

## Saputo Site Interim Zoning

Adopted by the Hinesburg Selectboard on 2/16/09

### Proposed Revisions – 5/7/10:

1. Revised purpose statement - marriage of existing interim zoning purpose statement and the SRSC's vision statement.
2. Add more detail to the original master plan requirement to clarify expectations.
3. Add/clarify dimensional standards for setbacks, frontage, lot coverage, etc.

### Area & Rationale:

These interim zoning regulations shall apply to the 15.4-acre parcel owned by Saputo Cheese USA (tax map parcel number 20-50-66.000 on 2008 Tax Map), which previously comprised all of the Industrial 3 zoning district and a small portion of the Village zoning district.

The Hinesburg Selectboard hereby adopts the following interim zoning for the Saputo Cheese USA property, pursuant to VSA Title 24, Chapter 117, Section 4415 (Interim Bylaws). The Development Review Board shall review applications under this interim zoning except as noted below under "Allowed Uses". Interim zoning for this area is necessary to provide for orderly physical and economic growth given the 10/22/2008 closure of the Saputo facility, and the need to coordinate redevelopment options for the site with provisions of the Village Growth Area rezoning proposal that was recently forwarded to the Selectboard for consideration after a number of Planning Commission public hearings adopted by the Selectboard in May 2009. The Town has formed a special steering committee (Saputo Redevelopment Steering Committee) to conduct studies on redevelopment options and more permanent zoning solutions for this portion of Hinesburg's village area. During the course of its work, the steering committee has heard from interested local parties as well as possible site developers, and has met with Saputo directly to better understand their intentions. The steering committee has developed a vision statement for this area, and is currently working with the Planning Commission to develop permanent zoning based on this vision and community feedback.

### Purpose:

The purpose of the Interim Zoning District (IZD) is to provide a location within the existing village core area for employment, light industry, community gathering space, housing, and other compatible uses that bring value to the community and maintain Hinesburg's unique sense of place. There are 2 primary goals for the IZD:

1. Help restore and improve the economic vitality of Hinesburg's state-designated village center by attracting desirable new businesses to the site, restoring jobs and tax revenue.
2. Consistent with Hinesburg historic connections to its working landscape, re-envision the overall site's potential to enhance Hinesburg to better attract residents and visitors to our village hub for community and commercial activities.

~~In particular, to~~ We encourage uses that create significant numbers of jobs and/or bolster local and regional agriculture (e.g., creation of value-added products, processing & distribution, small or start-up incubator space, etc.). Any development in this district shall enhance the overall village growth area, and shall be compatible with the surrounding mix of residential, non-residential, and municipal uses.

~~The primary~~ A key function of this district remains employment and economic development; however, ~~compatible uses listed below~~ the former industrial designation has changed, and a mixed-use development plan is now essential to ensure that other important and compatible uses are included (e.g., community gathering space). This area shall become more of a destination for the Hinesburg

community. Any redevelopment strategy shall fit into the vision for Hinesburg's larger village growth area as described in section 3.1. (including community facilities, limited retail, and minor residential uses) are allowed if part of a mixed use plan. Special consideration shall be given to non-industrial and mixed uses in the area along the Route 116 frontage in keeping with the "Main Street" nature of this portion of Route 116 and its higher visibility compared to the rest of the site. Western and southwestern portions of the site are constrained by environmental factors related to the municipal water supply and the LaPlatte River (e.g., flood hazard area, stream buffers & setbacks, etc.). These areas may have potential for private and/or public green space and/or green infrastructure (e.g., stormwater control/treatment, community facilities, etc.).

Special consideration shall be given to repurposing the eastern side of the IZD for community uses (e.g., town green, farmers market venue, etc.). The buildings between the Route 116 frontage and the former Saputo main office area appear to have limited redevelopment potential. Community uses in this area shall integrate the historic canal waterway as a link to Hinesburg's industrial past, and offer residents and visitors a village commons, so familiar in many Vermont towns (as discussed in section 3.2, and recommended in section 3.2.8c of the Town Plan). This green space bordering Route 116 would greet visitors and could include roofed but open-air structures – e.g., a small performance stage and a stall-area for Hinesburg's growing farmers market or for summer use as a community dining space. The common area would also benefit the commercial and industrial redevelopment areas to the west with benches, walkways and shared parking. Ideally, such a village green would integrate into the landscape of the adjacent recreation fields and land behind the United Church.

Behind and west of this space are the newer Saputo buildings (approximately 60,000 square feet), which have attracted the most interest from prospective tenants. With the flexible zoning, redevelopment of this western area is well suited for a wide variety of uses and economic development to facilitate the overall goals discussed above. The extreme western side of the IZD is constrained by environmental factors related to the municipal water supply and the LaPlatte River (e.g., flood hazard area, stream buffers & setbacks, etc.). This area, including the former Saputo wastewater treatment lagoons, may have potential for stormwater control/treatment as well as stream protection.

The southern portion of the property was in the Village zoning district prior to the enactment of this interim zoning. This area contains a parking area (east of Stella Road) and substantial undeveloped land closer to the LaPlatte River (west of Stella Road). This area, especially east of Stella Road, may be well suited for concentrated residential uses.

#### Special Standards:

Multiple uses of the property are envisioned and encouraged, and development densities should be maximized to the extent practical in order to better realize Hinesburg's overall "smart growth" strategy. Although subdivision and other innovative ownership arrangements are possible, all development shall be proposed and reviewed as a Planned Unit Development (PUD). ~~any~~ Any development proposal ~~must~~ shall include a master plan for the overall property to ensure orderly redevelopment and provision of private and public infrastructure. The master plan may show future/conceptual components or phases, but shall be a well-researched, detailed, and unified treatment of the entire property. The master plan shall at minimum include details on existing and future infrastructure (e.g., roads, sidewalks, water, sewer, gas, and other utilities) as well as shared facilities, shared parking, necessary cross-lot/building easements. The master plan shall address both short and long term traffic impacts and needs (vehicular, pedestrian, bicycle) based on proposed uses and future phases to the extent reasonable (i.e., some future forecasting expected). See the Town's Official Map for planned public infrastructure – e.g., 2 new roads, improvements to Route 116, Mechanicsville Road intersection, sidewalks, 2 trails.

Dimensional Standards<sup>1</sup>:

Minimum Lot Size: 20,000 square feet

Minimum Lot Frontage: 100 feet

Minimum Lot Depth: 100 feet

Minimum Front Yard Setback: 10 feet (from edge of ROW)

Minimum Side Yard Setback: 10 feet

Minimum Rear Yard Setback: 10 feet

Maximum Lot Coverage: 60%

<sup>1</sup> Waivers to the above dimensional standards are possible during PUD review.

Density Standards:

Residential Base Density\*: 1 unit/acre

Non-residential density: none defined; limits based on lot coverage, maximum height, dimensional standards, parking, site plan standards, etc.

\* See density bonus/incentives section for opportunities to exceed base density.

Allowed Uses:

All land development shall be reviewed as a conditional use. Furthermore, uses other than those listed below may be authorized by the Selectboard pursuant to VSA Title 24, Chapter 117, Section 4415d. In such circumstances, Selectboard review and a final decision shall come after the application is presented at a preliminary DRB hearing in order for the DRB to provide substantive feedback to the Selectboard.

Permitted Uses – None.

Conditional Uses:

- Production and processing of agricultural products.
- Manufacturing and associated/accessory warehousing and distribution facilities.
- Engineering and Product Design Facilities.
- Office uses in conjunction with other permitted uses.
- Corporate offices or headquarters.
- Non Retail Business Incubation Facilities.
- Retail sales which are accessory to the primary use.
- Other accessory uses.
- Planned Unit Developments.
- Retail shops, stores, and service establishments along the Route 116 frontage up to a maximum of ~~1000~~ 3000 square feet.
- ~~Residential dwellings on the 2<sup>nd</sup> or 3<sup>rd</sup> story of structures along the Route 116 frontage, as part of a Planned Unit Development.~~
- Two-family dwellings, as part of a Planned Unit Development.
- Multi-family dwellings of ~~6 units or less~~, not to exceed three (3) bedrooms per unit, as part of a Planned Unit Development.
- Buildings, structures, and uses owned and operated by the municipality.