



CONDITIONAL ZONING MODIFICATION

Columbia Street Annex

June 14, 2023



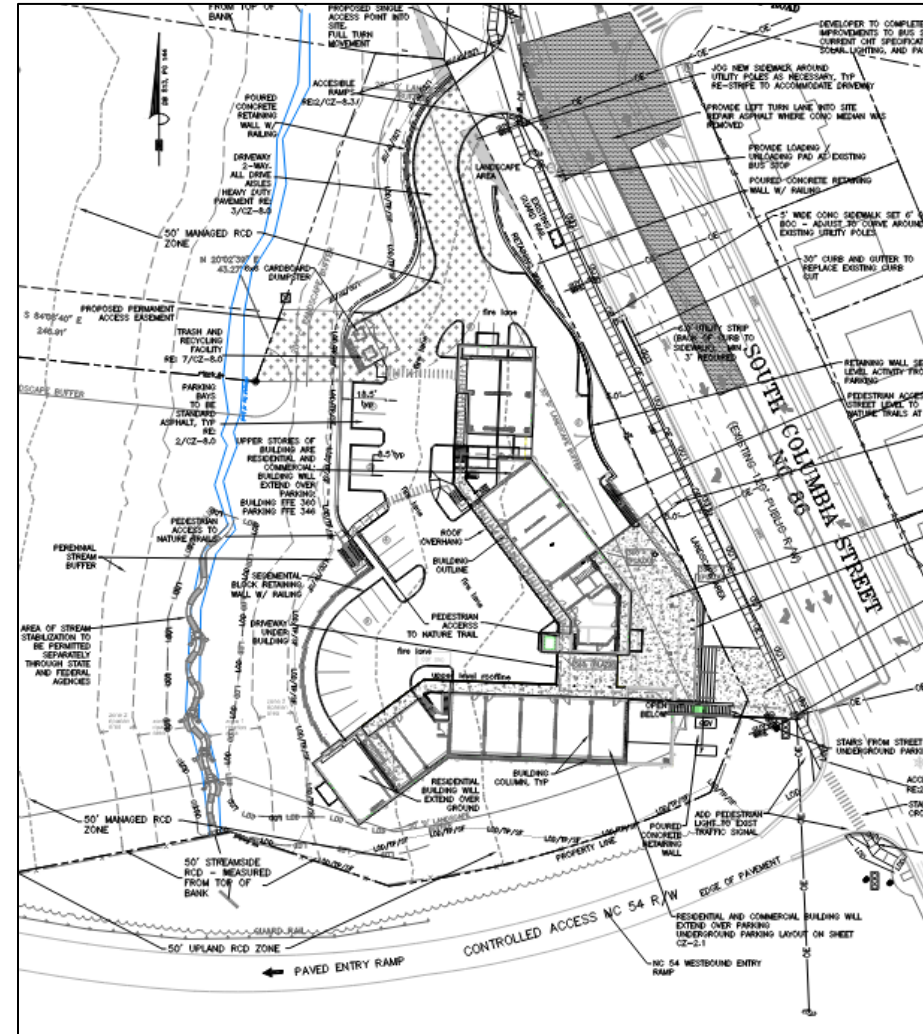


RECOMMENDATION

Close the Legislative Hearing

Adopt the Resolution of Consistency and Reasonableness

Enact the Ordinance approving the Conditional Zoning





PROCESS

MU-V-CZD Approval
March 24, 2021



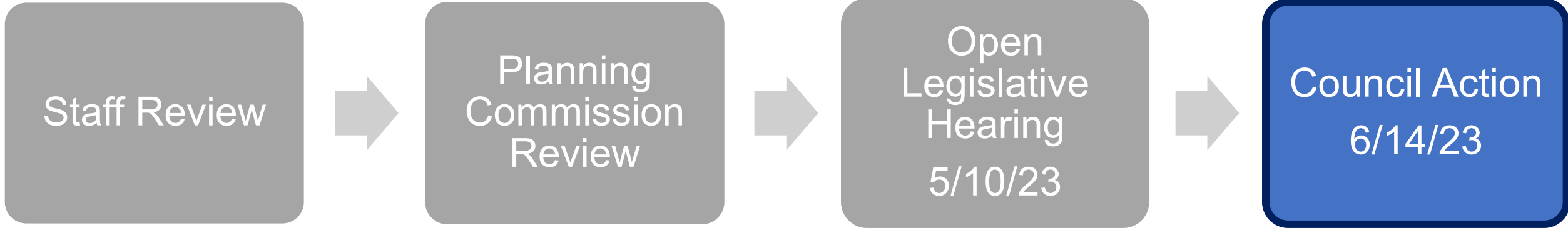
Phase 1 Site Work
Permitted
November 11, 2023



Limited Review CZD
Modification
Request
January 25, 2023



PROCESS – MODIFICATION REQUEST



No changes to application since Legislative Hearing



MODIFICATION SUMMARY

CZD APPROVAL – March 2021

PROPOSAL – May 2023

Total site impervious: 48,950 sf

- 50,985 sf (increase of 2,035 sf)

Total site disturbance

- No increase

RCD Zone impervious

Streamside Zone: 0 sf

Managed Zone: 5,380 sf

Upland Zone: 13,650 sf

- Streamside Zone: 0 sf
- Managed Zone: 12,850 sf (increase of 7,470 sf)
- Upland Zone: 14,950 sf (increase of 1,300 sf)

RCD encroachment/disturbance

- No increase

Stormwater mitigation

- All impervious increase mitigated per CZ approval

Stream restoration

- Stream restoration length has increased – permitting underway currently

Building size: 57,000 sf

- 62,188 sf (increase of 5,188 sf)

Total Units : “up to 60”

- 59 units, # affordable units unchanged



RECOMMENDATION

Close the Legislative Hearing

Adopt Resolution-7
Consistency and Reasonableness

Enact Ordinance-1
approving the
Conditional Zoning

