

05-24-2023 Town Council Meeting

Responses to Council Questions

ITEM #18: Close the Legislative Hearing and Consider a Conditional Zoning Application for Barbee Chapel Apartments at 5101 Barbee Chapel Road

Council Question:

The applicant has reduced the number of total and surface parking spaces by 50. However, no additional spaces have been placed under the buildings or switched to some other form of non-surface parking. Can the applicant provide a justification for this?

Applicant Response:

Tuck-under parking is more appropriate for sites with significant slopes and/or with single-loaded buildings that have a clear "back side," such as the townhouses. Including tuck-under parking in other buildings in this project would require significant redesign of the buildings, reduce the number of residential units, increase construction costs and compromise the pedestrian realm. Much of the reduction in parking spaces in the updated plan is along the "main street" and include larger tree islands (decreases impervious surface, allows for larger tree species, increases shade / reduces heat island effect, etc.), and the developer believes this approach has a greater public benefit.

Council Question:

In terms of the affordable housing options, going from 80 percent of AMI to 60 percent of AMI reduces total affordable units by seven. Can the applicant please provide a justification for this?

Applicant Response:

The subsidies required for 60 percent AMI are substantially larger than those required for 80 percent AMI therefore fewer 60 percent AMI units can be provided than 80 percent AMI.

Council Question:

Will any of the affordable units be townhomes?

Applicant Response:

No. At the request of Town Council, the developer is providing townhouses, which are substantially more expensive to build. Additionally, because these units include garages (which carry a rent premium), the developer is unable to provide subsidies for any of the townhouses without reducing the overall number of units available at affordable AMIs.

Council Question:

I understand that there might be a good shared stormwater solution with the parcel next door,

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owned by Northwood Raven, but they don't want to give up an RCD incursion. What does our staff see as the best stormwater solution? If it involves sharing a solution with the next-door parcel, could we figure out a way to make that happen (allow for an additional RCD incursion, for example)? I would hate to see us miss the best outcome because of a modification that we could allow.

Staff Response:

The Barbee Chapel team is in talks with Northwood Ravin regarding the possibility of a stormwater easement that would allow discharge of stormwater from the Barbee Chapel Apartments onto Northwood Ravin's property. The Town cannot require Northwood Ravin to grant the easement.

If the easement is not granted, one of Barbee Chapel's stormwater control measures will likely need to be relocated to allow for proper drainage.