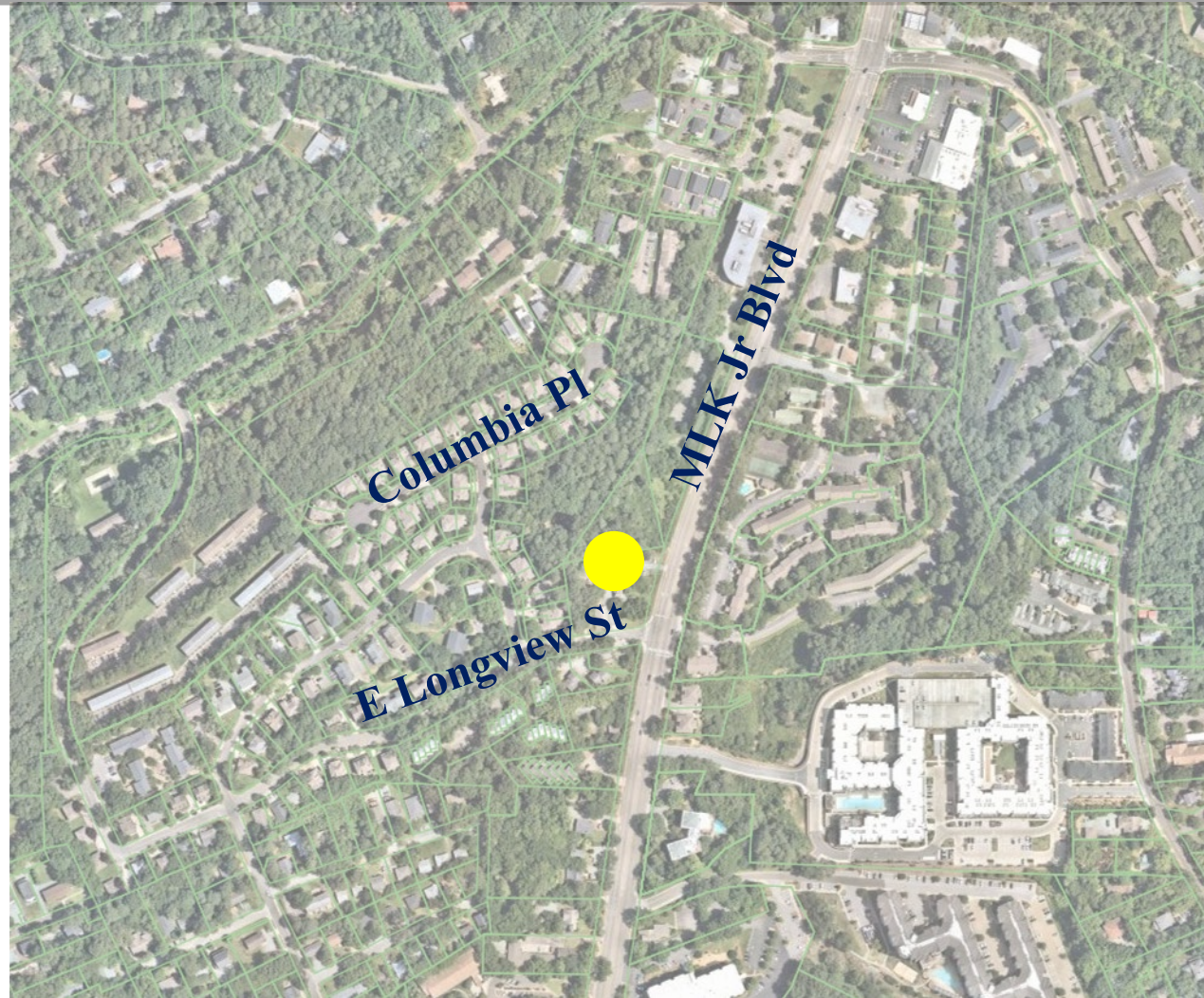




03.08.2023

# Town Council

## CONDITIONAL ZONING – ASPEN CHAPEL HILL





# RECOMMENDATION

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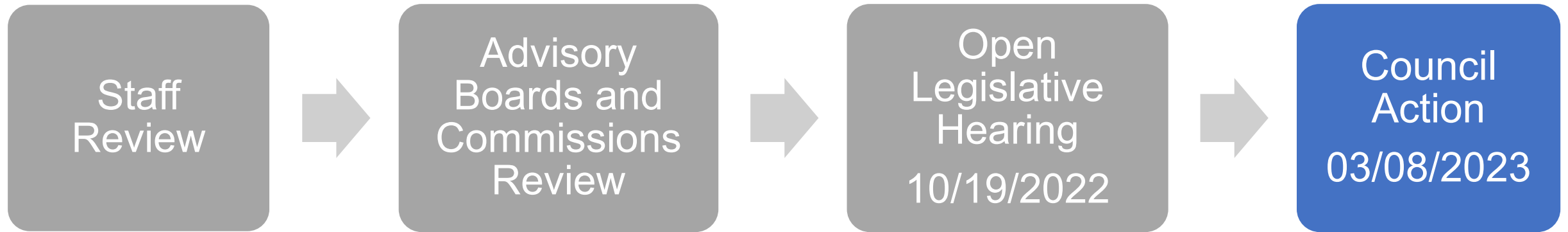
- Close the Legislative Hearing
- Consider adopting the Resolution of Consistency & Reasonableness (*R-5*)
- Consider enacting an Ordinance approving the Conditional Zoning Atlas Amendment (*O-2*)





# PROCESS

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# UPDATES SINCE OCTOBER 19 HEARING

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- ❑ **Age Restriction:** Condition added, tenants must be 21+ during the first year of their lease
- ❑ **Multimodal Network:** \$100K payment for Town greenway projects in the nearby area, to support multimodal travel
- ❑ **South Buffer Encroachments:** Additional modification to regulations request, accommodates elements along Longview St. including a rideshare/pickup area, loading area, and utilities
- ❑ **Bicycle Parking:** Increase from 60 to 80 spaces

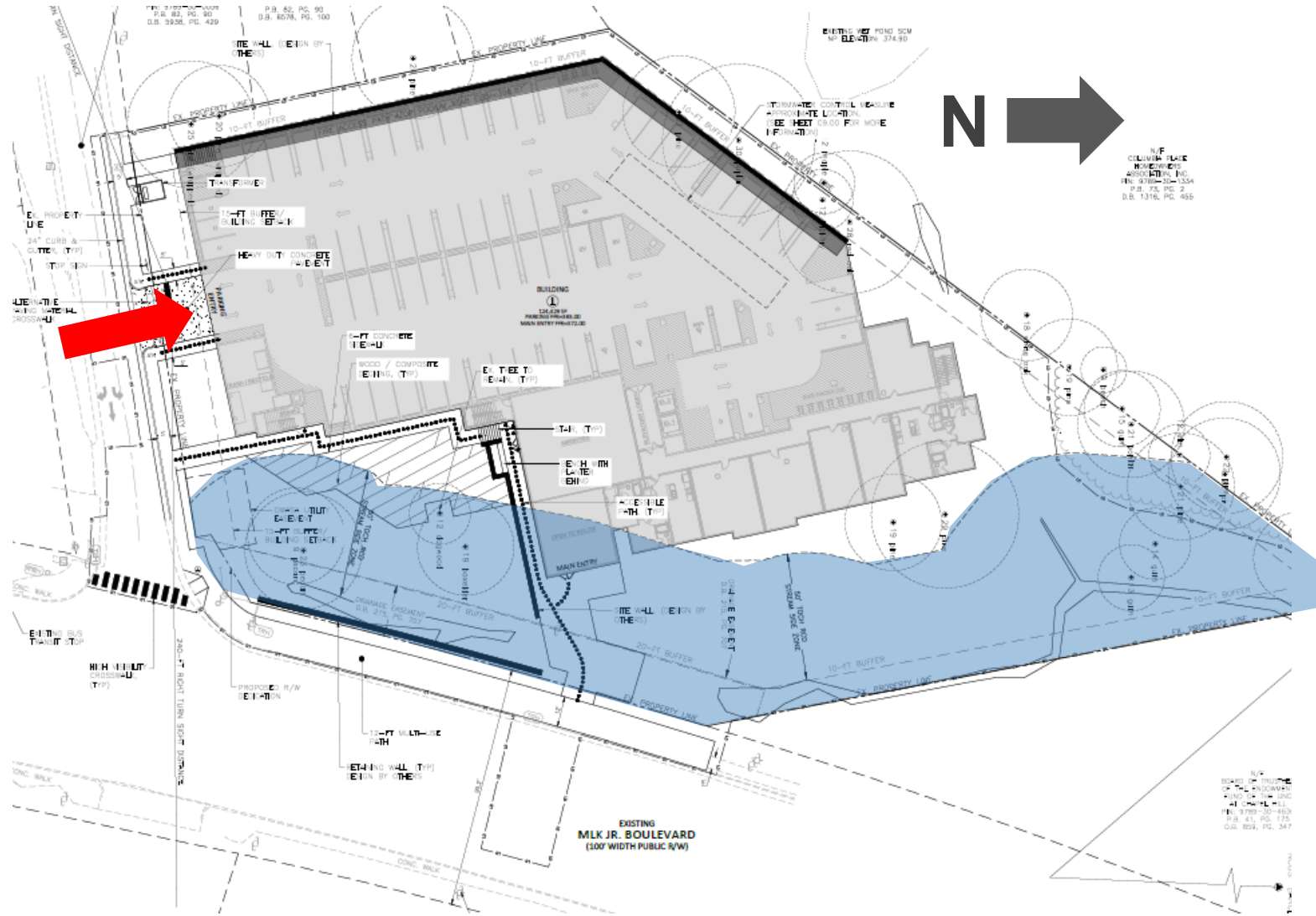


# SITE PLAN



Access point

- Recreation:**  
Pool courtyard + interior to building
- Affordable Housing:** 14 on-site units (voluntary provision)
- BRT:** \$100K for improvements





# PROPOSED MODIFICATIONS

Requesting modification to regulations for:

	Required/Allowed:	Requested:
LUMO 3.8.2 Dimensional Regulations	<i>(R-6 Zoning District)</i>	
	<b>Max Density:</b> 15 u/acre	61 u/acre
	<b>Max Setback Height:</b> 39 ft	81 ft
	<b>Max Core Height:</b> 60 ft	81 ft
	<b>Min Street Setback:</b> 20 ft	15 ft – E Longview St
	<b>Max Floor Area:</b> 88,416 SF	168,152 SF
<b>(New)</b> LUMO 5.6.2 Landscape Buffers	<b>South:</b> 15 ft Type A	As shown on landscape plan



# PROPOSED MODIFICATIONS

	Required/Allowed:	Requested:
LUMO 5.9.7 Vehicular Parking	178 spaces minimum	70 spaces minimum
LUMO 3.6.3 Resource Conservation District (RCD)	Various uses prohibited	Permit portion of building, retaining walls, stormwater controls
LUMO 3.6.3 RCD Maximum Land Disturbance	20%	7,716 SF (28.2%)
LUMO 5.3.2 Steep Slopes Maximum Land Disturbance	25% of slopes 4:1 or greater	15,943 SF (60%)



# RECOMMENDATION

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