



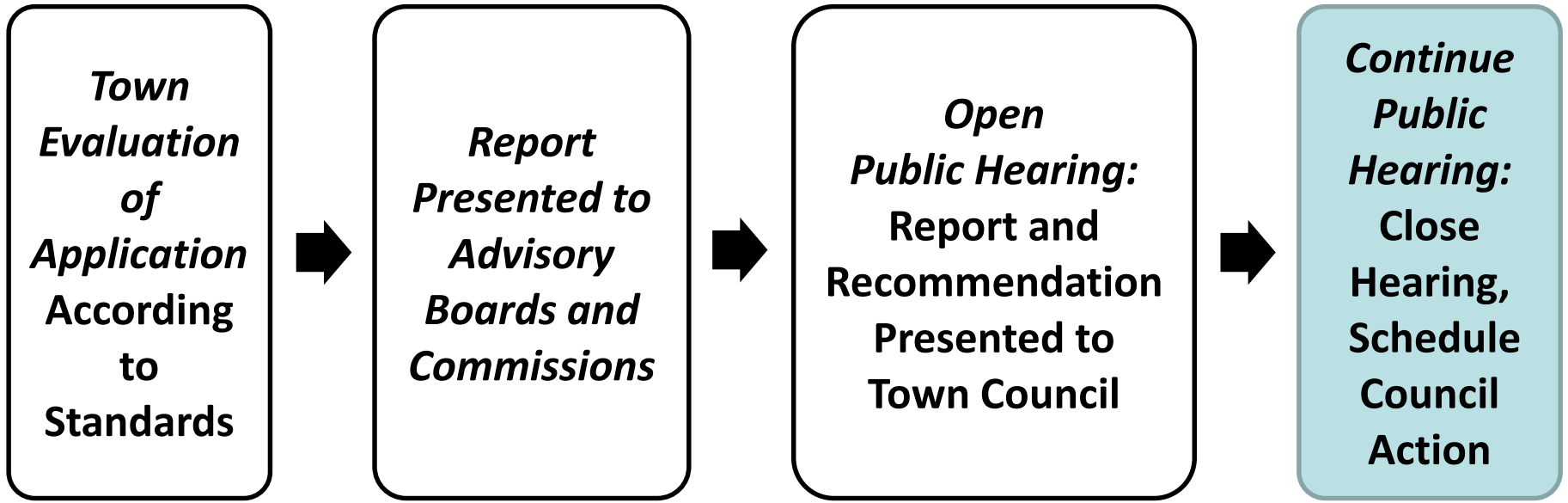
1200 MLK Conditional Zoning

Town Council
January 27, 2021

- Community Meetings: The applicant held three community meetings on January 5th, 6th, and 7th with residents of the mobile home park.
- Revised condition: Signs that say “Access to loading dock only permitted between 8:00 a.m. to 10:00 p.m.”

- Close the Public Hearing, receive public comment for 24 hours, and make a motion to schedule consideration of the item at the Council Meeting on February 24, 2021.

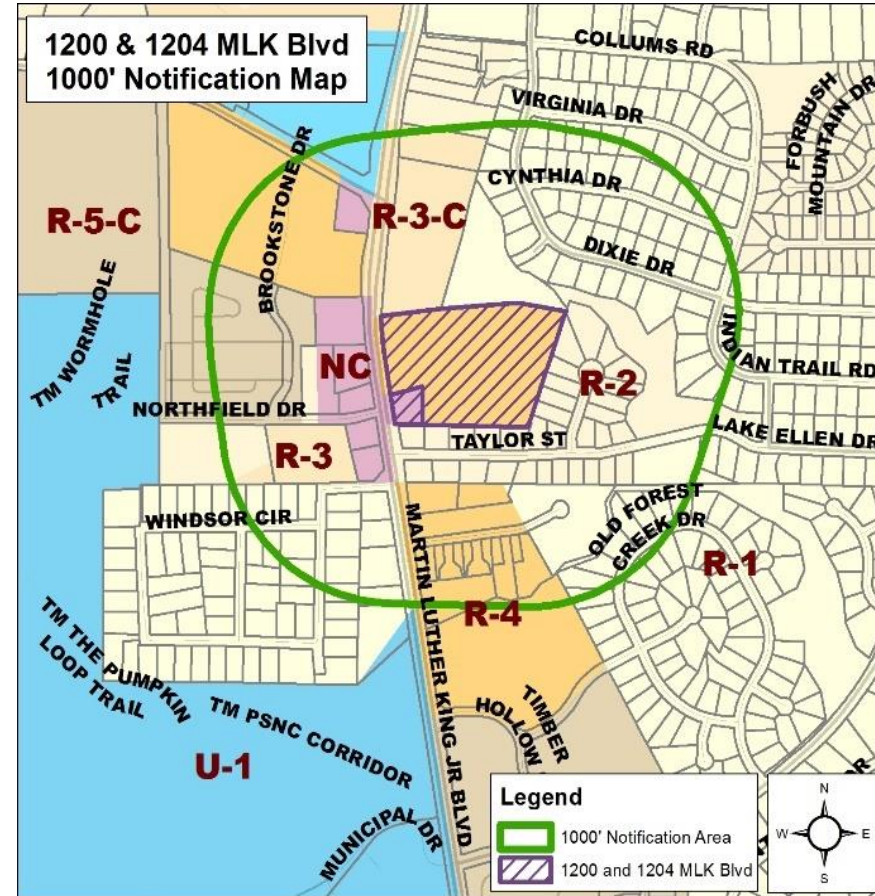
Process



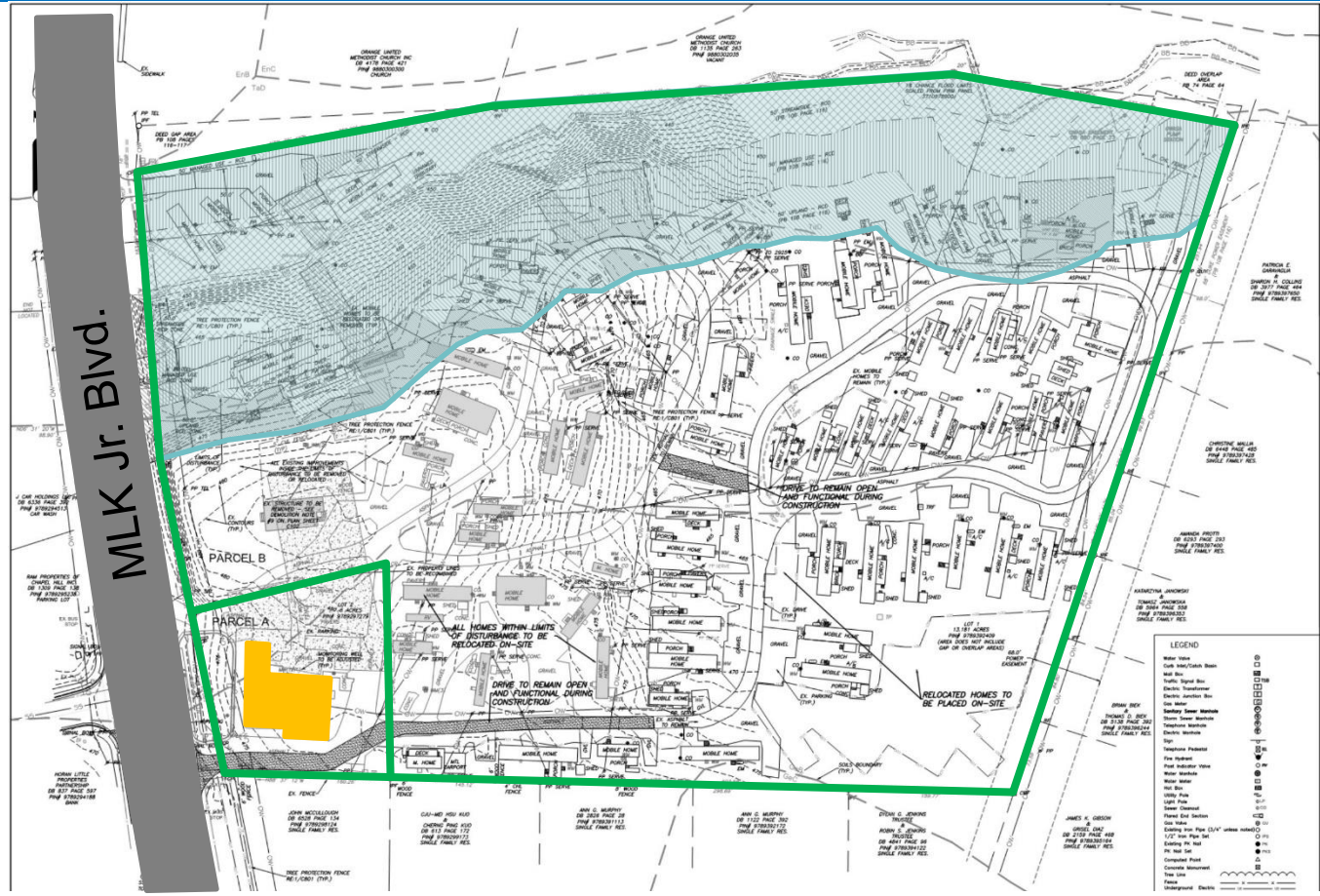
- Was: Special Use Permit
 - Quasi-judicial
 - Four findings of fact (LUMO 4.5.2)
- Now: Conditional Zoning
 - Legislative

1200 MLK – Project Summary

- 13.9-acre site
- Rezoning required
 - Currently R-4 and NC
 - Proposing NC-CZ and OI-2-CZ
- Demolish existing gas station
- Construct gas station and self-storage



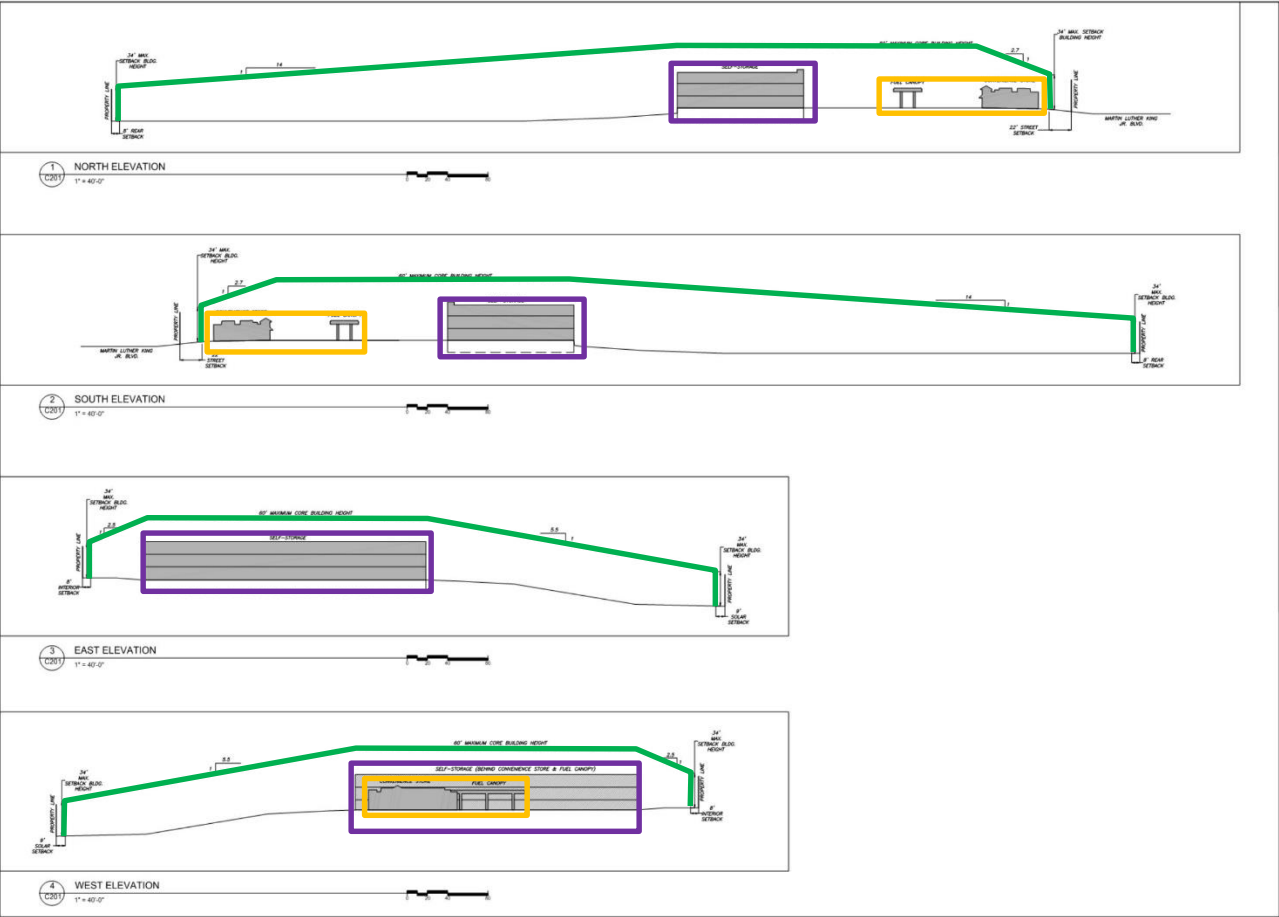
1200 MLK – Existing Conditions



1200 MLK – Site Plan



1200 MLK – Elevations



1200 MLK – Housing Impacts

- ~16 homes affected
- Affected homes have option to remain on-site
- 10 new units proposed
- Commitment to keep mobile homes in place for 15 years
- Option to convert to annual leases at entitlement



1200 MLK – Modifications to Regulations

LUMO Ref.	Modification
6.23	Allow self-storage to share zoning lot with a residential use
6.23	Allow self-storage at an intersection with an arterial street
6.12	Allow gas station within 300 feet of any intersecting street or within 750 feet of driveways intersecting the same street and serving another gas station
3.7.3	Allow Class B mobile homes within a PD-H designation
3.6.3-2	Allow mobile homes to remain in or be moved to the RCD
5.9.7	Reduce required parking for self-storage from 90 spaces to 16-20 spaces
5.6.6	Allow existing vegetation to remain as buffers for non-commercial areas
7.3.2	Modify nonconforming uses to allow relocation of existing mobile homes on-site and addition of new mobile homes

1200 MLK – Advisory Boards

Advisory Boards/Commissions	Meeting Date	Recommendation
Community Design Commission	July 28 th	Denial
Transportation and Connectivity Board	Aug 25 th	Approval w/ conditions
Housing Advisory Board	Sept 8 th	Approval w/ conditions
Environmental Stewardship	Sept 14 th	Approval w/ conditions
Planning Commission	Sept 15 th	Denial

- Close the Public Hearing, receive public comment for 24 hours, and make a motion to schedule consideration of the item at the Council Meeting on February 24, 2021.