



Zoning Map Amendment to consider a request to rezone 204 Harper Avenue from Mixed Use (MX) to Central Business District (CBD)

Applicant: STLNC, LLC



# Proposed Rezoning



- Rezoning of 204 Harper Ave
- Parcels under the same ownership
  - Total of 4 platted lots
    - 3 zoned CBD
    - 1 Zoned MX
- MX is classified with other commercial districts



# History/redevelopment





# Historical Zoning Designation

- Rezoned in 2000 to CBD and MX
- 1984 Ordinance & Zoning Map – both properties in B-1: Central District



# 204 Harper Ave



- 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.



# 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

Zonin g Distri ct	Primary Permitted Uses	Min. Lot Size	Min. Lot Width <sup>5</sup>	Min. Fron t Yard	Min. Rear Yard	Min. Side Yards (Corner Lot-Min 12.5 ft.) <sup>5</sup>	Max. Density	Max. Heigh t	Max. Lot Coverag e	Max. Impervi ous Coverag e
<b>MX</b>	Mixed Use	5,000 sq. ft.	50 ft.	20 ft.	10 ft. <sup>3</sup>	7.5 ft. <sup>3</sup>	17 units/acre	50 ft.	40%	65%
<b>CBD</b>	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. <sup>4</sup>	None	None

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



# Permitted uses

**\*\*Residential uses only permitted in CBD with Mixed-Use Developments**

Permitted in both MX & CBD		Permitted only in CBD	
Accessory uses and structures, including garages, carports, etc	Multi use facility	Arcades, rides, games in enclosed buildings	Live entertainment in enclosed buildings
Home occupations	Offices	Auction sales	Manufacturing
Public Swimming pools	Parking and loading areas	Automobile service stations and convenience stores	Commercial marinas
Art galleries	Rental of golf carts, mopeds, and scooters	Bakeries, retail, on-premise sales only	Municipal & private Parking Decks
Bed and breakfast inn	Schools	Banks/financial institutions	Museums
Churches	Shopping centers/big box	Boat and personal watercraft sales and rental	Outdoor amusements
Day nurseries/day care centers and preschools	Studios	Bus terminal	Permanent parking lot
Drop in childcare providers	Tailor shops	Contractors offices, no outdoor storage	Per shops
Standard restaurants and eateries		Distillery	Business PUD
Fire stations		Bars and taverns	Post office
General retail sales		Exhibition buildings	Radio, computer, tv, and appliance repairs and sales
Government/public facilities		Exterminator services, no outdoor storage	Schools for specialized training
Ice cream stores		Fishing piers	Spa health club
Libraries		Funeral homes	Tennis court
Medical and dental clinics		Gardens, arboretums and greenhouses, items for sale	Theaters
Meeting facilities		Laundromats	Business trailer
Mixed Use			Water oriented business
Motels and hotels			Wholesale sales
			Wine and beer shops
			Breweries

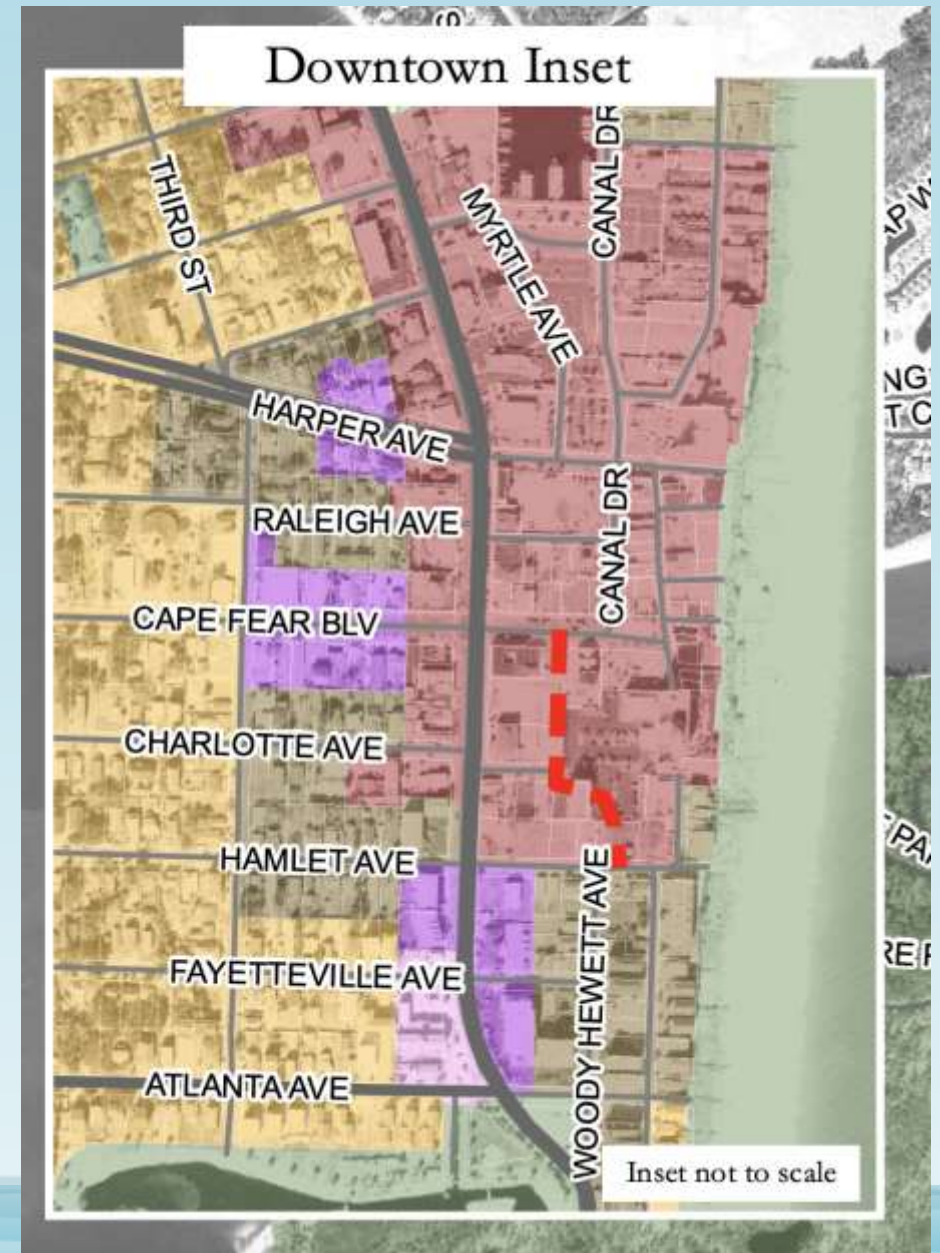
# Land Use Plan

- 204 Harper Ave 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.





# Land Use Plan Consistency Statement

NCGS 160D states that if a zoning map amendment is adopted and the action is deemed inconsistent with the adopted plan, the zoning amendment has the effect of also amending the future land use map.

# Motion

- Approval - whereas in accordance with the provisions of the NCGS, the Council does hereby find and determine that the adoption of the Zoning Map Amendment for 204 Harper Ave is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans and the potential impacts on the surrounding area, are mitigated by the approved conditions.
- A statement approving the proposed Zoning Map Amendment and declaring that this also amends the Land Use Plan, to meet the vision of the community taken into consideration in the zoning amendment.
- Denial - based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents and the potential impacts on the surrounding areas.
- Staff recommends approval of the zoning map amendment and land use plan amendment.
- P&Z recommends approval 5-1.





