

**NOTICE OF PUBLIC HEARING
ST. ALBANS CITY PLANNING COMMISSION
MONDAY, NOVEMBER 26, 2012
6:30 PM
ST. ALBANS CITY HALL
100 NORTH MAIN STREET, ST. ALBANS, VT**

The St. Albans City Planning Commission will hold a public hearing to take public comment and consider changes to the St. Albans City Land Development Regulations.

Section 513 - Height Regulations: These revisions would give the Development Review Board the ability to approve an increase in the maximum height of a structure in the S-IND Service Industrial District of up to eighty-five (85) feet in the S-IND District. The revisions also re-format the section to clarify that the Development Review Board's current ability to increase setback requirements applies to all cases of increased height allowances.

The geographic area affected by these revisions would include the S-IND Service Industrial District.

Full texts of these revisions may be viewed at the City Clerk's Office, St. Albans City Hall, 100 North Main Street.

If special accommodations are required, please contact Michelle Boudreau at 802-524-1500 x262 or m.boudreau@stalbansvt.com. For the hearing impaired please call (TTY) # 1-800-253-0191.

WRITTEN REPORT ON PROPOSAL, PER 24 V.S.A. § 4441

The following text fulfills the statutory requirements for a written report on the effects of the entirety of the proposed bylaw revisions in the preceding hearing notice.

1. The proposed revisions to Section 513 are designed to allow industrial uses to more efficiently utilize sites in the S-IND Service Industrial District and to be in fulfillment of the policy contained within the St. Albans City Comprehensive Municipal Plan that the "S-IND Service Industrial District provides for the location of a wide variety of service, industrial, manufacturing, distribution and research facilities providing employment opportunities and broadening of the tax base of the City." These revisions have no predictable effect on the availability of safe and affordable housing.
2. These revisions make no changes to the future land uses listed in the St. Albans City Comprehensive Municipal Plan and have no predictable direct effect on densities.
3. These revisions do not carry out any specific proposals for any planned community facilities.

Contact:

Chip Sawyer
Director of Planning & Development
City of St. Albans
100 No. Main St.
St. Albans, VT 05478

802-524-1500 x259

c.sawyer@stalbansvt.com

PROPOSED REVISIONS TO ST. ALBANS CITY LAND DEVELOPMENT REGULATIONS

Section 513 Height Regulations

A. The Development Review Board may, as part of a site plan review, approve an increase in the maximum height of a structure up to ~~sixty-eighty-five (6085)~~ feet in the S-IND District and up to seventy-two (72) in the B1 District if it determines that by doing so the proposed structure will:

1. More efficiently utilize the site;
2. Be compatible with existing and proposed structures in the area.

B. The Development Review Board may, as part of a site plan review, approve an increase in the maximum height of a structure up to thirty-six (36) feet in the B-2 Business and all residential districts if it determines that by doing so the proposed structure will:

1. Be compatible with existing and proposed structures in the area;
2. Not aesthetically degrade the neighborhood;
3. Have minimal impact on abutting properties exposure to solar radiation.

C. An increase in the setback requirements may be a condition of the approval of height limit increase. In such case the setback increase shall not be greater than two (2) feet for every one (1) foot increase above the basic maximum height limit.

D. In the B1 – Central Business Subdistrict, the following minimum height requirements shall apply:

1. new structures shall be not less than two (2) stories in height;
2. reconstructed structures shall be rebuilt to no less than the highest of the following:
 - a. the pre-existing structure;
 - b. the shortest neighboring structure; or
 - c. two (2) stories.

E. In the B2 – Central Business Subdistrict, reconstructed structures shall at minimum be rebuilt to the height of the pre-existing building. This may only be waived at the request of the applicant and if the DRB determines the proposed height is compatible with the intent of the district and described in the municipal plan and these bylaws.