

Hencin, James A.

From: Hilliard, Ralph W.
Sent: Wednesday, March 14, 2007 8:58 AM
To: Lowery, Lee Ann
Cc: Hencin, James A.; Saunders, Thomas D.
Subject: RE:

The schedule would look like this, lets assume that you want to submit your applications for land use and zoning by the cut-off day in June(PD's have a different schedule):

Land Use and Rezoning (schedules are about the same if you have 10 acres or less, more than 10 acres add 2 months at least)

- May-Neighborhood Workshop (required)
- June – Submit complete accurate application
- July – Plan Board Public Hearing (lets hope that the Plan Board will be able to make a decision)
- August- City Commission Public Hearing (CC approves City Attorney drafts Ordinance)
- Sept – City Attorney draft ordinance (no one knows how long this will take the attorney maybe 6 to 8 weeks)
- Oct/Nov – Land Use Adoption Hearing (small scale less than 10 acres) and 1st ordinance hearing on the rezoning
- Nov/Dec. – Final Adoption

For Planned Developments add one month.

-----Original Message-----

From: Lowery, Lee Ann
Sent: Tuesday, March 13, 2007 7:06 PM
To: Hilliard, Ralph W.
Cc: Hencin, James A.; Saunders, Thomas D.
Subject: RE:

Ralph, how much time should we estimate for the re-zoning process? How much more time for a land use change?

From: Hilliard, Ralph W.
Sent: Monday, March 12, 2007 9:34 AM
To: Lowery, Lee Ann
Cc: Hencin, James A.; Saunders, Thomas D.
Subject: RE:

Responses below. For privately owned parcels, I think the best approach would be to rezone those properties to PD (Planned Development), the PD process will allow the City Commission to make the final decision instead of the Plan Board. The PD will also allow you to have food distribution, social services and residential combined on one campus, is just depends on what the City wants.

Ralph

-----Original Message-----

From: Lowery, Lee Ann
Sent: Thursday, March 08, 2007 3:39 PM
To: Hilliard, Ralph W.
Cc: Hencin, James A.
Subject:

Ralph, I am thinking about the agenda item for the one-stop assistance center site recommendation. I want to be sure that I am clear (for myself as well as the Commission) of the zoning process required for potential sites. Please review my

wording below for accuracy and clarity.

Also, if a property is currently zoned Industrial, would a land use change also be required before we could rezone it to PD? **Yes, because one-stop center is not an industrial use.** One of the sites for leasing is zoned Industrial. Also, since the tree farm is not zoned PS, would a land use change be required? **No, because the land use for the tree farm is Public Facilities.** Could/would the rezoning from AF to PS and the ordinance specifying uses be done at the same time? **Yes, the rezoning from AF to PS would include language specifying the use. The development plan for the site should also be submitted at the same time. One hearing for everything.** The answers to these questions might change the paragraphs below.

It should be noted that all sites, whether leased or owned, will require rezoning. However, the process differs, depending on the ownership of the property:

*If the property is privately owned and leased for GRACE Marketplace, all recommended sites **may** will require two separate processes, rezoning and/or special use permit, **depending on the property's current zoning designation**. To protect the owner's current zoning, the City would be required to rezone the property to either a higher use that allows social services, or a planned development zoning which would maintain the owner's current zoning and allow the social services use. ~~In addition,~~ **Since** no City zoning category allows meal distribution by right and some zoning categories specifically prohibit this service, **the best approach for the City would be to rezone the property to Planned Development to allow both the meal distribution and social services use, together**. ~~The selected zoning category must allow meal distribution by special use. The City would then be required to complete the special use process to allow meal distribution, in addition to the rezoning process.~~*

If the property is owned by the City, the property would be rezoned to Public Service, if needed. An ordinance would be prepared that would specify the uses intended for the site, which can include social services, meal distribution and other related services, even residential facilities.

Thanks!