



Legislation Details (With Text)

File #:	19-1293	Version:	1	Name:	
Type:	Action Item	Status:		Passed	
File created:	5/20/2019	In control:		Town Council Meeting	
On agenda:	6/3/2019	Final action:		6/3/2019	
Title:	Public hearing on rezoning of 100-112 Maple Avenue E from C-2 General Commercial zone and C-1A Special Commercial zone to Maple Avenue Commercial (MAC) zone for Sunrise Assisted Living AND Consideration of a request for a related modification of requirement.				

Sponsors:

Indexes:

Code sections:

Attachments: 1. TC STAFF REPORT - 06-03-2019 - Sunrise Assisted Living Rezoning, 2. Sunrise - Updated Existing Conditions, Concept Plans and Renderings - 05.22.19, 3. Sunrise - Signed Proffers 05.22.19, 4. Sunrise - Revised Statement of Support- 05.22.19, 5. Sunrise - Application and Rezoning Affidavit, 6. Sunrise - Statement of Purpose and Intent 09.26.18, 7. Sunrise - MAC Incentives Checklist 09.24.18, 8. Sunrise - Updated Parking Summary 5.16.19, 9. Sunrise - Traffic Impact Analysis 09.21.18, 10. Sunrise - Parking Assessment rev 03.22.19, 11. Sunrise - Parking Assessment and TIA Reviews 12.03.18 & 04.12.19, 12. Sunrise - Public Engagement Summary 04.16.19, 13. Sunrise - Revised Fiscal Impact Analysis 05.29.19, 14. Sunrise - BAR Recommendation 02.21.19, 15. Sunrise - Planning Commission Recommendation Memo 05.24.19, 16. Sunrise - BZA Order _Assisted Living CUP_05.24.19, 17. REFERENCE - Conceptual Plans_Renderings_04.08.19, 18. REFERENCE - Conceptual Plans_Renderings_01.15.19, 19. REFERENCE - Conceptual Plans_Renderings_09.05.18

Date	Ver.	Action By	Action	Result
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Subject:

Public hearing on rezoning of 100-112 Maple Avenue E from C-2 General Commercial zone and C-1A Special Commercial zone to Maple Avenue Commercial (MAC) zone for Sunrise Assisted Living
AND
Consideration of a request for a related modification of requirement.

EXPLANATION AND SUMMARY :

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

The Planning Commission held public hearings on April 24, 2019 and May 8, 2019. The public hearing was closed on May 8, 2019, and the decision continued to May 22, 2019. At that meeting, the Planning Commission voted 5-2 in favor of recommending that Council approve both the rezoning

and modification.

The Board of Zoning Appeals approved the conditional use permit for assisted living by unanimous vote (5-0) on May 15, 2019 with conditions that permit approval is contingent upon Town Council's approval of the rezoning and that the permit shall become null and void 24 months after issuance if construction or related operations has not commenced.

After receiving feedback at the Planning Commission meeting on May 8, 2019 and Board of Zoning Appeals meeting on May 15, 2019, the applicant has submitted updated proffers and exhibits showing a reduction in commercial retail space and assisted living units, removal of the mezzanine level, and revised parking analysis. Staff has revised the fiscal impact analysis based on comments from Planning Commission members May 8, 2019, which is included in the attachments.

Departmental Recommendation : Staff finds that the application meets zoning ordinance requirements with the request for modification of requirements and is consistent with the Comprehensive Plan 2015 Update.

Finance Recommendation : N/A

Purchasing Recommendation : N/A

Town Attorney Recommendation : The Town Council may conduct a public hearing on the proposed rezoning of 100 -112 Maple Avenue E from C-2 General Commercial zone and C-1A Special Commercial zone to Maple Avenue Commercial (MAC) zone in the discretion of Town Council. Following the public hearing, Town Council may consider public input, recommendations of the BAR and Planning Commission, and review the application to ensure that the applicant has addressed impacts directly related to the proposed rezoning and for conformity with the Town's Comprehensive Plan and Zoning Ordinance.

Town Manager's Recommendation : I recommend the Town Council close the public hearing and consider public input and the recommendations from the BAR and the Planning Commission.

Cost and Financing:

Account Number:

Decision Needed by This date: August 2, 2019

PROPOSED/SUGGESTED MOTION

"I move to close the public hearing."

Or

Other action deemed necessary by Town Council.

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"I move to approve the requested rezoning of the subject property located at 100 to 112 Maple Avenue E from the C-2 General Commercial zone and C-1A Special Commercial zone to the Maple Avenue Commercial (MAC) zoning district."

Or

Other action deemed necessary by Town Council.

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"I move to approve the requested modification of requirements for a 15-foot wide loading space, in conjunction with the rezoning application."

Or

Other action deemed necessary by Town Council.