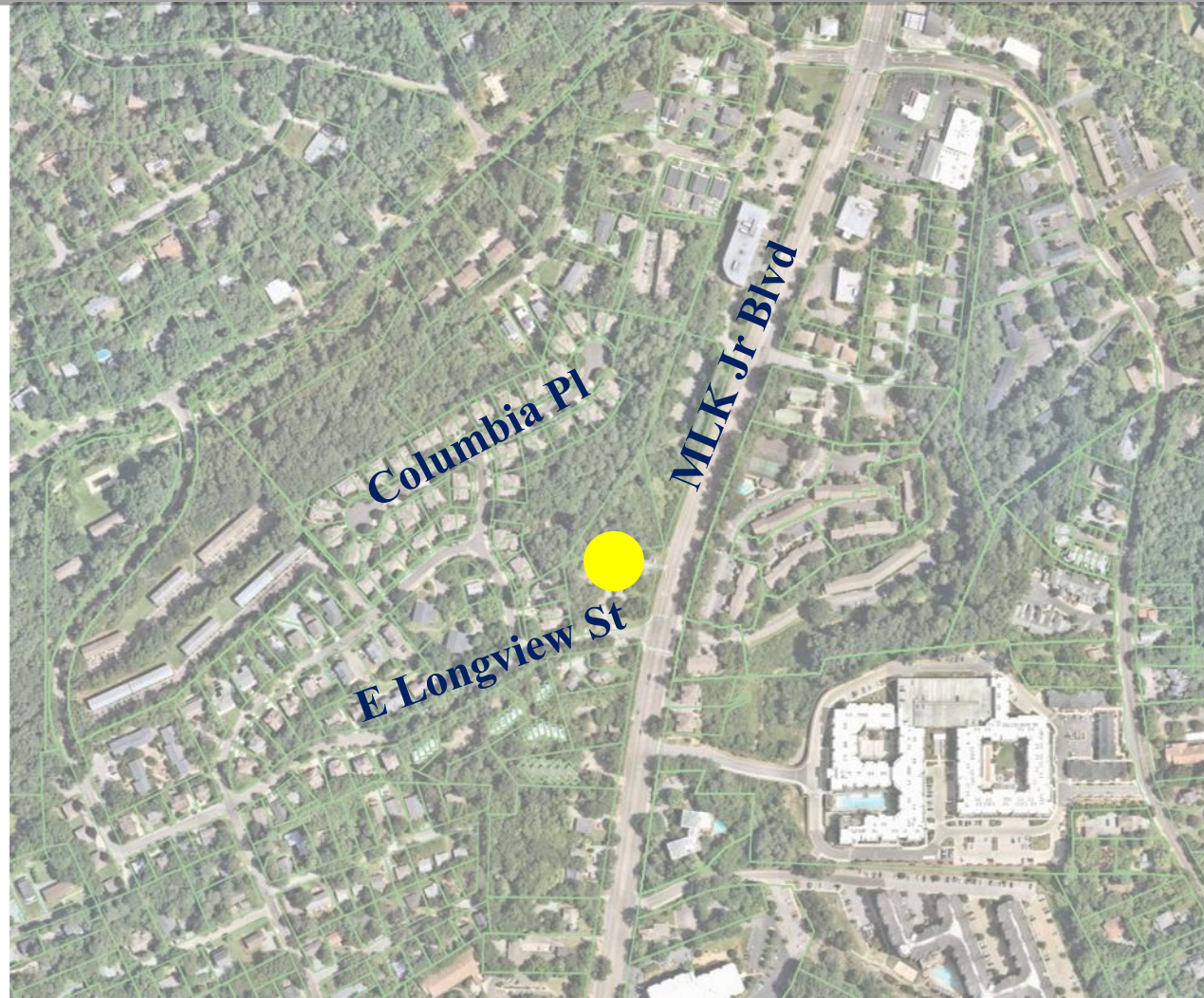




01.25.2023

Town Council

CONDITIONAL ZONING – ASPEN CHAPEL HILL





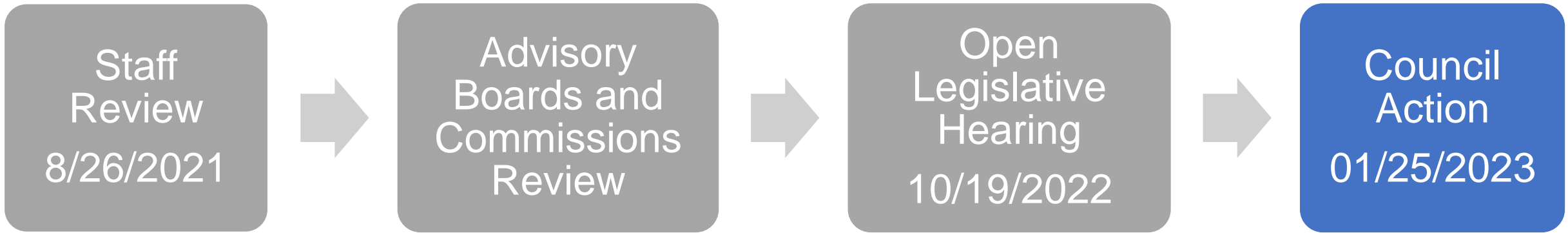
RECOMMENDATION

- Close the Legislative Hearing
- Adopt the Resolution of Consistency & Reasonableness (*R-9*)
- Enact an amended Ordinance approving the Conditional Zoning Atlas Amendment (*O-2.1*)





PROCESS





UPDATES SINCE OCTOBER 19 HEARING

- ❑ **Age Restriction:** Condition added, tenants must be 21+ during the first year of their lease
- ❑ **Community Access to Amenities:** Condition added, fitness and pool memberships offered to 25 full-time town residents, workspace access to general public
- ❑ **Greenways:** \$100K payment for Town greenway projects in the nearby area, to support multimodal travel
- ❑ **South Buffer Encroachments:** Additional modification to regulations request, accommodates elements along Longview St. including a rideshare/pickup area, loading area, and utilities

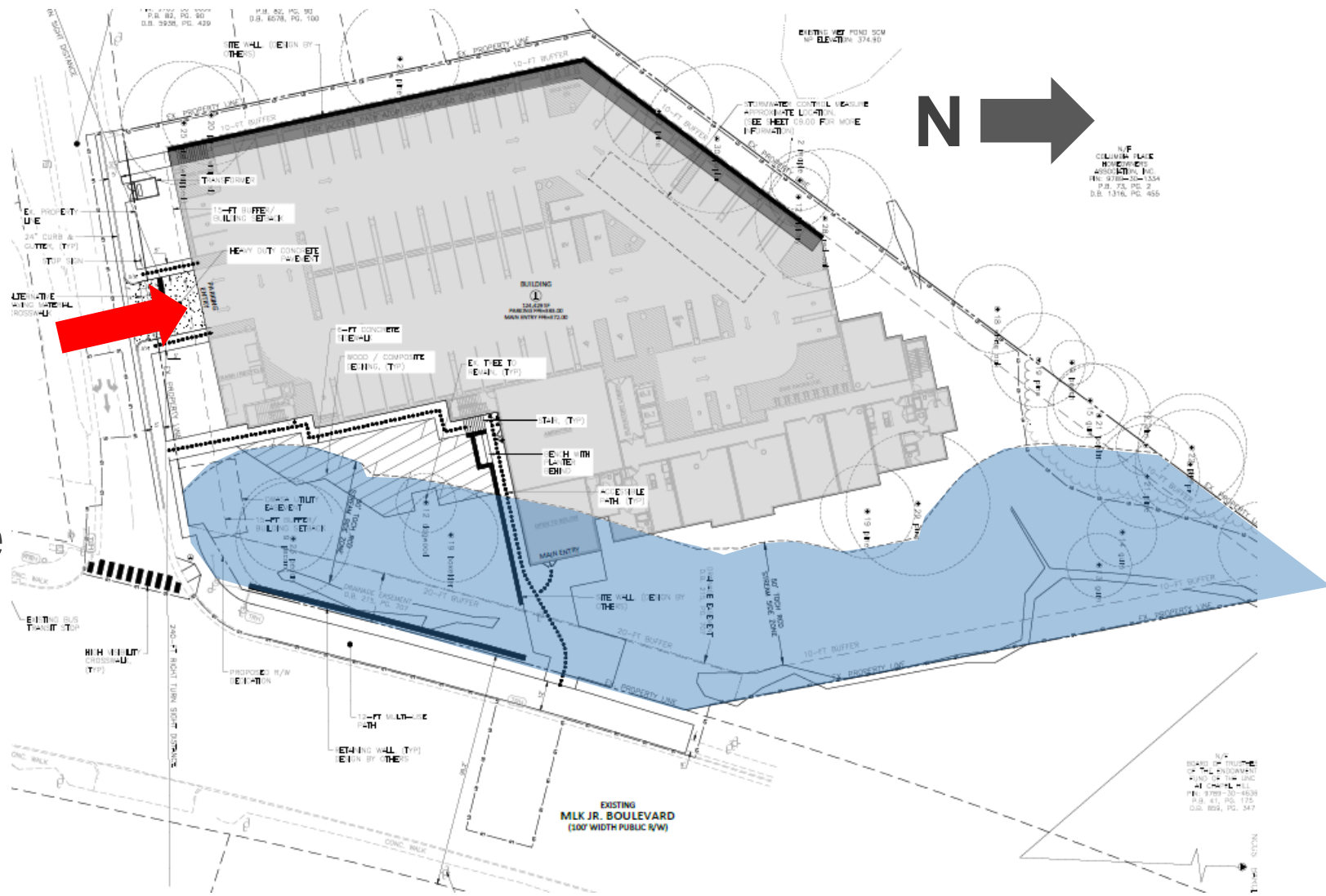


SITE PLAN



Access point

- Recreation:
Pool courtyard + interior to building
- Affordable Housing: 14 on-site units (voluntary provision)
- \$100K for BRT improvements





PROPOSED MODIFICATIONS

Requesting modification to regulations for:

	Required/Allowed:	Requested:
LUMO 3.8.2 Dimensional Regulations	<i>(R-6 Zoning District)</i>	
	Max Density: 15 u/acre	61 u/acre
	Max Setback Height: 39 ft	81 ft
	Max Core Height: 60 ft	81 ft
	Min Street Setback: 20 ft	15 ft – E Longview St
	Max Floor Area: 88,416 SF	168,152 SF
(New) LUMO 5.6.2 Landscape Buffers	South: 15 ft Type A	As shown on landscape plan



PROPOSED MODIFICATIONS

	Required/Allowed:	Requested:
LUMO 5.9.7 Vehicular Parking	178 spaces minimum	70 spaces minimum
LUMO 3.6.3 Resource Conservation District (RCD)	Various uses prohibited	Permit portion of building, retaining walls, stormwater controls
LUMO 3.6.3 RCD Maximum Land Disturbance	20%	7,716 SF (28.2%)
LUMO 5.3.2 Steep Slopes Maximum Land Disturbance	25% of slopes 4:1 or greater	15,943 SF (60%)



RECOMMENDATION

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