

03-10-2021 Town Council Meeting
Responses to Council Questions

ITEM #5: Second Reading to Consider Application for Conditional Zoning - 1200 & 1204 Martin Luther King, Jr. Blvd. from Residential-4 (R-4) and Neighborhood Commercial (NC) to Office/Institutional-2-Conditional Zoning District (OI-2-CZD) and Neighborhood Commercial-Conditional Zoning District (NC-CZD)

Council Question:

On Page 3 of the restrictive covenant document, what is the significance of the term “DEFAULT” at the end of Paragraph 4(II), on the market-rate protection for tenants?

Staff Response:

We believe that it is a formatting error. It does not relate to that paragraph at all and should be the header for the very next paragraph. Along the same lines, that paragraph should be number 5 and not 4(II), and this is likely just a formatting error created in the Word program. The applicant’s attorney can correct.

Council Question:

On Page 4 of the restrictive covenant document, the date under the “Duration” clause will be changed from February 24, 2036 to 15 years from the actual date of the rezoning if approved, correct?

Staff Response:

Yes, it will be 15 years from the date of conditional zoning approval.