



Legislation Text

File #: 20-220, **Version:** 1

TITLE:

Public Hearing on Text Amendments to the Land Use Ordinance Relating to Residential Uses in the B-1(c) District

PURPOSE: The purpose of this agenda item is for the Town Council to consider proposed amendments to the Land Use Ordinance relating to residential uses in the B-1(c) Zoning District. A draft ordinance has been prepared. The consideration of an amendment to the Land Use Ordinance is a legislative decision; the Council must receive public input before reaching a decision on the draft ordinance.

DEPARTMENT: Planning

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INFORMATION: Jim Spencer Architects, PA, working as the agent for Self-Help Ventures Fund, has submitted an application for text amendments to the Land Use Ordinance (LUO) to allow residential uses on the ground floor of the B-1(c) Zoning District to advance an affordable housing proposal (*Attachment C*). The project is part of a collaboration between Self-Help Ventures Fund and the Marian Cheek Jackson Center to redevelop property at 104 Cobb Street to provide four affordable townhome units.

The subject property is zoned B-1(c). Residential uses are allowed in the B-1(c), but not on the ground floor. A draft ordinance has been prepared that would amend Section 15-160.1 of the LUO to allow ground floor residential uses for affordable housing purposes, in this zoning district, under very specific circumstances (*Attachment B*). Modifications to the standards in Section 15-185.1 (Downtown Neighborhood Protection Overlay), Section 15-204 (Downtown Livability Area and Urban Living Amenities), Section 15-178 (Architectural Standards for Downtown Development), and Article XIX (Screening and Trees) relating to canopy cover and screening would also be allowed subject to criteria.

The Town Council must receive public comments before adopting amendments to the Land Use Ordinance. The draft ordinance was referred to Orange County and presented to the Planning Board and the Affordable Housing Advisory Commission (AHAC) on May 7th, the Economic Sustainability Commission on May 13th and discussed again at the AHAC meeting on May 20th. Comments are provided (*Attachment D*).

FISCAL & STAFF IMPACT: Public notice costs and staff time are associated with the review of text amendments for public hearings and advisory board review.

RECOMMENDATION: Staff recommends that the Town Council consider adopting the resolution of consistency (*Attachment A*) and the draft ordinance (*Attachment B*).