



PLANNING BOARD RECOMMENDATION

PROJECT #: P24-58-RZO

MEETING DATE: September 12, 2024

PETITION REQUEST: 7th Ave – Chariff (CMU to CMU)

APPLICANT/PETITIONER: Lyle Chariff, 407 NC Holdings, LLC (Owner/Applicant)

PLANNING BOARD ACTION SUMMARY:

Staff gave a 10-minute presentation on the requested development - reviewing the petition in light of guidance from the Gen H Comprehensive Plan and the criteria for considering a rezoning. The Planning Board asked questions pertaining the impact of the National Register Historic District. In total Planning Board considered this item for 20 minutes.

APPLICANT PRESENTATION:

The applicant was present and spoke briefly on behalf of the petition and expressed his support for historically sensitive development in the 7th Ave area.

PUBLIC COMMENT:

- Lynne Williams, Chadwick Ave – expressed concerns in regards to gentrification and displacement in the 7th Ave area.

DELIBERATION:

- The Planning Board deliberated about the importance of opportunities for the appropriate redevelopment in 7th Ave as afforded by the CMU zoning. Staff also offered clarification on the difference between a local historic district (regulated) and a National Register Historic District (not regulated)

MOTION:

- Chauncey Whiting moved that the Planning Board recommend approval providing the following:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The proposed zoning of Central Mixed Use (CMU) aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Downtown'.

REASONABLENESS STATEMENT:

[Rationale for Approval]

1. CMU zoning would be extended to align with adjacent zoning.
2. The permitted uses and development standards of the CMU zoning aligns with the existing character of the subject properties.
3. CMU standards will allow for new infill development designed to complement the surrounding 7th Ave area in a way that C-2 zoning will not.

BOARD ACTION

- **Motion/Second:** Whiting / Gilgis
- **Yeas:** Peacock (Vice Chair), Hanley, Waters, Whiting, Gilgis
- **Nays:** N/A
- **Absent:** B. Robertson, J. Robertson (Chair), B. Johnson, L. Flores
- **Recused:** N/A