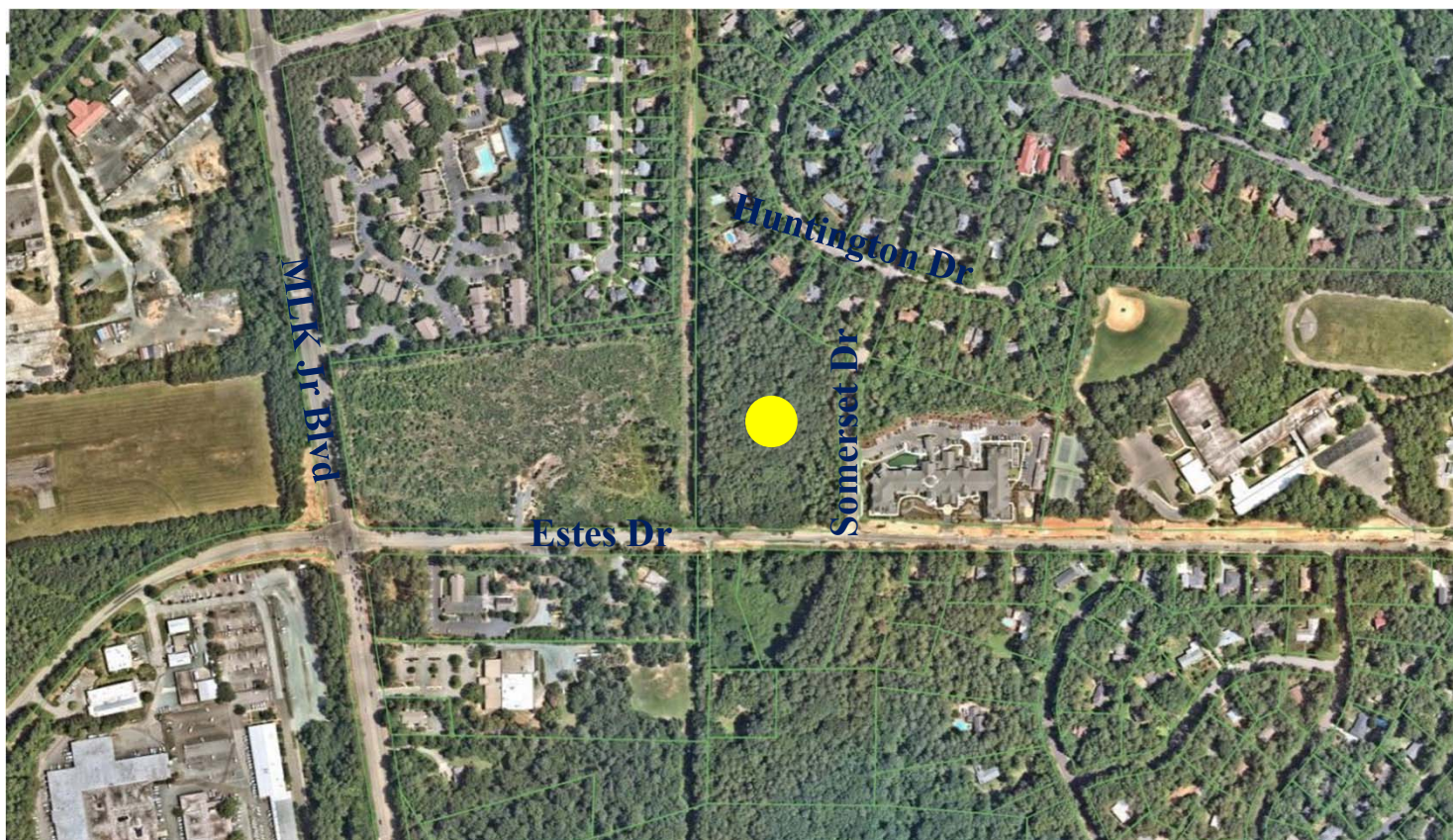




# Town Council

10.19.2022

## CONDITIONAL ZONING – 710 N ESTES TOWNHOMES



Draft



## RECOMMENDATION

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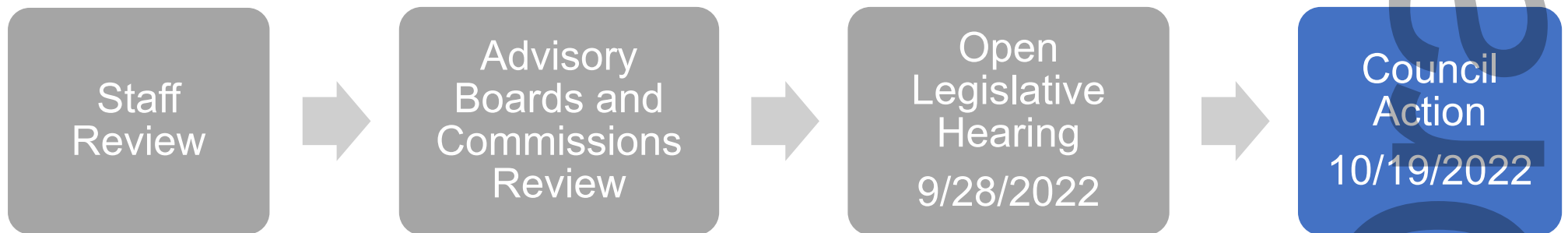
- Close the Legislative Hearing
- Adopt the Resolution of Consistency & Reasonableness (*R-#*)
- Enact an Ordinance approving the Conditional Zoning Atlas Amendment (*O-#*)

Draft



# PROCESS

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## UPDATES SINCE SEPT. 28 HEARING

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- ❑ Stormwater treatment for 50-year events
- ❑ Smaller floor plans – 12 additional units under 700 sq ft
- ❑ Total unit count increase for 95 to 107 units;  
affordable housing increase from 12 to 14 units
- ❑ Parking provided – 2.0 reserved spaces per unit;  
8 guest parking spaces
- ❑ Additional coordination for cross-connection with Aura property
- ❑ Bicycle parking increase from 8 to 23 spaces

Draft



## UPDATES SINCE SEPT. 28 HEARING

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- ❑ Updated Site Plan and Ordinance Conditions to reflect previous commitments:
  - All-electric appliances and efficient HVAC
  - EV charging – equipped garages, 1 charging station
  - Tree preservation – buffers and central green
  - ADA access to Estes Dr
  - Wider buffer on the north side
  - Units to the north with pitched roofs

Draft



# SITE PLAN

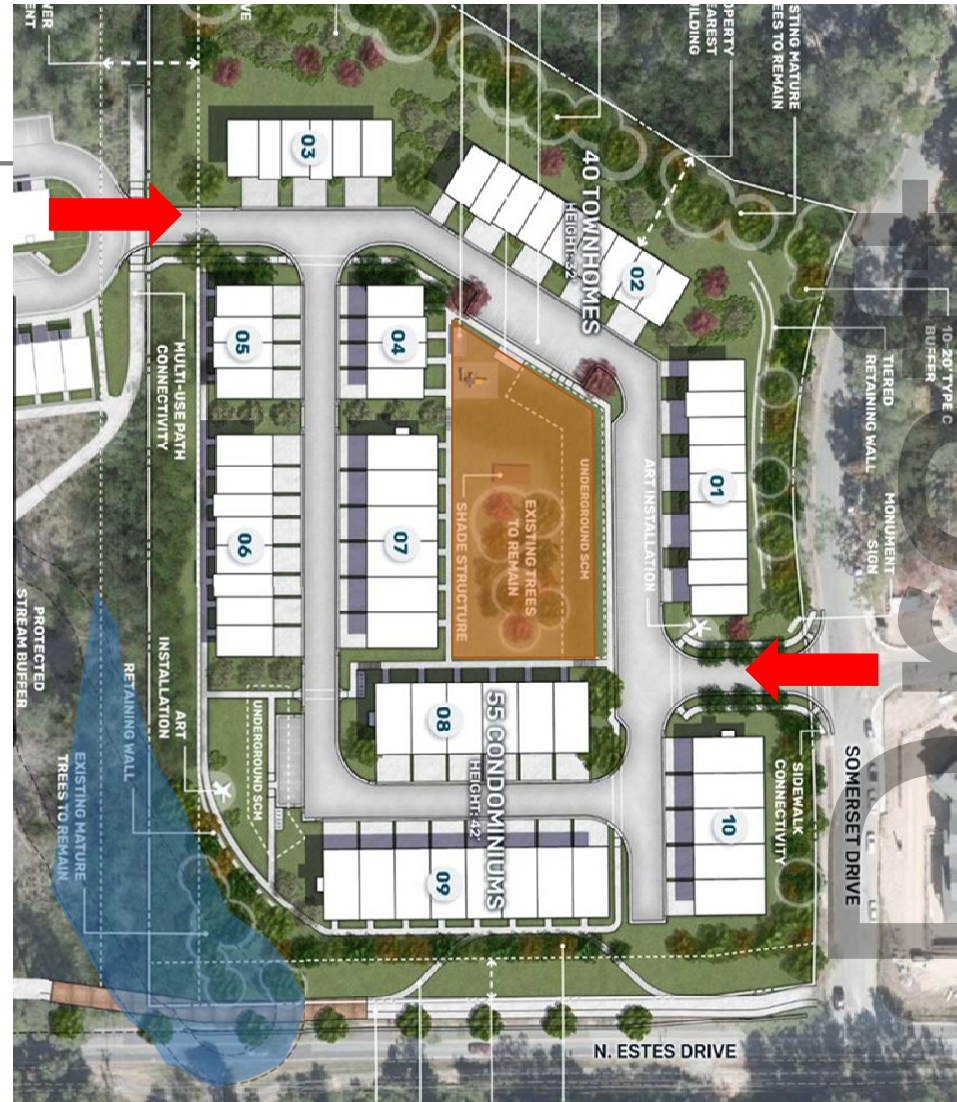


Access point



Recreation

- 12 Affordable Units
- Estes Dr Bike/Ped Improvements
- Payments for transit improvements and traffic signals





# PROPOSED MODIFICATIONS

Requesting modification to regulations for:

	Required/Allowed:	Requested:
LUMO 3.8.2 Maximum Floor Area	147,245 SF	218,538 SF
LUMO 5.6.2 Landscape Buffers	<b>South:</b> 20 ft. Type C <b>East:</b> 15 ft. Type B <b>West:</b> 15 ft. Type B	10 ft. Type A 10-20 ft. Type B 0-10 ft. Modified Type
LUMO 5.3.2 Steep Slopes Maximum Land Disturbance	25% of slopes 4:1 or greater	1,194 SF (90%)



## RECOMMENDATION

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- Close the Legislative Hearing
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