

## **Agenda Item: Decision on Rezoning Application 2014-616 Town 316**

**DATE: November 5, 2014**

**FROM: Jay Camp**

### **Background/Issue:**

After the October 13<sup>th</sup> deferral, the applicant was asked by Council to make several changes to the conditions and also had a few minor site plan modifications to make to bring the overall plan into compliance. The following changes have occurred since the most recent site plan submission:

1. The landscape buffer along the rear property line has been modified to provide a full 10' wide buffer and fence that complies with the minimum screening requirements within the UDO.
2. The dumpster area has been rotated.
3. One additional onsite parking space has been added for a total of 22 onsite. Four of the spaces are now compact per code.
4. A 6" caliper oak tree is specified for the replaced of the large White Oak on the corner. Four additional new trees are shown in this area in the proposed pocket park.
5. A sign will be installed asking residents to use offsite parking in lieu of public parking spaces.
6. A note was added that would allow the building to be rotated so that the rear elevation would become the front.
7. Language was added to allow the total unit count to be reduced to allow for 2 bedroom units depending on market demand. However, the total number of bedrooms and units may not exceed 24.

### **Proposal/Solution:**

Staff is supportive of the rezoning request based upon conformance with both the Land Use Plan and the Downtown Master Plan.

### **Financial Impact:**

The assessed value of the property would increase from \$41,000 today to approximately \$1,800,000, an increase of about \$1,750,000. Staff derived the valuation estimate based on similar buildings in the existing North End development.

### **Related Town Goal(s) and/or Strategies:**

Economic Development/Land Use Planning

### **Recommended Motion/Action:**

Approve Application 2014-616

## **Agenda Item: Decision on Rezoning Application 2014-616 Town 316**

**DATE: October 8, 2014**

**FROM: Jay Camp**

### **Background/Issue:**

At the September 23<sup>rd</sup> Planning Board meeting, Town 316 was unanimously recommended for approval. The recommendation included the following provisions:

- An electric charging station will be considered for the site. At a minimum, conduit will be installed for possible future installations
- Consideration of additional ADA parking space
- Considering of covering the dumpster area

### **Proposal/Solution:**

Staff is supportive of the rezoning request based upon conformance with both the Land Use Plan and the Downtown Master Plan.

### **Financial Impact:**

The assessed value of the property would increase from \$41,000 today to approximately \$1,800,000, an increase of about \$1,750,000. Staff derived the valuation estimate based on similar buildings in the existing North End development.

### **Related Town Goal(s) and/or Strategies:**

Economic Development/Land Use Planning

### **Recommended Motion/Action:**

Defer decision on Application 2014-616 to November 11, 2014.