



April 19, 2023

# Conditional Zoning – South Creek



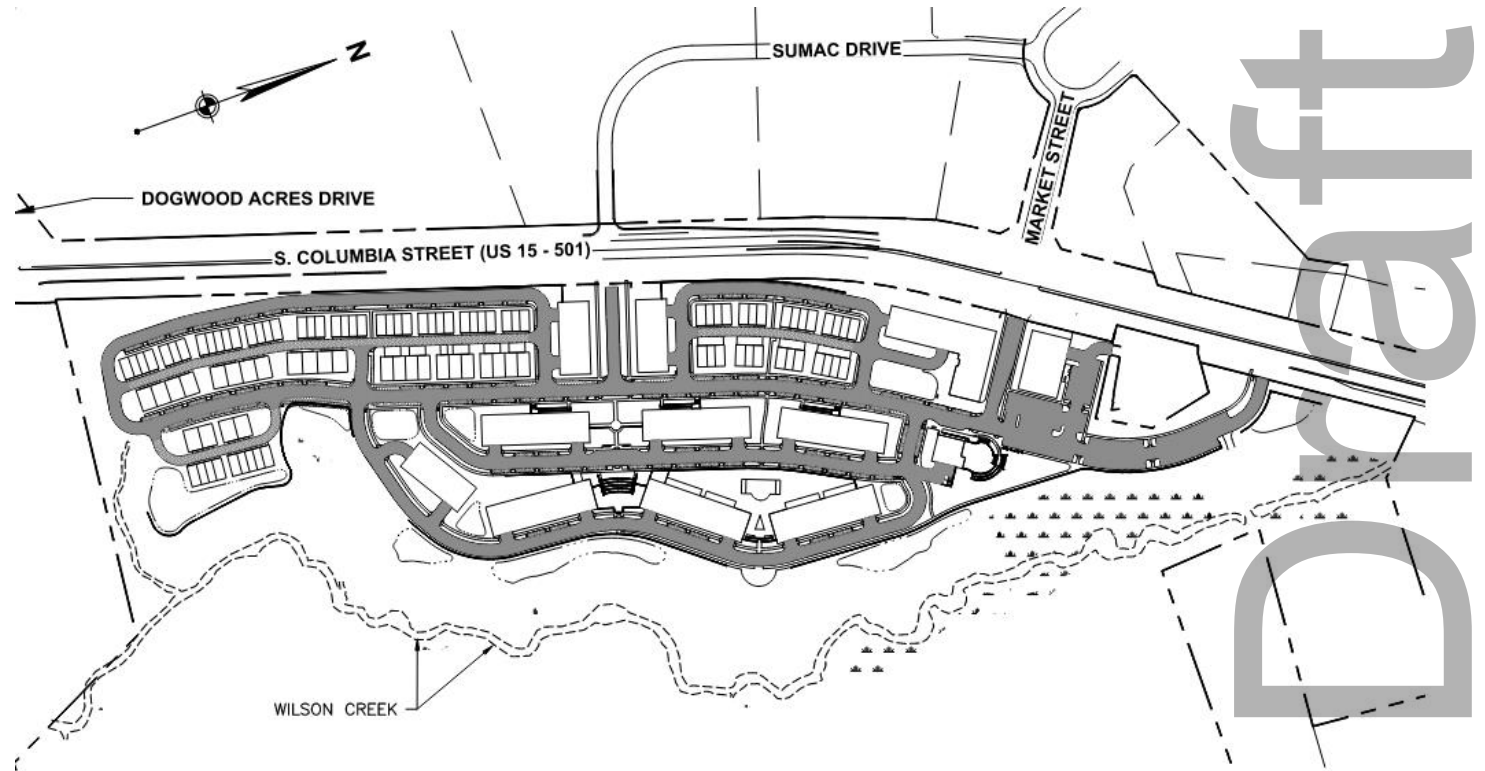


# Recommendation

Open the Legislative Hearing

Receive and provide comments on the proposed Conditional Zoning

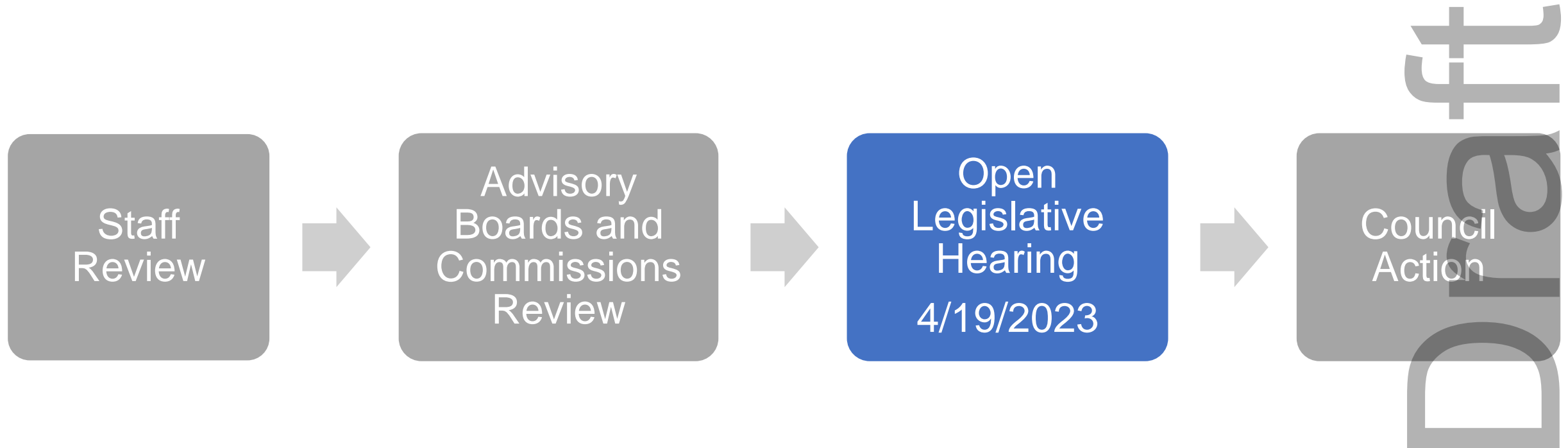
Continue the hearing to May 24, 2023

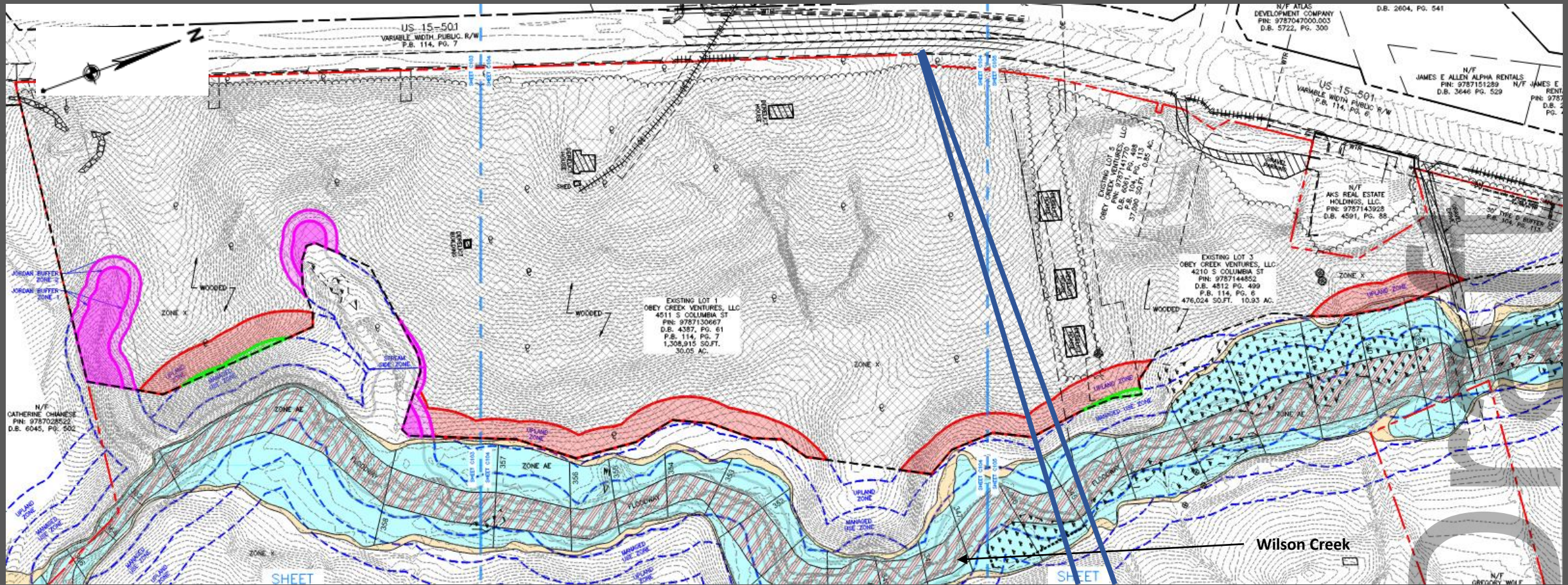




# Conditional Zoning Process

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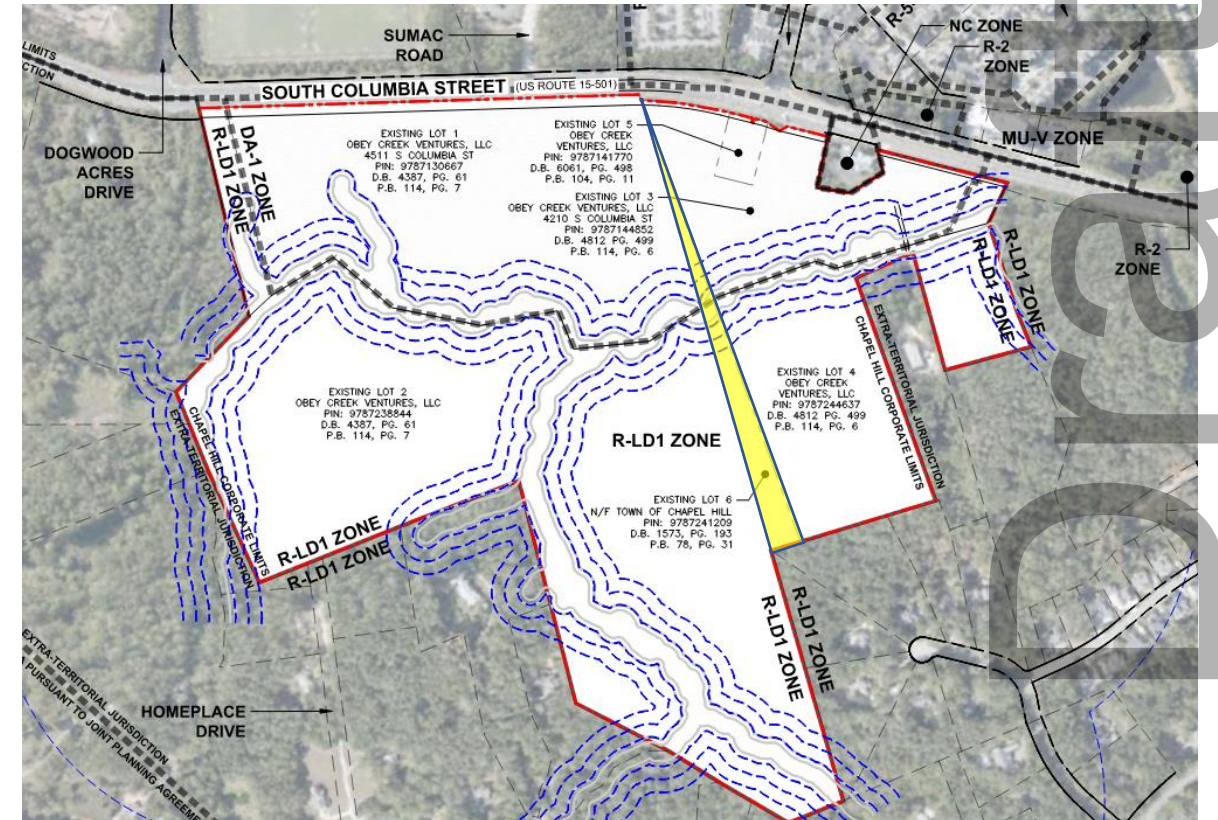
## Existing Conditions

- Zoning: Development Agreement-1 (DA-1) and Resid. Low-Density-1 (R-LD1)
- 43-acre site west of Wilson Creek
- Approximately 10% of the site contains slopes 25% or greater
- Resource Conservation District and Jordan Buffer on site
- Mostly vacant land



# Town-Owned Land

- Approximately 2.43 acres
- Beechwood is working on a proposal for an exchange of the Town-owned property
- Council would authorize the Town Manager to proceed with the transaction before taking action on the Conditional Zoning





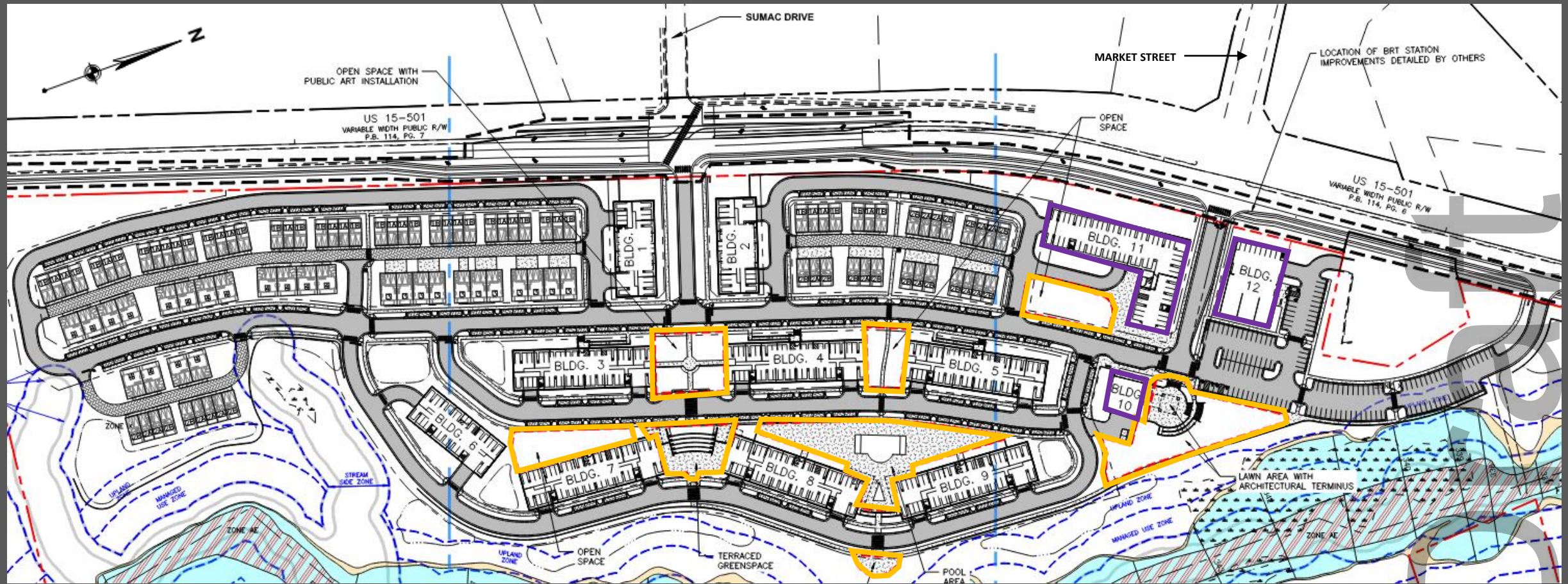
# Obey Creek Development

Future Land Use Map (FLUM) reflects the previous Obey Creek Development Agreement.

Devt Agmt Approval	
Total Floor Area	600,000 - 1.6 million sq. ft.
Residential Units	Up to 700 units
Retail Square Footage	100,000 sq. ft. - 475,000 sq. ft.
Office Square Footage	Up to 600,000 sq. ft.
Hotel Rooms	Up to 400

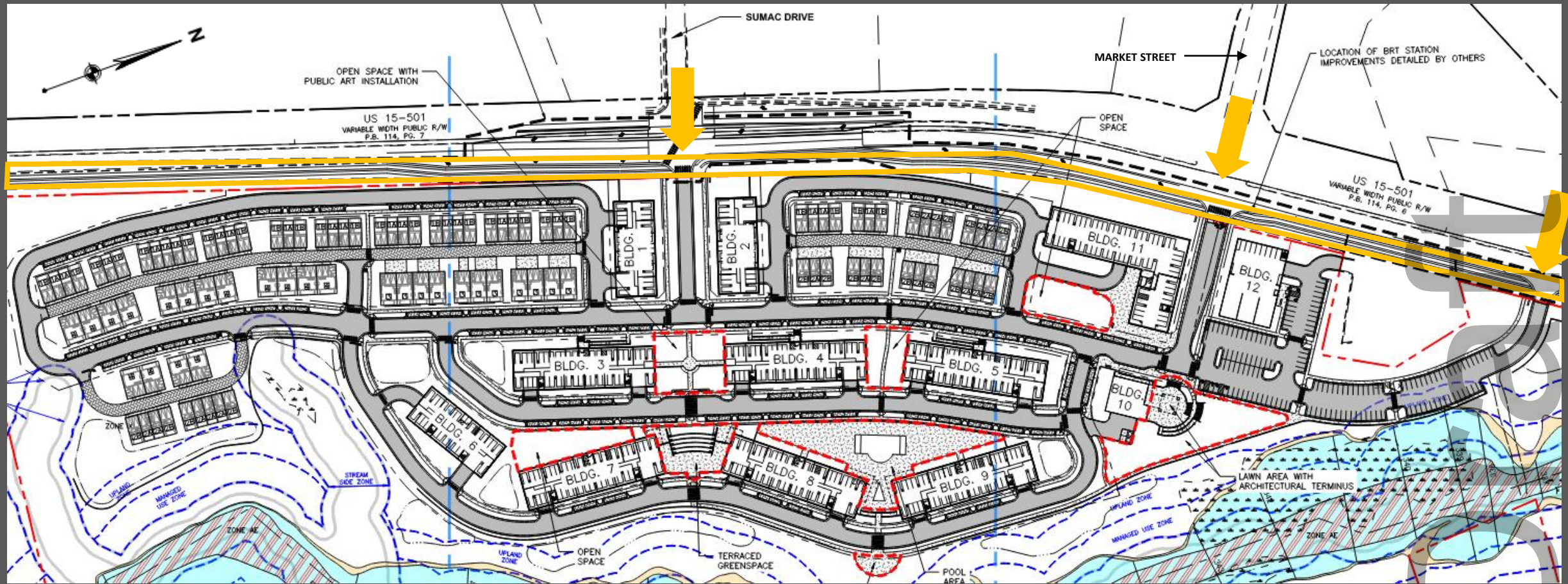
Conditional Zoning approval proposed to replace the Development Agreement

draft



## Proposed Site Plan

- Proposed zoning: Mixed Use-Village-Conditional Zoning District (MU-V-CZD)
- 688 dwelling units including 88 affordable units
- 952,866 sq. ft. of total floor area
- 19,057 sq. ft.– 47,643 sq. ft. of nonresidential floor area
- 94,336 sq. ft. of recreation space



## Proposed Site Plan

- Access points: Sumac Dr, Market St, and northern right-in/right-out
- Multi-use path along S. Columbia St
- North-South Bus Rapid Transit (BRT) stop
- Vehicular Parking:
  - Approximately 843 off-street spaces
  - Approximately 188 on-street spaces



# Affordable Housing Units

Condominiums	Townhomes	Apartments
For-sale	For-sale	Rental
526 total	102 total	60 total
60 affordable proposed	13 affordable proposed	15 affordable proposed
Required (15%): 69.9	Required (15%): 13.35	Voluntary for rentals
466 unrestricted	89 unrestricted	45 unrestricted
Total affordable units required = 83.25		
Total affordable units proposed = 88		

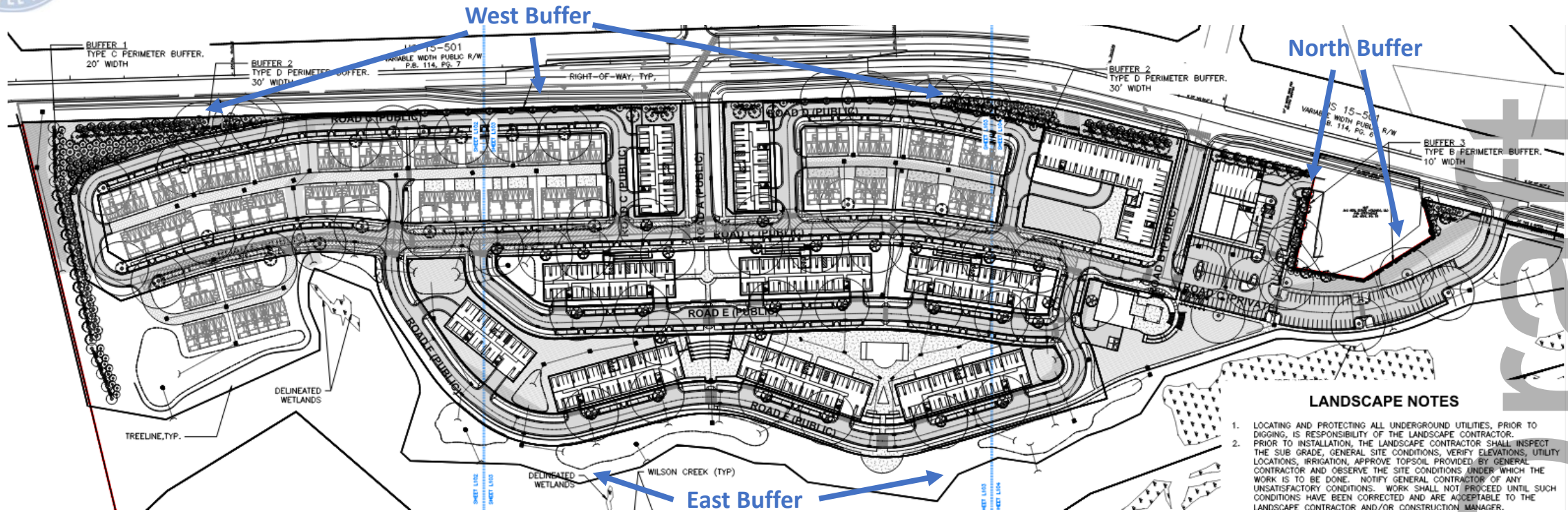


# Proposed Modifications

	Required	Requested
LUMO 3.4.6 Required non-residential floor area in MU-V-CZD	Minimum of 25%	Minimum of 2%
LUMO 3.6.3 Land disturbance in RCD	Maximum of 40% in Upland Zone	Maximum of 55% in Upland Zone
LUMO 5.3.2 Steep slopes land disturbance	Maximum of 25%	Maximum of 50%



# Proposed Modifications



		Required	Requested
LUMO 5.6.6 Landscape buffers	North	10-ft. Type 'B'	Variable width and modified planting counts
	East	10-ft. Type 'B'	Maintain existing vegetation along Wilson Creek
	West	30-ft. Type 'D'	Variable width and modified planting counts



# Advisory Board Recommendations

<b>Community Design Commission</b>	Approval with conditions	<ul style="list-style-type: none"><li>• Consider incorporating sustainable design features</li><li>• Comply with LUMO-required buffer along S. Columbia St</li><li>• Commission review of landscape and hardscape plans at Final Plans</li></ul>
<b>Transportation &amp; Connectivity Advisory Board</b>	Approval with conditions	<ul style="list-style-type: none"><li>• Provide additional bicycle parking including covered spaces</li><li>• Minimum of 25% of parking be EV-ready and 5% of parking be EV charging spaces</li><li>• Provide 220-volt power to the townhomes to support EV charging</li><li>• Developer participation in Transp Mgmt Plan program</li></ul>
<b>Housing Advisory Board</b>	Approval with conditions	<ul style="list-style-type: none"><li>• 15% of townhomes and 15% of condominiums be affordable, with at least half at 65% or less AMI and the remaining at 80% or less AMI</li><li>• Provide 90 affordable units, with the rental units at 60% or less AMI</li></ul>



# Advisory Board Recommendations

<b>Environmental Stewardship Advisory Board</b>	Approval with conditions	<ul style="list-style-type: none"><li>• Design for all electric and solar-ready buildings</li><li>• Provide EV-ready garages</li><li>• Reduce RCD encroachment</li></ul>
<b>Planning Commission</b>	Denial with comments	<ul style="list-style-type: none"><li>• Consider adding more density to the 43-acre site through greater building height</li><li>• Provide a grade-separated crossing of S. Columbia Street</li><li>• Concern that land across Wilson Creek would be 'cut off' from future use</li><li>• Reduce extent of internal street network</li><li>• Reduce parking and unbundle parking costs</li></ul>



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