

BOARD OF ADLDERMEN

ITEM NO.D(2)

AGENDA ITEM ABSTRACT

MEETING DATE: April 17, 2012

TITLE: Public Hearing to Consider a Map Amendment of the Property Located at 1001 Homestead Road – the Proposed Claremont South development from R-15 and R-20 to R-10/B-3 Planned Unit Development

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| DEPARTMENT: PLANNING | PUBLIC HEARING: YES <u>x</u> NO <u> </u> |
| ATTACHMENTS: A. Resolutions B. Ordinance amending zoning map C. Petition for change of zoning D. Staff memo E. Mailing certification F. Excerpt of LUO provisions, NSA Plan and Vision 2020 G. Advisory Board Recommendations | Patricia McGuire – 919-918-7327 Tina Moon – 919-918-7325 |

PURPOSE

Section 15-321 of the Land Use Ordinance (LUO) provides for the initiation of amendments to the Town's zoning map. The Board of Aldermen considered a petition from Parker Louis, LLC, to rezone property located at 1001 Homestead Road (Claremont South) at its March 20th meeting, and referred the item to advisory board review. A draft ordinance making the requested changes has been prepared. The Board must receive public comment before taking action on the draft ordinance.

INFORMATION

A petition to amend the zoning map for the proposed Claremont South property from R-15 and R-20 to R-10/B-3 PUD (Planned Unit Development) was submitted on February 16th (*Attachment C*). The property consists of two tracts located along the south side of Homestead Road, formerly approved as Phases IV and V of Claremont, a five phase architecturally integrated subdivision.

In December of 2010, the applicant came before the Board to discuss the possibility of modifying the project and subsequently met with planning staff to consider the possibility of locating a small commercial component within the project. The Planned Unit Development zoning district was identified as the mechanism that would allow for some commercial uses within a primarily residential development.

A staff memo, (*Attachment D*) provides an evaluation of the rezoning request. The petition was referred to the Planning Board, Economic Sustainability Commission, Transportation Advisory Board, and Northern Transition Area Advisory Commission for review and recommendations are attached (*Attachment G*).

FISCAL AND STAFF IMPACT

If the rezoning request is approved, the Board may consider the conditional use permit application for the residential portion of the planned unit development project. The developer will need to submit a second conditional use permit application to develop the limited commercial component of the project, which will have the potential to provide additional tax revenue than would result from development under the existing zoning. Without a specific plan, however, it is not possible to estimate the possible revenue of service costs for the future commercial component of the PUD.

Minimal staff impact is expected in association with updating the zoning map to reflect the change. No extraordinary staff impact is expected from processing a conditional use permit application for a planned unit development.

STAFF RECOMMENDATION

Staff recommends that the Board of Aldermen consider the provisions of Section 15-324 and 15-325 and decide whether the requested amendment advances the public health, safety, or welfare. A resolution of consistency regarding the Board's action and a draft ordinance have been prepared (*Attachments A and B*).