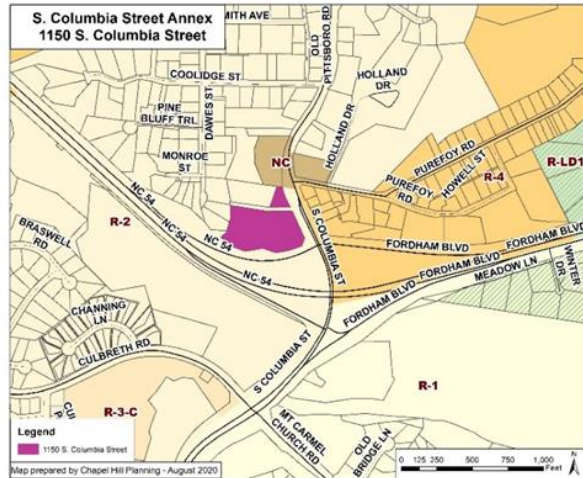# 1150 S. Columbia Street – Columbia Street Annex Conditional Zoning

Town Council

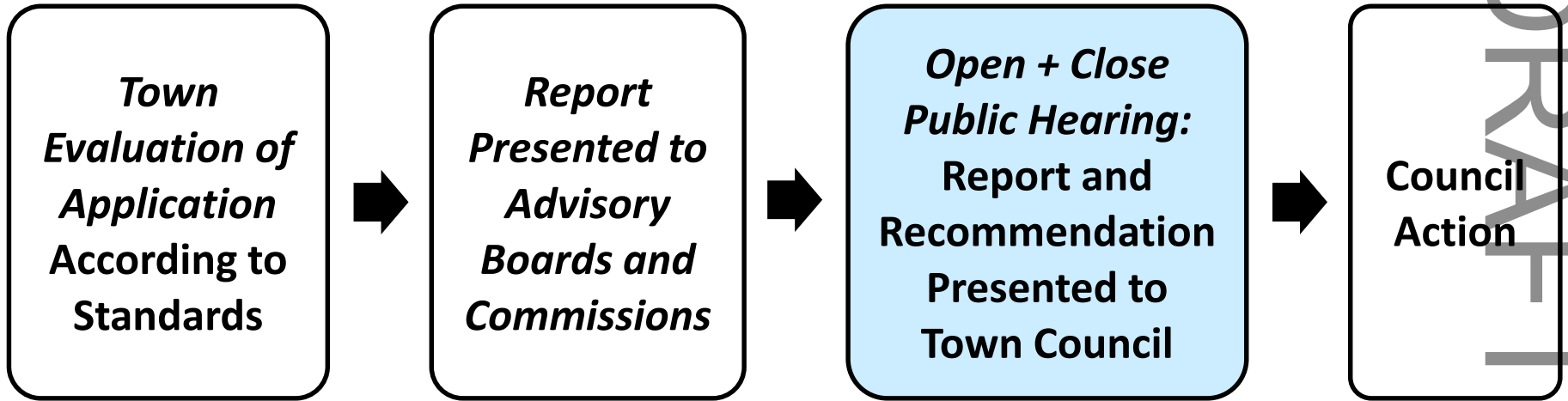November 4, 2020

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- Opening the Public Hearing: Conditional Zoning and Land Use Plan Amendment for Columbia Street Annex

- Close the Public Hearing: Monroe Street Right of Way Closure

- Staff will share jointly the overall proposal

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- Open the public hearing

- Receive comments in this meeting and up to 24 hours after via email at: mayorandcouncil@townofchapelhill.org

- Move to close the public hearing at that point

- Enact the Ordinance on December 9, 2020

DRAFT

Town Evaluation of Application **According to Standards** → *Report Presented to Advisory Boards and Commissions* → *Open + Close Public Hearing:* **Report and Recommendation Presented to Town Council** → **Council Action**

- 4 acre site
- Conditional Zoning
  - Currently R-2
  - Proposing MU-V-CZD
- Construct
  - 57,000 sq ft of residential
  - 4,000 sq ft of commercial
  - Max of 52 Units (8 affordable)
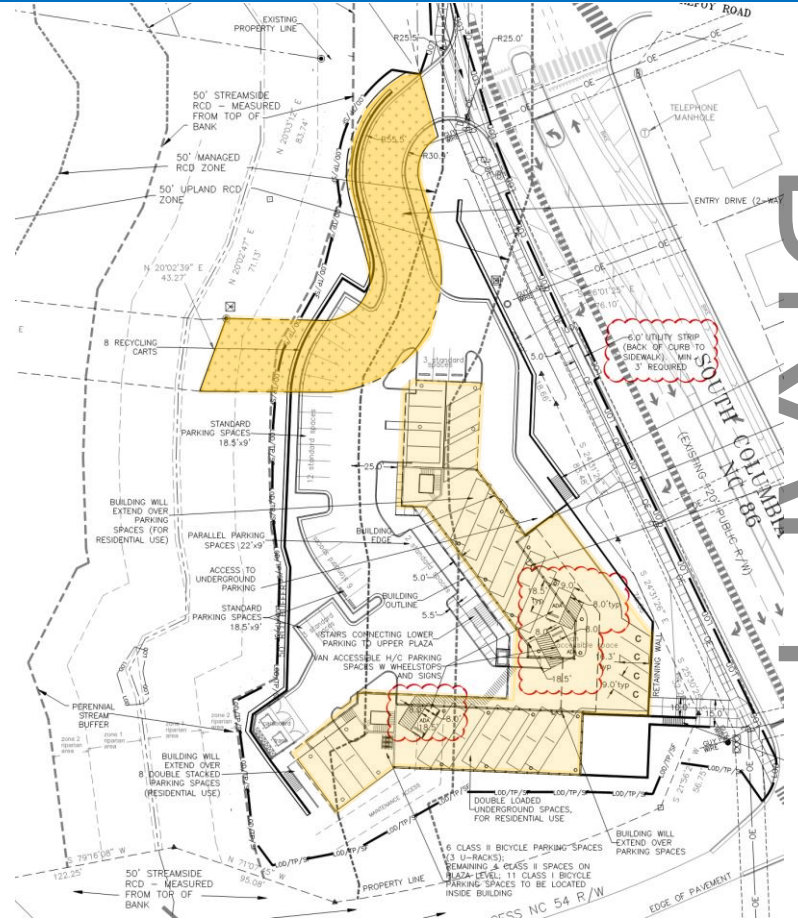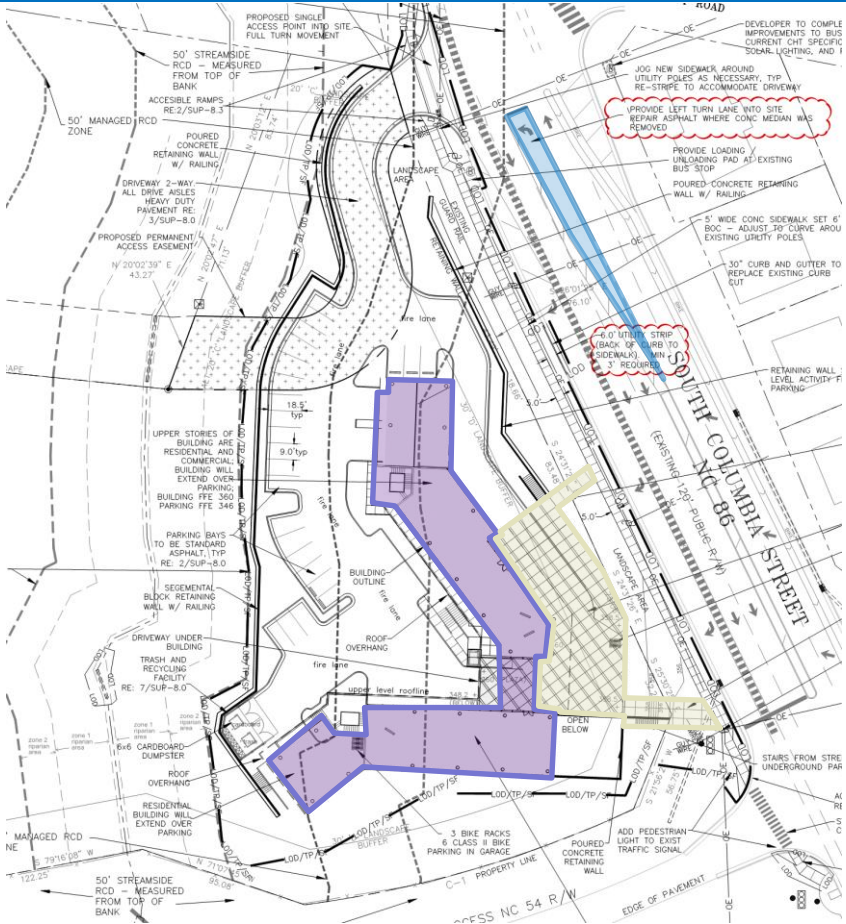 - 6 stories set into steep slope
  - Close Monroe Street ROW

S. Columbia Street Annex
1150 S. Columbia Street

Legend
■ 1150 S. Columbia Street

Map prepared by Chapel Hill Planning - August 2020
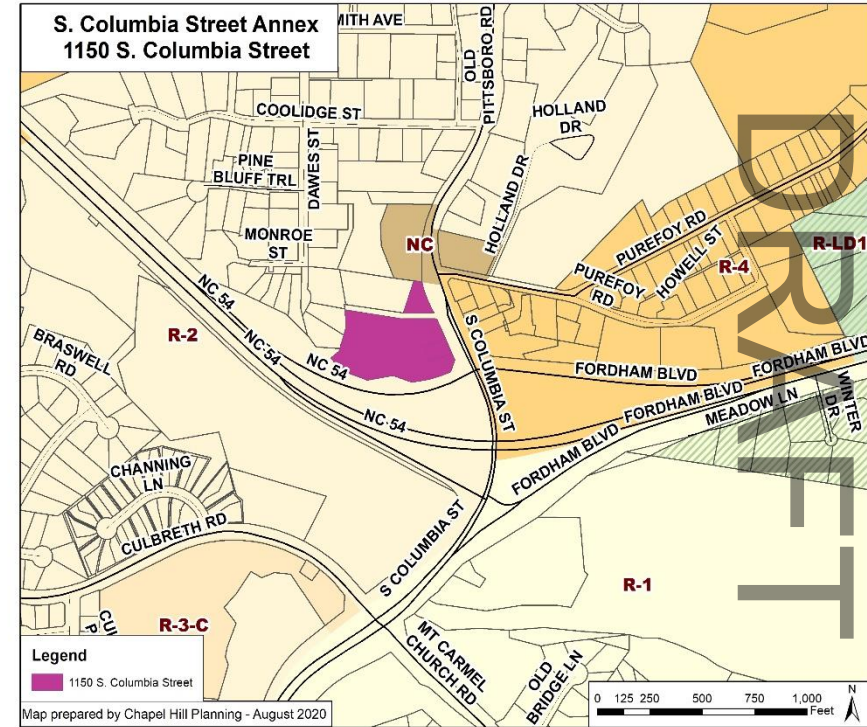
1150 S. Columbia Street – Site Plan

R-2

NC

MU-V-CZD

R-4

DRAFT

1150 S. Columbia Street– Proposed Zoning
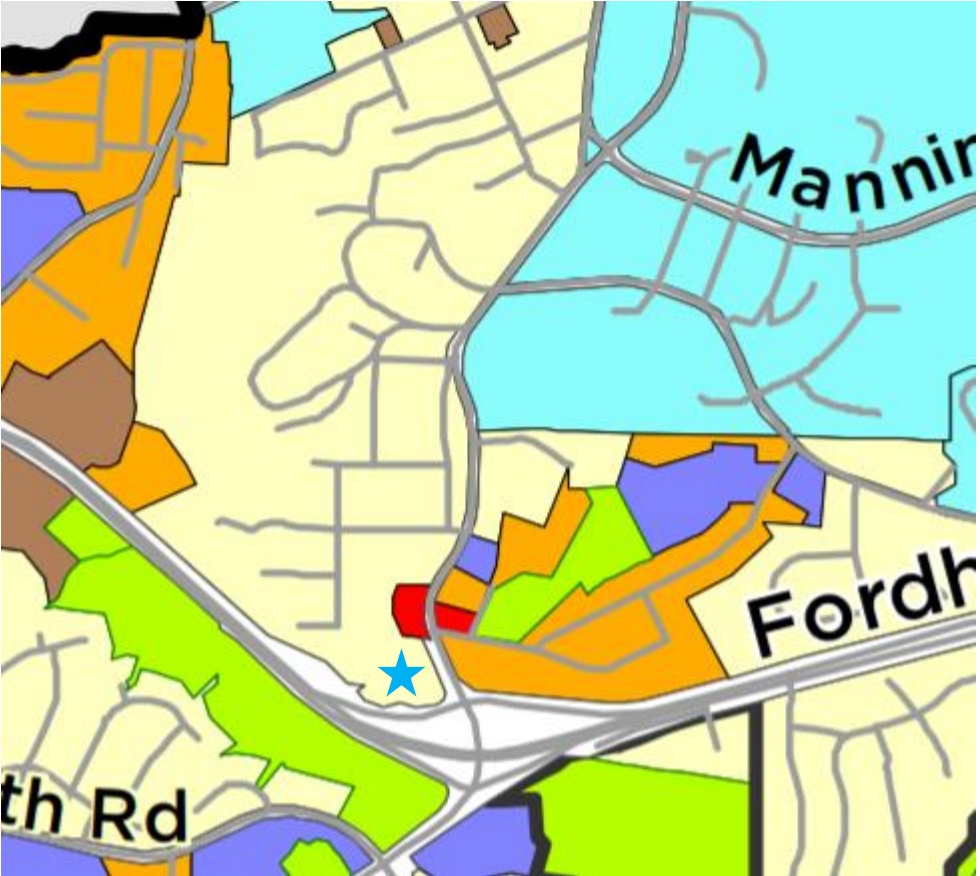
Land Use Categories

- Rural Residential, 1 unit/5 ac.
- Rural Residential, 1 unit/2-5 ac.
- Low Residential, 1 unit/ac.
- Low Residential, 1-4 units/ac.
- Medium Residential, 4-8 units/ac.
- High Residential, 8-15 units/ac.
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Parks/Open Space
- Landfill Activities

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The applicant is requesting the following modifications to regulations:

- Steep slope disturbance regulations
- Encroachment into the Resource Conservation District
- Reduced landscaping standards
- MU-V land use percentage standards

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1150 S. Columbia Street– Recommendations

Boards/Commissions	Recommendation
Community Design Commission	Approval as presented
Transportation and Connectivity Board	Denial with conditions
Housing Advisory Board	Approval with conditions
Environmental Stewardship	Approval with conditions
Planning Commission	Approval with conditions

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- Open the public hearing

- Receive comments in this meeting and up to 24 hours after via email at: mayorandcouncil@townofchapelhill.org

- Move to close the public hearing at that point

- Enact the Ordinance on December 9, 2020

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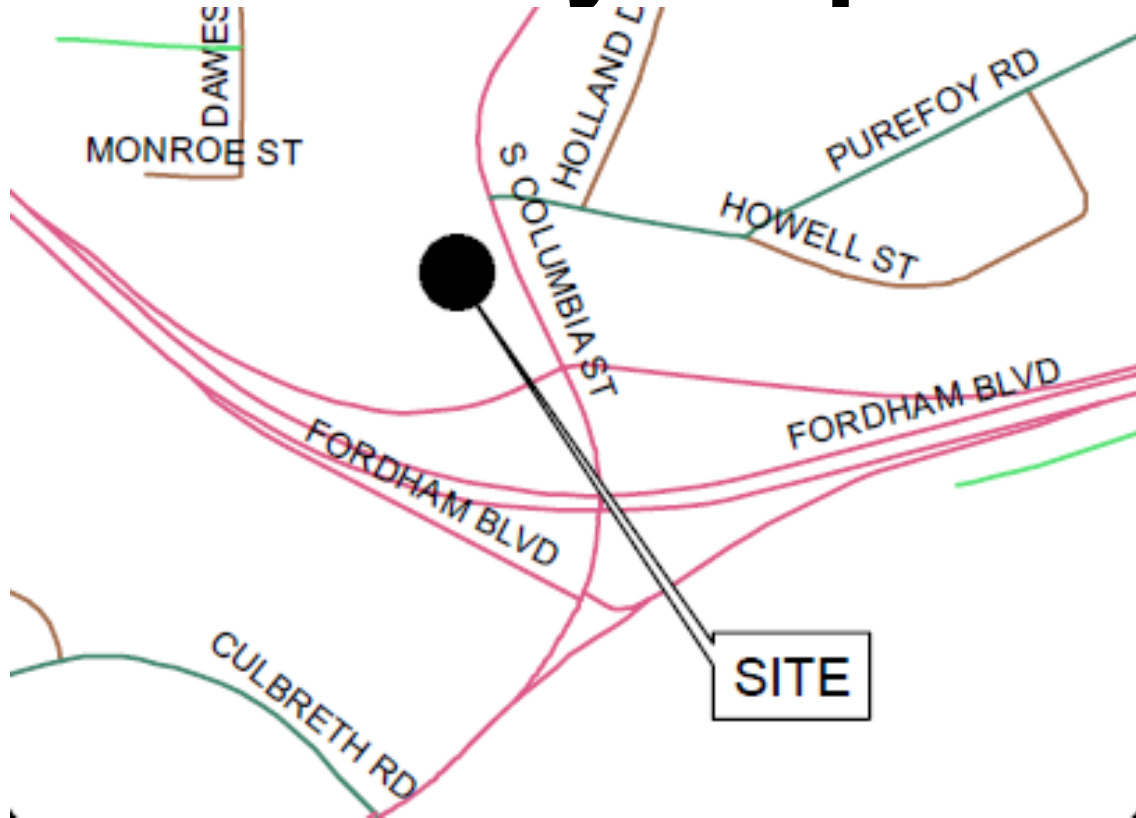# Right-Of-Way Closure - Unpaved and Unmaintained Portion of Monroe Street
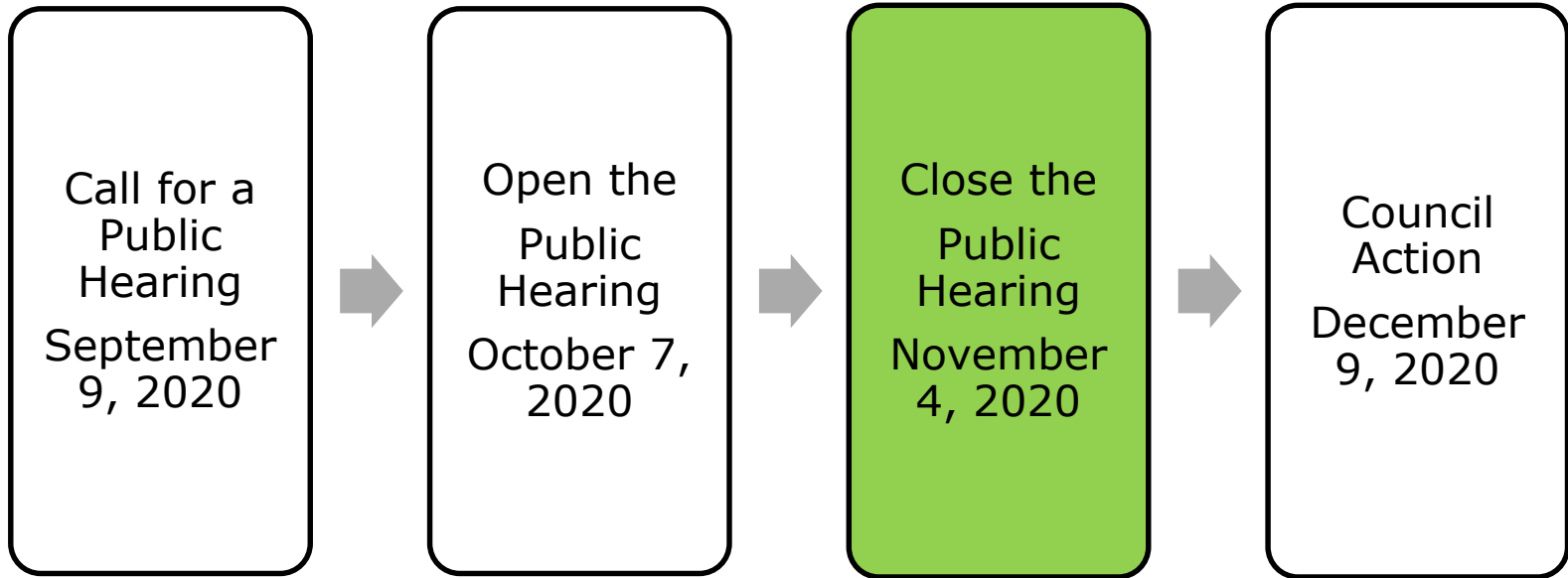
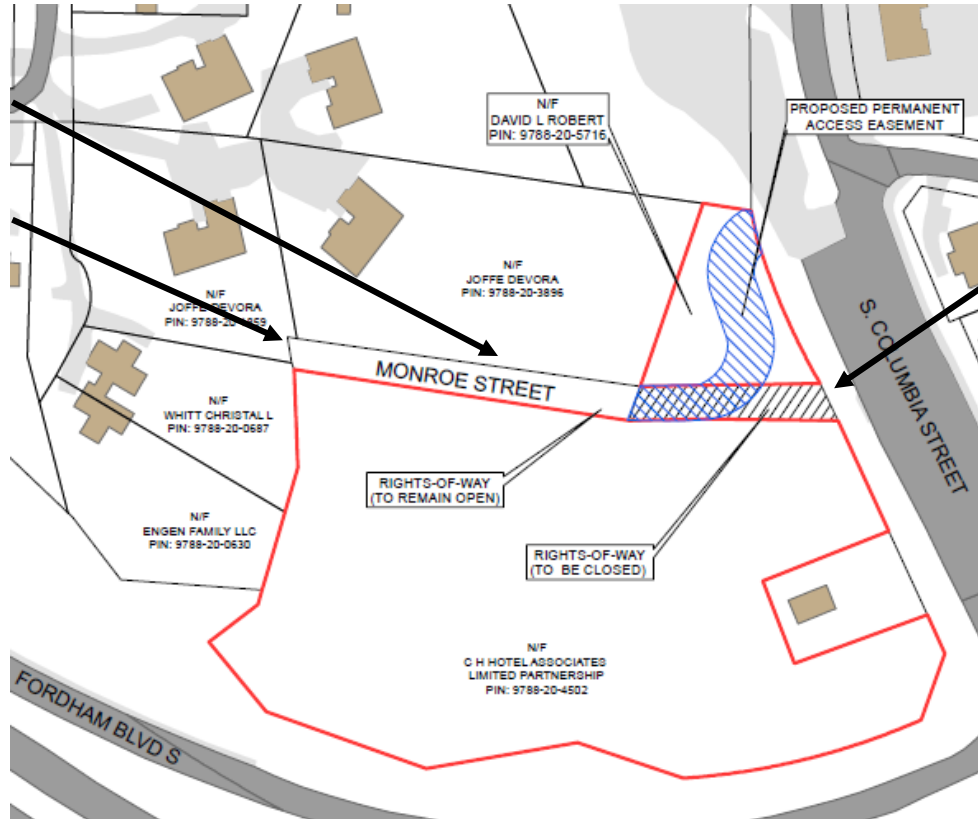# Date: November 4, 2020

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Vicinity Map

DAWES

MONROE ST

HOLLAND

PUREFOY RD

S COLUMBIA ST

HOWELL ST

FORDHAM BLVD

FORDHAM BLVD

CULBRETH RD

SITE

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Where is this in the process?

```
┌─────────────┐     ┌─────────────┐     ┌─────────────┐     ┌─────────────┐
│ Call for a  │     │ Open the    │     │ Close the   │     │ Council     │
│ Public      │ ──▶ │ Public      │ ──▶ │ Public      │ ──▶ │ Action      │
│ Hearing     │     │ Hearing     │     │ Hearing     │     │             │
│ September   │     │ October 7,  │     │ November    │     │ December    │
│ 9, 2020     │     │ 2020        │     │ 4, 2020     │     │ 9, 2020     │
└─────────────┘     └─────────────┘     └─────────────┘     └─────────────┘
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Overview

Picture #1

View South on South Columbia Street

Note the driveway curb-cut and the start of the un-used Monroe Street ROW

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Picture #2
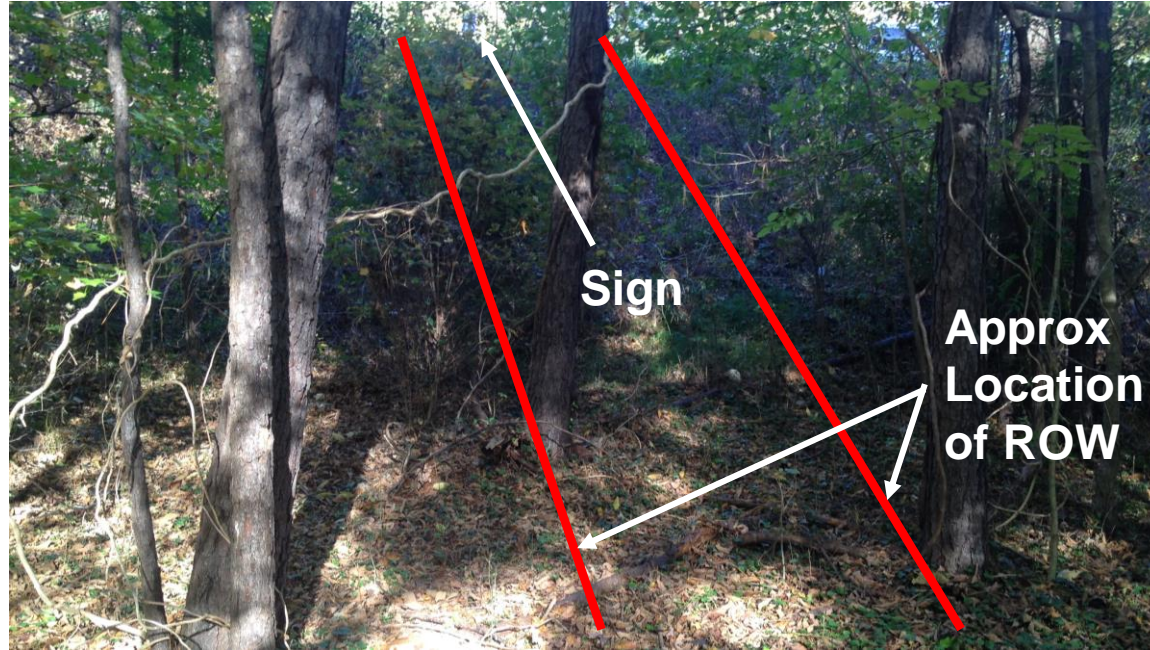

Monroe Street ROW Driveway Apron

Note the white sign in the next picture
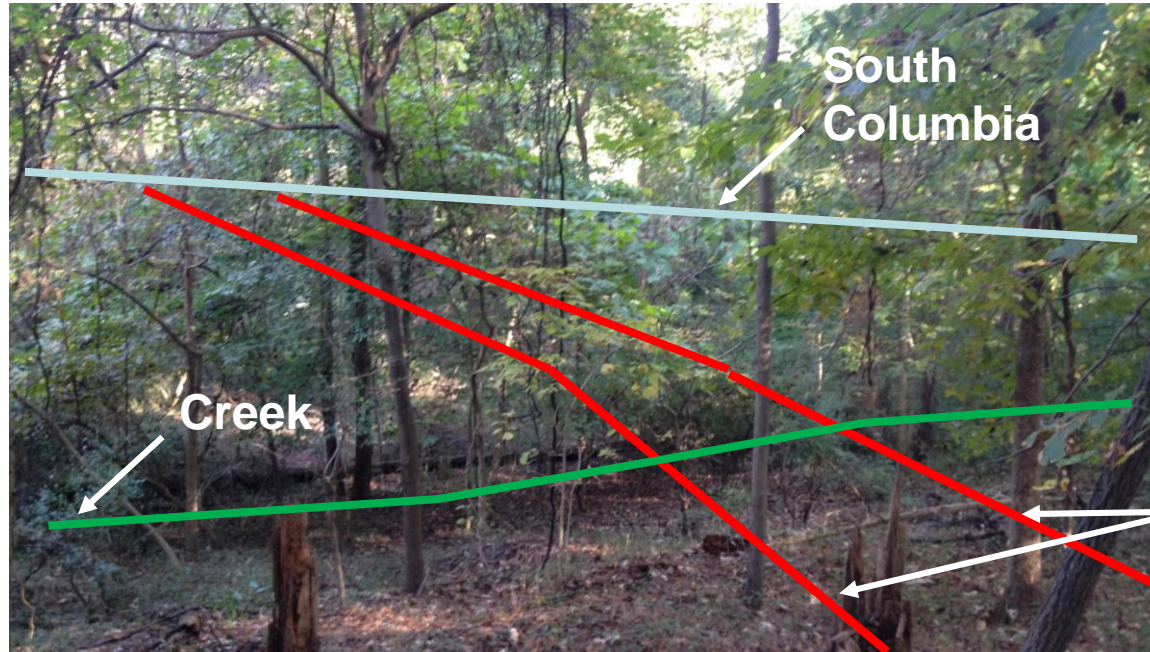
DRAFT

Sign

Approx Location of ROW

Monroe Street ROW Driveway Apron

Note the same sign on top of the hill and the steep slope of the ROW nest to South Columbia

DRAFT

Picture #4

Monroe Street ROW Approximate Mid-Point

South Columbia

Creek

Approx Location of ROW

DRAFT

Picture #5

Monroe Street ROW Opposite End

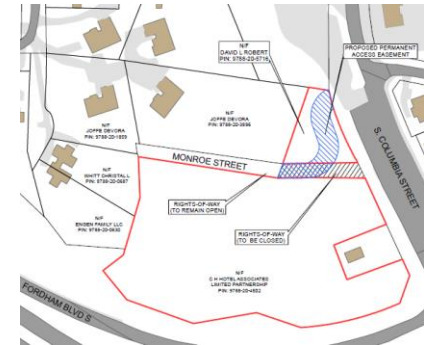Note the white sign of surveyed end of Monroe Street ROW

Key Issues

- The closure will isolate one property, which is currently accessed via a private driveway to the paved portion of Monroe Street.

- The Columbia Street Annex Developer has proposed a full public access easement to connect the isolated Monroe Street ROW which will continue to provide reasonable legal access to this parcel.

- One adjacent property owner opposes this request.

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Staff Recommendation

- That the Council open a Public Hearing to consider closing the unmaintained and unpaved public right-of-way portion of Monroe Street. Under the recently enacted legislation authorizing public hearings at remote meetings, public comment may continue to be submitted into the hearing record for 24 hours after the October 7 public hearing. **Public Comments send to mayorandcouncil@townofchapelhill.org.

- On October 28th, the Council may adopt a resolution to close the subject right-of-way

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