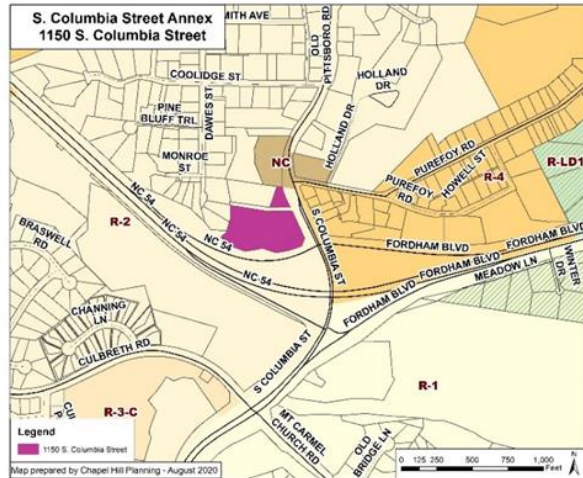




1150 S. Columbia Street – Columbia Street Annex Conditional Zoning

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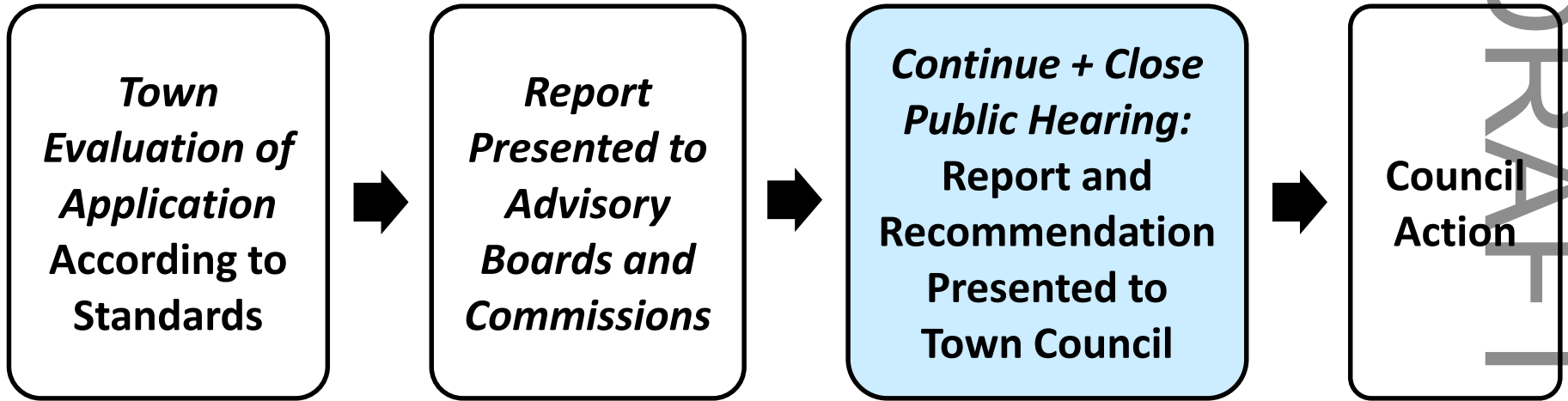


Town Council

February 24, 2021

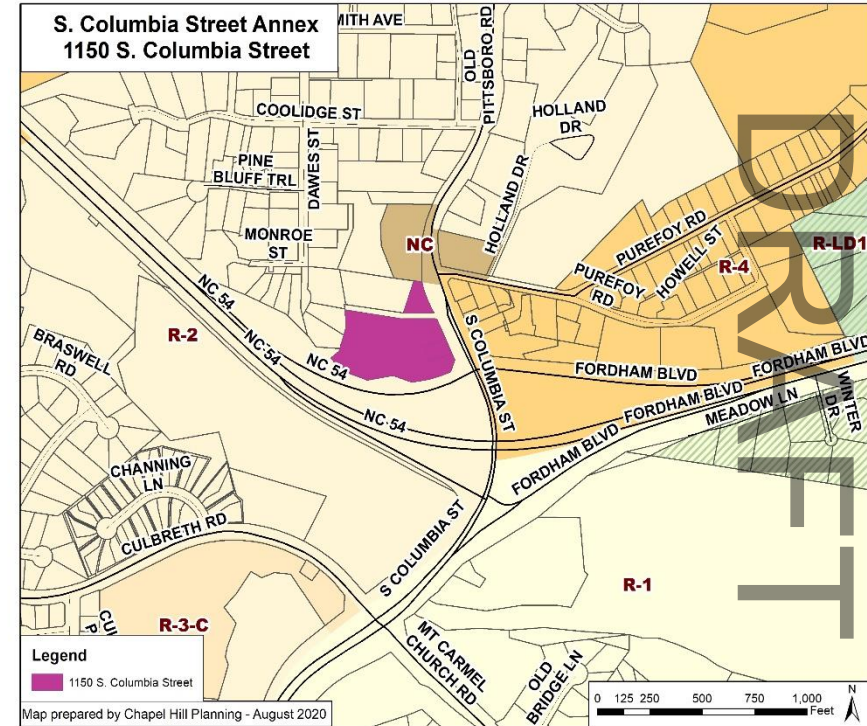
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1150 S. Columbia Street– Project Summary

- 4 acre site
- Conditional Zoning
 - Currently R-2
 - Proposing MU-V-CZD
- Construct
 - 57,000 sq ft of residential
 - 4,000 sq ft of commercial
 - Max of 52 Units (8 affordable)
 - 6 stories set into steep slope
 - Close Monroe Street ROW



1150 S. Columbia Street – Existing Conditions



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1150 S. Columbia Street– Updates Since 11.18.2020

Table Summarizing RCD Zone Disturbed and Impervious Areas

| RCD Zone | Total Area | Proposed Disturbance | Maximum Disturbance by Code (LUMO) | Proposed Impervious | Maximum Impervious by Code (LUMO) |
|------------|------------|----------------------|------------------------------------|---------------------|-----------------------------------|
| Streamside | 35,935 sf | 2,210 sf 6.15% | 7,187 sf 20% | 0 | 3,594 sf 10% |
| Managed | 38,618 sf | 23,100 sf 59.8% | 15,447 sf 40% | 5,380 sf 13.9% | 7,724 sf 20% |
| Upland | 34,668 sf | 18,300 sf 52.8% | 13,867 sf 40% | 13,650 sf 39.4% | 6,934 sf 20% |

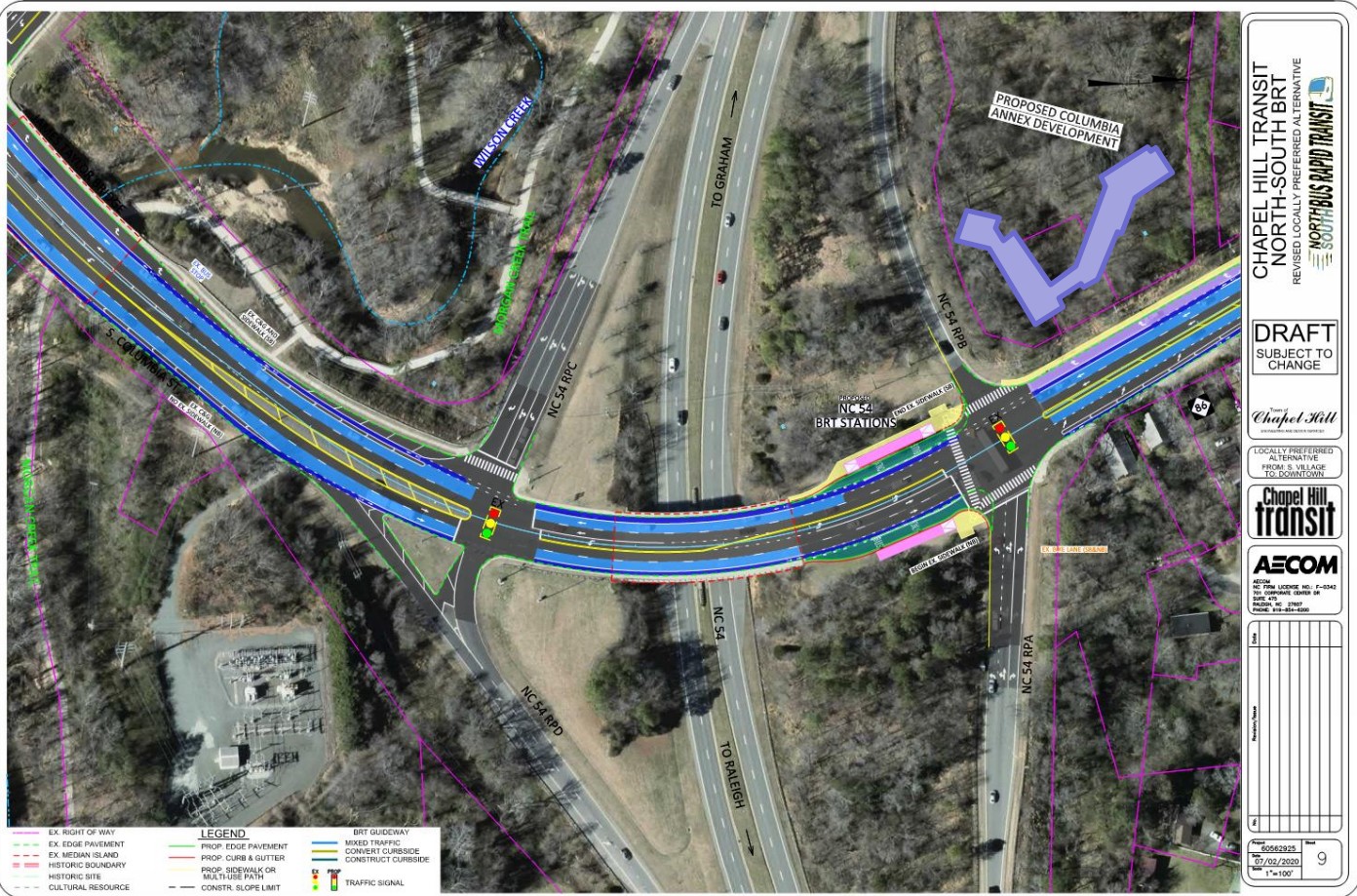
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The applicant is requesting the following modifications to regulations:

- Steep slope disturbance regulations
- Encroachment into the Resource Conservation District
- Reduced landscaping standards
- MU-V land use percentage standards

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1150 S. Columbia Street – Updates Since 11.18.2020



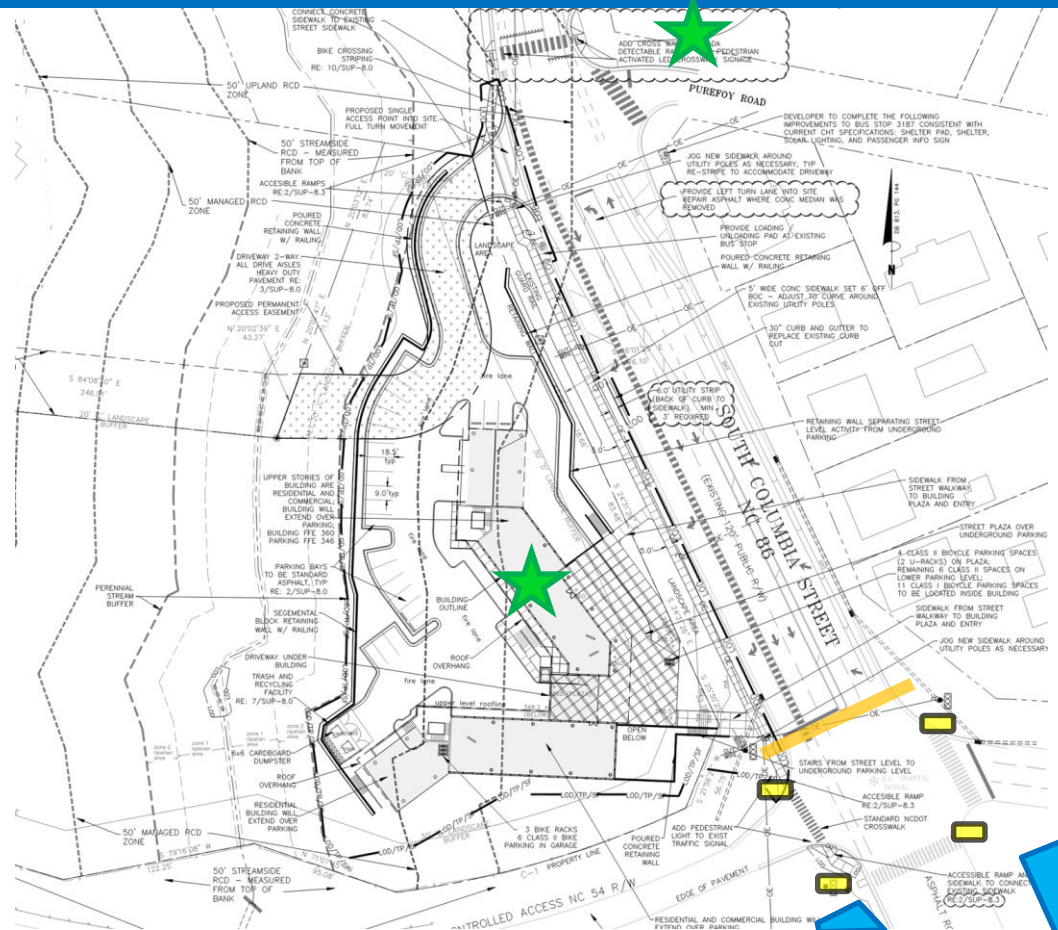
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Traffic Updates -

- Updated Trip Generation has been calculated –
 - Fewer Trips than the 2014 TIA
- Accident data provided -
 - Few left turn accidents from Purefoy Rd
- Condition: Street lighting improvements will be included along S. Columbia Street as approved by NCDOT
- Condition: Payment in lieu will be provided for addition of crosswalks and signal upgrades at S. Columbia and NC-54

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1150 S. Columbia Street– Updates Since 11.18.2020



Trip Generation for Columbia Street Annex project and Merritt's store
Pedestrian Improvements including crosswalk and signal upgrades
Preliminary BRT Stations – subject to change

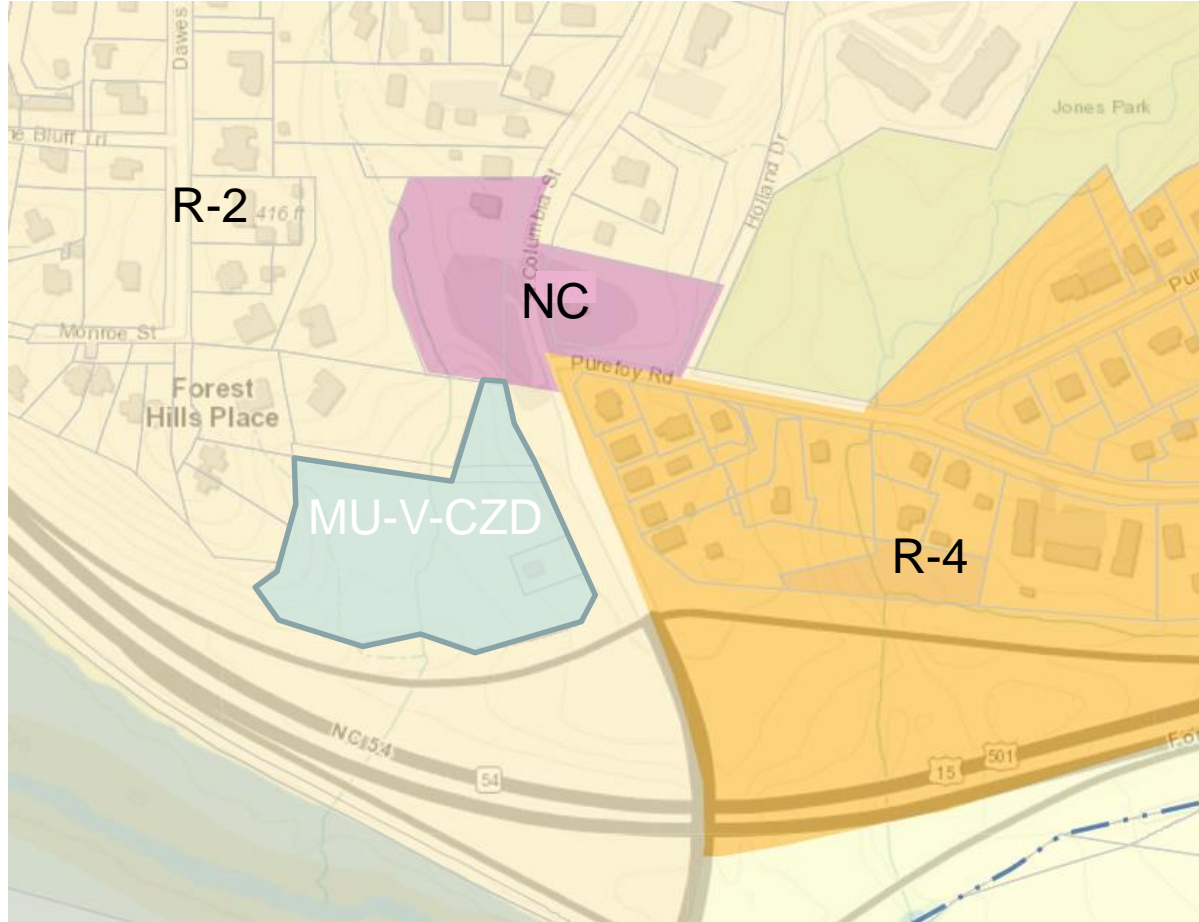
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Stormwater/Resource Conservation District-

- Condition: A stream restoration engineer will analyze the current condition of the stream and enumerate enhancements and repairs needed to create a stable and healthy stream
- Condition: Developer shall hire a biologist to prepare a wildlife habitat enhancement recommendation and implement those recommendations
- Condition: Developer shall remove non-native invasive plant species within the stream buffer
- Condition: HOA will be responsible for the ongoing maintenance of the stream
- Condition: A preservation easement will be established for the wooded area west of the stream

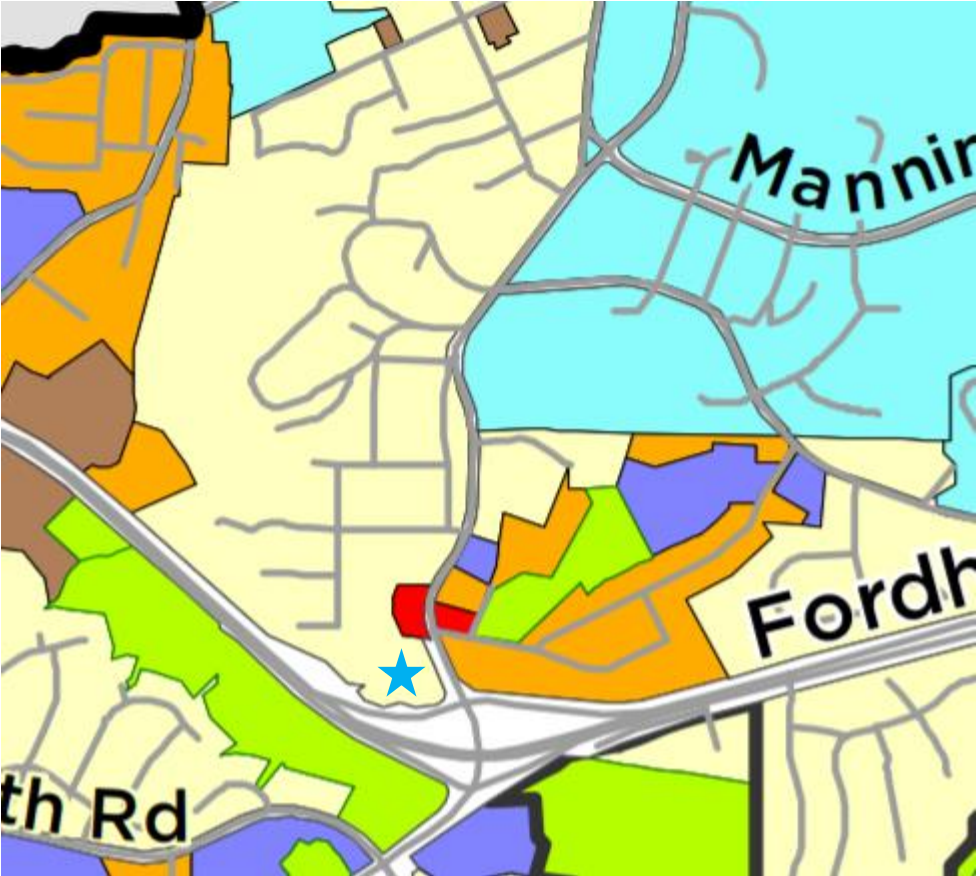
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1150 S. Columbia Street– Proposed Zoning



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1150 S. Columbia Street– Proposed Zoning



Land Use Categories

- Rural Residential, 1 unit/5 ac.
- Rural Residential, 1 unit/2-5 ac.
- Low Residential, 1 unit/ac.
- Low Residential, 1-4 units/ac.
- Medium Residential, 4-8 units/ac.
- High Residential, 8-15 units/ac.
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Parks/Open Space
- Landfill Activities

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| Boards/Commissions | Recommendation |
|---------------------------------------|--------------------------|
| Community Design Commission | Approval as presented |
| Transportation and Connectivity Board | Denial with conditions |
| Housing Advisory Board | Approval with conditions |
| Environmental Stewardship | Approval with conditions |
| Planning Commission | Approval with conditions |

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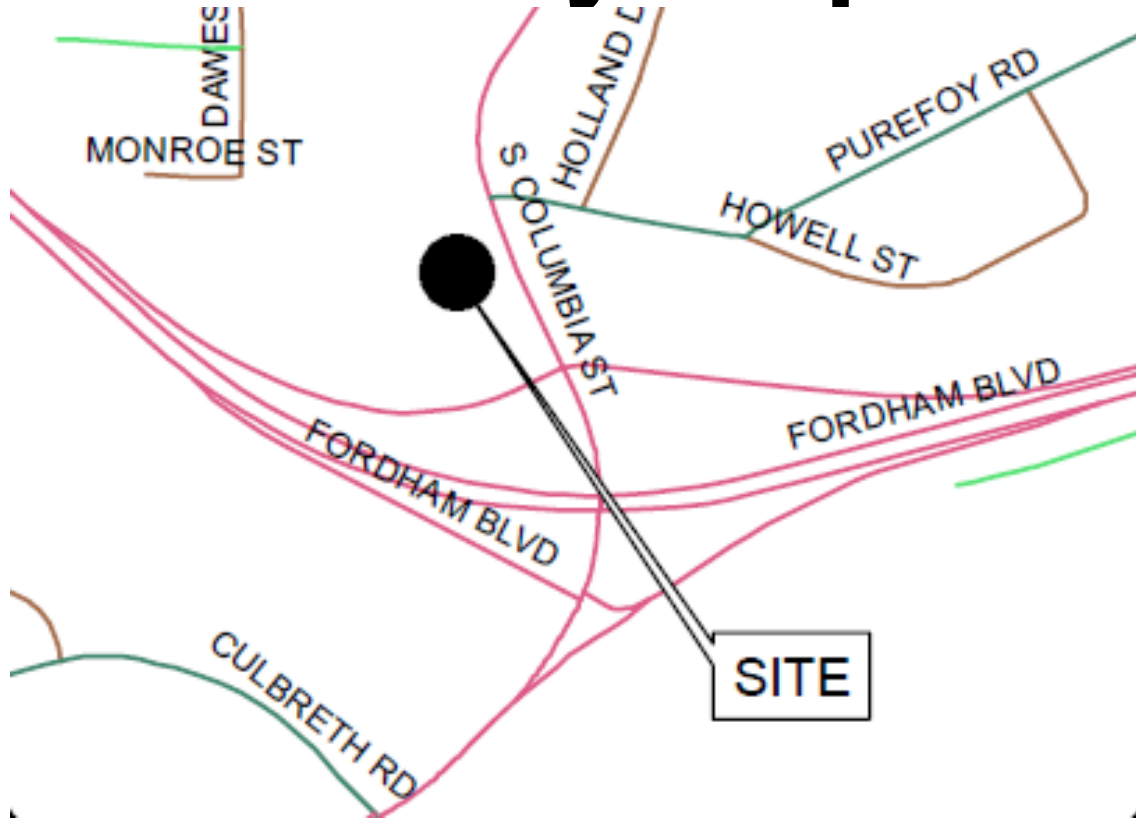


Right-Of-Way Closure - Unpaved and Unmaintained Portion of Monroe Street

**Chris Roberts, Manager of
Engineering & Infrastructure**

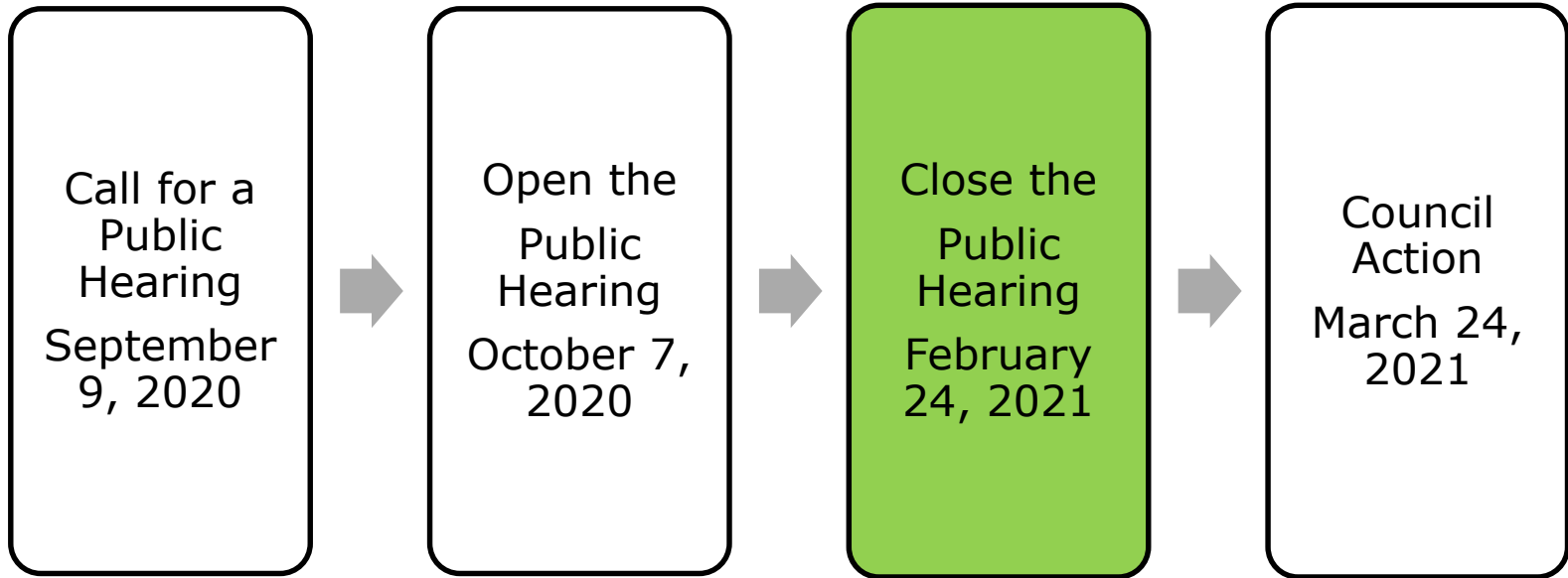
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Vicinity Map



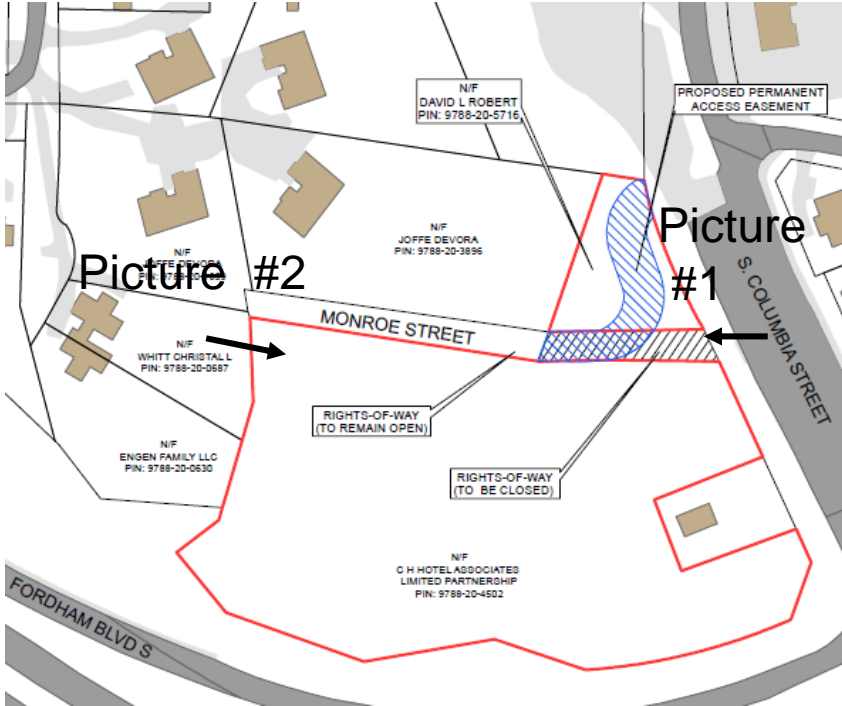
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Where is this in the process?



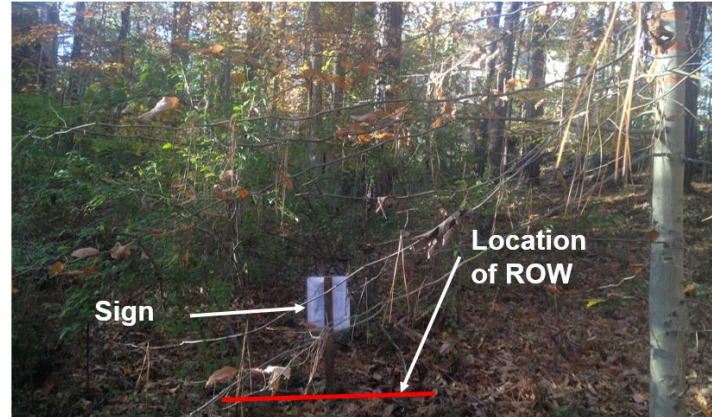
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Overview



View South on South Columbia Street

Note the driveway curb-cut and the start of the un-used Monroe Street ROW



Monroe Street ROW Opposite End

Note the white sign of surveyed end of Monroe Street ROW

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Key Issues

- The closure will isolate one property, which is currently accessed via a private driveway to the paved portion of Monroe Street.
- The Columbia Street Annex Developer has proposed a full public access easement to connect the isolated Monroe Street ROW which will continue to provide reasonable legal access to this parcel.
- One adjacent property owner opposes this request.

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