



COMMUNITY MEETING

Clark Row CPA (Conditional Planning Area)



Jason Burdette
Planning Director
Community Meeting
September 18, 2023

Welcome

- Presentations at 5:30 + 6:30
- Sign-in Sheet
- Comment Cards
- Preliminary Staff Report

Jason Burdette
Planning Director

Lindsay Laird
Senior Planner
*Town's Project Manager for
Clark Row CPA*

Kim Fleming
Econ. Development Director

Community Meeting (DPO 14.5.3)

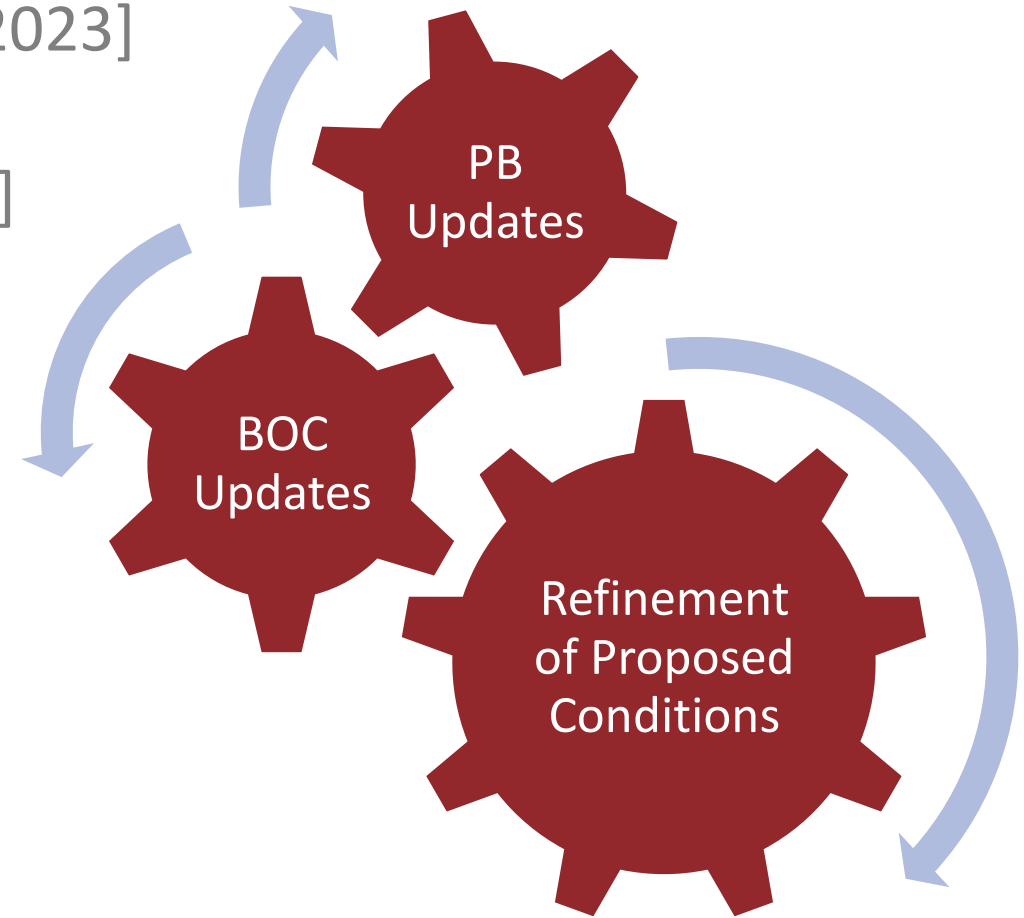
- Earlier touch point for public; Prior to formal application submittal
- Required for all development proposals seeking legislative approval (approval from the Board of Commissioners)
- Legislative approval: Developer asking for exceptions/relief from the DPO
- Exceptions = Conditional Planning Area (site-specific rezoning)
- Facilitated by developer

Purpose of the Community Meeting

- Introduce proposed development to the community
- Share development goals + evolution of conceptual design
- Document initial public feedback in Community Meeting Report (online)

Conditional Planning Area Process

- Pre-Development Consultation [June 2022]
- Pre-Concept Meetings [2022; Spring/Summer 2023]
- Community Meeting [Tonight]
- Board of Commissioners Update [Oct. 10, 2023]
- Pre-Submittal Meeting: Town/County [TBD]
- Application Submittal [TBD]
- Preliminary Sketch Plan Review [TBD]
- Public Input Session [TBD]
- Schematic Design Plan Review [TBD]
- Planning Board Recommendation [TBD]
- Board of Commissioners Public Hearing [TBD]
- Board of Commissioners Decision [TBD]



Other Processes

HISTORIC PRESERVATION COMMISSION [HPC]

- Project Located in Local Historic District
- Certificate of Appropriateness [COA] Required
- Quasi-Judicial Process

BUILT-UPON-AREA [BUA] AVERAGING

- Project Located in Critical Area of Watershed Overlay District
- Impervious [BUA] Limited -
- State Statute Permits Exceptions via BUA Averaging
- Watershed Review Board [Planning Board]
- Quasi-Judicial Process

Developer's Proposed Conditions: DPO Exceptions/Relief

- Village Height Overlay District [3 Stories Permitted, 4 Stories Proposed]
- Transportation Impact Analysis [Required for 10,000sf, Proposed Waived]
- Parking Requirements [42 Required, Proposed Waived]
- Easements [Proposed Construction + Ingress/Egress, Post Office Plaza]

Clark Row CPA Developer Team

