



TOWN COUNCIL

4.27.2022

751 Trinity Court





RECOMMENDATION

- Close the Legislative Hearing
- Adopt the Resolution of Consistency
- Enact Ordinance A, approving the Conditional Zoning Atlas Amendment

Draft



PROCESS

Staff Review



Advisory
Boards and
Commissions
Review



Open
Legislative
Hearing
3/23/2022



Council Action
4/27/2022

Draft



TIMELINE FOR EXPEDITED REVIEW

Date	Review Body
December 8	Conditional Zoning District Application Submitted
February 17	Joint Advisory Board Meeting
February 22	Community Design Commission (CDC) Transportation & Connectivity Advisory Board (TCAB)
February 24	Housing Advisory Board (HAB) Environmental Stewardship Advisory Board (ESAB)
March 1	Planning Commission
March 23	Town Council Legislative Hearing
April 27	Town Council Action

draft



UPDATES SINCE MARCH 23, 2022:

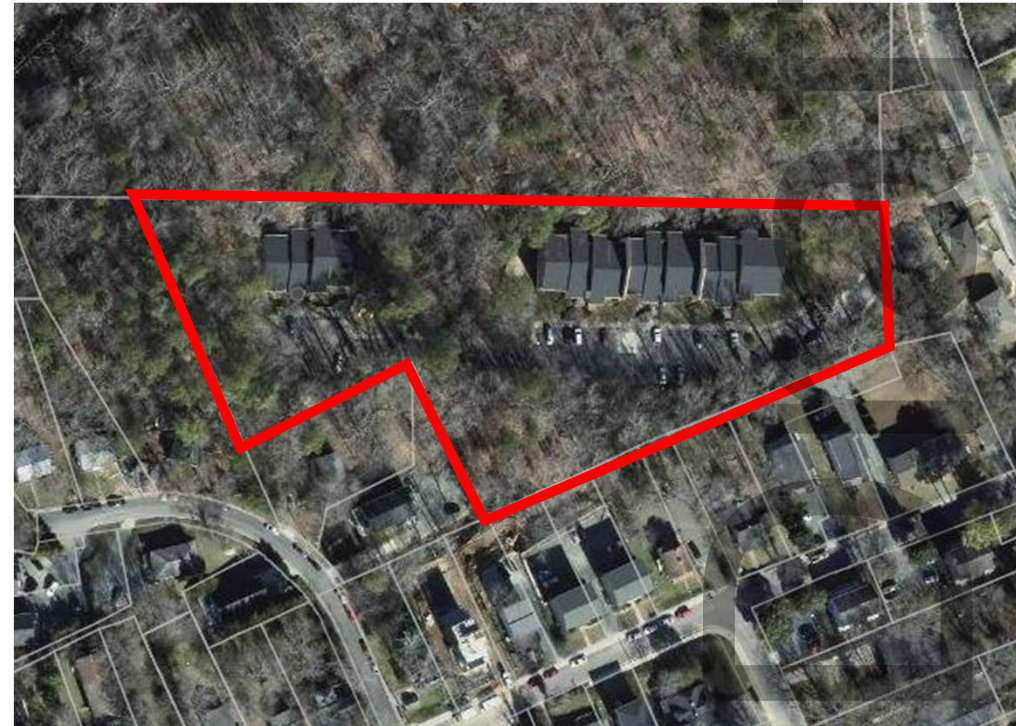
#4. Access Easement: Prior to issuance of a Zoning Compliance Permit, an amendment to the existing access easement for Pritchard Avenue Extension, executed on February 12, 1973 as Book 240 Page 1452, and/or additional easements shall be obtained and recorded to address the proposed improvements. These improvements include new street lighting, sidewalk, and expanded drive aisle within the access easement.

#15. Pedestrian Crosswalks: Prior to issuance of a Zoning Final Inspection, the developer shall paint crosswalks across Pritchard Avenue Extension, connecting Trinity Park to the nearby bus stops.



PROJECT SUMMARY

- 3.2 acre site
- Conditional Zoning
- Currently R-4
- Proposing R-SS-CZD
- 2 Existing Apartment Buildings
- Construct 2-new Apartment Buildings/54 units





EXISTING CONDITIONS





PROPOSED MODIFICATIONS

Requesting modification to regulations for:

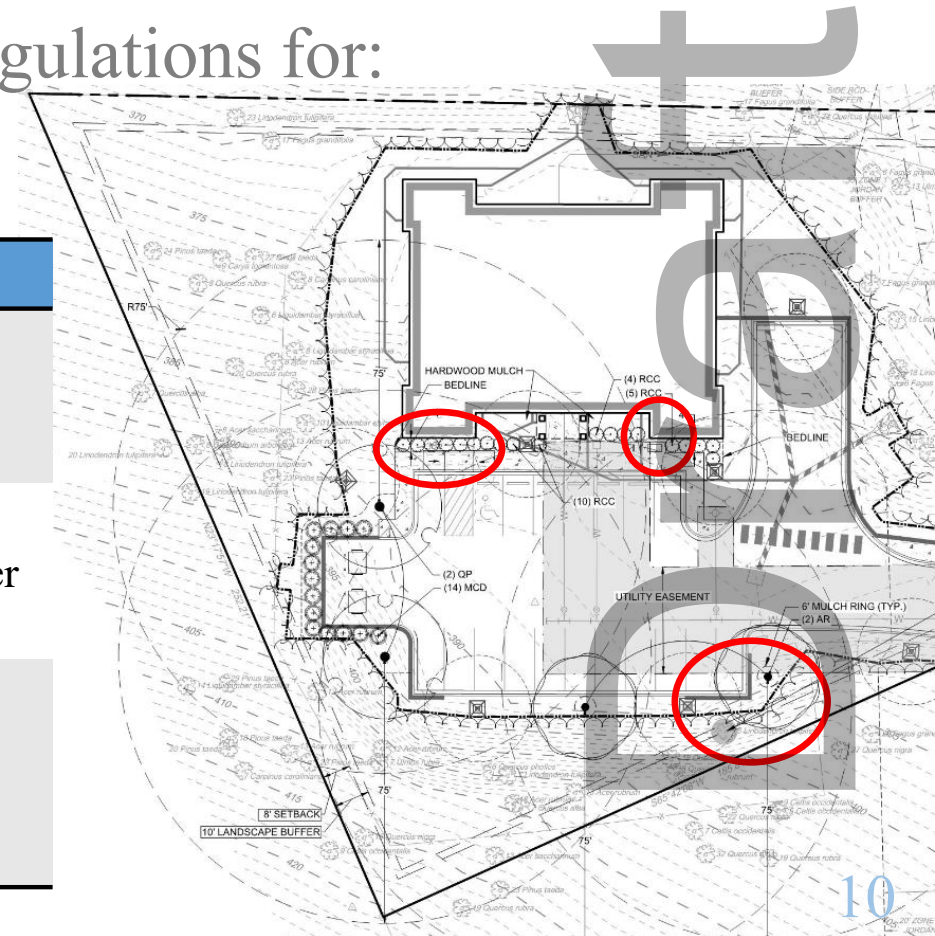
	Allowed:	Requested:
LUMO 3.6.3 Resource Conservation District (RCD) Encroachment	2,458.4 SF (10%)	3,206 SF (13%)
LUMO 5.3.2 Steep Slope Disturbance	No more than 15,072 SF (25%)	20,325 SF (34%)
LUMO 5.5 Recreation	7,039 SF (5%) or Payment-In-Lieu	2,252 SF (1.5%) + No Payment-in-lieu
LUMO 5.9.5 Parking Design Standards	Parking facilities of +5 spaces to provide motorcycle, moped, and bicycle parking	None provided



PROPOSED MODIFICATIONS

Requesting modification to regulations for:

	Allowed:	Requested:
LUMO 5.9.6 Parking Landscape Standards	8 ft. Landscape Buffer along Entrance	0 ft.
	5 ft. Foundation Buffer	0 ft. and 4 ft. Foundation Buffer
	Landscape island between every 10 parking spaces	No landscape island





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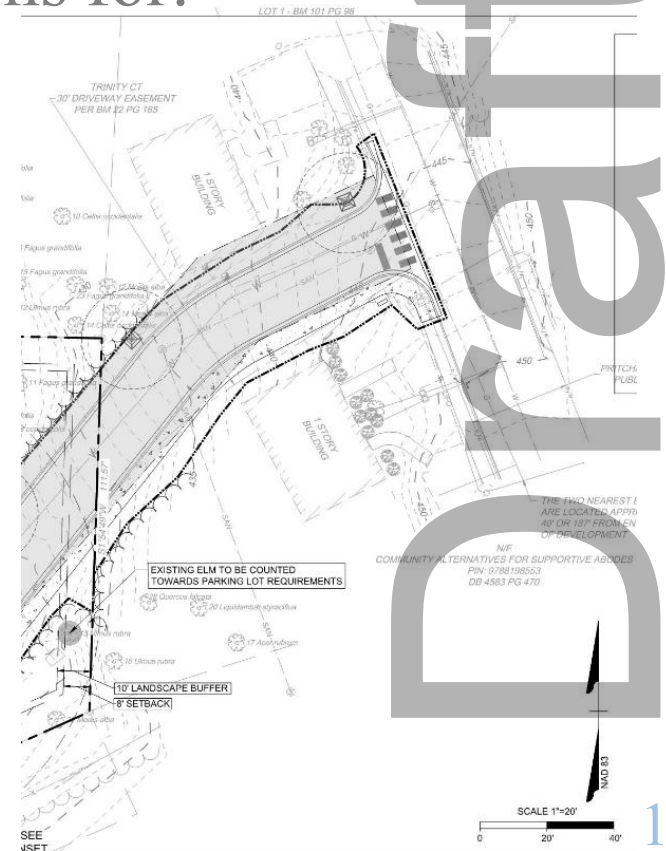
	Allowed:	Requested:
LUMO 5.9.7 Min. & Max. Off-Street Parking Requirements		
• Vehicular Parking	Min. 77 spaces Max. 98 spaces	63 spaces
• Bicycle Parking (Min. 14 spaces)	Class I Spaces: 13 (90%) Class II Spaces: 1 (10%)	Class I Spaces: 0 (0%) Class II Spaces: 14 (100%)



PROPOSED MODIFICATIONS

Requesting modification to regulations for:

	Permitted:	Requested:
TOCH Engineering Design Standard Detail, Lane Width	Min. 25 ft. driveway width	20 ft. driveway width





Advisory Boards

Advisory Board/ Commission:	Recommendations:
CDC	<ul style="list-style-type: none">• Alternative location for waste disposal area• CDC approval for shielding exhaust fans and mechanical equipment
TCAB	<ul style="list-style-type: none">• Micromobility solutions, such as golf carts, for those with disabilities• Covered, secured bike parking• Bus stops on Pritchard Avenue Ext.
HAB	<ul style="list-style-type: none">• No recommendations
ESAB	<ul style="list-style-type: none">• Vegetative parking islands on steepest portions of the lot
PC	<ul style="list-style-type: none">• No recommendation



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