



Legislation Details (With Text)

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Title: Request to Set a Public Hearing on Land Use Ordinance Amendments Relating to Conditional Zoning Districts
PURPOSE: The public of this item is to consider setting a public hearing on text amendments to the Land Use Ordinance that would modify the language in Article IX relating to conditional zoning districts.

Indexes:

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Attachments: 1. Attachment A - Resolution, 2. Attachment B - Draft Ordinance_9-13-2016

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TITLE:

Request to Set a Public Hearing on Land Use Ordinance Amendments Relating to Conditional Zoning Districts

PURPOSE: The public of this item is to consider setting a public hearing on text amendments to the Land Use Ordinance that would modify the language in Article IX relating to conditional zoning districts.

DEPARTMENT: Planning Department

CONTACT INFORMATION: Christina Moon - 919-918-7325; Patricia McGuire - 919-918-7327; Bob Hornik - 919-929-3905

INFORMATION: On June 23, 2015, the Board adopted text amendments to the Land Use Ordinance to authorize the creation of conditional zoning districts for almost all of the existing general districts. Subsequently, on March 23, 2016, the Board adopted text amendments to allow social service providers with dining facilities in certain conditional districts, subject to a zoning permit. The latter amendments included language that allows the Board the discretion to create conditional districts for social service providers with dining that supersede LUO regulations in some regards. These additional provisions were designed to apply only to districts created for social service providers with dining facilities, not to conditional districts in general. The purpose of this amendment is to revise and reorganize the language in Section 15-141.4 to clarify the original intent.

The Board of Aldermen must receive public comment before adopting amendments to the LUO. Orange County and Planning Board review are also needed.

FISCAL & STAFF IMPACT: Public hearings involve staff and public notice costs associated with advisory board and Board of Aldermen review.

RECOMMENDATION: Staff recommends that the Board of Aldermen consider the attached resolution, setting a public hearing for October 25, 2016 and referring the proposed amendment to Orange County and the Planning Board.