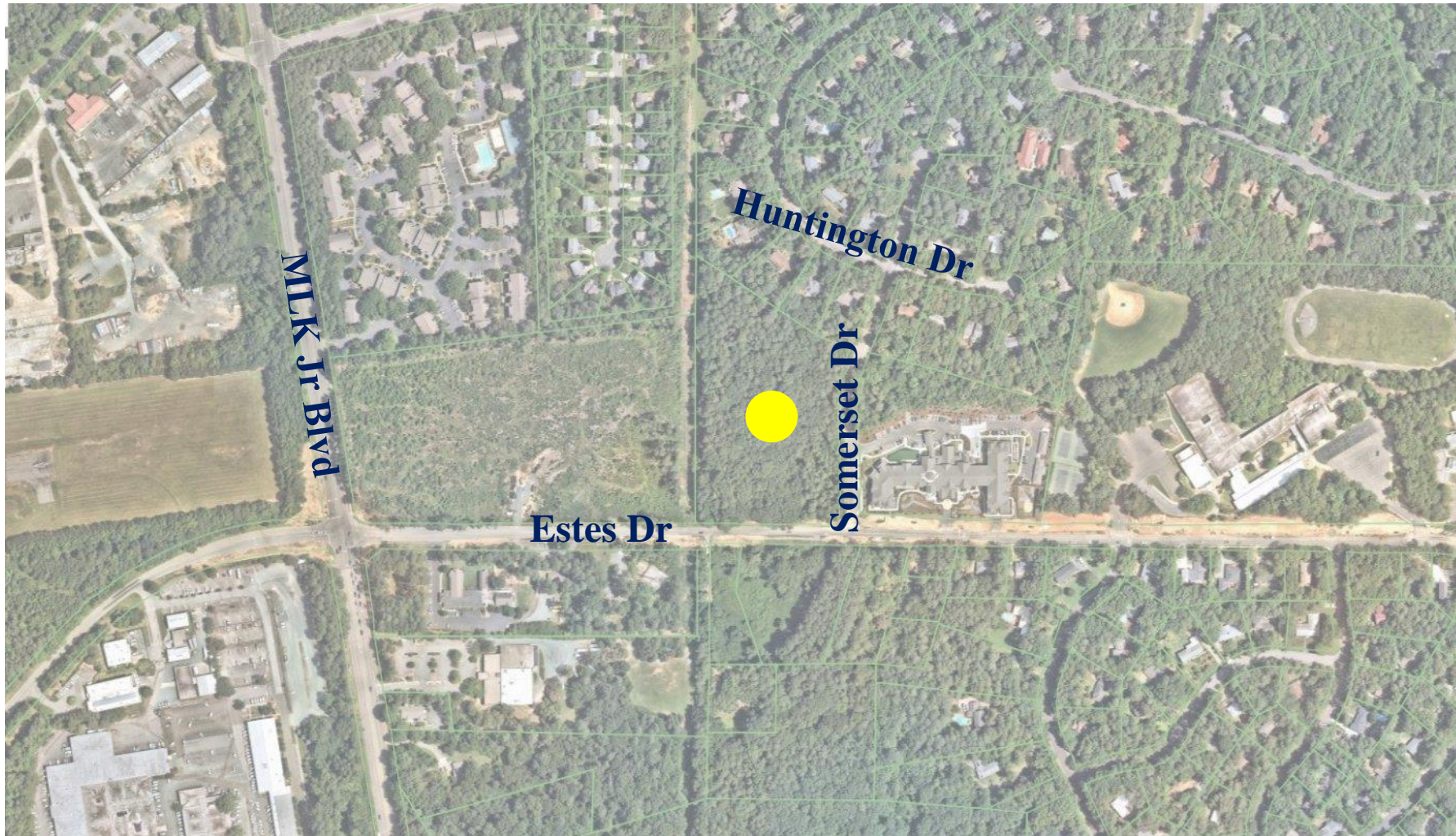




10.19.2022

Town Council

CONDITIONAL ZONING – 710 N ESTES TOWNHOMES



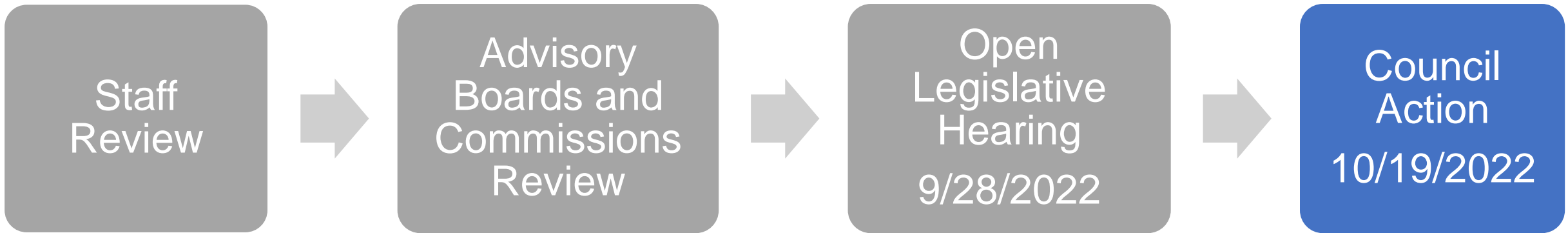


RECOMMENDATION

- Close the Legislative Hearing
- Adopt the Resolution of Consistency & Reasonableness (*R-5*)
- Enact an Ordinance approving the Conditional Zoning Atlas Amendment (*O-1*)



PROCESS





UPDATES SINCE SEPT. 28 HEARING

- ❑ Stormwater treatment for 50-year events
- ❑ Smaller floor plans – 12 additional units under 700 sq ft
- ❑ Total unit count increase for 95 to 107 units;
affordable housing increase from 12 to 14 units
- ❑ Parking provided – 2.0 reserved spaces per unit;
8 guest parking spaces
- ❑ Additional coordination for cross-connection with Aura property
- ❑ Bicycle parking increase from 8 to 23 spaces



UPDATES SINCE SEPT. 28 HEARING

- ❑ Updated Site Plan and Ordinance Conditions to reflect previous commitments:
 - All-electric appliances and efficient HVAC
 - EV charging – equipped garages, 1 charging station
 - Tree preservation – buffers and central green
 - ADA access to Estes Dr
 - Wider buffer on the north side
 - Units to the north with pitched roofs



SITE PLAN



Access point



Recreation

- 14 Affordable Units
- Estes Dr Bike/Ped Improvements
- Payments for transit improvements and traffic signals





PROPOSED MODIFICATIONS

Requesting modification to regulations for:

	Required/Allowed:	Requested:
LUMO 3.8.2 Maximum Floor Area	147,245 SF	218,538 SF
LUMO 5.6.2 Landscape Buffers	South: 20 ft. Type C East: 15 ft. Type B West: 15 ft. Type B	10 ft. Type A 10-20 ft. Type B 0-10 ft. Modified Type
LUMO 5.3.2 Steep Slopes Maximum Land Disturbance	25% of slopes 4:1 or greater	1,194 SF (90%)



RECOMMENDATION

- Close the Legislative Hearing
- Adopt the Resolution of Consistency & Reasonableness (*R-5*)
- Enact an Ordinance approving the Conditional Zoning Atlas Amendment (*O-1*)





PROJECT SUMMARY

- ❑ Approx. 8-acre site
- ❑ Existing Zoning: R-1
- ❑ Proposed Zoning: R-5-CZD
- ❑ Currently vacant
- ❑ Proposed townhome and multifamily community, +/- 107 units

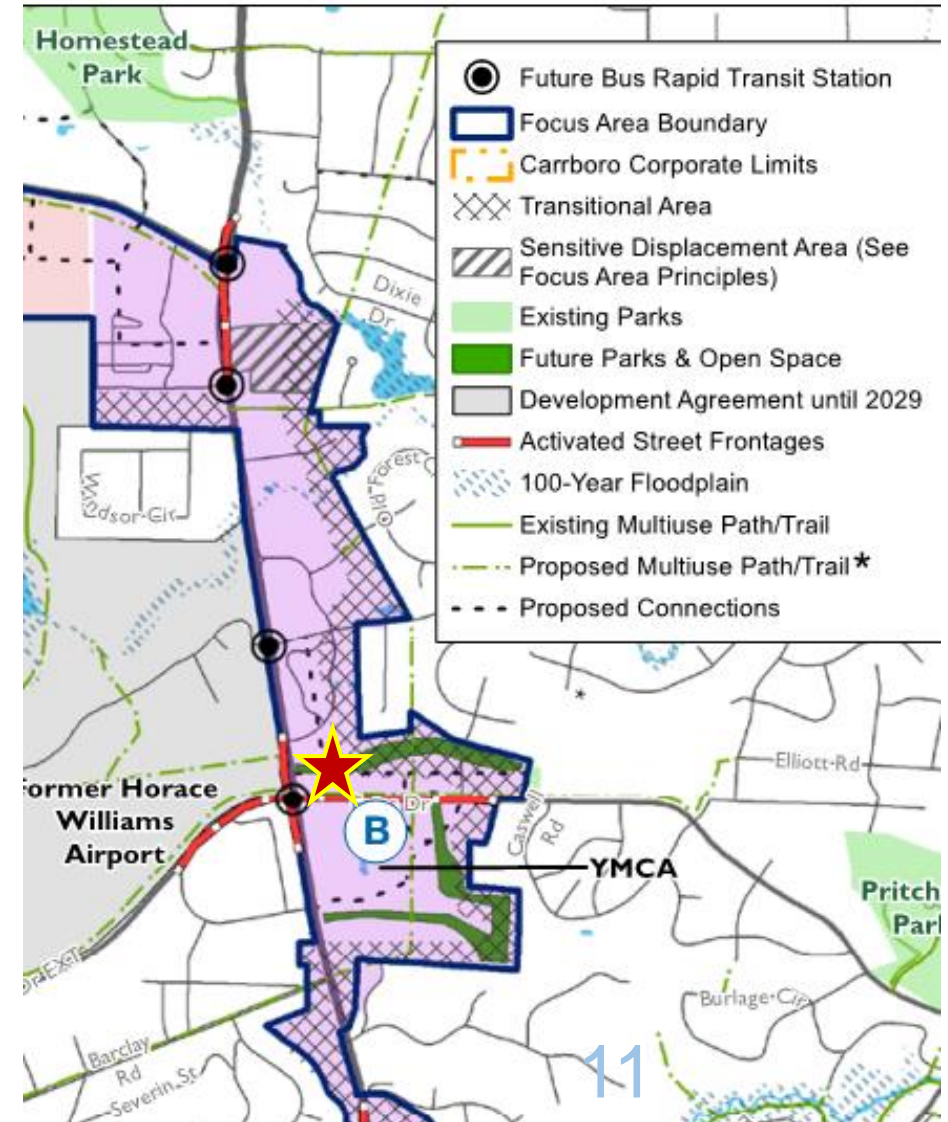




FUTURE LAND USE MAP

South MLK Jr Blvd Focus Area

- ❑ Sub Area B
- ❑ Multifamily - Primary land use,
Townhomes - Secondary land use
- ❑ Typical Height 4-6 stories
- ❑ Transitional area to the north –
lower Height, include green space





EXISTING CONDITIONS



Intermittent stream:
at southwest corner –
RCD/Jordan Buffer



Steep slopes:
1328 sq ft



Approved development:
Aura Chapel Hill to the
west





SITE CONTEXT



N. ESTES DR.