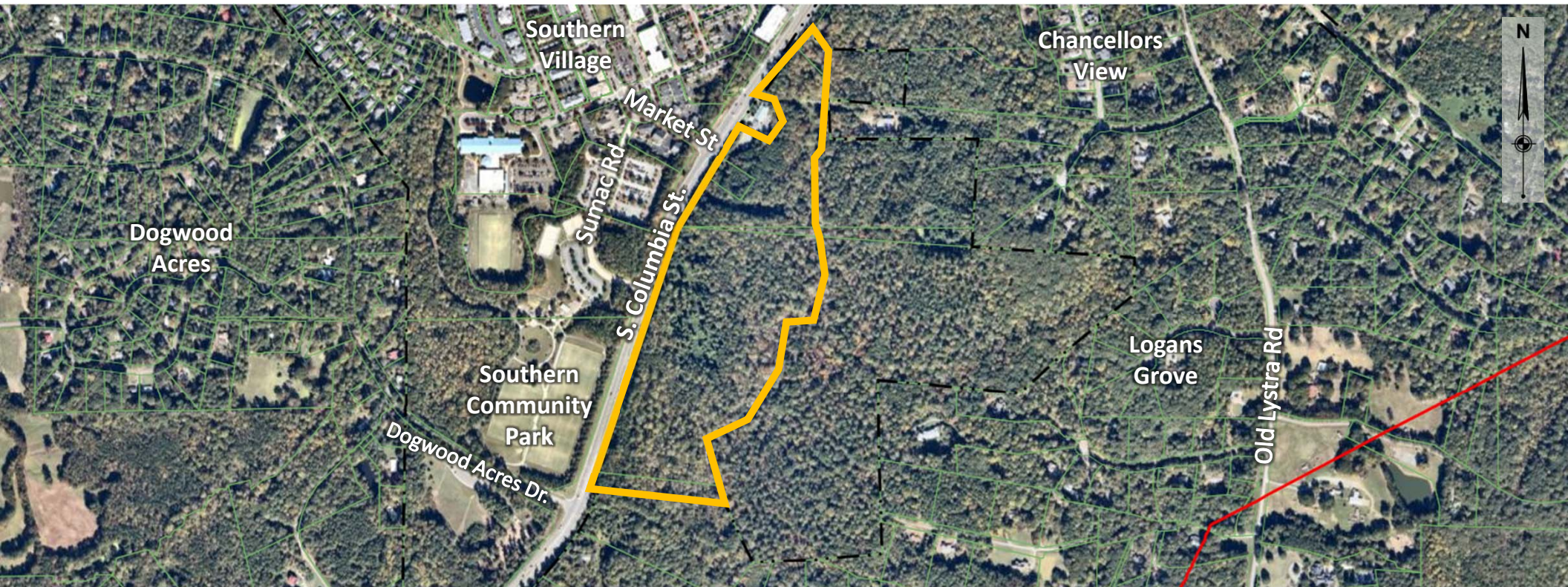




April 19, 2023

Conditional Zoning – South Creek



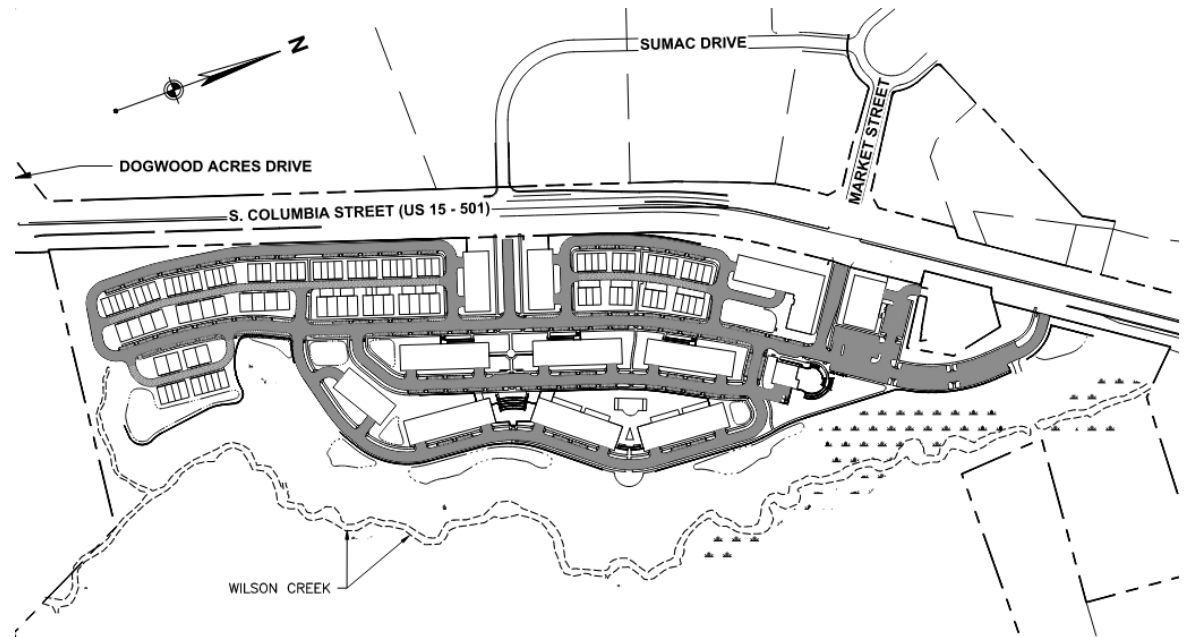


Recommendation

Open the Legislative Hearing

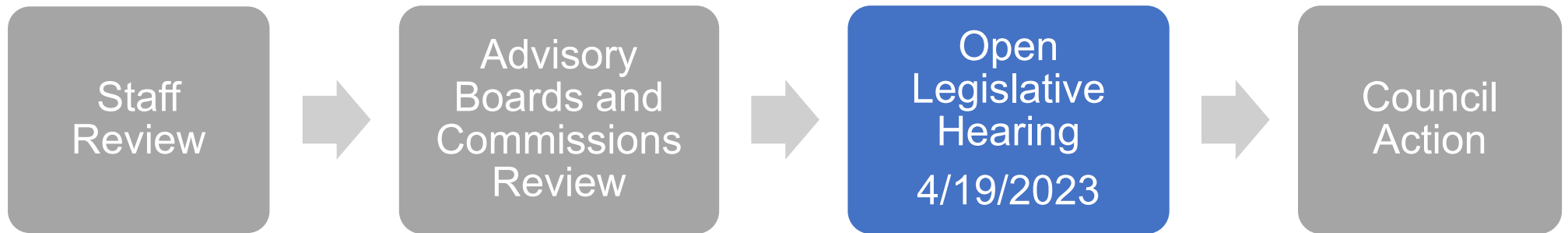
Receive and provide comments on the proposed Conditional Zoning

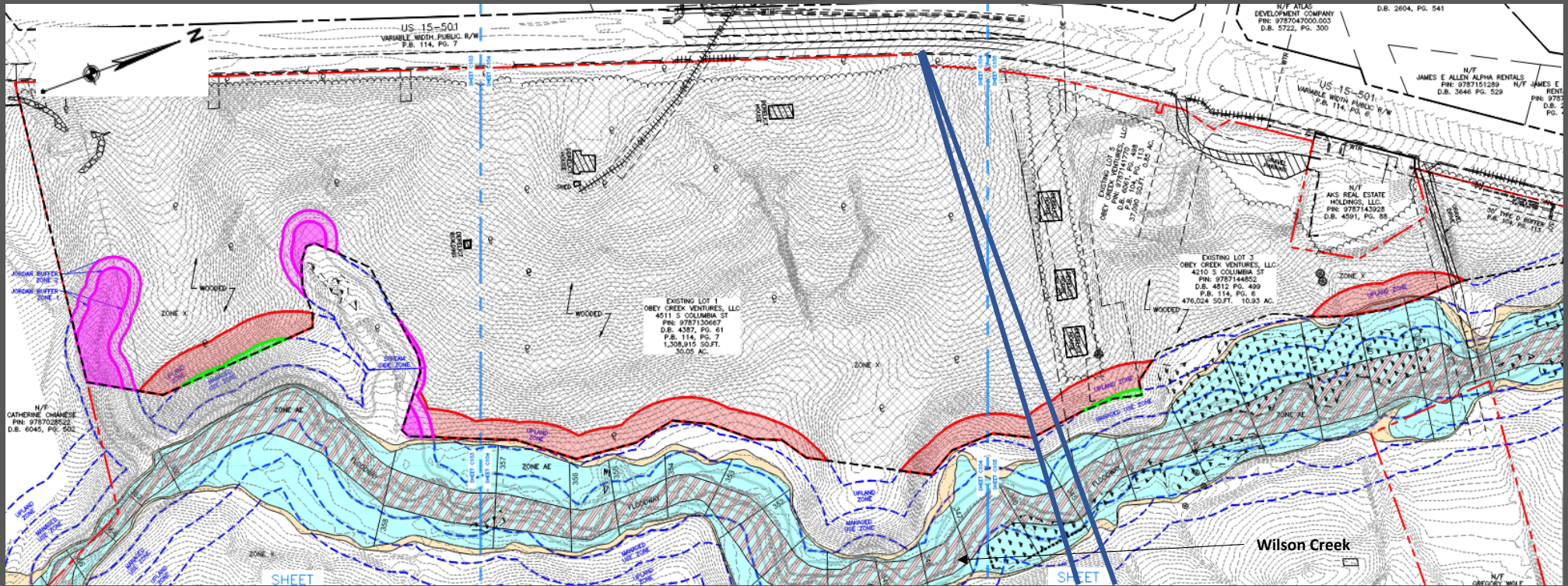
Continue the hearing to May 24, 2023





Conditional Zoning Process





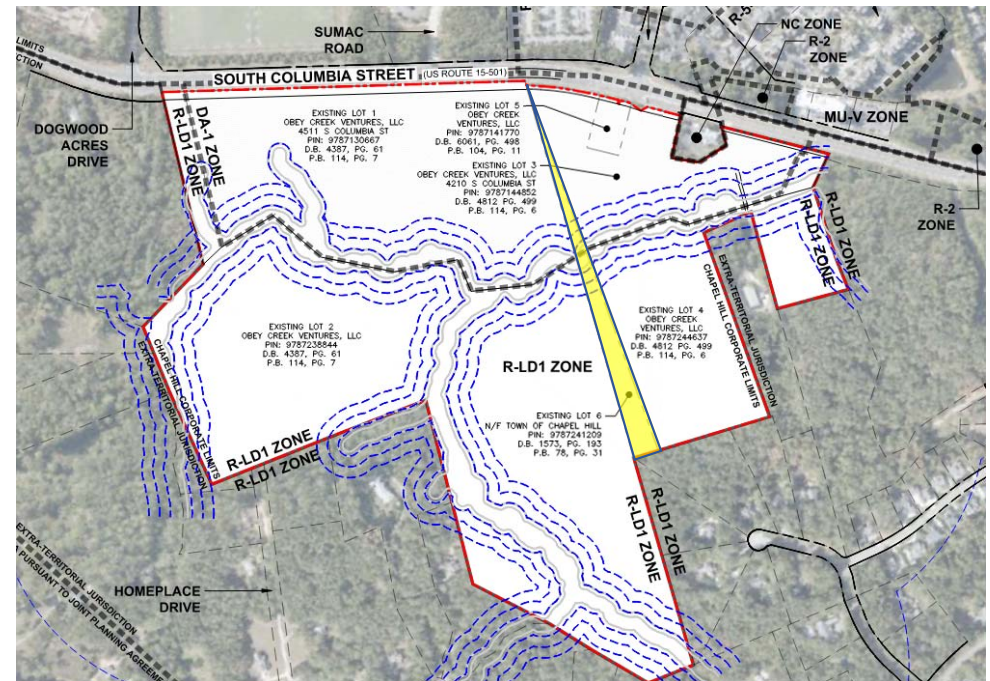
Existing Conditions

- Zoning: Development Agreement-1 (DA-1) and Resid. Low-Density-1 (R-LD1)
- 43-acre site west of Wilson Creek
- Approximately 10% of the site contains slopes 25% or greater
- Resource Conservation District and Jordan Buffer on site
- Mostly vacant land



Town-Owned Land

- Approximately 2.43 acres
- Beechwood is working on a proposal for an exchange of the Town-owned property
- Council would authorize the Town Manager to proceed with the transaction before taking action on the Conditional Zoning



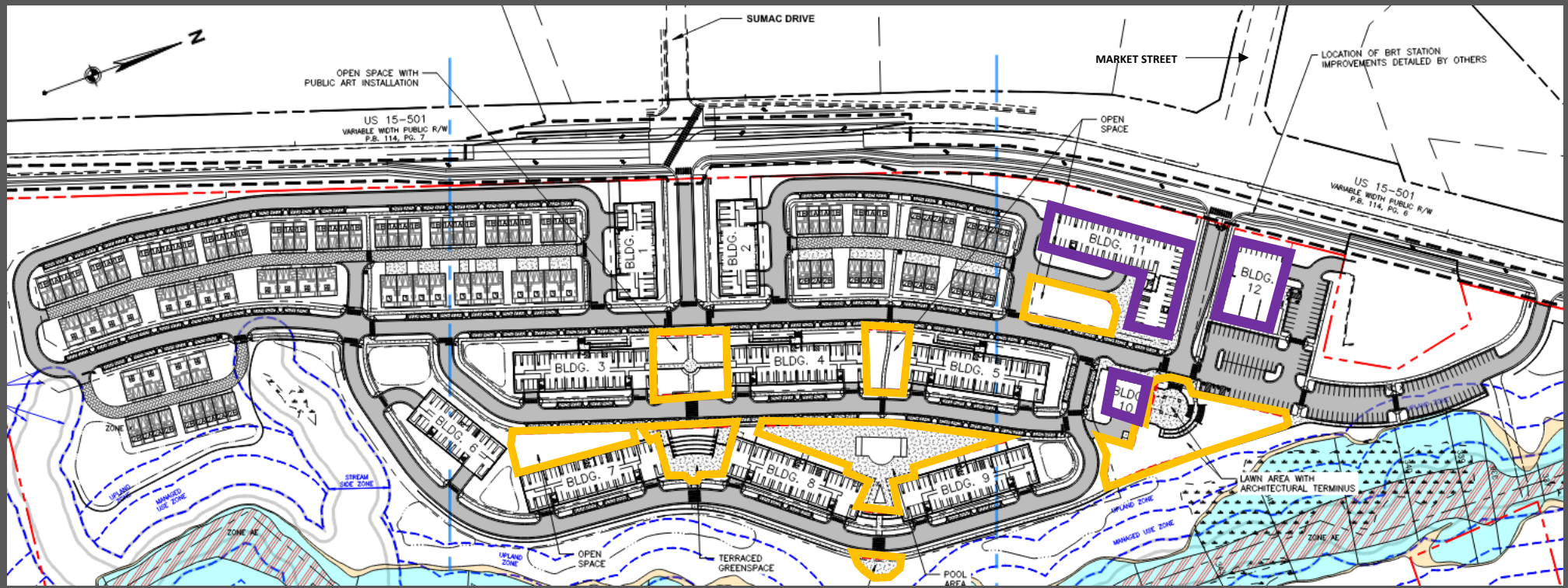


Obey Creek Development

Future Land Use Map (FLUM) reflects the previous Obey Creek Development Agreement.

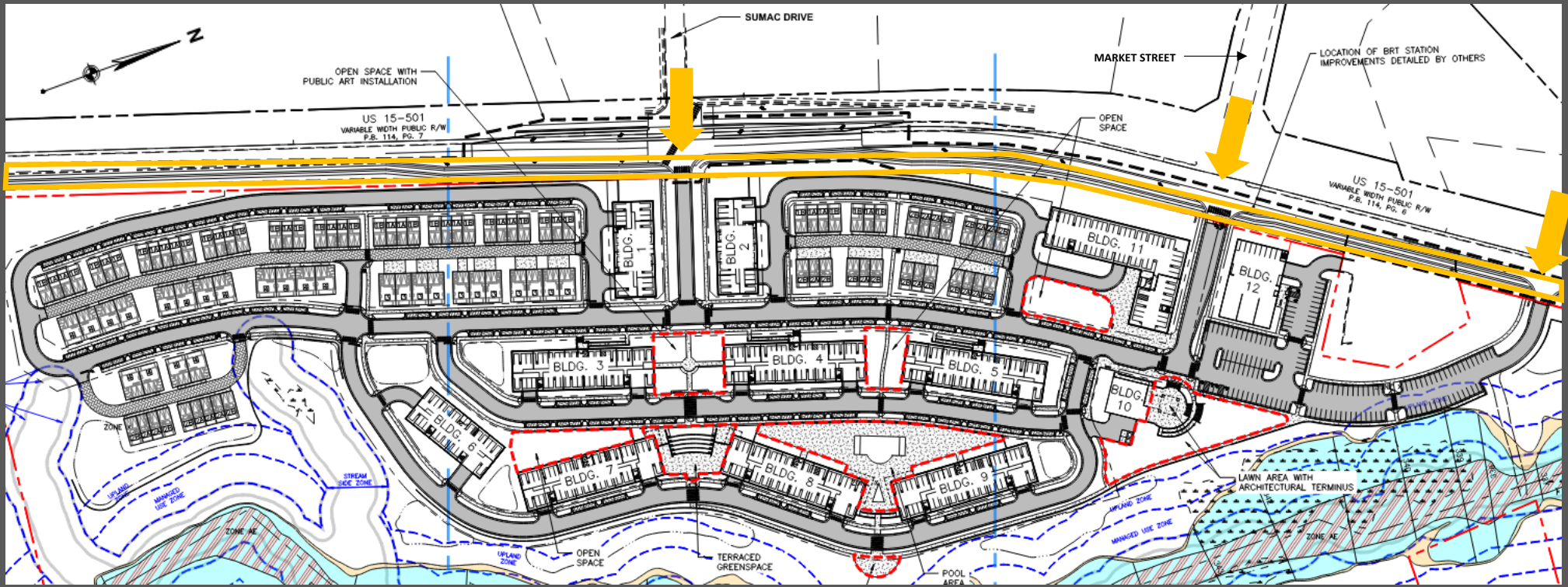
Devt Agmt Approval	
Total Floor Area	600,000 - 1.6 million sq. ft.
Residential Units	Up to 700 units
Retail Square Footage	100,000 sq. ft. - 475,000 sq. ft.
Office Square Footage	Up to 600,000 sq. ft.
Hotel Rooms	Up to 400

Conditional Zoning approval proposed to replace the Development Agreement



Proposed Site Plan

- Proposed zoning: Mixed Use-Village-Conditional Zoning District (MU-V-CZD)
- 688 dwelling units including 88 affordable units
- 952,866 sq. ft. of total floor area
- 19,057 sq. ft.– 47,643 sq. ft. of nonresidential floor area
- 94,336 sq. ft. of recreation space



Proposed Site Plan

- Access points: Sumac Dr, Market St, and northern right-in/right-out
- Multi-use path along S. Columbia St
- North-South Bus Rapid Transit (BRT) stop
- Vehicular Parking:
 - Approximately 843 off-street spaces
 - Approximately 188 on-street spaces



Affordable Housing Units

	For-sale units	Rental Units
	Condominiums and Townhouses	Apartments
Total Units	628	60
Required Affordable	83.25 (15% of market-rate)	0 (Voluntary for rentals)
Proposed Affordable	73	15
Total affordable units required = 83.25		
Total affordable units proposed = 88		

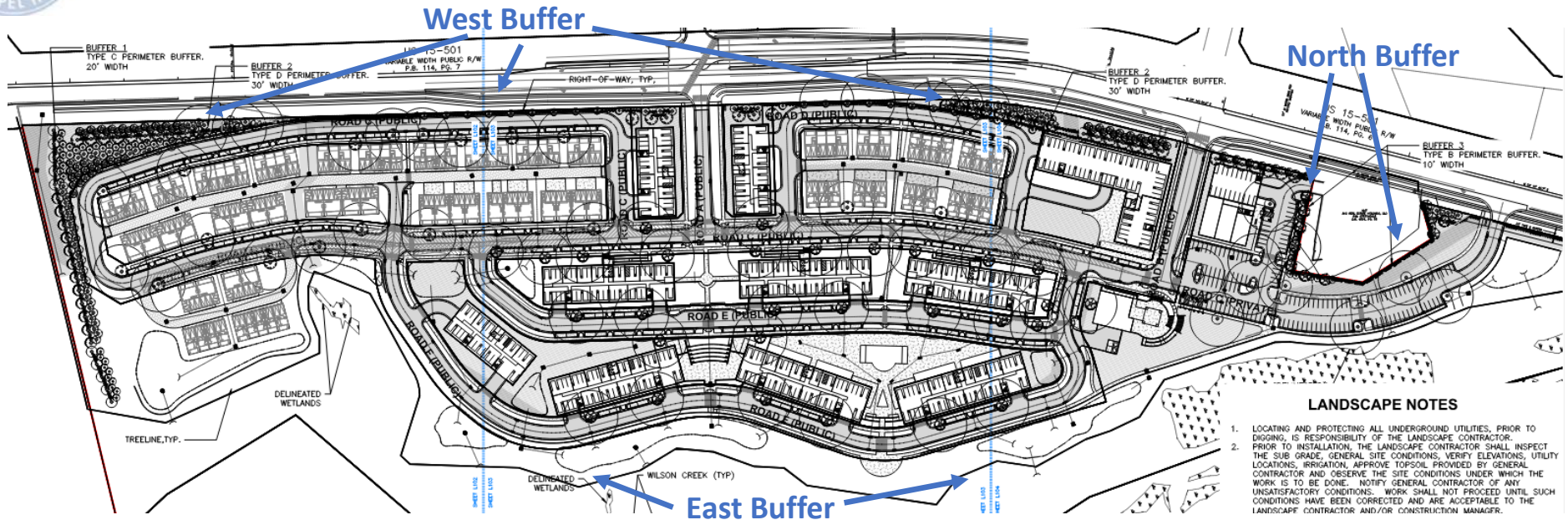


Proposed Modifications

	Required	Requested
LUMO 3.4.6 Required non-residential floor area in MU-V-CZD	Minimum of 25%	Minimum of 2%
LUMO 3.6.3 Land disturbance in RCD	Maximum of 40% in Upland Zone	Maximum of 55% in Upland Zone
LUMO 5.3.2 Steep slopes land disturbance	Maximum of 25%	Maximum of 50%



Proposed Modifications



		Required	Requested
LUMO 5.6.6 Landscape buffers	North	10-ft. Type 'B'	Variable width and modified planting counts
	East	10-ft. Type 'B'	Maintain existing vegetation along Wilson Creek
	West	30-ft. Type 'D'	Variable width and modified planting counts



Advisory Board Recommendations

Community Design Commission	Approval with conditions	<ul style="list-style-type: none">• Consider incorporating sustainable design features• Comply with LUMO-required buffer along S. Columbia St• Commission review of landscape and hardscape plans at Final Plans
Transportation & Connectivity Advisory Board	Approval with conditions	<ul style="list-style-type: none">• Provide additional bicycle parking including covered spaces• Minimum of 25% of parking be EV-ready and 5% of parking be EV charging spaces• Provide 220-volt power to the townhomes to support EV charging• Developer participation in Transp Mgmt Plan program
Housing Advisory Board	Approval with conditions	<ul style="list-style-type: none">• 15% of townhomes and 15% of condominiums be affordable, with at least half at 65% or less AMI and the remaining at 80% or less AMI• Provide 90 affordable units, with the rental units at 60% or less AMI



Advisory Board Recommendations

Environmental Stewardship Advisory Board	Approval with conditions	<ul style="list-style-type: none">• Design for all electric and solar-ready buildings• Provide EV-ready garages• Reduce RCD encroachment
Planning Commission	Denial with comments	<ul style="list-style-type: none">• Consider adding more density to the 43-acre site through greater building height• Provide a grade-separated crossing of S. Columbia Street• Concern that land across Wilson Creek would be 'cut off' from future use• Reduce extent of internal street network• Reduce parking and unbundle parking costs



Recommendation

Open the Legislative Hearing

Receive and provide comments on the proposed Conditional Zoning

Continue the hearing to May 24, 2023

