



Legislation Details (With Text)

**File #:** 16-297      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Agenda Ready  
**File created:** 11/7/2016      **In control:** Town Council Meeting  
**On agenda:** 12/5/2016      **Final action:**  
**Title:** Public hearing to consider Zoning Ordinance amendments to the Maple Avenue Commercial Zone (MAC)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. TC 11-21-2016\_MAC, 2. Article 13.1. MAC MAPLE AVENUE COMMERCIAL ZONE REGULATIONS

Date	Ver.	Action By	Action	Result
12/5/2016	1	Town Council Meeting	approved	Pass

**Subject:**

Public hearing to consider Zoning Ordinance amendments to the Maple Avenue Commercial Zone (MAC)

**EXPLANATION AND SUMMARY :**

Much of the Town’s Zoning Ordinance dates back to 1969. Since that time, numerous changes in state code and how the Town wishes to use the Zoning Ordinance to protect the health, safety, and welfare of citizens have been implemented.

To ensure that MAC redevelopment projects successfully implement the Town’s vision for Maple Avenue and in an effort to make changes to the MAC based on lessons learned from the first two project submissions, planning and zoning staff recommends that Council hold a public hearing to review Planning Commission-recommended changes to the MAC Ordinance.

Attached is a list of the Planning Commission’s recommended changes to the MAC Ordinance, designed to facilitate better mixed-use development projects along the Maple Avenue Corridor.

**Departmental Recommendation :** Staff recommends that, after holding a public hearing on December 5, 2016 to consider Planning Commission-recommended amendments to the MAC portion of the Zoning Ordinance that Council approve the proposed changes.

**Finance Recommendation :** N/A

**Purchasing Recommendation :** N/A

**Town Attorney Recommendation :** Town Council must conduct a public hearing and consider recommendations of the Planning Commission if it wishes to consider amendments to the Town’s Zoning Code. Town Council may hold a public hearing in its discretion.

**Town Manager's Recommendation:** I recommend the Town Council close the Public Hearing and approve the proposed amendments to the Maple Avenue Corridor portion of the Town's Zoning Ordinance as presented.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: N/A

**PROPOSED/SUGGESTED MOTION**

"I move that Town Council close the Public Hearing. I further move that based upon recommendations of the Planning Commission and input from the Public Hearing, Town Council approve the proposed amendments to the Maple Avenue Corridor (MAC) portion of the Town's Zoning Ordinance and further direct the Town Clerk to advertise a Notice of intent to adopt such changes at the Council's January 9, 2017 meeting. "

Or

Other action deemed necessary by Council.