



Legislation Details (With Text)

File #: PC19-076 **Version:** 1 **Name:**
Type: Planning Agenda Item **Status:** Agenda Ready
File created: 5/17/2019 **In control:** Planning Commission
On agenda: 5/22/2019 **Final action:**
Title: Continued - Sunrise Assisted Living Rezoning and Site Plan Modifications

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
 - * 12 bike spaces, a reduction of 15 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.

Sponsors:

Indexes:

Code sections:

Attachments: 1. PC STAFF REPORT - 5-22-2019 - Sunrise Assisted Living Rezoning and CUP, 2. Sunrise - Revised Statement of Justification - 05.22.19, 3. Sunrise - Updated Concept Plans - 05.22.19, 4. Sunrise - Updated Proffers - 05.22.19, 5. Sunrise - NEW - Revised Statement of Support 05.17.19, 6. Sunrise - NEW - Revised Site Plan Sheet A1.1 - 05.15.19, 7. Sunrise - NEW - Revised Sections Sheet A3.1 - 05.15.19, 8. Sunrise - NEW - Redlined Proffers 05.16, 9. Sunrise - NEW - Parking Summary 5.16.19, 10. Sunrise - NEW - Revised Fiscal Impact Analysis 05.15.19, 11. Sunrise - Application and Rezoning Affidavit, 12. Sunrise - Existing Conditions_Conceptual Plans_Renderings_04.08.19, 13. Sunrise - Statement of Purpose and Intent 09.26.18, 14. Sunrise - MAC Incentives Checklist, 15. Sunrise - Traffic Impact Analysis 09.21.18, 16. Sunrise - Parking Assessment rev 03.22.19, 17. Sunrise - Parking Assessment and TIA Reviews, 18. Sunrise - Public Engagement Summary 04.16.19, 19. Sunrise - BAR Recommendation 02.21.19

Date	Ver.	Action By	Action	Result
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Subject:

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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 public hearings on April 24, 2019 and May 8, 2019. The decisions for the recommendations to Town Council were continued to the May 22, 2019 meeting after closing the public hearing on May 8, 2019. The applicant has submitted updated proffers and exhibits showing a reduction in the commercial retail space and assisted living units, removal of the mezzanine level and revised parking analysis after receiving feedback at the Planning Commission meeting on May 8, 2019 and Board of Zoning Appeals meeting on May 15, 2019. Staff has revised the fiscal impact analysis based on comments by Planning Commission on May 8, 2019, which is included in the attachments.

PROPOSED/SUGGESTED MOTION

"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, per plans revised on May 15, 2019."

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, per plans revised on May 15, 2019."

Or

Other action deemed necessary by the Planning Commission.