



COUNCIL MEETING

CONCEPT PLAN
2021.12.01

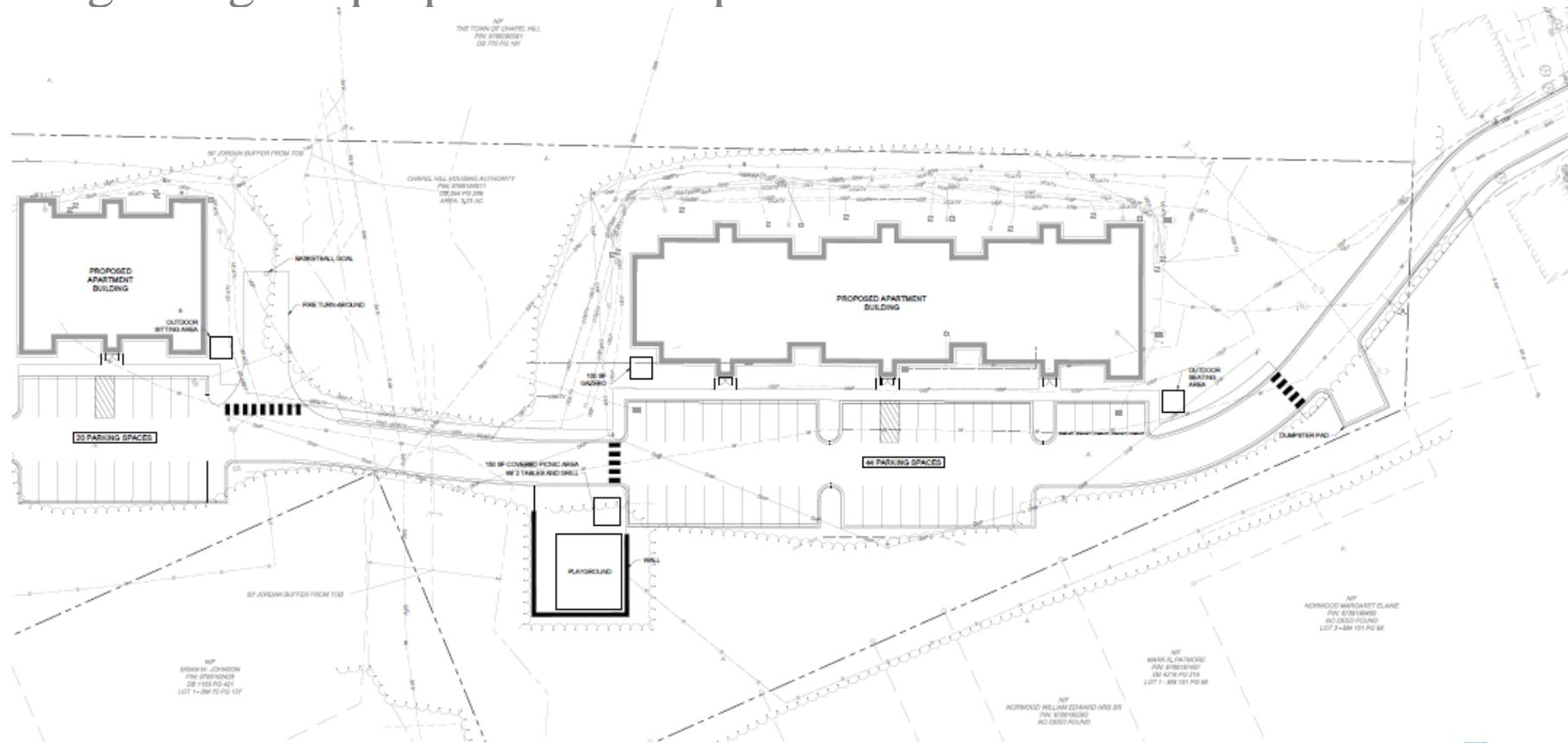
Trinity Court





RECOMMENDATION

- ❑ Adopt Resolution #3, transmitting comments to the Applicant regarding the proposed development





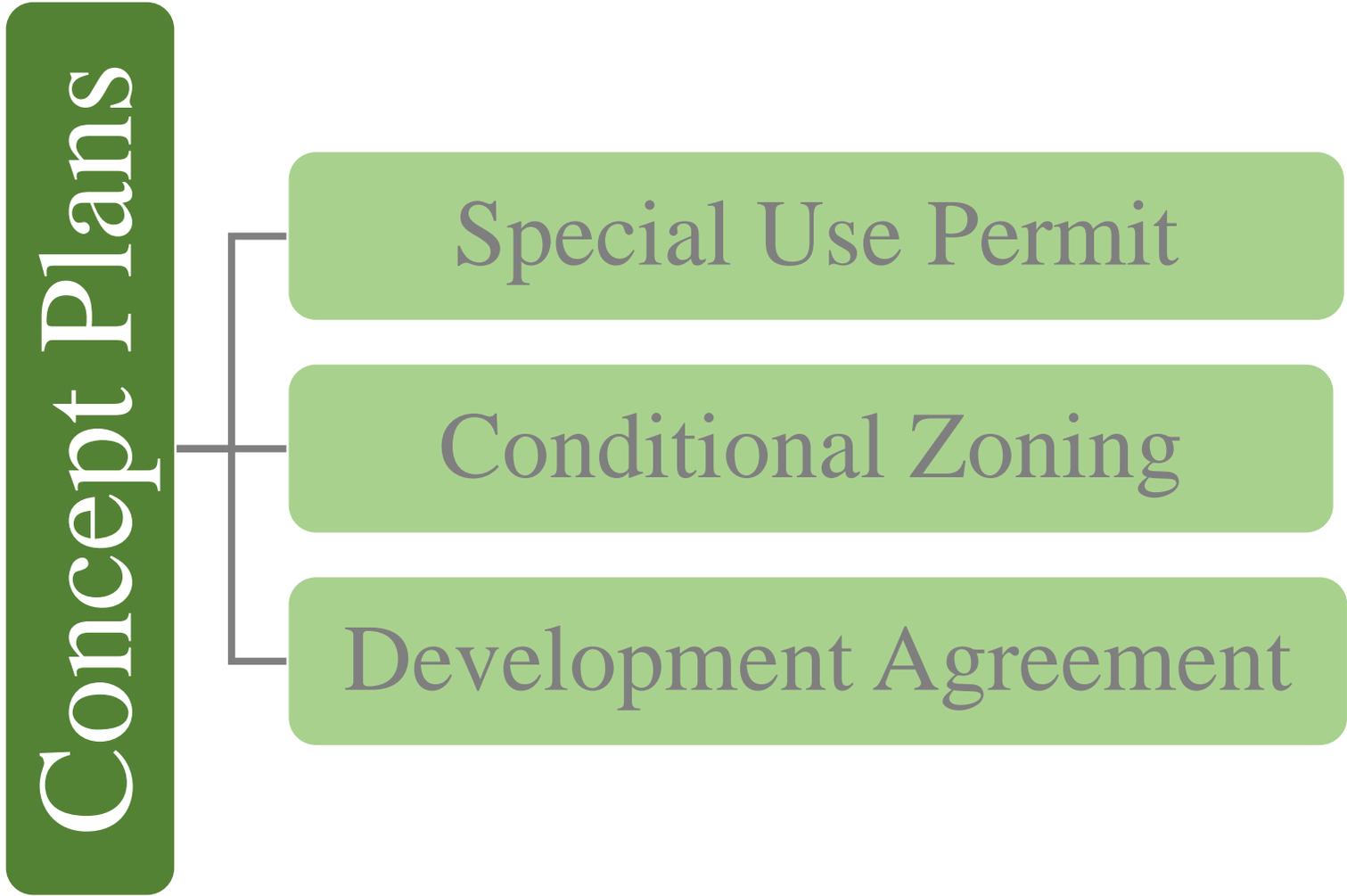
CONCEPT PLANS

- No Decision; Feedback Only
- Applicant provides a rough sketch
- Staff does not conduct a formal review of concept plans
- Sketch is forwarded to advisory boards for preliminary feedback





PROCESS OVERVIEW



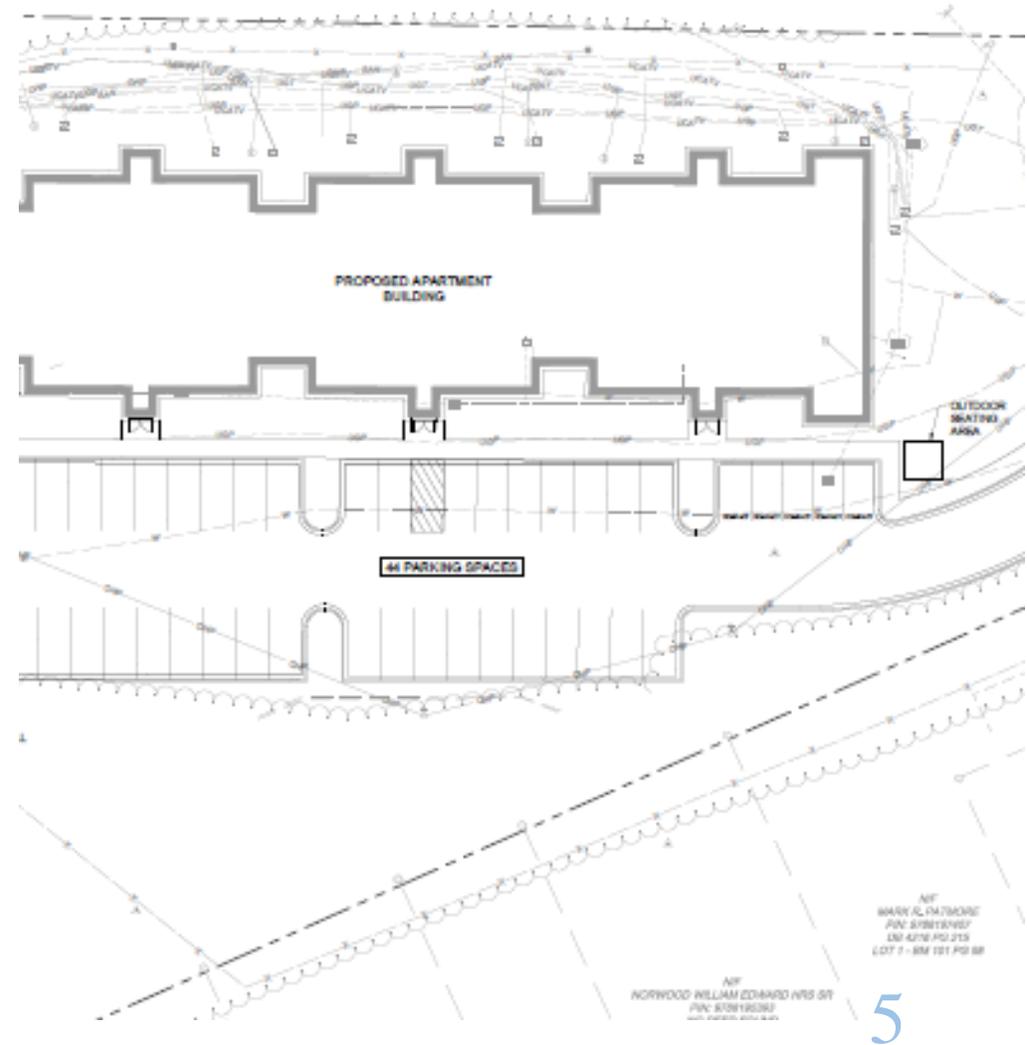


PROJECT SUMMARY

- ❑ 3.5 acre site
- ❑ Existing Zoning Residential-4
- ❑ Vacant Public Housing site

Proposal:

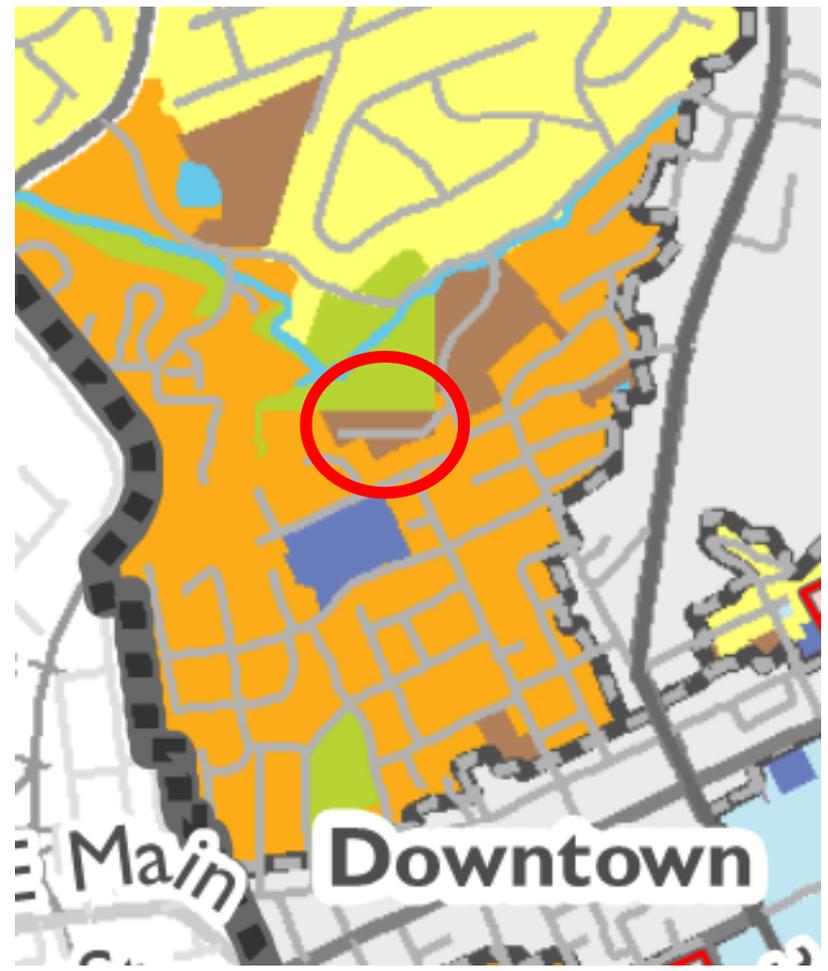
- ❑ (2) 3-4 story buildings.
- ❑ 54 Units





EVALUATION

- ❑ Future Land Use Map
- *High Residential, 8-15+ units/acre*





EVALUATION

- ☐ Mobility/Connectivity

 - Bolin Creek Greenway*

- ☐ Parks Comprehensive Plan

 - Umstead Park proximity*





ADVISORY BOARDS

Community Design Commission

- Supportive of use
- Concern over site constraints
- Creation of outdoor spaces
- Four-story building height

Housing Advisory Board

- Supportive of redevelopment of site
- Serving 30% AMI incomes
- Prioritizing one-bedroom units

Stormwater Management Utility Advisory Board

- Supportive of reduction in impervious surface
- Minimize road width
- Incorporate rain gardens
- Stream restoration

Urban Designer

- Initial conversation regarding project goals
- Additional discussions to occur



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