



Legislation Text

File #: 20-341, **Version:** 1

TITLE:

Primary and Secondary Fire District Map

PURPOSE: The purpose of this item is for the Town Council to consider approving an updated Primary and Secondary Fire District Map that is consistent with the Land Use Ordinance text amendment provisions for affordable housing in the B-1(c) zoning district.

DEPARTMENT: Planning, Fire

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INFORMATION: Text amendments modifying ground-floor residential requirements in the B-1(c) zoning district were approved earlier this year, laying the groundwork for Self-Help Credit Union and Habitat for Humanity to proceed with a four-unit development at 104 Cobb Street. 104 Cobb Street is located within the B-1(c) zoning district and the Town's Primary Fire District, an area which anticipates intensive non-residential development and establishes additional requirements for fire protection.

To comply with these measures in the residential project would be cost-prohibitive and alternative construction elements have been identified. Consistent with the text amendments as they apply to this property, staff has prepared a resolution (*Attachment A*) that modifies the boundary of the Primary Fire District and places the 104 Cobb Street property within the Secondary Fire District, where construction requirements are better matched to the type and scale of the proposed residential development. Features to be utilized in construction include cementitious siding and fire suppression systems throughout.

FISCAL & STAFF IMPACT: None anticipated in association with approving the attached resolution.

RECOMMENDATION: Staff recommends that the Town Council consider approval of *Attachment A*.