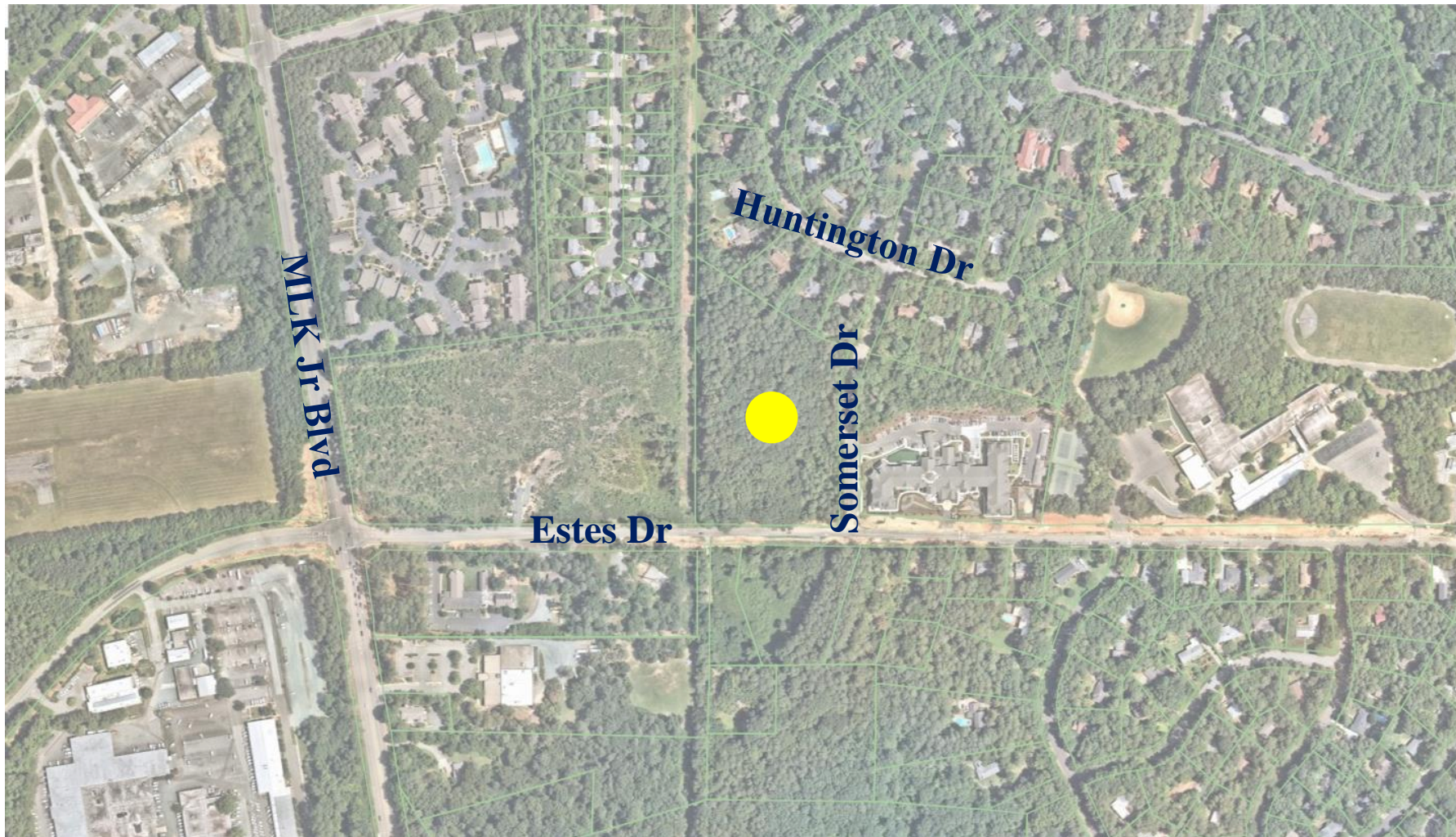




09.28.2022

Town Council

CONDITIONAL ZONING – 710 N ESTES TOWNHOMES





RECOMMENDATION

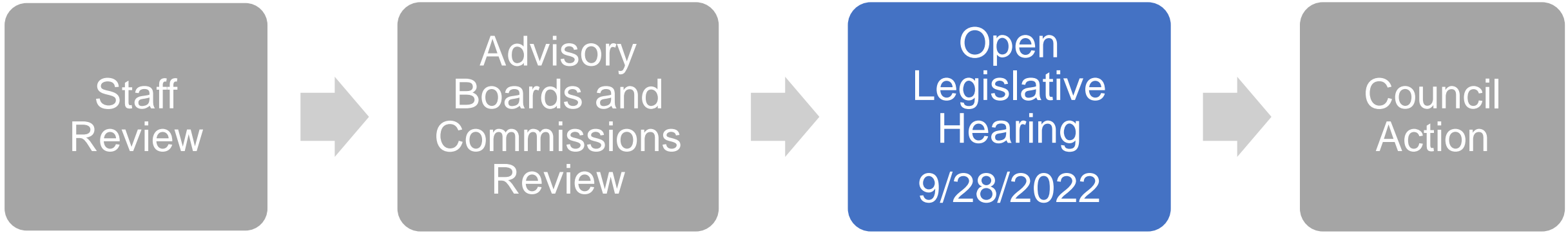
- Open the Legislative Hearing
- Hear public comment
- Continue Hearing to October 19, 2022





PROCESS

October 27, 2021	Town Council review of Concept Plan
December 30, 2021	Conditional Zoning application submittal





PROJECT SUMMARY

- ❑ Approx. 8-acre site
- ❑ Existing Zoning: R-1
- ❑ Proposed Zoning: R-5-CZD
- ❑ Currently vacant
- ❑ Proposing townhome community, +/- 95 units

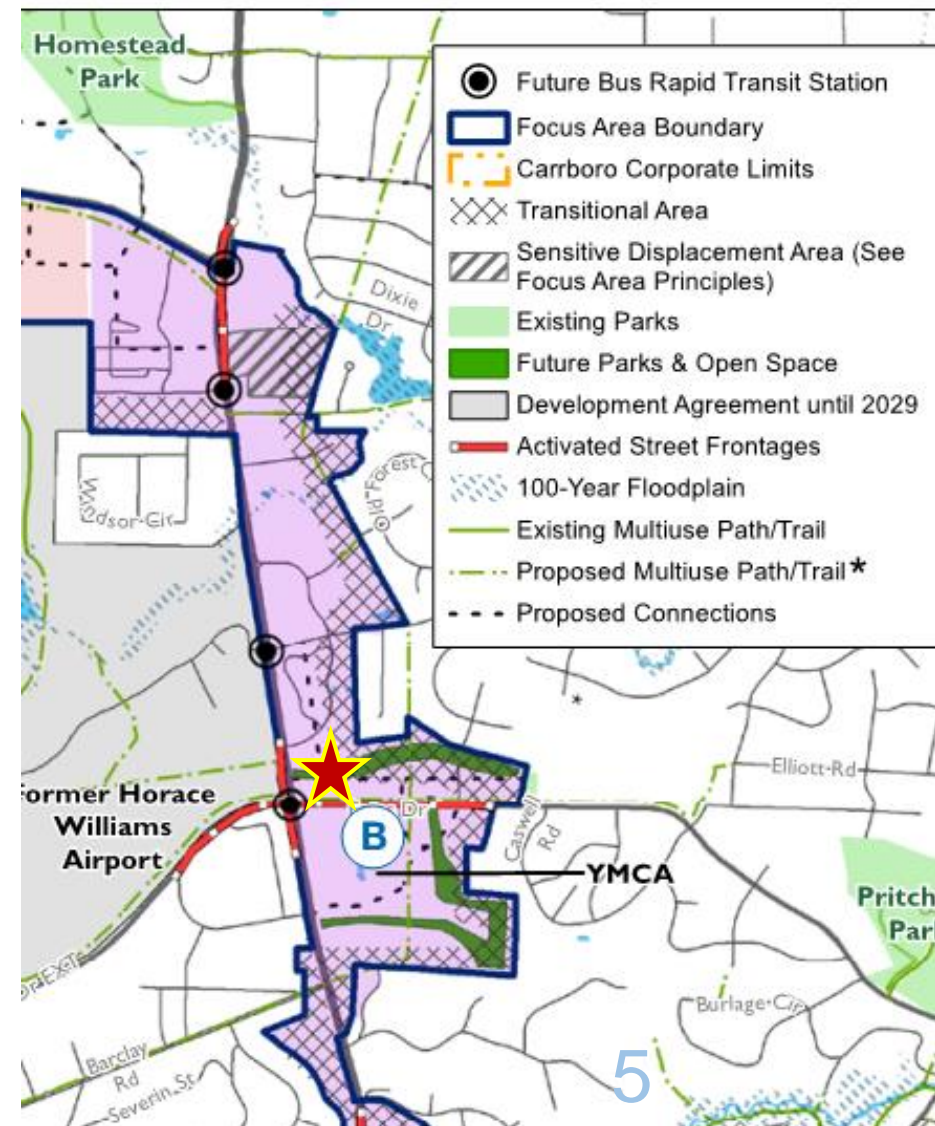




FUTURE LAND USE MAP

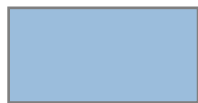
South MLK Jr Blvd Focus Area

- ❑ 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

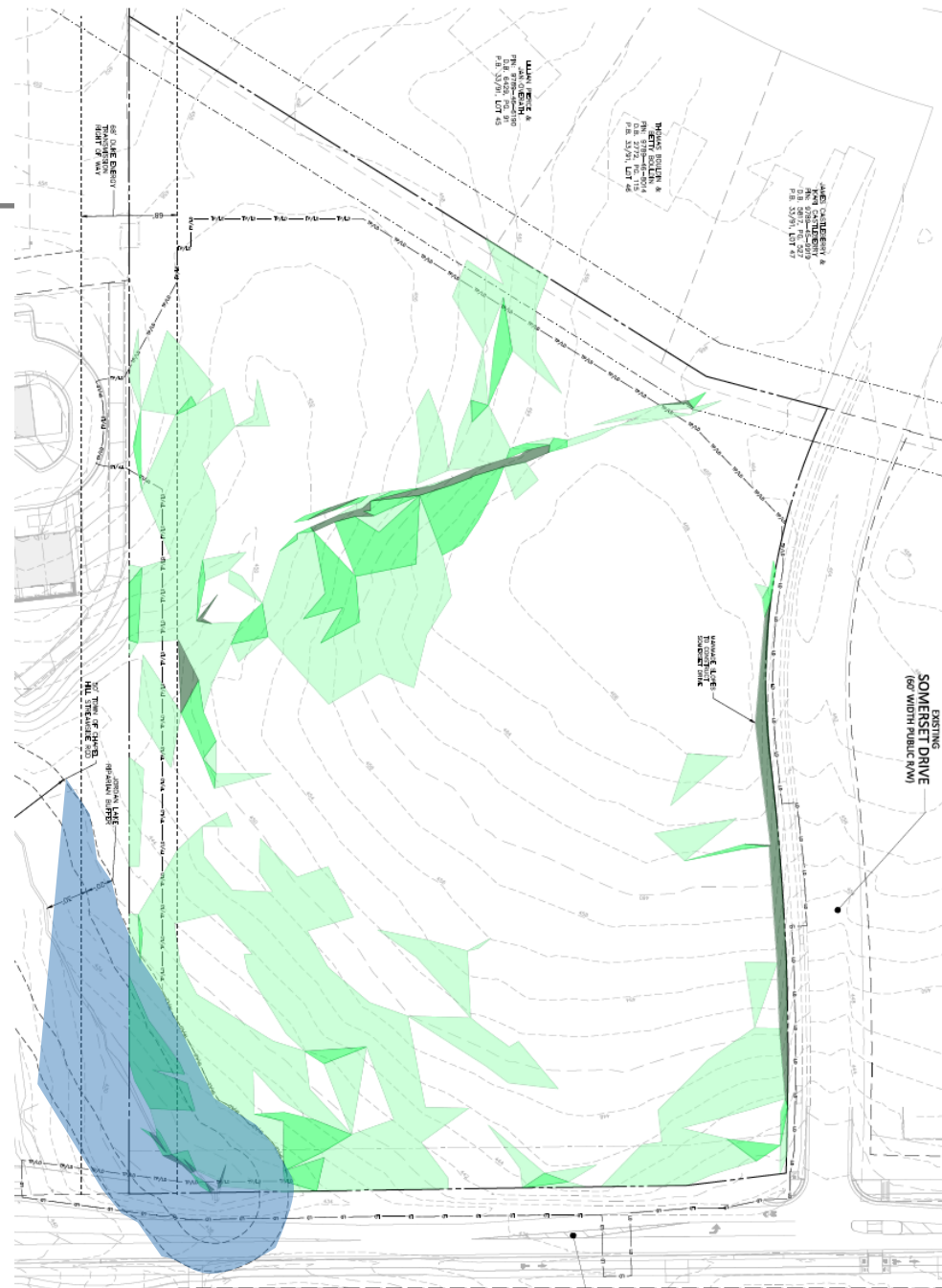


Intermittent stream:
at southwest corner –
RCD/Jordan Buffer



Steep slopes:
1328 sq ft

□ Approved development:
Aura Chapel Hill to the
west





SITE PLAN



Access point



Recreation

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





SITE CONTEXT



**BRT
Station**



N. ESTES DR.



PROPOSED MODIFICATIONS

Requesting modification to regulations for:

	Required/Allowed:	Requested:
LUMO 3.8.2 Maximum Floor Area	147,245 SF	215,715 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%)



ADV BOARD RECOMMENDATIONS

Board/ Commission	Recommendations
CDC	<ul style="list-style-type: none">• Deny as proposed• Concerns shared with applicant in writing• Request for review and approval of bldg. elevations
TCAB	<ul style="list-style-type: none">• More covered bike parking• EV charging – garages (220V) and surface parking• ADA access from development to Estes Dr• Lighting to accommodate low vision
HAB	<ul style="list-style-type: none">• Approve as proposed



ADV BOARD RECOMMENDATIONS

Board/ Commission	Recommendations
ESAB (initial comments)	<ul style="list-style-type: none">• More information on stormwater, wildlife impacts, proposed plantings, EV capacity, connectivity benefits• All-electric appliances and high-efficiency HVAC• More tree preservation and green space• Less impervious surface• Add plantings to western buffer• More bike parking, not within units
Planning Commission	<ul style="list-style-type: none">• Consider higher stormwater treatment standard• Consider less guest parking within site; use Somerset Drive



RECOMMENDATION

- Open the Legislative Hearing
- Hear public comment
- Continue Hearing to October 19, 2022

