



# **1200 MLK Conditional Zoning**

Town Council  
February 24, 2021

## 1200 MLK – Changes Since January 27<sup>th</sup>

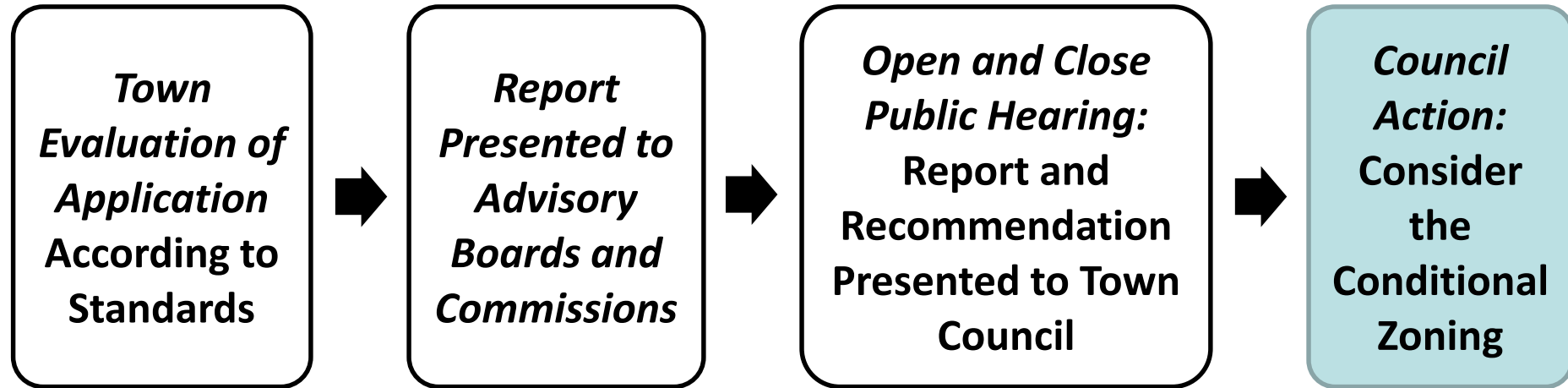
- New mobile homes within the RCD have been removed
- Land disturbance in the RCD has been reduced
- Restrictive covenants have been incorporated
- Notice of vacant homes expanded to include lessees
- A condition requiring a playground has been added
- Chain link fencing is prohibited between self-storage and mobile homes
- All references to Planned Development – Housing (PD-H) have been removed.

## 1200 MLK – Changes Since January 27<sup>th</sup>

- A condition has been added prohibiting Short-Term Rentals
- Tenants shall have a 60-day period, increased from a 30-day period to convert to annual leases.
- A Displacement Mitigation Strategy stipulation has been added to Revised Ordinance A.
- The applicant has requested an entitlement for a total of 83 units outside of the RCD

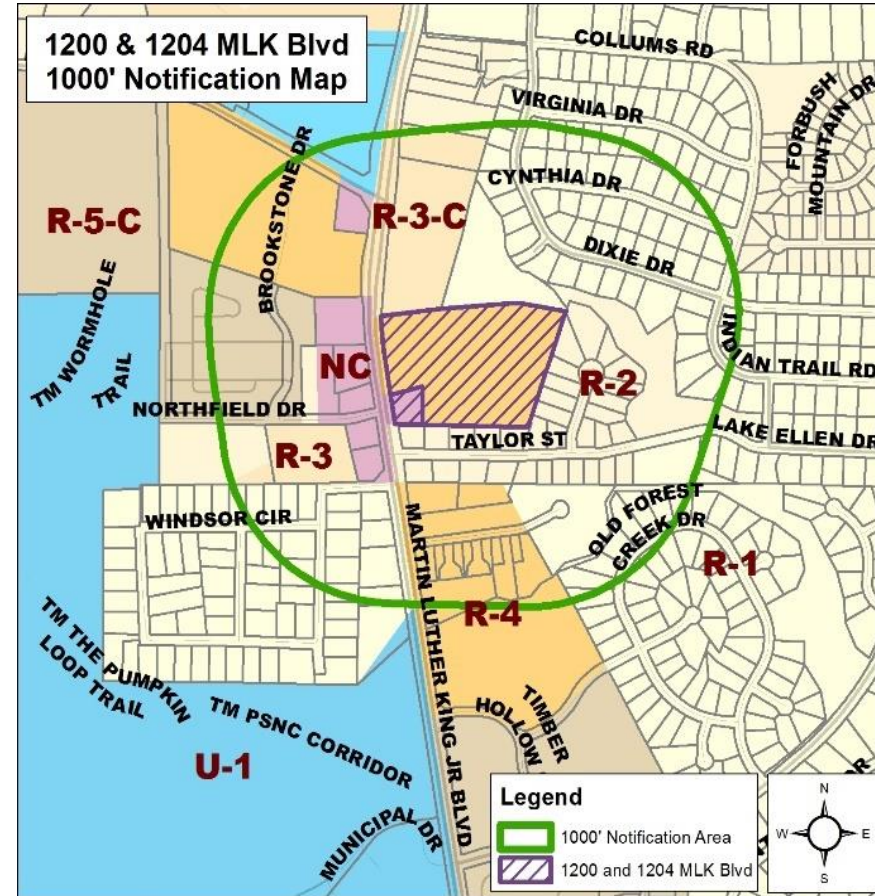
- That the Council consider the following:
  1. Adopt or Deny the Resolution of Consistency
  2. Enact or Deny the Conditional Rezoning (Ordinance A)
  3. Adopt or Deny the Revocation of Special Use Permits

# Process

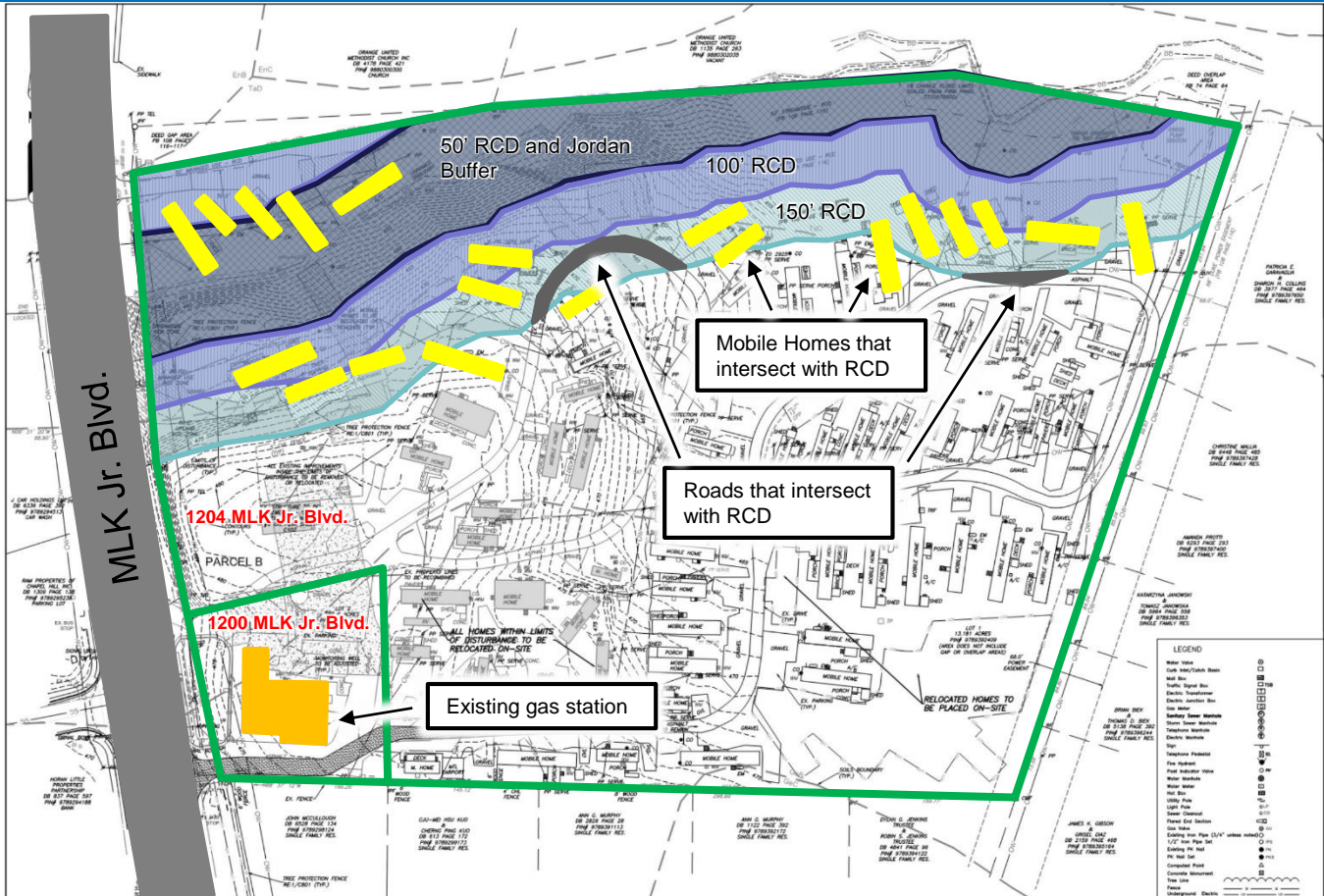


# 1200 MLK – Project Summary

- 13.9-acre site
- Rezoning required
  - Currently R-4 and NC
  - Proposing NC-CZD and OI-2-CZD
- Demolish existing gas station
- Construct gas station and self-storage

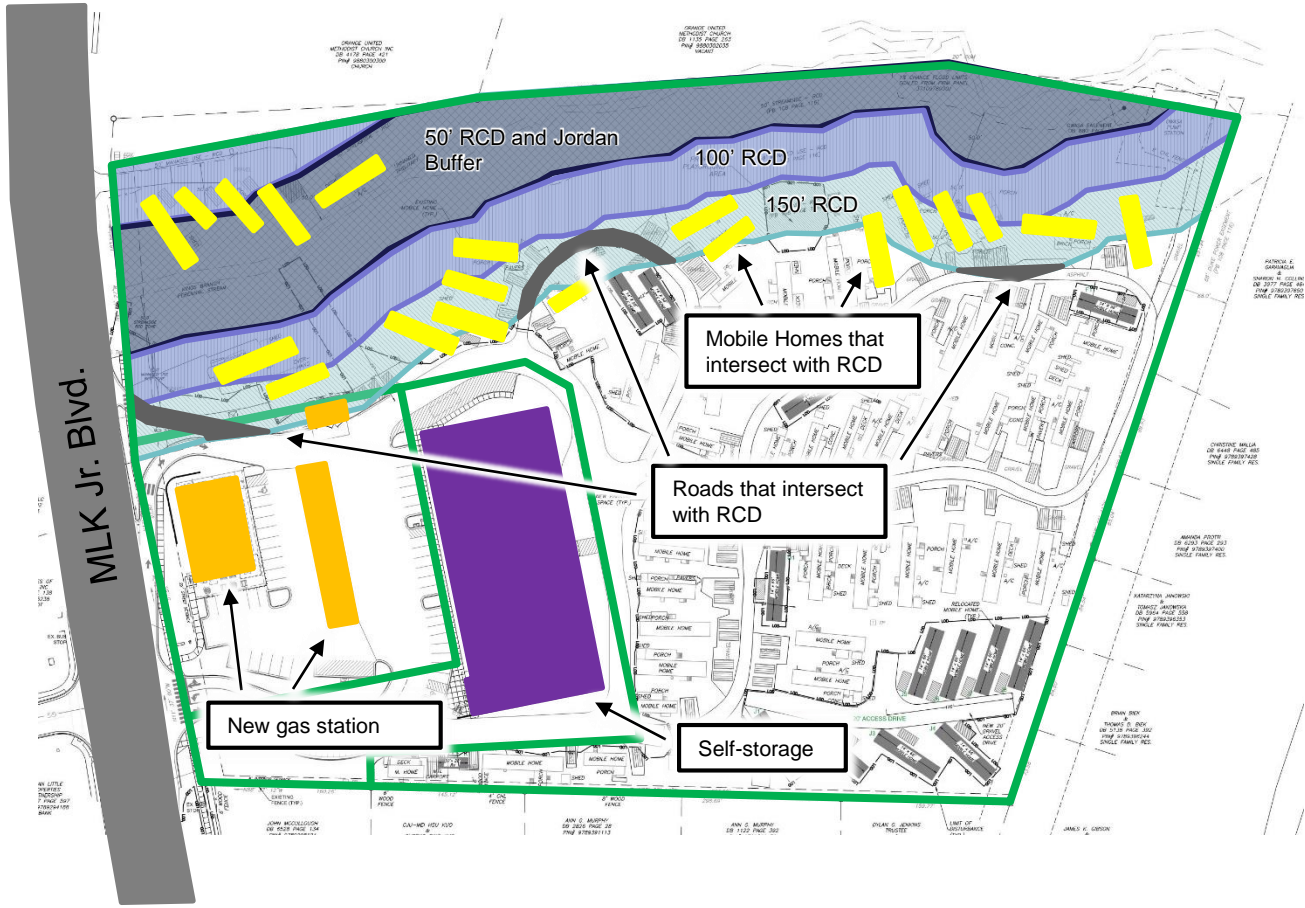


# 1200 MLK – Existing Conditions



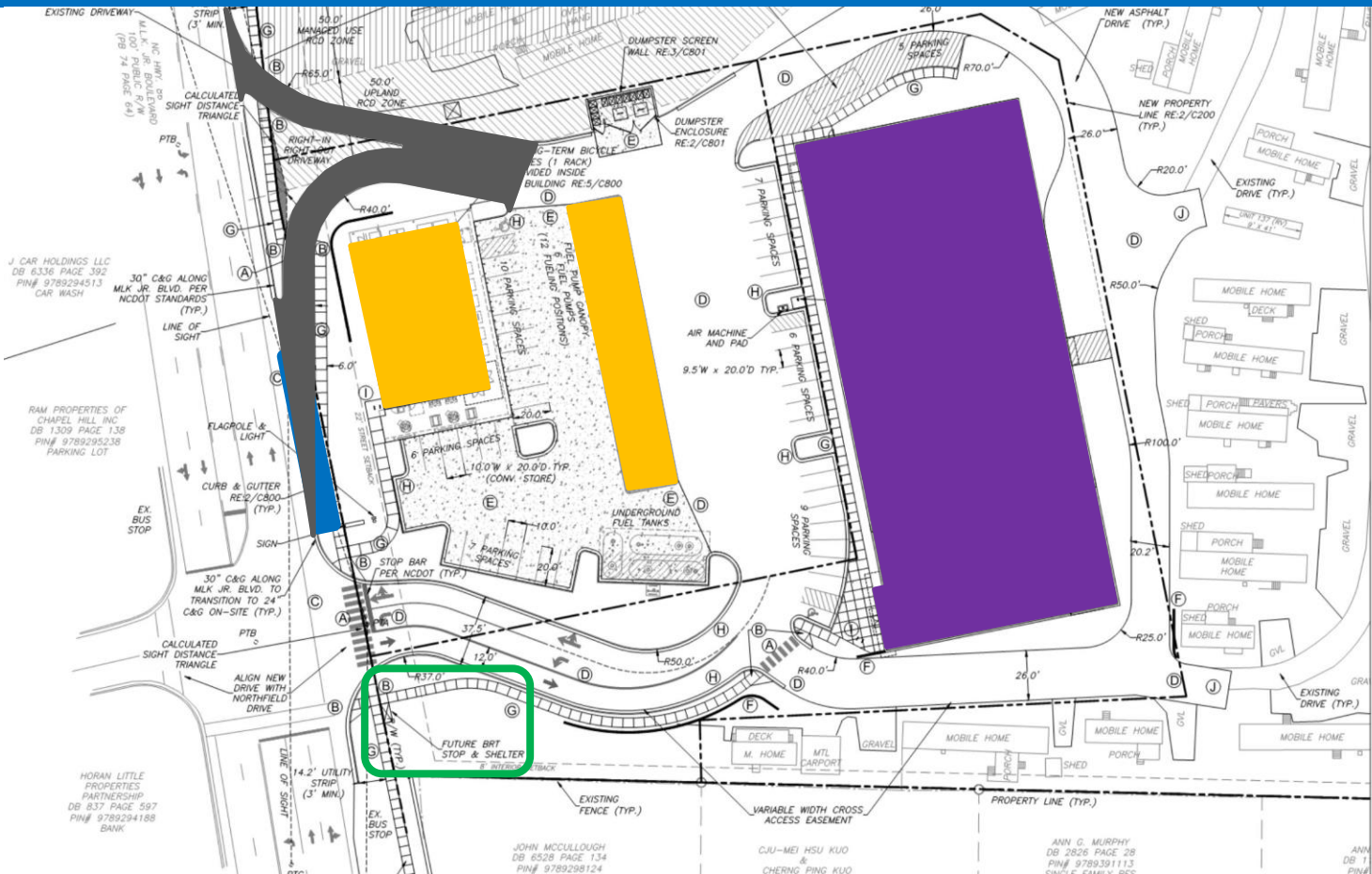


# 1200 MLK – Site Plan





# 1200 MLK – Bus Rapid Transit



# 1200 MLK – Housing Impacts

- ~16 homes affected
- Affected homes have option to remain on-site
- 10 new units proposed
- Commitment to keep mobile homes in place for 15 years
- Option to convert to annual leases at entitlement



# 1200 MLK – Modifications to Regulations

LUMO Ref.	Modification
6.23	Allow self-storage to share zoning lot with a residential use
6.23	Allow self-storage at an intersection with an arterial street
6.12	Allow gas station within 300 feet of any intersecting street or within 750 feet of driveways intersecting the same street and serving another gas station
<del>3.7.3</del>	<del>Allow Class B mobile homes within a PD-H designation</del>
<del>3.6.3-2</del>	<del>Allow mobile homes to remain in or be moved to the RCD</del>
5.9.7	Reduce required parking for self-storage from 90 spaces to 16-20 spaces
5.6.6	Allow existing vegetation to remain as buffers for non-commercial areas
7.3.2	Modify nonconforming uses to allow relocation of existing mobile homes on-site and addition of new mobile homes

# 1200 MLK – Advisory Boards

Advisory Boards/Commissions	Meeting Date	Recommendation
Community Design Commission	July 28 <sup>th</sup>	Denial
Transportation and Connectivity Board	Aug 25 <sup>th</sup>	Approval w/ conditions
Housing Advisory Board	Sept 8 <sup>th</sup>	Approval w/ conditions
Environmental Stewardship	Sept 14 <sup>th</sup>	Approval w/ conditions
Planning Commission	Oct 6 <sup>th</sup>	Denial

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  1. Adopt or Deny the Resolution of Consistency
  2. Enact or Deny the Conditional Rezoning (Ordinance A)
  3. Adopt or Deny the Revocation of Special Use Permits