



Agenda Briefing

Date of Meeting: January 15, 2019

Submitting Department: Planning and Permits

Date Submitted: January 4, 2019

Prepared By: Sean Landis

Presenter: Sean Landis

Will there be a guest/visitor presenter who is not an employee?: Yes No

What is this person's first and last name and affiliation to this item?: N/A

Subject: Amendment to the Zoning Code of the City of Seabrook, creating new zoning district zoning district "SH 146 Main Commercial District", revising the Official Zoning Map and Land Use Matrix for such purpose.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Discussion & Direction

Executive Summary:

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, APPENDIX "A", "COMPREHENSIVE ZONING", ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", CREATING A NEW SECTION 3.16 ENTITLED "146-M SH 146 MAIN COMMERCIAL DISTRICT," SUCH DISTRICT BEING LOCATED ON THE EAST SIDE OF HWY 146, STARTING AT THE NASA PARKWAY/MAIN STREET INTERSECTION HEADING NORTH TO BAYVIEW DRIVE, ON THE WEST SIDE ONLY, STARTING AT THE SEABROOK SHIPYARD HEADING NORTH AND ENCOMPASSING ALL OF THE COMMERCIAL PROPERTY FROM ELEVENTH STREET TO HWY 146 TO THE NORTHERN SEABROOK CITY LIMITS AS REFERENCED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE, WITH CORRESPONDING AMENDMENTS TO ADD THE NEW DISTRICT TO SECTION 3.01, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", AND SECTION 3.15 "COMPREHENSIVE LAND USE MATRIX", TABLE 3-A "USES PERMITTED BY RIGHT AND CONDITIONAL USES", AS PROVIDED HEREIN; REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS NEW ZONING DISTRICT; MAKING SPECIFIC FINDINGS RELATING TO REZONING OF SUCH PROPERTY WITHIN THE DISTRICT; PROVIDING A PENALTY IN AN AMOUNT OF NOT MORE THAN \$2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR NOTICE AND SEVERABILITY.

Background/Issue (What prompted this need?):

Due to the expansion of State Hwy 146, staff is proposing amending the City Code of Ordinance by creating new zoning districts Entitled, (146-S) SH 146 South Commercial District, (146-M) SH 146 Main Commercial District and creating associated zoning regulations.

The Amendments include the following:

1. Modifications to the Official Zoning Map
2. Modifications to the Section 3.15 Land Use Matrix
3. Modifications to Section 3.01 "Establishment of Zoning Districts and Associated Regulations"
4. Modifications to Section 3.09 " C-S Commercial Special District
5. Modifications to Article 3, Creation of a new Section Entitled, (146-M) SH 146 Main Commercial District and associated regulations.

Budget Analysis/Funding Comments: N/A

Expenditure Required: \$N/A

Budgeted Amount: \$N/A **Source of Funds/Funding Account:** N/A

Not Budgeted: If approved, the following will be included in the next Budget Amendment and \$N/A will be added to Revenue Account: N/A and \$N/A added to Expenditure Account: N/A

1295 Form Required? Yes No

Name of Applicant (if applicable) : N/A

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.

Legal Description/Location (if applicable): N/A

Supporting Materials Attached:

1. Proposed Zoning Map
2. Proposed Land Use Matrix
3. Proposed SH 146 Main Commercial District Ordinance Language
4. Ordinance 2019-03
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

Recommended Placement on Agenda: Specific Public Hearing/New Business

Recommended Action:

Reviewed by Department Director, if applicable

Reviewed by Finance Director, if applicable

Reviewed by City Attorney, if applicable

Reviewed by Deputy City Manager

Reviewed by City Manager