

## COMMUNITY DESIGN COMMISSION

*The charge of the Community Design Commission is to assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.*

### RECOMMENDATION FOR CONDITIONAL ZONING AT Aspen Heights

August 23, 2022

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** Susan Lyons moved and Megan Patnaik seconded a motion to recommend that Council approve this Conditional Zoning request, with the following conditions noted.

1. The RCD not be encroached in at all.
2. The developer should be responsible for cleaning and creating an amenity of the RCD.

**Vote:** 5-0

**Yeas:** Ted Hoskins  
Scott Levitan  
Susan Lyons  
Megan Patnaik  
John Weis

**Nays:** None

# TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

## RECOMMENDATION FOR CONDITIONAL ZONING AT Aspen Heights

August 23, 2022

**Recommendation:**    **Approval**                     **Approval with Conditions**                     **Denial**

Denise Matthews, seconded by Brian Hageman, recommended approval with the following conditions:

- The developer add additional safe and secure bike parking to the site.
- The developer provide 5% of vehicle parking spaces as electric vehicle parking spaces.
- The developer plan electrical infrastructure around increasing electric vehicle parking in the future.
- The developer conduct a survey on their tenant's mode of transportation and consider adjusting bike parking and electric vehicle parking based on the results.
- The developer maximize bike parking near the elevators.
- The developer provide designated moped parking areas.
- The developer consider providing a passenger loading zone/drop-off space on Longview Street cut-out if feasible.
- Town staff look at improving sidewalks on Longview Street and the crossing at North Columbia and Longview Street.

The Board wishes to express its support for the developer's proposed parking reduction below the minimum parking requirement.

Aye: 7 - Chair Heather Brutz, Vice-Chair Nikki Abija, Stephen Bevington, Mary Breeden, Brian Hageman, Katie Huge, and Denise Matthews

## HOUSING ADVISORY BOARD

*The charge of the Housing Advisory Board is to assist the Chapel Hill Town Council in promoting and developing a full spectrum of housing opportunities that meet the needs of the Chapel Hill community.*

### RECOMMENDATION ASPEN HEIGHTS CONDITIONAL ZONING APPLICATION 701 MARTIN LUTHER KING JR. BLVD.

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** A motion was made by Morande, seconded by Hoole, that the Aspen Heights 701 Martin Luther King Jr., Blvd Conditional Zoning Application be recommended for approval by the Town Council with a preference for affordable housing option 1 that provides 14 units on site.

**Vote:** 5-0

Ayes: Sue Hunter (Chair), Anne Hoole, Rex Mercer, Brandon Morande, Anthony Parrish

Nays:

**Additional Comments:**

The HAB also agreed that if Council prefers affordable housing option 2, that the payment in lieu should be provided as a general contribution to the affordable housing fund as opposed to a contribution to a specific affordable housing provider.

Prepared by: Emily Holt, Staff

## ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

*The charge of the environmental stewardship advisory board will be to assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.*

### RECOMMENDATION FOR A CONDITIONAL ZONING DISTRICT FOR ASPEN HEIGHTS LOCATED AT 701 AND 707 MLK JR BLVD AND 201-205 E LONGVIEW ST

September 13, 2022

**Recommendation to Council:** Approval  Approval with Conditions/Considerations   
Denial  Motion was Defeated

**Motion:** Anthony Henage moved and Stefan Klakovich seconded a motion to recommend that the Council approve the conditional zoning district for the Aspen Heights development application located at 701 and 707 Martin Luther King Jr. Blvd. and 201-205 E Longview St with the following conditions and special consideration:

**Vote:** 7-0

**Aye:** Chair Maripat Metcalf, Vice-Chair Adrienne Tucker, Judy Gaitens-Arneson, Ella Feathers, Anthony Henage, Tom Henkel, Stefan Klakovich

**Nay:**

#### Conditions:

- Provide bicycle parking for at least 20% of residents
- Provide all-electric appliances and high-efficiency HVAC systems

#### Special Considerations:

- Explore what it would take to design a system for a 50- and 100-year storm event

Prepared by: Maripat Metcalf, Chair, Environmental Stewardship Advisory Board  
Adrienne Tucker, Vice-Chair, Environmental Stewardship Advisory Board  
John Richardson, Community Sustainability Manager, Staff Liaison to ESAB

## PLANNING COMMISSION

*The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.*

### RECOMMENDATION FOR CONDITIONAL ZONING APPLICATION FOR 701 and 707 MLK Jr. BLVD – Aspen Chapel Hill

September 20, 2022

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** John Rees moved, and Elizabeth Losos seconded a motion to recommend that the Council adopt Resolution A (Resolution of Consistency).

**Vote:** 6 – 0

**Yeas:** Jonathan Mitchell (Chair), Elizabeth Losos (Vice-Chair), Wesley McMahon, Chuck Mills, John Rees, Stephen Whitlow

**Nays:**

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** John Rees moved, and Elizabeth Losos seconded a motion to recommend that the Council approve the Conditional Rezoning, with the attached comments as supplements to their recommendation.

**Vote:** 6 – 0

**Yeas:** Jonathan Mitchell (Chair), Elizabeth Losos (Vice-Chair), Wesley McMahon, Chuck Mills, John Rees, Stephen Whitlow

**Nays:**

**Commission Notes to Council:** Members generally found the project appealing but wish to bring three areas of concern to the Council's attention:

- First, the current proposal provides one bicycle parking space for every five residents and does not seem to provide sufficient parking for scooters (which are popular among students). Members are skeptical that the bicycle and scooter parking are adequate.
- Second, consistent with the CDC's comments, the PC would like to minimize incursion in the RCD and ensure that the developer restores the RCD with high-quality plantings, such that it becomes a valuable amenity to residents and the larger community.
- Third, members were divided on the merits of the current affordable housing configuration, where the affordable units are clustered at the ground level. One member perceived this approach as relegating the affordable units to the "basement." Another argued that the ground-level units were not inherently inferior and in fact had their advantages (ease of access, sound isolation due to concrete ceiling). The group discussed the possibility of providing somewhat larger windows for the affordable units (i.e., inspired by the rest of the ground-floor façade but also respecting the need for privacy), relocating the affordable units higher in the building, or interspersing some of the units. (Note that keeping the units at the ground level might reduce the possibility of any future conversion of the ground floor space to retail uses.) Ultimately the group did not reach a resolution on this issue and simply wishes to flag it for the Council.

Prepared by:     Jacob Hunt, Planner II  
                      Jon Mitchell, Planning Commission Chair