



TOWN COUNCIL

3.23.2022

751 Trinity Court



Village West

Umstead Park

Trinity Ct.

Jay St.

Pritchard Ave.

N. Columbia St.

Martin Luther King, Jr. Blvd.

Mason St.

McMasters St.

Church St.

Caldwell St.

Northside Elementary School

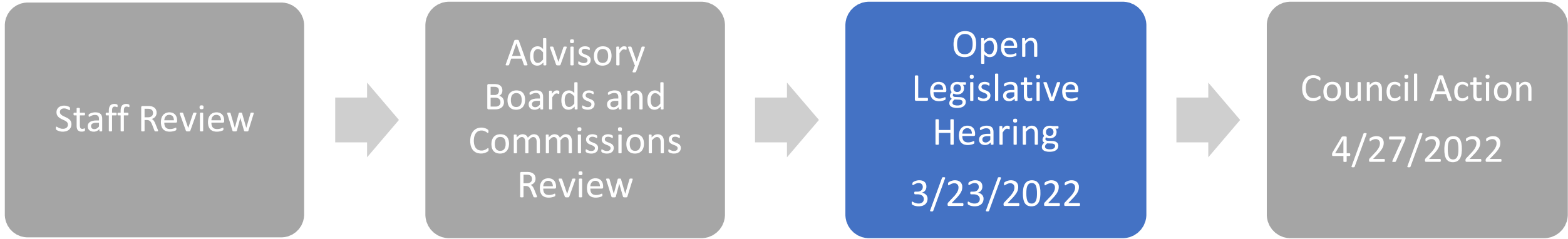


RECOMMENDATION

- Open the Legislative Hearing
- Hear public comment
- Continue Hearing to April 27, 2022



PROCESS





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



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



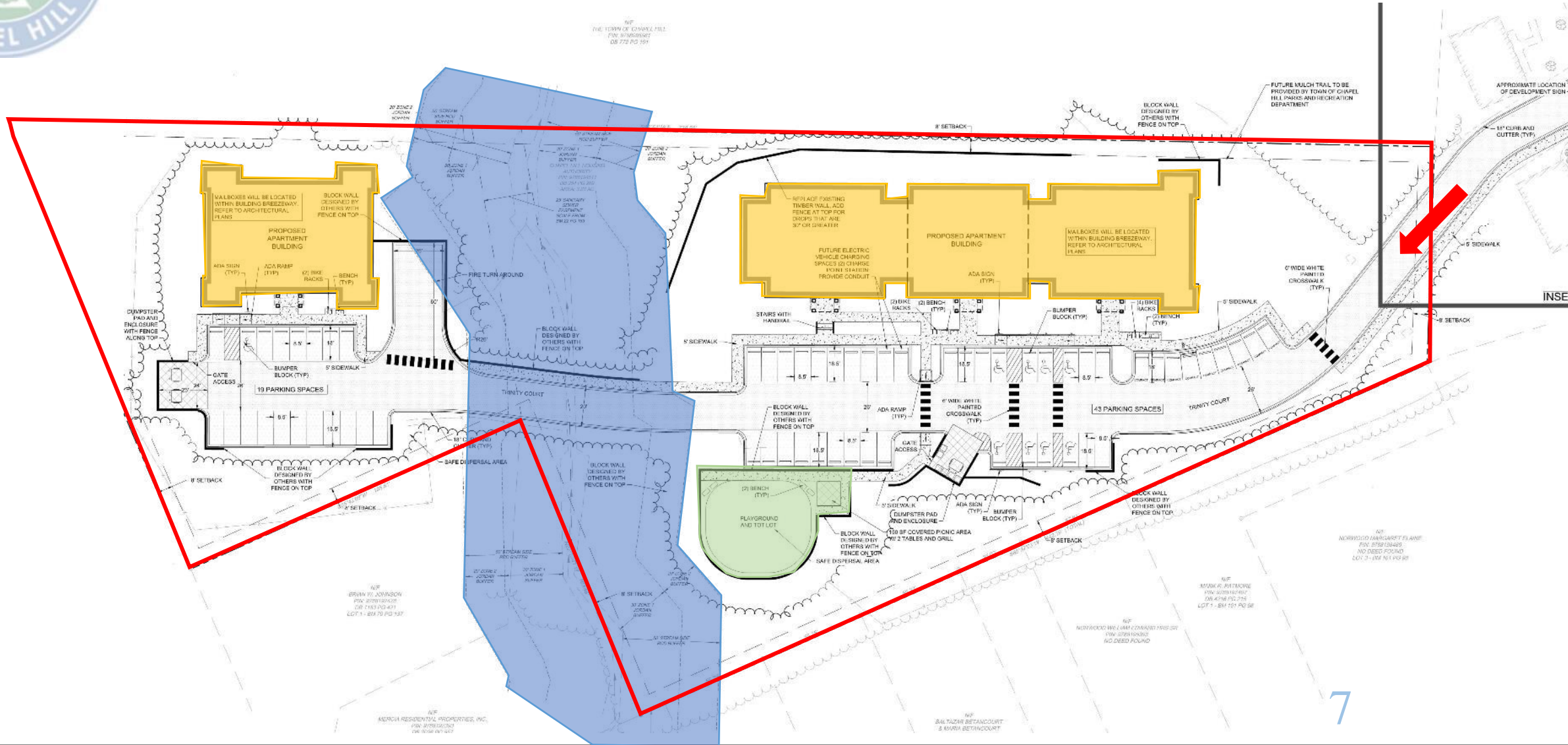


EXISTING CONDITIONS





SITE PLAN





PROPOSED MODIFICATIONS

Requesting modification to regulations for:

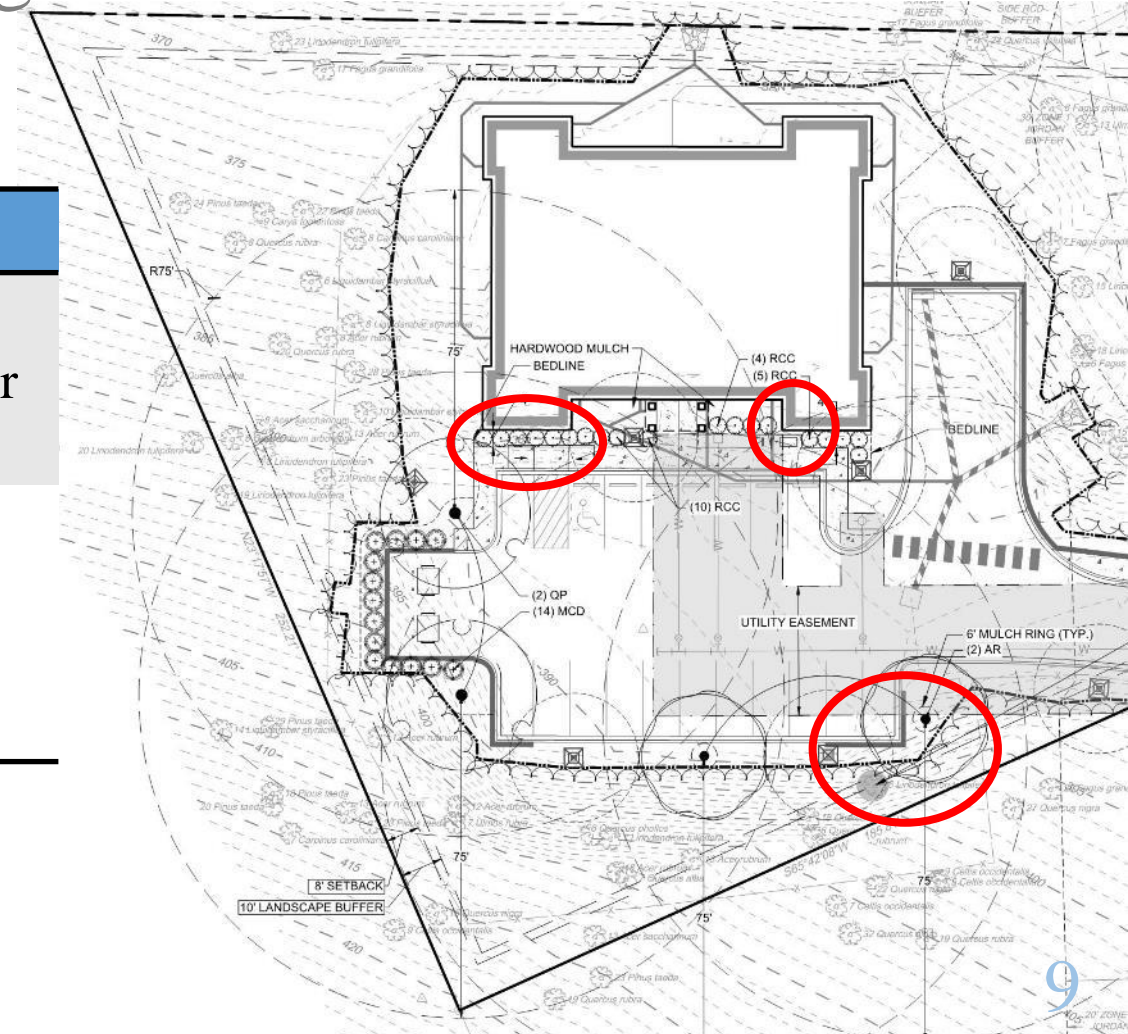
	Allowed:	Requested:
LUMO 3.6.3 Resource Conservation District (RCD) Encroachment	2,458.4 SF (10%)	3,206 SF (13%)
LUMO 5.3.2 Steep Slope Disturbance	No more than 15,072 SF (25%)	20,325 SF (34%)
LUMO 5.5 Recreation	7,039 SF (5%) or Payment-In-Lieu	2,252 SF (1.5%) + No Payment-in-lieu
LUMO 5.9.5 Parking 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	5 ft. Foundation Buffer	0 ft. and 4 ft. Foundation Buffer
	Landscape island between every 10 parking spaces	No landscape island





PROPOSED MODIFICATIONS

Requesting modification to regulations for:

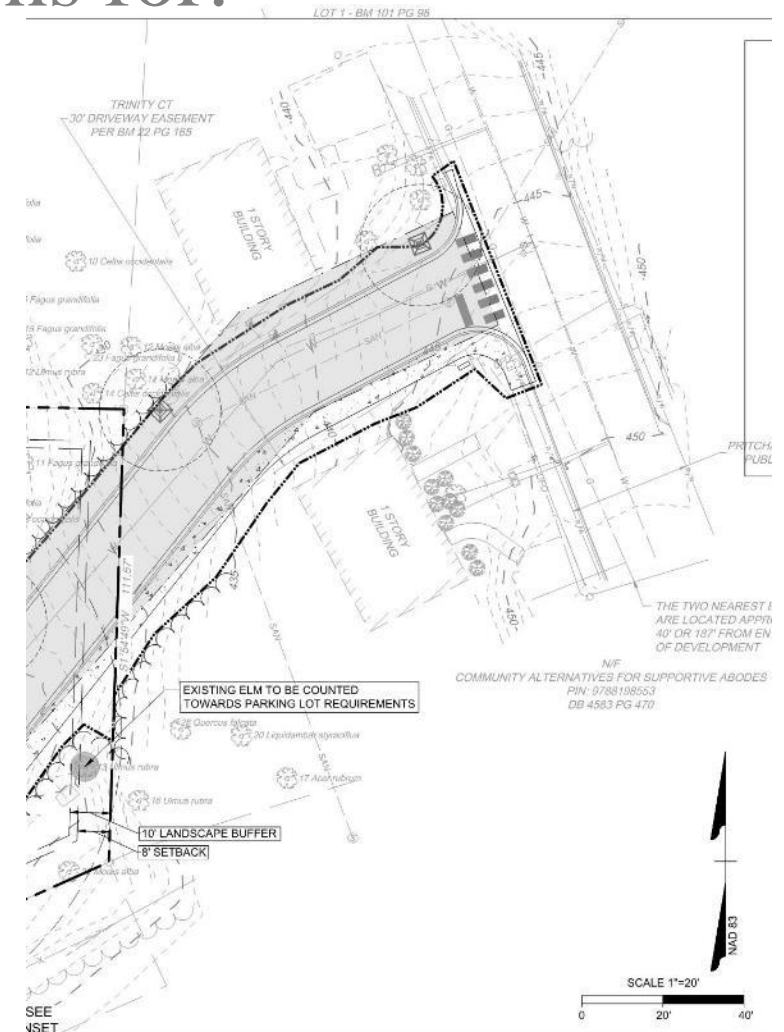
	Allowed:	Requested:
LUMO 5.9.7 Min. & Max. Off-Street Parking Requirements		
• Vehicular Parking	Min. 77 spaces Max. 98 spaces	63 spaces
• Bicycle Parking (Min. 14 spaces)	Class I Spaces: 13 (90%) Class II Spaces: 1 (10%)	Class I Spaces: 0 (0%) Class II Spaces: 14 (100%)



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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