

CITY OF ATLANTIC CITY
PLANNING BOARD

RESOLUTION NO. 42 - 2005

2005 NOV 21 AM 9:51
CITY OF ATLANTIC CITY
CITY CLERK'S OFFICE

RE: Proposed Amendment to the Uptown Urban Renewal Plan
Atlantic-Pacific & Delaware-Connecticut Blocks 132 & 133 Residential Development
Recommendation to the Governing Body
GRANTED
Hearing Date: November 2, 2005

This matter having been heard by the Planning Board of the City of Atlantic City, on Wednesday, November 2, 2005, at a duly scheduled meeting at Council Chambers, City Hall, Atlantic City, New Jersey; and

WHEREAS, at the October 5, 2005 meeting, City Council passed Resolution No. 848 requesting that the Planning Board pursuant to N.J.S.A. 40A:12A-7(e) review an amendment to the Uptown Urban Renewal Plan. Specifically, City Council is proposing an amendment to the plan to allow for residential development on the first building level of development on City Blocks 132 and 133; and

WHEREAS, the Division of Planning prepared a report to the Planning Board dated October 26, 2005 which report was distributed to members of the Planning Board and explained in detail by William Crane, Planning Director, which report is attached and made part of this Resolution; and

WHEREAS, at the public portion of the meeting, Joseph Hicks, Atlantic City resident, spoke in favor of the proposed amendment; and

WHEREAS, the Planning Board determined that the provisions contained in the proposed amendment to the redevelopment plan are consistent with the Master Plan since the 1987 Master Plan at Section VII, Land Use Plan, identified as stated objectives for the

area to include the completion of the urban renewal tract and to encourage development of new housing in the Uptown area above Atlantic Avenue; and

WHEREAS, the Planning Board further determined that the property in question was cleared in the 1960's and is still undeveloped and the City needs affordable housing; and

WHEREAS, the Planning Board further determined that the proposed amendment is consistent with the goals and objectives of the Master Plan;

NOW, THEREFORE, BE IT RESOLVED by the PLANNING BOARD of the CITY OF ATLANTIC CITY that it does hereby give a positive recommendation to the Governing Body regarding the proposed amendment as set forth above and finds that the proposed amendment as set forth above is consistent with the goals and objectives of the Master Plan. This positive recommendation includes the following:

- 1) Amend Section 5.2.2 of the Uptown Urban Renewal Plan to add Multiple-Family Dwellings, Single-Family Attached Dwellings and Single-Family Townhouses as permitted uses in the "A" zone of the Uptown Urban Renewal Area.
- 2) To require the developer of Blocks 132 and 133, the subject property, to "set aside" funding for low and moderate income housing as a percentage of housing constructed on the subject property. The "set aside" recommended is 5% low income and 5% moderate income housing which is not required to be constructed on-site.
- 3) A recommendation that City Council dedicate and earmark the proceeds of the land sale to the development of low and moderate income housing.

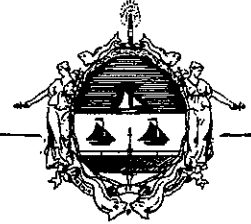
MOTION BY: MASON
SECONDED BY: FALDETTA

LANGFORD - YES
MILLS - YES
MASON - YES
APONTE - YES
FALDETTA - YES
OUTTEN - YES
SHARPE - YES
TRUITT - YES

A. Wilkerson Lorraine Outten

CITY OF ATLANTIC CITY

DIVISION OF PLANNING, SUITE #508
1301 BACHARACH BOULEVARD
ATLANTIC CITY, NJ 08401-4603
(609) 347-5404
FAX (609) 347-5345



MEMORANDUM

**TO: CHAIRMAN & MEMBERS ATLANTIC CITY
PLANNING BOARD**

FROM: DIVISION OF PLANNING

DATE: OCTOBER 26, 2005

**SUBJECT: PROPOSED AMENDMENT TO THE
UPTOWN URBAN RENEWAL PLAN**

BACKGROUND

On October 5, 2005, City Council passed Resolution No. 848 (attached) requesting that the Planning Board pursuant to N.J.S.A. 40A:12A-7(e) review an amendment to the Uptown Urban Renewal Plan. Specifically, City Council is proposing an amendment to the Plan to allow for residential development on the first building level of development on city Blocks 132 and 133.

In accordance with Section 5.2.2., Land Use Provisions of the Plan, the subject property is located in the "A" Zone which comprises all the land within the Redevelopment Area located between Atlantic and Pacific Avenue. The Plan states that:

Permitted uses in the "A" Zone shall include hotels, convention/meeting space, retail space, theaters, cinemas, restaurants and lounges, surface and structured parking, landscaped open space accessible to the public, and such other specialized entertainment/recreation elements such as arenas, theme parks, water parks, active/passive recreation facilities, cultural facilities and other like and similar attractions, and any other uses permitted within the CBD Zone.

The CBD (Central Business District) is a zone classification established by the Atlantic City Land Use Development Ordinance, and permits certain land uses as identified in Section 163-59 B and Schedule III, Schedule of Permitted and Conditional Uses.

Residential uses permitted in the CBD are limited to Multiple-family dwellings at the second floor and above. Other identified residential land uses are Multiple-family dwellings (including the first level), Multiple-family dwellings (duplex), Single-family detached dwellings, Single-family attached dwellings, and Single-family townhouses.

PUBLIC POLICY GOALS/REDEVELOPMENT PLAN OBJECTIVES

Sections 4.2 and 4.3 respectively set forth the Urban Renewal Plan goals and objectives. The General Public Policy Goal at Section 4.2.1 states that:

The purpose of this Plan is to provide the mechanism leading to the complete development of [the] Redevelopment Area.

Section 4.2.3 states that:

The City has not attempted, in drafting these amendments to the Plan, to anticipate every possible design or land use solution. Accordingly, this Plan is designed to be as flexible as possible in order to foster a quality Redevelopment Project while maintaining consistency with the objectives as outlined herein.

Among the Redevelopment Plan Objectives which may be applied to the proposed amendment include:

- 4.3.1 *To stimulate private development by allowing maximum flexibility in land use, project design and building regulations.*
- 4.3.3 *To maximize tax revenue and generate new tax ratables by constructing on and thus increasing the assessed value of lands currently undeveloped.*
- 4.3.4 *To return to productive use currently unimproved vacant land which, as a whole, has remained unproductive and which is not likely to be developed without the active participation of public bodies and return to the active tax roles land currently under-public ownership.*
- 4.3.5 *To prevent the spread of blight by the application of comprehensive plan controls.*

CONSISTENCY WITH MASTER PLAN

The Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-7(e), requires that the Planning Board report to the governing body include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the Master Plan.

Conversely, the development of housing in this geographic area is supported by the 1987 Master Plan at Section VII Land Use Plan. Stated objectives for the area identified as Downtown and Uptown include the following:

- To encourage completion of the urban renewal tract.
- To encourage development of new housing in the Uptown area above Atlantic Avenue.

RECOMMENDATION

The development proposal advanced by Prestigious Homes for Blocks 132 and 133 include a mix of housing types - Mid-rise Multiple-family dwellings and townhouses and/or single family attached dwellings. Development of these housing types would be consistent with both the Uptown Urban Renewal Plan and the City Master Plan.

Therefore, it is recommended that Section 5.2.2 of the Plan be amended to add Multiple-family dwellings, Single-family attached dwellings and Single-family townhouses as permitted uses in the "A" Zone of the Uptown Urban Renewal Area.

Attachment
WDC/rm