

SKETCH PLAN REVIEW
Proposed 18-Lot Multi-Unit Residential and Commercial Complex
SK-005-23

Owner: 864 Ethan Allen Highway LLC 218 Overlake Drive Colchester, VT 05446 PH: 802-864-3430 Email: rickbove@comcast.net	Applicant:
Surveyor/Engineer: Bryan Currier O’Leary-Burke Civil Associates, PLC 13 Corporate Drive Essex Junction, VT 05452 802-878-9990/ bcurrier@olearyburke.com	Property Tax Parcel & Location: 864 Ethan Allen Highway Georgia VT Parcel#117200000 Zone: SV

Background

864 Ethan Allen Highway LLC, hereafter referred to as Applicant, is requesting Sketch Plan Review for a proposed multi-unit residential and commercial complex. The parcel is located at 864 Ethan Allen Highway and consists of ±12.3 acres to be subdivided into eighteen (18) Lots with public road. The parcel is located within the South Village (SV) zoning district.

Applicant is proposing the creation of an 18-lot subdivision:

- Proposed Lot 1 will consist of ±.43 acres, with one mixed use building, consisting of 6,000 sf footprint, first floor commercial, 2nd floor residential with four (4) two (2) bedroom residential units and an 18-space parking lot shared with Lot 2.
- Proposed Lot 2 will consist of ±.75 acres with one fully residential building at 6,600 sf footprint, first and second floors housing a total of eight (8) two (2) bedroom residential units and a 18-space parking lot.
- Proposed Lot 3 will consist of ±.72 acres, with one mixed use building, consisting of 6,000 sf footprint, first floor commercial, 2nd floor with four (4) two (2) bedroom residential units and a parking lot with 18 parking spaces.
- Proposed Lot 4 will consist of ±.40 acres with one fully residential building at 6,600 sf footprint, first and second floors housing a total of eight (8) two (2) bedroom residential units and a 23-space parking lot.
- Proposed Lot 5 will consist of ±.95 acres, with a 8,320 SF 33 - unit senior living building and a parking lot with 48 parking spaces.
- Proposed Lot 6 will consist of ±.35 acres with potential for future development.
- Proposed Lot 7 will consist of ±2.86 acres of open space, including the proposed well for public community water system.
- Proposed Lot 8 will consist of ±1.86 acres and will contain shared sewage disposal systems.
- Proposed Lot 9 will consist of ±.39 acres with potential for future development.

- Proposed Lots 10-15 will consist of ±.14 - ±.16 acres single family, three (3) bedroom homes.
- Proposed Lot 16 will consist of ±.30 acres with five (5) plex, two-bedroom townhome units.
- Proposed Lot 17 will consist of ±.30 acres with five (5) plex, two-bedroom townhome units.
- Public Road Right-of-way (ROW) will consist of ±2.10 acres.

COMMENTS

General Sketch Plan Review Requirements

1. **Dimensional Requirements.** The dimensional requirements of the Zoning District and the proposed lot dimensions are as follows (see attachment).
2. **Mixed Use & South Village Requirements**
 - a. **Article 6 Specific Use Standards Section 6.6 Mixed Uses - C Standards**
 - i. **First Floor Uses, SV District.** Principal residential uses are not allowed on the ground floor of buildings in the SV. Through conditional use review, the DRB may waive this requirement and approve residential uses on the first floor if:
 - a. an equivalent square footage of commercial development is included elsewhere in the single development proposal or building, and
 - b. in the judgement of the DRB the proposed mix of uses meets the purpose of the SV District as described in Article 2 of these Regulations.
 - ii. There shall not be more than one principal structure on a lot unless approved as part of a PUD. This regulation shall not apply to the South Village Core District (SV), Industrial District (I-1), or the Commercial-Light Industrial District (I-2). The regulation shall also not apply to lots in the Business District (B) that contain only non-residential uses.
 - iii. More than one principal use may occupy a single principal structure.
 - b. **Article 2 Zoning Districts, Land Uses and Dimensional Standards 4. South Village Core (SV)**
 - i. **South Village Core (SV).** The intent of the South Village Core District is to promote development of a compact settlement with a mix of small-scale business, civic, and residential uses and to foster a built environment

patterned on a traditional Vermont village center with streetscapes and public spaces where people can walk, gather, and meet comfortably. Property owners and developers shall plan proposed development according to the Design Criteria and Standards (Section 3.6) and the 2009 South Village Core Strategic Plan.

- ii. **Table 2.3 (c)** Lot Frontage 30' / setback front 8' edge of ROW max 16' / Side 0' – 10' / rear 10' / Building size max – 20,000 SF & 3 stories / height max 50'

c. Article 3.6 South Village Core Design Standards

- i. **Standard 2c.** The proposal is a mixed-use development or contributes to a mixed-use district. Mixed-use means a combination of residential, commercial, and/or governmental uses, arranged vertically (in multiple stories of buildings) or horizontally (adjacent to one another). Opportunities for including mixed uses include, but are not limited to, apartments on upper levels with commercial space on the ground floor or public parking in the basement underneath an office or apartment building. New residential uses are prohibited on the first story of all structures in the South Village Core District with the exception of large multi-household dwelling uses (5 Units or more), but through conditional use review, the DRB may waive this requirement and approve residential uses on the first floor if:
 - 1. An equivalent square footage of commercial elsewhere in the building or in other buildings within the site plan, and
 - 2. In the judgment of the DRB the proposed mix of uses meets the purpose of the SV District as described in Article 2 of the regulations.

3. Proposed project alignment with SV requirements

- a. A total of 12,000 SF of first floor commercial space proposed
- b. A total of eight (8) 2nd floor residential units proposed.
- c. Two 8-unit residential 2-story buildings
- d. Two 5-unit residential building
- e. A 33- unit senior housing building
- f. Six (6) carriage style single family homes totaling 11,520 SF
- g. Lots:
 - i. Lot 1 – 6,000 SF first floor commercial with 5,400 SF 2nd floor residential
 - ii. Lot 2 – 6,600 first and second floor 8 unit residential
 - iii. Lot 3 – 6,000 SF first floor commercial with 6,000 SF 2nd floor residential
 - iv. Lot 4 - 6,600 SF first and second floor 8 unit residential
 - v. Lot 5 – 8,320 SF 33 unit senior living building
 - vi. Lot 6 – Future Use
 - vii. Lot 7 – Open Space
 - viii. Lot 8 – Septic
 - ix. Lot 9 – Future Use
 - x. Lot 10 – Lot 15 –1,920 SF each 3 BR carriage style homes

xi. Lot 16 & Lot 17 – 3,640 SF 2-BR 5 Plex

4. Parking

- a. Lot 3 & Lot 4 provide total of 41 parking spaces. Residential requirement 18 spaces
- b. Lot 1 & Lot 2 provide total of 18 parking spaces. Residential requirement – 18 spaces
- c. Lot 5 provides 48 parking spaces. Standard residential requirement – 49.5 spaces
- d. Lots 10-15 – Garage and driveway parking 2 per unit. Requirement is 1 - 1.5 per unit
- e. Lots 16 – 17 – Garage parking with driveway 1.5 spaces per unit required.

5. Site plans. Applicant has submitted site plans titled “Homestead Campground, Georgia VT” prepared by O’Leary-Burke Civil Associates, PLC dated 08/17/2022.

- i. The proposed property lines
- ii. The proposed boundaries for building
- iii. The locations of existing wells, water supply lines, septic tanks, pump stations, wastewater disposal systems, shared sewage disposal systems
- iv. 60 ft future R-O-W
- v. Existing 40 ft wide access easement
- vi. Existing House to be removed
- vii. The locations of new roadway, proposed driveways and parking spaces

6. Lot layout. As proposed, the boundary lines are linear and proposed lots are generally regular in shape.

7. Suitability for development. This multi-unit mixed use 18 Lot subdivision is in line with South Village standards for commercial and residential properties.

8. Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources. Landscaping will be proposed at preliminary/ final application.

9. Storm water and erosion control plan during construction. Full stormwater design will be submitted with preliminary/final applications and a state stormwater permit will be obtained.

10. Conformance with Town Plan and Bylaws. The DRB will determine if the project meets the South Village Zoning District requirements for percentage and off-set of residential units to commercial buildings.

11. Compatibility with surroundings. Proposed subdivision is in line with standards set by the Town of Georgia Town Plan and South Village Zoning regulations.

12. Municipal Services. Applicant has not obtained an ability to serve letter from the Fire Chief.

13. **Wastewater Disposal and Water Supply:** Proposed mixed use buildings and residential units shall be served by existing drilled wells and a proposed Public Community Water System. All proposed buildings will be served by on-site wastewater systems with Commercial uses and Residential uses being served by separate systems.
14. **Vehicular Traffic.** Proposed new access off Ethan Allen Highway opposite Ballard Road. VTrans will issue a traffic study. New proposed public road serving project shall be within 60' wide right-of-way. End of new road near Lot 10 would require a cul-de-sac per the Town of Georgia Road Policy. End of road near Lot 17 may require a cul-de-sac or need to continue through the existing rights of way to Highbridge Road / Rout 104A.
15. **Landscaping Plan and Lighting.** Not addressed in Sketch Plan.
16. **State permits.** Water and wastewater, water supply, stormwater, erosion control, VTrans and Act 250. The Applicant shall submit any and all required State Permits with the Preliminary Plat Review.

Respectfully submitted,

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator

cc: Applicant and Engineer