

BOARD OF ALDERMEN

ITEM NO. C(5)

AGENDA ITEM ABSTRACT

MEETING DATE: Tuesday, March 15, 2011

TITLE: REQUEST-TO-SET: Public Hearings on Veridia R-2 Conditional Use District and Veridia Architecturally Integrated Subdivision

DEPARTMENT: PLANNING	PUBLIC HEARING: YES __ NO <u>X</u>
ATTACHMENTS: A. Resolution B. Rezoning Petition C. Land Use Permit Application D. Map showing property location	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327 Martin Roupe – 918-7333

PURPOSE

Sustainable Properties, LLC has submitted a petition to rezone 4.66 acres from R-20 to R-2 Conditional Use District and has also submitted an application for a conditional use permit to allow an Architecturally Integrated Subdivision. The Administration recommends that the Board of Aldermen set public hearings for review of these matters on April 26, 2011 and refer the petition and application to advisory boards for recommendations.

INFORMATION

Sustainable Properties, LLC., has submitted a petition (*Attachment B*) to have the zoning of 4.66 acres of land in two separate tracts (Orange County PIN 9779017345 and 9779017407) currently addressed as 810 Old Fayettevill Road changed from R- 20, a low-density residential zoning, to R-2-CU, a conditional use district version of the R-2 zoning district. An application (*Attachment C*) has also been submitted for a Conditional Use Permit to allow redevelopment of an existing mobile home park, consisting of two single family homes and 37 mobile homes, as an architecturally integrated subdivision of 39 site-built homes. The name for the project is Veridia. The location of the property is shown on *Attachment D*.

It is necessary for the Board of Aldermen to hold public hearings, submit the petition and application for Planning Board recommendations and receive comment before making decisions on these items. The Board of Aldermen will likely also wish to request recommendations from the Transportation Advisory Board, Environmental Advisory Board, Appearance Commission, and Economic Sustainability Commission. The Veridia project was presented to these boards at concept plan meetings held in 2009. A public hearing date of April 26, 2011 has been identified.

FISCAL IMPACT

Public hearing costs are covered by application fees and the provision of materials (envelopes, stamps, et cetera) by the applicant.

ADMINISTRATION'S RECOMMENDATION

The Administration recommends that the Board of Aldermen adopt the resolution (*Attachment A*) that sets a public hearing date of April 26, 2011 and refers rezoning petition and conditional use permit application to the Planning Board and other advisory boards for review and recommendations.

Attachment A

A RESOLUTION CALLING A PUBLIC HEARING ON WINMORE VILLAGE MIXED USE CONDITIONAL USE DISTRICT AND WINMORE VILLAGE MIXED USE ARCHITECTURALLY INTEGRATED SUBDIVISION

WHEREAS, the Carrboro Board of Aldermen must receive public comment on requests for rezonings and applications for conditional use permits; and

WHEREAS, Winmore Land Management, LLC has submitted a petition for rezoning and an application for a conditional use permit for the Winmore Village Mixed Use development.

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen calls a public hearing on May 27, 2003 to receive public comment on these requests;

BE IT FURTHER RESOLVED that the rezoning petition and the application for a conditional use permit be referred to the Planning Board for recommendations.

This is the 6th day of May in the year 2003.