

## 01-25-2023 Town Council Meeting Responses to Council Questions

### **ITEM #14: Consider a Conditional Zoning Application for Aspen Chapel Hill at 701 Martin Luther King Jr Blvd. from Neighborhood Commercial (NC) and Residential-3 (R-3) to Residential-6-Conditional Zoning District (R-6-CZD)**

**Council Question:**

Not specific to this project, but is it intended that the LUMO rewrite will create a more appropriate zone type for projects such as this?

**Staff Response:**

*Staff intend for the LUMO Rewrite to include zoning districts that support implementation of both the TOD Strategy and the Future Land Use Map. The TOD Strategy includes recommendations for either base zoning districts or overlay zoning that supports more intense, transit-supportive development along MLK Jr Blvd. Applications that resemble Aspen and other recent multifamily proposals in Chapel Hill should be able to benefit from zoning districts of this nature.*

**Council Question:**

What is the intended outcome of the 21+ age restriction?

**Staff Response:**

*The intended outcome of the restriction is to avoid or minimize the number of primary lessees of the apartments who are under 21 years of age. The restriction would not be to prevent families with children from leasing, as minors living with parents are exempt. The applicant has proposed the age restriction in response to feedback provided at the October 19 Council hearing.*

**Council Question:**

Would the applicant consider additional bicycle parking spaces, either when the building opens or if demand justifies after opening?

**Staff Response:**

*The applicant has proposed providing 60 bicycle spaces for 112 units, equaling 1 space per 1.87 units. This amount exceeds the LUMO requirement for multifamily dwellings to provide 1 bicycle space per 4 units. Staff have shared the interest in additional bike parking with the applicant so they may be prepared to respond at the Council meeting.*

**Council Question:**

According to the documentation, the TIA did not indicate the need for traffic mitigation

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measures. Given that our Vision Zero resolution says that the primary objective of a TIA is pedestrian and bicycle safety, was that addressed as well?

**Staff Response:**

*The Traffic Impact Analysis methodology includes an analysis of crashes within the project vicinity and a review of the Mobility and Connectivity Plan. These aspects related to pedestrian and bicycle safety are taken into account in the recommendations. In the longer term, Town staff have goals to work on a revised TIA process that better aligns with Town priorities such as Vision Zero.*

**Council Question:**

How many bedrooms (or beds) will this project provide?

**Staff Response:**

*The plans submitted by the applicant propose a total of 299 bedrooms across 112 dwelling units, broken down into the following counts of bedrooms per unit:*

<i>Studio/1 bedroom</i>	<i>25 units</i>
<i>2 bedroom</i>	<i>28 units</i>
<i>3 bedroom</i>	<i>18 units</i>
<i>4 bedroom</i>	<i>41 units</i>

**Council Question:**

Would our staff be in a position to comment on the economic feasibility of a regular multi-family development on the site rather than student housing?

**Staff Response:**

*As a general practice, and in this case, staff defer to the applicant to determine the economic feasibility of a development program and to comment on the feasibility of any alternatives.*