



## Legislation Text

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**File #:** 19-1259, **Version:** 1

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### **Subject:**

Public hearing to extend the temporary suspension of the Maple Avenue Commercial (MAC) Zone, currently set to expire June 27, 2019, to November 15, 2019.

### **EXPLANATION AND SUMMARY :**

At its September 17, 2018 meeting, Town Council voted to temporarily suspend the Maple Avenue Commercial (MAC) zone for 270 days in order to provide staff time to develop, working with the Chair of the Board of Architectural Review, design guidelines along with related amendments to the MAC zone regulations. The moratorium went into effect September 30, 2018, and ends June 27, 2019.

This past fall, citizens provided input through a visual preference survey, which is the basis for creating the draft design guidelines and proposed amendments to MAC zone regulations. The preliminary draft design guidelines and proposed draft amendments to the MAC zone were provided to Town Council, the Planning Commission, and Board of Architectural Review in February 2019. The documents were posted on the Town's Maple Avenue Vision webpage.

To date, the Planning Commission has held two work sessions on the proposed amendments to the MAC zone. The Board of Architectural Review also has held two work sessions on draft design guidelines. A joint work session of the Town Council, Planning Commission, and Board of Architectural Review was held March 20 and continued to May 1 to discuss draft amendments and design guidelines.

Approximately 175 people attended two community workshops, held on March 29 and 30 at the Community Center, to solicit input on the draft documents; 56 comments were received from Town residents. In addition, the Town has initiated the Maple Avenue Corridor Multimodal Transportation and Land Use Study. Draft recommendations are expected later this summer, which may be incorporated as amendments to the MAC zone. Final design guidelines and amendments to the MAC zone are anticipated to be completed by September 2019.

At its April 8, 2019 meeting, Town Council set this public hearing to extend the temporary suspension of the MAC Zone to November 15, 2019 and referred the matter to the Planning Commission. The Planning Commission held a public hearing on April 24, 2019, and voted 7-0 to recommend to Town Council to extend the temporary suspension of the MAC zone to November 15, 2019.

**Departmental Recommendation :** Staff recommends extending the temporary suspension of the Maple Avenue Commercial (MAC) zone to November 15, 2019.

**Finance Recommendation :** N/A

**Purchasing Recommendation :** N/A

**Town Attorney Recommendation** : Town Council may conduct a public hearing to consider extending suspension of the MAC zone provisions in its discretion.

**Town Manager's Recommendation** : I recommend the Town Council extend the temporary suspension of Article 13.1 - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 of the Town Code, set to expire on June 27, 2019, to November 15, 2019, as presented.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: June 3, 2019

**PROPOSED/SUGGESTED MOTION**

"I move to close the public hearing."

and

"I move to extend the temporary suspension of Article 13.1 - MAC Maple Avenue Commercial Zone Regulations of Chapter 18 of the Town Code, set to expire on June 27, 2019, to November 15, 2019."

Or

Other action deemed necessary by Council.