

BOARD OF ALDERMEN

ITEM NO. (1)

AGENDA ITEM ABSTRACT

MEETING DATE: March 25, 2008

**TITLE: Public Hearing to Consider a Minor Map Amendment for the Property
Located at 102 Center Street from R-7.5 to B-2**

DEPARTMENT: PLANNING	PUBLIC HEARING: YES <u>X</u> NO <u> </u>
ATTACHMENTS: A. Draft ordinance and Required Finding of Consistency B. Staff Memo C. Petition for change of zoning D. Excerpt of LUO Articles IX and X E. Excerpt from Arch/Hist Inventory F. Excerpt of minutes, February 19, 2008 Board of Aldermen meeting G. Mailing Certification	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327

PURPOSE

The Board of Aldermen has set a public hearing on the rezoning request for 102 Center Street and must receive public comment before reaching a decision.

INFORMATION

See attached draft ordinance (*Attachment A*). It should be noted that the Board must make a finding of consistency in association with any action taken. Draft resolutions that support adoption or rejection of the rezoning have been prepared and are included as part of Attachment A. A staff memo and supporting documents (*Attachments B-F*) related to this request have also been prepared.

Per Section 15-323 of the Land Use Ordinance, notice of the public hearing via newspaper publication, mailed notice to property owners and residents within 1,000 feet and posting of the property have been carried out. Certification of the mailed notice has been prepared (*Attachment G*). Per Section 15-321, the rezoning request was referred to the Planning Board for a recommendation, which will be provided when it is available.

STAFF AND FISCAL IMPACT

Impacts to staff include time, if the requested rezoning is approved, updating electronic and paper copies of the Official Zoning Map. Additional staff impacts could be associated with responding to any challenges to the zoning designation. Of the two recommended options for further action, the preparation of a general use rezoning proposal for the east side of Center Street would be a more involved process in terms of staff time and advisory board review. Administrative support for either approach would otherwise be the same.

Similarly-sized and situated lots to 102 Center Street with B-2 zoning seem to have values per square foot of between \$3 and \$9 higher than this lot. Properties zoned for commercial purposes typically yield higher tax revenues than those designated for residential use solely.

Fiscal impacts for either of the two staff-recommended options would involve costs associated with public hearing notice.

STAFF RECOMMENDATIONS

Should the Board of Aldermen wish to respond to the rezoning request and amend the zoning classification for 102 Center Street from R-7.5 to B-2 the attached resolutions and draft ordinance provide a means to do so (*Attachment A*). Alternatively, staff recommends the Board of Aldermen choose from the following options:

1. Direct staff to move forward with a general rezoning of 104 Center Street from R-7.5 to B-2, with the decision on the zoning classification of both lots (102 and 104 Center Street) to be made following the public hearing on the second rezoning proposal, or
2. Direct staff to prepare a general use zoning district for, at a minimum, the east side of Center Street that responds to the applicant's desire for commercial opportunities, but also includes mechanisms to protect the unique, historic character of the area.