



Legislation Text

File #: 19-283, **Version:** 1

TITLE:

Request-to-Set a Public Hearing on an amendment to the Master Plan adopted as part of the Winmore Village Mixed Use District

PURPOSE: The establishment of the Winmore Village Mixed Use District (VMU) involved the adoption of a map amendment and associated master plan. A draft ordinance that amends the master plan and modifies the associated conditional use permit is being prepared. The Board is asked to set a public hearing for October 22, 2019, and to refer the amendment to the Planning Board.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325; Marty Roupe - 919-918-7333; Patricia McGuire - 919-918-7327; Nick Herman - 919-929-3905

INFORMATION: At the May 28, 2019 Board of Aldermen meeting, the Board adopted text amendments allowing for changes to the language in Section 15-141.2 and Section 176.2 regarding the provisions for civic assembly in Village Mixed Use districts. The amendment was the first of a two-step process to allow Capkov Ventures, the developers for the Winmore VMU to modify the adopted master plan to allow for a different use in the civic assembly lot. The second step of the process is for the Board to consider a modification to the master plan and conditional use permit for the development.

The adoption of the Winmore Village Mixed Use District involved the adoption of a master plan and rezoning as well as a conditional use permit. The modification to the district, follows the procedure for Land Use Ordinance text amendments.

A resolution has been prepared setting a public hearing for October 22th and referring the draft Land Use Ordinance amendment to the Planning Board.

FISCAL & STAFF IMPACT: Public hearings involve staff and public notice costs associated with advisory board and Board of Aldermen review.

RECOMMENDATION: Staff recommends that the Board of Aldermen consider the attached resolution (*Attachment A*) setting a public hearing for October 22, 2019 and referring the text amendment to the Land Use Ordinance to the Planning Board.