

BOARD OF ALDERMEN

ITEM NO.: C(9)

AGENDA ITEM ABSTRACT

MEETING DATE: TUESDAY, JUNE 3, 2008

TITLE: REQUEST TO SET THE PUBLIC HEARING ON *THE BUTLER* CONDOMINIUMS CUP/CONDITIONAL USE DISTRICT REZONING & THE ASSOCIATED 110 BREWER LANE MINOR MODIFICATION (COMBINED PROJECT).

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES ___ No <u>X</u>
ATTACHMENTS: A. RESOLUTION B. VICINITY MAP C. REZONING PETITION	FOR INFORMATION CONTACT: JEFF KLEAVELAND, 918-7332 PATRICIA MCGUIRE -- 918-7327

PURPOSE STATEMENT

Downtown Urban Ventures, LLC has submitted applications for a B-1(C) conditional use rezoning and a conditional use permit (CUP), to allow for the construction of a five-story mixed use building on the property adjacent to the existing 110 Brewer Lane mixed use project. Prior to reaching a decision on these requests, the Board of Aldermen must receive public input. A resolution setting a public hearing, per the applicants' request, is provided for the Board's use.

INFORMATION

The properties are currently zoned B-1(G) and are identified respectively by Orange County tax map numbers 7.92.A.22. & 7.92.A.21. For vicinity map, see Attachment B. The petition requesting rezoning of 120 Brewer Lane is included as Attachment C.

The condominium property will be addressed as 120 Brewer Lane and the condo/office building will named *The Butler*. Note than an associated *Minor Modification to the CUP* of the adjacent property, *110 Brewer Lane*, is necessary for this project. The Minor Modification will enable access to 120 Brewer Lane and will include expanded parking and stormwater facilities. Edwin Andrews, Inc. has submitted the application for these changes. The 110 Brewer Lane Minor Modification does not include a rezoning request.

Proposed on the undeveloped property are 57 units (9 affordable) and 22,170 sf of office space with two decks of parking. The 110 Brewer Lane property will gain additional parking and stormwater improvements.

STAFF RECOMMENDATION

Town staff recommends that the Board adopt the attached resolution setting the public hearing for consideration of these requests on June 24, 2008.