

# BOARD OF ALDERMEN

ITEM NO.: C(13)

## AGENDA ITEM ABSTRACT

MEETING DATE: JUNE 5, 2007

**TITLE: REQUEST TO SET A PUBLIC HEARING FOR PHASE A OF 300 EAST MAIN STREET  
CONDITIONAL USE PERMIT**

<b>DEPARTMENT:</b> PLANNING DEPARTMENT	<b>PUBLIC HEARING:</b> YES ___ No <u>X</u>
<b>ATTACHMENTS:</b> A. RESOLUTION SETTING THE PUBLIC HEARING B. VICINITY MAP	<b>FOR INFORMATION CONTACT:</b> MARTY ROUPE, 918-7333

### PURPOSE

Main Street Partners, LLC has submitted a Conditional Use Permit (CUP) application for construction of a five-story commercial building at 208 East Main Street along with associated parking at 200 East Main Street. Prior to reaching a decision on a request for a CUP, the Board must hold a public hearing to receive input. Town Staff recommends that the Board set a public hearing for June 26, 2007 for consideration of the conditional use permit request.

### INFORMATION

Main Street Partners originally submitted an application for a multi-building mixed use project on assembled parcels including and adjacent to the existing shopping center at 300 East Main Street. The project underwent two (2) formal reviews by staff and outside reviewing agencies and review is expected to continue in the near future. In the meantime, the applicant chose to split one, individual building from the rest of the project and seek a CUP for the one building in advance of the rest of the project. This project, known as Phase A of 300 East Main Street, proposes a five-story building on the property where Archer Graphics currently operates. Multiple uses are proposed including office, retail, restaurant, etc. While it is known to be an integral part of a larger plan, staff has reviewed the Phase A plans for LUO-compliance individually. As the town has no assurance that the larger plan will come to fruition, the Board is similarly requested to consider the Phase A project on its own merits.

### RECOMMENDATION

Town Staff recommends that the Board adopt the attached resolution that sets a public hearing for June 26, 2007 for consideration of the conditional use permit request.