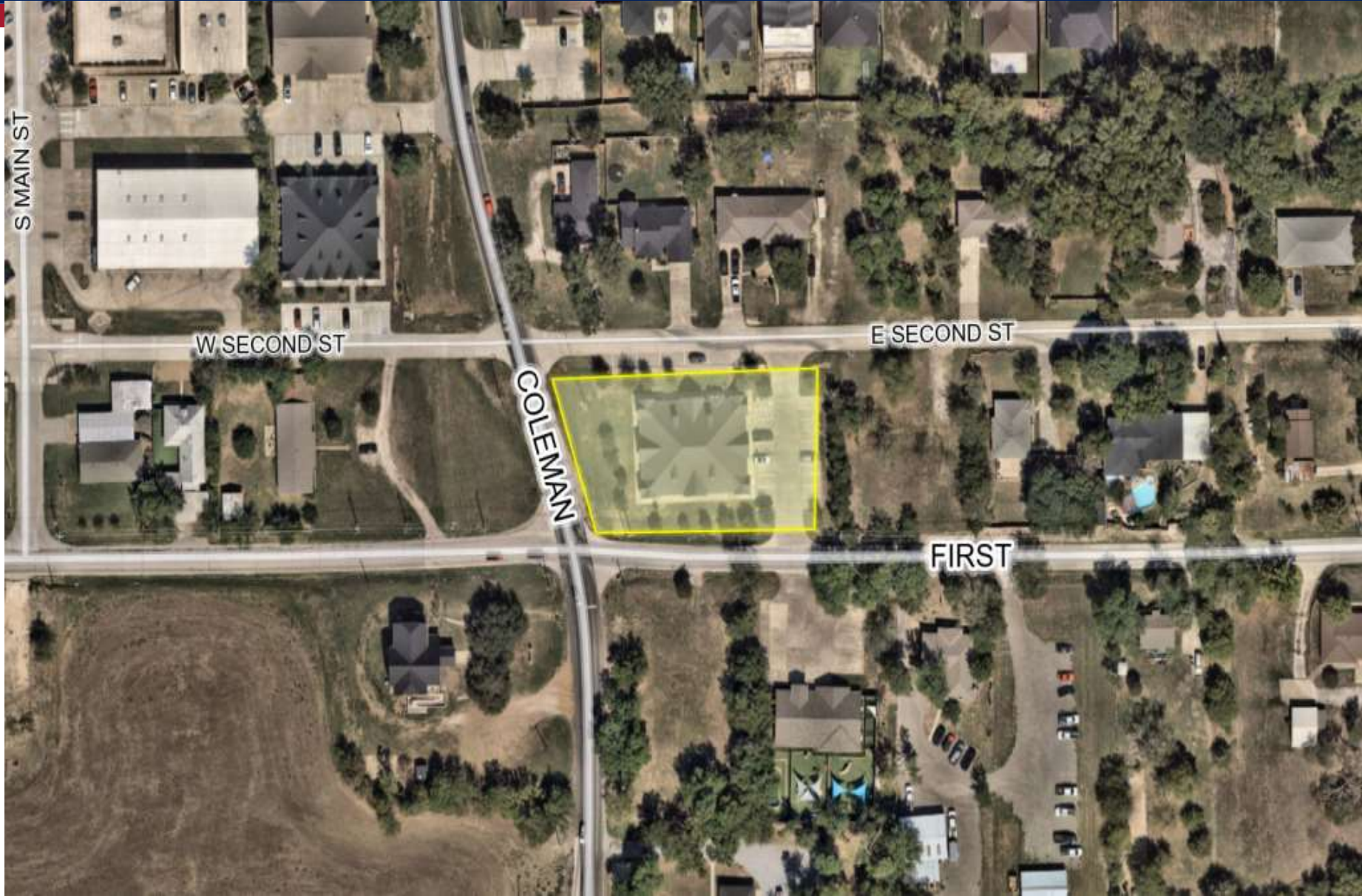


Agenda Item

Conduct a Public Hearing and consider and act upon a request for a Planned Development for an existing Professional Office on Bryant's First Addition, Block 15, Lot 1R, on 0.6 acre, to accommodate a right-of-way acquisition along First Street, located on the northeast corner of Coleman Street and First Street. (ZONE-24-0026)



Information

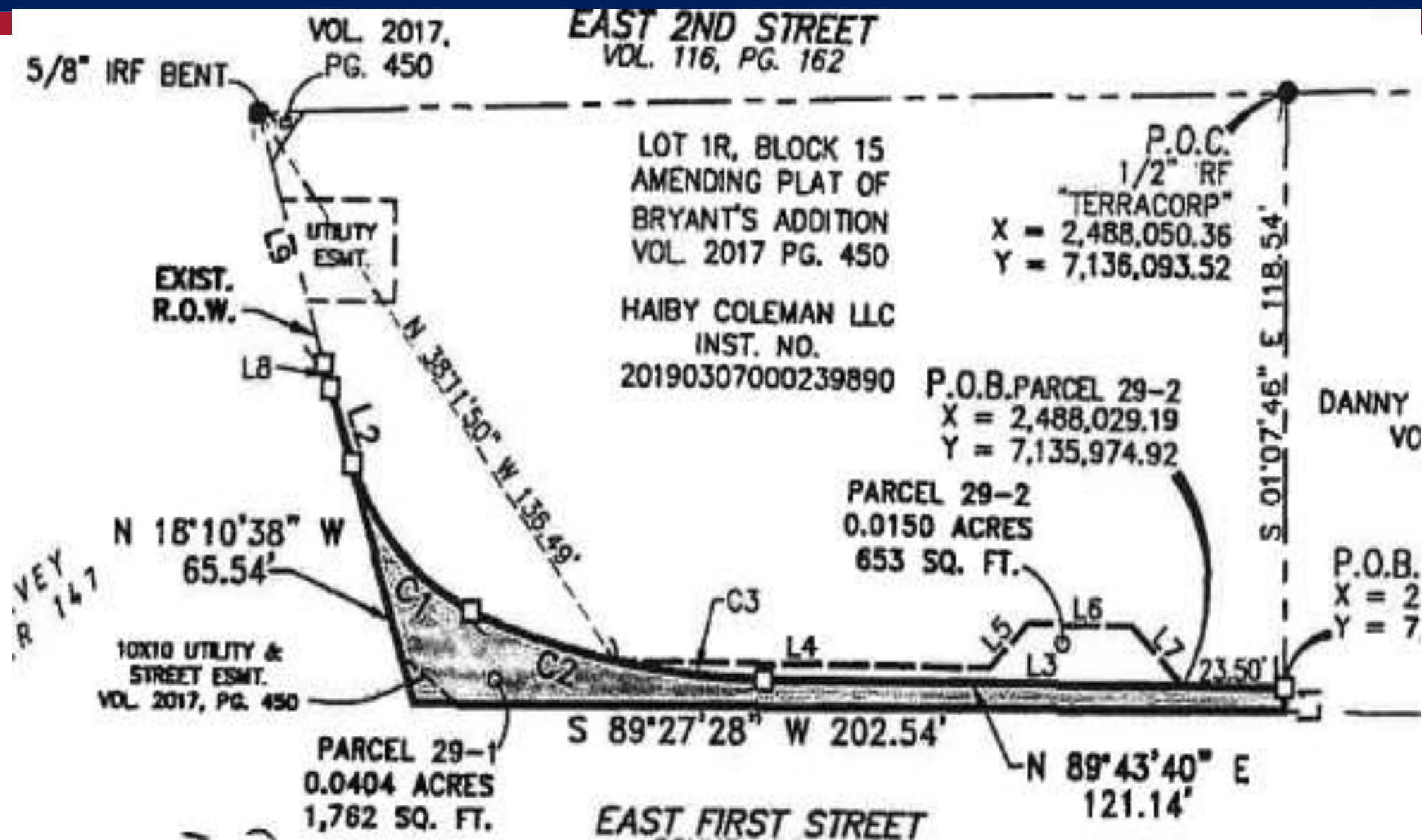
Purpose

- Rezone property to Planned Development for an existing professional office to accommodate the acquisition of right-of-way along First Street.
- Acquisition of right-of-way would render site legal nonconforming.
- Planned Development addresses standards such as setbacks, landscaping, and open space to allow the site to remain in conformance with Town regulations.



Surrounding Area

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Downtown Office	Professional Office	Old Town District
North	Single Family-15	Single-Family	Old Town District
East	Single Family-15	Single-Family	Old Town District
South	Downtown Office	Vacant	Old Town District
West	Single Family-15	Single-Family	Old Town District



District Regulations

	District Regulations (Downtown Office)	District Regulations (Development Standards)
Front Setback (Coleman Street)	Setback: 25'	Setback: 5'
Side Setback (Second Street)	Setback: 15'	Setback: 15'
Side Setback (First Street)	Setback: 15'	Setback: 5'
Rear Setback (Adjacent to Residential)	Setback: 10'	Setback: 10'
Lot Depth (Measured from Coleman)	Minimum: 120'	Minimum: 120'

Landscaping and Open Space

	Required Landscaping (Commercial Requirements)	Proposed Landscaping (Development Standards)
Northern Boundary (Second Street)	Buffer: 15' Landscape Area	Buffer: 15' Landscape Area
Eastern Boundary (Adjacent to Residential)	Buffer: 15' Landscape Area	Buffer: 15' Landscape Area
Southern Boundary (First Street)	Buffer: 15' Landscape Area	Buffer: 5' Landscape Area
Western Boundary (Coleman Street)	Buffer: 15' Landscape Area	Buffer: 5' Landscape Area
Parking Terminus Landscaping (First Street)	Dimension: 9' x 18'	Width: 5' x 18'
Open Space	Requirement: 7% of Net Lot Area	Requirement: 6% of Net Lot Area

Conclusion

Notices

- Friday, January 10

Citizen Response

- None

Recommendation

Town Staff

- Approval

Planning & Zoning Commission

- Approval (7-0)