



April 19, 2023

Conditional Zoning – South Creek



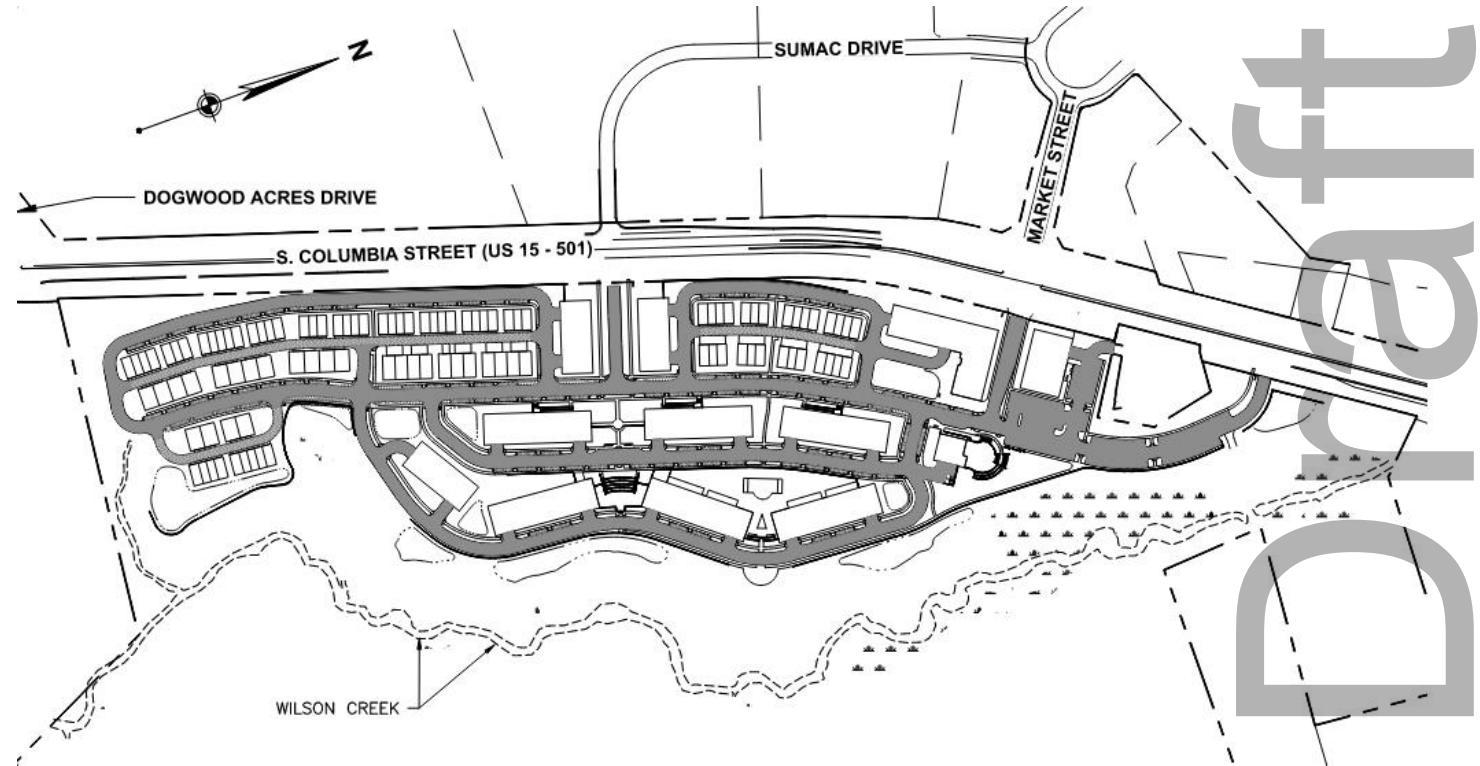


Recommendation

Open the Legislative Hearing

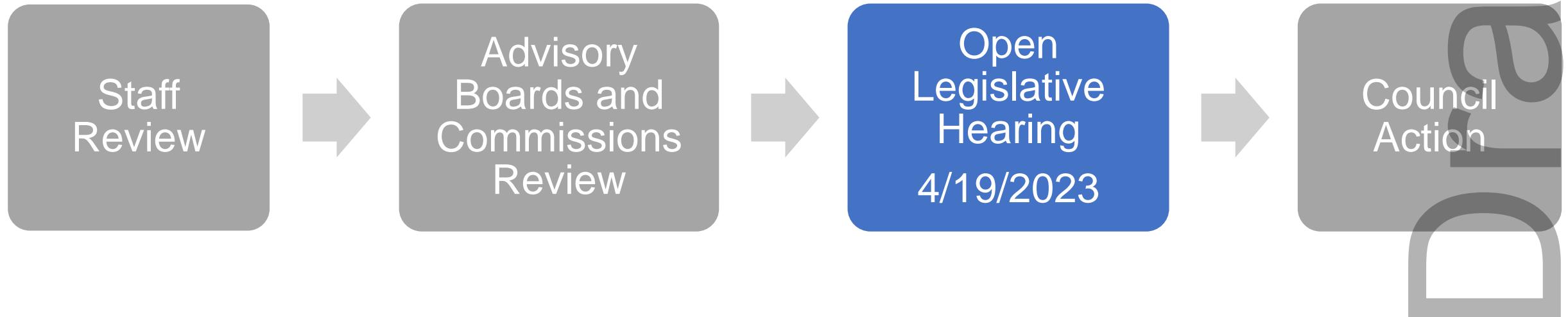
Receive and provide comments on the proposed Conditional Zoning

Continue the hearing to May 24, 2023



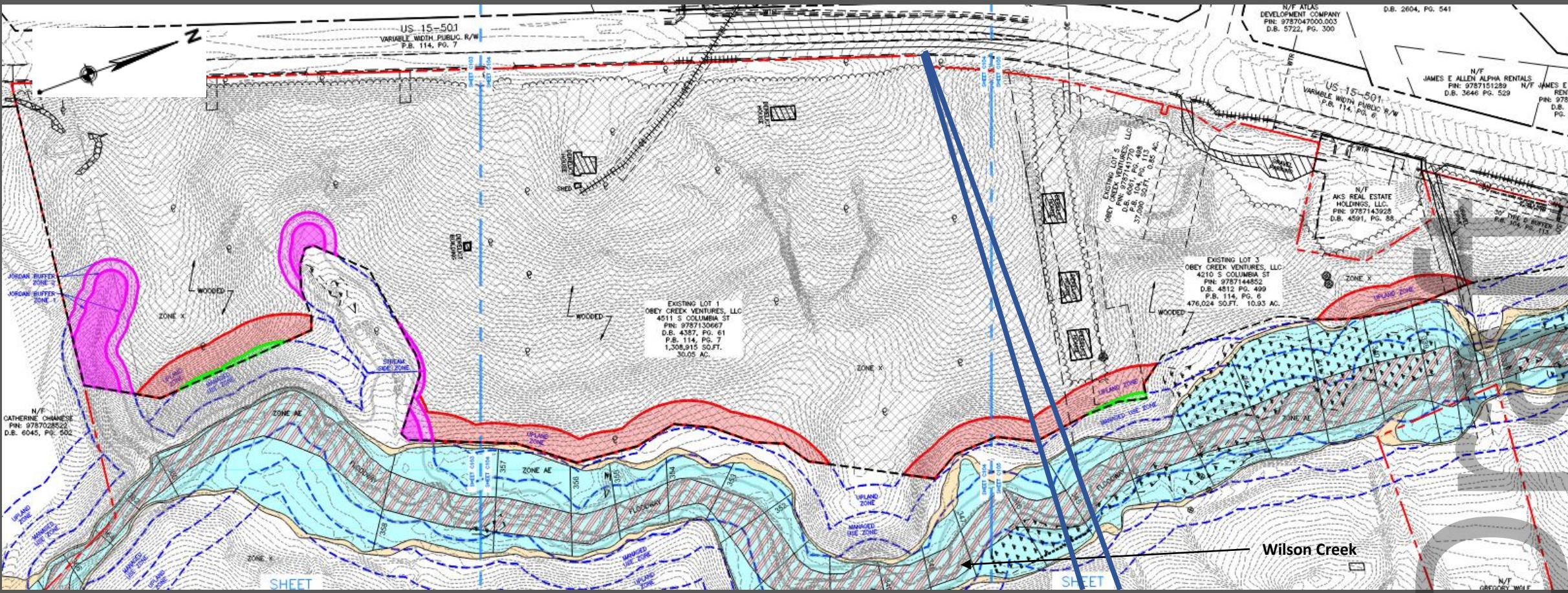


Conditional Zoning Process



Existing Conditions

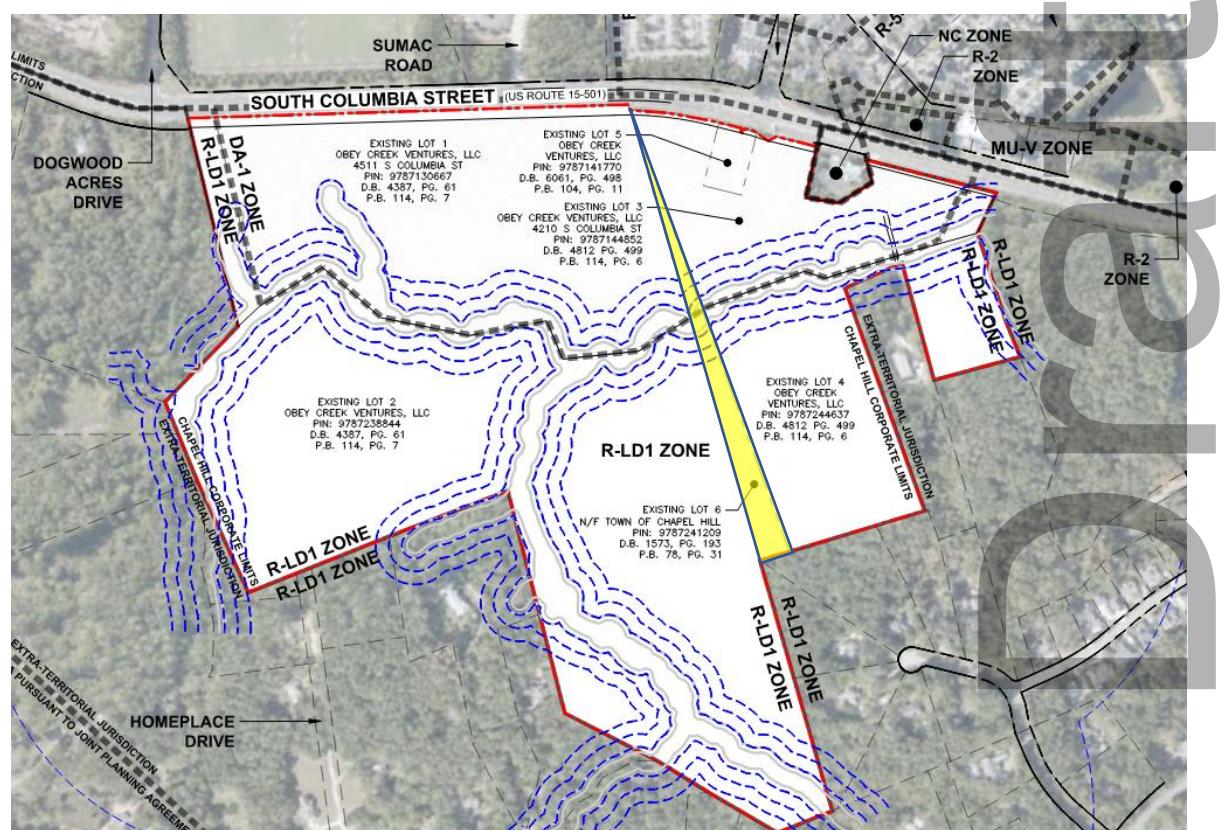
- Zoning: Development Agreement-1 (DA-1) and Resid. Low-Density-1 (R-LD1)
- 43-acre site west of Wilson Creek
- Approximately 10% of the site contains slopes 25% or greater
- Resource Conservation District and Jordan Buffer on site
- Mostly vacant land





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





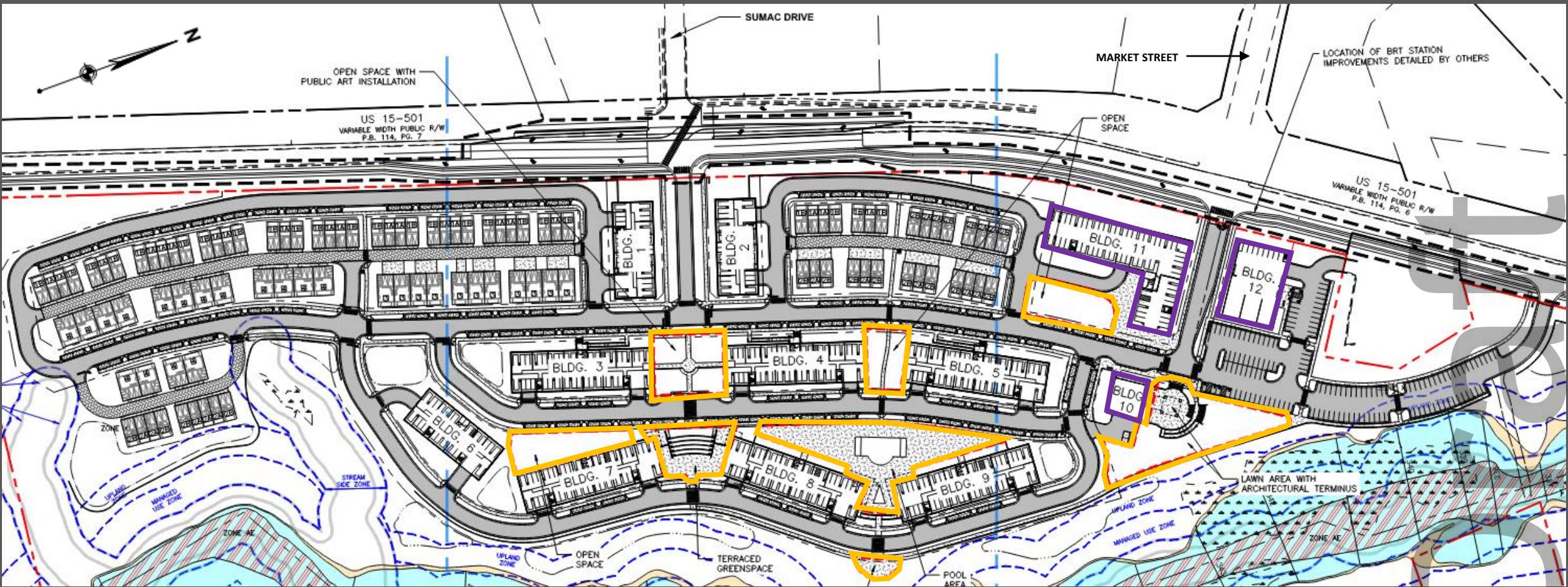
Obey Creek Development

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

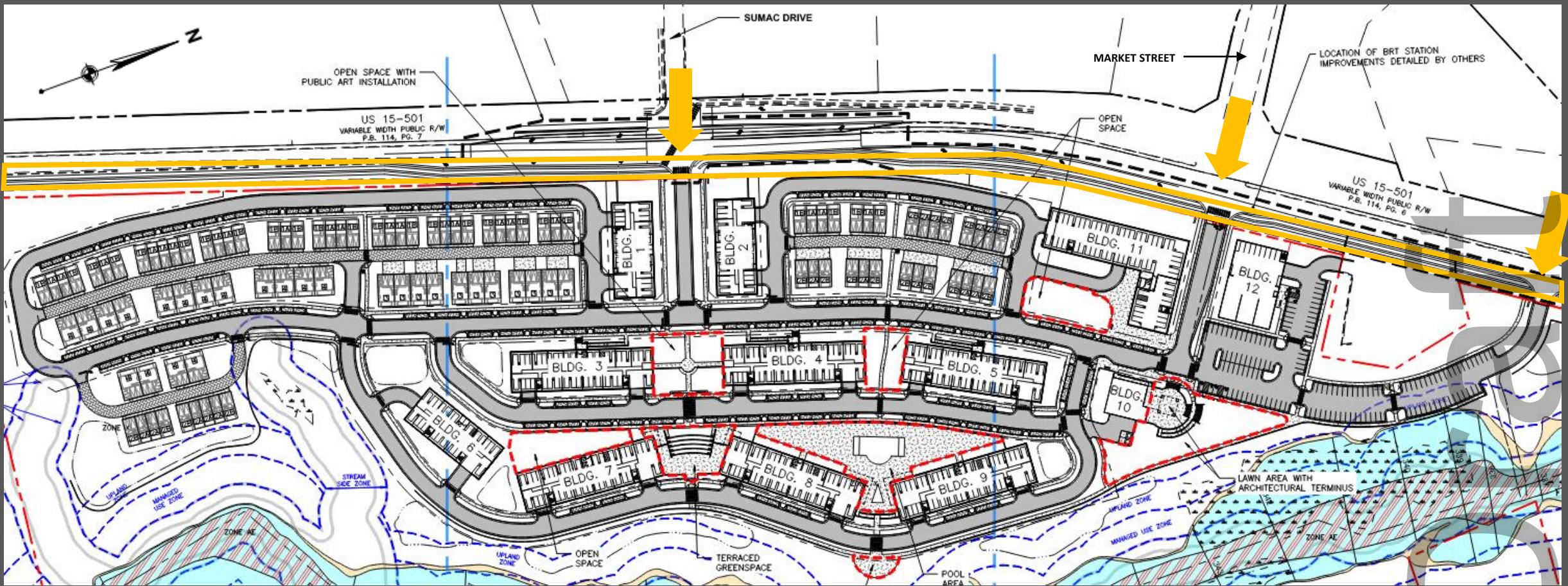
Conditional Zoning
approval proposed
to replace the
Development
Agreement





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		

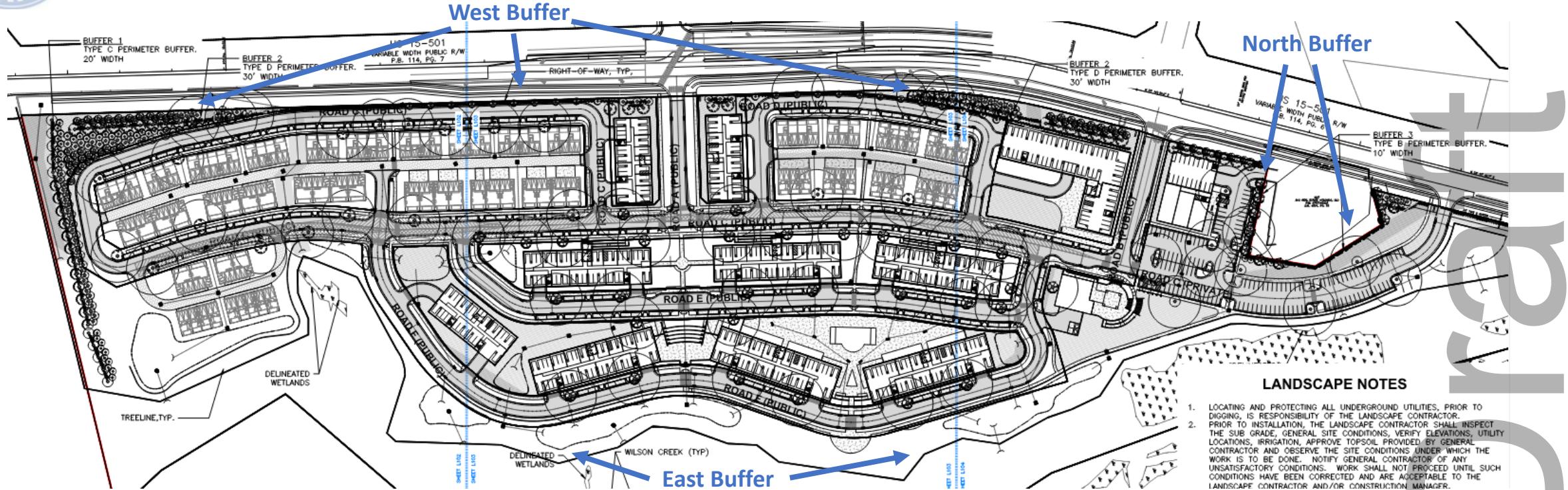


Proposed Modifications

	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



Landscape Notes

1. LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
2. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR, AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.

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



Advisory Board Recommendations

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



Advisory Board Recommendations

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



Recommendation

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