History of Amendments to the Alston ACCP

When adopted in 2006, the plan included a provision for re-evaluation by staff and stakeholders two years after Council adoption or when 50% of development plans for the Alston area were approved. The initial plan reevaluation, plus two packages of amendments to the Alston ACCP were Town-initiated and approved by Town Council.

Following is a summary of each case.

1. **Amendments to the Alston ACCP (08-MU-004), approved December 2008.** March 2008 marked two years since Council approved the Alston ACCP. Proposed amendments related to plan re-evaluation were: Allowed Uses and Development Limits, Design Standards. Major changes included:
   - Ensuring the required residential unit types are provided in each neighborhood, and that the last development plan to be submitted in each neighborhood does not have the sole responsibility of providing any missing residential unit type(s),
   - Limiting single-loaded main street segments,
   - Providing for guest parking and/or on-street parking in residential developments with narrow lots,
   - Adding an artist-designed Alston seal into the Streetscape Entry Features,
   - And clarifying public art opportunities in the Alston area.

2. **Amendment to the Alston ACCP (12-REZ-22), approved December 2012.** Based on economic changes from 2008 – 2012, as well as property owner input, an amendment to replace vertical mixed-use design standards with more flexible design standards was proposed. The Alston Plan includes design standards for each design zone: Town Center, Neighborhood Center, Neighborhood General, Neighborhood Edge, and Special District. The Town Center, Neighborhood Center, and Special District design zones include standards for “main streets” such as providing non-first floor space and vertical mixed use. Council approved an amendment to allow vertical or horizontal mixed uses along a “main street.”

3. **Amendments to the Alston ACCP (14-REZ-18), approved August 2014.** Staff received a request from a developer and some owners to allow detached housing within the Petty Farm Neighborhood section of the Alston Activity Center. This Town-initiated request included changes to the neighborhood description, allowed uses and development limits, and design zones associated with the Petty Farm Neighborhood:
   - Chapter I – Introduction: Revision to the Petty Farm Neighborhood Character description to add detached homes as a housing type and focus non-residential and mixed-use development along NC 55 HWY;
   - Chapter II – Allowed Uses and Development Limits: Add detached housing to allowed residential unit types in Table II.1, Use and Limits by Traffic Analysis Zone (TAZ); add language to Additional Limits and Conditions for Table II.1 to require a minimum amount of non-residential development in the Petty Farm Neighborhood;
   - Chapter III – Design Standards: Within the Petty Farm Neighborhood, change the design zone map to remove the Town Center (TC) designation and a portion of the
Neighborhood Center (NC) designation, and add the Neighborhood General (NG) designation to allow single-family detached housing.

These previously approved, rezoning cases in the Alston Activity Center were considered Town-initiated “amendments” to the plan. Per the LDO 4.4.2(H), changes to the Preliminary Development Plan component of an Approved Mixed Use Zoning District (MXD) (Including Activity Center Concept Plans and Mixed Use Sketch Plans), staff may approve changes to approved ACCPs if such changes fall within the criteria allowed for administrative approval under Section 3.19, Minor Modifications, and also provided that such changes do not reduce buffer widths or buffer standards adjacent to residential development and/or change the overall concept of the plan.

The current rezoning case, 19-REZ-02 represents an applicant initiate request to rezone the base district from R-40 to Mixed Use District (MXD) with a Preliminary Development Plan (PDP). If approved, the subject property would be removed from the Alston Activity Center Concept Plan (ACCP) and the zoning conditions and design principals of the new PDP shall apply.