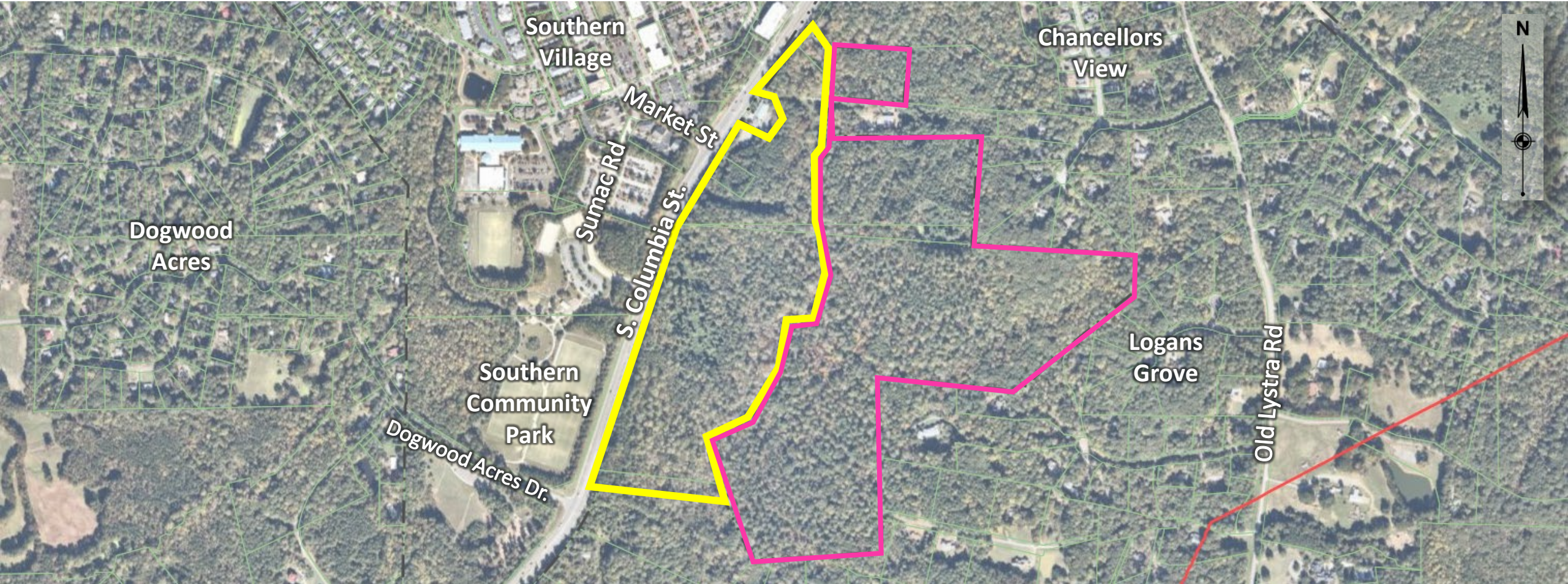




June 7, 2023

Conditional Zoning – South Creek



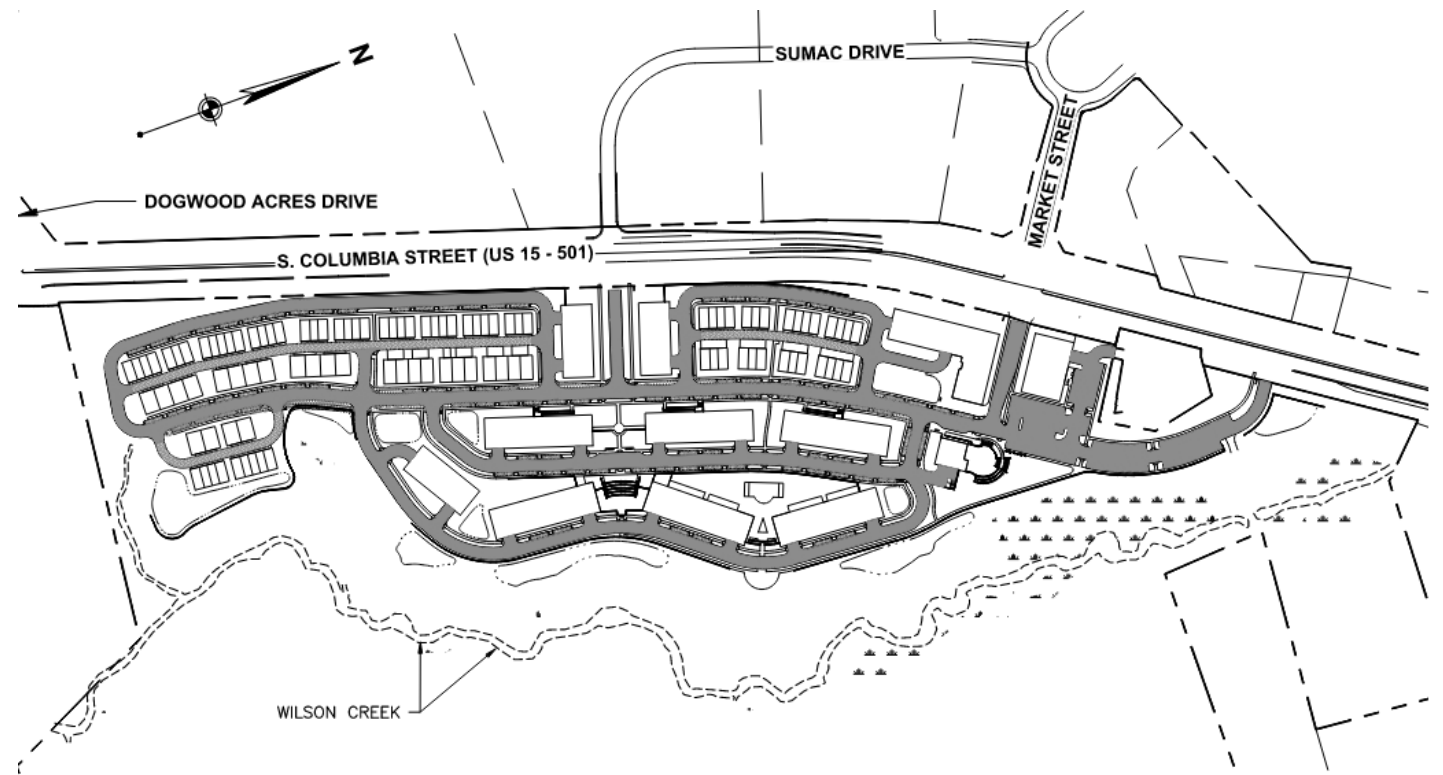


Recommendation

Close the Legislative Hearing

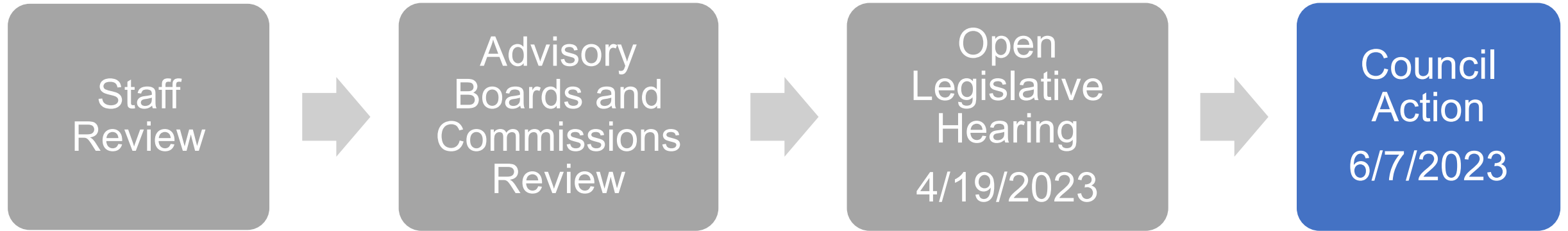
Adopt the Resolution of Reasonableness and Consistency

Enact the Ordinance approving the Conditional Zoning application





Conditional Zoning Process





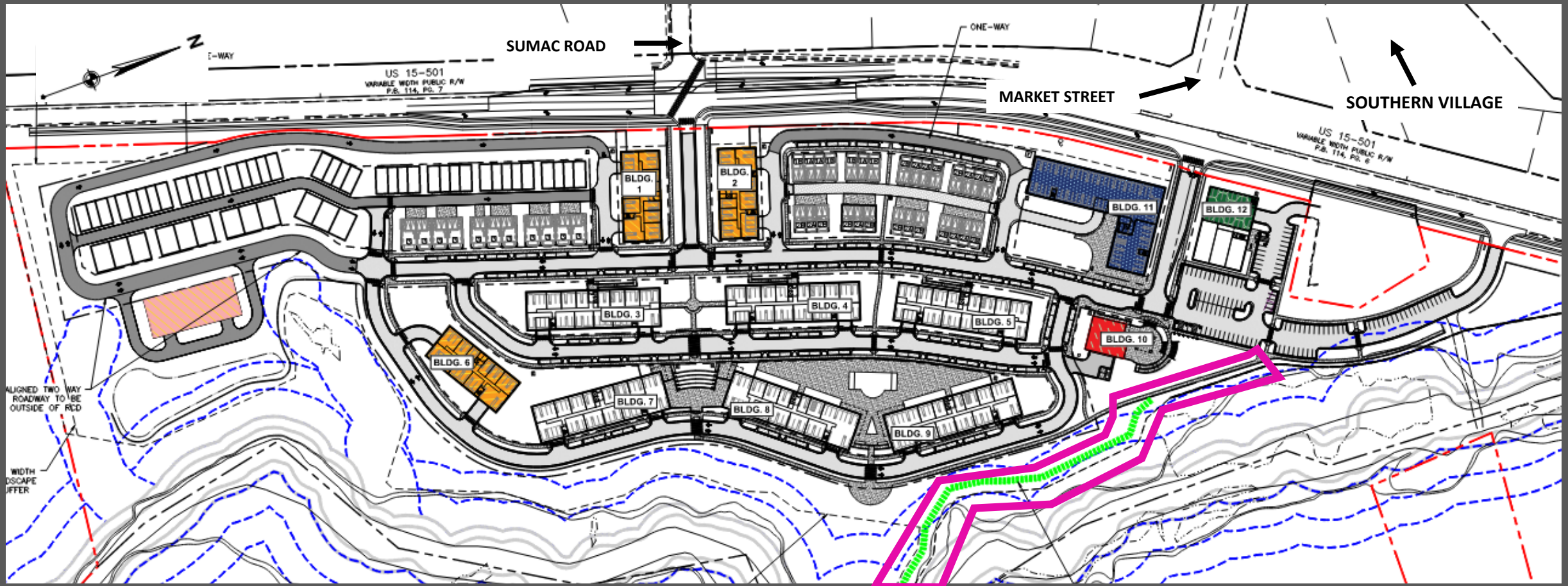
Updates Since the April 19 Hearing

Pedestrian Crossing at US 15-501	Explore the feasibility of a pedestrian bridge or tunnel at US 15-501 and Sumac Road
Residential Unit Count	Demonstrate how density can be increased through building height as proposed by the applicant
Affordable Housing	Provide more for-sale affordable units and more affordable units overall
Commercial Space	Incorporate more commercial space or spaces that may become commercial over time
Wilson Creek Trails and Open Space Access	Incorporate trails or similar features that would offer public access to Wilson Creek and the 80 acres of open space
US 15-501 Landscape Buffer / Townhome Street Configuration	Provide more of a buffer between the townhomes and US 15-501 and reexamine the street configuration for the townhomes



Affordable Housing Units

	For-sale Unit	Rental Units
Unit Type	Condominiums and Townhouses	Apartments
Total Units	688 – 815	60 – 120
Required affordable	81 – 90*	0
Proposed affordable	81 – 90	7 – 11 (voluntary)
Total affordable units proposed = 88 – 101		
*Payment-in-lieu proposed for fractions of units		



Proposed Greenway

- Greenway from US 15-501 to open space east of Wilson Creek
- Additional modifications to regulations needed:
 - Increased disturbance in the Resource Conservation District
 - Increased steep slopes disturbance

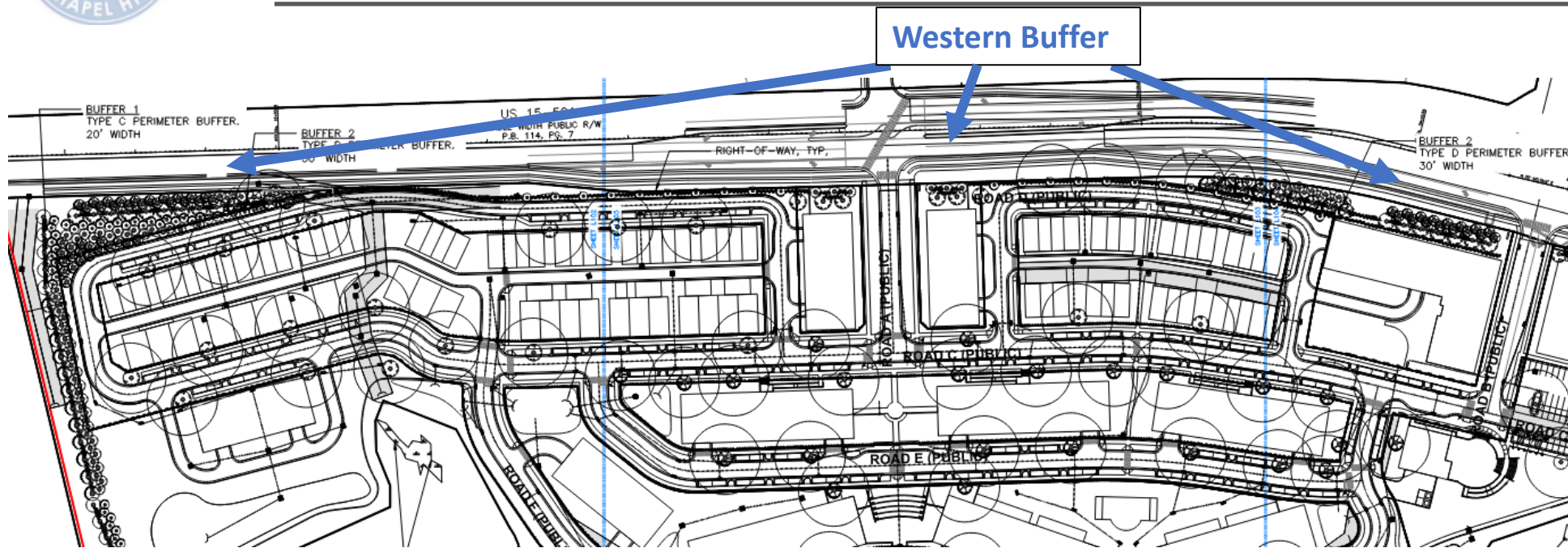


Proposed Modifications

	Required	Requested June 7 th
LUMO 3.4.6 Required non-residential floor area in MU-V-CZD	Minimum of 25%	No change. Minimum of 2%.
LUMO 3.4.6 Mixed use development design standards	First phase should include all required use categories (residential, commercial, and office)	<i>First phase to include one or more of the use categories.</i>
LUMO 3.6.3 Permitted uses in RCD	Streets, bridges, and other similar transportation facilities permitted with Town Council approval of a conditional zoning district	No change. Road at southern end reconfigured to avoid the Stream Side Zone.
LUMO 3.6.3 Land disturbance in RCD	Maximum of 40% in Upland Zone	<i>Maximum of 65% in Upland Zone (increase from 55%)</i>
LUMO 5.3.2 Steep slopes land disturbance	Maximum of 25%	<i>Maximum of 80% (increase from 50%)</i>



Proposed Modifications



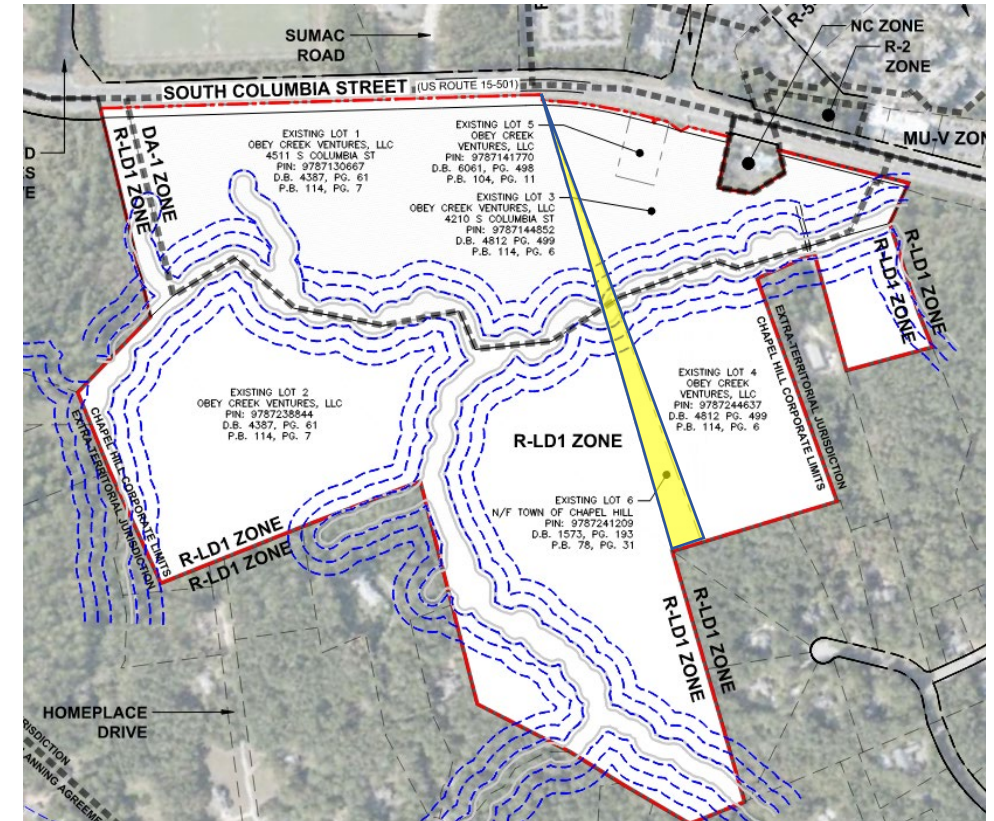
No change. Revised plan shows a reduced road width around townhouses. The requested modification considers widening the road to provide adequate emergency access.

		Required	Requested April 19 th and June 7 th
LUMO 5.6.6 Landscape buffers	North	10-ft. Type 'B'	Minimum 10 ft. width and modified planting counts per plans
	East	10-ft. Type 'B'	10 ft. width; maintain existing vegetation along Wilson Creek
	West	30-ft. Type 'D'	Variable width (5 ft. minimum width), retaining walls, and modified planting counts per plans



Other Considerations

- **Town-owned Property:** Condition of approval for applicant to seek Council authorization within 180 days for a land exchange
- **Obey Creek Development Agreement:** To be abandoned





Recommendation

Close the Legislative Hearing

Adopt the Resolution of Reasonableness and Consistency (R-2)

Enact the Ordinance approving the Conditional Zoning application (O-2)

