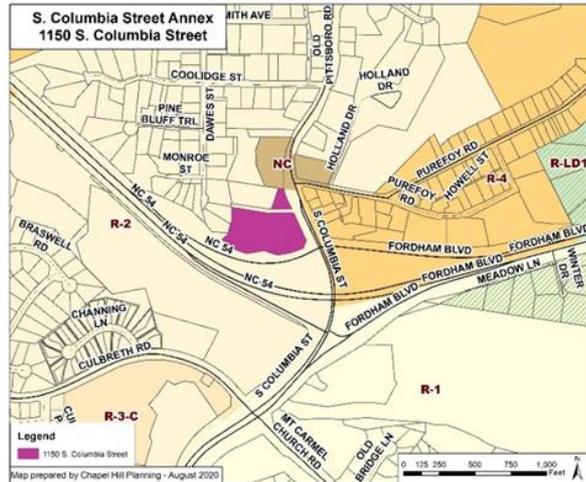




# 1150 S. Columbia Street – Columbia Street Annex Conditional Zoning

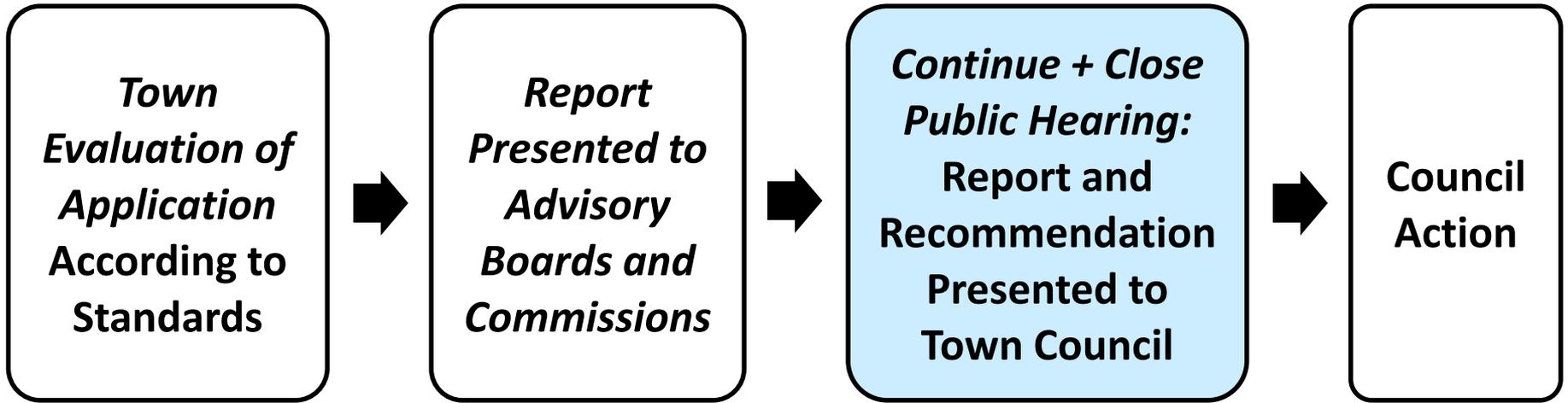


Town Council

February 24, 2021

# 1150 S. Columbia Street and Monroe Right of Way Closure

- Receive comments for both Columbia Street Annex and the Monroe Street Right of way closure in this meeting and up to 24 hours after via email at:  
[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)
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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

# 1150 S. Columbia Street– Updates Since 11.18.2020

Table Summarizing RCD Zone Disturbed and Impervious Areas

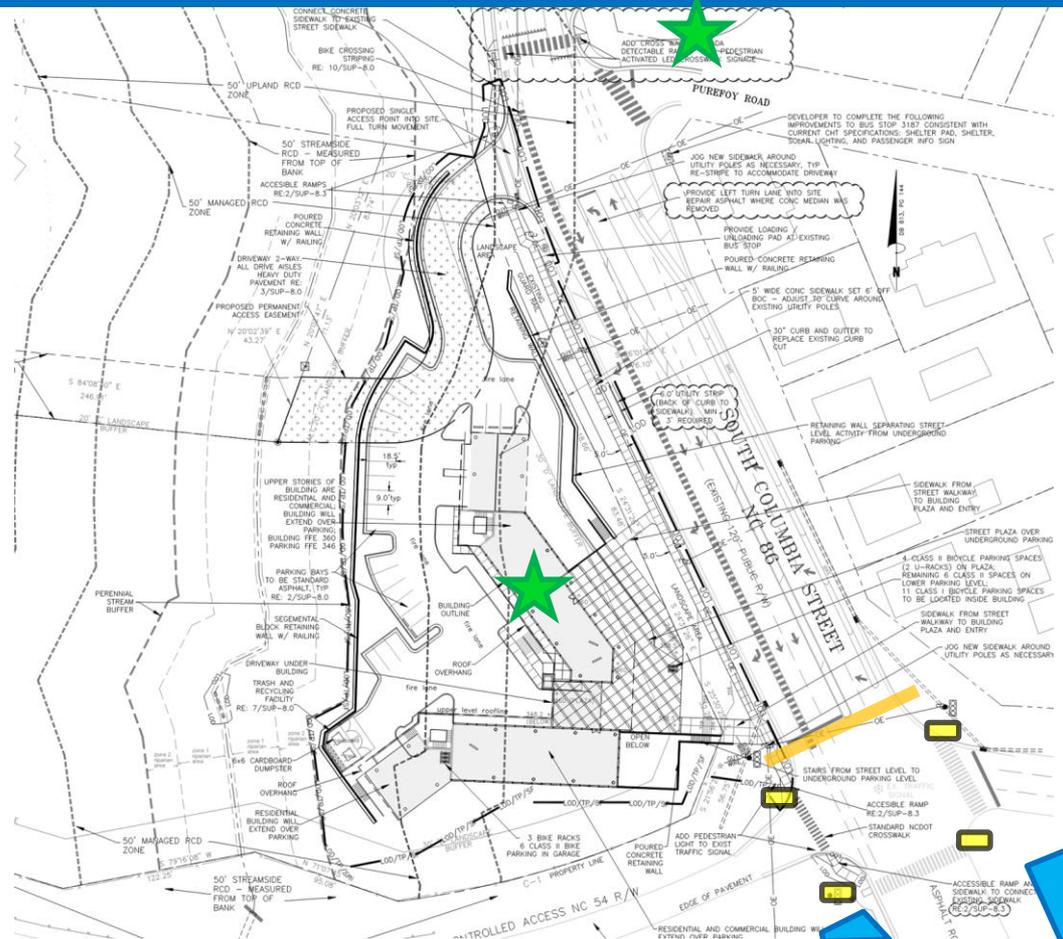
RCD Zone	Total Area	Proposed Disturbance	Maximum Disturbance by Code (LUMO)	Proposed Impervious	Maximum Impervious by Code (LUMO)
Streamside	35,935 sf	2,210 sf 6.15%	7,187 sf 20%	0	3,594 sf 10%
Managed	38,618 sf	23,100 sf 59.8%	15,447 sf 40%	5,380 sf 13.9%	7,724 sf 20%
Upland	34,668 sf	18,300 sf 52.8%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

# 1150 S. Columbia Street– Updates Since 11.18.2020

## Traffic Updates -

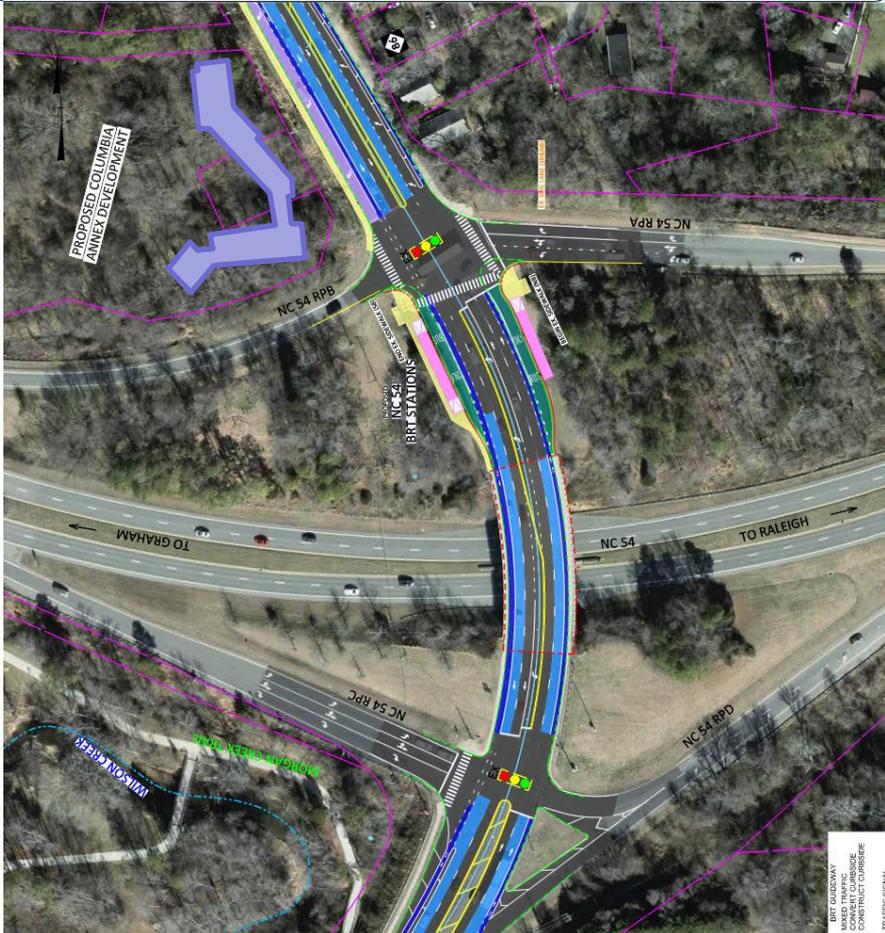
- Updated Trip Generation has been calculated –
  - Fewer Trips than the 2014 TIA
- Accident data provided -
  - Few left turn accidents from Purefoy Rd
- Condition: Street lighting improvements will be included along S. Columbia Street as approved by NCDOT
- Condition: Payment in lieu will be provided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

# 1150 S. Columbia Street– Updates Since 11.18.2020



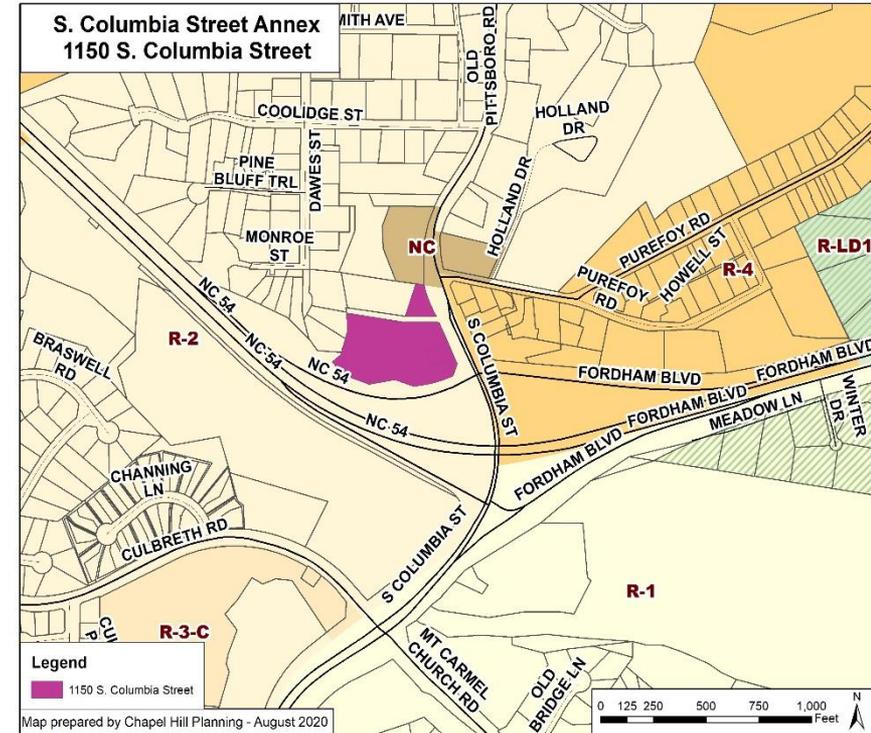
Trip Generation for Columbia Street Annex project and Merritt's store  
Pedestrian Improvements including crosswalk and signal upgrades  
Preliminary BRT Stations – subject to change

# 1150 S. Columbia Street – Updates Since 11.18.2020



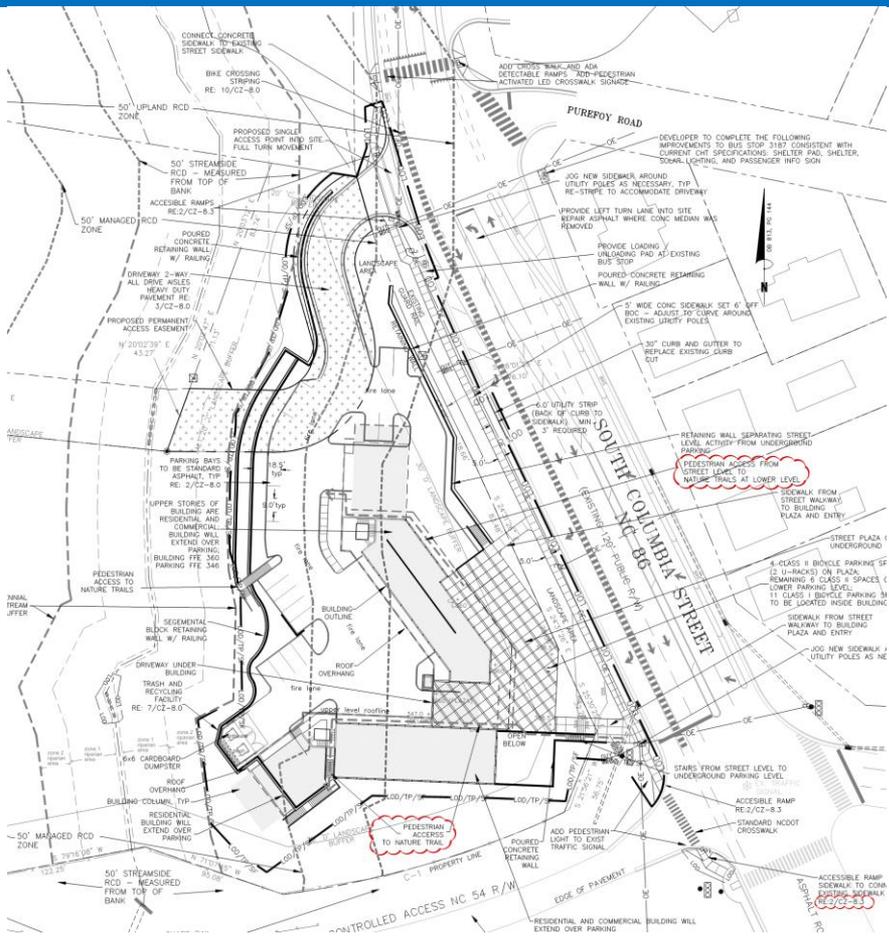
# 1150 S. Columbia Street– Project Summary

- 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– Site Plan



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

# 1150 S. Columbia Street– Recommendations

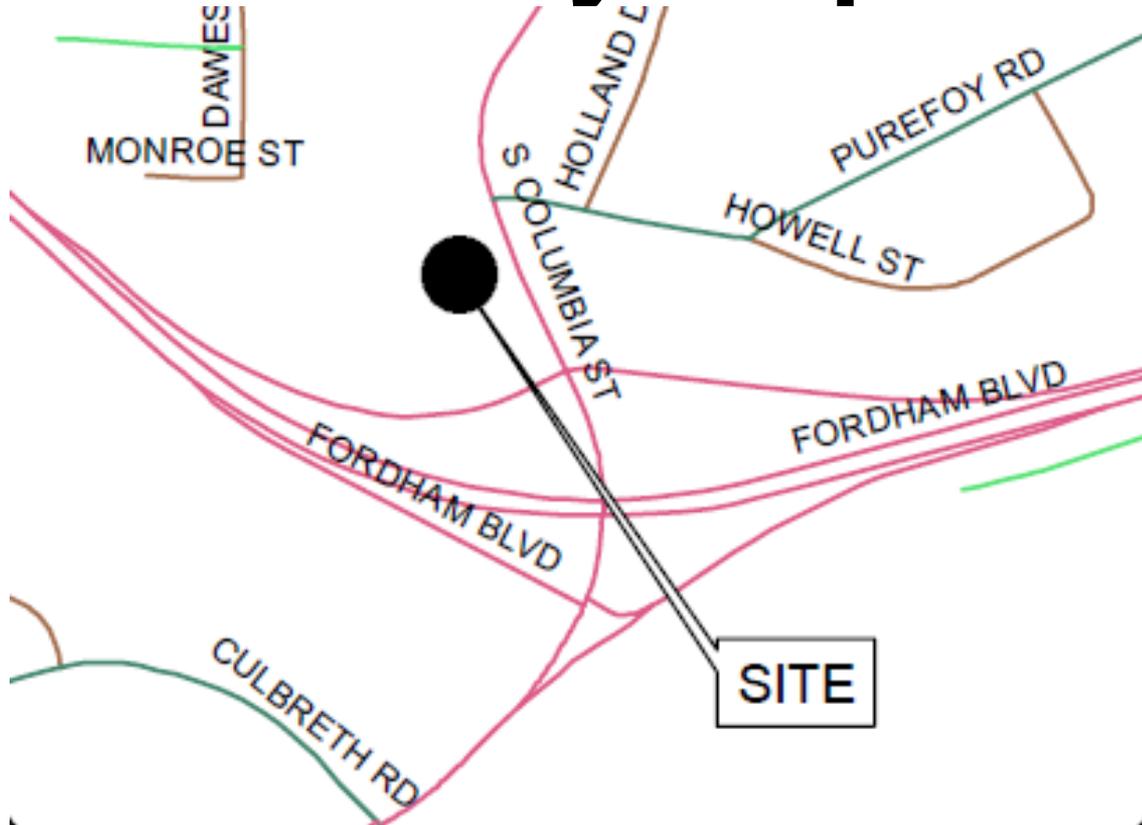
Boards/Commissions	Recommendation	Conditions/Comments
Community Design Commission	Approval as presented	None
Transportation and Connectivity Board	Denial with conditions	Suggested decreased parking, TNC spaces, crosswalk considerations, coordination with NSBRT, TIA, improved crosswalk lighting.
Housing Advisory Board	Approval with conditions	Requested the applicant reach out to Community Home Trust (CHT response in packet)
Environmental Stewardship	Approval with conditions	Considerations for rooftop solar, EV stations, traffic studies
Planning Commission	Approval with conditions	Submitted revised letter of support. Suggested traffic considerations and increased bicycle parking



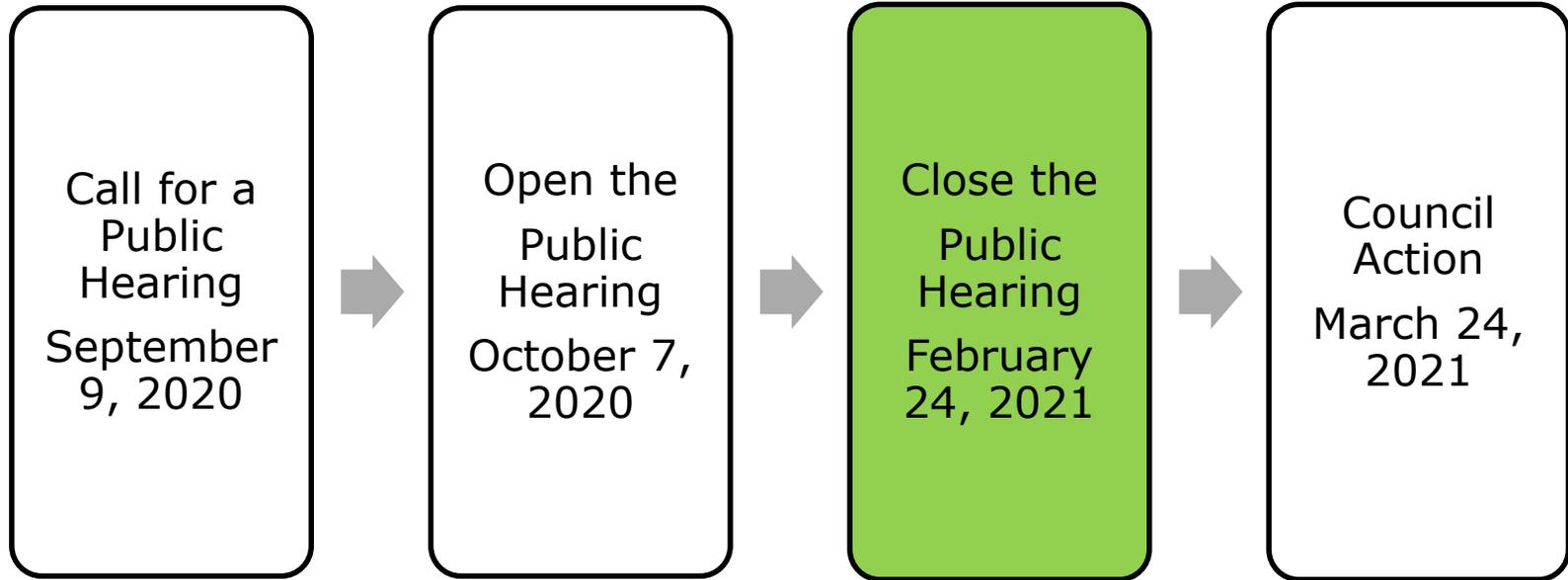
# **Right-Of-Way Closure - Unpaved and Unmaintained Portion of Monroe Street**

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

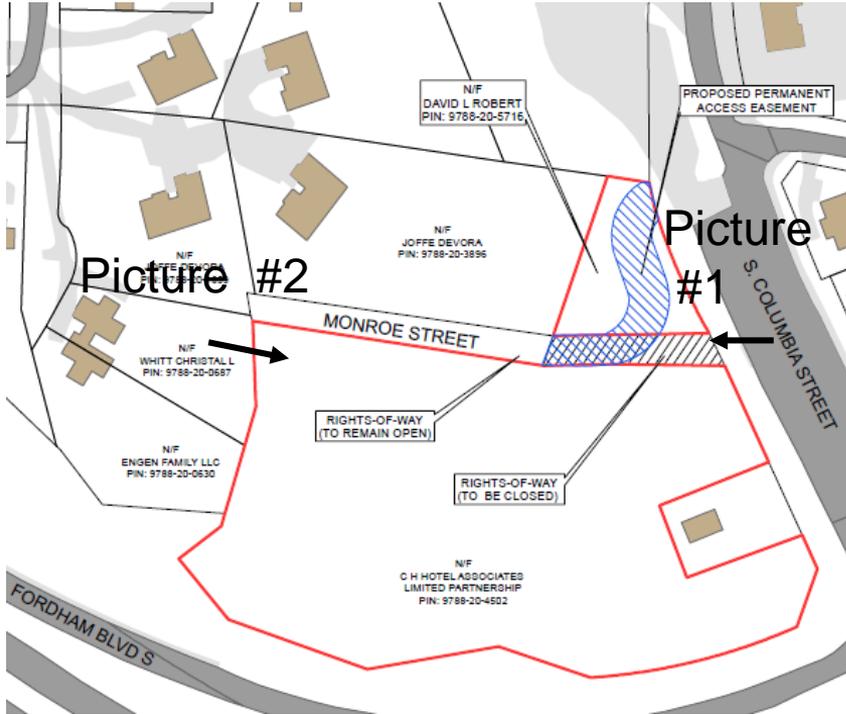
# Vicinity Map



# Where is this in the process?

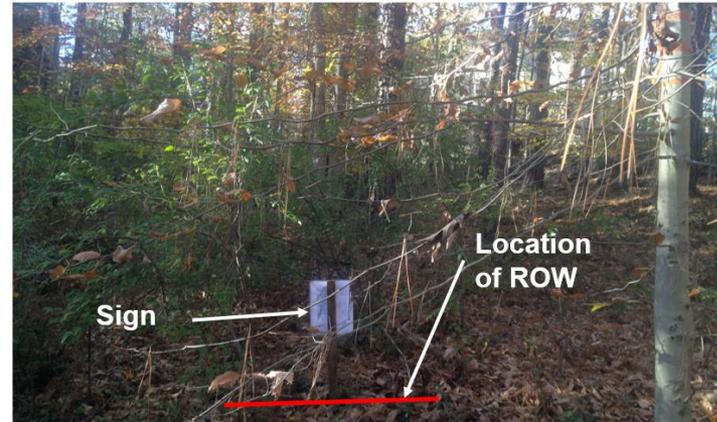


# Overview



**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

# 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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