

BOARD OF ALDERMEN

ITEM NO. (2)

AGENDA ITEM ABSTRACT

MEETING DATE: April 27, 2010

TITLE: Public hearing on Land Use Ordinance text amendment and minor map amendment requests related to the establishment of the B-1(g) CZ conditional zoning and placement on the property located at 500 North Greensboro Street

DEPARTMENT: PLANNING	PUBLIC HEARING YES <u>X</u> NO <u> </u>
ATTACHMENTS: A. Consistency Resolutions B. Draft ordinances C. LUO Amendment request and petition for change of zoning and list of proposed limitations D. Staff memo E. Web summary of LUO Provisions F. LUO Sections 15-321, 322 and 325 G. Mailed notice certification H. Recommendations and comments	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327

PURPOSE

Staff has prepared draft ordinances related to the establishment and placement of a B-1(g) CZ zoning district in the downtown. The Board of Aldermen has referred the draft ordinances to advisory boards and Orange County and is holding a public hearing to provide an opportunity for the public to comment on the ordinance amendments before any action is taken.

INFORMATION

Green Equity, LLC has submitted a request to amend the Land Use Ordinance to establish a new, B-1(g) conditional zoning district and a petition to amend the zoning map for 500 N. Greensboro Street from CT to B-1(g) CZ (General Business Conditional) (*Attachment C*). A list of proposed limitations on the use of the property is included with the petition. Staff has recommended and the applicant has agreed to an additional condition that notes that development of the property will in accordance with the concept plan that has been submitted. Due to a change in the prospective tenants of the property and the likelihood that some additional time will be needed to identify others, the owners would like to also remove the time limit related to the relocation of the house from the neighboring property to 500 N. Greensboro Street. The list of conditions provided in the draft ordinance (*Attachment B-2*) reflects these two changes.

The property is also included in the Downtown Neighborhood Protection Overlay zoning district (DNP); no change is proposed to this district so the provisions of the district will continue to apply. See attached staff memo and attachments for additional information on these requests (*Attachment D*).

FISCAL AND STAFF IMPACT

Redevelopment of the site is likely to result in an increase in the base property value, which could be expected to yield additional property tax revenue. Office and service uses do yield some additional revenue to the Town, based on privilege license fees associated with annual gross receipts. The specific mix of businesses that would use the office space is not known at present, so it is not possible to estimate. Staff time will be associated with subsequent review of applications for land use and building permits.

STAFF RECOMMENDATION

The staff recommends that the Board of Aldermen consider the resolutions of consistency (*Attachment A-1 and A-2*) and the draft ordinances establishing and placing the B-1(g) CZ district at 500 North Greensboro Street (*Attachments B-1 and B-2*).