

Planning Commission Reporting Form for Municipal Bylaw Amendments

This report is in accordance with 24 V.S.A. §4441(c) which states: “When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal.”

The City of Rutland is considering changes to its Land Development Regulations. The proposed amendment has two main purposes: (1) provide the City with bylaws that are in compliance with Chapter 117 and (2) create a new district for the former College of St. Joseph lands along Dorr Drive and Clement Rd.

The majority of changes throughout the document are done to eliminate outdated language and to bring the regulations into conformance with 24 V.S.A. Chapter 117 as amended.

The new district is being named the Campus Development District and creates a Zoning District that is in keeping with the City of Rutland Master Plan’s vision for creative redevelopment that allows for a mixture of uses and ownership structures that support community goals while using sensitive design that is respectful of established neighborhoods, maintains natural buffers, and retains significant natural features.

The following findings are made per 24 V.S.A. §4441:

1. The changes to the bylaws further the goals and policies of the municipal plan. The new district is envisioned in that plan. And, the Chapter 117 changes made, especially the language regarding Accessory Dwelling Units and the definitions of dwelling units, will further the availability of safe and affordable housing.
2. All proposed changes are compatible with the proposed future land uses and densities of the municipal plan.
3. There are no specific proposals for any planned community facilities.