

Zoning Docket from April 6, 2015 P and D Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-24	Mark R. Binsz 25 Draper St. I-1 to PD 0121002200100 9.5 acres	23	Approved	Approval	Approval	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 16, 2015 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant-Mark Binsz <ol style="list-style-type: none"> a) Old Brandon Textile Mill 450-500,000 square feet to become a PD with 180 resident rental apartments, artist studios, art classrooms, and art gallery. 2) Pace Burt –Developer <ol style="list-style-type: none"> a) Apartments will be done with historical tax credits and apartment must be rented for first 5 years. 3) Several neighboring property owners and local artists spoke in favor of the PD . <ol style="list-style-type: none"> a) Happy with art studios, reasonable costs for classroom space community support. b) Excited about the revitalization of the community and Brandon Mill is a step toward progress. <p><u>Speakers Against</u> None</p>					<p>Petition/Letter For: 7</p> <p>Against: None</p>
Staff Report	<p>The subject property is 9.5 acres containing the Old Brandon Mill and several accessory structures. The subject parcel is currently zoned I-1, Industrial; this application is requesting to rezone the parcel to PD, Planned Development. The PD district is established to encourage innovative and creative design of residential and/or commercial developments, to permit a greater amount of flexibility by removing some of the restrictions of conventional zoning. One of the goals of the Planned Development district is to promote efficient use of land and protect the natural features and scenic beauty of the land. Ideally, the development should be large scale and incorporate a variety of land uses or land use types. The district is also intended to encourage developments that provide a full range of residential types.</p> <p>The existing mill facilities contain approximately 450,000-500,000 square feet of floor space and adjacent buildings with office, warehouse space, and vacant mill area. The proposed use is approximately 175 residential apartments, mixed use of office, artist studios/incubator, and art gallery.</p>					