Legislation Details (With Text)

File #:	13-0355	**Name:**	
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On agenda:	6/25/2013	**Final action:**	
Title:	Request for a Minor Modification to the CUP for the Phase A building at 300 East Main Street		
Indexes:			
Code sections:			
Attachments:	1. Attachment A - Resolution Approving the Minor Modification, 2. Attachment B - Letter and Graphics from Applicant		

Date	Ver.	Action By	Action	Result
6/25/2013	1	Board of Aldermen		Pass

TITLE:

Request for a Minor Modification to the CUP for the Phase A building at 300 East Main Street

PURPOSE: The purpose of this item is for the Board of Aldermen to consider approving a Minor Modification request for the 300 East Main CUP to allow for changes to the design of the Phase A building.

DEPARTMENT: Planning

CONTACT INFORMATION: Marty Roupe, 918-7333

INFORMATION: The applicant's request is to reduce the Phase A building from its original approval of five (5) stories to three (3) stories. As the applicant's letter explains, the reduction is necessary in order to finance the building in a timely manner (Attachment B). While the CUP allows a large variety of uses, the anticipated uses for the building include retail on the first floor and office on the upper two floors. Since a reduction in size is proposed, the impacts and associated LUO requirements are reduced nominally. Therefore, the proposed change does conform to the LUO.

Staff did discuss with the applicant that the reduction in overall size results in less potential tax base associated with the overall project. The applicant stated in response that the only way it is currently possible to finance construction of the building is to lower the total proposed square footage.

FISCAL & STAFF IMPACT: The proposal to reduce the overall size of the building should facilitate it being constructed sooner, but also will result in an reduction of the commercial tax base originally associated with the approval of the project.

RECOMMENDATION: Town staff requests that the Board review the information, deliberate what is proposed, and consider adopting the attached resolution approving the Minor Modification request.