PLANNING COMISSION HEARING FOR MODIFICATION TO CONDITIONAL REZONING AT S. COLUMBIA STREET ANNEX, 1150 S. COLUMBIA STREET

STAFF REPORT   TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Britany Waddell, Director
Judy Johnson, Assistant Director
Jacob Hunt, Planner II

PROPERTY ADDRESS 1150 S. Columbia Street	DATE May 2, 2023	APPLICANT Wendi Ramsden, Coulter Jewel Thames

STAFF RECOMMENDATION

That the Council open the public hearing, receive comments and evidence on the proposed modification to the Conditional Zoning Ordinance, and continue the hearing to June 14, 2023.

PROCESS

Conditional Zoning is a legislative process that allows Town Council to review the rezoning application for consistency with the Land Use Plan in the Comprehensive Plan. Modifications to an approved Conditional Zoning Ordinance may be approved by the Town Council.

DECISION POINTS

Town staff understands that conditions of development approval put onto the development have resulted in a change in shape and size of the buildings. This change has caused the building footprint and other features to increase in impervious surface area, total square footage, and expand further into the RCD on the site. A change in the configuration of the buildings has also resulted in 59 units instead of the approved 60.

PROJECT LOCATION

PROJECT OVERVIEW

The Columbia Street Annex project is sited at the northwest corner of S. Columbia Street and the westbound on-ramp of NC 54.
Modifications to the CZD include:
1. TOTAL IMPERVIOUS AREA ON SITE - increase from 48,950 sf to 50,985 sf
2. TOTAL IMPERVIOUS AREA IN RCD ZONES - increase impervious in the managed zone from 5,380 sf to 12,850 sf, and increase impervious in the upland zone from 13,650 sf to 14,950.
3. TOTAL UNIT COUNT - proposed changed from a maximum of 60 units, to a range of 58-60 units
4. BUILDING SQUARE FOOTAGE - increase from 57,000 sf to 62,188 sf
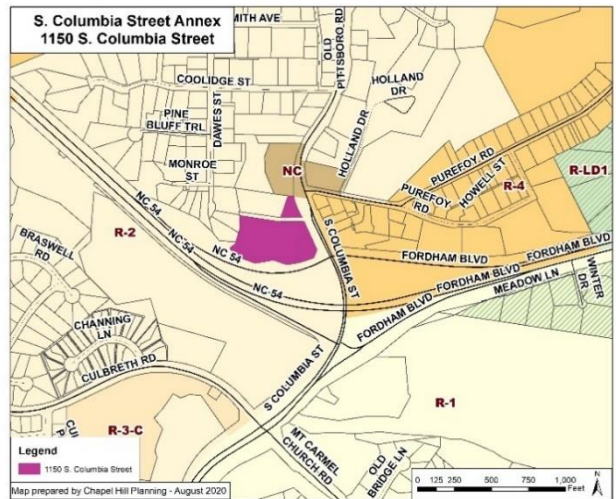
ATTACHMENTS

1. Resolution A (Resolution of Reasonableness and Consistency)
2. Ordinance A (Approving the Application)
3. Resolution B (Denying the Application)
4. Applicant's Materials