

BOARD OF ALDERMEN

ITEM NO. D(4)

AGENDA ITEM ABSTRACT

MEETING DATE: September 20, 2005

TITLE: Report on Zoning Alternatives for R-2 District

DEPARTMENT: PLANNING	PUBLIC HEARING: YES NO <u>X</u>
ATTACHMENTS: A. Resolution B. June 21 Staff Report on Brewer Lane Area Rezoning Alternatives C. Summary Sheet – History and LUO Requirements of R-2	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327

PURPOSE

On August 23, 2005, the Board of Aldermen held a public hearing and voted to establish a 180-day moratorium on land use permit review of subdivisions or certain developments in the R-2 zoning district. The Board also scheduled a worksession to discuss zoning alternatives for the district.

INFORMATION

On June 21, 2005, the Board of Aldermen discussed rezoning options in the Brewer Lane area and identified several strategies that would benefit from further consideration. The bulk of this area is included within the R-2 zoning district and thus affected by the 180-day moratorium. An excerpt of the staff report describing zoning alternatives that was provided on June 21st is attached (*Attachment B*). A summary sheet of the history of R-2 zoning district and Land Use ordinance requirements is also attached (*Attachment C*).

FISCAL IMPACT

If the Board decides to pursue rezoning of properties within the R-2 zoning district, administrative and notice costs would accrue.

STAFF RECOMMENDATION

The staff recommends that the Board of Aldermen consider the information on zoning alternatives for the R-2 zoning district, especially the RHDC overlay zoning district option that is noted in the June 16, 2005 staff memo as a good fit in meeting Town goals for expanded commercial and mixed-use development, and provide guidance that would allow staff to draft an ordinance to modify the zoning provisions for this area.