



Legislation Text

File #: 14-0299, **Version:** 1

TITLE:

PTA Thrift Shop CUP, Minor Modification

PURPOSE: PTA Thrift, Inc. is requesting a modification to their Conditional Use Permit for the property located at 103 Jones Ferry Road (OC PIN 9778757939). The CUP modification, if granted, will allow the project to be phased and will slightly modify the approved site plan.

DEPARTMENT: Planning

CONTACT INFORMATION: Jeff Kleaveland, 918-7332

INFORMATION: The subject property is zoned B-1 (g) and is located in the Downtown Neighborhood Protection Overlay District. The original CUP approved on May 22nd, 2012, authorized the construction of two commercial buildings with associated site work. Part of the site plan included a seat wall feature at the front of the property located within an existing OWASA easement. During the original CUP review, OWASA did not raise an issue with the proposed arrangement however during the construction process they informed the applicant that they would not allow a seat wall in this area. In order to formalize this arrangement the permit needs to be modified.

The original approved CUP plan was not phased and the applicant is requesting the permit be modified to include a phasing plan. The first of the two buildings has been constructed and they wish to phase the construction of the second building per the attached site plan. The phasing plan is in compliance with the applicable provisions of the LUO and does not create any non-conformities. It will, however, enable the applicant to forego the permit extension process (which arises every year since they've already completed part of the project). This plan can be approved pursuant to the Board authorizing the applicant's proposed schedule for the second half of the project. PTA Thrift, Inc. believes that the second half will be completed within a five year period.

FISCAL & STAFF IMPACT: No known fiscal impacts are associated with this application beyond staff time and the typical fees collected from the applicant for processing the application.

RECOMMENDATION: Town Staff recommends that the Board of Aldermen review, deliberate and make a decision regarding the applicant's request. A resolution approving the application has been included should the Board choose to approve the request.