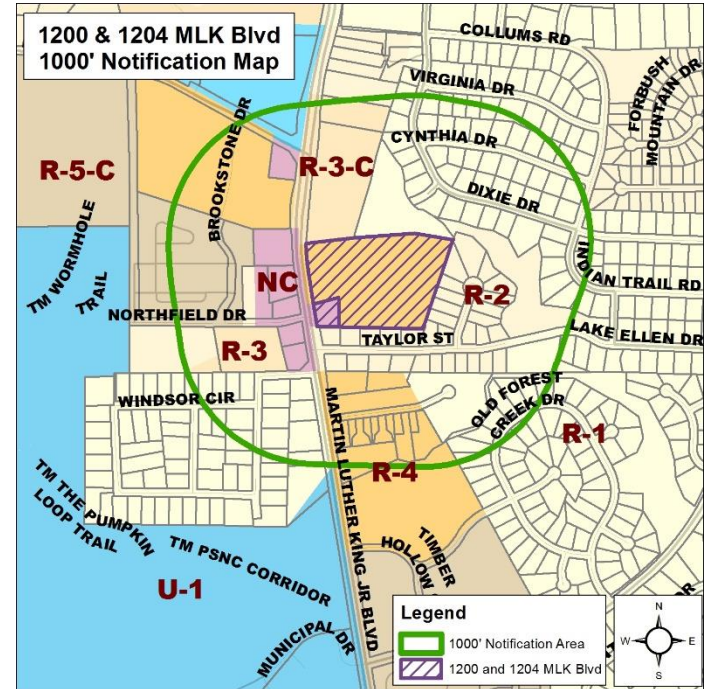


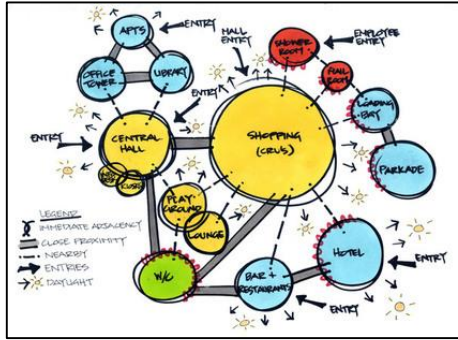


# 1200 MLK Concept Plan

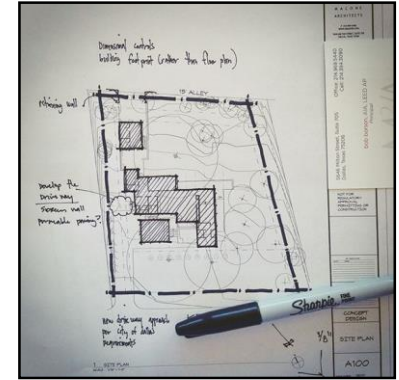
Town Council  
Public Hearing

February 13, 2019



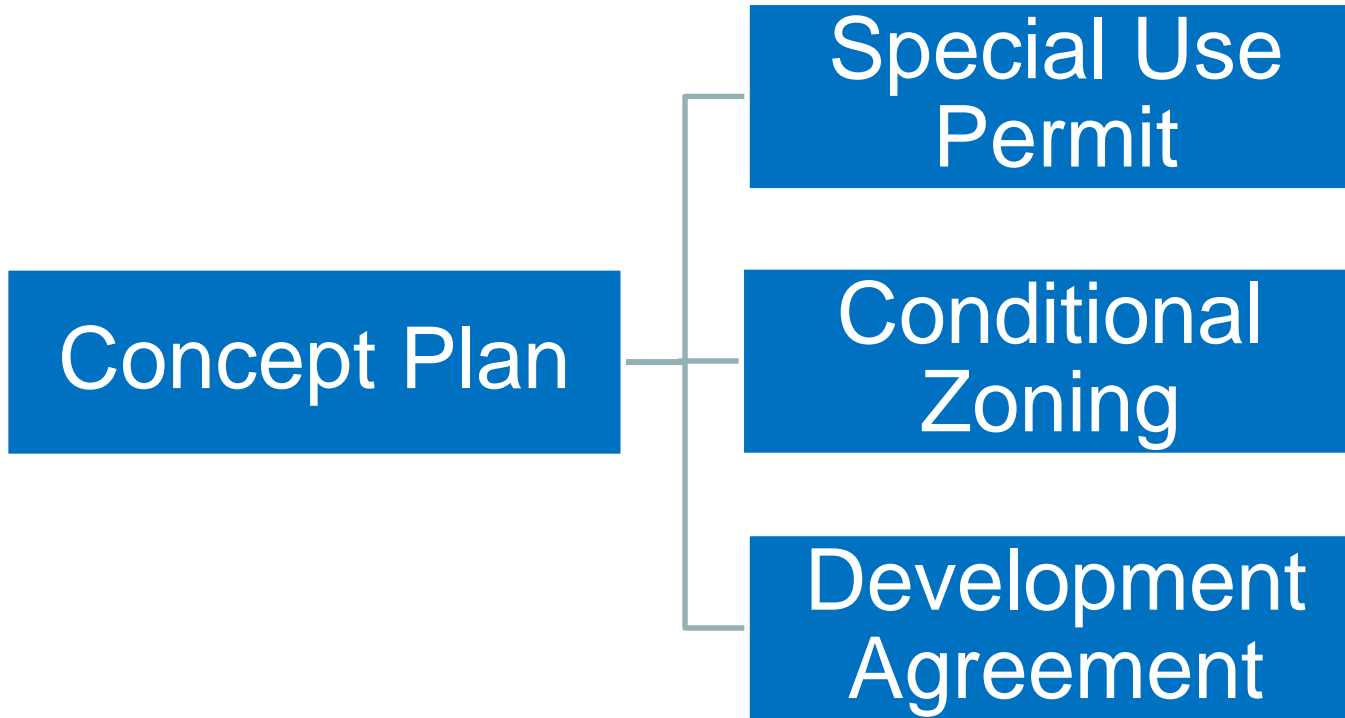


## Concept Plans



- **No Decision; Feedback Only**
  - Applicant presents rough initial sketch
  - Staff does not conduct formal review of concept
  - Instead forwards sketch for preliminary feedback

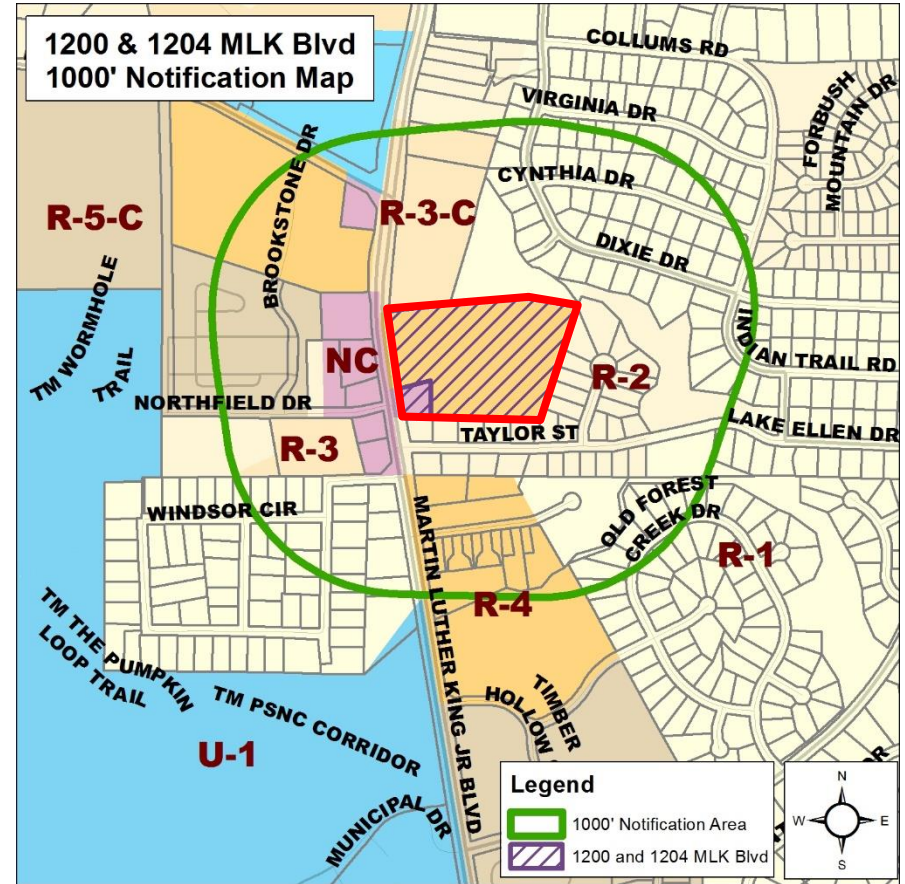
# Next Step in Process: Submit Formal Development Application



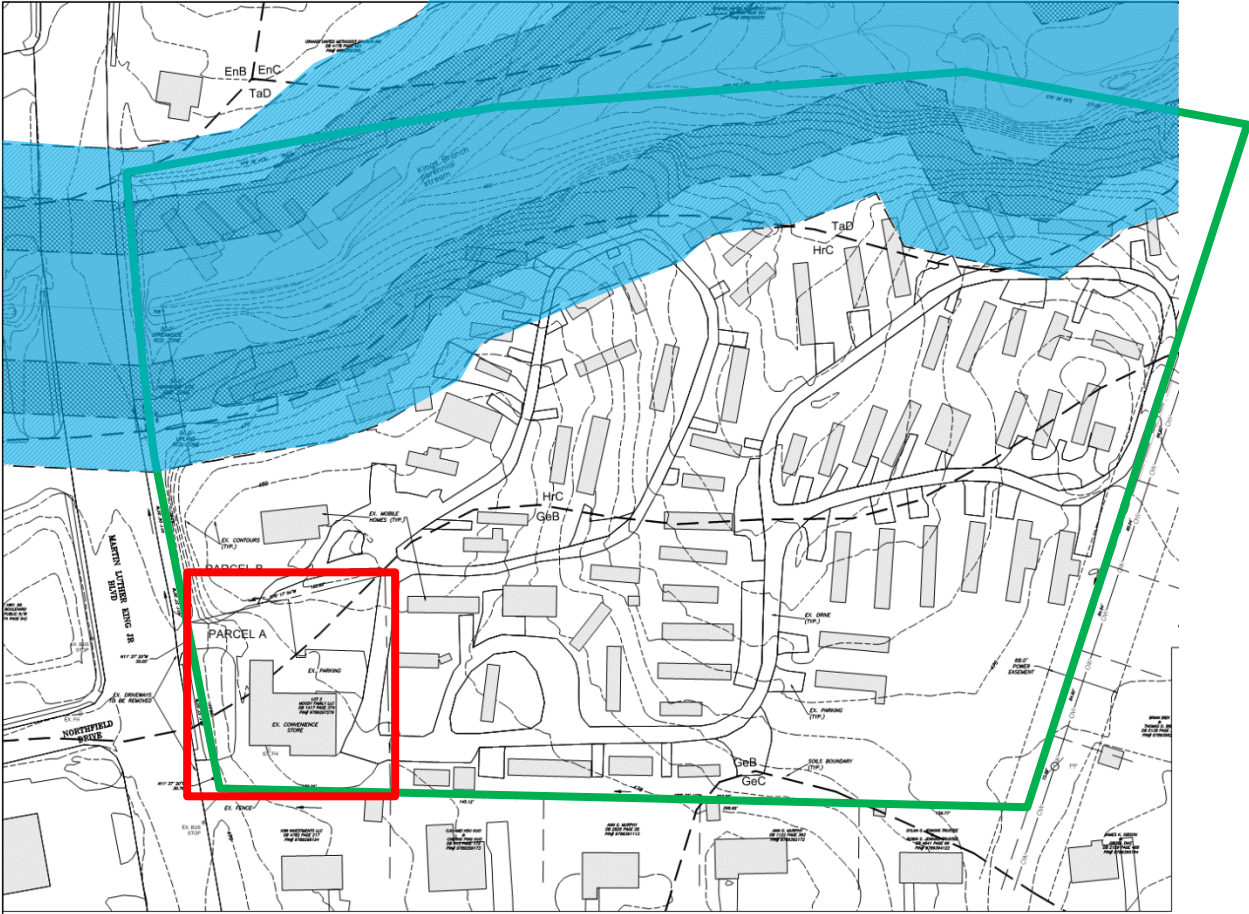
- Adopt Resolution A, transmitting comments to the applicant regarding the proposed development.
- Discuss the formal development application.

# 1200 MLK – Project Summary

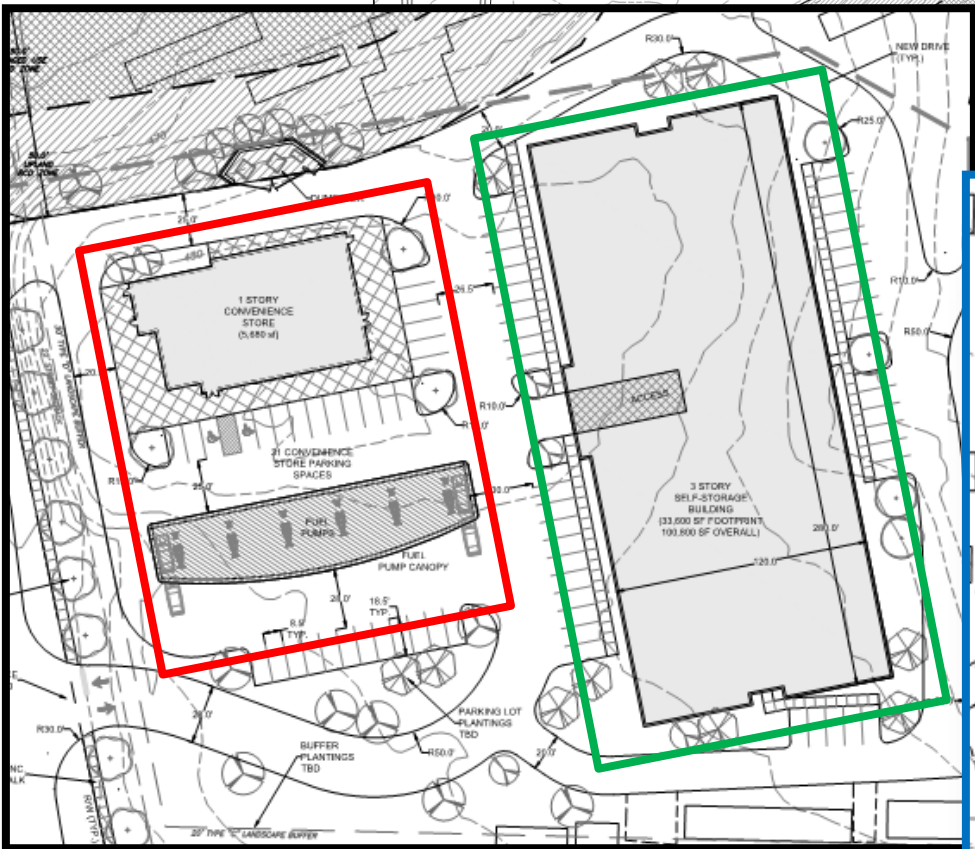
- Relocate the service station and mobile homes;
- Construct self-storage building;
- 13.9 acre site;
- Zoned NC & R-4.



# 1200 MLK – Existing Conditions



# 1200 MLK – Concept Plan



- Improve pedestrian circulation and safety
- Does this use meet the Town aspirations for MLK?
- Economic viability of a gas station
- Preserve open space or provide new space
- Retain affordable housing options
- Prevent impacts of development in RCD



- Formal commitment to keep rents affordable
- Continue resident engagement to address their concerns
- Would like to see all homes stay on the land
- Concern about impact of self-storage use and height on residents

- Adopt Resolution A, transmitting comments to the applicant regarding the proposed development.
- Discuss the formal development application.