



Legislation Text

File #: 16-163, Version: 1

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. The Board of Aldermen must receive public input before reaching a decision on requests. A hearing date of June 26, 2016 has been identified. Resolutions setting two public hearings are provided for the Board's use.

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). A conceptual site plan and illustrative rendering are attached. A draft list of conditions for the rezoning is still being refined; copies will be provided at the meeting. The applicants have also requested a text amendment to the LUO to reduce the minimum lot size in the R-2 zoning district from 4,000 square feet to 2,000 square feet for architectural integrated subdivisions (AIS) on tracts of at least 20,000 square feet. If the text amendment and rezoning are approved, the applicant would follow with an application for a special use permit. A draft ordinance has been prepared.

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.