

Agenda Item: Accept Zoning Application 2017-667, CrC to CrC²

DATE: October 3, 2017
FROM: Kathi Ingrish

Background/Issue:

- The CrC, or Crestdale Conservation District, was initially adopted in 1998 to provide zoning standards that fit the unique character of the Crestdale neighborhood.
- This former CrC designation, in the pre-UDO Zoning Ordinance, required any allowed use other than a single-family detached house, to go through a Special Use Permit process for approval.
- The Town Board heard 3 Special Use Permit requests, approving the master plan for Mt Moriah Church in 2000 and revising it in 2009, and denying duplex homes between Crestdale Rd and Linden Street in 2006.
- The CrC district provisions in the UDO have now converted the Special Use Permit process to the more familiar Site Plan review and approval process.
- The revision of the CrC procedures placed the CrC district into the category of a “Conditional-Only” district, similar to the R-VS, MUD or ENT classifications.
- Each property owner of parcels within the CrC district will need to request a change in district from “old” to “new” CrC.
- This is the first group of owners representing several parcels to begin this process.
- Town staff will treat these old-to-new CrC requests as we have been handling old “Conditional” and old “Rural” zoning cases – Planning staff will prepare the applications and make most of the presentations as property owners provide their signatures authorizing this process, and will waive filing fees as Town Board approved a few years ago.

Proposal/Solution:

- Schedule public hearings as property owners within the Crestdale community sign their agreement to go through the rezoning action.
- It will have no impact at all on properties with an existing single-family house, and will allow a friendlier process for approval of any allowed uses other than single-family detached homes.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Schedule a public hearing for Zoning Application 2017-667 for November 13, 2017.