

BOARD OF ALDERMEN

ITEM NO. A1

AGENDA ITEM ABSTRACT

MEETING DATE: TUESDAY, JANUARY 29, 2013

**TITLE: REQUEST TO SET THE PUBLIC HEARING ON 201 NORTH GREENSBORO STREET
CONDITIONAL USE DISTRICT REZONING/CONDITIONAL USE PERMIT**

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES ___ No <u>X</u>
ATTACHMENTS: A. RESOLUTION B. VICINITY MAP C. REZONING PETITION- TO BE ATTACHED	FOR INFORMATION CONTACT: JAMES THOMAS -- 918-7335 TINA MOON -- 918-7325

PURPOSE STATEMENT

Revco Discount Drug Centers, Inc. and others have submitted an application for a B-1(C) conditional use rezoning and a conditional use permit (CUP), to allow for the construction of a two-story mixed use buildings on the properties known collectively as 201 North Greensboro Street. Prior to reaching a decision on these requests, the Board of Aldermen must receive public input. A resolution setting a public hearing is provided for the Board’s use.

INFORMATION

The six properties included in the request are currently zoned a combination of R-7.5, B-2, B-1(C), and DNP Overlay, and are identified respectively by Orange County parcel identification numbers 9778-86-2555, 9778-86 -3587, 9778-86 -2648, 9778-86 -3699, 9778-86 -3704 and 9778-86-2724. For vicinity map, see Attachment B. The petition requesting rezoning of the properties is included as Attachment C.

The applicant has requested a conditional use rezoning of the subject properties to a B-1(c) conditional use (B-1(C)-CU) and the issuance of a conditional use permit (CUP) for a two-story building with General High Volume Retail (use #2.110) on the 1st floor and Office Space (use #3.110 and 3.130) on the 2nd floor. Redevelopment of the existing developed property is such that three single-story residential structures and one single-story commercial structure are to be replaced by a two-story commercial structure and surface parking.

FISCAL AND STAFF IMPACT

The petitioner and applicant has submitted fees and materials for review and processing of these requests, which include public hearing notice and advisory evaluation.

STAFF RECOMMENDATION

Town staff recommends that the Board adopt the attached resolution setting the public hearing for consideration of these requests on February 26th, 2013.