

BOARD OF ALDERMEN

ITEM NO.: C(12)

AGENDA ITEM ABSTRACT

MEETING DATE: JUNE 19, 2007

**TITLE: REQUEST TO SET A PUBLIC HEARING FOR THE ALBERTA MIXED USE PROJECT
CONDITIONAL USE PERMIT**

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

PURPOSE

N. R. Milian Associates, on behalf of Carr Mill Limited Partnership, has submitted an application for a conditional use permit (CUP) to allow for the construction of a four-story mixed-use building to be located at 300 Roberson 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 August 28, 2007 for consideration of the conditional use permit request.

INFORMATION

The CUP for Carr Mill Mall was originally issued on February 11, 1976 and includes 300 Roberson Street as a subject property. Therefore, it is necessary to modify the existing CUP for Carr Mill for this project to be realized. A separate, related agenda item will be forthcoming in August 2007, assuming the public hearing is set. On a related note, if issued this CUP will replace a CUP issued in 2002 for construction of a three-story office building.

As for 300 Roberson Street, a four-story building is proposed with multiple uses including office, retail, restaurant, etc, as well as 23 multifamily residential units. Proposed square footage on the ground floor is 11,818, with 6,772 sf (or 57%) commercial and the remainder residential. All upper floors are intended as residential. Total proposed square footage is approximately 46,340. As referenced above, the land currently serves as a parking lot for Carr Mill Mall. It is located south of Roberson Street, west of Sweet Bay Place, and east of the Maple Avenue/Carr Street intersection (**see Attachment B**). A detailed staff report analyzing the proposed project will be provided at the public hearing.

RECOMMENDATION

Town Staff recommends that the Board adopt the attached resolution that sets a public hearing for August 28, 2007 for consideration of the conditional use permit request.