

Issue Ballot for NCNA January 26, 2013 Annual Meeting

Issue: Oakland Auto Shop

Background: The Oakland Auto Shop, located 413 N. Oakland, has been the subject of controversy. The property is zoned R-1 (single family residential), and that zoning designation does not permit an auto shop. The zoning certificate was issued in error and later rescinded. The city has planned to relocate the shop, but no action has taken place. Some residents of the northwest neighborhoods believe pressure needs to be applied to force the city to take action. Other residents believe the condition of the property has improved since the auto shop opened and do not want the city to relocate it. The NCNA board, like the neighborhood, is divided on this question. We think it is important for the neighborhood association to take a position on this issue so we are asking the membership to vote to determine our course of action.

Question 1: (Vote for one) Should the NCNA board:

- Urge the city to enforce code as currently written and relocate the Oakland Auto Shop.
- Urge the city to take steps to legalize the Oakland Auto Shop, allowing it to continue operating in its current location.

Question 2: (Vote for one) If the membership votes to support legalizing the Oakland Auto Shop, how would you prefer that legalization take place:

- The city should rezone the property to a zoning designation that permits an auto shop as a special use and then approve a special use request by the Oakland Auto Shop. This option would mean that an auto shop would not be automatically permitted at that location if the current auto shop closes in the future.
- The city should rezone the property to a zoning designation that permits an auto shop by right. This option would mean that another auto shop would automatically be able to open in that location if the current auto shop closes in the future.

Issue: Bleyer Field Redevelopment

Background: The former high school athletic field at 150 N. Oakland, commonly known as Bleyer Field, is the site of a planned redevelopment. In 2010, the city of Carbondale rezoned the property to PUD (planned unit development) to allow construction of an approximately 62,000 square foot supportive living facility for people with disabilities aged 22-64. The Planning Commission had previously voted against the plan. The rezoning was controversial and has attracted opposition from our neighbors in the area. The PUD zoning stipulates that a developer should submit a final site plan to the city within 18 months of the rezoning. That time has expired. Some residents oppose the proposed facility in any form. Recently, changes to a PUD for Liberty Village were negotiated with a neighborhood organization. This negotiation reached an outcome that satisfied both the residents and the developers.

Question 3: Should NCNA:

- Urge the city to follow its own law and enforce the 18 month timeline for final site plan, which, if successful, would require the development process to start over.
- Offer support for the development on the condition that developers work with residents in the vicinity and NCNA to achieve design and site plan changes that address residents concerns.

Issue: TIF #3 – Oakland Avenue Redevelopment Area

Background: The City of Carbondale recently created a new TIF district along Oakland Avenue from the old high school gymnasium north to the Armory. There has been no clear information on what redevelopment, if any, is proposed for the area.

Question 4: Should NCNA monitor proposed redevelopment in the TIF #3 area?

- Yes
- No