

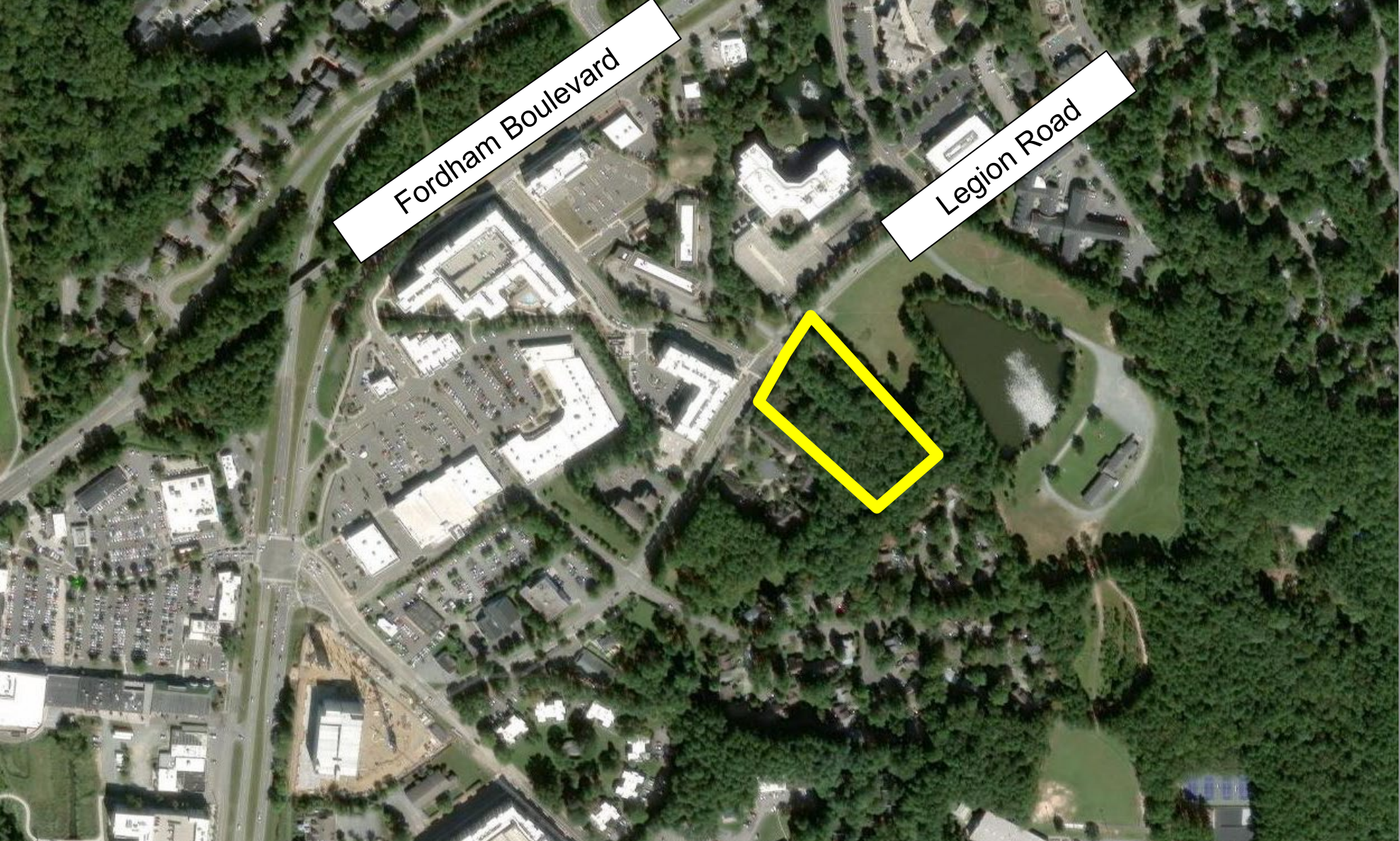
Conditional Zoning: Longleaf Trace (R-CP-CZD)



Town Council Meeting
April 17, 2024

About Residential- Community Priority (R-CP-CZD)

- Enacted November 2022
- Streamlined process for projects with a significant amount of affordable housing
- 25% affordability requirement
- Hearing may open and close in one night



Fordham Boulevard

Legion Road

Alignment w/Complete Community



- ✓ Plan for the Future Strategically
- ✓ Expand and Deliver Greenways
- ✓ Be Green and Provide Housing
- ✓ Holistic Planning

Town Manager's Recommendation



- ✓ The requested rezoning is aligned with Complete Community goals and the Comprehensive Plan
- ✓ Adopt Resolution of Consistency
- ✓ Adopt Ordinance A

Planning Commission Review




- ✓ Consistent with Comprehensive Plan
- ✓ Unanimous Recommendation to Approve

**Residential-
Community
Priority
(R-CP-CZD)
Procedure**

- Open the legislative hearing
- Receive and provide comment
- Close the Legislative Hearing
- Consider Resolution of Consistency with the Comprehensive Plan (R-12)
- Consider Ordinance approving the application (O-9 as amended)

Modifications to LUMO/RCD Regulations



- Requesting Detention/Retention Basin and associated infrastructure within the streamside zone (LUMO prohibits this in streamside zone)
- Requesting 0.25 Ratio Disturbed Area in RCD (LUMO sets limit at 0.20 ratio)