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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 Point 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.

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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 Fitchburg
 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

