

City of Fitchburg Comprehensive Plan Minor Amendment



Sponsored by: Alders Richardson, Carpenter and Hartmann
Property Owner: Randy P. Koth aka Randolph P. Koth

Proposed Minor Amendment (Provide page numbers, table numbers or other specific references within the Adopted Comprehensive Plan)

Attached Exhibit A shows the Future Lane Use Plan Map located on Page 4-23, Figure 4-10 of the Fitchburg Comprehensive Plan identified the four parcels owned by Mr. Koth as High Density Residential. The requested change would be to I-C Industrial Commercial.

Intent of the Minor Amendment

The purpose of this comprehensive plan amendment is to allow for the four parcels owned by Mr. Koth to accommodate commercial development. A development was presented to the Plan Commission to construct a multi-family on these parcels which met resistance from the neighborhood. With this amendment, it would allow for expansion of the Fitchburg Technology Neighborhood commercial element.

Plan Commission recommended on July 18, 2017 to leave the current designation on the Koth parcels as HDR but amend page 4-16, see page 4 of this document, to allow consideration of I-C land use on these parcels.

Aaron Richards
Karl C. C. C.
Habitat

Property Owner's Signature Randy P. Koth

EXHIBIT A



Potential
 Comprehensive Plan
 Future Land Use Map
 Amendment Area



Current land uses that differ from the Land Use Plan Map, and which are under administrative review for expansions or alterations, will be reviewed in regards to following the applicable policies of the comprehensive plan to determine the precise land use potential of any site. In addition, certain proposed uses as shown on the land use map may see their location, size, and/or configuration altered as additional development plans are accomplished, such as neighborhood plans, infill and redevelopment studies, comprehensive development plans, special study areas and land divisions. It is not the intent to require an amendment to the comprehensive plan and its land use map for any alterations that may occur as a result of more detailed planning, as noted above, or mapping errors.

Six areas may be considered for an alternate land use than what is currently identified on the Future Land Use Map (Figure 4-10). First, in lots 53 & 54 Chapel Valley which is designated High Density Residential (HDR) may be considered appropriate for Medium Density Residential (MDR) land use levels. The second area is lot 1 CSM 4905 which is currently designated as High Density Residential (HDR), but may see land uses more appropriate with the Business (BUS) classification, provided that any businesses allowed at the site are compatible in scale and nature of operation with the residential character of the land area south of McKee Road to which it is most closely linked. The third area is the existing Fire Station #2 site, lot 1 CSM 6539, which currently is designated as Government/Institutional (G/I), but upon vacation of the fire/EMS use may be considered for a use consistent with the Business classification. The fourth area is an existing single family house on lot 16 Forsythe Downs (east of Yarmouth Greenway, and north of McKee Road). The site is currently designated Park & Conservancy, but may be suitable for Professional Office (B-P) zoning provided an agreement between the city and property owner is reached regarding use and development restrictions to ensure low traffic impact users. The fifth area is the four tax parcels addressed as 2546 and 2556 S Fish Hatchery Road, which currently are designated High Density Residential, but which may, ~~at the discretion of the Plan Commission and Council, be suitable for Industrial-Commercial (I-C) Mixed Use (M-U), including the use of B-G zoning under the M-U land use as allowed on page 4-18 of this plan.~~ The sixth area is the I-C land use classification in the Arrowhead Plan. Due to its relationship to the I-G land use classification, some I-C land use designation areas may, by approval of the Plan Commission, change to the I-G designation provided that no negative effects are anticipated to nearby land uses.

As needs arise, certain facilities are required to service the community. These facilities are generally streets, utility facilities, storm water management systems, and park, open space and recreation, but may include other governmental facilities such as public safety, library or municipal administrative services. It is not the intent of the Future Land Use Map to completely identify each of these facilities; therefore, they may occur in most any land use category described below.

Land Use Categories

The majority of the classifications generally correspond to the non-SmartCode districts within the City's Zoning Ordinance. The classifications are not zoning districts and do not have the authority of zoning, however, the preferred land use map and classifications are intended to be used as a guide when reviewing lot splits, rezoning requests and additional development plans that are associated with non-

City of Fitchburg Comprehensive Plan Minor Amendment



Sponsored by: Mayor Jason Gonzalez

Date: May 23, 2017

Proposed Minor Amendment

To change the Future Land Use Map for parcels associated with 2991 County Highway MM (approximately 32.8 acres, tax parcels 060901381704, 060901395404 and 060901399400) in the City of Fitchburg Comprehensive Plan:

- 1.) To change the Future Land Use Plan Map on page 4-23, Figure 4-10, designation for the subject parcels from the I-C (Industrial-Commercial) and BUS (Business) classifications to the M-U (Mixed-Use) classification.

Intent of the Minor Amendment

The Future Land Use Plan Map of the Comprehensive Plan designates the subject parcels primarily as I-C (Industrial Commercial) with a small portion at the north as BUS (Business). The proposed minor amendment to the Comprehensive Plan would change the designation to the M-U (Mixed-Use) classification. The property owner has expressed an interest in constructing over 400 dwelling units, some of which may be live/work units, on the property, along with some commercial development.

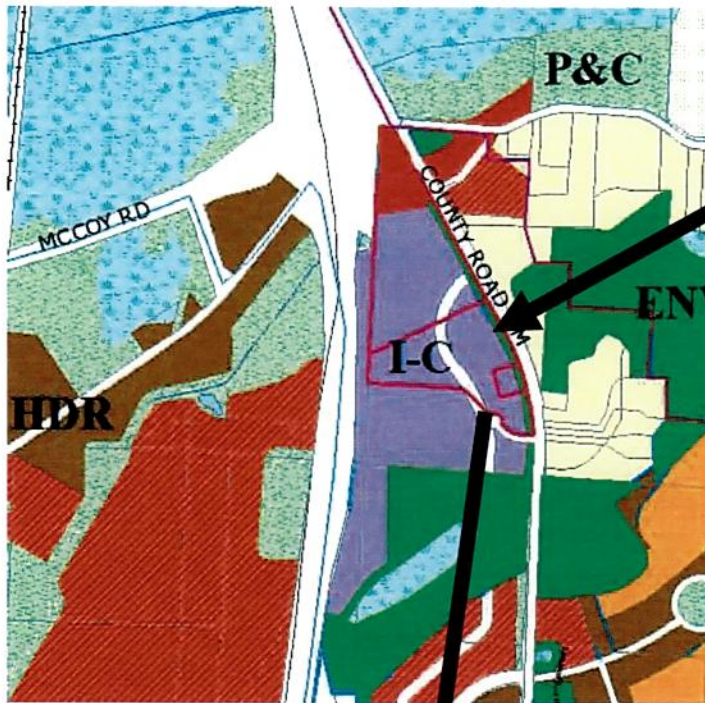
Note: The Northeast Neighborhood Plan, both map and text, will also need to be amended to reflect the proposed change to mixed-use. Details of the necessary amendments to the neighborhood plan, to be consistent with this map amendment, are forthcoming.

Submitter's Signature(s):

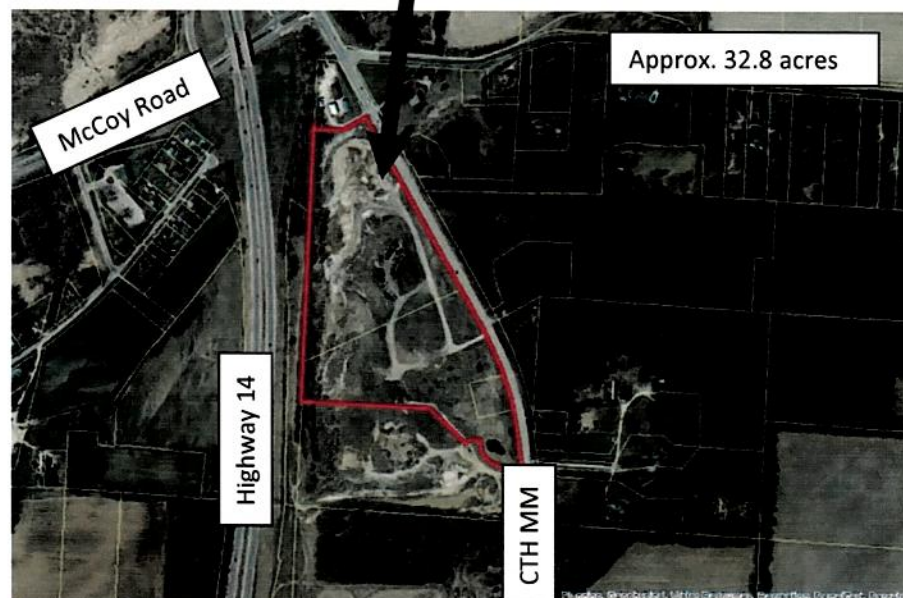
A handwritten signature in black ink, appearing to be "J. Gonzalez", written over a horizontal line.

Property Owner's Signature

A handwritten signature in blue ink, appearing to be "T. P. A.", written over a horizontal line.



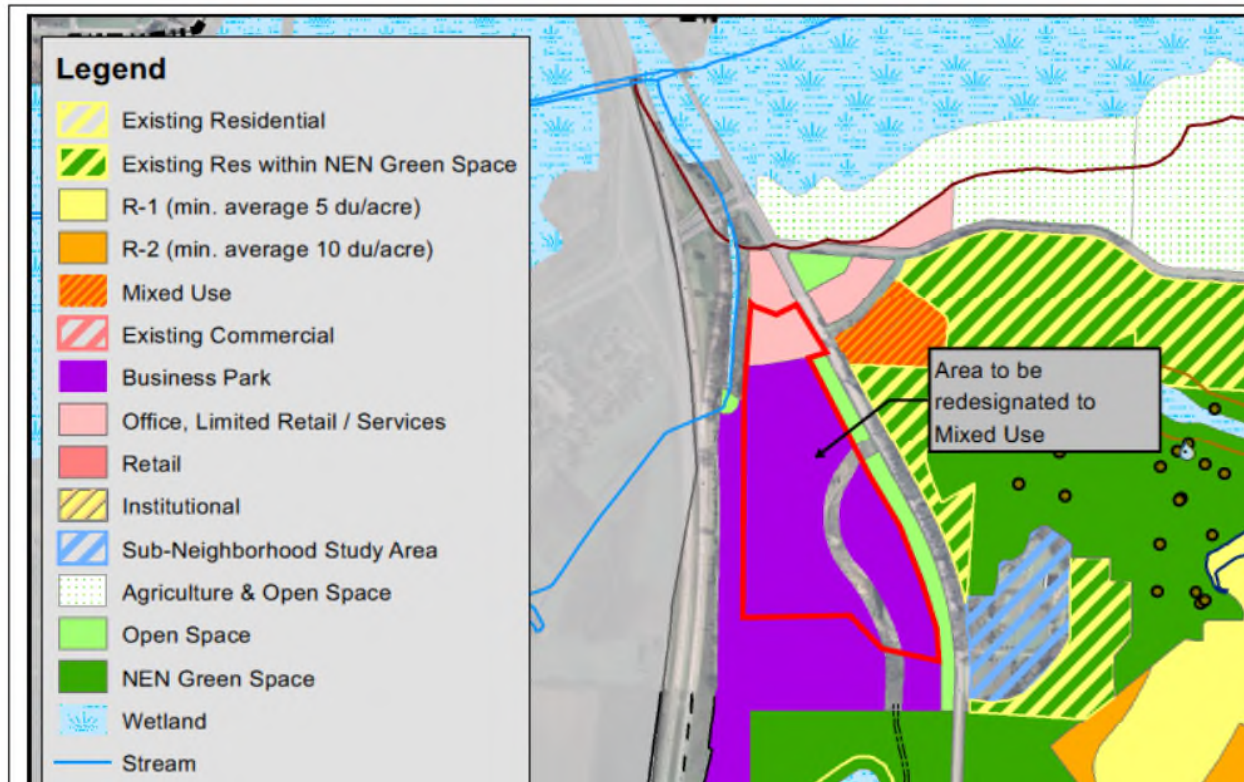
Potential
 Comprehensive Plan
 Future Land Use Map
 Amendment Area



Amendments to Northeast Neighborhood Plan:

a.) Update Future Land Use Plan Map, Figure 5-1, page 5-2

Change future land use on parcels 060901381704, 060901395404 and 060901399400 from Business Park and Office to Mixed-Use



b.) Update Figure 5-2: Residential Land Uses table, and accompanying text regarding Mixed-Use, on page 5-6

Mixed-Use

A potential center of the Northeast Neighborhood is the mixed-use area east of CTH MM that is envisioned as having retail or service uses on the first floor of multi-story buildings with residential or offices uses located above. Commercial and residential mixed uses are also designated in the area west of CTH MM north of the interchange road. In Fitchburg, developments of this type are typically in the range of eight to twenty dwelling units per acre. With roughly ~~16-639~~ net acres of land designated as mixed use, 50% or ~~8-319.5~~ acres may be attributed to residential. Between ~~66-155~~ and ~~166-388~~ dwelling units are likely.

Figure 5 - 2: Residential Land Uses

Category	Acres	Net Acres	DU/Acre		Total DU's	
			Min.	Target	Min.	Target
Existing Residential *	98.7	98.7	--	--	--	--
R-1 (min. average 5 du/acre)	134.3	95.4	5.0	8.0	477	763
R-2 (min. average 10 du/acre)	56.5	40.1	10.0	16.0	401	641
Mixed-use**	44.7 27.7	8.3 19.39	8.0	20.0	66 155	466 388
Total (excluding existing Residential)	202.5 218.5	143.8 154.89	--	--	944 1033	1,570 1792

* Also includes existing residential that is part of NEN Green Space.

** Mixed use totals ~~23.4~~55.4 acres. Projections split this acreage by 50% for residential (~~44.7~~27.7 acres) and 50% business/commercial (~~44.7~~27.7 acres), though acreage may vary after development.

Future residential development proposed for the Northeast Neighborhood includes a wide range of housing types. Because of the many housing types offered through this Northeast Neighborhood Plan, a broad variety of future residents could be expected. The Northeast Neighborhood can expect a minimum of ~~944~~1,033 future dwelling units, with the possibility of developing ~~1,570~~1,792 future dwelling units or more with the land use designations in the neighborhood. This development pattern would result in a minimum residential density of 6.6 du/acre, with the possibility of a residential density of ~~40.9~~11.6 du/acre or higher. No maximum density has been established in this neighborhood plan, although maximum densities could be set under comprehensive development plans, or zoning.

c.) Update text on page 5-7 regarding Business Park and Mixed-Use areas

Business Park

A large area west of CTH MM has been identified as a business park. Approximately ~~49.3~~19.7 acres of land encompasses the business park, which is intended to be developed as a mixture of professional offices, specialized manufacturing, or other non-nuisance light industrial uses. Office and commercial service designations are to provide at least a 50% Far Area Ratio (FAR), if not

greater, although specialized manufacturing and non-nuisance light industrial uses will be considered at a lower percentage provided it is at least greater than 25% FAR.

The principles of conservation design should be applied to the business park area and strive for a density of at least 0.5 FAR (using the LEED-Neighborhood Design definition). Design of the business park should take into account the environmental corridor and integrate that corridor in the planned use.

Currently, much of that area is in the process of being filled and compacted in a transition from its prior use as a borrow-pit to its future use as developable acreage.

Office, Limited Retail / Services

The entrance to the Northeast Neighborhood along CTH MM and East Clayton Road is a small area of office, limited retail, and services. These land uses account for approximately ~~8.86.4~~ acres of the neighborhood.

Mixed-Use

Approximately ~~23.455.4~~ acres are identified as mixed-use, of which ~~41.727.7~~ acres may be attributed to business/commercial activity. As previously discussed, the mixed-use area typically includes smaller retail and service type businesses on the first floor of a multiple floor building with residential and office units above. Mixed-use may also include a horizontal mix, where there are single uses in separate but adjacent buildings, provided that they are integrated within a comprehensive development plan. The mixed-use on the east side of CTH MM would be the focal point

d.) Update Figure 5-3: Business/Commercial Land Uses table, page 5-8

Figure 5 - 3: Business/Commercial Land Uses	
Type	Size (acres)
Existing Commercial	1.3
Mixed-use (neighborhood commercial) *	41.727.7
Office, Limited Retail and Services	8.86.4
Retail/Services	5.3
Business Park	49.3-19.7
Total (excluding existing commercial)	76.460.4

* Mixed use totals ~~23.455.4~~ acres. Projections evenly split this acreage between residential and business/commercial. Acreage may vary after development.

City of Fitchburg

Comprehensive Plan Minor Amendment



Sponsored by: Mayor Jason Gonzalez

Proposed Minor Amendment

- A. To change the Future Land Use Plan Map Figure 4-10 on page 423 of the Comprehensive Plan to change the designation for the subject parcel from MDR to HDR for the northerly portion of Parcel 225/0609-083-9501-7 in the City of Fitchburg Comprehensive Plan.
- B. Amend the North Stoner Prairie Neighborhood Plans as follows:
 1. To change the text on page 11 as follows:

Residential

The plan proposes a mixture of low-density residential development (at a maximum density of 3 dwelling units per acre) east of the existing ATC utility easement and low density or medium density residential development (at a maximum density of 6 dwelling units per acre), **along with approximately 6 acres of high density residential**, between Seminole Highway and the ATC utility easement. Altogether, the plan anticipates approximately 52 acres (up to 112 units) of low-density residential and ~~34~~ **approximately 25 acres (up to 107)** of medium density residential. **The number of dwelling units in the HDR area is to be determined during the Zoning Approvals at a minimum of 9 dwelling units per acre.**

2. To add text on Page 99; suggested as follows:

High Density Residential Land Use: Area 10

Approximately 6 acres of High Density Residential development is proposed along the east side of Seminole Highway. Zoning for the area would likely conform to R-H or PDD zoning. The character of this development should recognize the setting on Seminole Highway and not be oriented toward the road. Neighborhood design should also consider the utility easement that traverses the neighborhood from north to south at the eastern edge of Area 10. As an alternative to the high density development, all or parts of the area designated high density may also be developed as medium density residential.

3. To change the text on page 99; suggested as follows:

Medium Density Residential Land Use: Areas 6, ~~10~~, and 11

~~Approximately 30 acres of~~ Medium Density Residential development is proposed along the east side of Seminole Highway at a maximum density of 5-6 du per acre ~~for a maximum of 91 dwelling units~~ in single-family attached, single-family detached, two-family, and limited multi-family housing. Zoning for the area would likely conform to R-L, R-LM or R-M zoning. The character of

this development should recognize the setting on Seminole Highway and not be oriented toward the road. Neighborhood design should also consider the utility easement that traverses the neighborhood from north to south at the eastern edge of Parcels 6 and 11. Rear garages and parking ways, shared alleys, and other means to limit driveway access on Seminole Highway should be considered to promote the walkable, neighborhood feel envisioned for NSPN. As an alternative to the medium density development, the North Stoner Neighborhood Plan Steering Committee recommends all or parts of the area designated medium density may also be developed as low density residential.

4. To change the text on page 101 as follows:

L4 Promote medium-density residential, or as an alternative low density residential uses along the east side of Seminole Highway at a density of up to 5-6 du per acre ~~for a total of 102 dwelling units, maximum~~. The character of this development should recognize the setting on Seminole Highway and be oriented toward interior roads. Access to Seminole Highway will be limited.

5. To change Table 7-1: North Stoner Prairie Neighborhood Trip Generation as follows:

Plan for Transportation

Trip Generation and Assignment

TABLE 7-1: North Stoner Prairie Neighborhood Trip Generation

Proposed 2017 amendments for Area 10 shown in red

Land Use (IT Code)	Area	Density (Units/acre)	Acres	Units	Daily Trips (per unit)	Total Daily Trips	Pk Hr Trips (per unit)	Total Trips (PM Peak Hour)	West Total Trips (PM Peak Hour)	East Total Trips (PM Peak Hour)	West Total Daily Trips	East Total Daily Trips
LDR-7 (ITE-210)	7	3	24	72	10	688	1	72	0	72	0	688
LDR-9 (ITE-210)	9	3	13	40	10	386	1	40	0	40	0	386
MDR-6 (ITE-230)	6	6	7	41	6	244	0	13	0	13	0	244
HDR MDR-10 (ITE-230) 223	10	4-30	4-6	180-23	6	1,080-139	.39	70-7	0	70-7	0	1,080-139
MDR-11 (ITE-230)	11	6	7	39	6	231	0	12	0	12	0	231
Bus-1 (ITE-770)	1		10		150	1560	17	175	175	0	1560	0
Industrial/Commercial (ITE-230)	4		12		52	619	7	86	86	0	619	0
Industrial (ITE-110)	3		90	0	52	4690	7	655	655	0	4690	0
Industrial/Commercial (ITE-110)	2		10	0	52	515	7	72	72	0	515	0
Industrial/Commercial (ITE-110)	5		11	0	52	546	7	76	76	0	546	0
						10,690		1,271		207		2,020
					Total Daily Trips	9618	Total Pk Hr Trips	1208	1064	144	7930	1688

6. To change Figure 7-1 on Page 157 Land Use Recommendations, designation for the subject parcel from MDR to HDR. Additionally, to update the background graphics for Figures 7-9, 7-10, and 9-1 accordingly.

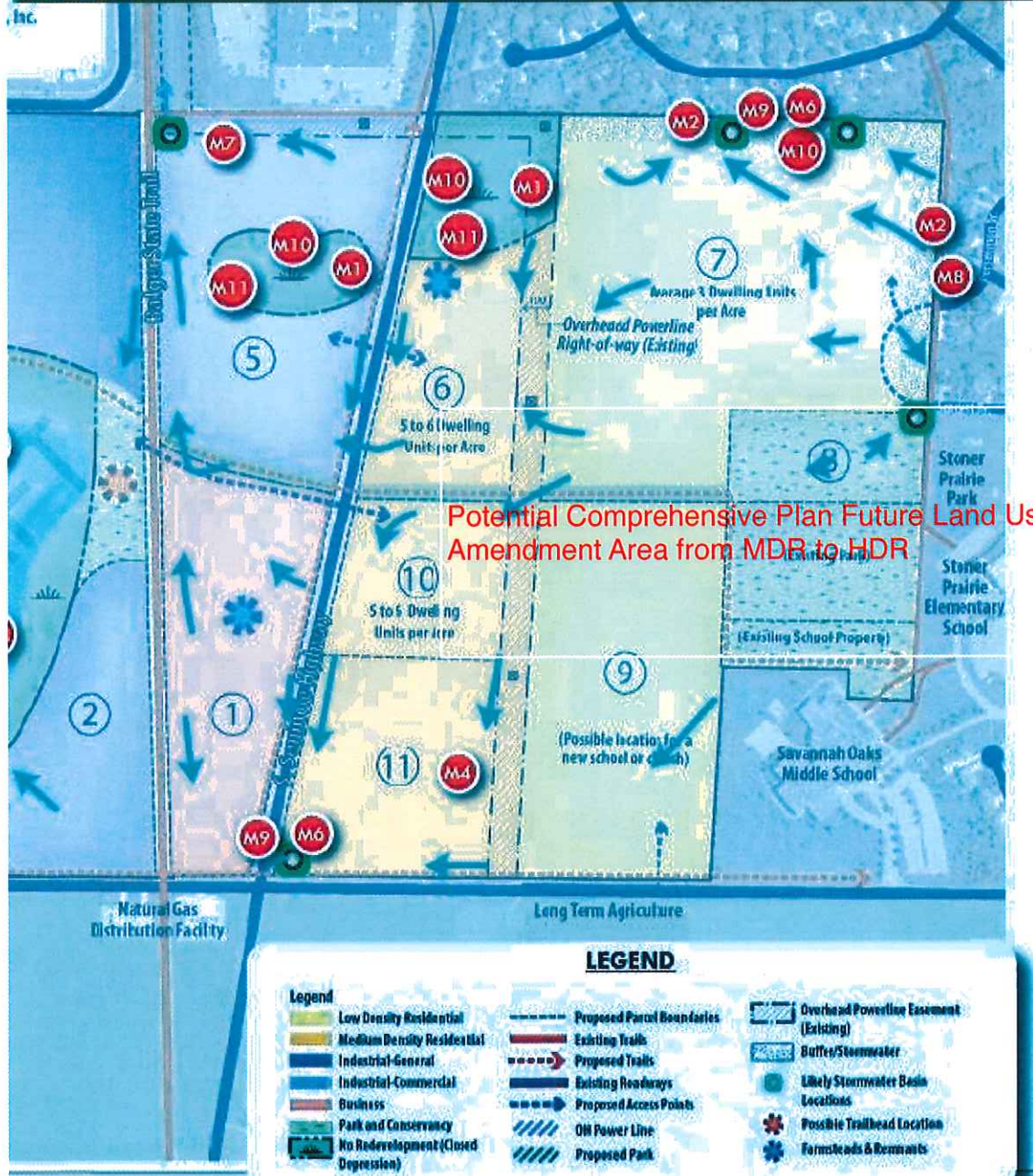
Seminole Glen Park

LAND USE RECOMMENDATIONS



FIGURE 7-9

STORMWATER MANAGEMENT PLAN



Potential Comprehensive Plan Future Land Use Map
Amendment Area from MDR to HDR

FIGURE 7-10:

RECOMMENDED PARKS, OPEN SPACE & CULTURAL RESOURCES

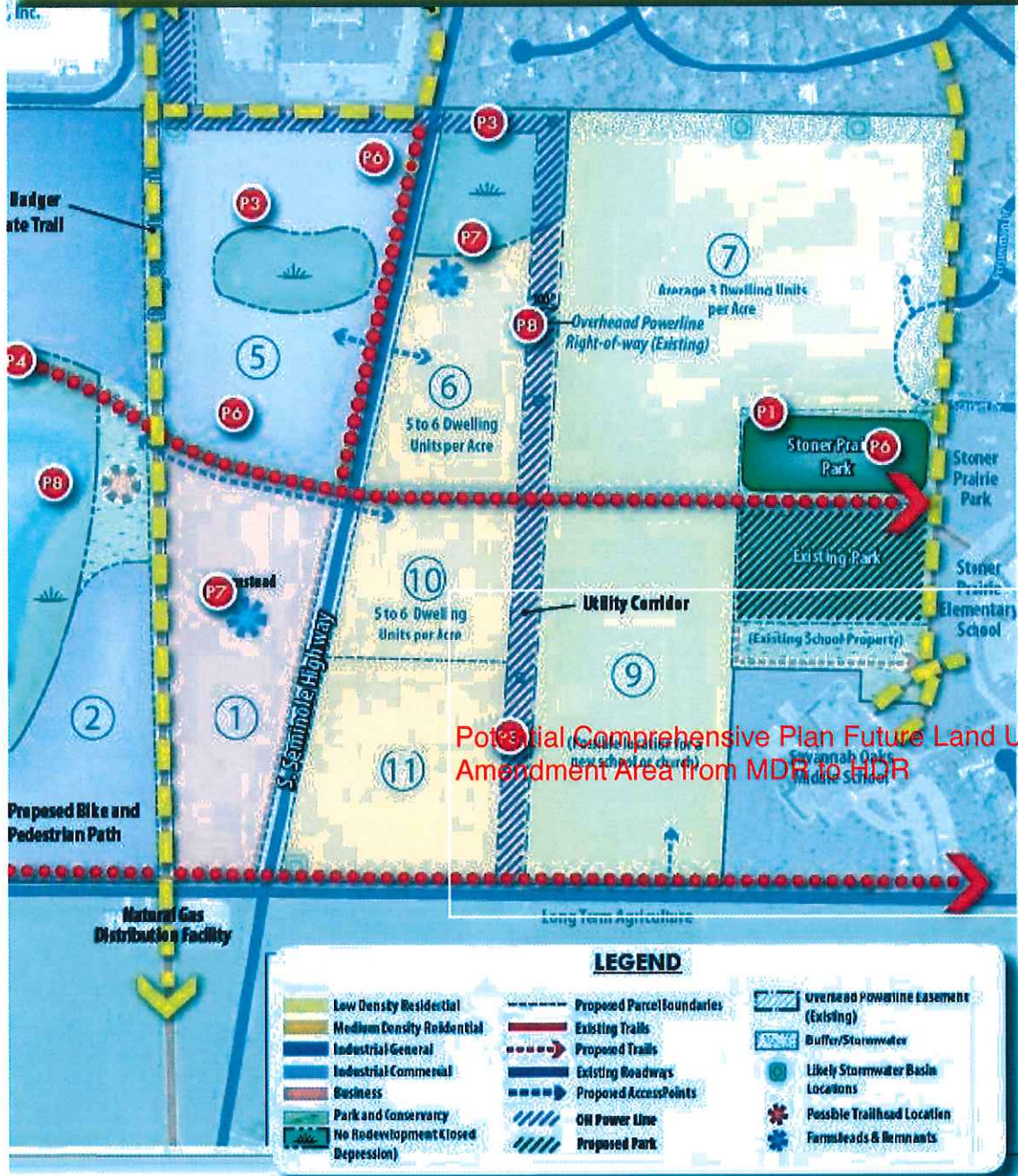
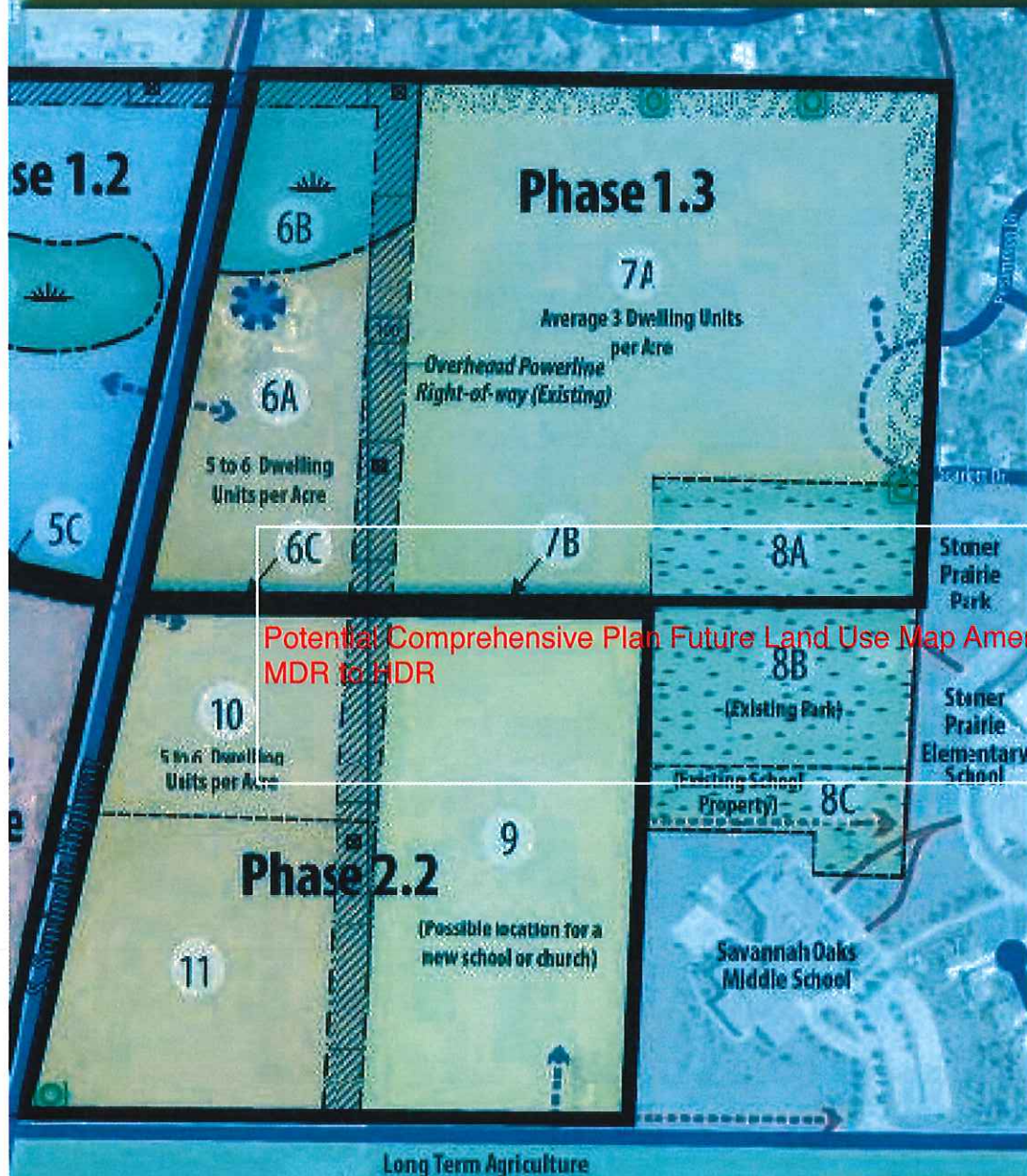


FIGURE 9-1:

RECOMMENDED PHASING



Potential Comprehensive Plan Future Land Use Map Amendment Area from MDR to HDR

Legend		
Low Density Residential	Proposed Parcel Boundaries	Overhead Powerline Easement (Existing)
Medium Density Residential	Existing Trails	Buffer/Stormwater
Industrial-General	Proposed Trails	Likely Stormwater Basin Location
Industrial-Commercial	Existing Roadways	Possible Trailhead Location
Business	Proposed Access Points	Farmsteads & Remnants
Park and Conservancy		
No Redevelopment (Closed Depression)		

Intent of the Minor Amendment

The Future Land Use Plan Map of the Comprehensive Plan currently designates the subject parcel as Medium Density Residential. This proposed minor amendment to the Comprehensive Plan would allow the land owner to request approvals (rezoning, land division, and architectural design review) for High Density Residential under conventional or planned development district zoning, subject to all other City requirements. The High Density Residential designation in this location would allow for dwelling units displaced by the Conditional Use Approval (R-M zoned) parcel to the north granted for Place of Worship.

Property Owner's Signature


WILLIAM B. BAYNE
PAXUE AND DOLANSONE

Mayor Jason Gonzalez

