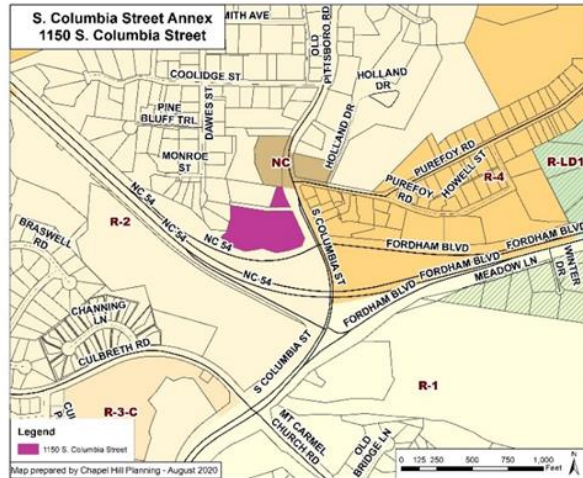




1150 S. Columbia Street – Columbia Street Annex Conditional Zoning

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Town Council

December 9, 2020

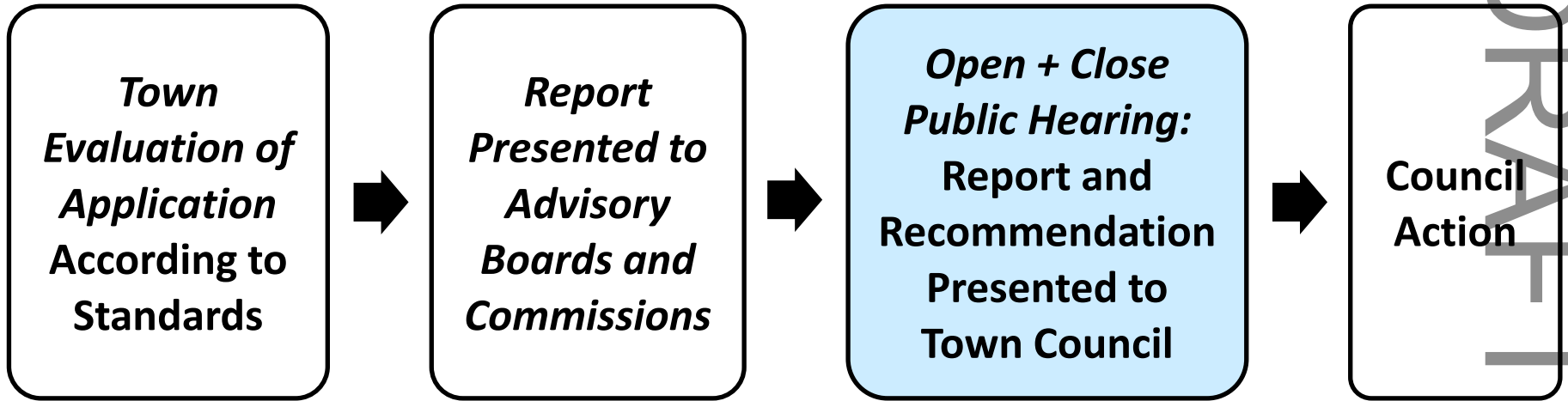
- Continue and close the Public Hearing: Conditional Zoning and Land Use Plan Amendment for Columbia Street Annex
- Close the Public Hearing: Monroe Street Right of Way Closure
- Staff will jointly present the overall proposal

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1150 S. Columbia Street and Monroe Right of Way Closure

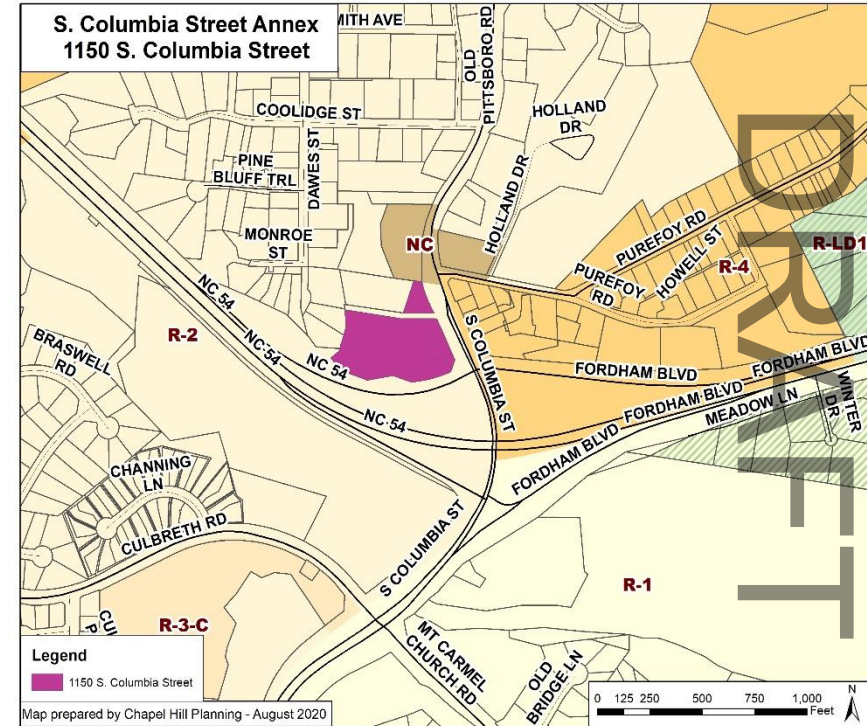
- Continue the public hearing for Columbia Street Annex
- Receive comments for both Columbia Street Annex and the Monroe Street Right of way closure in this meeting and up to 24 hours after via email at:
mayorandcouncil@townofchapelhill.org
- Move to close both public hearings
- Enact the Ordinance A and adopt ROW closure resolution on January 13, 2021 (Two separate votes)

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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

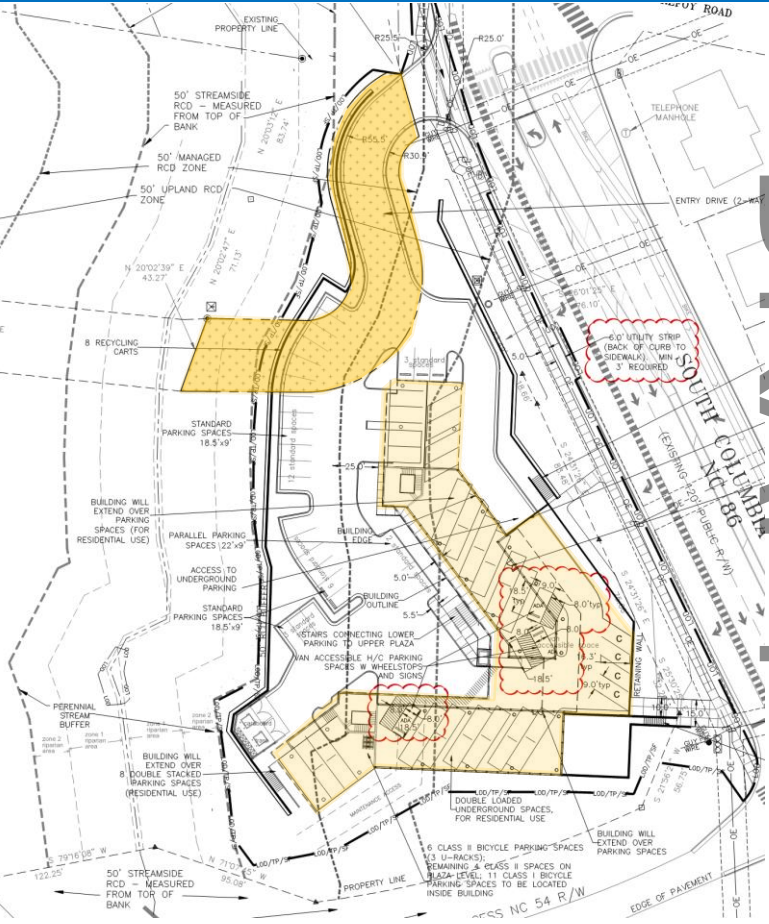
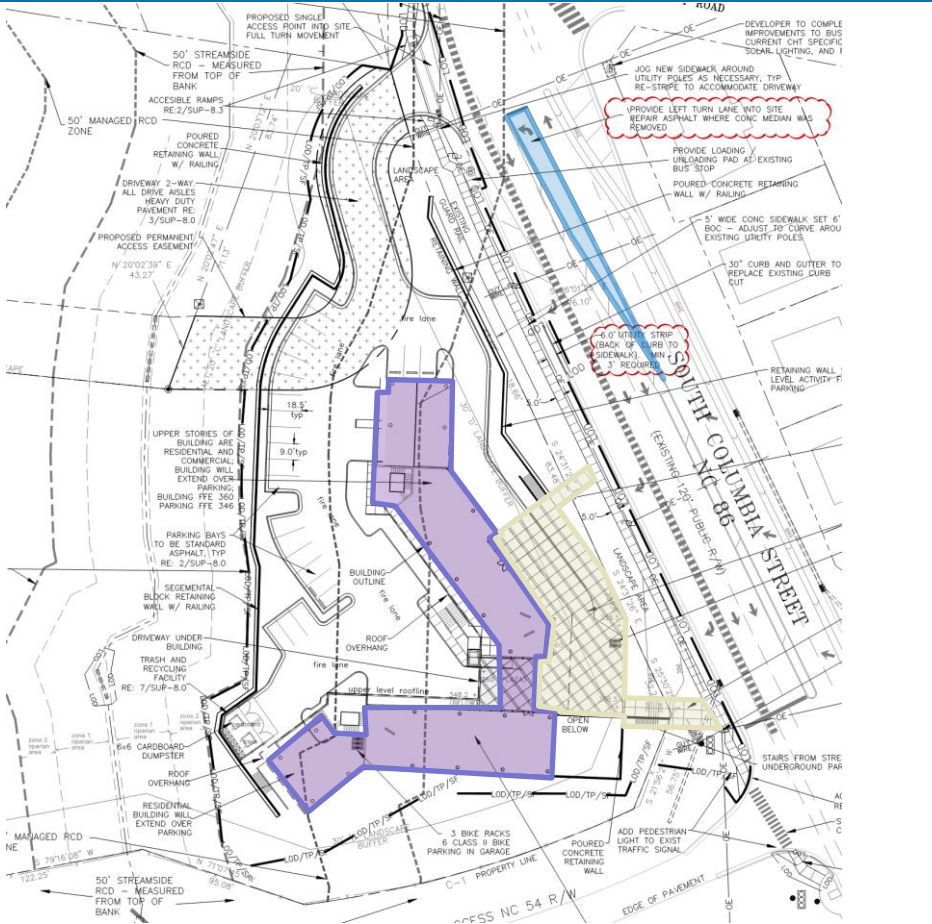


1150 S. Columbia Street – Existing Conditions



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1150 S. Columbia Street – Site Plan

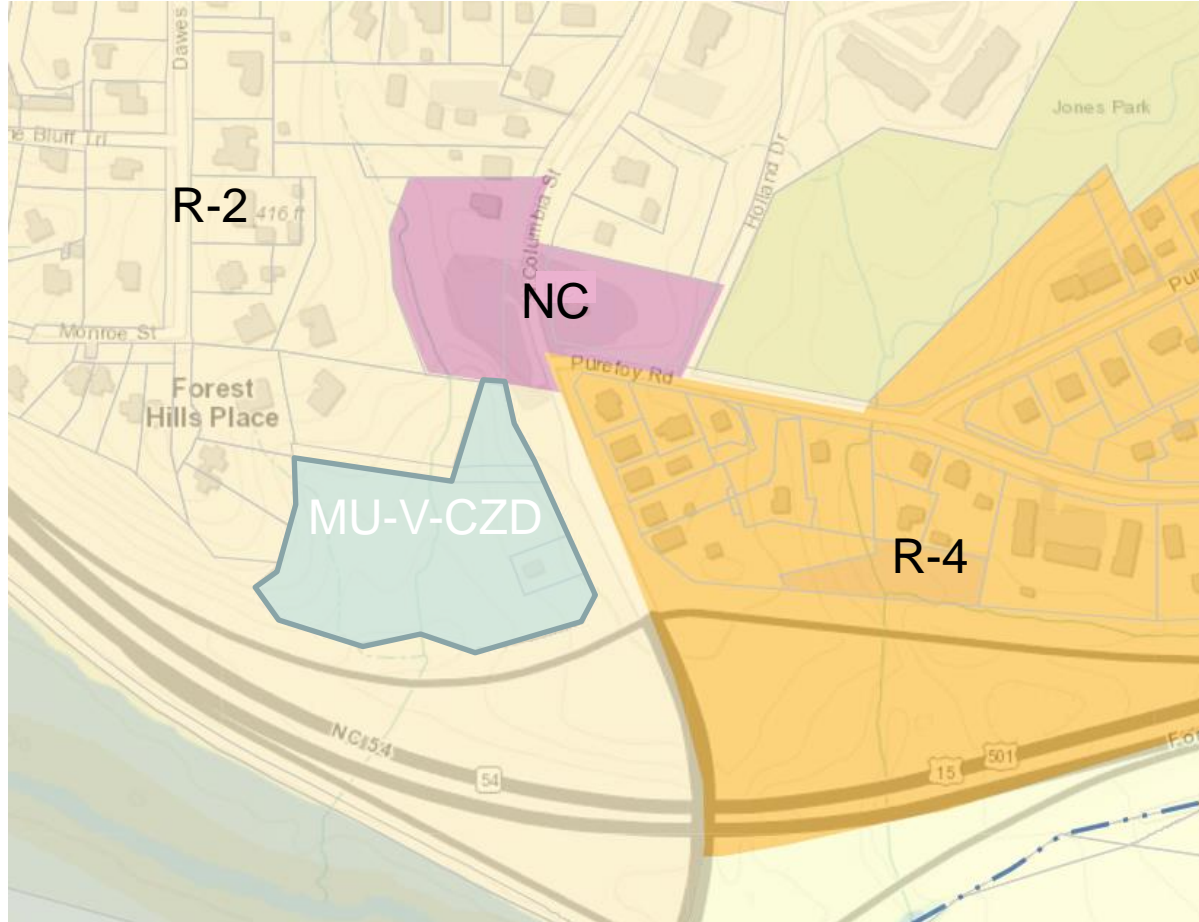


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1150 S. Columbia Street – Site Plan

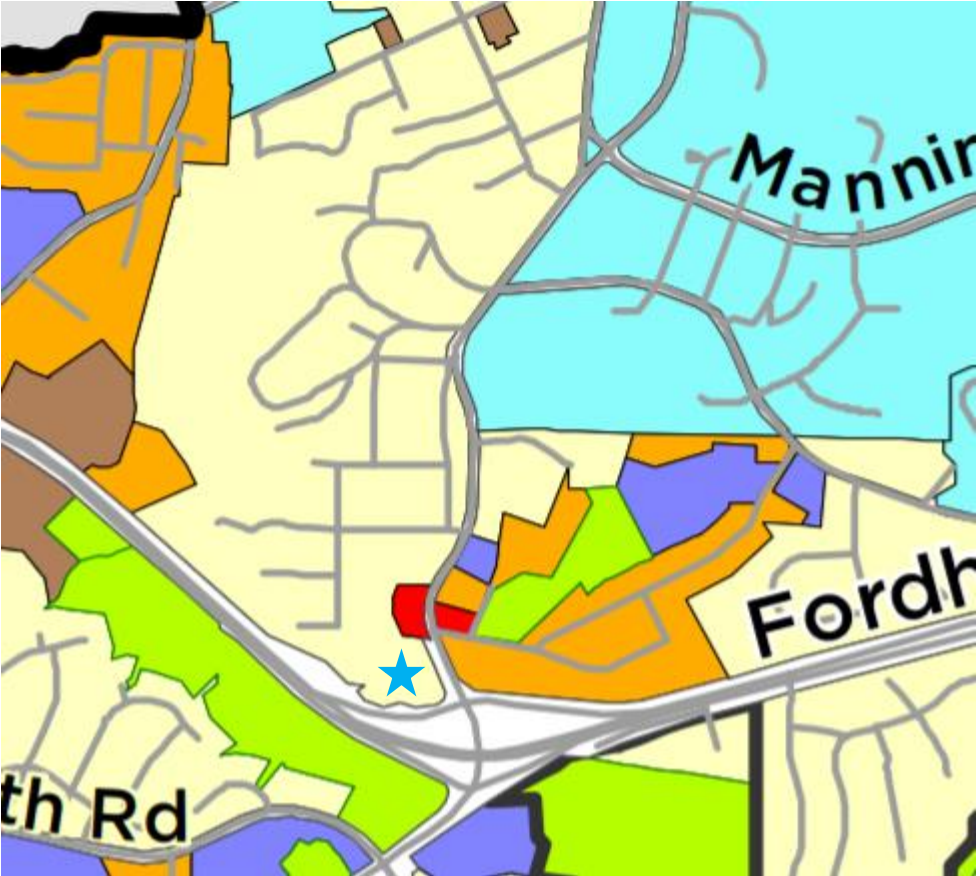


1150 S. Columbia Street– Proposed Zoning



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1150 S. Columbia Street– Proposed Zoning



Land Use Categories

- Rural Residential, 1 unit/5 ac.
- Rural Residential, 1 unit/2-5 ac.
- Low Residential, 1 unit/ac.
- Low Residential, 1-4 units/ac.
- Medium Residential, 4-8 units/ac.
- High Residential, 8-15 units/ac.
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Parks/Open Space
- Landfill Activities

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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

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Boards/Commissions	Recommendation
Community Design Commission	Approval as presented
Transportation and Connectivity Board	Denial with conditions
Housing Advisory Board	Approval with conditions
Environmental Stewardship	Approval with conditions
Planning Commission	Approval with conditions

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- Continue the public hearing
- Receive comments in this meeting and up to 24 hours after via email at:
mayorandcouncil@townofchapelhill.org
- Move to close the public hearing at that point
- Enact the Ordinance on January 13, 2021

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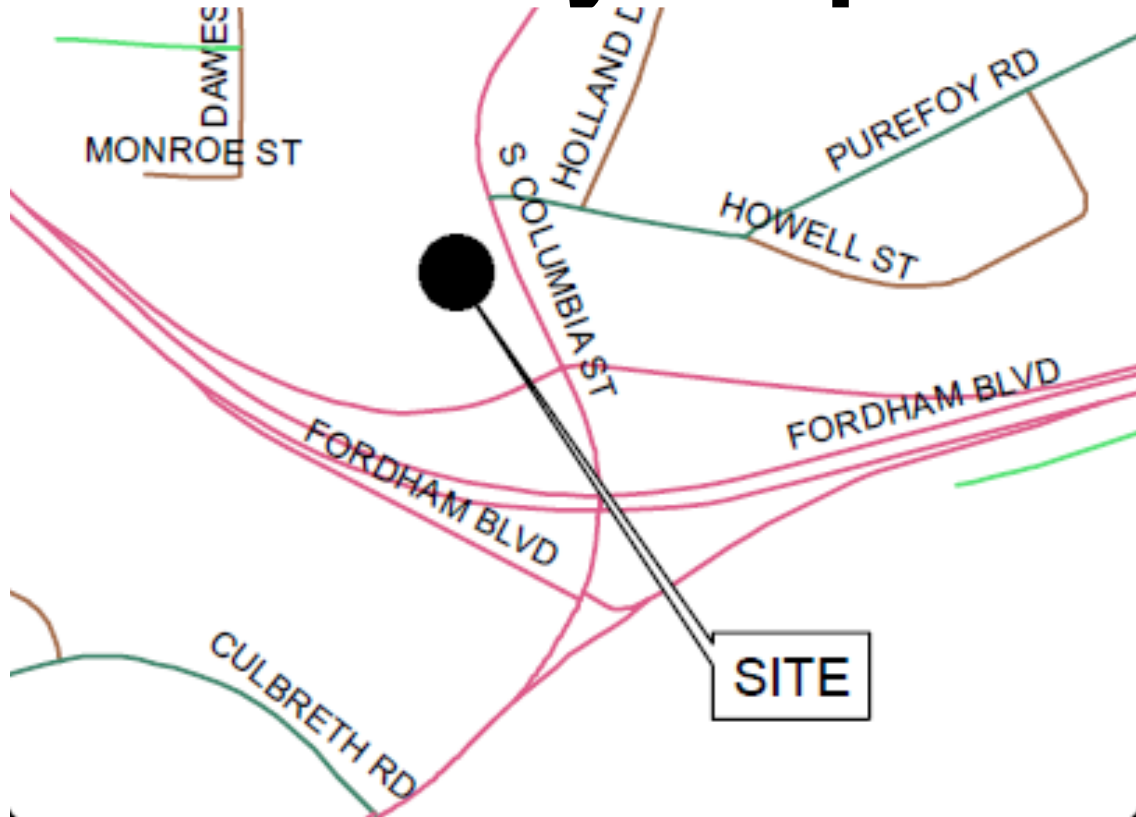


Right-Of-Way Closure - Unpaved and Unmaintained Portion of Monroe Street

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

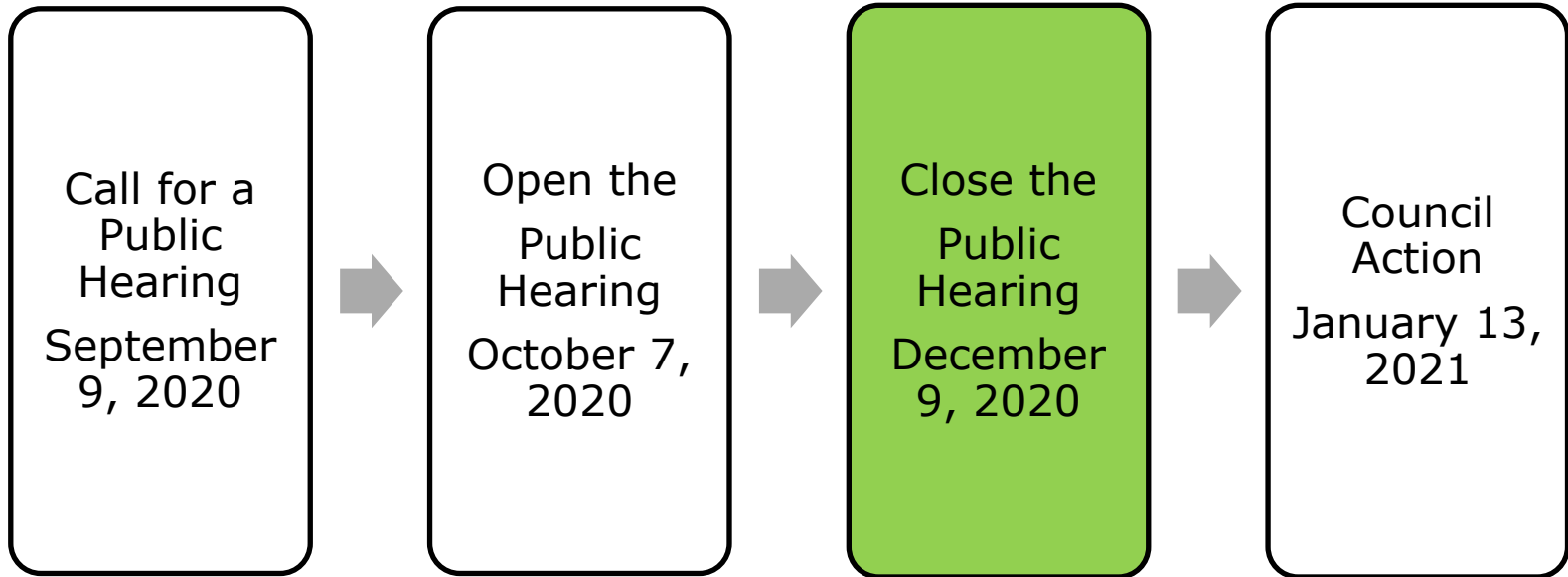
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Vicinity Map



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Where is this in the process?



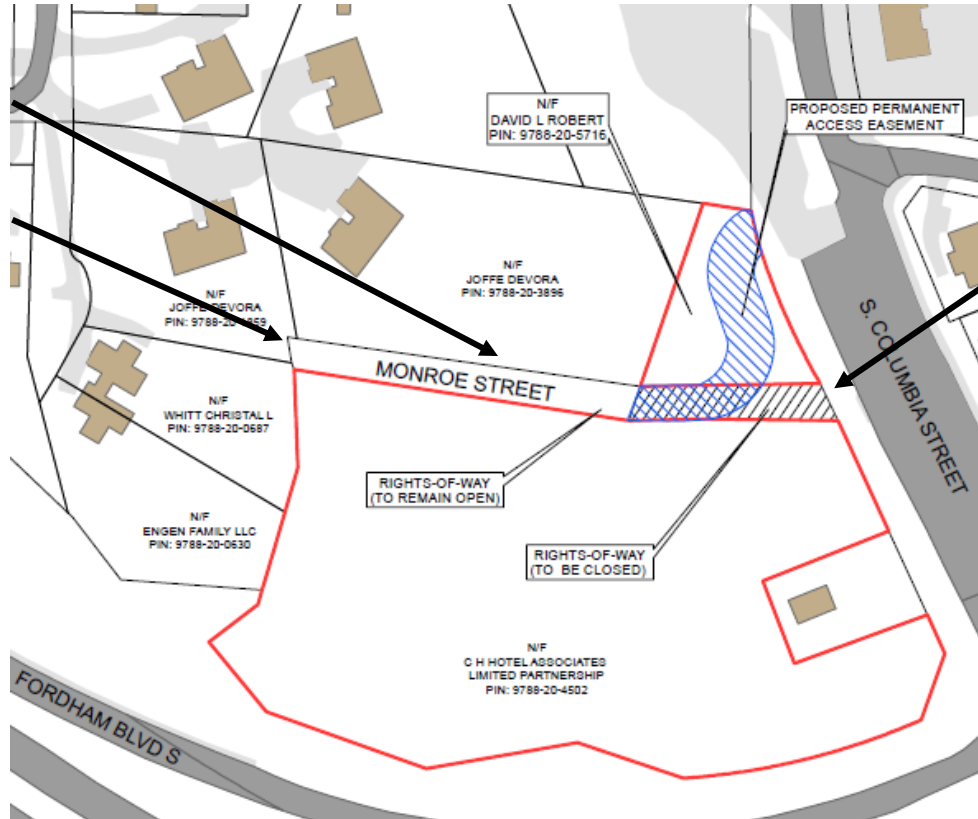
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Overview

Picture #4

Picture #5&6

Picture #1-3



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Picture #1



View South on South Columbia Street

Note the driveway curb-cut and the start of the un-used Monroe Street ROW

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Picture #2

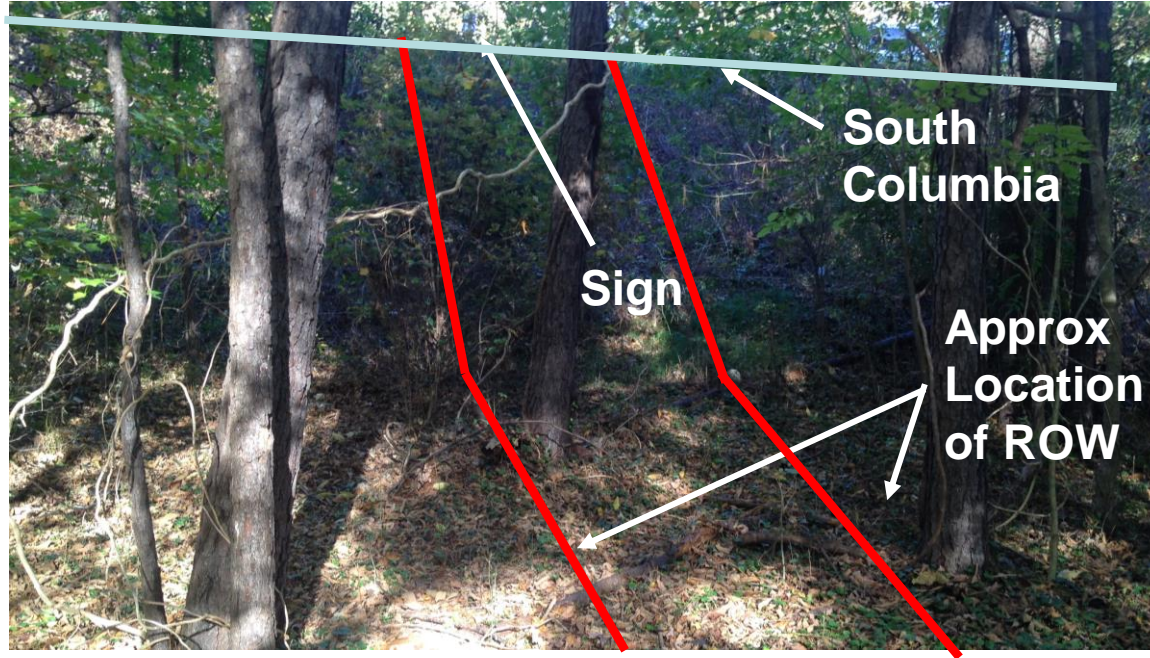


Monroe Street ROW Driveway Apron

Note the white sign in the next picture

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Picture #3

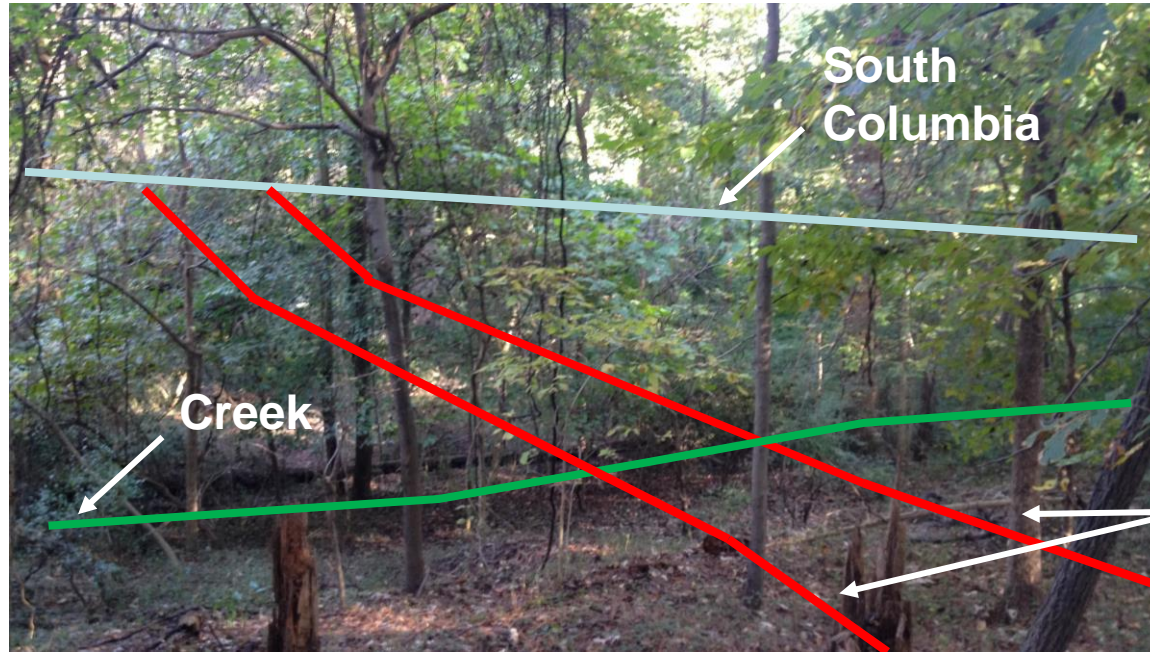


Monroe Street ROW Driveway Apron

Note the same sign on top of the hill and the steep slope of the ROW nest to South Columbia

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Picture #4

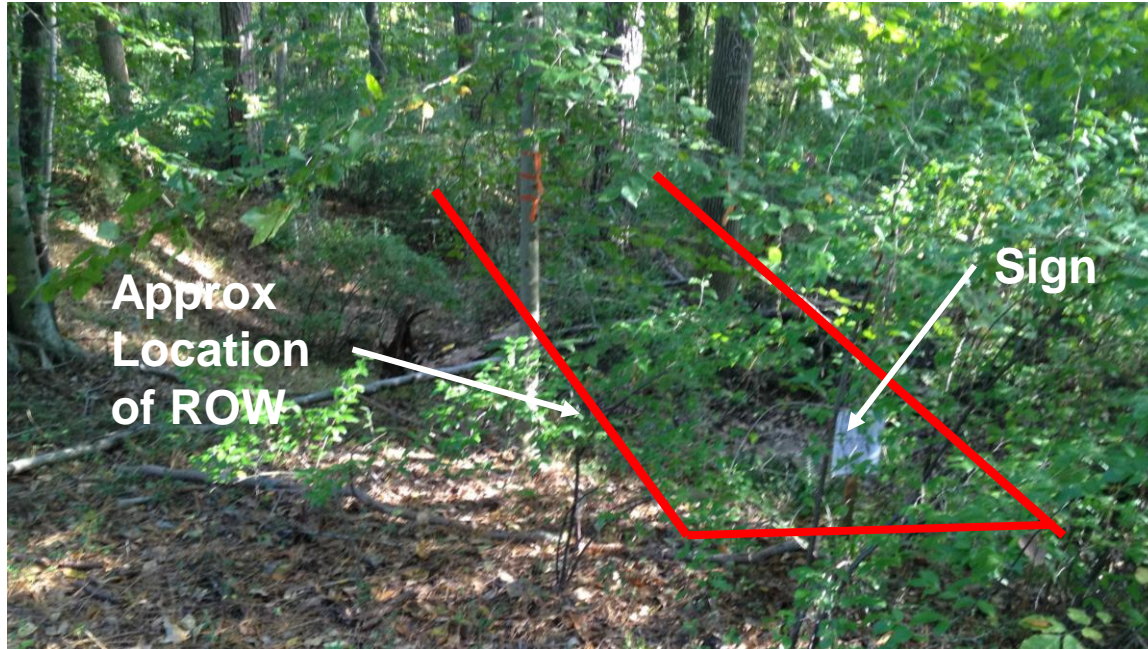


Monroe Street ROW Approximate Mid-Point

Approx
Location
of ROW

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Picture #5

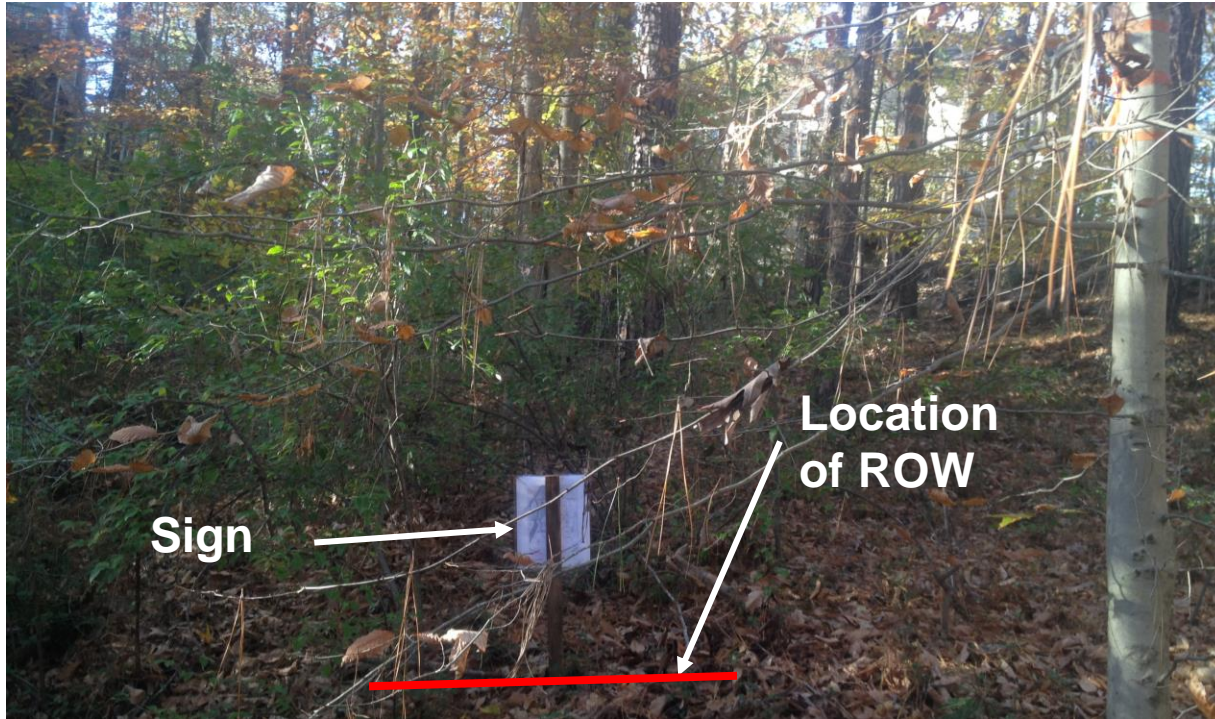


Monroe Street ROW Opposite End

Note the white sign of surveyed end of Monroe Street ROW

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Picture #6



Sign

Location
of ROW

Monroe Street ROW Opposite End

Note the white sign of surveyed end of Monroe Street ROW

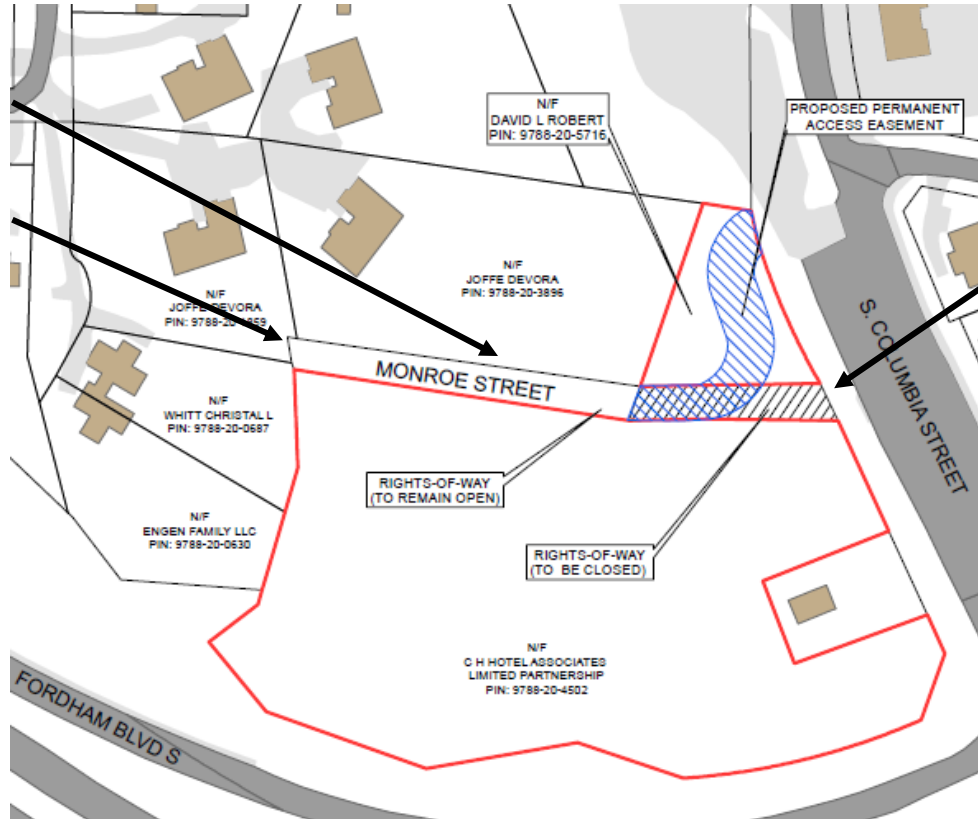
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Overview

Picture #4

Picture #5&6

Picture #1-3



DRAFT

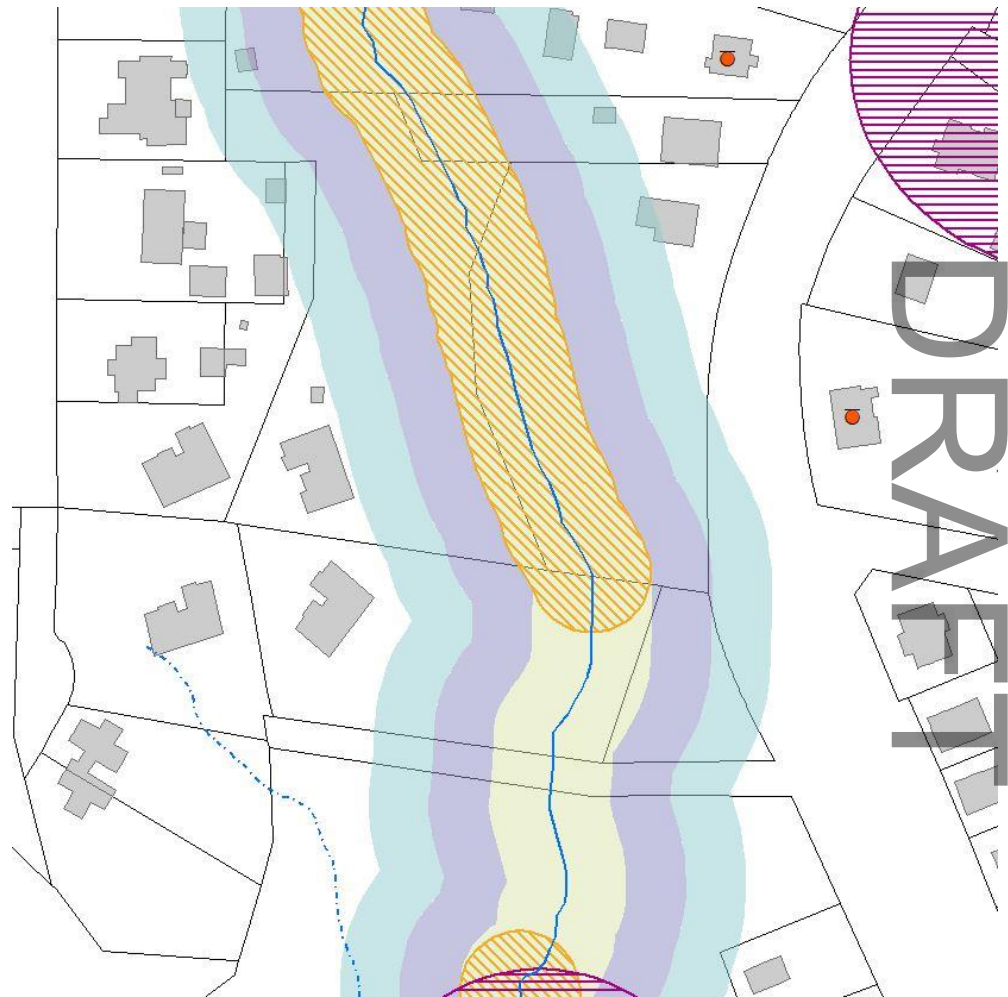
Key Issues

- 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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Adjacent Property

- Impacts
- Future Development Opportunity
- RCD Encroachment
- Access



1150 S. Columbia Street and Monroe Right of Way Closure

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