

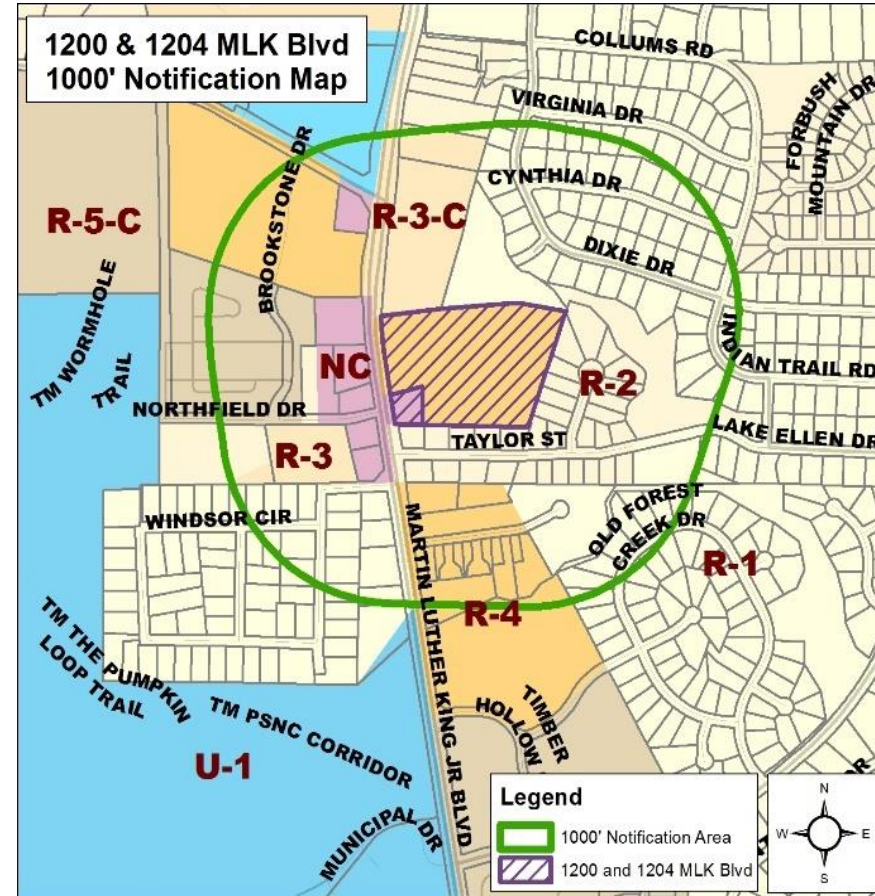


# **1200 MLK Conditional Zoning**

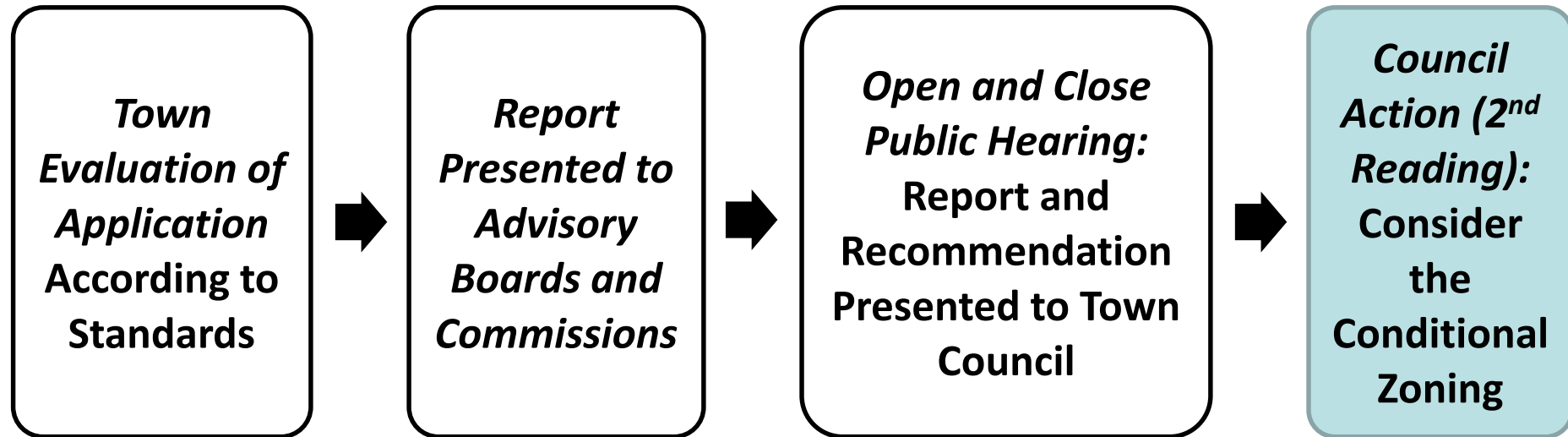
Town Council  
March 10, 2021

# 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



# Process



- Condition #26 has been clarified to state that during the initial 15-year period, if the developer chooses to reduce the approved 83 homes (to a minimum of 73), a Displacement Mitigation Plan approved by the Town Manager will be required.
- Condition #29 has been clarified to apply only to dedicated short term rentals.

- Condition #24 has been revised to include a freeze in rental rate increases until April 1, 2024, and to include a 2-year review schedule for comparing lot rental rates with the Raleigh and Charlotte markets. Rates must be within 5% of these markets or be reduced.

- That the Council consider the following:
  1. Enact or Deny the Conditional Rezoning (Revised Ordinance A)
  2. Adopt or Deny the Revocation of Special Use Permits