



*CITY  
OF  
SEABROOK*

AGENDA  
BRIEFING

**Date of Meeting:** June 21, 2016

**Submitter/Requestor:** Sean Landis

**Date Submitted:** June 9, 2016

**Presenter:** Sean Landis

**Description/Subject:** A request was made by the developer (Pacific Ridge Properties) to amend the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulations", by creating a new Section 4.16 "Seabrook Town Center Overlay District Regulations", and to amend Article 3, Section 3.15, "Comprehensive Land Use Matrix", by adding "Seabrook Town Center Overlay District", "Uses", permitted by right and by conditional use.

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 4, "SPECIAL USE REGULATIONS", SECTION 4.16 "SEABROOK TOWN CENTER OVERLAY DISTRICT REGULATIONS", BY ADDING SITE AND ARCHITECTURAL REGULATIONS FOR THE AREA KNOWN COMMONLY AS "SEABROOK TOWN CENTER", AND AMENDING SECTION 3.15, "COMPREHENSIVE LAND USE MATRIX", ACORDINGLY BY ADDING "SEABROOK TOWN CENTER OVERLAY DISTRICT" "USES" PERMITTED BY RIGHT AND BY CONDITIONAL USE WITHIN SUCH DISTRICT. FOR THE PURPOSES OF THIS ORDINANCE "SEABROOK TOWN CENTER" SHALL CONSIST OF THE AREA LYING WEST OF THE WESTERN EDGE OF STATE HIGHWAY 146 RIGHT-OF-WAY, NORTH OF VERMILLION DRIVE REAR PROPERTY LINES, EAST OF ED WHITE ELEMENTARY SCHOOL, SOUTH OF OAK DALE WAY REAR PROPERTY LINES, AND SOUTH OF SEABROOK METHODIST CHURCH, PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 PER OFFENSE FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY.

**Name of Applicant (if applicable) :** Pacific Ridge Properties

**Legal Description (if applicable):** A map of the proposed district is located within the attached Overlay District Ordinance Language.

**Purpose/Need:** Policy Issue

**Background/Issue** (What prompted this need?): At the request of the Seabrook Town Center developer (Pacific Ridge Properties) text was drafted to create an "Overlay District". The Seabrook Town Center Commercial Development Overlay District ("STCOD") is intended to create rules that promote an attractive mixed-use retail



Agenda Briefing Form  
Page 3

Sent to City Attorney for review on

Approved by City Attorney on  
(City Attorney should review all ordinances, resolutions, contracts and executive session items.)

**All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.**