



1200 MLK Conditional Zoning

Town Council
December 9, 2020

1200 MLK – Changes Since November 4th

- New condition: Signs that say “access to loading dock only permitted between 7:00 a.m. to 9:00 p.m. on weekdays and 8:00 a.m. to 9:00 p.m. on weekends”.
- New condition: Developer shall notify the Town when a lot is available. Town will have the right to make this known to current residents of other mobile home parks.
- New condition: Fence will be constructed along driveway behind the storage building
- New condition: Minor variance to allow disturbance in Zone 2 of the Jordan Buffer

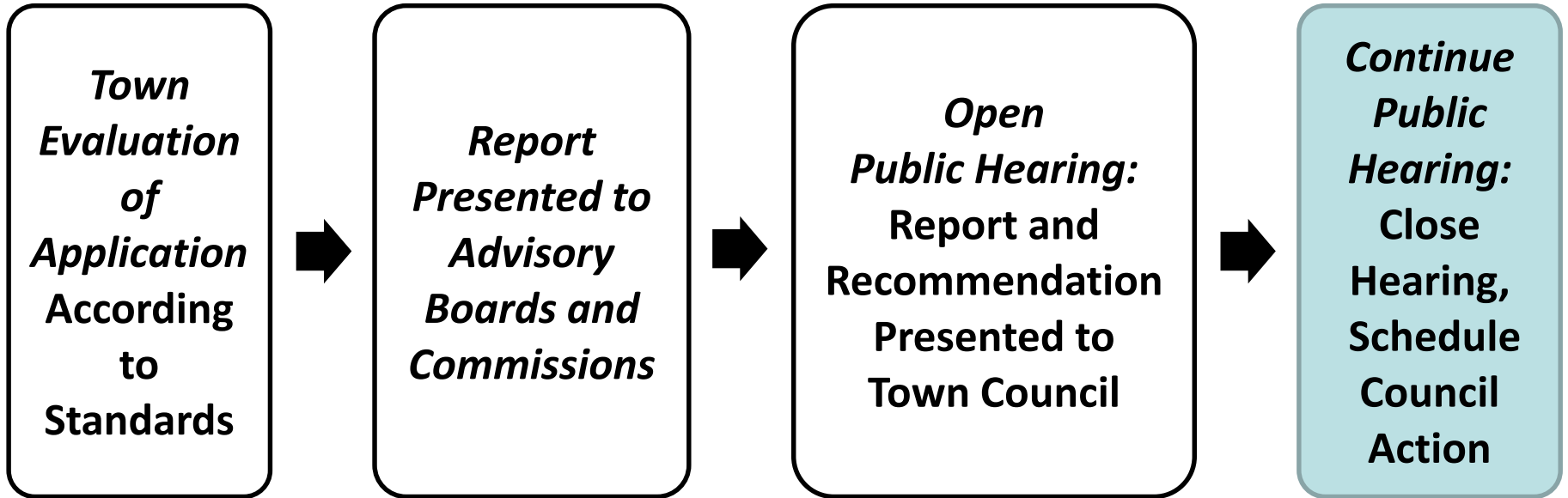
- New condition: Developer will retain a NC licensed real estate broker to survey lot rents in the greater Raleigh and Charlotte markets for comparable mobile home park lot rents. If their report determines that lot rents at this mobile home park are more than 15% higher than comparable properties, the developer will modify rents to conform to this standard within 30 days.
- New condition: Existing leaseholders will be offered an option to convert to annual leases within 30 days of entitlement and have 30 days to accept or decline.

1200 MLK – Changes Since November 4th

- Revised condition: Mobile homes must be retained on-site for fifteen (15) years (January 1, 2035).
- Revised condition: Require right-in/right-out northern access point to be converted to right-out only when BRT is built.
- Revised condition: Allow 7 of the new units to be placed in “Upland” and “Managed Use” RCD zones
- Modification: Allow nonconforming use for mobile homes to be moved around the site for the proposed configuration.

- Close the Public Hearing, receive public comment for 24 hours, and make a motion to schedule consideration of the item at the Council Meeting on January 13, 2021.

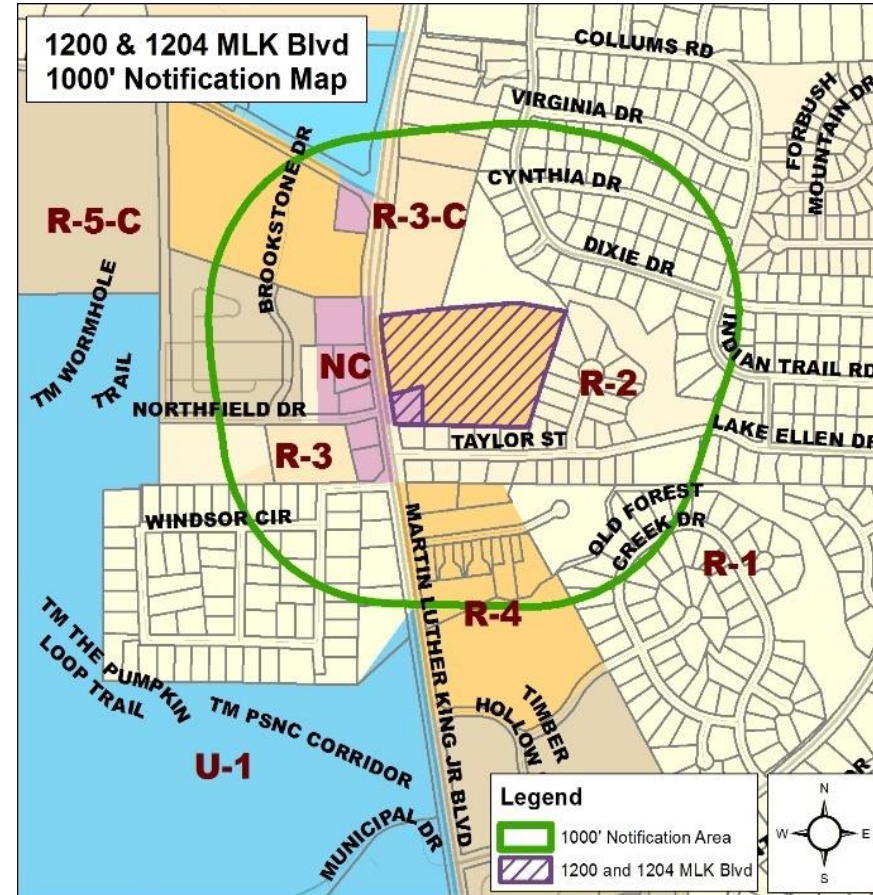
Process



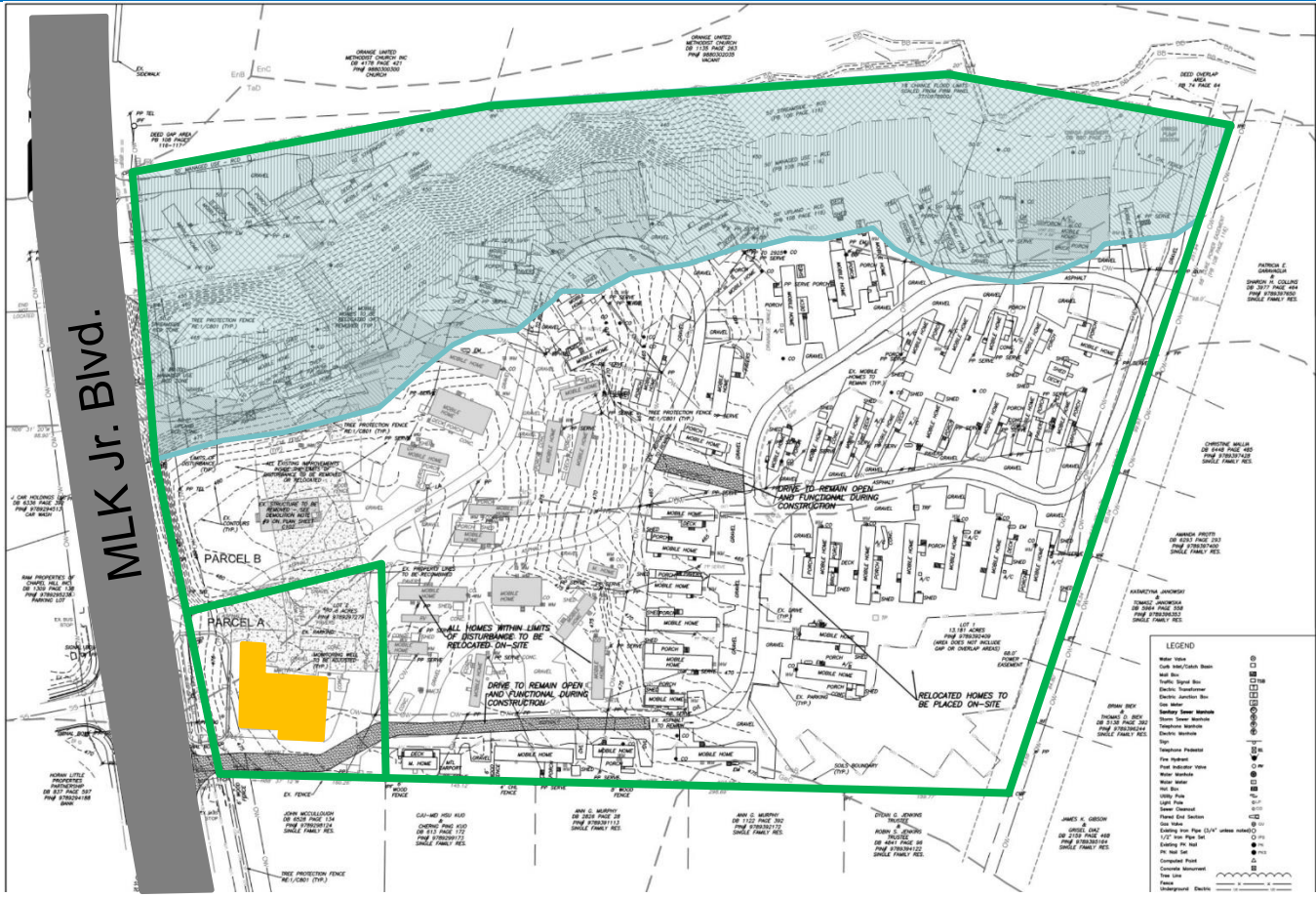
- Was: Special Use Permit
 - Quasi-judicial
 - Four findings of fact (LUMO 4.5.2)
- Now: Conditional Zoning
 - Legislative

1200 MLK – Project Summary

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



1200 MLK – Existing Conditions

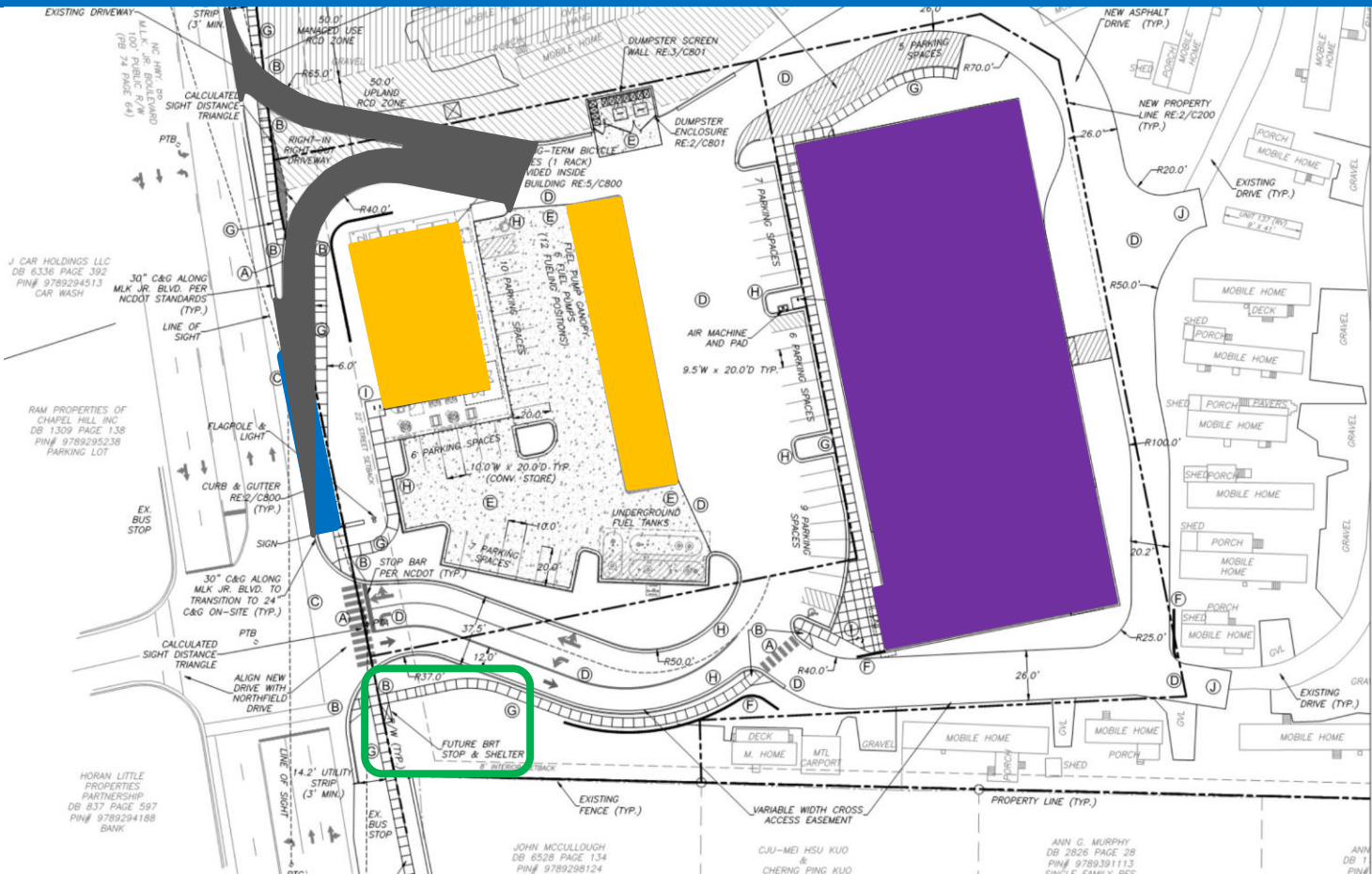


MLK Jr. Blvd.

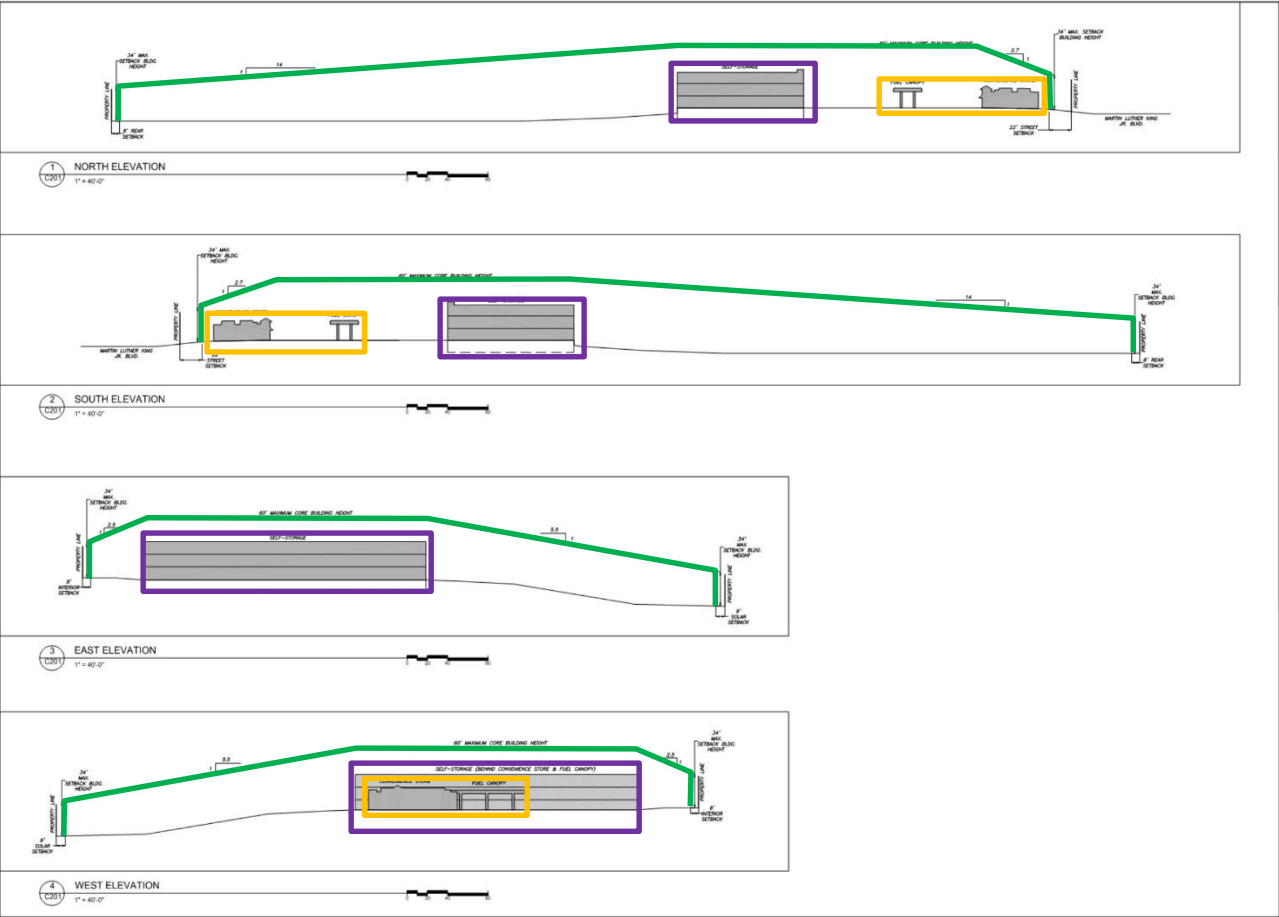
1200 MLK – Site Plan



1200 MLK – Bus Rapid Transit



1200 MLK – Elevations



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
3.7.3	Allow Class B mobile homes within a PD-H designation
3.6.3-2	Allow mobile homes to remain in or be moved to the RCD
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 th	Denial
Transportation and Connectivity Board	Aug 25 th	Approval w/ conditions
Housing Advisory Board	Sept 8 th	Approval w/ conditions
Environmental Stewardship	Sept 14 th	Approval w/ conditions
Planning Commission	Sept 15 th	Denial

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