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City of Fitchburg Comprehensive Plan Minor Amendment



Sponsored by:

Alder Tom Gaudin

Alder Dan Caputo

Alder Daniel V. Bohu

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 HDR to MDR 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 Plan as follows:
 1. To amend the text on page 11 as follows (~~amendments shown in red~~):

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 ~~31~~ approximately 25 acres 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 remove text on Page 99 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 amend the text on page 99 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 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 amend 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. 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.

- To amend Table 7-1: North Stoner Prairie Neighborhood Trip Generation as follows, to reinstate the original table approved with the adopted North Stoner Prairie Neighborhood Plan, as shown below.

Plan for Transportation

Trip Generation and Assignment

TABLE 7-1: North Stoner Prairie Neighborhood Trip Generation

Land Use (ITE 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
MOR-6 (ITE-230)	6	6	7	41	6	244	0	13	0	13	0	244
MOR-10 (ITE-230)	10	6	4	23	6	139	0	7	0	7	0	139
MOR-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	635	635	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
					Total Daily Trips	9618	Total Pk Hr Trips	1208	1064	144	7930	1688

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

Figure 7-1:

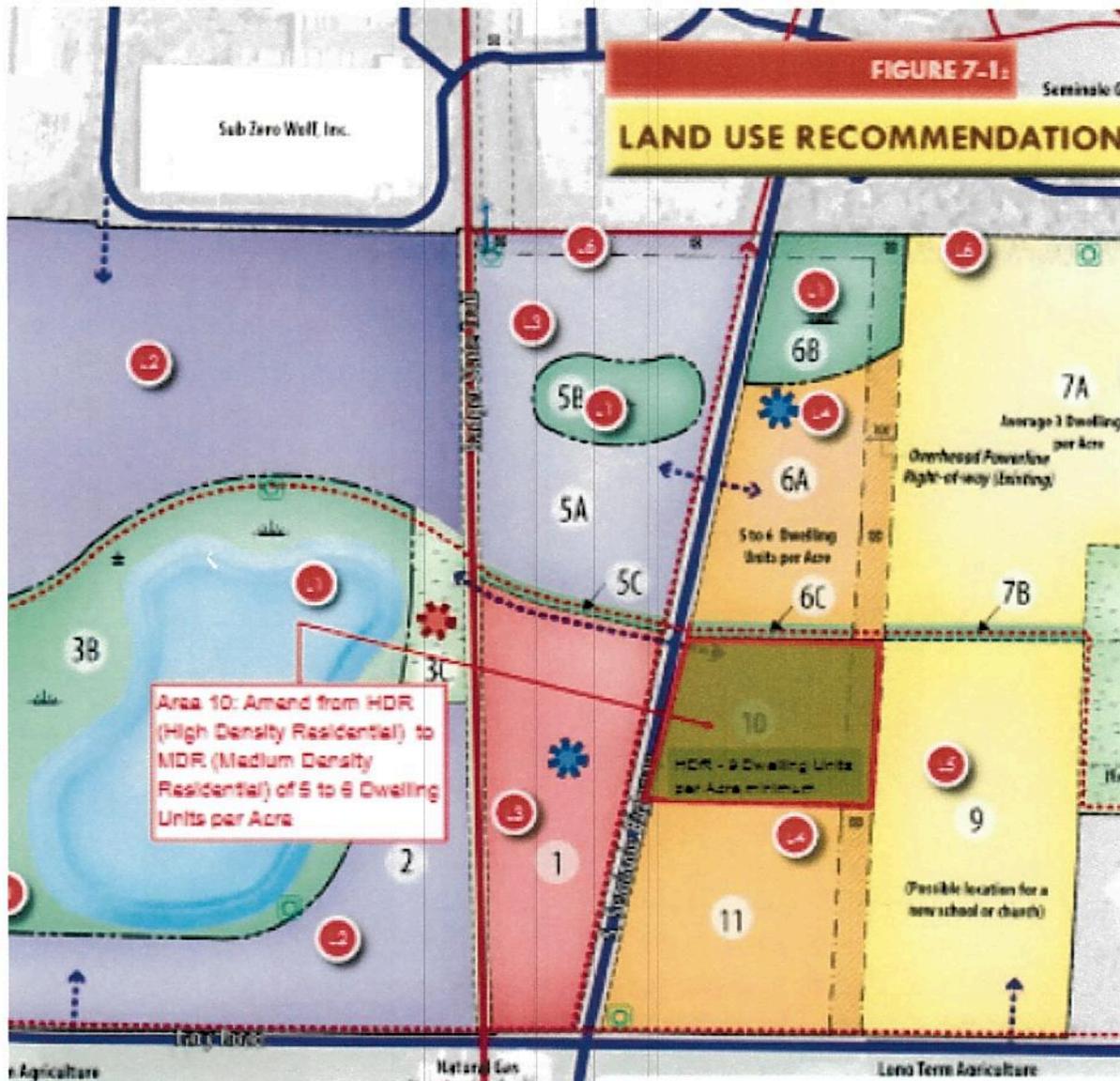
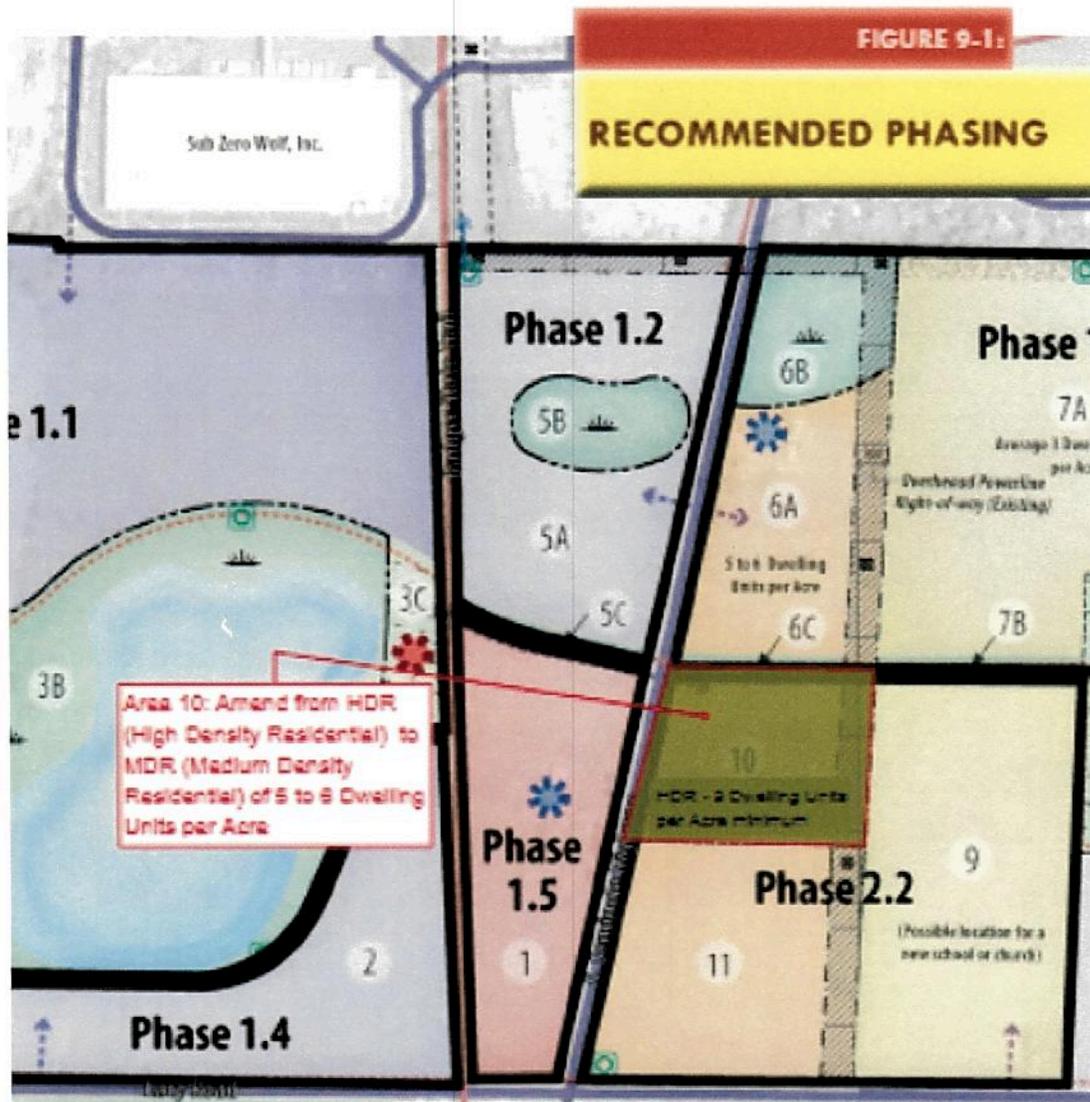


Figure 7-9:



Figure 9-1:



Intent of the Minor Amendment

The Future Land Use Plan Map of the Comprehensive Plan, and associated sections of the North Stoner Prairie Neighborhood Plan, were amended as part of the 2017 amendments to the Comprehensive Plan, to designate the subject parcel as HDR (High Density Residential). This proposed amendment would reinstate the land use of MDR (Medium Density Residential) and original approved parameters of 5-6 dwelling units per acre, tables and maps associated with this specific parcel, as approved under the original adopted North Stoner Prairie Neighborhood Plan. Note that this amendment does not reinstate any dwelling unit maximums for the Medium Density Residential as the original approved plan was inconsistent on maximum dwelling units. The number of units for the MDR area will instead be limited by the density standard of 5-6 dwelling units per acre.

Property Owner's Signature _____

✓ REFUSED

Chris SAID HE'S WORKING ON THIS.

5/23/18

TC.