

JOLINA COURT ZONING HISTORY	PRE INTERIM ZONING 2014 - 2015	INTERIM ZONING NOV & DEC 2016	SELECTBOARD FALL 2019 DRAFT ZONING	PLANNING COMMISSION WINTER 2020 DRAFT ZONING	NOTES
TOTAL RESIDENTIAL UNITS / DENSITY	2014: 5 UNITS / ACRE + 3 / ACRE BONUS OPTION 2015: 15 UNITS / ACRE	15 / ACRE (DEVELOPABLE ACRES ONLY)	15 / ACRE (DEVELOPABLE ACRES ONLY)	15 / ACRE (DEVELOPABLE ACRES ONLY)	DURING DISCUSSION OF DENSITY BONUS, BUTTERMILK ASKED FOR SAME DENSITY AS UPPER BLOCK (30 UNITS / ACRE) AND ALSO ASKED TO COUNT ALL ROUGHLY 6 ACRES (DEVELOPABLE AND UNDEVELOPABLE) TO COUNT TOWARD DENSITY--ESSENTIALLY ASKING FOR OPPORTUNITY TO BUILD UP TO 180 RESIDENTIAL UNITS. BUTTERMILK HAS ALSO STATED THAT 56 UNITS NEEDED FOR FUNDING. ^D
FOOTPRINT SQUARE FOOTAGE			1 BLDG @ 8000 sf ALL OTHER BLDGS IN PUD, 5000 sf MAX	ALL BLDGS IN PUD 10,000 SF MAX	
RATIO COMMERCIAL / RESIDENTIAL	50 : 50 COMM / RES BUTTERMILK REQUESTS CHANGE TO 60 : 40 -- CHANGE GRANTED	60 : 40 COMM / RES CALCULATED FOR DEVELOPMENT SITE AS A WHOLE RATHER THAN FOR EACH STRUCTURE INDIVIDUALLY.	NO RATIO 1ST ABOVE GRADE FLOOR MUST BE COMMERCIAL ^A	NO RATIO 1ST ABOVE GRADE FLOOR MUST BE COMMERCIAL	
BLDG HEIGHT		1 @ 38ft GROUND -- EAVES ALL OTHER STRUCTURES 35 FT EXISTING SECTION 6.6 TALLER STRUCTURES SHALL APPLY ANY DEVIATION SHALL REQUIRE DEVELOPER TO PAY 100% OF COSTS ASSOCIATED WITH FIRE MITIGATION	HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED 35ft EXCEPTIONS AS PROVIDED IN SECTION 6.6 ^B	THE HEIGHT OF A BLDG SHALL NOT EXCEED 35 ft. IN BLDGS WITH STEEPLY PITCHED ROOFS IN WHICH THERE IS NO OCCUPANCE ABOVE 35 ft., THE BUILDING HEIGHT MAY NOT EXCEED 45 ft. ^C	THESE DISCUSSIONS HAVE RESULTED IN DEVELOPERS NEEDING A LETTER FROM RICHMOND FD TO INCLUDE WITH DRB APPROVAL SUBMITTALS OUTLINING FD'S RECOMMENDED FIRE-FIGHTING ASSETS (SUCH AS STANDPIPES AND MOUNTED LADDERS)
TRAFFIC		SIGNS NECESSARY TO DIRECT TRAFFIC	HARD CAP AT NO DEVELOPMENT FOR USE THAT GENERATES MORE THAN 70 VEHICLE TRIPS ENDS DURING PEAK PM HOURS. THIS DECISION WAS MADE BASED ON 2015 TRAFFIC STUDY OF SITE AND DEVELOPER MASTER PLAN.	A TRAFFIC IMPACT STUDY REQUIRED FOR USES THAT GENERATE MORE THAN 70 VEHICLE TRIPS ENDS DURING PEAK PM HOURS. BASED ON STUDY, DRB WILL RECOMMEND TRAFFIC MITIGATION THAT DEVELOPER MUST PAY FOR.	
TAXES	VOTERS APPROVE ARTICLE EMPOWERING SB TO OFFER TAX STABILIZATION. PROPERTY ASSESSED AT \$351,400 AT TIME OF VOTE.				6/3/2019 BUTTERMILK COMES TO SB MEETING TO ASK FOR TAX STABILIZATION WITH PROPERTY ASSESSED AT \$125,000 SAYING TAXES ARE SO LOW IT'S "BASICALLY SYMBOLIC.". BUTTERMILK GIVES LETTER TO SB AHEAD OF MEETING CALCULATING TAXES ON \$125,000 AT \$84.49. BUTTERMILK STATES THAT THIS WAS ALWAYS ON THE TABLE PER EMAILS WITH GEOFF. ROGER ASKS FOR EMAILS. THEY ARE NOT OFFERED.
DEVELOPABLE AREA		3.09 ROUNDS TO 3 ACRES FOR DENSITY	3.09 ROUNDS TO 3 ACRES FOR DENSITY	3.09 ROUNDS TO 3 ACRES FOR DENSITY	
LOT COVERAGE		80% OF DEVELOPABLE	80% OF TOTAL (DEVELOPABLE AND UNDEVELOPABLE)	80% OF TOTAL (DEVELOPABLE AND UNDEVELOPABLE)	
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BUILDING 1	INTERIM ZONING NOV & DEC 2016	SELECTBOARD APPROVAL 12/16	BUTTERMILK AS BUILT	DRB AMENDED APPROVAL	NOTES
TOTAL RESIDENTIAL UNITS / DENSITY	10 UNITS	10 UNITS	14 UNITS	14 UNITS AMENDED 5/2019	DEVELOPER STATED THAT THIS WAS THEIR MISTAKE, BUT NOTED THAT FOOTPRINT REMAINED STATIC
FOOTPRINT SQUARE FOOTAGE		APPROVED WITH 3,610 sf LISTED ON DOCUMENTS BUT WITH FOOTPRINT MEASURING 4,590 sf APPROVAL LATER AMENDED TO MATCH 4,590 AS BUILT	4,590 sf	4,590 sf AMENDED 9/2019	GRENIER ENGINEERING AND DEVELOPER LIST THIS AS AN ADMINISTRATIVE / LABELING ERROR, DRB AGREED
RATIO COMMERCIAL / RESIDENTIAL	60 : 40 COMM / RES CALCULATED FOR DEVELOPMENT SITE AS A WHOLE RATHER THAN FOR EACH STRUCTURE INDIVIDUALLY	50 :50 60 : 40 TO BE MET IN PHASE II	POTENTIALLY LESS THAN 50 :50		RESIDENTIAL AMENITIES IN BASEMENT FURTHER SHIFT 50 : 50 RATIO TO RESIDENTIAL
BLDG HEIGHT		AVERAGE 34.28 sf	AVERAGE 34.28 sf		
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BUILDING 2	DRB APPROVAL 4/2018	SB FALL 2019	PC WINTER 2020	NOTES
TOTAL RESIDENTIAL UNITS / DENSITY	20 UNITS	31 UNITS	31 UNITS	THIS IS THE REMAINDER OF ALLOWED RESIDENTIAL UNITS / ACREAGE
FOOTPRINT SQUARE FOOTAGE	8,000 sf	8,000 sf FOR 1 BLDG IN PUD ALL OTHER BLDGS IN PUD 5,000 sf MAX	10,000 sf MAX FOR ALL BLDGS IN PUD ^E	2/18/2020 DEVELOPER STATED TO SB THAT DRB GRANTED NEW APPROVAL FOR "JUST UNDER 9,000 sf BLDG." NO AMMENDMENT GRANTED, DEVELOPER HAS NOT RETURNED TO DRB SINCE 4/18. OTHER DEVELOPER CAME TO ZONING OFFICE AFTER SB MEETING AND STATED THE FIRST DEVELOPER MISSPOKE.
RATIO COMMERCIAL / RESIDENTIAL	1ST TWO FLOORS MIXED COMMERCIAL TOP TWO FLOORS RESIDENTIAL	NO RATIO BUT 1ST ABOVE GRADE FLOOR MUST BE COMMERCIAL	NO RATIO BUT 1ST ABOVE GRADE FLOOR MUST BE COMMERCIAL	BUTTERMILK HAS ASKED SB FOR NO RATIO AND NO SPECIFIC FLOOR REQUIREMENT
BLDG HEIGHT	AVG. 34.25 FLOORPLANS SHOW ONE SIDE OF BLDG AT 45 ft FROM LOW POINT OF GROUND	HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED 35ft EXCEPTIONS AS PROVIDED IN SECTION 6.6 ^B	THE HEIGHT OF A BLDG SHALL NOT EXCEED 35 ft. IN BLDGS WITH STEEPLY PITCHED ROOFS IN WHICH THERE IS NO OCCUPANCY ABOVE 35 ft, THE BUILDING HEIGHT MAY NOT EXCEED 45 ft. ^C	
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