



# TOWN COUNCIL

3.23.2022

## 751 Trinity Court





# RECOMMENDATION

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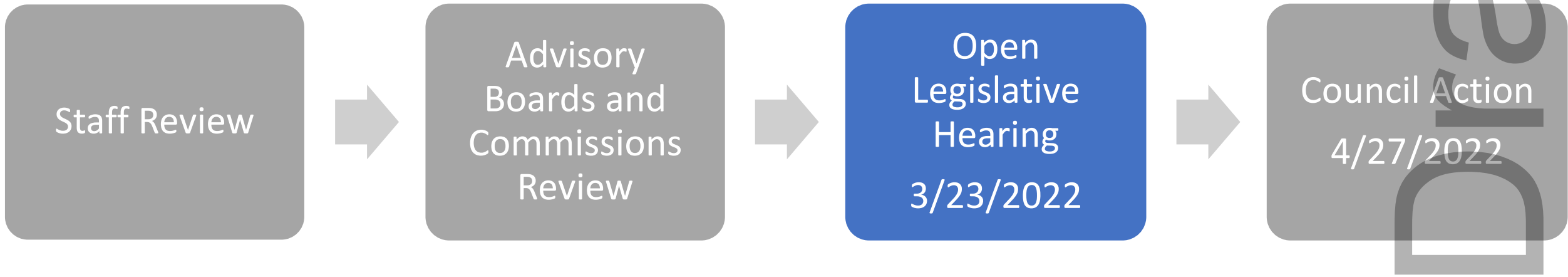
- Open the Legislative Hearing
- Hear public comment
- Continue Hearing to April 27, 2022

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# PROCESS

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# TIMELINE FOR EXPEDITED REVIEW

Date	Review Body
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

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# PROJECT SUMMARY

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- ❑ 3.2-acre site
- ❑ Conditional Zoning
- ❑ Currently R-4
- ❑ Proposing R-SS-CZD
- ❑ 2 Existing Apartment Buildings
- ❑ Construct 2-new Apartment Buildings/54 units



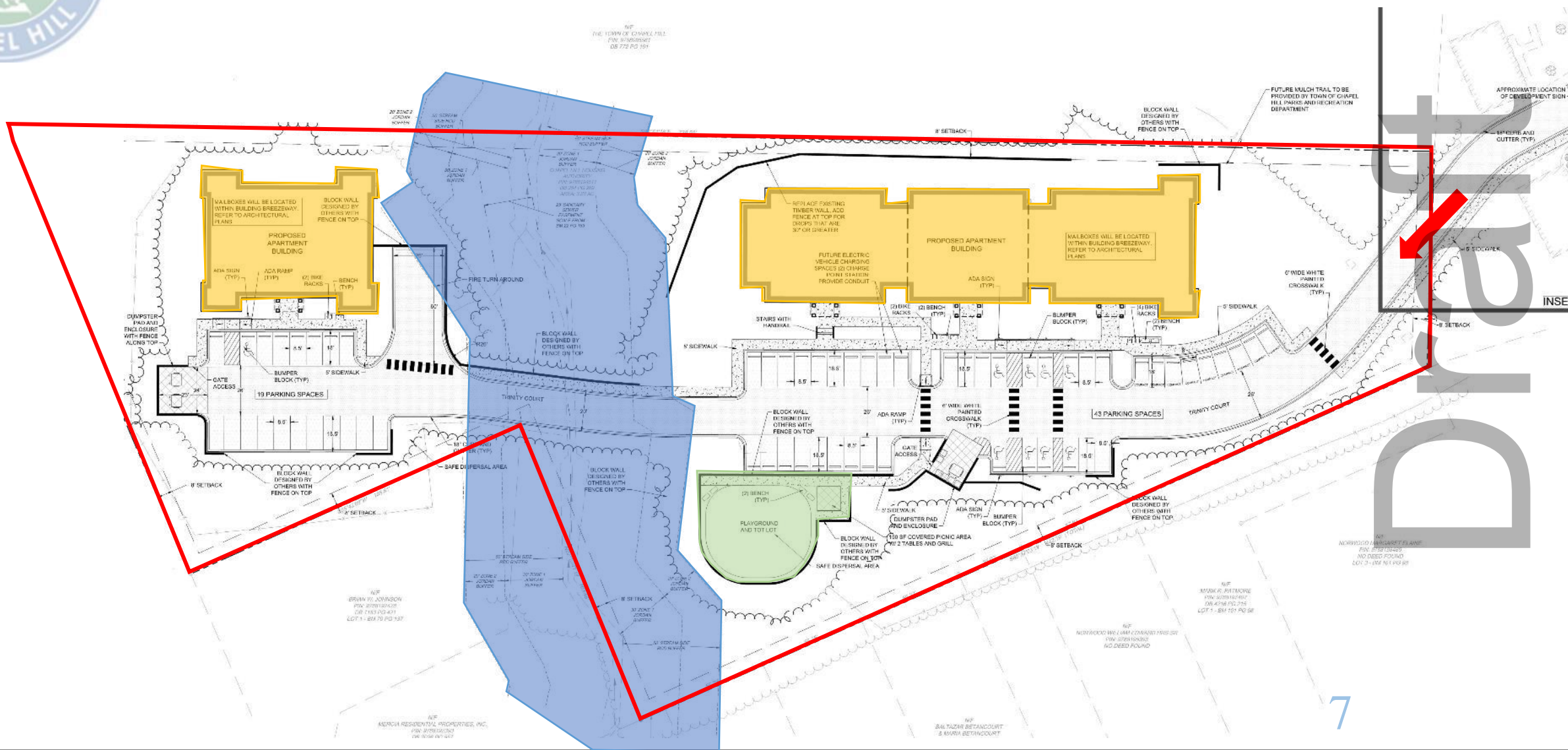


# EXISTING CONDITIONS





# 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 (13%)
LUMO 5.3.2 Steep Slope Disturbance	No more than 25% (15,072 SF)	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

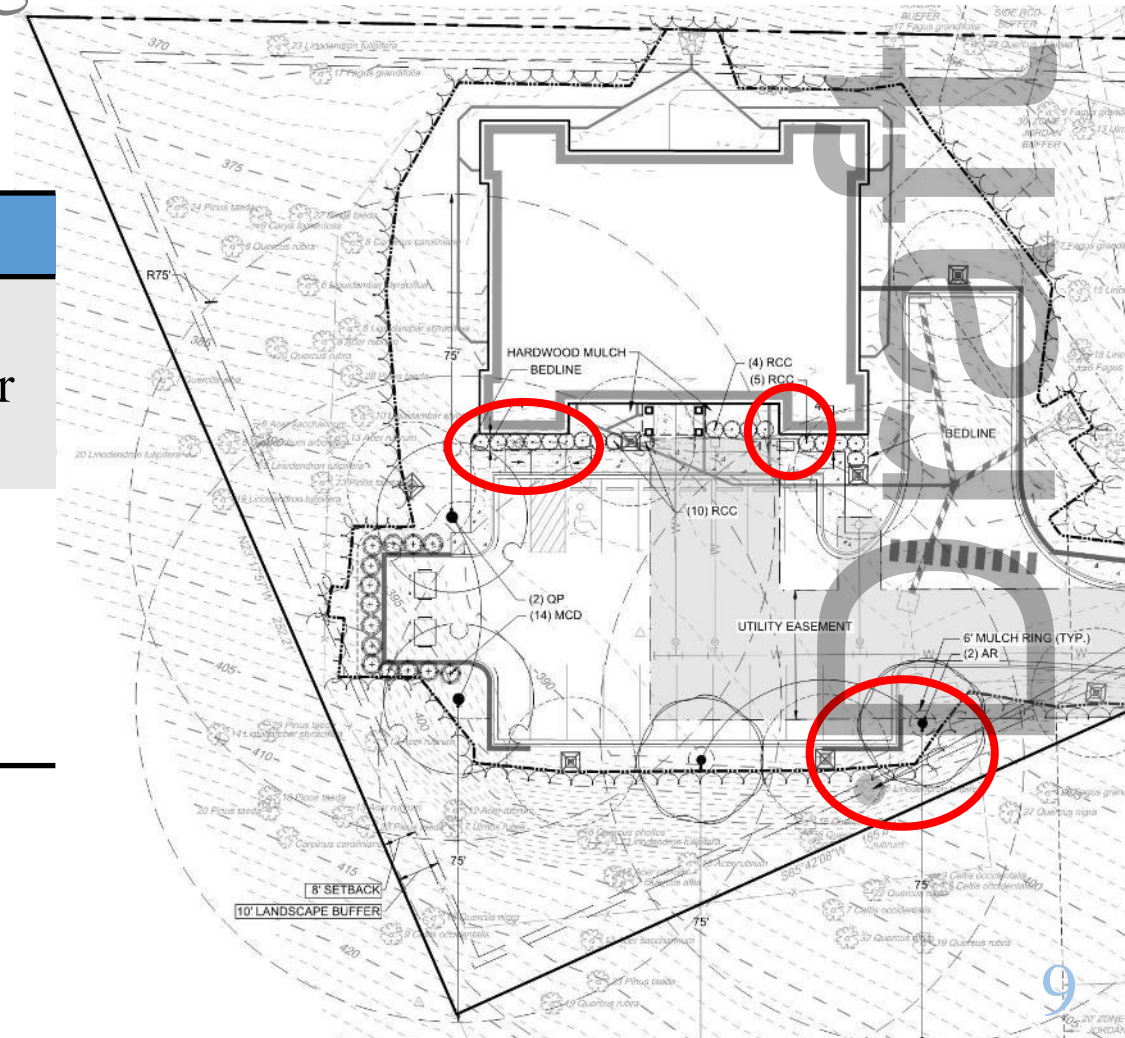




# PROPOSED MODIFICATIONS

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%)

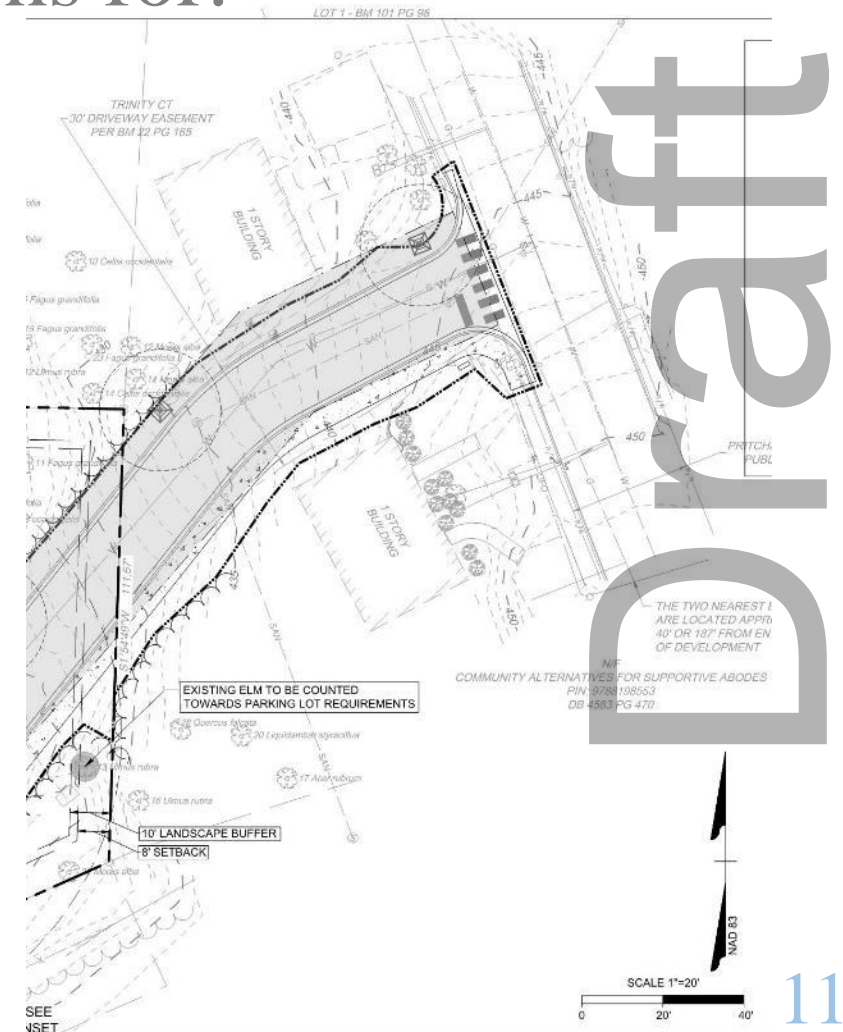
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# PROPOSED MODIFICATIONS

## Requesting modification to regulations for:

	Permitted:	Requested:
Engineering Design Standard Detail, Lane Width	Min. 25 ft. street width	20 ft. street width





# Advisory Boards

## Advisory Board/ Commission: Recommendations:

CDC	<ul style="list-style-type: none"><li>• Alternative location for waste disposal area</li><li>• CDC approval for shielding exhaust fans and mechanical equipment</li></ul>
TCAB	<ul style="list-style-type: none"><li>• Micromobility solutions, such as golf carts, for those with disabilities</li><li>• Covered, secured bike parking</li><li>• Bus stops on Pritchard Avenue Ext.</li></ul>
HAB	<ul style="list-style-type: none"><li>• Approval</li></ul>
ESAB	<ul style="list-style-type: none"><li>• Vegetative parking islands on steepest portions of the lot</li></ul>
PC	<ul style="list-style-type: none"><li>• Approval</li></ul>

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