

Summary

To: Planning and Zoning
From: David Healey, Town Consulting Planner
Subject: Planned Mixed Use Zoning Discussion
Date: 2/13/2014

Summary: Conceptual discussion of planned mixed use zoning district

Previous Board Action: The town commission asked staff to bring this item forward at the 2/4/14 meeting.

Background/Problem Discussion: The objective is to create a new zoning district that would accommodate either, or both, hotel and residential use. In particular it would be designed to apply to the Belleview Biltmore Hotel property and allow for the complete or partial restoration of the existing hotel, a new hotel facility, residential use, or some combination of the above.

The idea would be to create a new planned mixed use zoning district [perhaps called "Planned Mixed Use" (PMU)] that would establish a process and criteria that would be implemented in two steps as follows:

1. The Town would initiate amendment of the Land Development Code to establish the procedure and criteria for the new district in the Code; and
2. Upon application by an owner, the Town would consider approval of an amendment to the zoning map for a specific project, based on the proposed site development plan for the property.

Alternatives/Options: Among the factors to be considered in the creation of such a "Planned Mixed Use" zoning district are the following:

- Corresponding Future Land Use Plan Category – The proposed mixed use zoning category would be available only in conjunction with the Commercial General (CG) plan category
- Historic Preservation – Any change to the existing hotel property would be required to comply with the historic preservation ordinance in conjunction with and precedent to any rezoning and site development plan approval.
- Density/Intensity – Could be based on specific density standards for each use, or on a sliding scale or bonus system based on the Town's desired outcome. For example, the density for hotel use could use an absolute number based on the existing standard of 28 units per acre, select some other specific number, or establish a base density with a density/intensity bonus granted for a project that included a significant historic preservation component. A similar formula could be constructed for residential use.

- Notes:
1. The maximum permitted hotel density for the Commercial General plan category under the Countywide Rules is 40 per acre; or if done pursuant to Sec. 4.2.7.6 of the Rules, 60 per acre
 2. In a mixed use scenario density/intensity is calculated on the basis of each use in proportion to the lot area attributable to each – such that it does not constitute “double-counting.”
- Building Height – Building height provisions could be established as specific standards or based on a bonus system similar to the concept proposed for the RM-10 zoning district.

Financial Implications: N/A

Recommendation: Staff recommends that the commission direct staff to develop the specifics of a planned mixed use zoning district for further consideration, staff would prepare a draft ordinance for review and direction by the Commission at a future meeting.

Proposed Motion: I move to direct staff to formulate a planned mixed use zoning category.