



## Legislation Text

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**File #:** 18-949, **Version:** 1

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**Subject:**

Request to refer proposed text amendments to Sec. 18-95.4. - Permitted uses, subsection A. of Article 13.1. - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 of the Town Code to the Planning Commission for public hearing.

**EXPLANATION AND SUMMARY :**

At the direction of the mayor, an ad hoc committee was formed in spring 2018 to research and develop potential amendments to the Maple Avenue Commercial (MAC) zone district that would ensure future mixed-use developments would not result in a loss of commercial activity along the corridor, but rather provide a balanced mix of housing, office, and retail uses as was envisioned when the MAC district was formed.

The committee met five times on April 3, 18, 30, May 15, and June 12. Based on analysis and discussion, the committee proposed several text amendments to the MAC, which were discussed at two joint work sessions with Town Council and the Planning Commission on May 23 and June 27.

While there was not consensus at the June 27 work session on the maximum number of dwelling units that should be allowed per acre, as proposed by the MAC ad hoc committee, there was support that a density cap could help ensure an appropriate balance of residential to commercial uses in future MAC projects.

**Departmental Recommendation :** Staff recommends that the Planning Commission hold a public hearing on proposed text amendments to Sec. 18-95.4. - Permitted uses, subsection A. of Article 13.1. - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 of the Town Code to set the maximum number of dwelling units allowed per acre, within the range of 15 to 75 dwelling units per acre.

**Finance Recommendation :** N/A

**Purchasing Recommendation :** N/A

**Town Attorney Recommendation :** Town Council may refer the proposed Zoning Code amendments to the Planning Commission in its discretion.

**Town Manager's Recommendation :** I recommend the Town Council refer the proposed text amendments to the Planning Commission, as presented.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: N/A

## **PROPOSED/SUGGESTED MOTION**

"I move to refer the proposed text amendments to Sec. 18-95.1. - Statement of purpose and intent, Sec. 18-95.3. - Procedure for MAC Zone designation, Sec. 18-95.4. - Permitted uses, Sec. 18-95.9. - Height limit, Sec. 18-95.14. - Site development standards, and Sec. 18-95.16. - Neighborhood compatibility of Article 13.1. - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 - Zoning, and to Sec. 18-4. - Definitions. Finished lot grade" of the Town Code to the Planning Commission for public hearing. The Planning Commission shall also consider a proposed amendment to Sec. 18-95.4. - Permitted uses, to set the maximum number of dwelling units allowed per acre, within the range of 15 to 75 dwelling units per acre."

Or

Other action deemed necessary by Council.