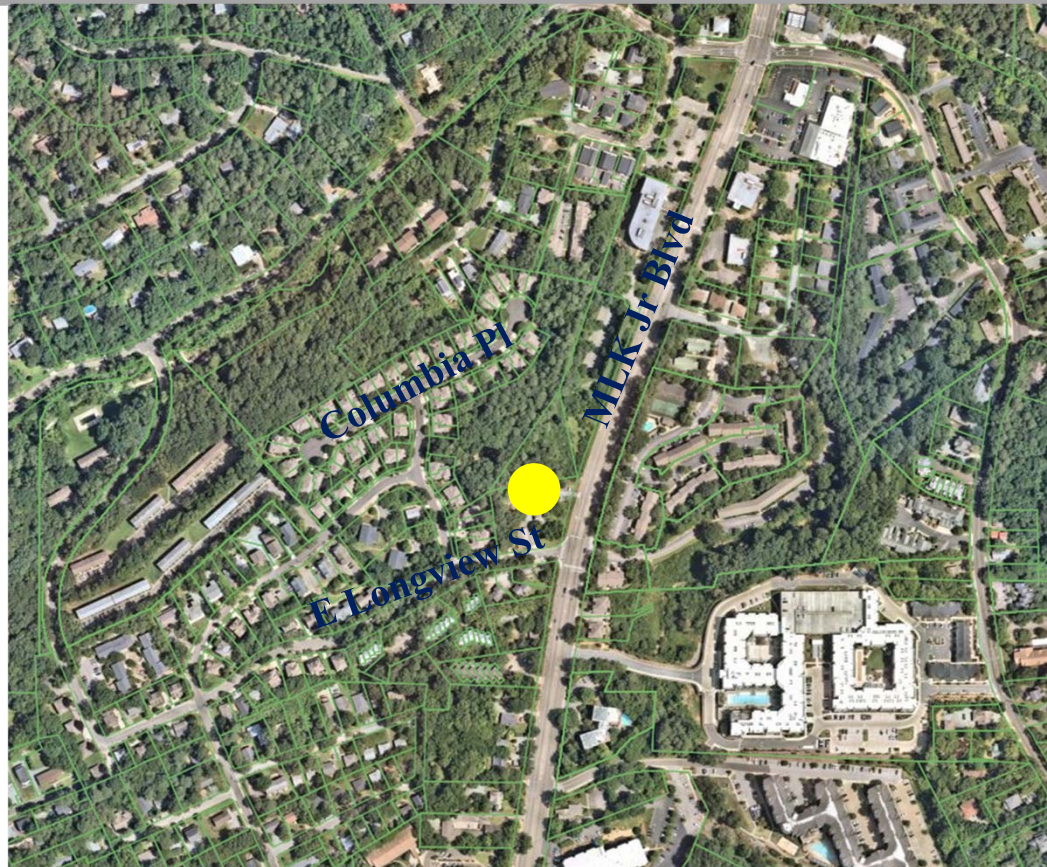




Town Council

CONDITIONAL ZONING – ASPEN CHAPEL HILL

10.19.2022



Draft



RECOMMENDATION

- Open the Legislative Hearing
- Hear public comment
- Continue Hearing to December 7, 2022

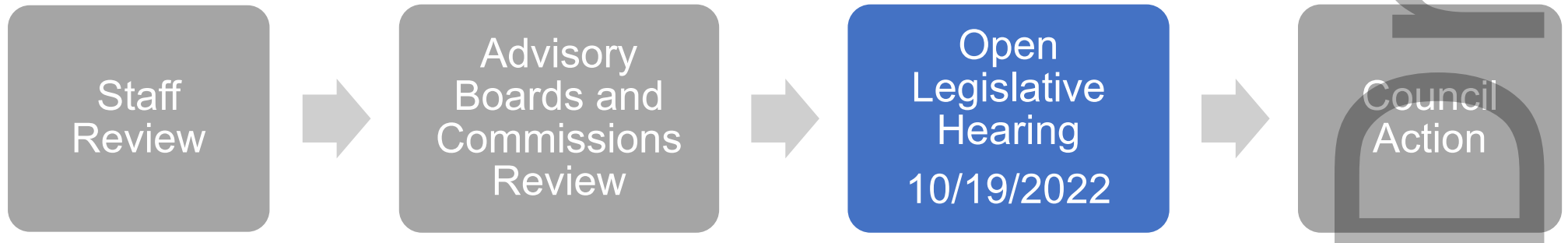


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PROCESS

May 12, 2021	Town Council review of Concept Plan
August 26, 2021	Conditional Zoning application submittal

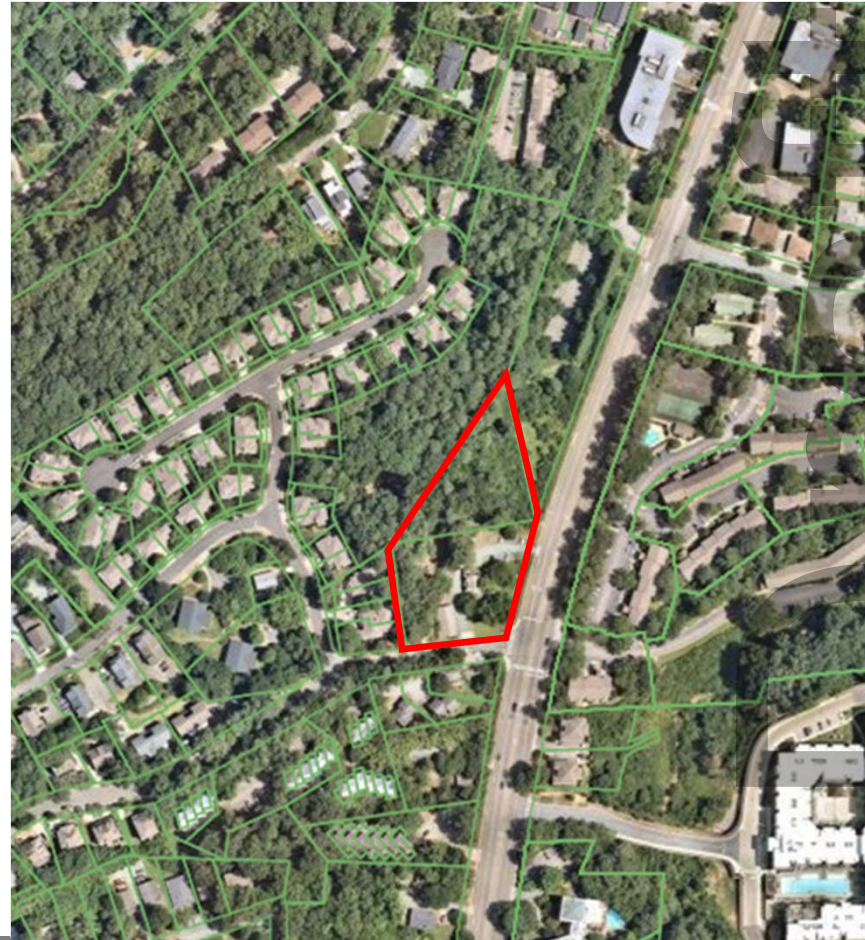


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PROJECT SUMMARY

- ❑ Approx. 2-acre site
- ❑ Existing Zoning:
R-3 and NC
- ❑ Proposed Zoning:
R-6-CZD
- ❑ Auto shop and residences
- ❑ Proposing multifamily
student housing,
+/- 112 units

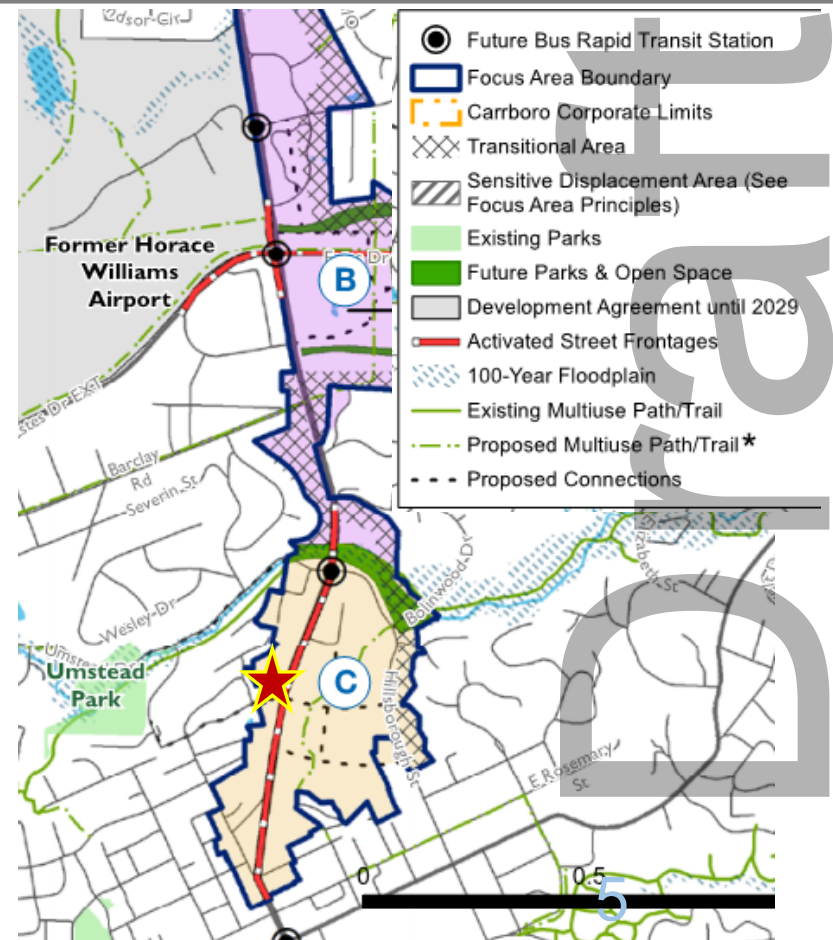




FUTURE LAND USE MAP


South MLK Jr Blvd Focus Area

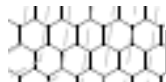
- *Sub Area C*
- *Multifamily is a Primary land use*
- *Activated Street Frontage along MLK Jr Blvd*
- *Typical Height 4 stories at street, up to 8 stories at core*

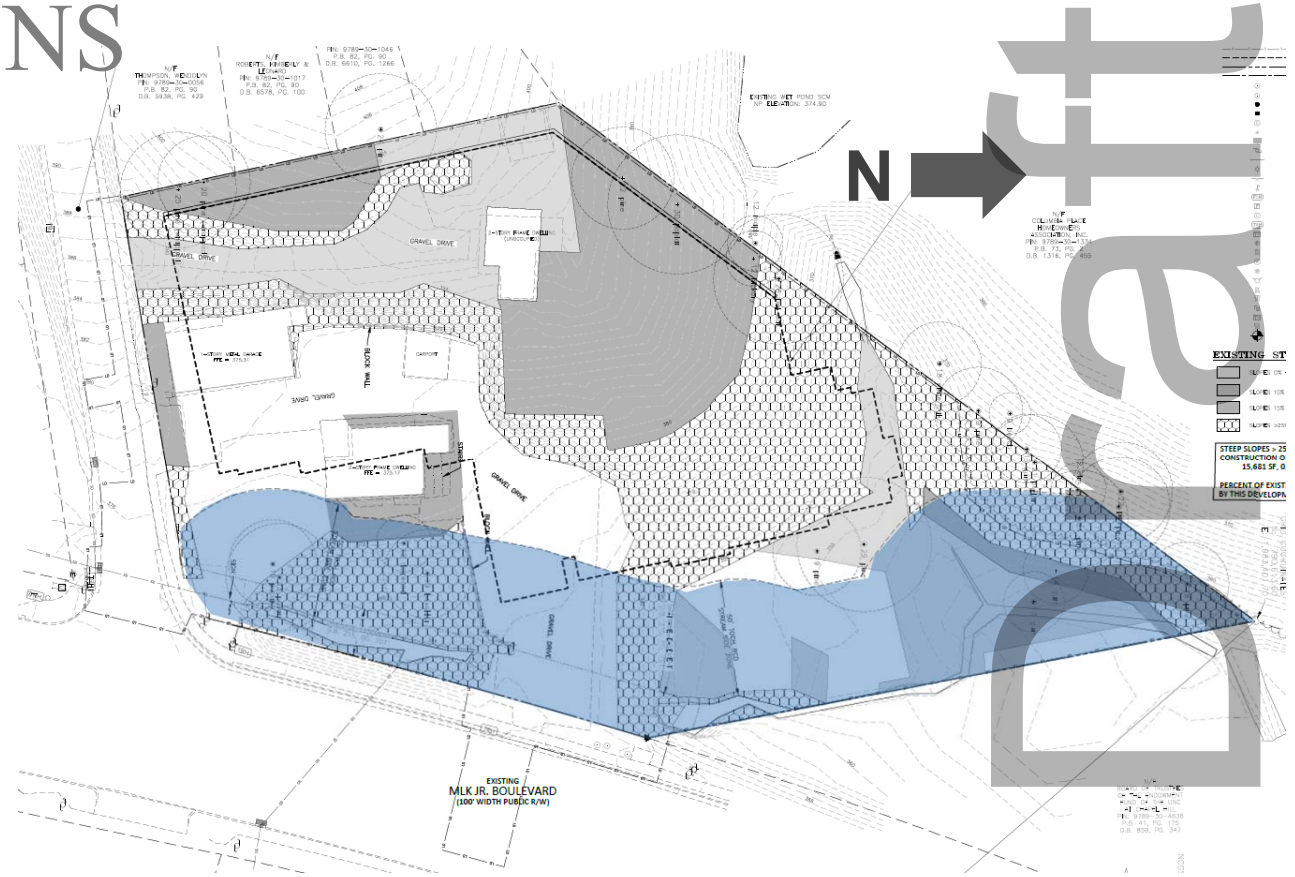




EXISTING CONDITIONS

 Intermittent stream:
RCD applies partially piped

 Steep slopes:
0.61 acres



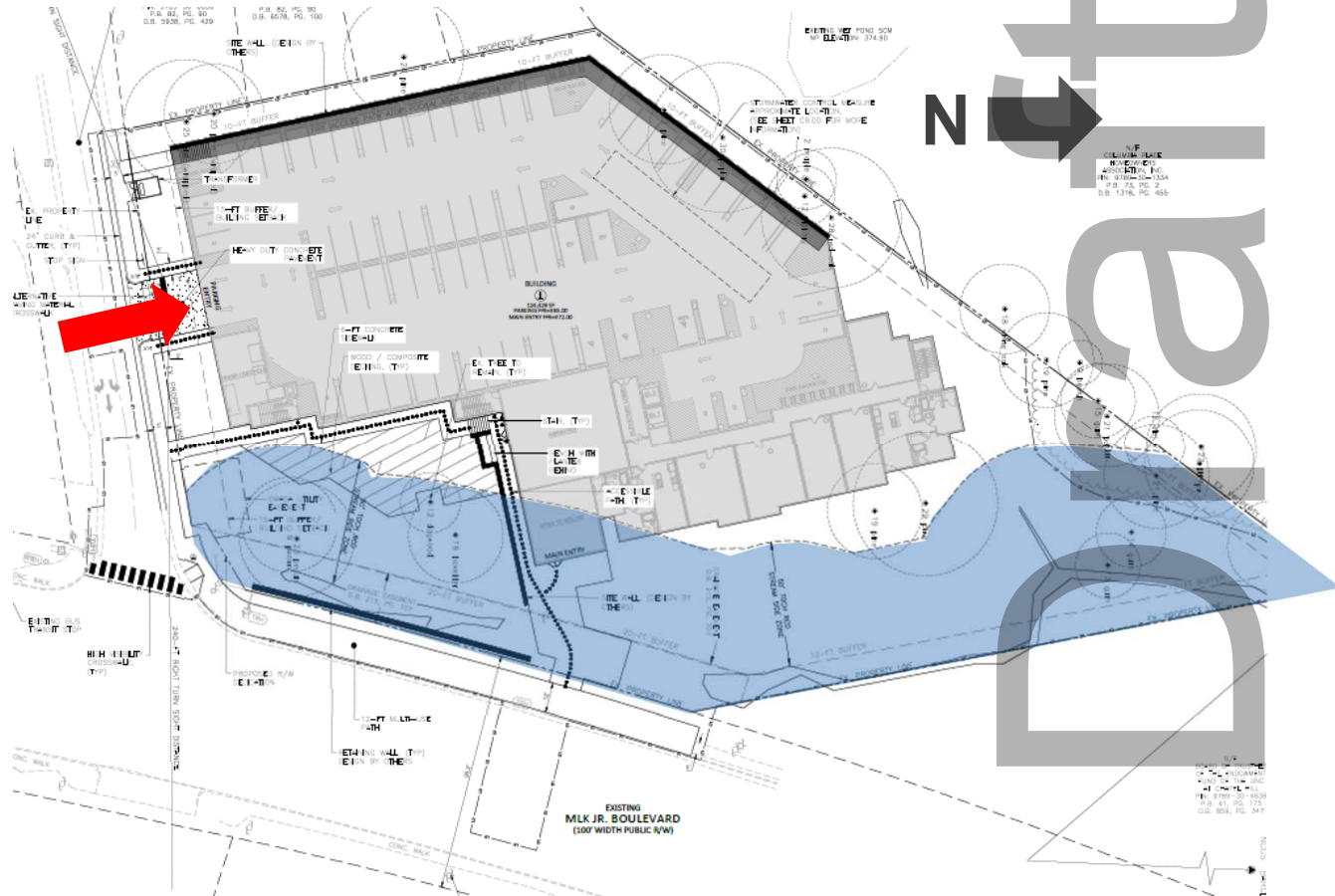


SITE PLAN



Access point

- ❑ Recreation:
Pool courtyard + interior to building
- ❑ Affordable Housing:
14 on-site units *OR* \$1M contribution
- ❑ \$100K for BRT improvements





PROPOSED MODIFICATIONS

Requesting modification to regulations for:

	Required/Allowed:	Requested:
LUMO 3.8.2 Dimensional Regulations		
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



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%)



ADV BOARD RECOMMENDATIONS

Board/ Commission	Recommendations
CDC	<ul style="list-style-type: none">• No RCD encroachment, make the RCD an amenity
TCAB	<ul style="list-style-type: none">• Additional secure bike parking• Maximize bike parking elevators• EV parking for 5% of spaces, infrastructure for future increase• Survey of tenant transportation needs• Designate moped parking areas• Consider a passenger drop-off zone on Longview St• Supportive of proposed vehicular parking reduction
HAB	<ul style="list-style-type: none">• Approve as proposed



ADV BOARD RECOMMENDATIONS

Board/ Commission	Recommendations
ESAB	<ul style="list-style-type: none">• Bike parking for at least 20% of residents• All-electric appliances and high-efficiency HVAC• Consider stormwater design to accommodate 50- and 100-year events
Planning Commission	<ul style="list-style-type: none">• Scooter parking and additional bike parking• Minimize RCD encroachment, restore stream and make an amenity• Affordable units should be equally appealing – consider design and location



RECOMMENDATION

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Draft