Council will welcome the public's input on the merits of the analysis above or any other aspect of these proposed revisions at the Public Hearing.

For more information, please contact:

Chip Sawyer

Director of Planning & Development
City of St. Albans
100 North Main St.
St. Albans, VT 05478
Email: c.sawyer@stalbansvt.com
Phone: 802-524-1500 x259

Article 10

Zoning and Design Review District Boundaries

Proposed Revisions for October 14, 2013 Public Hearing.

Text in red and ~~struck out~~ is to be removed. Text in red and underlined is to be added.

The Council of the City of St. Albans hereby ordains...

Section 1001 Map of the Zoning Districts

See Attachment

Section 1002 Zoning Districts Described

A. LDR – Low Density Residential District

1. LDR - East Side, South

[No revisions proposed. Section omitted]

2. LDR - East Side, North

[No revisions proposed. Section omitted]

3. LDR - West Side, North

[No revisions proposed. Section omitted]

4. LDR - West Side, South

Beginning at a point in the centerline of Pine Street 168 feet north of the centerline of Lake Street;

thence westerly parallel with Lake Street 190 feet;

thence southerly parallel to the centerline of Pine 53 feet;

thence westerly parallel to the centerline Lake Street 117 feet to the centerline of Maple Street;

thence northerly along the centerline of Maple Street 368 feet to a point 146 feet south of the centerline of LaSalle Street;

thence westerly parallel to the centerline of LaSalle Street 94 feet;

thence northerly parallel to the centerline of Maple Street 146 feet to the centerline of LaSalle Street;

thence westerly along the centerline of LaSalle Street 133 feet to center of Stevens Brook;

thence southerly along the center of Stevens Brook to a point 194 feet north of the centerline of Lake Street;

~~thence westerly parallel to Lake Street to the centerline of Spruce Street;~~

~~thence southerly to a point 121 feet north of the centerline of Lake Street;~~

~~thence westerly parallel to Lake Street to the centerline of North Elm Street;~~

~~thence westerly parallel to Lake Street 143 feet;~~

~~thence southerly 73 feet to a point 121 feet north of the centerline of Lake Street;~~

~~thence westerly parallel to Lake Street a distance 367 feet across Spruce Street to the centerline of North Elm Street;~~

[Remainder of section omitted. No revisions proposed.]

B. HDR – High Density Residential District

[No revisions proposed. Section omitted]

C. B1 – Central Business District

Beginning at a point located in the center of the Stowell and South Main Street intersection;

thence northerly along the centerline of South Main Street to the intersection of South Main and Ferris St;

thence easterly parallel to the centerline of Ferris Street 262.5 feet;

thence northerly parallel to the centerline of South Main Street 145 feet;

thence easterly parallel to the centerline of Ferris Street 83.5 feet to the centerline of Hospital Drive;

thence northerly along the centerline of Hospital Drive across Fairfield Street and along the centerline of Church Street to the center of the Church and Bank Street intersection;

thence westerly along the centerline of Bank Street a distance of 75 feet to the center of the Bank Street and Maiden Lane intersection;

thence in a northerly direction along the centerline of Maiden Lane to the center of the Maiden Lane and Congress Street intersection;

thence westerly along the centerline of Congress Street a distance of 68 feet to a point 218.5 feet east of the centerline of North Main Street;

thence northerly parallel to the centerline of North Main Street 243 feet;

thence easterly 188 feet to a point 233 feet west of the centerline of Messenger Street;

thence northerly parallel to the centerline of Messenger Street to a point located 120.5 feet south of the centerline of Brainerd Street and 233 feet west of the centerline of Messenger Street;

thence westerly parallel to the centerline of Brainerd Street 221 feet to a point 174.5 feet east of North Main Street;

thence northerly parallel to the centerline of North Main Street to the centerline of Brainerd Street;

thence westerly along the centerline of Brainerd Street across North Main Street 762 feet to the centerline of Federal Street;

thence southerly along the centerline of Federal Street to a point 100 feet south of Hoyt Street and 150 feet north of Hudson Street;

thence westerly a distance of 300 feet to the CVRY main track right-of-way which point is located 1200 feet north of Lake Street;

thence southerly along the CVRY right-of-way 227 feet;

thence westerly to the centerline of Pine Street 262.5 feet north of the center of the Pine and LaSalle Street intersection;

thence southerly along the centerline of Pine Street 679 feet to a point 168 feet north of the centerline of Lake Street;

thence westerly parallel to the centerline of Lake Street 190 feet;

thence southerly parallel to the centerline of Pine Street 53 feet;

thence westerly parallel to the centerline of Lake Street 117 feet to the centerline of Maple Street;

thence northerly along the centerline of Maple Street 368 feet to a point 146 feet south of the centerline of LaSalle Street;

thence westerly parallel to the centerline of LaSalle Street 94 feet;

thence northerly parallel to the centerline of Maple Street 146 feet to the centerline of LaSalle Street;

thence westerly along the centerline of LaSalle Street 133 feet to center of Stevens Brook;

thence southerly along the center of Stevens Brook to a point 194 feet north of the centerline of Lake Street;

| thence westerly parallel to Lake Street ~~143 feet~~ to the centerline of Spruce Street;

| thence southerly ~~73 feet~~ to a point 121 feet north of the centerline of Lake Street;

| thence westerly parallel to Lake Street ~~367 feet~~ to the centerline of North Elm Street;

[Remainder of section omitted. No revisions proposed.]

D. B2 – Transitional Business District

[No revisions proposed. Section omitted]

E. S-IND – Service Industrial District

[No revisions proposed. Section omitted]

Section 1003 Map of the Design Review Districts

See Attachment

Section 1004 Design Review Districts Described

A. DR1 – Traditional Downtown

[No revisions proposed. Section omitted]

B. DR2 – Downtown Expansion

Beginning at a point in the center of the Congress and Messenger Street intersection;

thence northerly along the centerline of Messenger Street to a point 124.5 south of the center of the Messenger and Brainerd Street intersection;

thence westerly parallel to the centerline of Brainerd Street 142 feet;

thence northerly parallel to the centerline of Messenger Street 12 feet;

thence westerly parallel to the centerline of Brainerd Street 314 feet;

thence southerly parallel to the centerline of North Main Street 38 feet;

thence westerly to the centerline of North Main Street;

thence northerly along the centerline of North Main Street to the center of the North Main and Brainerd Street intersection;

thence westerly 587.5 feet to the centerline of Federal Street;

thence southerly along the centerline of Federal Street to the center of the Hoyt and Federal Street intersection;

thence westerly 228.5 along the centerline of Lower Hoyt Street to the east boundary of the CVRY property;

thence southerly parallel to Federal Street 327 feet;

thence westerly to the centerline of Pine Street 262.5 feet north of the center of the Pine and LaSalle Street intersection;

thence southerly along the centerline of Pine Street 679 feet to a point 168 feet north of the centerline of Lake Street;

thence westerly parallel to the centerline of Lake Street 190 feet;

thence southerly parallel to the centerline of Pine Street 53 feet;

thence westerly parallel to the centerline of Lake Street 117 feet to the centerline of Maple

Street;

thence northerly along the centerline of Maple Street 368 feet to a point 130 feet south of the centerline of LaSalle Street;

thence westerly parallel to the centerline of LaSalle Street 94 feet;

thence northerly parallel to the centerline of Maple Street 130 to the centerline of LaSalle Street;

thence westerly along the centerline of LaSalle Street 133 feet to center of Stevens Brook;

thence southerly along the center of Stevens Brook to a point 194 feet north of the centerline of Lake Street;

thence westerly parallel to Lake Street to the centerline of Spruce Street;

thence southerly to a point 121 feet north of the centerline of Lake Street;

thence westerly parallel to Lake Street to the centerline of North Elm Street;

~~thence westerly parallel to Lake Street 143 feet;~~

~~thence southerly a distance of 73 feet to a point 121 feet north of the centerline of Lake Street;~~

~~thence westerly parallel to Lake Street 367 feet to the centerline of North Elm Street;~~

[Remainder of section omitted. No revisions proposed.]

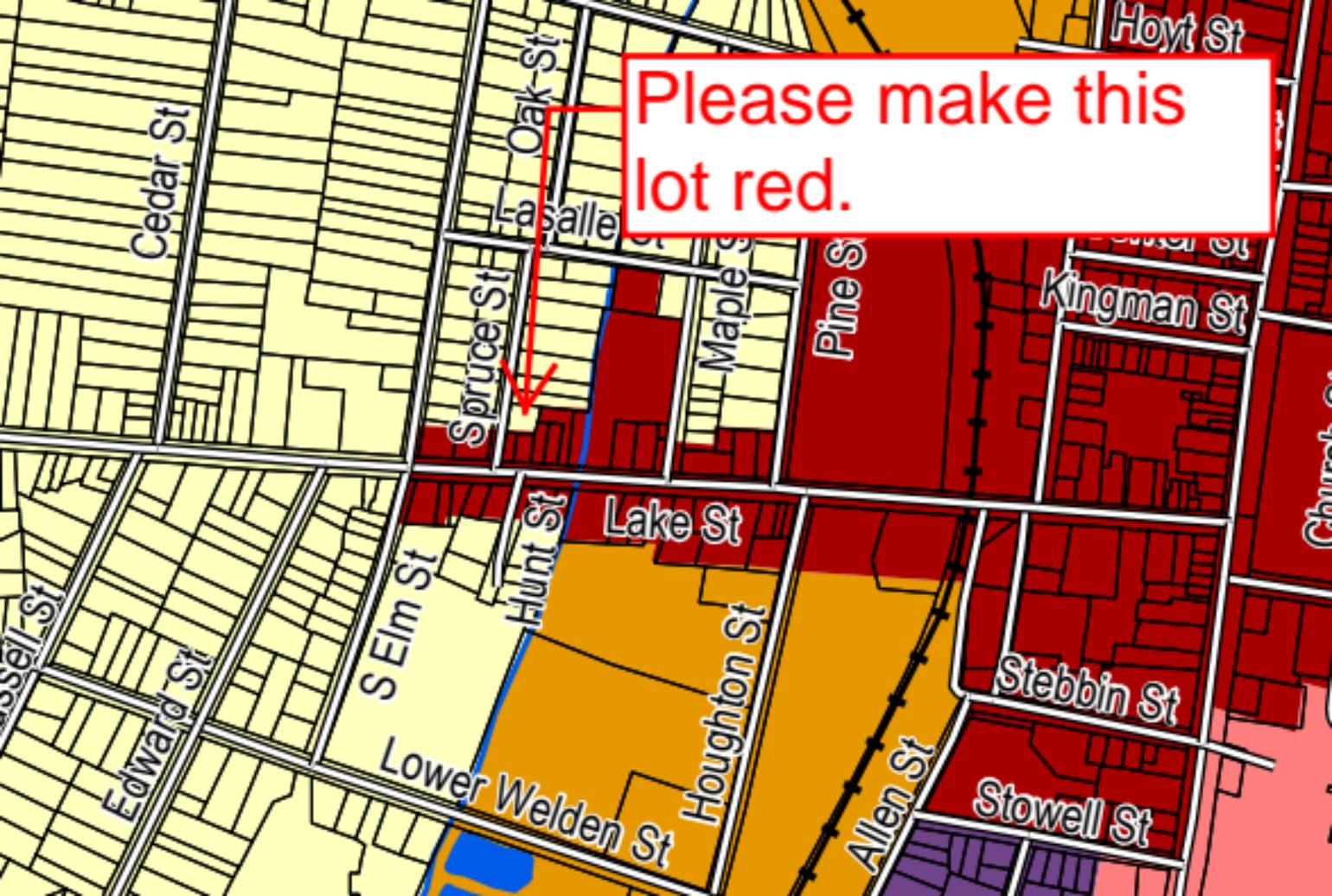
C. DR3 – Residential

[No revisions proposed. Section omitted]

D. DR4 –Gateway – North

[No revisions proposed. Section omitted]

END



Please make this lot red.

Spruce St

Oak St

Hunt St

Lake St

S Elm St

Houghton St

Lower Welden St

Allen St

Stebbin St

Stowell St

Pine St

Kingman St

Hoyt St

Cedar St

LaSalle St

Maple St

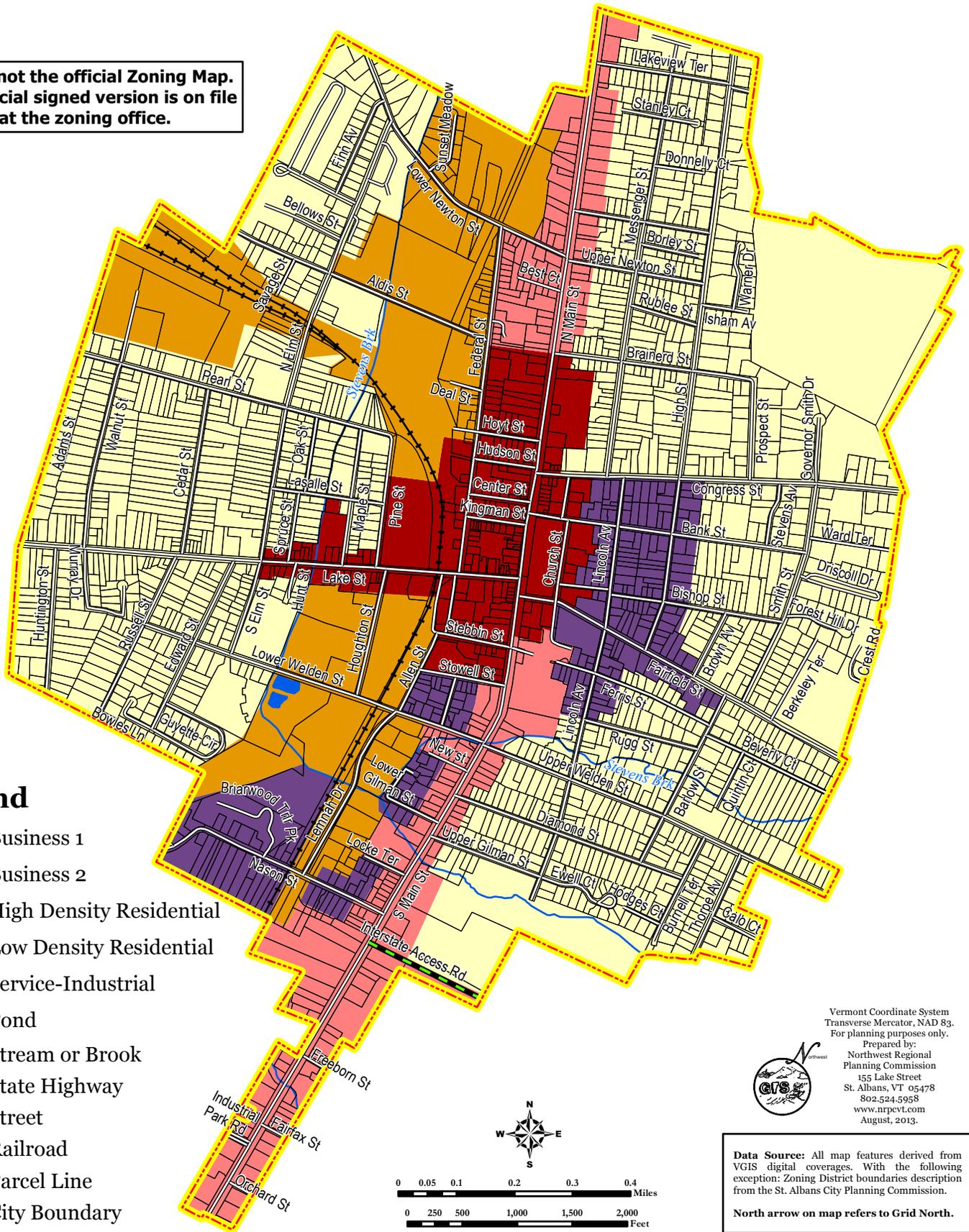
Russell St

Edward St

Church St

ST ALBANS CITY Draft Zoning Map

This is not the official Zoning Map.
The official signed version is on file
at the zoning office.

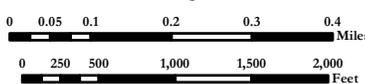


Legend

- Business 1
- Business 2
- High Density Residential
- Low Density Residential
- Service-Industrial
- Pond
- Stream or Brook
- State Highway
- Street
- Railroad
- Parcel Line
- City Boundary

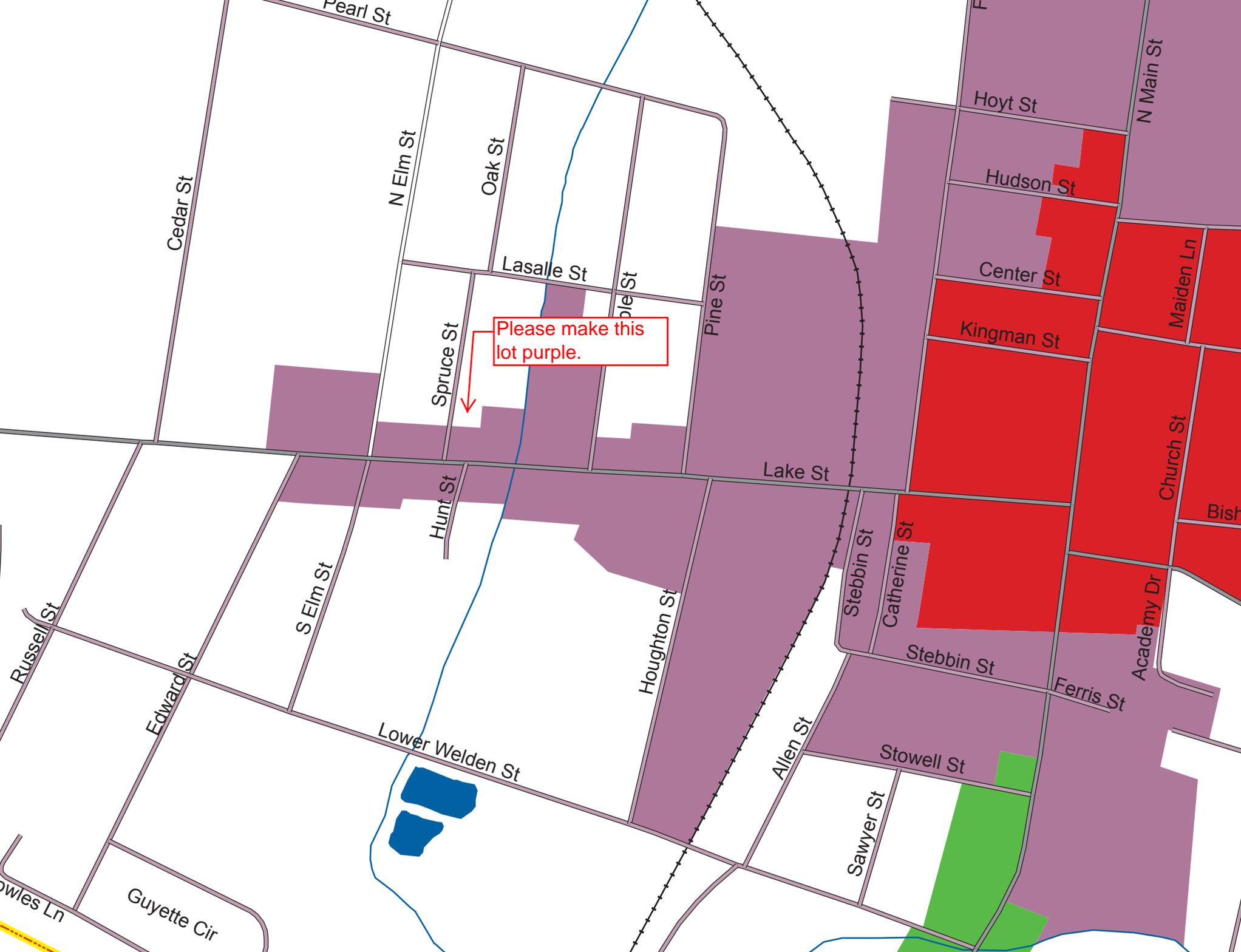
Vermont Coordinate System
Transverse Mercator, NAD 83.
For planning purposes only.

Prepared by:
Northwest Regional
Planning Commission
155 Lake Street
St. Albans, VT 05478
802.524.5958
www.nrpvt.com
August, 2013.



Data Source: All map features derived from VGIS digital coverages. With the following exception: Zoning District boundaries description from the St. Albans City Planning Commission.

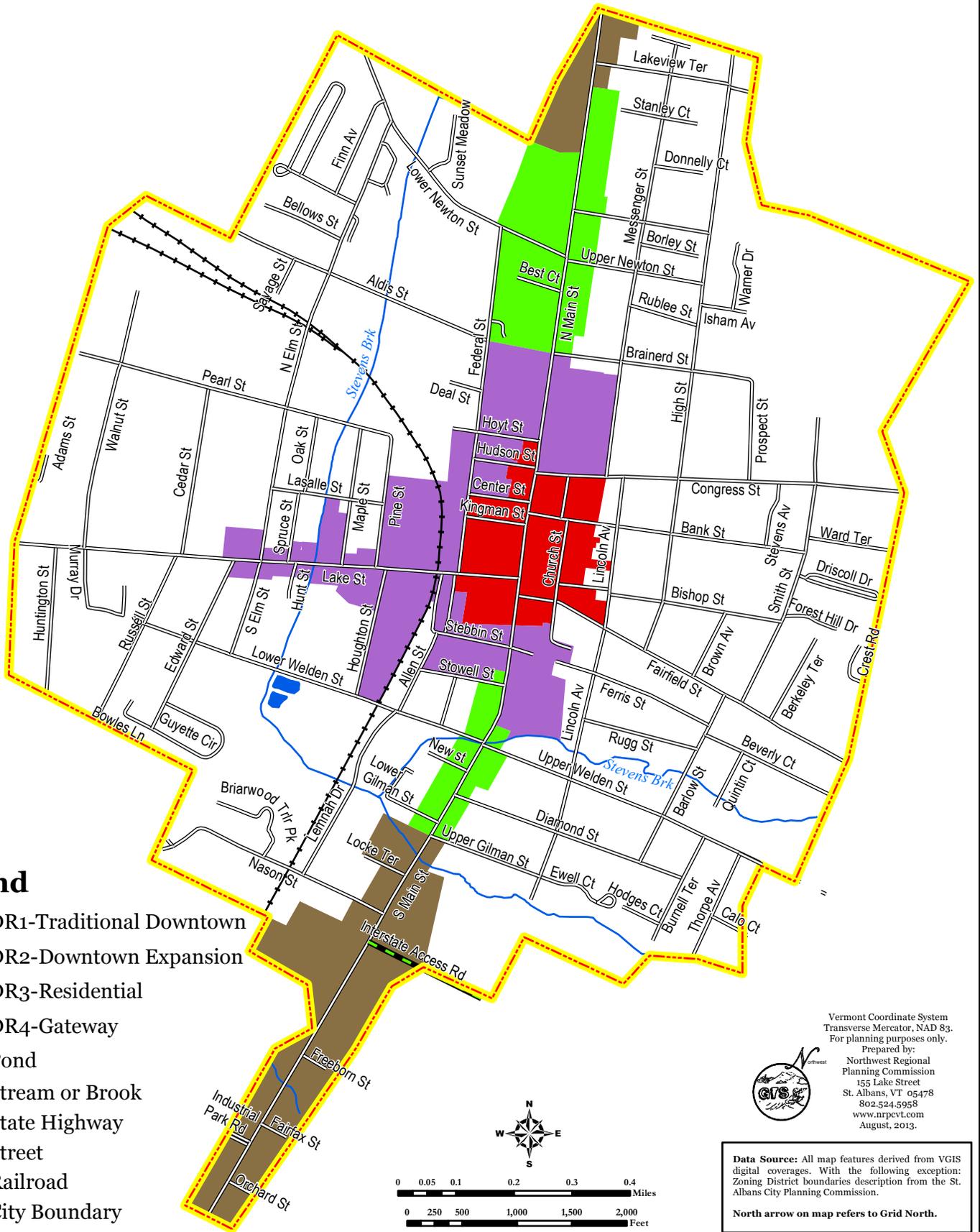
North arrow on map refers to Grid North.



Please make this lot purple.

ST ALBANS CITY

Draft Design Review Districts



Legend

- DR1-Traditional Downtown
- DR2-Downtown Expansion
- DR3-Residential
- DR4-Gateway
- Pond
- Stream or Brook
- State Highway
- Street
- Railroad
- City Boundary

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