

## MEMORANDUM

**TO:** Tom Harmer, Town Manager

**FROM:** Allen Parsons, AICP,  
Director, Planning, Zoning and Building Department

**REPORT DATE:** April 22, 2022

**MEETING DATE:** May 2, 2022

**SUBJECT:** Ordinance 2022-04, Amending the Comprehensive Plan Future Land Use Map for 597 Buttonwood Drive; and Ordinance 2022-05 Zoning Map Amendment (Rezoning) Application for 597 Buttonwood Drive

### **Recommended Action**

Adopt Ordinance 2022-04 and Ordinance 2022-05.

### **Background**

At their April 4, 2022 Regular Meeting the Town Commission held first reading and forwarded Ordinances 2022-04 and 2022-05 to the May 2, 2022 Regular Meeting for second reading, public hearing and adoption.

Ordinance 2022-04 is an amendment to the Comprehensive Plan's (Comp Plan) Future Land Use Map (FLUM), from the OI (Office Institutional) to RM-3 (Medium Density Single-Family Residential/3 units per acre) designation, and Ordinance 2022-05 is a request for rezoning property to the R-3SF (Single-Family Low Medium Density Residential/3 units per acre) Zoning District from the Office Institutional Zoning District.

Adoption of the Ordinances would allow the applicant to subdivide the subject property at 597 Buttonwood Drive and construct two detached single-family residences instead of constructing an office or an institutional use like a medical clinic or bank, as would be permitted with Site Development Plan approval under the existing zoning and future land use.

The subject property received referendum approval from the Town's residents in an election held on November 2, 2021. The referendum approval was required prior to seeking this amendment of the Town's Comp Plan and a rezoning to allow residential density on the property (at a proposed density of three (3) units per acre). It should be noted that the Town Commission's willingness to place the referendum question before the Town's electors was not an endorsement of the proposed land use and zoning change, nor the redevelopment of the property and does not obligate their approvals.

### **Planning & Zoning Board Recommendation**

The Planning & Zoning Board held a public hearing on March 15, 2022, and recommended approval (7-0) to the Town Commission of Comprehensive Plan Amendment Ordinance 2022-04, and approval (7-0) of Rezone Ordinance 2022-05.

### **Staff Recommendation**

Adopt Ordinances 2022-04 and 2022-05.

### **Attachments**

- A. Ordinance 2022-04 (Available in Town Clerk's Office)
- B. Ordinance 2022-05 (Available in Town Clerk's Office)

**End of Agenda Item**