

Zoning Review of 2026-018

Zoning Review – Application #2026-018

Landowner: KP Auto Center LP

Applicant: Same

Location: 82 Route 15 West, Hardwick VT (a/k/a former Walgreens Building)

Zoning District: Highway Mixed Use

Overlay Districts: Flood Hazard Area Overlay

Prepared by the Hardwick Zoning Administrator

DRB Meeting: June 3, 2026 – 7:00 PM (Hybrid)

The applicant has submitted a Conditional Use application to change the use of the existing retail structure located at 82 Route 15 West. The applicant is requesting a change to Mixed Use with the following uses: Retail Sales, Office, Personal Service, Motor Vehicle Sales, Health Clinic, and Recreation (Indoor).

The property is in the Highway Mixed Use District and is also within the Flood Hazard Area Overlay. The change of use will not, at this time, include any structural changes to the interior or the exterior of the existing building.

Mixed Use, Retail Sales, Office, Personal Service, Motor Vehicle Sales, Health Clinic, and Recreation (Indoor) are listed as a Conditional Use in the Highway Mixed Use District (Table 2.4) of the Hardwick Unified Development Bylaws.

The empty space (former Walgreens location) within the building would be adjusted to meet the tenants needs. The structure is preexisting and meets the dimensional standards of the district. Minimum setbacks from the roads have been met on VT Route 15 West. The side and rear setbacks also meet the required minimum of 20 feet for the district.

The Flood Hazard Area Overlay (Table 2.9) lists non-substantial improvements to existing structures as a permitted use outside of the Floodway. The project has been submitted to the Floodplain Manager's office and comments may be received prior to the DRB meeting.

Section 3.7 – Height Requirements

The structure is pre-existing and no height changes are proposed.

Section 3.11 – Performance Standards

The proposed project will need to be reviewed under the applicable performance standards.

Section 3.12 – Protection of Water Resources – Surface Waters

The development is located near the Lamoille River. Based on the application materials, the structure appears to be located outside of the 75-foot stream setback established by this section.

Section 3.13 – Parking and Loading Requirements

Off-street parking is required when a use is established or expanded. Because the project establishes several uses, parking requirements should be reviewed as part of the DRB's consideration.

Section 3.15 – Steep Slopes and Erosion Control

The site does not have a slope gradient of 25% or greater and this section does not appear to apply.

Section 4.12 – Mixed Use

The building will need to be reviewed under the sections of Mixed Use criteria.

DRB Review

The Development Review Board will need to review the project under the Conditional Use Review criteria (Section 5.2). See the application materials for the full list of criteria.

In addition, Highway Mixed Use District Standards (Section 5.2 G(3)) will need to be considered.

These include:

A) Within and contiguous to parking areas, landscaping shall emphasize the use of shade trees to provide a tree canopy, provide separation between parking spaces to avoid large expanses of parking and minimize the visibility of parking areas from off-site. Suitable locations for shade trees include along walkways, in center islands, in between parking spaces and clustered in appropriate locations.

B) A landscaped strip of at least twenty (20) feet shall be provided parallel to the road. This strip may be crossed by driveways and sidewalks. The form, location, and composition of the landscaped strip must be shown on the site plan and approved by the Development Review Board.

The DRB will also need to review the project under the Flood Hazard Review provisions (Section 5.3). See pages 61-66 of the Hardwick Unified Development Bylaws.

Questions for DRB Consideration

- Does the proposed change of use to Mixed Use alter the intensity of the building traffic in a way that affects parking demand under Section 3.13?
- Are there any additional site plan considerations, such as circulation, parking layout, or landscaping, that the Board wishes to address as part of Conditional Use Review?

Bylaw Sections Referenced

Table 2.4 – Highway Mixed Use District

Table 2.9 – Flood Hazard Area Overlay District

Section 3.11 – Performance Standards

Section 3.12 – Protection of Water Resources

Section 3.13 – Parking and Loading Requirements

Section 4.12 – Mixed Use

Section 5.2 – Conditional Use Review

Section 5.2(G)(3) – Highway Mixed Use District Standards

Section 5.3 – Flood Hazard Review