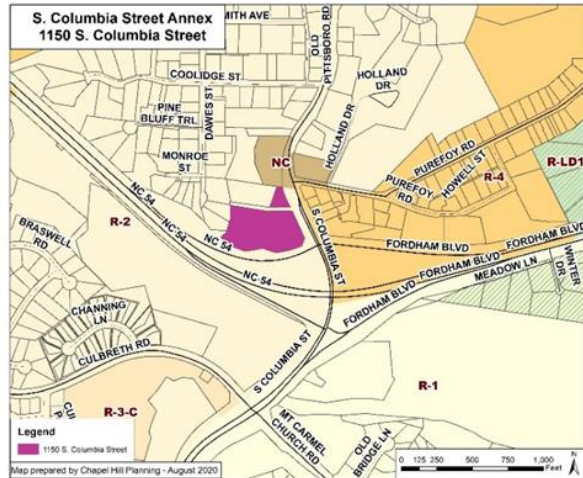




1150 S. Columbia Street – Columbia Street Annex Conditional Zoning

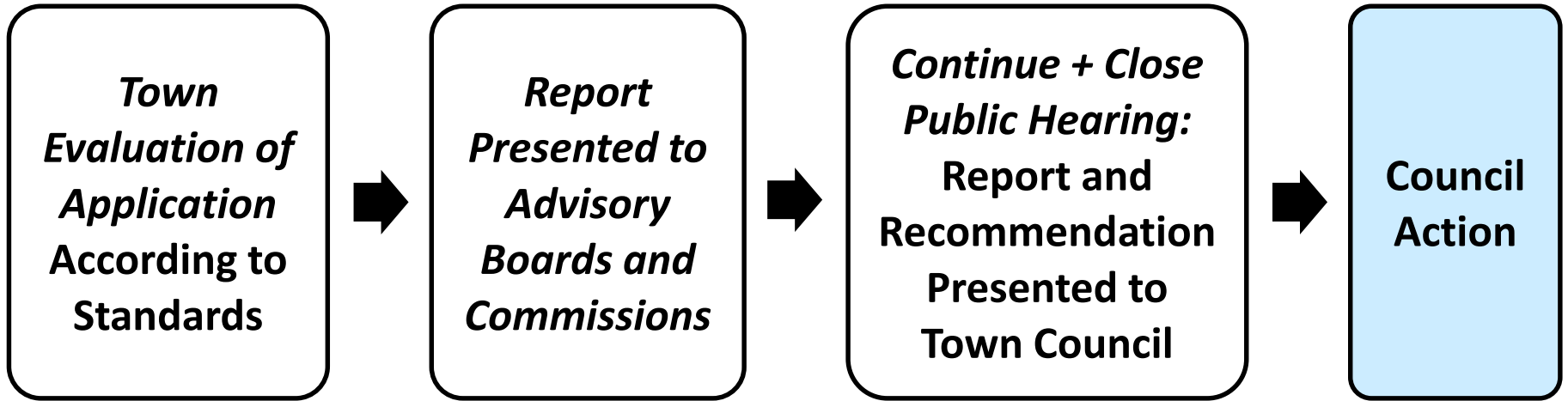


Town Council

March 24, 2021

Consider:

- Adopting Resolution A, Resolution of Consistency
- Enacting Revised Ordinance A, approving the development
- Adopting the Resolution of Right of Way Closure, closing a portion of the Monroe Street right-of-way



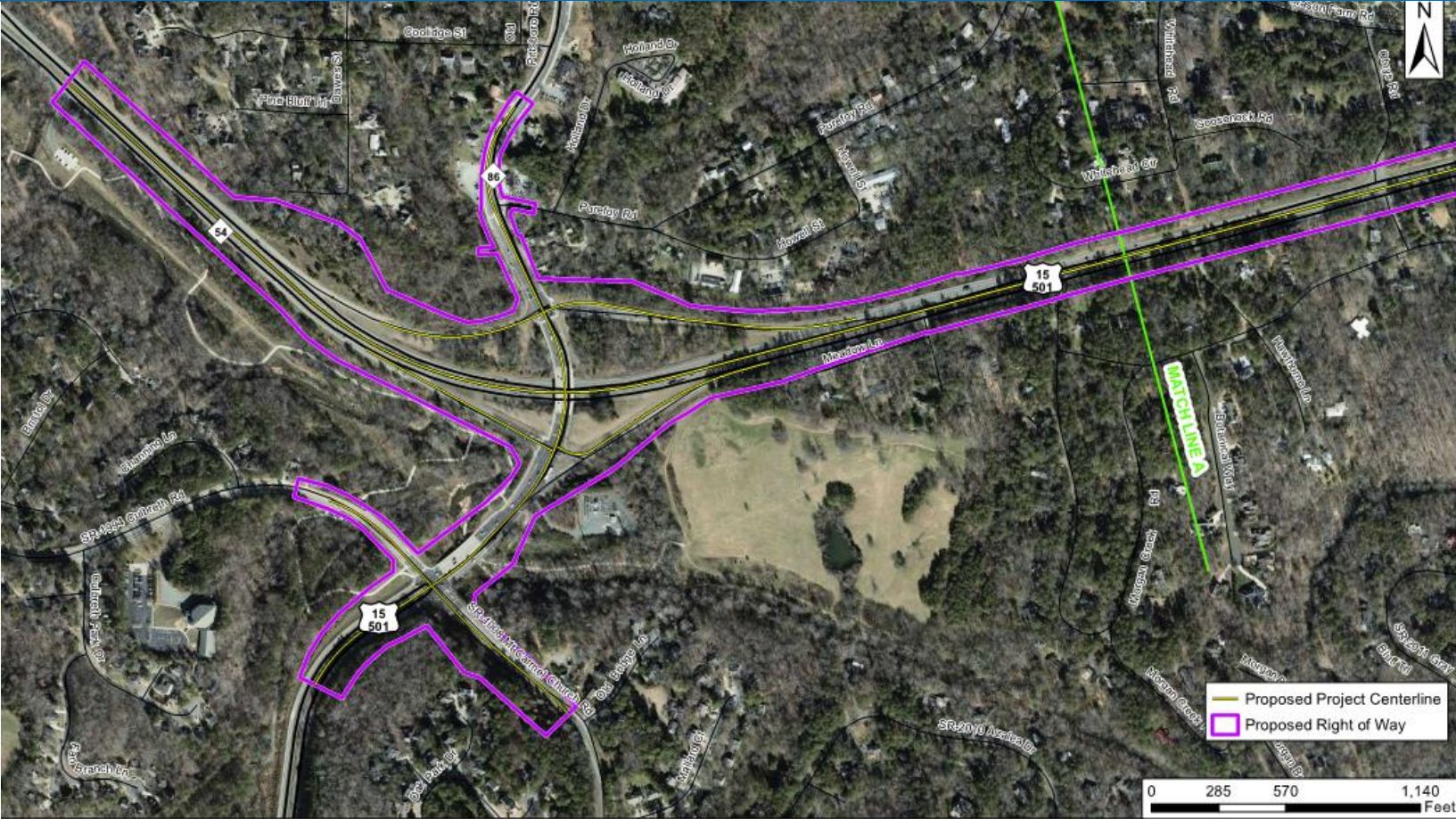
Revised Ordinance A

Clarification of Stream Restoration:

- Added statement of nutrient reduction
- Home Owner's Association responsibilities, including ongoing stream maintenance
- Clarification of land disturbance associated with required stream restoration
- Performance guarantee associated with the stream restoration

Preservation of western portion of property with easement

1150 S. Columbia Street– NCDOT 2018 - Diamond



Consider:

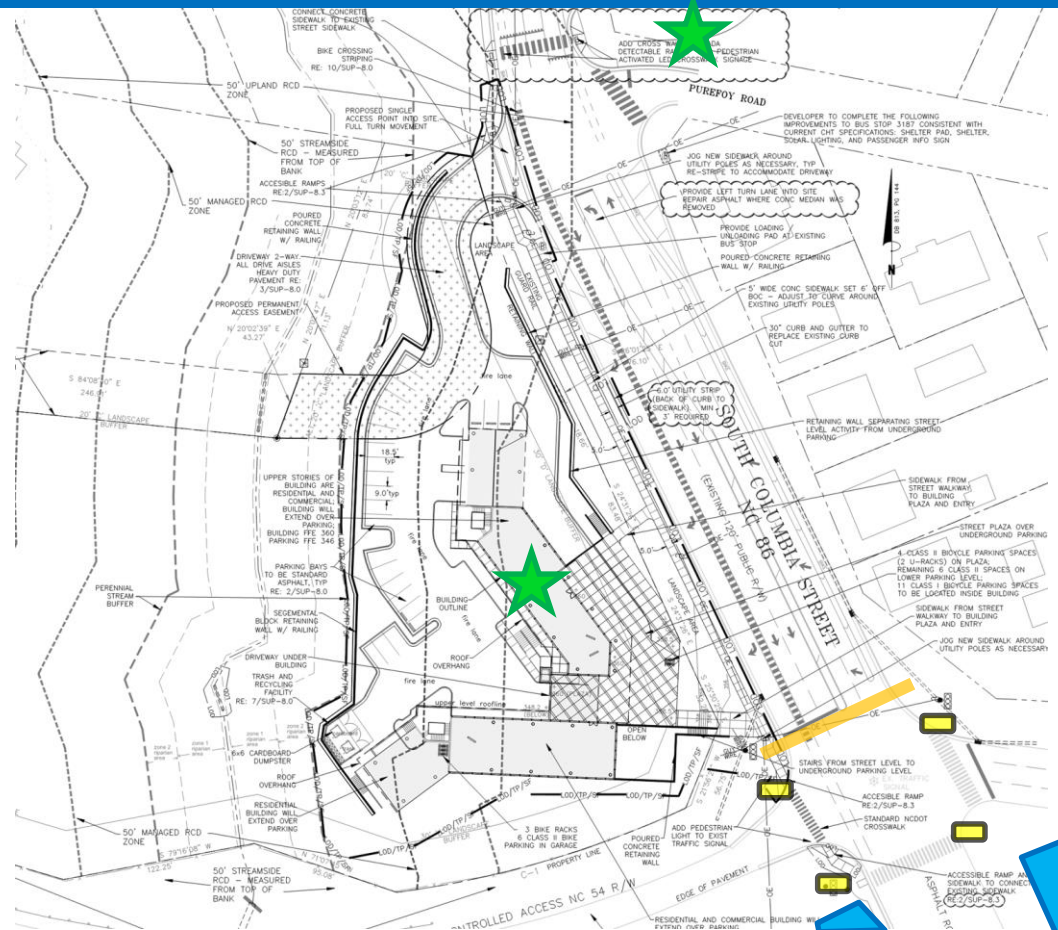
- Adopting Resolution A, Resolution of Consistency
- Enacting Revised Ordinance A, approving the development
- Adopting the Resolution of Right of Way Closure, closing a portion of the Monroe Street right-of-way

1150 S. Columbia Street– Updates Since 11.18.2020

Table Summarizing RCD Zone Disturbed and Impervious Areas

| RCD Zone | Total Area | Proposed Disturbance | Maximum Disturbance by Code (LUMO) | Proposed Impervious | Maximum Impervious by Code (LUMO) |
|------------|------------|----------------------|------------------------------------|---------------------|-----------------------------------|
| Streamside | 35,935 sf | 2,210 sf 6.15% | 7,187 sf 20% | 0 | 3,594 sf 10% |
| Managed | 38,618 sf | 23,100 sf 59.8% | 15,447 sf 40% | 5,380 sf 13.9% | 7,724 sf 20% |
| Upland | 34,668 sf | 18,300 sf 52.8% | 13,867 sf 40% | 13,650 sf 39.4% | 6,934 sf 20% |

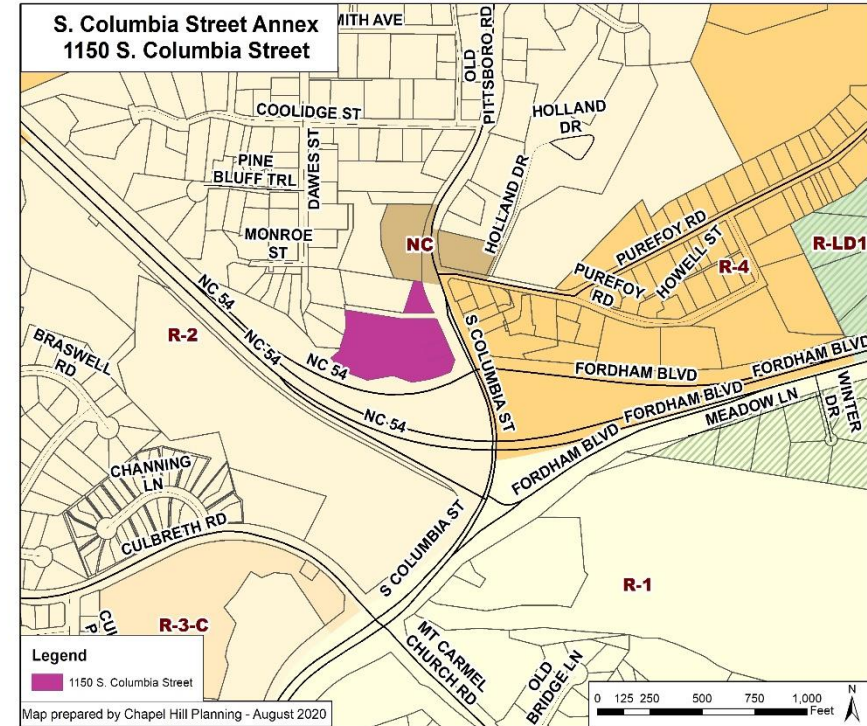
1150 S. Columbia Street– Updates Since 11.18.2020



Trip Generation for Columbia Street Annex project and Merritt's store
Pedestrian Improvements including crosswalk and signal upgrades
Preliminary BRT Stations – subject to change

1150 S. Columbia Street– Project Summary

- 4 acre site
- Conditional Zoning
 - Currently R-2
 - Proposing MU-V-CZD
- Construct
 - 57,000 sq ft of residential
 - 4,000 sq ft of commercial
 - Max of 52 Units (8 affordable)
 - 6 stories set into steep slope
 - Close Monroe Street ROW



1150 S. Columbia Street – Existing Conditions



The applicant is requesting the following modifications to regulations:

- Steep slope disturbance regulations
- Encroachment into the Resource Conservation District
- Reduced landscaping standards
- MU-V land use percentage standards

1150 S. Columbia Street– Recommendations

| Boards/Commissions | Recommendation | Conditions/Comments |
|---------------------------------------|--------------------------|---|
| Community Design Commission | Approval as presented | None |
| Transportation and Connectivity Board | Denial with conditions | Suggested decreased parking, TNC spaces, crosswalk considerations, coordination with NSBRT, TIA, improved crosswalk lighting. |
| Housing Advisory Board | Approval with conditions | Requested the applicant reach out to Community Home Trust (CHT response in packet) |
| Environmental Stewardship | Approval with conditions | Considerations for rooftop solar, EV stations, traffic studies |
| Planning Commission | Approval with conditions | Submitted revised letter of support. Suggested traffic considerations and increased bicycle parking |

Consider:

- Adopting Resolution A, Resolution of Consistency
- Enacting Revised Ordinance A, approving the development
- Adopting the Resolution of Right of Way Closure, closing a portion of the Monroe Street right-of-way