



10.19.2022

Town Council

CONDITIONAL ZONING – ASPEN CHAPEL HILL





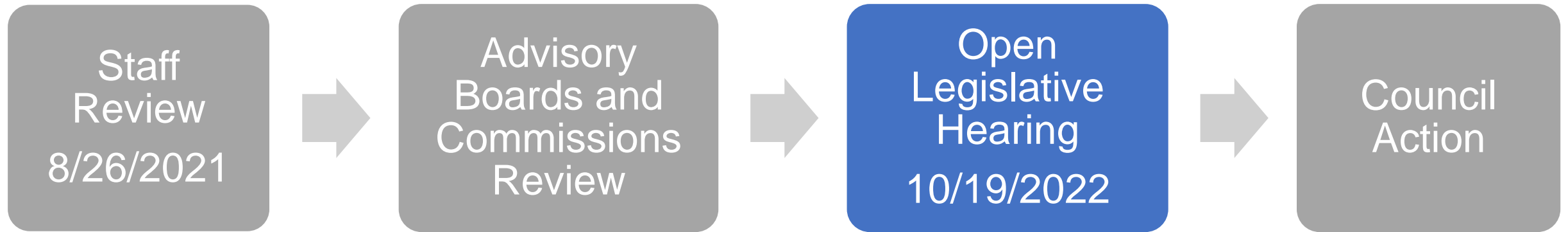
RECOMMENDATION

- Open the Legislative Hearing
- Hear public comment
- Continue Hearing to December 7, 2022





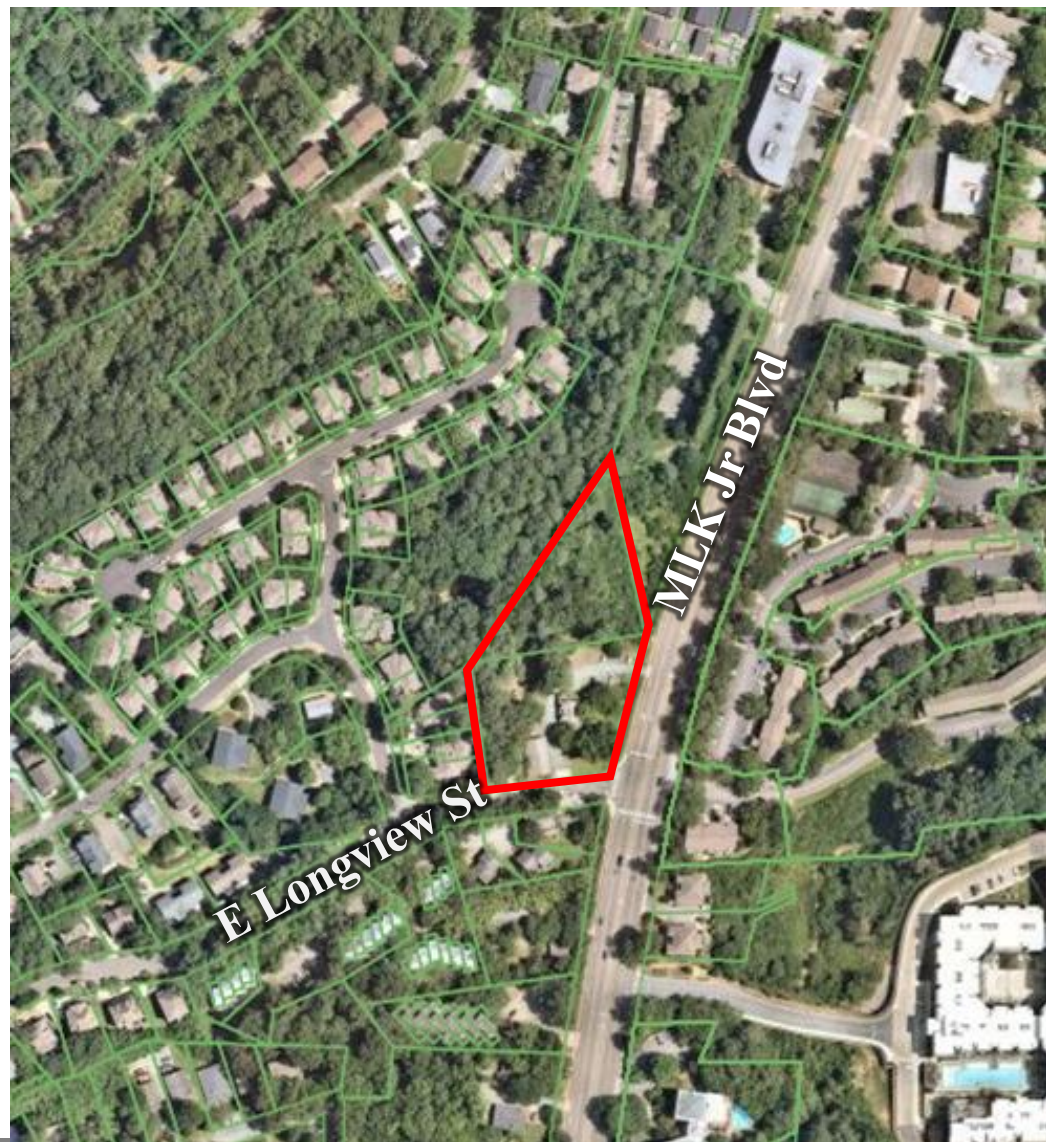
PROCESS





PROJECT SUMMARY

- ❑ Approx. 2-acre site
- ❑ Existing Zoning:
R-3 and NC
- ❑ Proposed Zoning:
R-6-CZD
- ❑ Auto shop and residences
- ❑ Proposing multifamily
student housing,
+/- 112 units

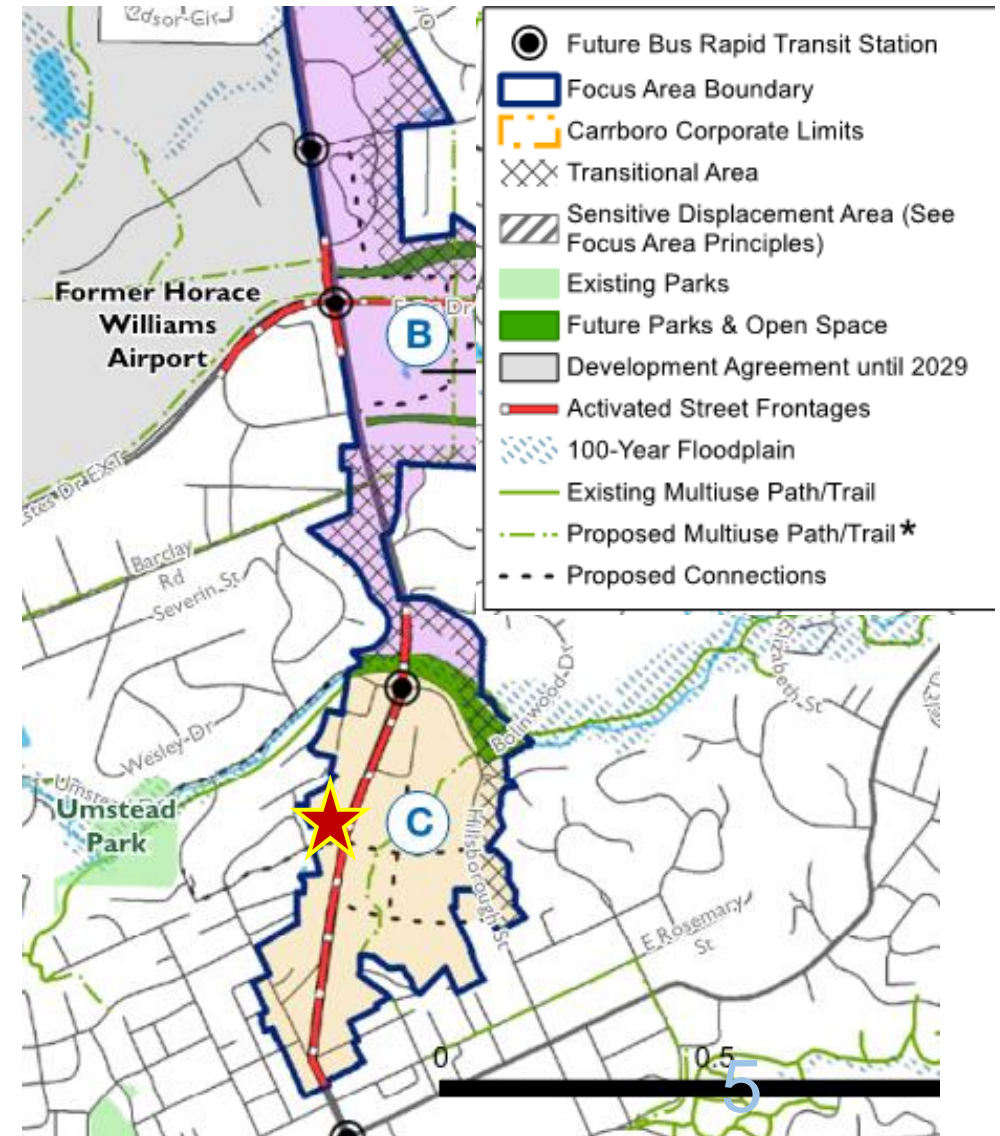




FUTURE LAND USE MAP

South MLK Jr Blvd Focus Area

- *Sub Area C*
- *Multifamily is a Primary land use*
- *Activated Street Frontage along MLK Jr Blvd*
- *Typical Height 4 stories at street, up to 8 stories at core*

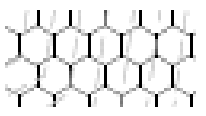




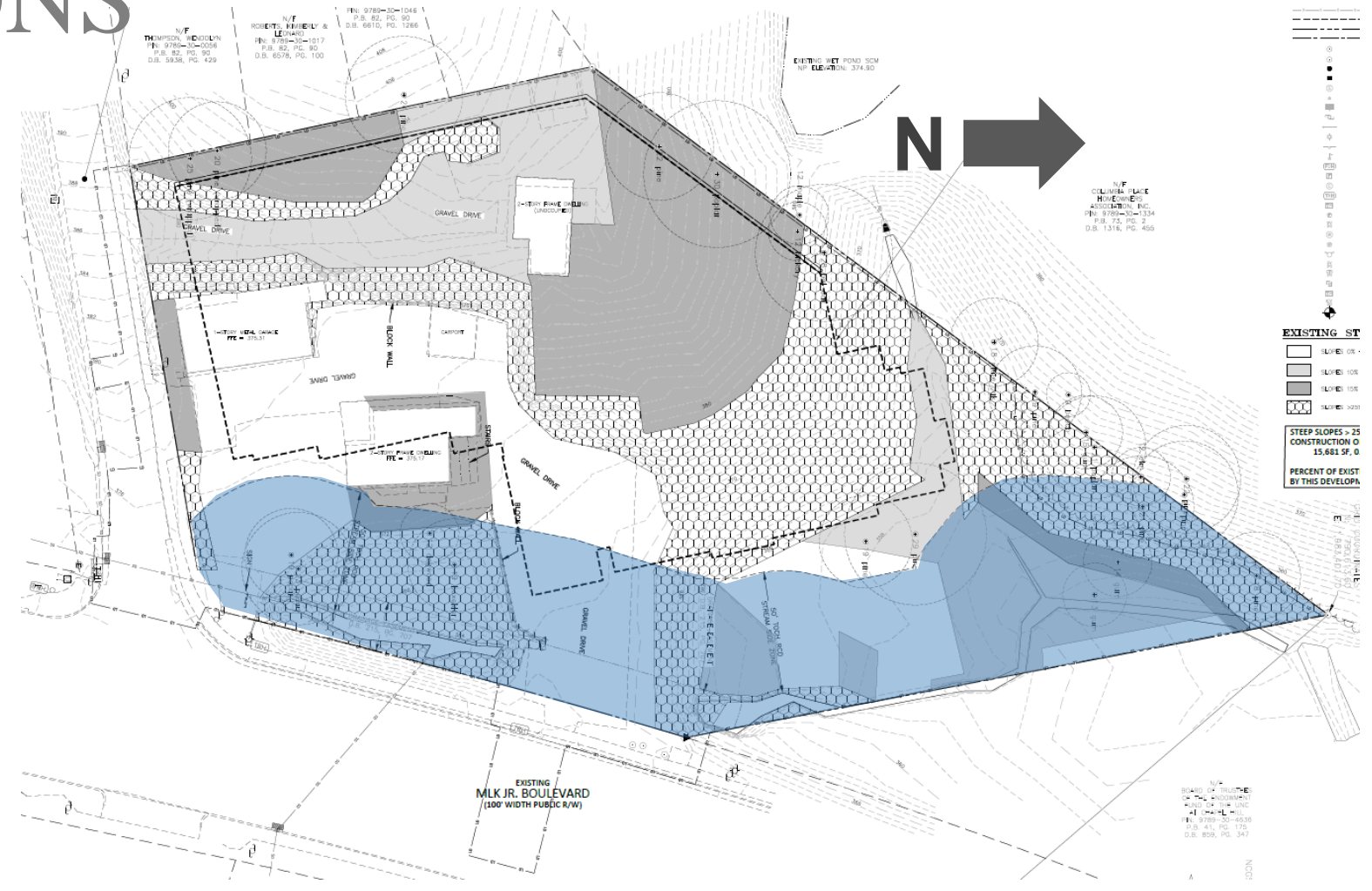
EXISTING CONDITIONS



Intermittent stream:
RCD applies
partially piped



Steep slopes:
0.61 acres





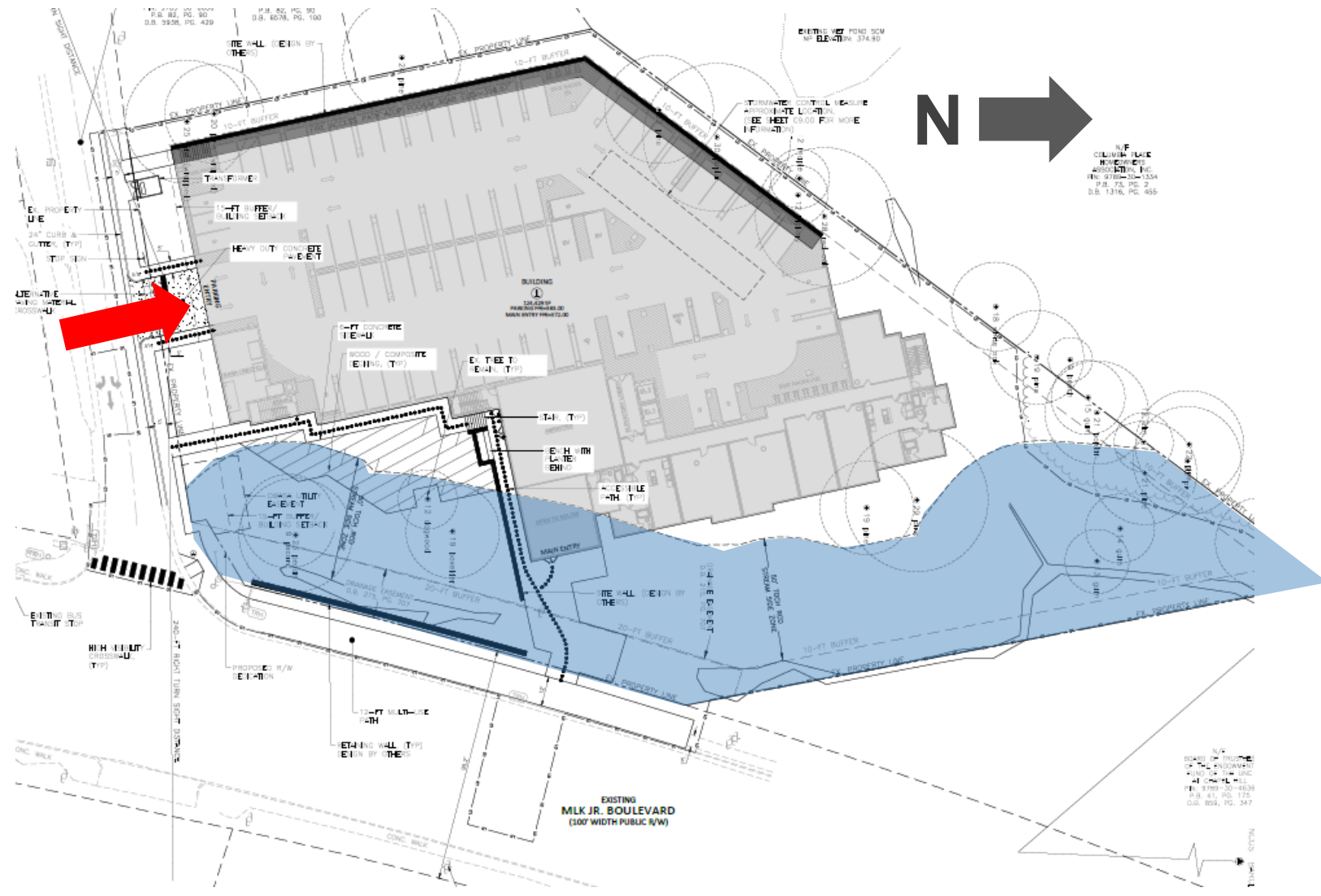
SITE PLAN

 Access point

Recreation:
Pool courtyard + interior to building

Affordable Housing:
14 on-site units *OR*
\$1M contribution

\$100K for BRT improvements





PROPOSED MODIFICATIONS

Requesting modification to regulations for:

	Required/Allowed:	Requested:
LUMO 3.8.2 Dimensional Regulations	<i>(R-6 Zoning District)</i>	
Max Density:	15 u/acre	61 u/acre
Max Setback Height:	39 ft	81 ft
Max Core Height:	60 ft	81 ft
Min Street Setback:	20 ft	15 ft – E Longview St
Max Floor Area:	88,416 SF	168,152 SF



PROPOSED MODIFICATIONS

	Required/Allowed:	Requested:
LUMO 5.9.7 Vehicular Parking	178 spaces minimum	70 spaces minimum
LUMO 3.6.3 Resource Conservation District (RCD)	Various uses prohibited	Permit portion of building, retaining walls, stormwater controls
LUMO 3.6.3 RCD Maximum Land Disturbance	20%	7,716 SF (28.2%)
LUMO 5.3.2 Steep Slopes Maximum Land Disturbance	25% of slopes 4:1 or greater	15,943 SF (60%)



ADV BOARD RECOMMENDATIONS

Board/ Commission	Recommendations
CDC	<ul style="list-style-type: none">• No RCD encroachment, make the RCD an amenity
TCAB	<ul style="list-style-type: none">• Additional secure bike parking• Maximize bike parking elevators• EV parking for 5% of spaces, infrastructure for future increase• Survey of tenant transportation needs• Designate moped parking areas• Consider a passenger drop-off zone on Longview St• Supportive of proposed vehicular parking reduction
HAB	<ul style="list-style-type: none">• Preference for affordable units on-site



ADV BOARD RECOMMENDATIONS

Board/ Commission	Recommendations
ESAB	<ul style="list-style-type: none">• Bike parking for at least 20% of residents• All-electric appliances and high-efficiency HVAC• Consider stormwater design to accommodate 50- and 100-year events
Planning Commission	<ul style="list-style-type: none">• Scooter parking and additional bike parking• Minimize RCD encroachment, restore stream and make an amenity• Affordable units should be equally appealing – consider design and location



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