



Legislation Text

File #: 17-648, **Version:** 1

TITLE:

Public Hearing on Land Use Ordinance Text Amendments relating to the Lloyd Farm Development

PURPOSE: The Town has received an updated application for text amendments to the Land Use Ordinance as part of the request for a conditional rezoning for the Lloyd Farm development. A draft ordinance has been prepared. The Board of Aldermen must receive public input before reaching a decision on the draft ordinance.

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 early April 2018, Ted Barnes of Argus Development Group, LLC, submitted a revised application to rezone the Lloyd Farm property located at NC Hwy 54 and 700 Old Fayetteville Road from R-10 and B-4 to B-4, Conditional (B-4-CZ) for a mixed-use development. The application included a request for text amendments to modify the ordinance in the following ways: to allow residential uses (multi-family and duplexes) in the B-4-CZ or B-4-CU districts, subject to a conditional use permit, to allow flexibility in the street standards, to allow offices/medical uses/clinics uses that are greater than 10,000 square feet but no larger than 30,000 square feet, to allow for high volume retail uses to have pick-up lanes/drive-through windows, and to allow for some flexibility in the number of bicycle parking spaces as a parallel to existing provisions for requests for flexibility in vehicle parking spaces.

The draft ordinance was referred to Orange County and presented at the Joint Advisory Board Review meeting on September 6, 2018. The Stormwater Utility Advisory Commission and Affordable Housing Advisory Commission were also invited to participate and comment. Comments are provided (*Attachment D*).

The amendments are needed for the conditional rezoning to be approved as currently proposed. Information relating to the petition for rezoning if provided as part of a separate agenda item.

FISCAL & STAFF IMPACT: Public hearings involve staff and public notice costs associated with advisory board and Board of Aldermen review. The petitioner has submitted fees and materials for reviewing and processing this request, which includes public hearing notice and advisory board evaluation.

RECOMMENDATION: Staff recommends that the Board of Aldermen consider adopting the resolution finding consistency (*Attachment A*) and the draft ordinance to the Land Use Ordinance provided as (*Attachment B*).