

Plan Commission Approved Proposed 2010 Amendments to the City of Fitchburg Comprehensive Plan

Revision to Policy 2 on Page 2-5, Obj. 6

Rewrite Policy 2: Transit-oriented development will be focused within the SmartCode or other appropriate zoning districts and ~~Traditional~~traditional ~~Neighborhood~~neighborhood ~~Developments~~designs.

Addition on Page 2-5

Create the following under Land Use Section Goal 2.

Objective 8: Development or redevelopment of property will be consistent with the future land use map, a neighborhood plan if covered by a neighborhood plan in appendix A, or the sector plan map if using SmartCode zoning.

Policy 1: Future development or redevelopment of lands utilizing zoning associated with the City of Fitchburg Zoning Code, except the SmartCode District, will follow the future land use map, or if covered by a neighborhood plan identified in Appendix A then the land use section and map of the respective neighborhood plan.

Policy 2: It is not the intent of this plan to require an amendment to the Comprehensive Plan and its land use map, or Appendix A neighborhood plan land use sections or map, for alterations that may occur as a result of more detailed planning as provided in Chapter 4, or as provided within the neighborhood plan.

Policy 3: Development or redevelopment using SmartCode District zoning will use the Sector Plan map. The sector plan map may be modified without requiring a change to this Comprehensive Plan, as provided in Chapter 4.

Addition to Objective 2 on Page 2-8

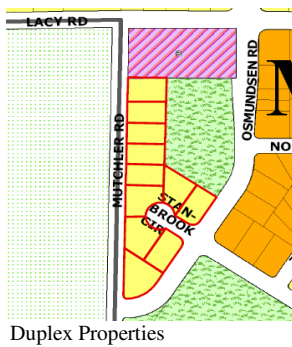
Add “steep slopes” after natural drainage ways to Objective 2, under Goal 2.

Obj. 2: To preserve and maintain selected wooded areas, vegetative cover, streams, ponds, natural drainage ways, steep slopes, and other natural resources in and around the City.

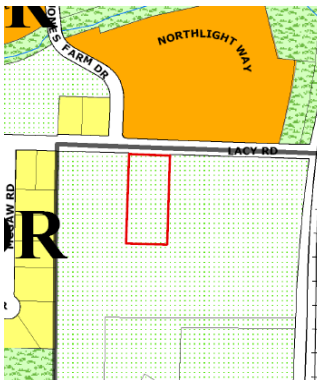
Revision on Page 4-2 (Error on Map)

Figure 4-1, 2007 Existing Land Use Map on page 4-2 needs to be amended to incorporate existing Medium Density Residential (MDR) on the duplex properties along Mutchler Rd, Osmundsen Rd, and Stanbrook Cir. The current map shows these properties as Low Density Residential (LDR).

The lot on Lacy Rd, south of Swan Creek (Northern Lights Condo) should be Low Density Residential (LDR) instead of AG&OS.



Duplex Properties



Lacy Rd Lot

Revision on Page 4-13 “Zoning Districts” to add information on SmartCode

In 2010, the City of Fitchburg adopted the SmartCode District as an adjunct to the City of Fitchburg Zoning Code. The SmartCode was adopted to help implement the core principles of Smart Growth within the Comprehensive Plan. The SmartCode District provides a regulatory framework to enable the development of land using form-based and transect-based principles. Form-based zoning regulates land development with the most emphasis on controlling urban form and less emphasis on controlling land uses, though use regulation is still applied. SmartCode also places an emphasis on walkable neighborhoods, requiring a mixture of land uses (particularly residential, office and retail), public spaces and provides for pedestrian-oriented transportation design.

Complete neighborhoods require a mix of land uses (residential, businesses, civic uses, etc.) and a mix of housing types and prices (single-family detached, townhouses, duplexes, apartments, etc.) arranged to provide a variety of living and working options within walking distance of each other. Current zoning codes segregate uses, often limiting the creation of complete neighborhoods. The SmartCode, a transect-based form-based code, is a tool that guides the form of greenfield or infill development into complete neighborhoods at the hamlet, village, or town scale.

Although Planned Development Districts (PDDs) offer the possibility of creating a complete neighborhood, they rely on unpredictable negotiations and do not have tested standards to guide development character. Complete neighborhoods depend on having a consistently good pedestrian experience. The prime determinant of the pedestrian experience is the quality of the streetscape: walkable streets are visually stimulating, while environments that are hostile or uninteresting discourage pedestrian activity. Specifically, the most important element of a good streetscape is quality frontage – the manner in which the public realm of the street and sidewalk meet the private line of the building face. The SmartCode prioritizes the pedestrian experience and creates a harmonious urban streetscape by closely regulating building frontages.

The Common Council may amend the Zoning Map to SmartCode New Community (SC-NC) or SmartCode Infill (SC-I) as deemed necessary to improve the needs of the City, advance the goals, objectives and policies of the Comprehensive Plan and meet the requirements of the

SmartCode District. Lands zoned SmartCode and appropriately developed using its parameters, shall be deemed consistent with the goals, objectives and policies contained within Chapter 2 of the Comprehensive Plan.

Remove Chapters from Ordinances (re-codification will be taking place)

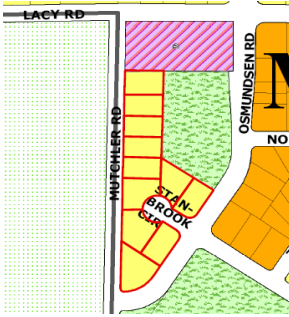
Remove Chapter 15 under Land Division on Page 4-13 and Chapter 13 and 24 under the Architectural & Design Standards heading on page 4-15.

Revision on Page 4-14 (Errors on Map)

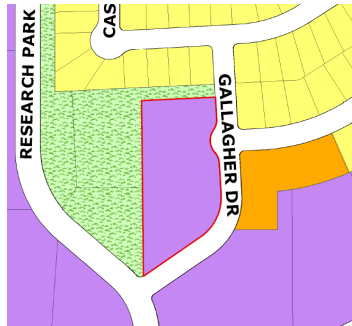
Figure 4-10, Future Land Use Plan Map on page 4-14 needs to be amended to incorporate existing Medium Density Residential (MDR) on the duplex properties along Mutchler Rd, Osmundsen Rd, and Stanbrook Cir. The current map shows these properties as Low Density Residential (LDR).

Fitchburg Tech Campus Lot 18 is currently classified at I-C (Industrial-Commercial) and the approved Comprehensive Development Plan has this lot as Medium Density Residential (MDR).

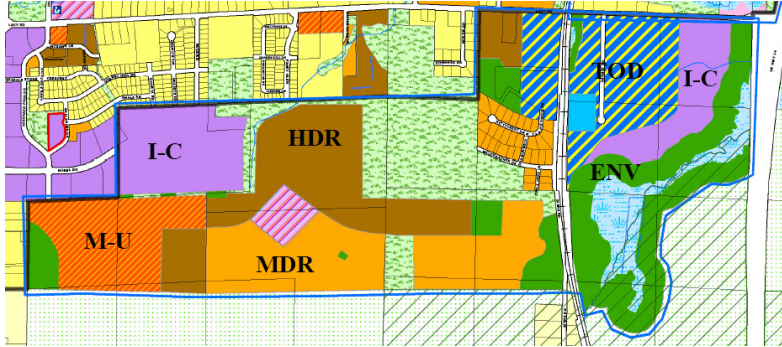
Update Future Land Use Map to incorporate the future land use within the McGaw Park Neighborhood, Northeast Neighborhood and Southdale Neighborhood.



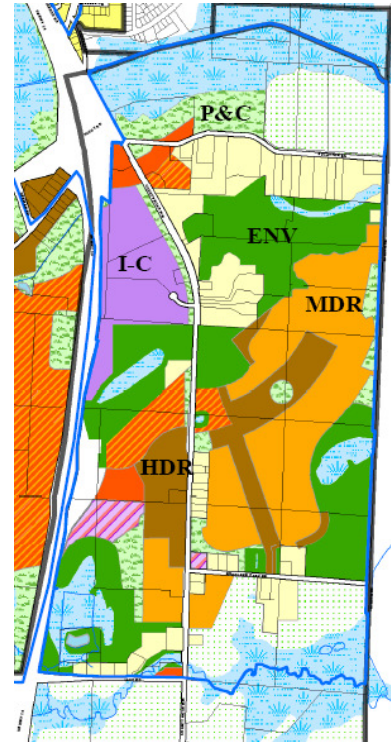
Duplex Properties



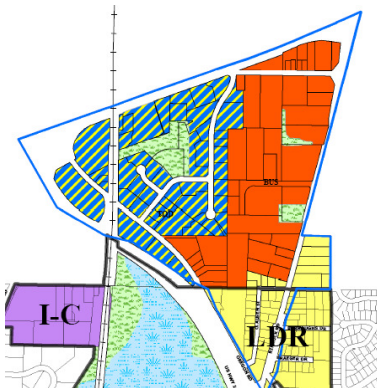
FTC Lot 18



McGaw Park Neighborhood



Northeast Neighborhood



Southdale Neighborhood

Revision on Page 4-15 (Future Land Use Plan Map)

Second sentence under the Future Land Use Plan Map heading is to be revised to read:

The Future Land Use Map is to be used as a guide for future development for lands utilizing the zoning associated with the City of Fitchburg Zoning Code, except the SmartCode District.

Revision on Page 4-16 (Language on mapping errors)

First full paragraph, last sentence amend to read:

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.

Revision on page 4-16 “Land Use Categories”

Revise the first paragraph under Land Use Categories to state that the Future Land Use Map categories correspond with the City of Fitchburg Zoning Code, except SmartCode which corresponds with the Sector Plan Map. Text as follows:

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-SmartCode districts within the City of Fitchburg Zoning Ordinance. Current or future overlay zoning districts may provide additional land use regulations in these land use categories.

Land divisions, re-zoning requests and additional development plans associated with the SmartCode District, will use the Sector Plan Map, Figure 4-11, to guide future development and preservation locations. Sector Plans are discussed later in the Land Use Chapter.

Addition on Page 4-18 (Rural Development no rezone and A-S District)

Under the Rural Development (R-D) land use category:

In the zoning ordinance, Rural Development falls in the Rural Development Zoning District (R-D), the Exclusive Agricultural Zoning District (A-X) and the Small Lot Agriculture Zoning District (A-S). As of October 12, 2010, no property shall be rezoned to the R-D district.

Under the Agriculture and Open Space (AG&OS) land use category:

In the zoning ordinance, Agriculture and Open Space falls in the Exclusive Agricultural Zoning District (A-X), the Agricultural Transitional Zoning District (A-T), the Small Lot Agriculture Zoning District (A-S) and the Park and Recreation Zoning District (P-R) in some instances.

Addition Page 4-19 (“Sector Plan” or “Regional Scale Plans”)

Add a new heading after the Land Use Categories section to incorporate the Sector Plan for Smart Code. Text as follows:

The Sector Plan Map, Figure 4-11, is comprised of open space and possible growth areas. The map is to be used as a guide for future development and preservation locations to be zoned under the SmartCode District. Growth areas are intended for the development of Community Units and Transect Zones defined by the Articles within the SmartCode District.

Determination of sector designations were identified (and should be followed for any amendments) in the following sequence:

- 1) Preserved Open Sector (O-1)
- 2) Reserved Open Sector (O-2)
- 3) Infill Growth Sectors (G-4)
- 4) Infill Retrofit Sectors (G-5)
- 5) All remaining areas may be available for new development pursuant to New Community Regulating Plans submitted and approved in accordance with the SmartCode District, Article 3. These areas may be assigned to the Restricted Growth Sector (G-1), the Controlled Growth Sector (G-2), or the Intended Growth Sector (G-3) based on the criteria for each sector. Within these sectors, the Community Unit types of Clustered Land Development (CLD), Traditional Neighborhood Development (TND) and Transit Oriented Development (TOD), may be permitted to the extent set forth in the SmartCode District.

Sector designations as shown on the Sector Plan Map may see their location size and/or configuration altered as additional development plans are accomplished, such as neighborhood plans, infill and redevelopment studies, special study areas and land divisions. It is not the intent to require an amendment to the comprehensive plan and it's Sector Plan Map for any alterations that may occur as a result of more detailed planning.

Specific areas that may see alterations include the O2 designation on the Hammersley property in the western portion of the City and lands within the Northeast Neighborhood. The existing quarry on the Hammersley property has altered the topography, resulting in slopes over 12%. After reclamation of the property, slopes may be below 12% and suitable for development. The Northeast Neighborhood may see some development within the O2 designation of the NEN Green Space dependent on the boundary adjustment regulations within the Neighborhood Plan.

A general description and criteria to be mapped for each sector follows:

Preserved Open Sectors (O-1)

This sector consists of Open Space that is protected from development in perpetuity. The Preserved Open Sector includes areas under environmental protection by law or regulation, as well as land acquired for conservation through purchase or by easement. The outline of this sector is effectively the Natural Boundary Line. The Preserved Open Sector shall consist of individual or aggregate areas of the following categories:

- a. floodplains

- b. parks
- c. conservation easements
- d. environmental corridor
- e. streams
- f. lakes
- g. wetlands
- h. associated buffers

Reserved Open Sector (O-2)

This sector consists of Open Space, which specific resource studies have not been completed, however a conceptual study, with available GIS data, of Fitchburg's natural, cultural and historical resources has been recommended to be considered for future parks, recreation facilities and protected open space. Adjustments to the boundary will consider the resources present in the area including, but not limited to, wildlife corridors, soil capabilities, steep slopes, and tree cover (including under-story habitat condition). The Reserved Open Sector shall consist of individual or aggregate areas of the following categories:

- a. steep slopes (12% +), not associated with an environmental corridor
- b. tree cover
- c. designated parks and open space from Comprehensive Parks & Open Space Plan
- d. adopted Northeast Neighborhood parks & open space
- e. adopted McGaw Neighborhood parks & open space

Restricted Growth Sector (G-1)

This sector consists of areas that have value as Open Space or as Prime Soil or Statewide Significant Soils but nevertheless may be subject to some limited development. These areas have a very limited capability to support the infrastructure categories of the Infill Growth Sector (G-4) without seriously impacting the environmental categories of the Preserved Open Sector (O-1) and the Reserved Open Sector (O-2). Development in a G-1 Sector shall be consistent with the RRDC.

Controlled Growth Sector (G-2)

This sector consists of locations that support Mixed Use by virtue of proximity to an existing or planned thoroughfares. These areas have a limited capability to support the infrastructure categories of the Infill Growth Sector (G-4) without impacting the environmental categories of the Preserved Open Sector (O-1) and the Reserved Open Sector (O-2).

Within the Controlled Growth Sector, CLD and TND shall be permitted by right.

Intended Growth Sector (G-3)

This sector consists of locations that can support substantial Mixed Use by virtue of proximity to an existing or planned regional thoroughfare and/or transit.

Within the Intended Growth Sector, possible Community Types are TODs and TNDs.

Infill Growth Sector (G-4)

This sector consists of areas already developed primarily in a traditional Transect-based block pattern, in need of modification, or completion as Infill TND or Infill TOD. The Infill Growth Sector shall consider the capabilities and impacts of the following systems:

- a. transit
- b. thoroughfare network
- c. water system
- d. sewer system
- e. stormwater system
- f. dry utility systems

Infill Repair Sector (G-5)

This sector consists of areas already developed primarily as single-use disconnected conventional patterns, but that have the potential to be repaired, redeveloped, or completed in the pattern of Infill TNDs or Infill TODs as described in the SmartCode Zoning District. The Infill Retrofit Sector shall consist of individual or aggregate areas of the following categories:

- a. single-family subdivisions
- b. multi-family subdivisions or developments
- c. shopping centers
- d. power centers (big boxes)
- e. commercial strips
- f. business parks
- g. single-use campuses
- h. malls
- i. unwalkable thoroughfares

Addition Page 4-19 (Figure 4-11, Sector Plan Map)

Add the Sector Plan Map into the Comprehensive Plan after the Sector Plan section. Map is attached.

Revision on Page 13-6 (Title Change)

In the Recommended Implementation Timeframe table, the Plan for Open Space and Recreation title has been switched and approved to Comprehensive Park, Open Space and Recreation Plan.

Revision on Page B-1 (RRDC language, RRDC Existing Developments and Retiring of Claims)

Add text to first paragraph:

The Rural Residential Development Criteria sets a policy standard for siting **new** developments, **except those replacing existing developments**, located outside of the urban service area. The purpose of the criteria is to manage rural residential development in a manner that is appropriate

in regard to community standards, preservation of agricultural land and limiting sprawl which are policy guidelines within the Comprehensive Plan. A landowner has a potential **development claim** for every **contiguous 35 acres under control of common ownership whether or not separated by streets, highways, or railroad rights-of-way**, utilizing 1979 as the base year.

Add Language on the location and standard for replacing existing rural development.

Existing developments (still standing or torn down less than one year from the demolition permit) in the rural area may be replaced by a new development and are not subjected to the use of a potential claim. The new developments are to be located in the same footprint or adjacent, not to affect woodland cover, heritage trees and existing farming practices. The existing development is to be torn down after a specified length of time per the occupancy permit. Existing zoning standards and other provisions need to be followed.

Add language after the last paragraph on page B-1 for the retiring of claims:

Retiring of Claims

There are a number of ways that potential claims could become retired:

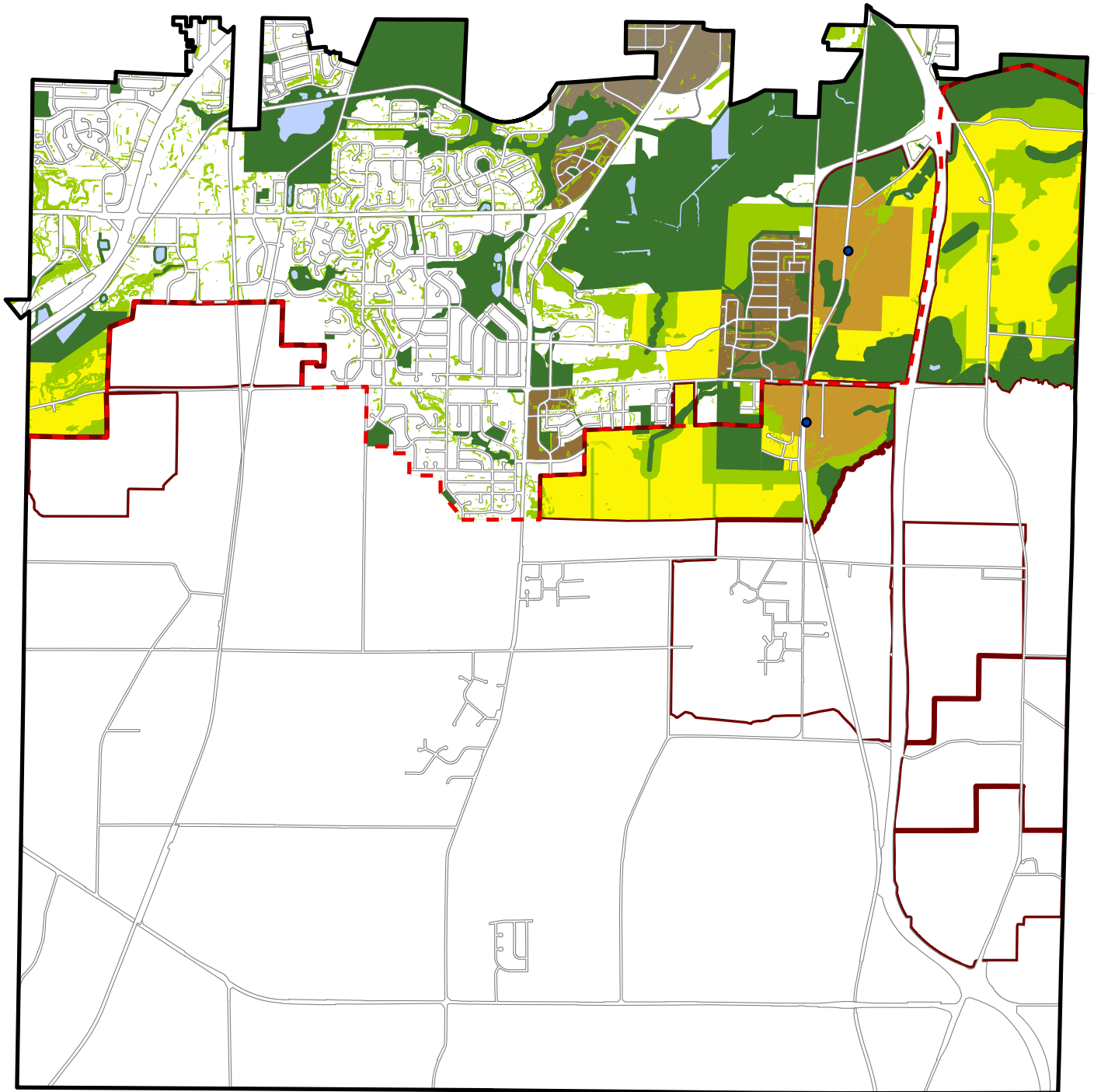
1. For each new rural residence lot that is created for a development under the Rural Residential Development Criteria, one claim is retired.
2. Land divisions may split a 35 acre potential claim, resulting in the loss of a potential claim.
 - a. Example: 120 acres = 3 potential claims;
 - b. Property is split between two owners 60 acres each
 - c. Each owner gets 1 potential claim for 60 acres each. The original third potential claim is retired.
3. Land that is brought into the urban service area will be subtracted from landowner's total acres. This reduction in acres may result in a loss of potential claims.

Amendment on Appendix A, Southdale Neighborhood Plan, Page 35, first paragraph under District Character (Sponsored by Mayor Allen)

To extend the timeframe, until December 31, 2011, for the special study area for the Drumlin Garden parcel. Amend paragraph to read:

The purpose of this land use district is to retain the existing land use designations (as shown on page 12) **until December 31, 2011**. Unless a different land use designation is determined prior to the **December 31, 2011** expiration date, the land use designation will be consistent with either the Commercial/Employment or Urban Residential districts. Park requirements could occur under either land use designation for any residential development. City of Fitchburg zoning would accommodate the chosen land use designation.

Sector Plan



Legend

- Proposed Transit Stations
- - - Urban Service Area
- ▬ Fitchburg City Limits
- ▬ Future Urban Development Boundary
- ▬ Water Bodies

0 2,250 4,500 9,000
Feet

1 inch equals 4,500 feet

Open Space and Growth Sectors

- 01 - Preserved Open Sector
- 02 - Reserved Open Sector
- G2 - Controlled Growth Sector
- G3 - Intended Growth Sector
- G4 - Infill Growth Sector
- G5 - Repair Sector