



1200 MLK Conditional Zoning

Town Council
February 24, 2021

DRAFT

- New mobile home units within the RCD have been removed
- Land disturbance in the RCD has been reduced
- Restrictive covenants have been incorporated
- Notice of vacant homes expanded to include lessees
- A condition requiring a playground has been added

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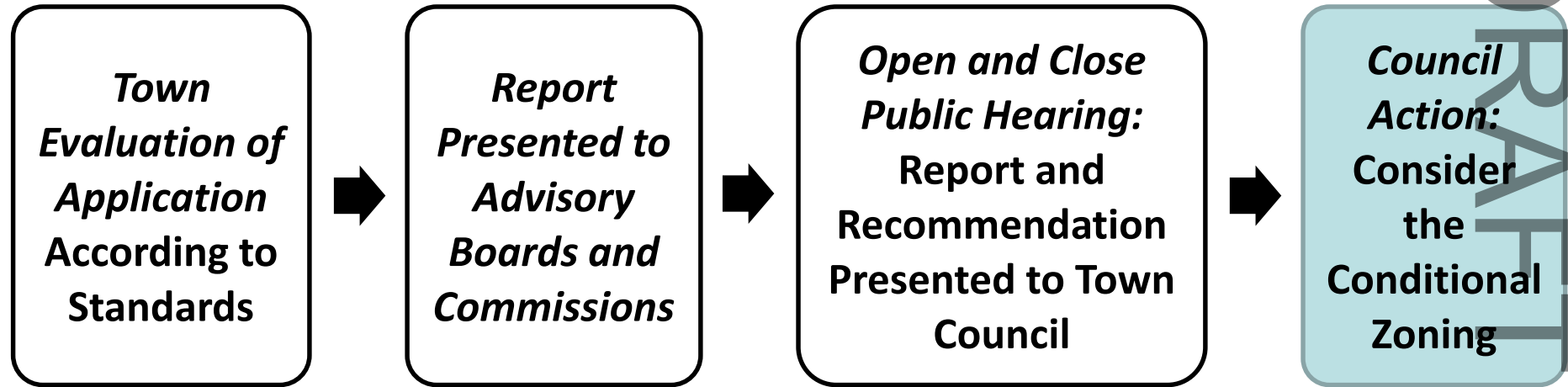
- Chain link fencing is prohibited between self-storage and mobile homes
- All references to Planned Development – Housing (PD-H) have been removed.
- A condition has been added prohibiting Short-Term Rentals

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- That the Council consider adopting or denying the Resolution of Consistency and Revocation of Special Use Permits, and consider enacting or denying Ordinance A for the Conditional Rezoning.

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Process

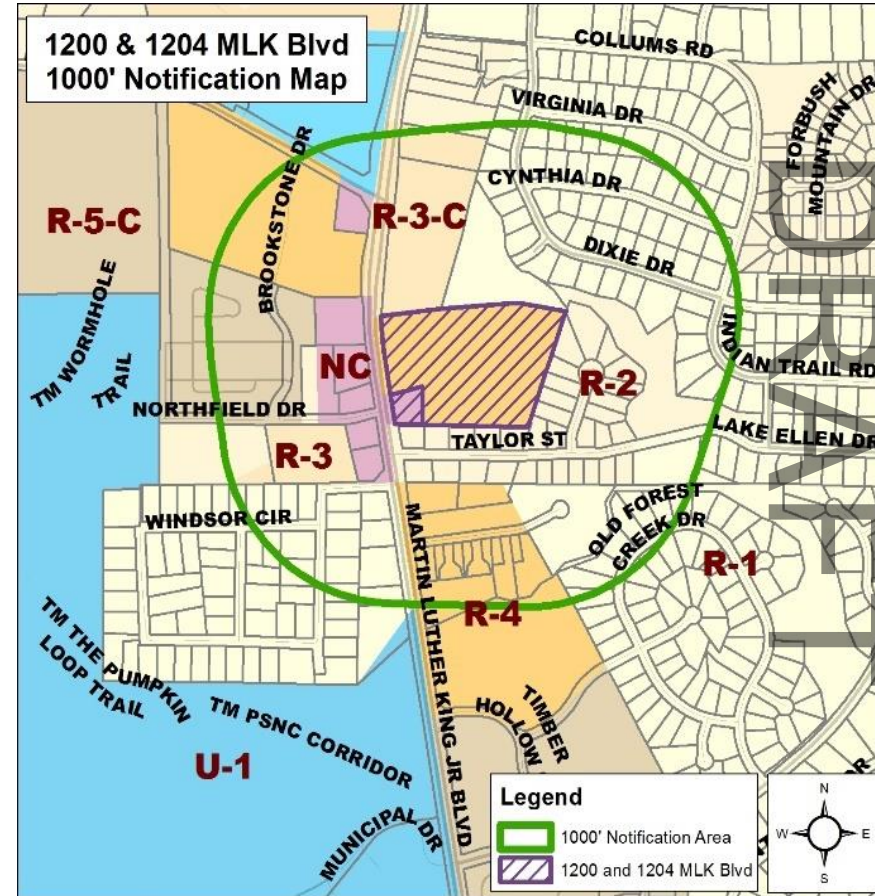


- Was: Special Use Permit
 - Quasi-judicial
 - Four findings of fact (LUMO 4.5.2)
- Now: Conditional Zoning
 - Legislative

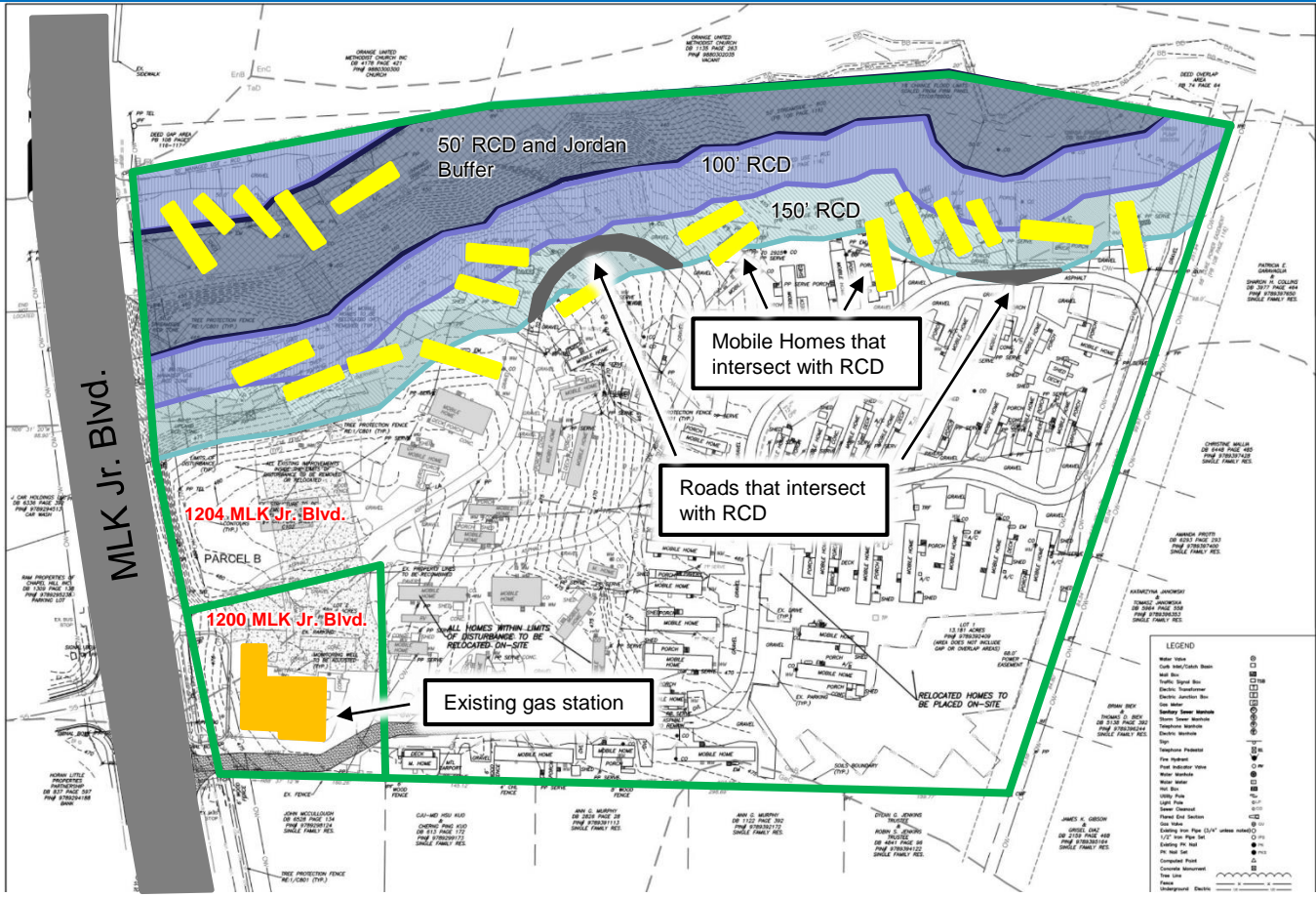
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1200 MLK – Project Summary

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

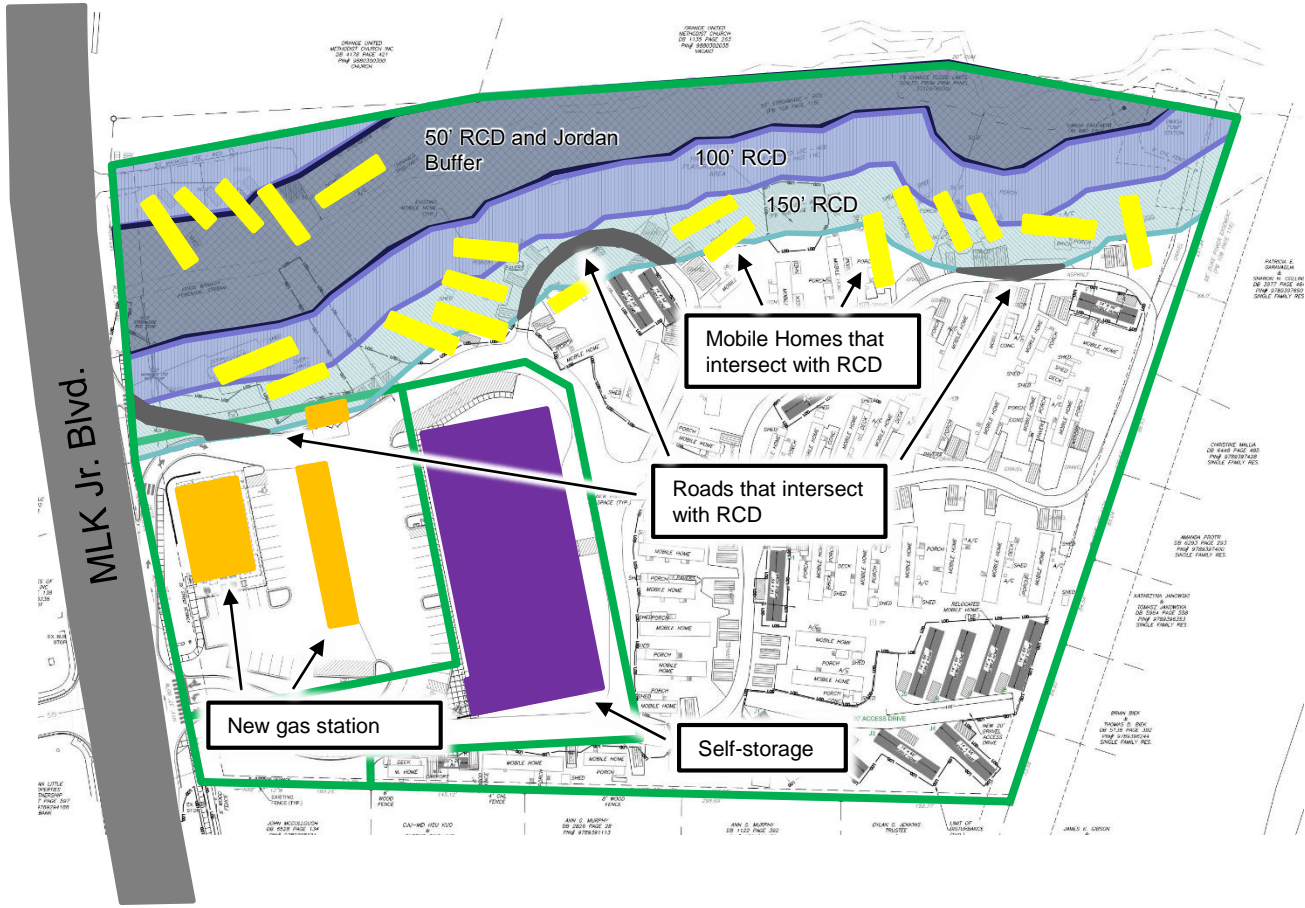


1200 MLK – Existing Conditions



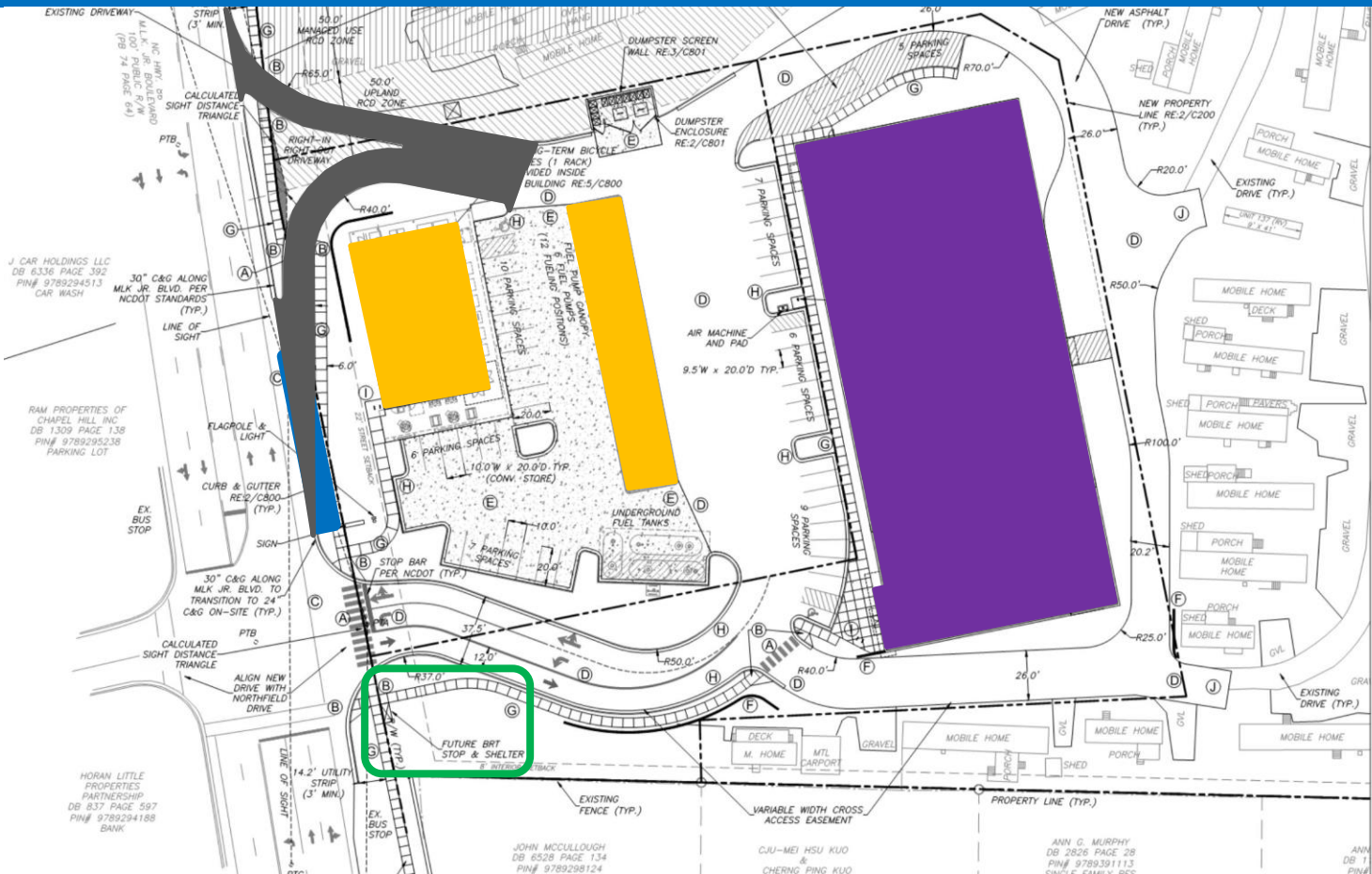
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1200 MLK – Site Plan



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1200 MLK – Bus Rapid Transit



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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

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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	Oct 6 th	Denial

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- That the Council consider adopting or denying the Resolution of Consistency and Revocation of Special Use Permits, and consider enacting or denying Ordinance A for the Conditional Rezoning.

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