



MEMORANDUM

Date: June 3, 2013

To: Planning Commission

From: Bruce Lonnee, Senior Planner

Re: Staff Recommendation regarding the Prince Avenue Zoning Analysis

Guided by the input received during the public comment period, including the May 20th Public Meeting held in George Hall at the UGA Health Sciences Campus, as well as the information received during the discussion held at the May 2nd Planning Commission meeting, Planning Staff has prepared the following recommendation options regarding the Prince Avenue Zoning Analysis. These recommendations are for the Planning Commission's consideration in preparation for the June 6th Planning Commission meeting.

Option A: Hold for 90 days to accomplish additional analysis

Under this option, the Planning Commission could request staff to conduct additional analysis along the Prince Avenue Corridor regarding the proposed CNE zone and its application on specific parcels. Such analysis might include the preparation of images comparing possible build-out scenarios using the existing zoning as well as the proposed CNE zoning on specific parcels, or more specific development yield estimates comparing existing zoning versus the proposed CNE zone, or other analysis requested by the Planning Commission.

Option B: Approve CNE Zone as Proposed

Under this option, Staff proposes that only the new CNE zone would be under consideration; none of the other zoning changes presented along the corridor would be considered at this time. Further, the CNE zone would only be applied to the parcels indicated on the Proposed Zoning Map (primarily along the Prince Avenue corridor). A variation of this option could involve recommending the adoption of the new CNE zone, but not assigning the new zone to the Official Zoning Map at this time.

Option C: Deny Creation of New CNE Zone

It is anticipated that this option would be accompanied with a request for new or additional analysis along the Prince Avenue Corridor (e.g. transportation study, historic resource assessment, etc.).

At the June 6th Planning Commission meeting, Planning Staff will present a brief summary of the Prince Avenue Zoning Analysis, and then give an overview of each of the options outlined above. The Planning Commission is being asked to take action in the form of a recommendation to the Mayor and Commission regarding how to proceed with the Prince Avenue Zoning Analysis effort initiated in December 2012.

If you have any questions regarding the content of these documents prior to the Planning Commission meeting, please contact Bruce Lonnee directly in the Planning Department at 706.613.3515 or via e-mail at bruce.lonnee@athensclarkecounty.com.

Thank you!