



Legislation Text

File #: 13-0516, **Version:** 1

TITLE:

Discussion on request to allow additional uses in the M-1 Zoning Districts

PURPOSE: The purpose of this item is to provide the Board with an opportunity to more fully discuss alternatives for amending the Land Use Ordinance to allow additional uses in the M-1 Zoning District classification.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325; Marty Roupe - 919-918-7333; Mike Brough - 919-929-3905

INFORMATION: In May of 2013, Runyon Woods of Woodhill, Inc. LLC submitted a text amendment request to allow restaurants, banks with drive-thru windows and freestanding ATM tellers within the M-1 Zoning District. During the request to set a public hearing, the Board of Aldermen removed banks with drive-thru windows as a potential new use from the draft ordinance. Staff presented the revised ordinance to Town advisory boards at the November joint review meeting. A public hearing was held on November 19, 2013. The Planning Board and Economic Sustainability Commission had a number of questions and suggestions for refining the draft ordinance. The Board of Aldermen, likewise, had a number of questions during the public hearing and requested additional information.

The addition of new land uses into the M-1 district has the potential to change the character of the zoning category from light manufacturing to a more general mixed-use classification, which while not precluding manufacturing from occurring the district could discourage it due to the higher rent potential associated with other uses. To date, discussions on this item have focused on allowing some higher return land uses in exchange for site improvements and/or building elements that would provide essential public infrastructure and create a more vibrant and successful community. The Town adopted similar performance standard language as part of the establishment of the B-1(g) conditional zoning district (Section 15-141.4) in 2011. Discussions have not included much attention toward potential ways to encourage or even require light manufacturing as a component of a development project in exchange for access to additional land uses. This work session item is designed to facilitate such a discussion using information in the attached staff memo as a starting point (Attachment A). A work session item to discuss the merits of drive-thru windows has been scheduled for February 11th.

FISCAL & STAFF IMPACT: There is no fiscal impact related to the discussion of this item. Costs are associated with public hearings and for staff time, should the Board wish to pursue text amendments. The applicant has paid the Town fee associated with processing a text amendment to the Land Use Ordinance.

RECOMMENDATION: Staff recommends that the Board of Aldermen discuss the information included in the memo and direct staff toward potential next steps, which may include modifications to the draft

ordinance provided in Attachment C or the preparation of a new ordinance.