

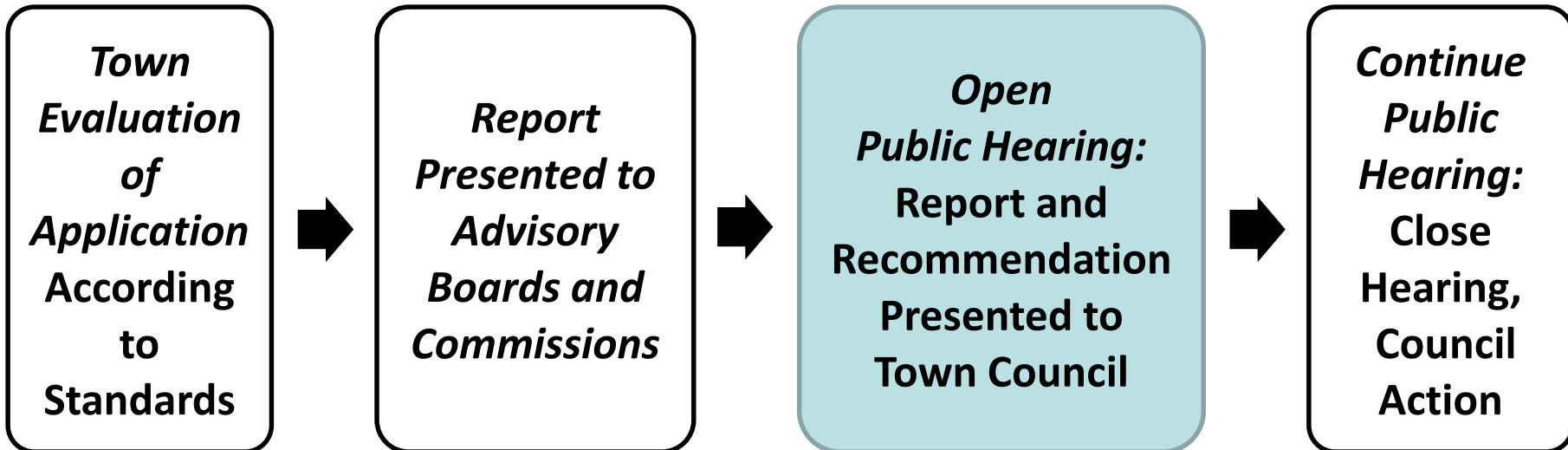


1200 MLK Conditional Zoning

Town Council
November 4, 2020

- Open the Public Hearing, receive public comment, close the Public Hearing, and make a motion to schedule consideration of the item at the Council Meeting on December 9, 2020.

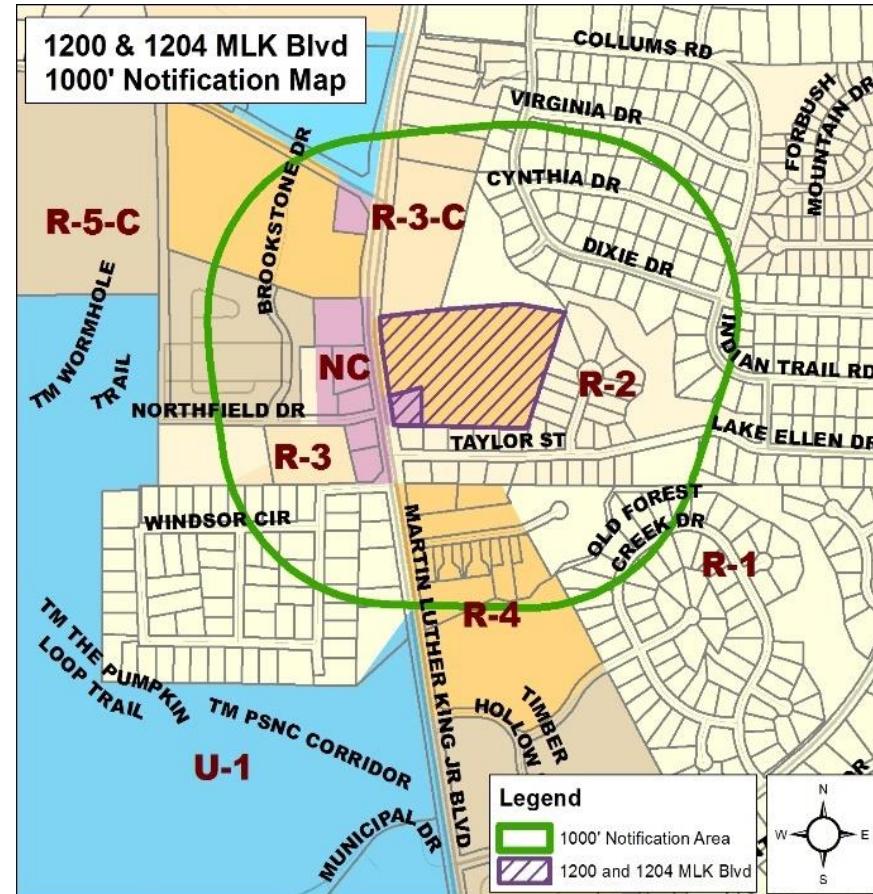
Process



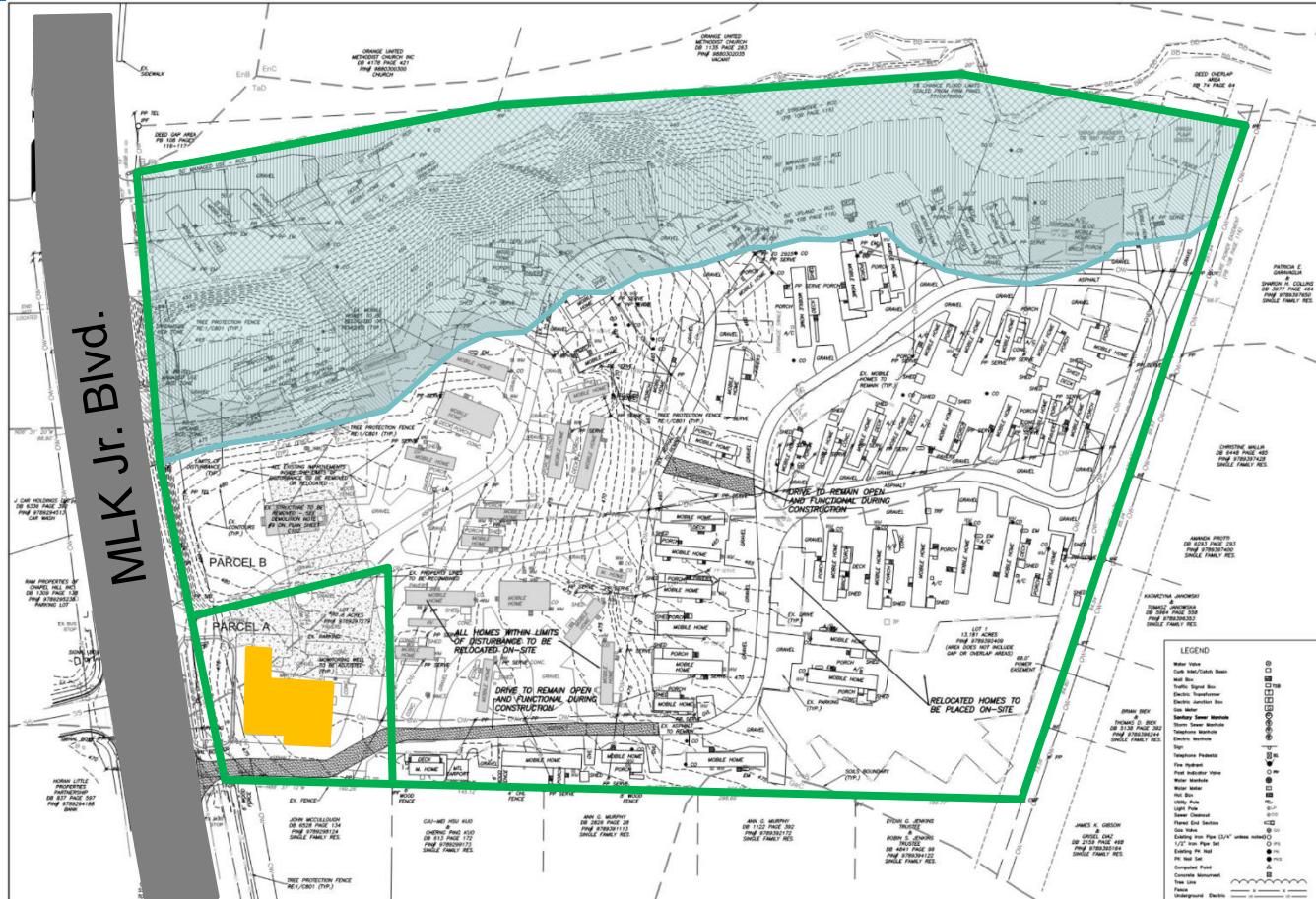
- Special Use Permit
 - Quasi-judicial
 - Four findings of fact (LUMO 4.5.2)
- Conditional Zoning
 - Legislative

1200 MLK – Project Summary

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



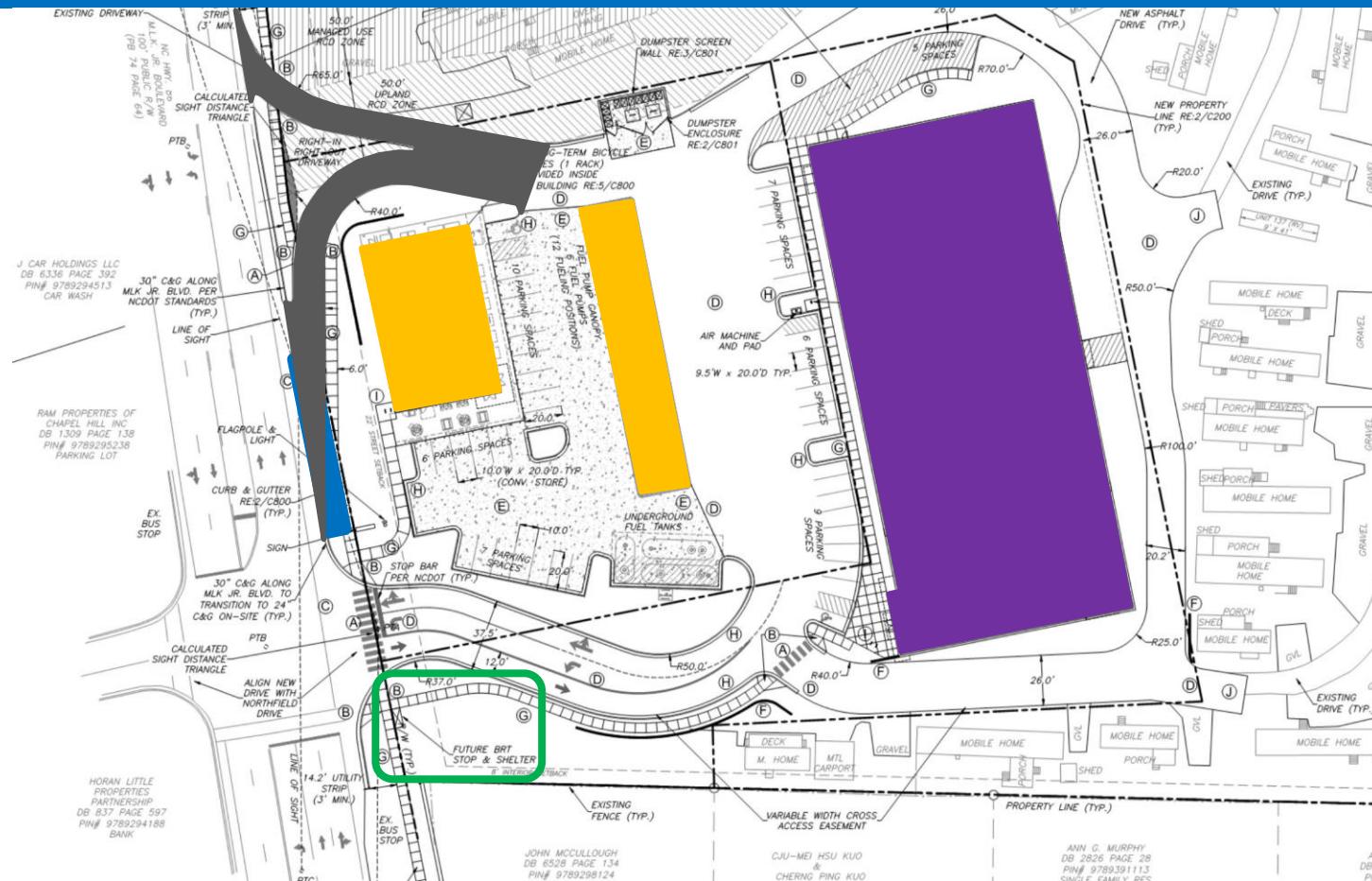
1200 MLK – Existing Conditions



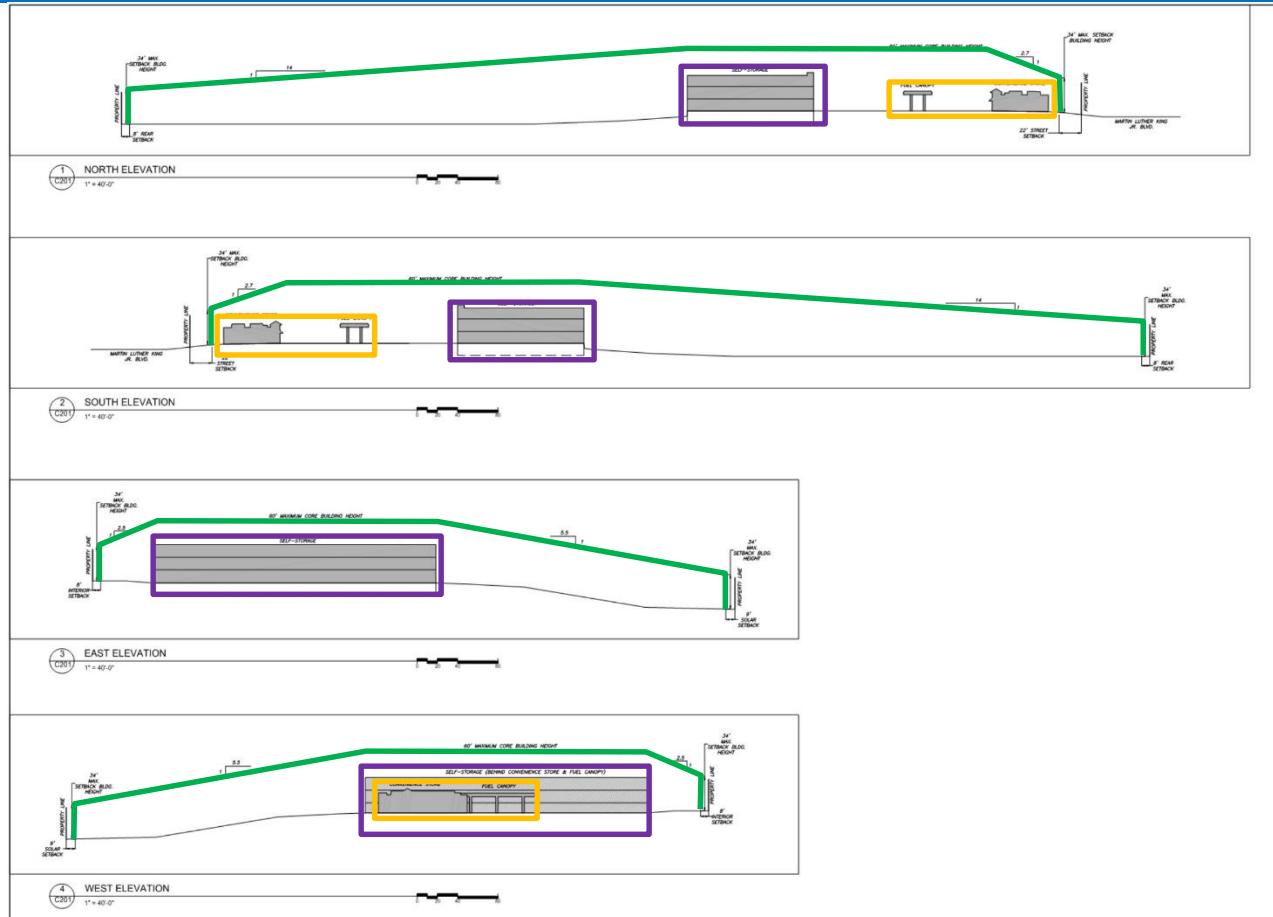
1200 MLK – Site Plan



1200 MLK – Bus Rapid Transit



1200 MLK – Elevations



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 10 years



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
3.6.3-2	Allow mobile homes to remain in or be moved to the RCD
5.9.7	Reduce required minimum parking for self-storage from 90 spaces to 16-20 spaces
3.7.3	Allow Class B mobile homes within a PD-H designation
5.6.6	Allow existing vegetation to remain as buffers for non-commercial part of the site

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	Sept 15 th	Denial

