



Legislation Details (With Text)

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Title: Request-to-set Public Hearings on Conditional Rezoning and associated LUO Text Amendments for Inara Court at 102 and 104 Fidelity Street
PURPOSE: The Town has received an application to rezone 102 and 104 Fidelity Street to R-2-Conditional (R-2-CZ) for the construction of six single-family residential units.

Indexes:

Code sections:

Attachments: 1. Attachment A-1 Resolution for Rezoning, 2. Attachment A-2 Resolution LUO Text Amendment, 3. Attachment B-1 Petition for rezoning, 4. Attachment B-2 Request for LUO Text Amendment, 5. Attachment C Vicinity Map, 6. Attachment C-1 Rezoning Conceptual Plan, 7. Attachment C-2 - Draft LUO Amendment for Inara Court, 8. Attachment D - Conceptual Image of project inara-aerial-1

Table with 5 columns: Date, Ver., Action By, Action, Result. Row 1: 5/24/2016, 1, Board of Aldermen, approved, Pass

TITLE:

Request-to-set Public Hearings on Conditional Rezoning and associated LUO Text Amendments for Inara Court at 102 and 104 Fidelity Street

PURPOSE: The Town has received an application to rezone 102 and 104 Fidelity Street to R-2-Conditional (R-2-CZ) for the construction of six single-family residential units. An application for a text amendment to the Land Use Ordinance relating to the project has also been submitted.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325; Patricia McGuire - 919-918-7327; Marty Roupe - 919-918-7333; Nick Herman - 919-929-3905

INFORMATION: In February 2016, the Town received a request to rezone two lots on Fidelity Street from R-7.5 to R-2-Conditional (R-2-CZ) for the construction of six single-family residential units (the existing R-7.5 zoning would allow three units).

Lot	PIN	Existing Zoning	Proposed Zoning	Acreage
102	9778-66-3947	R-7.5	R-2-CZ	0.1905
104	9778-67-3076	R-7.5	R-2-CZ	0.4327

The Board of Aldermen must receive public comment before adopting amendments to the Land Use Ordinance (map and text). Planning Board and Orange County review, for the text amendment, is also needed.

FISCAL & STAFF IMPACT: The petitioner has submitted fees and materials for reviewing and processing this request, which includes public hearing notice and advisory board evaluation. Staff time will be necessary for public notice, including mailed notice and public hearing agenda preparation.

RECOMMENDATION: Staff recommends that the Board of Aldermen consider the attached resolutions setting two public hearings for June 28, 2016 and for referring both applications to advisory boards: Attachment A-1 for the request for rezoning and Attachment A-2 for the requested LUO text amendments.