

## Legislation Text

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**File #:** 16-0193, **Version:** 1

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### Summary

To: Town Commission  
From: Micah Maxwell  
Date: 9/20/2016

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**Subject:**

Variance request for 1 Country Club Lane

**Summary:**

The applicant is requesting a variance for the landscape buffer between 2 different zoned properties be waived.

The variance request is to allow the Phase I parking improvements to be approved absent the otherwise required landscape buffer requirements between the newly acquired 2.325 parcel zoned Hotel (H) and the previously existing Country Club property zoned RPD.

Chapter 74, Article III, Division 6, Section 74-232, Required Landscaping, requires a "Type A" buffer between a Hotel zoning district and golf course use. The "Type A" buffer as set forth in Section 74-232 (b) would require a landscape buffer ranging from ten (10) to twenty (20) feet wide, depending on the number, type and intensity of the plant materials included.

The applicant has indicated that the purpose of seeking approval for Phase I in advance of Phase II is to allow construction to begin immediately, while they complete plans and permitting for Phase II. In this instance, the zoning district line that is coterminous with the newly acquired parcel is in a portion of the parking aisle that divides Phase I and II of the parking lot improvements. The landscape buffer requirement intended to provide a transition between distinct zoning districts would, in this case, serve only to somewhat artificially separate the Phase I and Phase II parking requirements. Further, the requirements for this separation buffer between zoning districts would be eliminated in the event that the Country Club ultimately applies for and receives approval to reclassify the newly acquired 2.325 acre parcel from Commercial General (CG) and Hotel (H) to Recreation/Open Space (RIOS) and Residential Planned Development (RPD) to integrate it with the rest of the golf course property.

Compliance with Section 74-232 (b) (7) relative to landscape requirements between the vehicle use area and the Clubhouse structure is shown on the accompanying landscape plan. Compliance with Section 74-232 (a) relative to the internal landscape requirements for vehicle use areas will be determined and addressed as a function of review and approval of the plan for Phase II of the project.

**Previous Commission Action:** N/A

**Background/Problem Discussion:** N/A

**Expenditure Challenges:** N/A

**Financial Implications:** N/A

**Recommendation:** The Planning & Zoning Board unanimously voted to recommend this variance for approval.

**Proposed Motion:** In finding that there are special conditions that exist given the current zoning, I move approval of the requested variance for 1 Country Club Lane.

