

Plan Commission Approved 2018 Amendment - October 16, 2018
Common Council Approved 2018 Amendment - November 27, 2018

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5/25/2018

City of Fitchburg Comprehensive Plan Minor Amendment



Sponsored by: Mayor Jason Gonzalez
Date: May 25, 2018

Proposed Minor Amendment

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

To change the Future Land Use Map (Figure 4-10, page 4-23) of the Comprehensive Plan for Lot 12 of Orchard Pointe Plat (Tax Parcel No. 060907257222) to reflect a change in the designated use for approximately 7 acres of Lot 12 from BUS (Business) and P&C (Park & Conservancy) to HDR (High Density Residential). See the attached Exhibit A.

Intent of the Minor Amendment

The Future Land Use Plan Map of the Comprehensive Plan designates Lot 12 of the Orchard Pointe Plat as BUS (Business) and P&C (Park & Conservancy). The proposed minor amendment to the Comprehensive Plan would change the designation for a portion of Lot 12 consisting of approximately 7 acres to the HDR (High Density Residential) classification. The property owner has entered into a contract to sell approximately seven acres of Lot 12 to Cameron General Contractors, Inc., who will develop the approximate 7-acre parcel for a Resort Lifestyle Communities ("RLC") senior housing project.

Cameron's preliminary plans for this senior housing project include a single 3-story building with 130 living units. The majority of living units will be one or two bedrooms. There will also be up to four studio units and up to four 3-bedroom units. Based on prior projects, Cameron and RLC estimate that the occupancy rate will be 1.25 persons per occupied living unit. Each unit will have a full kitchen. The building will contain significant common area spaces that will include a communal dining facility, exercise room, theater, chapel, library, hair salon and convenience shop. Parking will be available on site and valet parking service will be offered in addition to regular group transportation service. RLC's other projects have an average of 1.25 parking spaces per living unit. Based on similar RLC projects, Cameron predicts that approximately 40% of residents will not be driving when they move into a unit; this results in low traffic generation.

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Files\Content.Outlook\LGRCENR2\2018ComprehensivePlanAmendmentSubmittal (002).doc

Plan Commission recommended on October 16, 2018 to designate Lot 12 Orchard Pointe as HDR (High Density Residential) but amend Page 4-16, see page 11 of this document, to allow consideration of Business (BUS) land use on this parcel.

This proposed minor amendment will permit the property owner and Cameron to apply for an amendment to the Orchard Pointe Comprehensive Development Plan to reflect the proposed change in use for the approximately 7-acre parcel. Details of the necessary amendment to the Comprehensive Development Plan are forthcoming.

The property owner and Cameron will apply to subdivide Lot 12 by certified survey map in accordance with the City's land division ordinance and to rezone the approximate 7-acre lot to R-H (High Density Residential) as soon as the Comprehensive Plan and the Comprehensive Development Plan have been amended. The property owner intends the zoning for the remaining portion of Lot 12 (approximately five acres) to remain B-H (Highway Business). Thus, the amendment to the Comprehensive Plan and the Comprehensive Development Plan will not directly impact the approximate 5-acre portion of Lot 12 that the property owner is not selling to Cameron. The certified survey map referred to above will create the approximate 5-acre parcel, but the property owner does not intend to rezone the approximate 5-acre parcel.

Orchard Pointe Development Company Inc.

Property Owner's Signature:


Robert M. Shea, President

Sponsor's Signature:


Mayor Jason Gonzalez

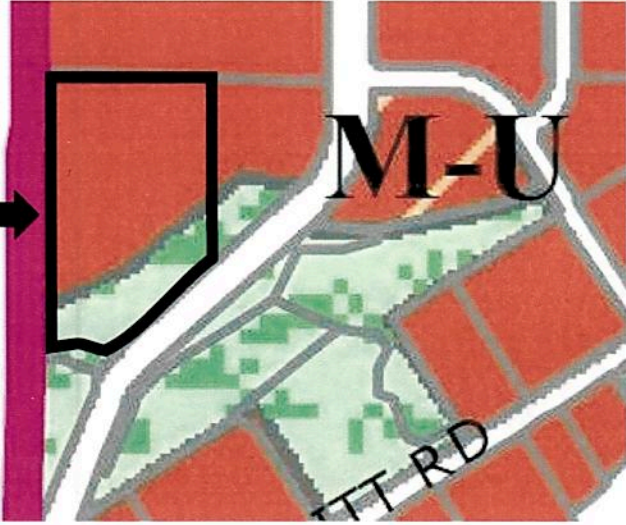
EXHIBIT A

P&C - PARK & CONSERVANCY	TS - TRANSIT STATION	WETLANDS W/ 300 FT BUFFER
R-R - RURAL RESIDENTIAL	I-G - INDUSTRIAL-GENERAL	AG&OS - AGRICULTURE & OPEN SPACE
LDR - LOW DENSITY RESIDENTIAL	I-C - INDUSTRIAL-COMMERCIAL	TOD - TRANSIT ORIENTED DEVELOPMENT
MDR - MEDIUM DENSITY RESIDENTIAL	BUS - BUSINESS	POTENTIAL NEIGHBORHOODS
HDR - HIGH DENSITY RESIDENTIAL	R-D - RURAL DEVELOPMENT	URBAN SERVICE AREA
M-U - MIXED-USE	COMPLETED STUDY AREAS	
G/I - GOVERNMENT / INSTITUTIONAL	OPEN WATER	CITY HALL
ENV - ENVIRONMENTAL	STREAMS	FIRE STATION
		SCHOOL
		CEMETERY
		LIBRARY

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 PREPARED BY:
 PLANNING/ZONING
 SOURCE:
 PLANNING/ZONING
 REVISION 08/2017

Approximately 7 acres of Lot 12 –
 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.

~~Eight 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). 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. **The seventh area is Lot 10 Orchard Pointe, which is currently designated High Density Residential (HDR), but which may, by approval of the Plan Commission, be suitable for Mixed-Use (M-U). The eighth area is Lot 12 Orchard Pointe, which is currently designated High Density Residential (HDR), but which may, by approval of the Plan Commission, be suitable for Business (BUS).**

Plan Commission recommended on October 16, 2018 to designate Lot 12 Orchard Pointe as HDR (High Density Residential) but amend Page 4-16 to allow consideration of BUS (Business) land use on this parcel.

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