

04-17-2019 Town Council Meeting
Responses to Council Questions

ITEM #6: Concept Plan Review: 1000 Martin Luther King Jr. Blvd.

Council Question: When will BRT be up and running? How will we evaluate traffic, etc. if BRT will be in the mix, but won't be operational yet?

Staff Response: *The earliest current projected start date is 2025 (subject to federal approvals and funding). There may be an opportunity for an earlier date if non-federal match requirements can be met. Traffic Model (TransModeler Software) has the capability to analyze traffic under future BRT conditions even if it is not yet operational. If the project moves forward with a full application, staff will ask the applicant and transportation consultant to model the traffic both with and without BRT.*

Council Question: Why so much extra parking? Why so much less tree coverage than required?

Staff Response: *The Land Use Management Ordinance does not have parking requirements for uses within the Office/Institutional-3 (OI-3) zoning district. Staff anticipates that the applicant will provide justification for the proposed number of parking spaces.*

Mixed use development has a 40 percent tree canopy requirement. Any reduction below that would require Council authorization.

Council Question: Will there be a shared entrance/exit with the Rummel property?

Staff Response: *Since the submittal is a Concept Plan, staff has not yet conducted a formal review. The adopted Central West Small Area Plan does include a new road connecting the properties along the northeast quadrant of Martin Luther King Jr. Blvd and Estes Drive to one another. To the east of the 1000 MLK property, there is a stream buffer as well as a utility easement. If the project moves forward with a formal application, the applicant and staff would need to work with NCDOT to conduct additional review and analysis to determine if a shared entrance is feasible.*