



Legislation Details (With Text)

File #: PC19-071 **Version:** 1 **Name:**
Type: Planning Agenda Item **Status:** Agenda Ready
File created: 4/26/2019 **In control:** Planning Commission
On agenda: 5/8/2019 **Final action:**
Title: Continued Public Hearing - Sunrise Assisted Living Rezoning, Site Plan Modifications and Conditional Use Permit

Recommendation by the Planning Commission to the Town Council on a proposed rezoning for Sunrise Assisted Living mixed-use building with ground floor retail and senior assisted living facility, located at 100 to 112 Maple Avenue East, from the C-2 General Commercial Zone and C-1A Special Commercial Zone to MAC Maple Avenue Commercial Zone. Application filed by Sara Mariska of Womble Bond Dickinson on behalf of Sunrise Development Inc.

AND

Recommendation by the Planning Commission to the Town Council on a request for site plan modifications of requirements

- 15 foot wide loading space, a reduction of 38 feet from the required 53 foot wide loading space
- 7 bike spaces, a reduction of 20 spaces from the required 27 bike spaces
- Proposed fence to be 8 feet in height, 2 feet greater than the maximum height of 6 feet
- Building awnings to extend 6 feet from the building face, an increase of 3 feet to the maximum 3 feet permitted.

Application filed by Sara Mariska of Womble Bond Dickinson on behalf of Sunrise Development Inc.

AND

Recommendation by the Planning Commission to the Board of Zoning Appeals on a request for a conditional use permit to allow an assisted living facility for seniors per Section 18-95.5.J. Application filed by Sara Mariska of Womble Bond Dickinson on behalf of Sunrise Development Inc.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Sunrise - Application and Rezoning Affidavit, 2. Sunrise - BAR Recommendation 02.21.19, 3. Sunrise - Existing Conditions_Conceptual Plans_Renderings_04.08.19, 4. Sunrise - MAC Incentives Checklist, 5. Sunrise - Parking Assessment and TIA Reviews, 6. Sunrise - Parking Assessment rev 03.22.19, 7. Sunrise - Public Engagement Summary 04.16.19, 8. Sunrise - Statement of Purpose and Intent 09.26.18, 9. Sunrise - Statement of Support 04.10.19, 10. Sunrise - Traffic Impact Analysis 09.21.18, 11. Sunrise - Planning Commission Staff Report - 04.24.19, 12. ZA Determination - Definition of Mezzanine as Provided for in the MAC Zone Regulations, 13. Sunrise - Revised Ambulance and Bicycle Parking_04-29-19, 14. Sunrise - Updated Proffers 05.01.19, 15. Sunrise - Fiscal Impact

Date	Ver.	Action By	Action	Result
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Subject:

Continued Public Hearing - Sunrise Assisted Living Rezoning, Site Plan Modifications and Conditional Use Permit

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BACKGROUND SUMMARY:

The subject site is approximately 0.74 acres and is located at the intersection of Maple Avenue East and Center Street North. The site is currently occupied by two vacant office buildings and associated surface parking. The applicant proposes redeveloping the site under the Maple Avenue Commercial (MAC) zoning regulations.

The Planning Commission held a public hearing on April 24, 2019 and made a motion to continue the public hearing to the May 8, 2019 meeting. The applicant has submitted updated proffers and an exhibit showing revised ambulance and bicycle parking after receiving feedback at the meeting on April 24, 2019. Staff has prepared a fiscal impact analysis, which is included in the attachments.

PROPOSED/SUGGESTED MOTION

"I move to recommend approval to the Board of Zoning Appeals for a conditional use permit to allow an assisted living facility for seniors per Section 18-95.5.J. subject to approval of the rezoning application by the Town Council."

Or

Other action deemed necessary by the Planning Commission.

AND

"I move to recommend the requested modifications of requirements to the Town Council for a 15-foot

wide loading space, reduction in provided bike spaces, proposed 8-foot fence, and 6-foot encroachment of the awnings facing Maple Avenue.”

Or

Other action deemed necessary by the Planning Commission.

AND

“I move to recommend the application to the Town Council to rezone the subject property located at 100 to 112 Maple Avenue East, from the C-2 General Commercial Zone and C-1A Special Commercial Zone to MAC Maple Avenue Commercial Zone.”

Or

Other action deemed necessary by the Planning Commission.