



Zoning Map Amendment to consider a request to rezone 205 Cape Fear Blvd from Mixed Use (MX) to Central Business District (CBD)

Applicant: Cori McQueen



Proposed Rezoning



- Existing single-family home built in 1930
- Property in owner's family since 90s
- MX is classified with other commercial districts

Historical Zoning Designation

- Rezoned in 2000 to MX
- 1984 Ordinance & Zoning Map in B-1: Central District



205 Cape Fear



MX

- Established to provide for an area of transitional land uses between intensified districts or elements and residential districts.
- Mixed land uses between the intensive, commercial, central part of Town and the quiet residential areas.
- Mixture of single-family, two-family, small-scale office, and institutional uses.

205 Cape Fear

CBD

- Established to accommodate, protect, rehabilitate, and maintain the traditional central business district and boardwalk area of the Town.
- Includes retail, business, office, restaurants, entertainment, and tourism.
- Intended to encourage the use of land for concentrated development of permitted uses.



Surrounding uses



Dimensional standards

| Zoning District | Primary Permitted Uses | Min. Lot Size | Min. Lot Width ⁵ | Min. Front Yard | Min. Rear Yard | Min. Side Yards (Corner Lot-Min 12.5 ft.) ⁵ | Max. Density | Max. Height | Max. Lot Coverage | Max. Impervious Coverage |
|-----------------|---|---------------|-----------------------------|-----------------|--|--|---------------|---------------------|-------------------|--------------------------|
| MX | Mixed Use | 5,000 sq. ft. | 50 ft. | 20 ft. | 10 ft. ³ | 7.5 ft. ³ | 17 units/acre | 50 ft. | 40% | 65% |
| CBD | Commercial Uses and Services, Entertainment | None | None | None | None, or same as abutting residential district | None, or same as abutting residential district | NA | 50 ft. ⁴ | None | None |

- MX has setback, impervious, and lot coverage requirements.
- CBD has no setback, impervious, or lot coverage requirements.

| Permitted in both MX & CBD | | Permitted only in CBD | |
|--|---|---|---|
| <p>Accessory structure, non res/res</p> <p>Home occupations</p> <p>Outdoor display</p> <p>Outdoor seasonal sales</p> <p>Temporary storage container</p> <p>Art galleries</p> <p>Bed and breakfast inn</p> <p>Churches</p> <p>Day nurseries/day care</p> <p>Fire stations</p> <p>Government/public facilities</p> <p>Libraries</p> <p>Medical and dental clinics</p> <p>Mixed Use non res/res**</p> <p>Motels and hotels</p> <p>Multi use facility</p> <p>Offices</p> | <p>Personal service establishments</p> <p>Rental of golf carts, mopeds, e-bikes, scooters</p> <p>Retail sales</p> <p>Schools, public/private</p> <p>Shopping centers/big box</p> <p>Swimming pool, public</p> <p>Tennis court, private</p> <p>Utilities, private</p> <p>Ice cream stores</p> <p>Standard restaurants</p> <p> **Residential uses only permitted in CBD with Mixed-Use Developments</p> | <p>PUD – Business</p> <p>Auction sales</p> <p>Bakery, retail</p> <p>Boat and PWC rental</p> <p>Bus terminal</p> <p>Indoor/outdoor recreation</p> <p>Contractor's offices, no outdoor storage</p> <p>Exterminator office, no outdoor storage</p> <p>Funeral homes</p> <p>Gardens, arboretums, and greenhouses</p> <p>Laundries & dry cleaning</p> <p>Marinas</p> <p>Fishing piers</p> <p>Live entertainment complex</p> <p>Meeting facilities</p> <p>Museums</p> | <p>Parking decks, public/private</p> <p>Outdoor amusements</p> <p>Permanent parking lot</p> <p>Pet shops/pet supply</p> <p>Post office</p> <p>Religious institution</p> <p>Schools for specialized training</p> <p>Bars and taverns</p> <p>Beer shop</p> <p>Breweries</p> <p>Distillery</p> <p>Event venue/bar</p> <p>Wine shop</p> |

Land Use Plan

205 Cape Fear Blvd is shown on the FLUM in the Mixed Use Commercial



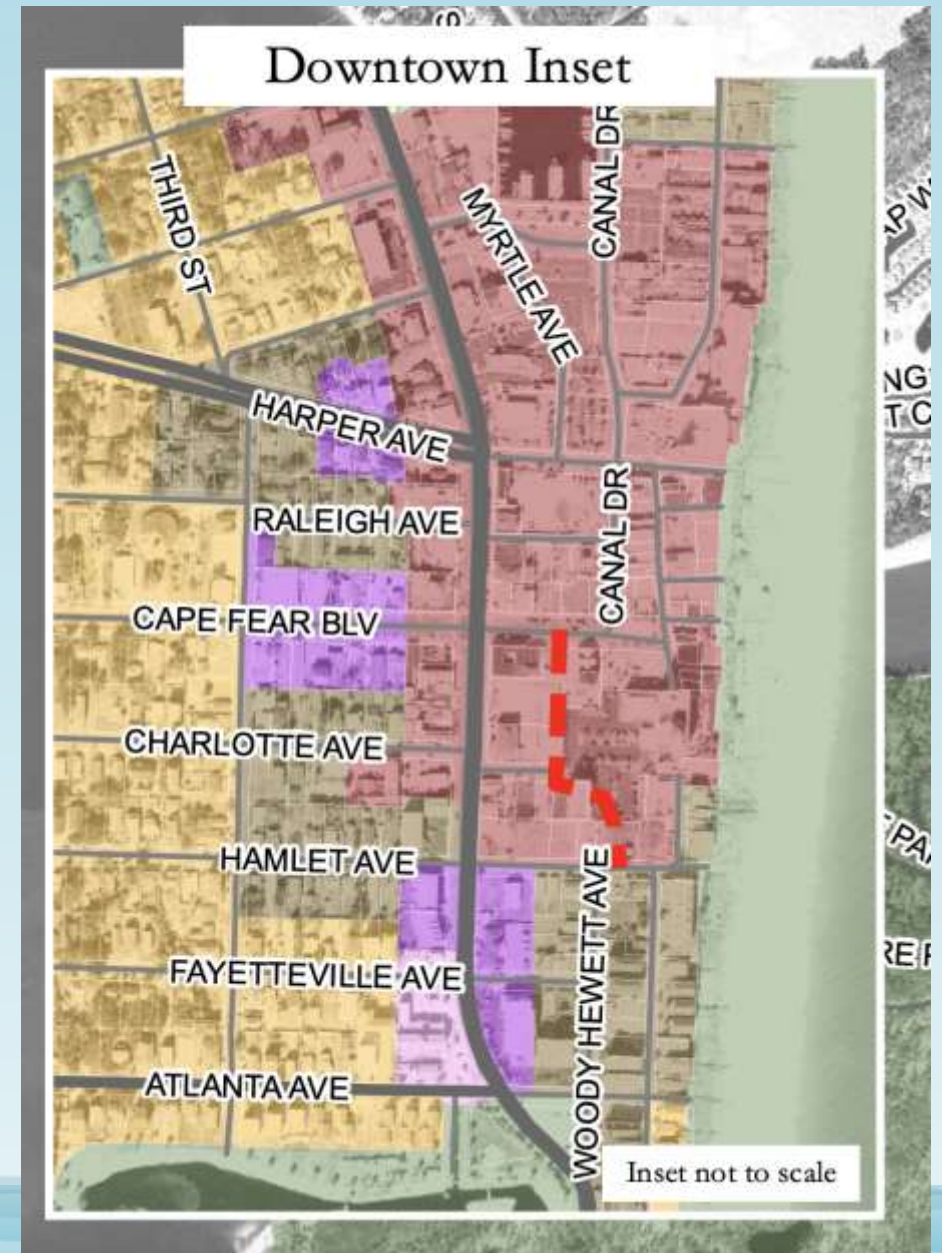
Mixed Use Commercial

Higher density area with a mix of uses, within the district and individual buildings. Residential uses allowed only on upper stories; ground floor encouraged to be active. 4-5 story structures possible, unless adjacent to low or medium density residential. Attractive street facades.



Staff recommends approval of the zoning map amendment.

Planning and Zoning recommends approval 4-1.



Motion

Approval - whereas in accordance with the provisions of the NCGS, Town Council does hereby find and determine that the adoption of the Zoning Map Amendment for 205 Cape Fear Blvd is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans.

Denial - based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents.