



436 EAST COLLEGE AVENUE ZONING MAP AMENDMENT

Requested Action: Motion to approve the Zoning Map Amendment to reflect that parcels 629 & 634 should be changed from R-15 to a new R-10C Conditional District and that parcels 631, 632, & 58893 should be changed from R-20 to the same new R-10C Conditional District.

- If recommended, a statement of consistency is needed. For example:
 - o *“This request is inconsistent with the future land use map which shows this area being Institutional. However, this area is already heavily residential, and this potential development is consistent and reasonable with the present use of surrounding parcels. There is also a great community benefit to the development of this area.”*

SUMMARY

This property was annexed at the September meeting of the Boiling Springs Town Council. There is a potential developer interested in the property, but the developer wants to use a higher-density than what is allowed in R-20. Any specific development details will be relayed to the Planning Board and Town Council by way of a Subdivision application. The Zoning Map Amendment was approved and recommended to the Council by the Town Planning Board.

This request is inconsistent with the Land Use Plan, though the majority of the area was just recently annexed into the Town Limits. For specific guidelines of this district, please refer to the R-10C Conditional Use Agreement.

MATERIALS PROVIDED

- **436 East College Avenue Zoning Map Amendment Application**
- **436 East College Avenue Maps**
- **R-10C Conditional Use Agreement**