



**AGENDA ITEM COVER SHEET**

**Meeting Date:** November 8, 2016

**Agenda Item #:** 10

**ITEM TO BE CONSIDERED**

**Title:** Ordinance Amending Chapter 5 - Density, Intensity, and Dimensional Standards - of the Unified Development Ordinance Regarding Setbacks in the Business Zoning District

**Brief Summary:**

The attached ordinance amendment reduces the front, side street, and double frontage setbacks everywhere in the Business zoning district from 40 feet and 30 feet to 10 feet. The reduced setbacks would be consistent with those in the Village East and Village West zoning districts, and would provide additional flexibility for commercial property owners in the Business zoning district. The reduced setbacks would promote (but not require) commercial buildings that are closer to the street, and also promote more rear and side parking designs. Overall, the reduced setbacks promote more of a "downtown" or "village" design in the Town's Business district. In the future, Town staff will be recommending that complementary residential uses be allowed in the Business district, and the attached ordinance is consistent with that concept.

Additionally, the attached ordinance amendment would enable the proposed new grocery store (that was approved at the Board's October meeting) to be developed with the desired site layout without closing and redesignating Crew Drive. This approach should satisfactorily address nearly all concerns that were expressed about that project, which would be a desirable outcome.

**Suggested Motion:**

Motion to open the public hearing.

Motion to close the public hearing.

Motion to approve the Ordinance Amending Chapter 5 - Density, Intensity, and Dimensional Standards - of the Unified Development Ordinance Regarding Setbacks in the Business Zoning District.

**BACKGROUND**

**Originating Department / Individual:**

Josh Edmondson, Town Planner



**Attachments:**

1 Memo from Rush

2 Memo from Edmondson

3 Ordinance amendment

4 Excerpts - zoning map (Business district)

5 Public hearing notice

6 \_\_\_\_\_

**ACTION TAKEN:**

Motion By: \_\_\_\_\_

Carried: \_\_\_\_\_