

## BOARD OF ALDERMEN

ITEM NO. E(5)

### AGENDA ITEM ABSTRACT

**MEETING DATE: Tuesday, May 6, 2003**

**TITLE: REQUEST-TO-SET: Public Hearings on Winmore Village Mixed Use Conditional Use District Rezoning and Winmore Village Mixed Use Architecturally Integrated Subdivision Conditional Use Permit**

<b>DEPARTMENT: PLANNING</b>	<b>PUBLIC HEARING: YES __ NO <u>X</u></b>
<b>ATTACHMENTS:</b> <b>A. Resolution</b> <b>B. Rezoning Petition</b> <b>C. Land Use Permit Application</b> <b>D. Map showing property location</b>	<b>FOR INFORMATION CONTACT:</b> Patricia McGuire – <b>918-7327</b> Martin Roupe – <b>918-7333</b>

#### **PURPOSE**

Winmore Land Management, LLC has submitted a petition to rezone 65.85 acres from R-10 to Village Mixed Use Conditional Use District and has also submitted an application for a conditional use permit to allow a Village Mixed Use Architecturally Integrated Subdivision. The Administration recommends that the Board of Aldermen set public hearings for review of these matters on May 27, 2003 and refer the petition and application to advisory boards for recommendations.

#### **INFORMATION**

Winmore Land Management, LLC., has submitted a petition (*Attachment B*) to have the zoning of 65.85 acres of land in four separate tracts currently addressed as 1318 Homestead Road, 1400 Homestead Road, 1410 Homestead Road, and 700 Lake Hogan Road changed from R- 20, a low-density residential zoning, to Village Mixed Use, a conditional use district that is established to provide for the development of rural new villages. An application (*Attachment C*) has also been submitted for a Conditional Use Permit to allow a Village Mixed Use Architecturally Integrated Subdivision (AIS) of ninety-eight (98) Single-Family Lots, sixty-six (66) Multi-Family Townhome Lots, sixty-eight (68) Multi-Family Apartments, and twenty (20) Commercial Lots at 1400 Homestead Road. The name for the project is Winmore. The location of the property is shown on *Attachment D*.

It is necessary for the Board of Aldermen to hold public hearings, submit the petition and application for Planning Board recommendations and receive comment before making decisions on these items. The Board of Aldermen will likely also wish to request recommendations from the Transportation Advisory Board, Environmental Advisory Board, Appearance Commission, and Northern Transition Area Advisory Committee. The Winmore project was presented to these boards

and commissions at the May 1<sup>st</sup> Joint Review meeting. A public hearing date of May 27, 2003 has been identified.

**FISCAL IMPACT**

Public hearing costs are covered by application fees and the provision of materials (envelopes, stamps, et cetera) by the applicant.

**ADMINISTRATION'S RECOMMENDATION**

The Administration recommends that the Board of Aldermen adopt the resolution (*Attachment A*) that sets a public hearing date of May 27, 2003 and refers rezoning petition and conditional use permit application to the Planning Board for review.

