



# Development Review

For Bicycle and Pedestrian Accommodations

June 23, 2020

Photo by Braxton Freeman



# Agenda

1. Introductions
2. Purpose
3. Planning and Zoning Basics
4. Local Development Review
5. What to look for in plans for walking and biking
6. Questions and Answers
7. Evaluations



Photo by Rich Svec

# Purpose

- Regular annual training program (ACCD, with VTrans)
- High walking/bicycling levels
- Often overlooked standards
- Tools to encourage local permits that further safe walking and bicycling



Photo by Braxton Freeman

# Planning and Zoning Basics

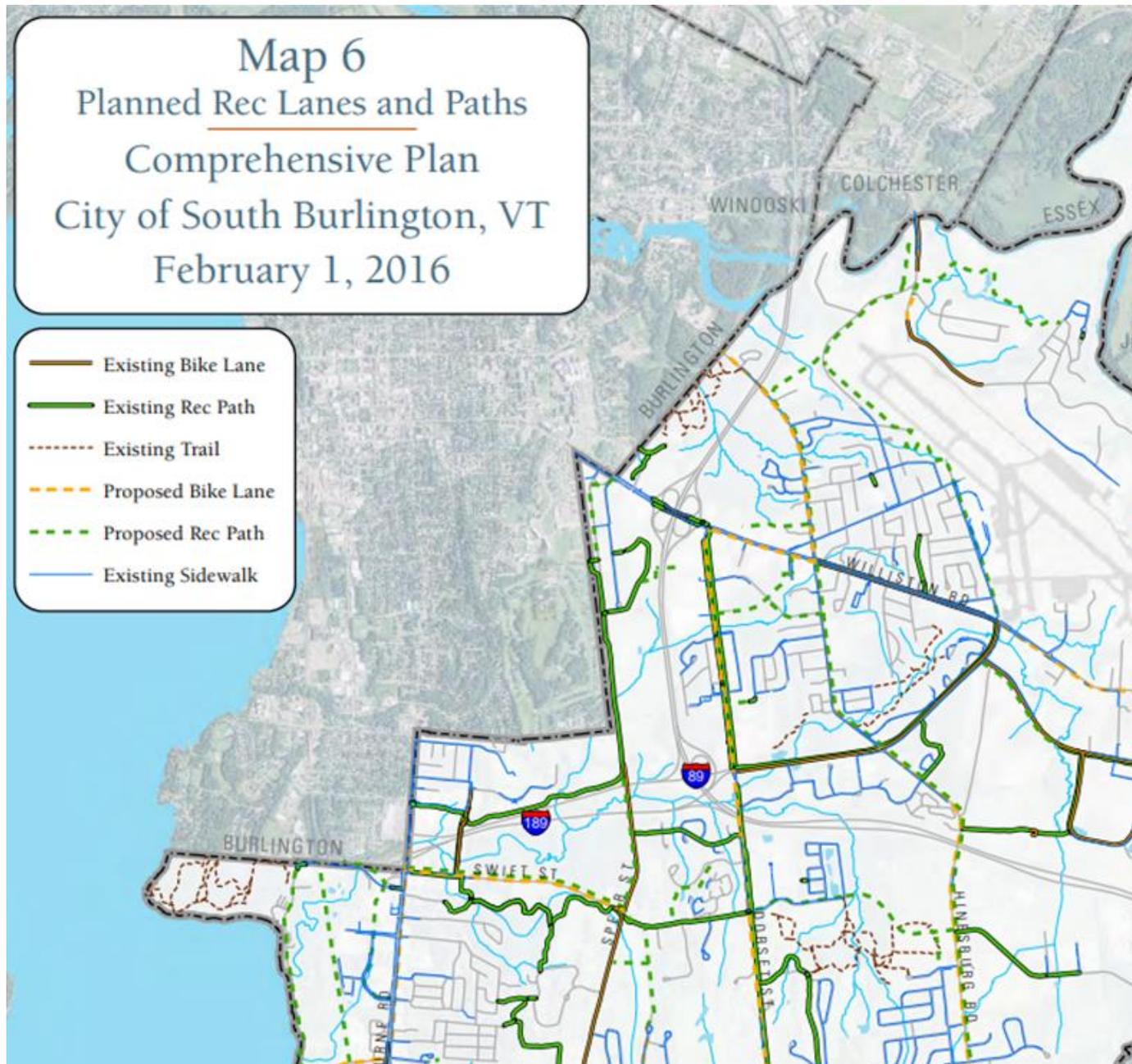
- Relevant State Planning Goals ([24 V.S.A. §4302](#))
- (1)(D) Development should be undertaken in accordance with **smart growth principles** as defined in subdivision 2791(13) of this title.
  - **Enables choice** in transportation mode, development patterns that **encourage pedestrian travel**
- (4) To provide for **safe, convenient, economic, and energy efficient transportation systems** that **respect the integrity of the natural environment**, including public transit options and paths for **pedestrians and bicyclers**.
- (7) **To make efficient use of energy**, provide for the development of renewable energy resources, **and reduce emissions of greenhouse gases**.
  - (A) General strategies for achieving these goals include increasing the energy efficiency of new and existing buildings; identifying areas suitable for renewable energy generation; **encouraging the use and development of renewable or lower emission energy sources** for electricity, heat, and **transportation**; and **reducing transportation energy demand and single occupancy vehicle use**.

# Planning and Zoning Basics

- Municipal Plan Requirements ([24 V.S.A. §4382](#))
- (2) A land use plan, which shall consist of a map and statement of present and prospective land uses, that:
  - (B) Sets forth the present and prospective location, amount, intensity, and character of such land uses and the appropriate timing or sequence of land development activities in relation to the provision of necessary community facilities and service.
  - (C) Identifies those areas, if any, proposed for designation under chapter 76A of this title, together with, for each area proposed for designation, an explanation of how the designation would further the plan's goals and the goals of section 4302 of this title, and how the area meets the requirements for the type of designation to be sought.
- (3) A transportation plan, consisting of a map and statement of **present and prospective transportation and circulation facilities** showing existing and proposed highways and streets by type and character of improvement, and where pertinent, parking facilities, transit routes, terminals, **bicycle paths and trails**, scenic roads, airports, railroads, and port facilities, and other similar facilities or uses, **with indications of priority of need**.

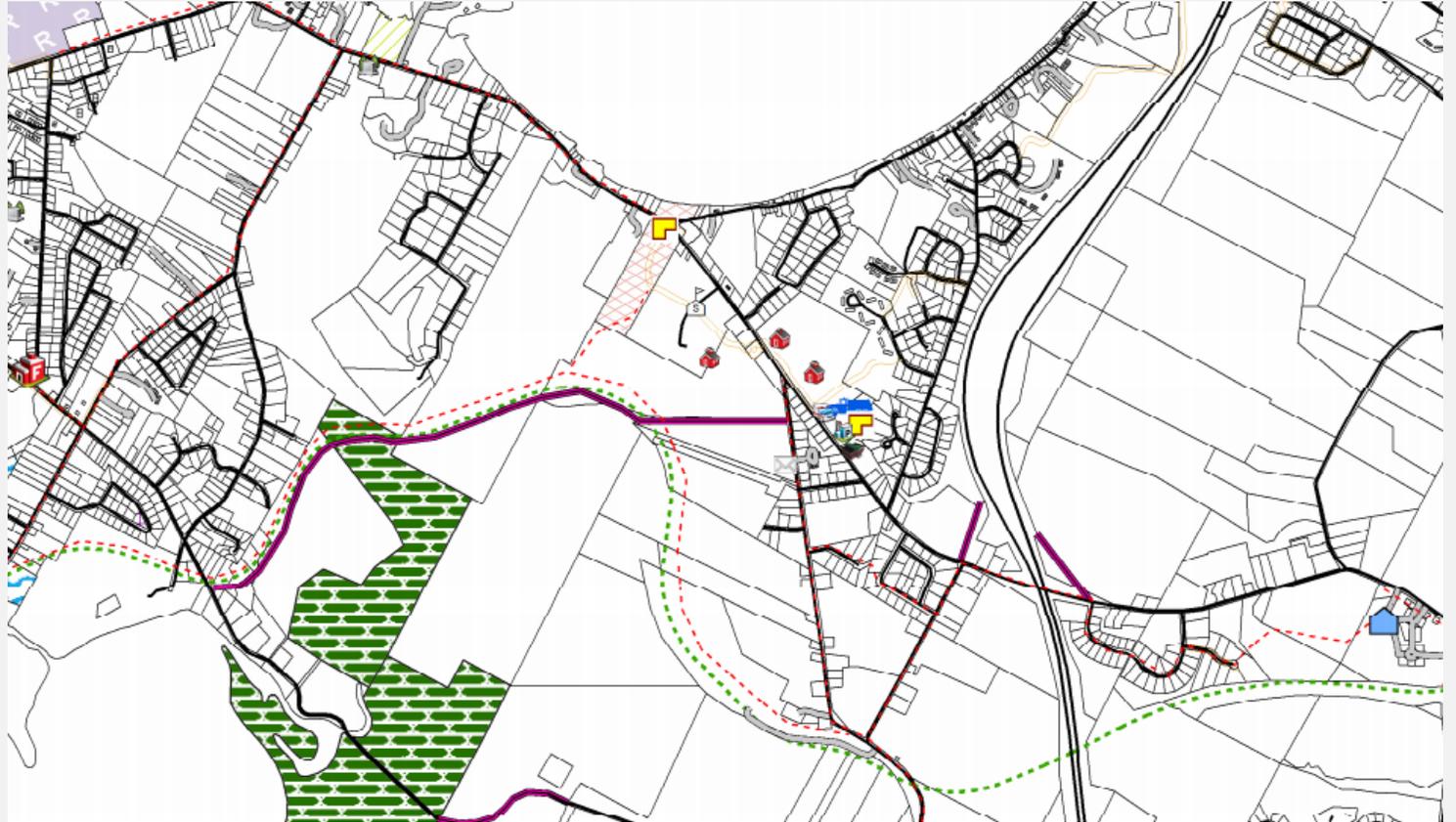
Map 6  
Planned Rec Lanes and Paths  
Comprehensive Plan  
City of South Burlington, VT  
February 1, 2016

- Existing Bike Lane
- Existing Rec Path
- Existing Trail
- Proposed Bike Lane
- Proposed Rec Path
- Existing Sidewalk



# Planning and Zoning Basics

- Non-regulatory Implementation ([24 V.S.A. §4403](#))
- Capital budget and program
- Tax increment financing
- Plans supporting the municipal plan
- Official map ([24 V.S.A. §4421](#))



<https://colchestervt.gov/DocumentCenter/View/98/Official-Map-PDF?bidId=>

# Planning and Zoning Basics

- Land Use Bylaws to Implement Municipal Plan ([24 V.S.A. §4410](#))
- In conformance with the plan; and,
- Adopted for the purposes set forth in State Planning Goals

Summary of Land Use Bylaw Review Procedures	
Types of Review	Function of Review
Permitted Use	Established by right
Site Plan	Evaluates internal site layout and design
Conditional Use	Regulates the external impacts of development
Planned Unit Development	Allows for flexibility in project design
Administrative Review	ZA may review and approve in lieu of the DRB/ZBA/PC. Intended to expedite the review process.
Waivers (zoning)	Allows for a reduction in dimensional standards
Variances	Very stringent standards to modify standards based on unique circumstances
Flood Hazard Areas	Ensures that development meets or exceeds Nat'l Flood Insurance Program standards
Design Review	Regulates the design of structures within designated historic or design review districts
Subdivision	Controls the pattern of future development
Waivers (subdivision)	Ability to waive or modify any subdivision requirements

# Local Development Review

- Dimensional and district standards ([24 V.S.A. §4414\(1\)](#))
- Dense, village areas: encourage walking, create a pleasant pedestrian environment, provide bicycle lanes/parking,
- Along busy roads in rural districts: think about biking when appropriate
- In rural districts along very low volume roads: shared road facilities are probably OK



Conservation



Working Lands



Rural Residential



Hamlets & Village Centers



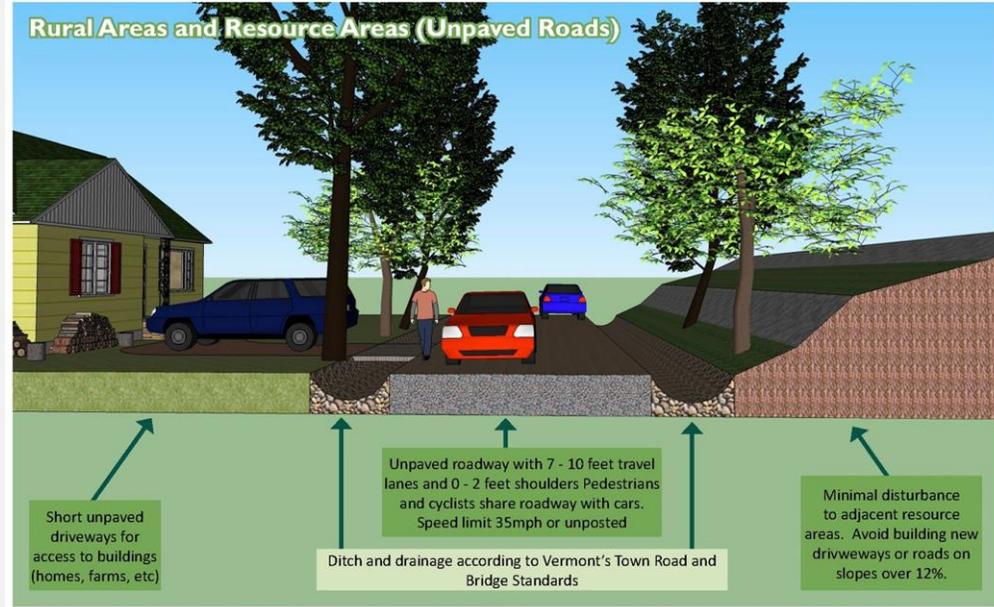
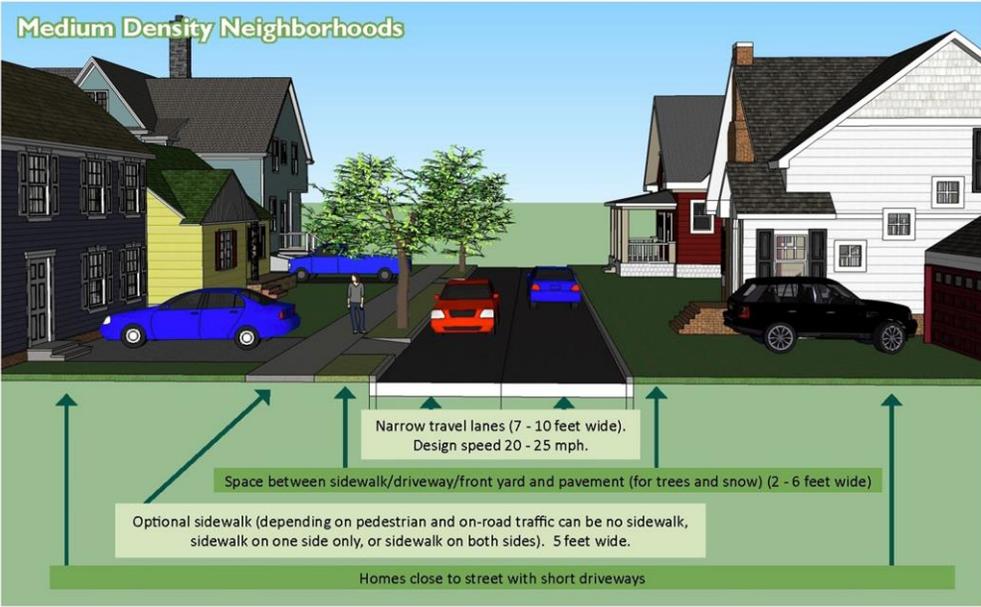
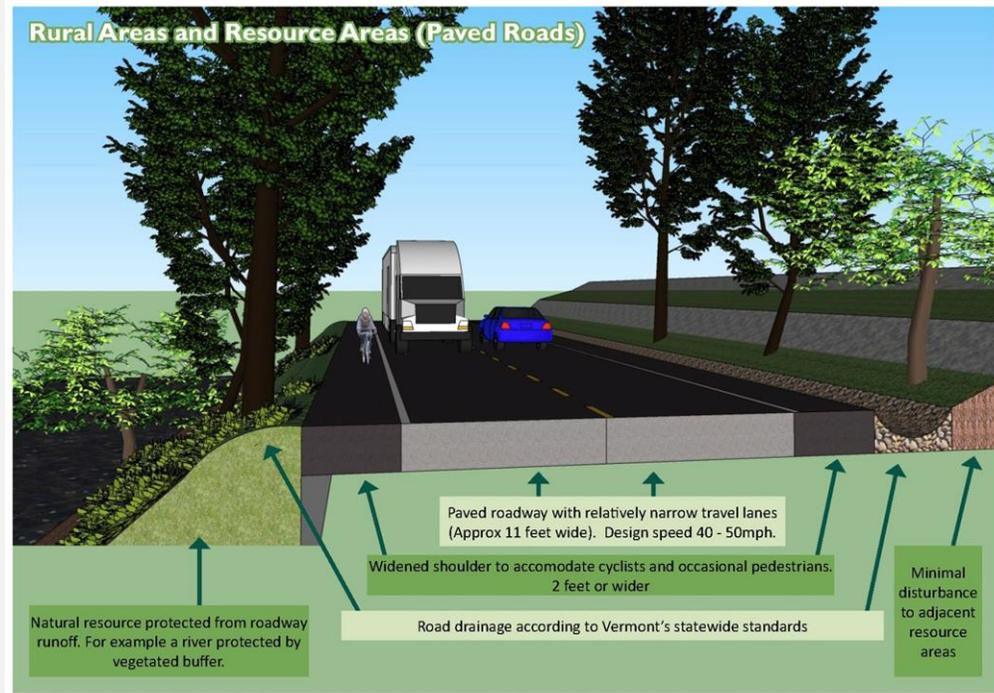
Residential Neighborhood



Town & Regional Centers

Rural Countryside

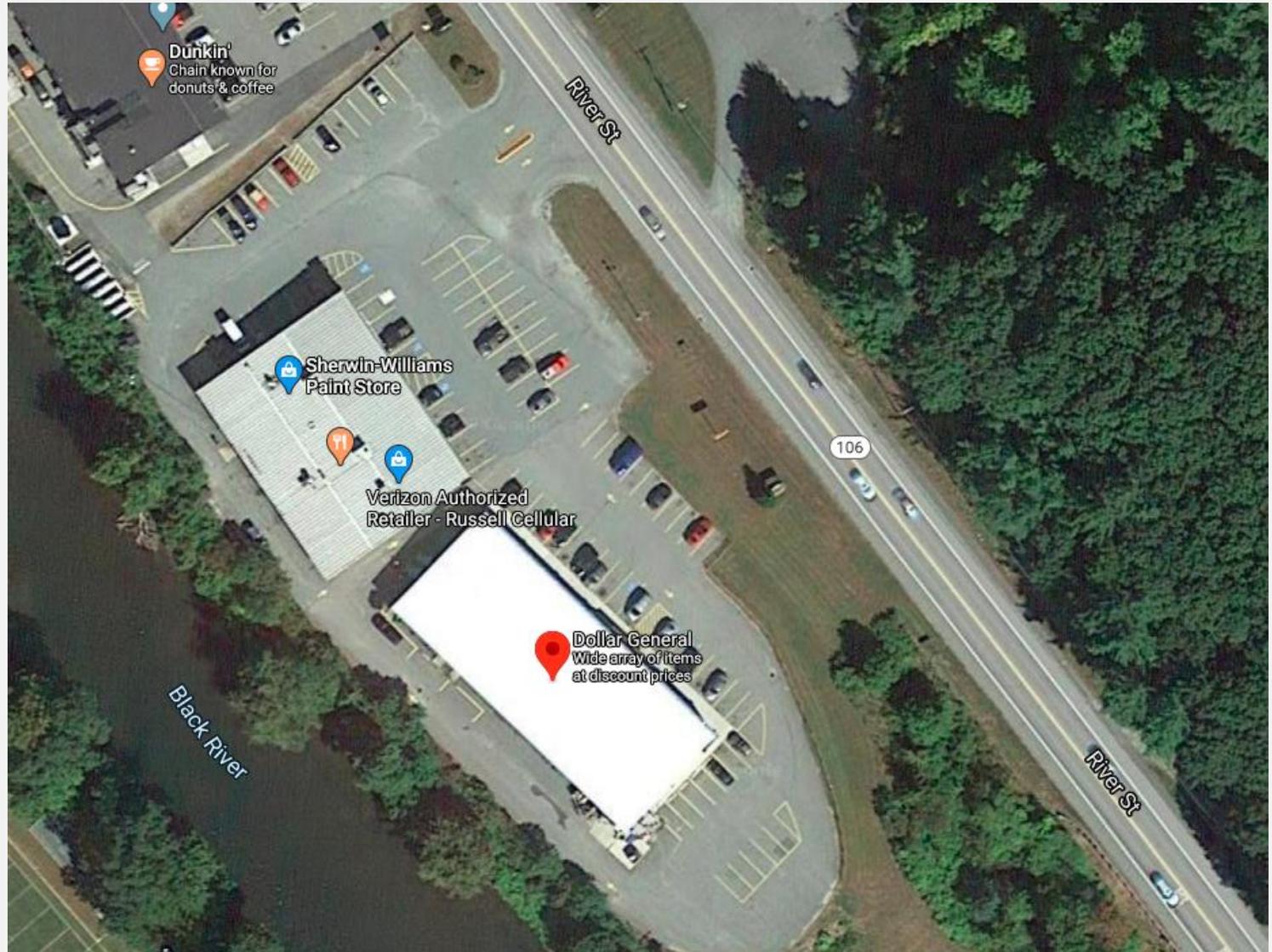
Compact Community Centers



Source: Southern Windsor Country Regional Transportation Plan

# Local Development Review

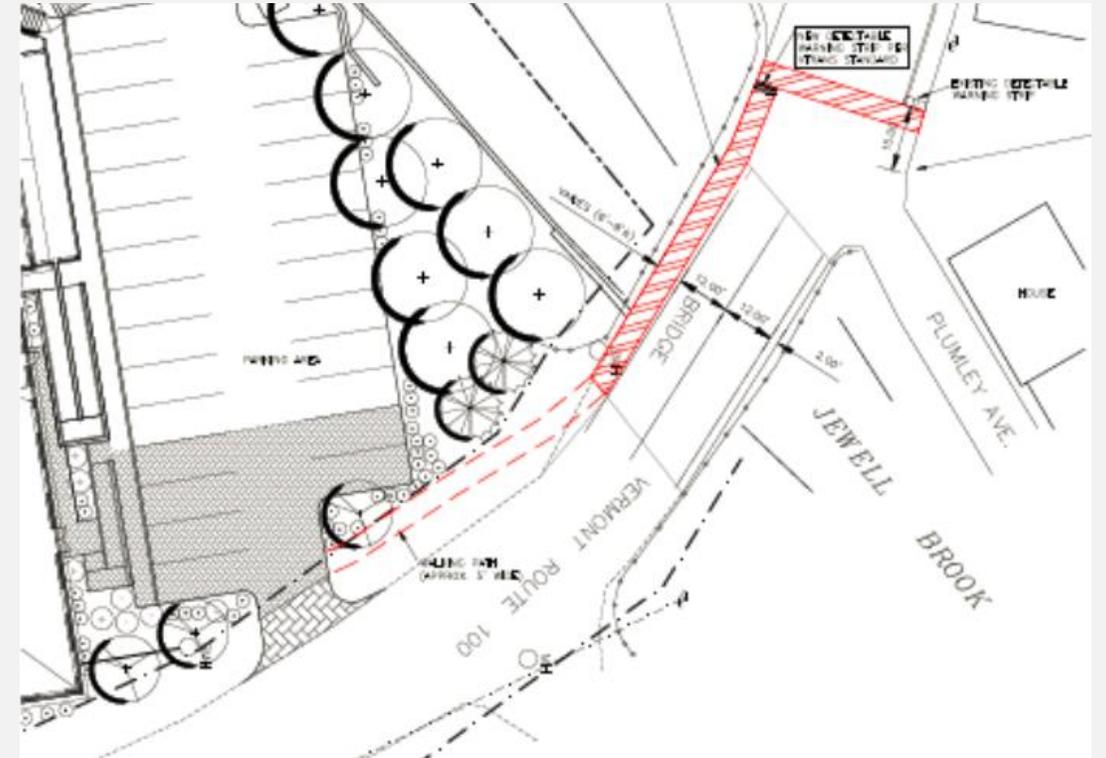
- Site Plan Review Standards ([24 V.S.A. §4416](#))
- Adequacy of parking, traffic access, and circulation for pedestrians and vehicles
- Landscaping and screening
- Exterior lighting
- Other matters specified in the bylaws



Source: Google Maps

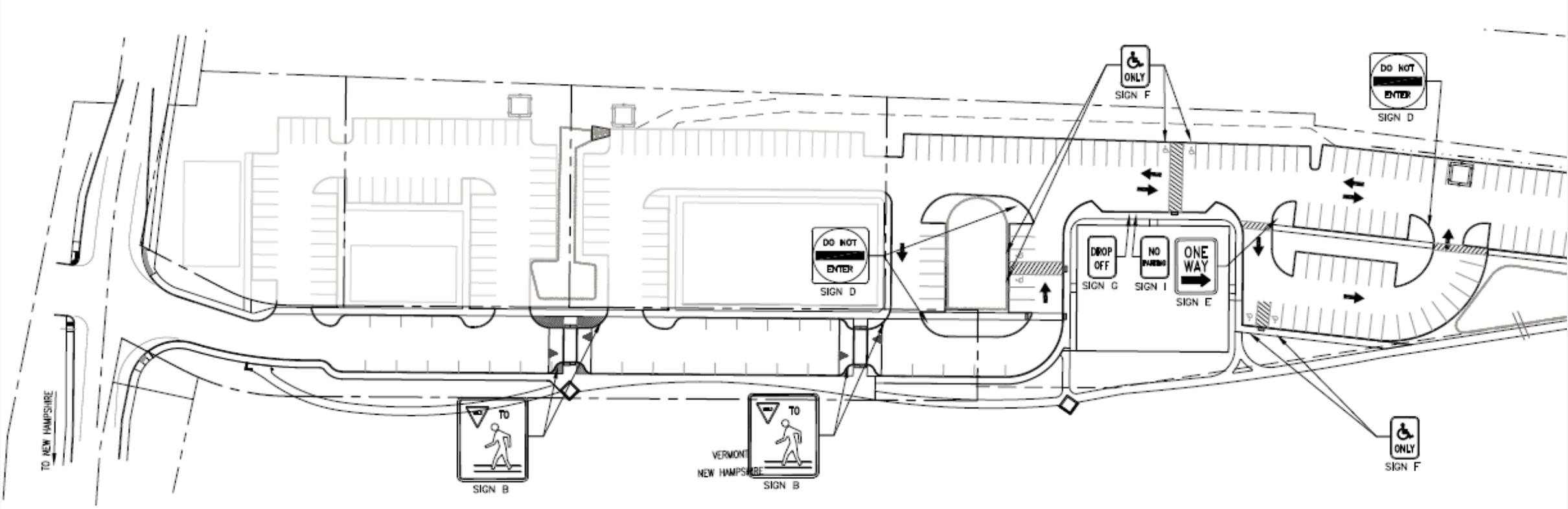
# Local Development Review

- Conditional Use Review Standards ([24 V.S.A. §4414\(3\)](#))
- Shall not result in an undue adverse effect on:
  - Capacity of existing or planned community facilities.
  - Character of the area affected
  - Traffic on roads and highways in the vicinity
- Optional:
  - Site plan review criteria
  - Other standards and factors that the bylaws may include
  - One or more of Act 250 review criteria (10 V.S.A. § 6086)



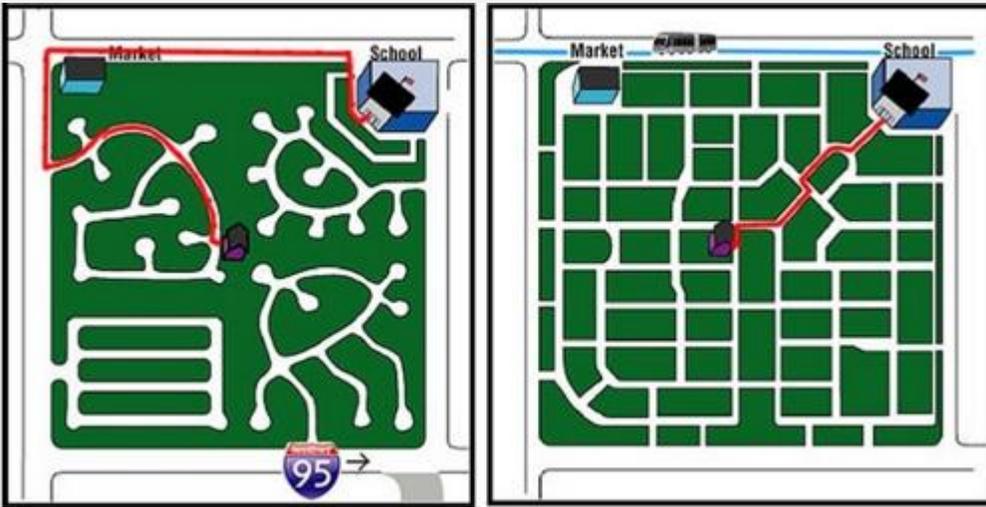
Act 250 Green Mountain Lodge #2S1253-2

# Hartford Example



# Local Development Review

- Subdivision Review Standards ([24 V.S.A. §4418](#))
- Design and layout of streets, sidewalks, streetlights, landscaping, water, sewage and stormwater management facilities, public and private utilities, and other necessary improvements
- Design and configuration of parcel boundaries and location of associated improvements necessary to implement the municipal plan and achieve the desired settlement pattern for the neighborhood, area, or district in which the subdivision is located



Source: Utah Street Connectivity Study



<https://streets.mn/2018/04/17/does-ada-even-apply-to-sidewalks/>

# Resources

## BICYCLE AND PEDESTRIAN PLANNING AND DESIGN

- [Small Town and Rural Multimodal Networks](#) (FHWA) – Simple solutions to create better walking and biking conditions, especially in small towns and rural areas
- [Achieving Multimodal Networks](#) (FHWA) – Planning for bicycling and walking
- [Complete Streets/Healthy Community Design](#) (VT Dept. of Health) – Vermont developed guide to making roads that work for all users
- [National Association of City Transportation Officials](#) (NACTO) – Variety of guides on urban design
- [Pedestrian and Bicycle Information Center](#) (PBIC) – Site with a wide range of info on bicycle and pedestrian planning and design
- Institute of Transportation Engineers (ITE) guidance on [Complete Streets](#)

## ADA CHECKLIST AND FACT SHEETS

- [ADA Checklist for Readily Achievable Barrier Removal](#)
- [U.S. Access Board](#)
- [U.S. Access Board Public Rights of Way Guidelines](#)

# Resources (cont.)

## GENERAL DEVELOPMENT REVIEW INFORMATION

Development Review Training Modules from the Vermont Land Use Education and Training Collaborative:

- [Interpreting and Applying Development Standards](#)
- [Taking Evidence](#)
- [Reading Subdivision Plats and Site Plans](#)
- [Alternative Dispute Resolution: Why, When and How](#)
- [Templates for Development Review](#) (e.g. Conditional Use, Subdivision Review), Vermont Land Use Education and Training Collaborative
- [VTrans Development Review Services Website](#)
- [VTrans Traffic Impact Study Guidelines](#)
- [Promoting Sustainable Transportation through Site Design](#) (ITE)

# Contacts

## [Jason Rasmussen](#)

Director of Planning  
Southern Windsor County Regional Planning Commission  
PO Box 320  
Ascutney, VT 05030  
Phone: 802.674.9201  
Email: [jrasmussen@swcrpc.org](mailto:jrasmussen@swcrpc.org)

## [Jon Kaplan](#)

Bicycle and Pedestrian Program Manager  
Municipal Assistance Bureau, Highway Division  
Vermont Agency of Transportation  
Phone: 802-498-4742  
Email: [jon.kaplan@vermont.gov](mailto:jon.kaplan@vermont.gov)