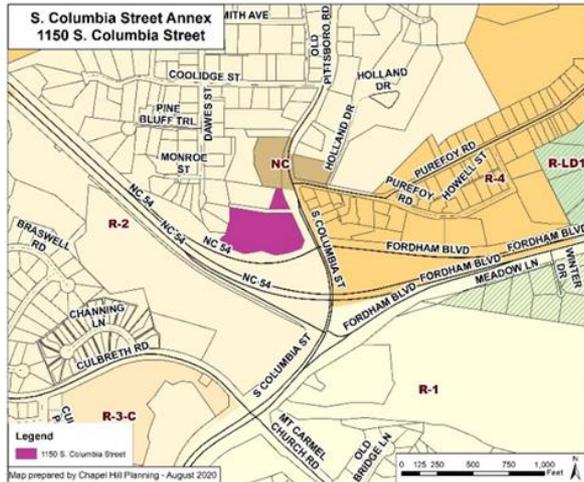




# 1150 S. Columbia Street – Columbia Street Annex Conditional Zoning



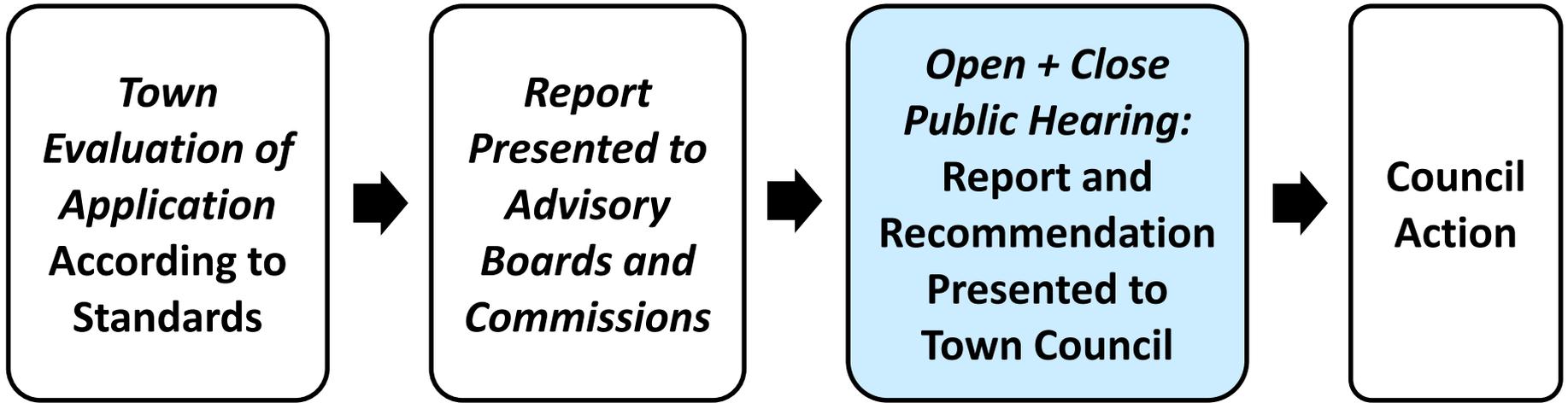
Town Council

November 18, 2020

- Opening and close the Public Hearing: Conditional Zoning and Land Use Plan Amendment for Columbia Street Annex
- Close the Public Hearing: Monroe Street Right of Way Closure
- Staff will jointly present the overall proposal

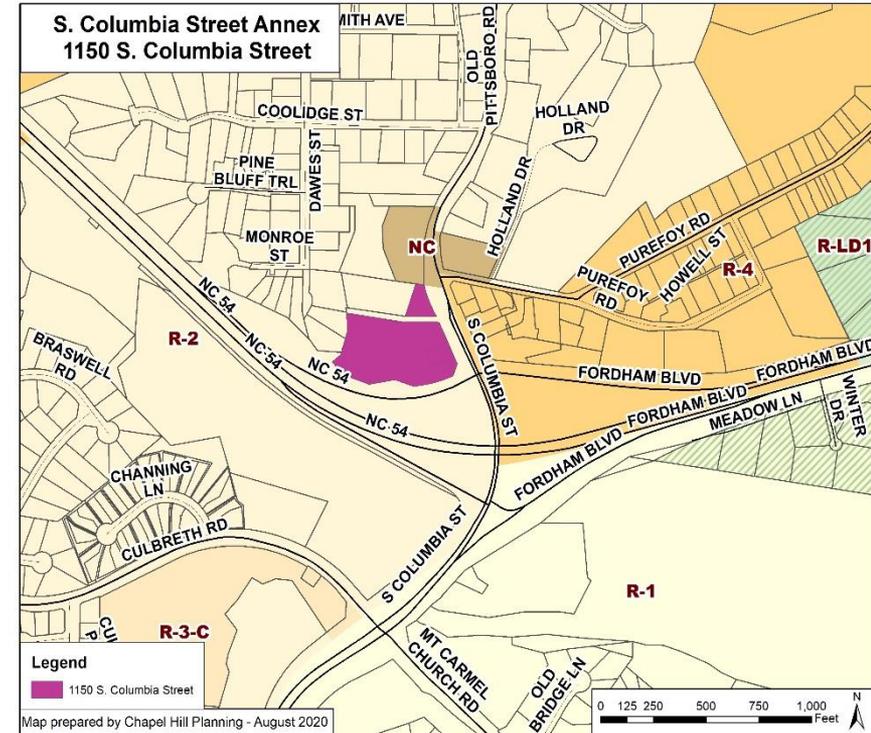
# 1150 S. Columbia Street and Monroe Right of Way Closure

- Open the public hearing for Columbia Street Annex
- Receive comments for both Columbia Street Annex and the Monroe Street Right of way closure in this meeting and up to 24 hours after via email at:  
[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)
- Move to close both public hearings
- Enact the Ordinance A and adopt ROW closure resolution on December 9, 2020 (Two separate votes)



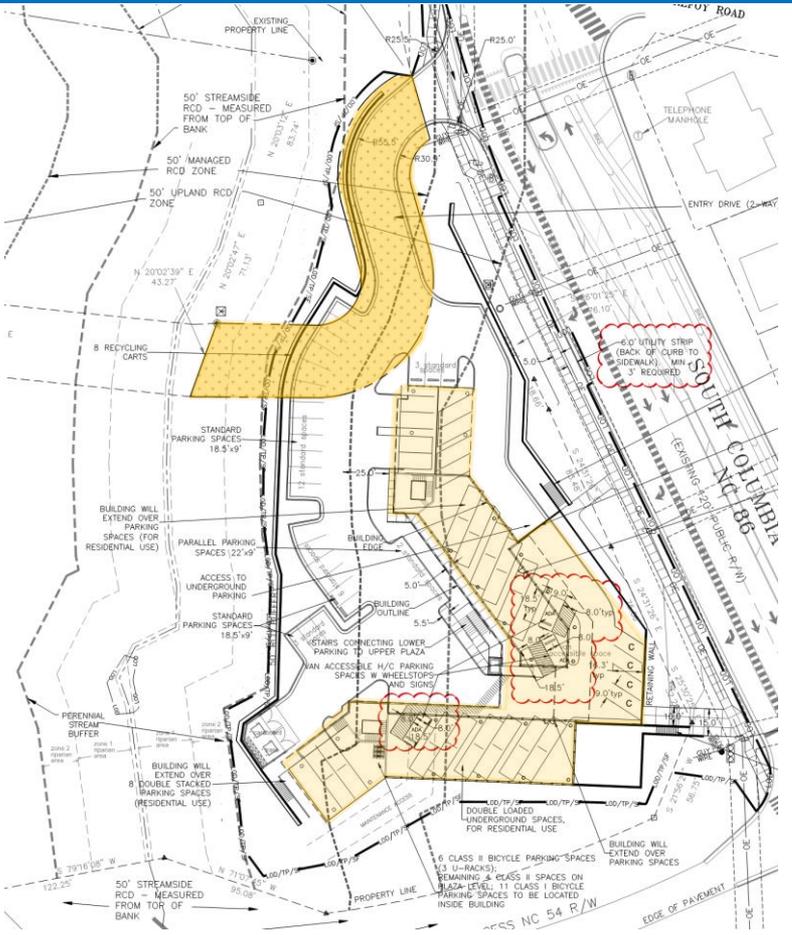
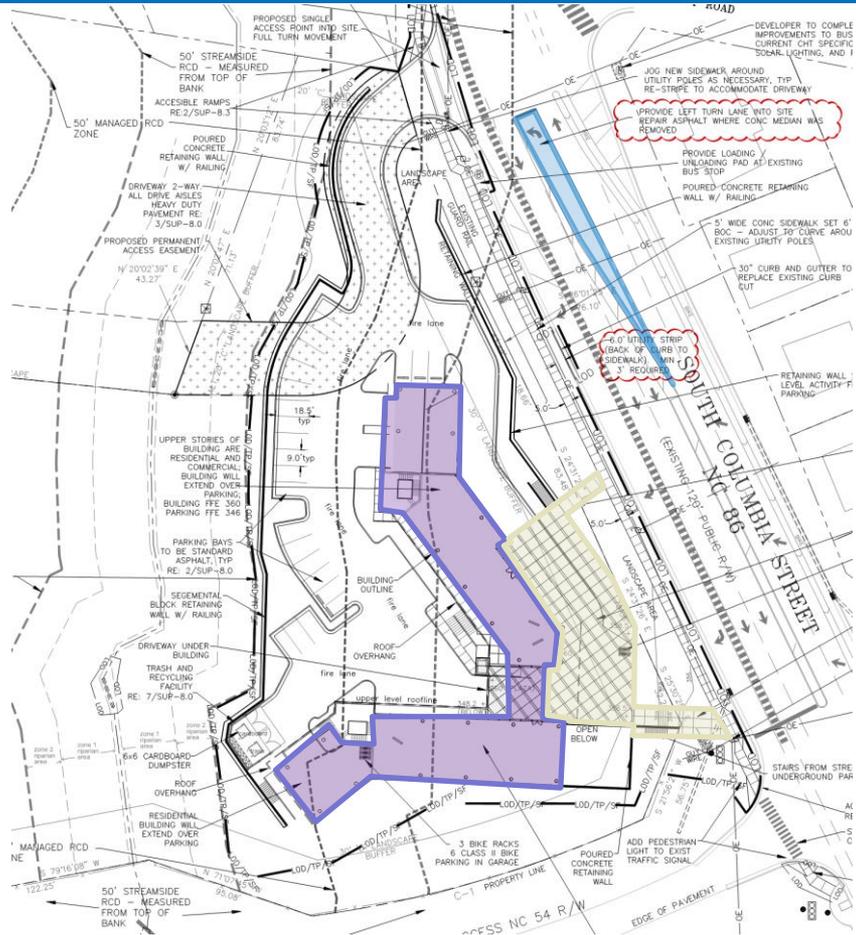
# 1150 S. Columbia Street– Project Summary

- 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





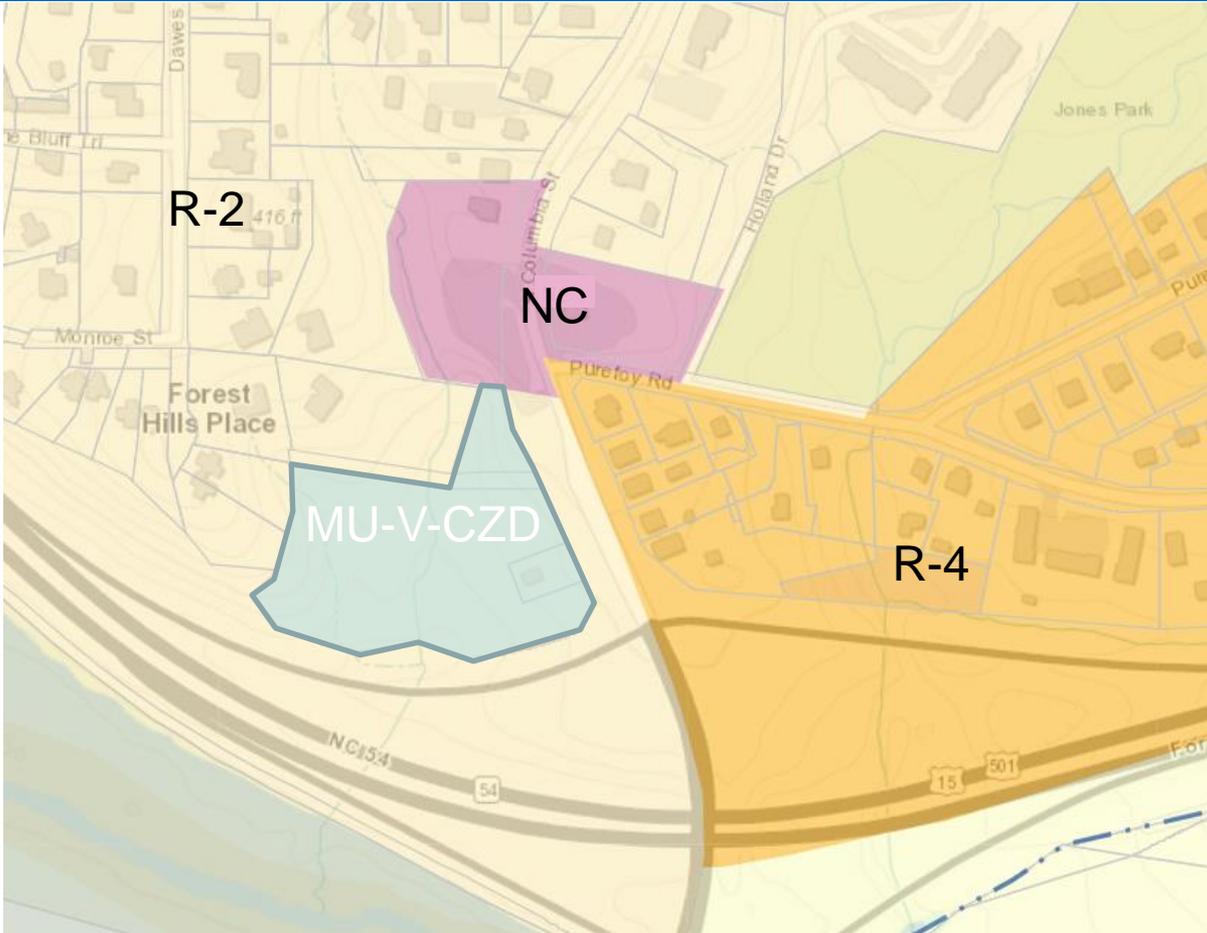
# 1150 S. Columbia Street – Site Plan



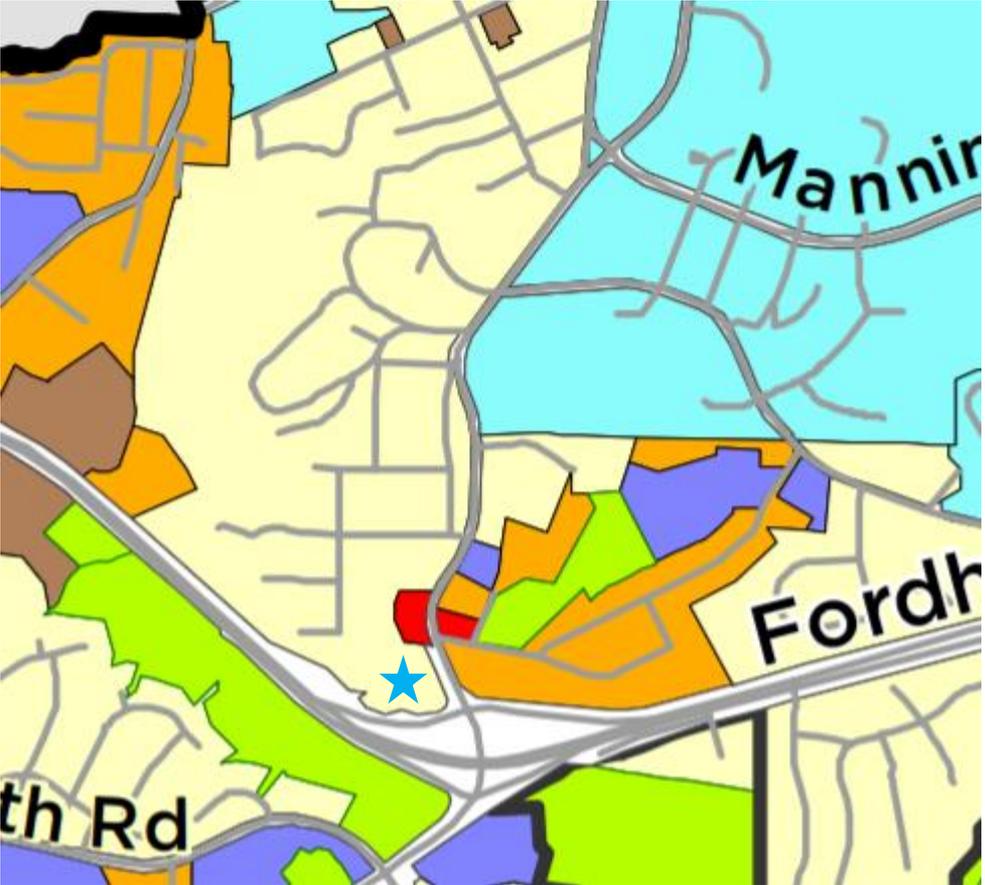
# 1150 S. Columbia Street – Site Plan



# 1150 S. Columbia Street– Proposed Zoning



# 1150 S. Columbia Street– Proposed Zoning



## Land Use Categories

- Rural Residential, 1 unit/5 ac.
- Rural Residential, 1 unit/2-5 ac.
- Low Residential, 1 unit/ac.
- Low Residential, 1-4 units/ac.
- Medium Residential, 4-8 units/ac.
- High Residential, 8-15 units/ac.
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Parks/Open Space
- Landfill Activities

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

<b>Boards/Commissions</b>	<b>Recommendation</b>
Community Design Commission	Approval as presented
Transportation and Connectivity Board	Denial with conditions
Housing Advisory Board	Approval with conditions
Environmental Stewardship	Approval with conditions
Planning Commission	Approval with conditions

- Open the public hearing
- Receive comments in this meeting and up to 24 hours after via email at:  
[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)
- Move to close the public hearing at that point
- Enact the Ordinance on December 9, 2020



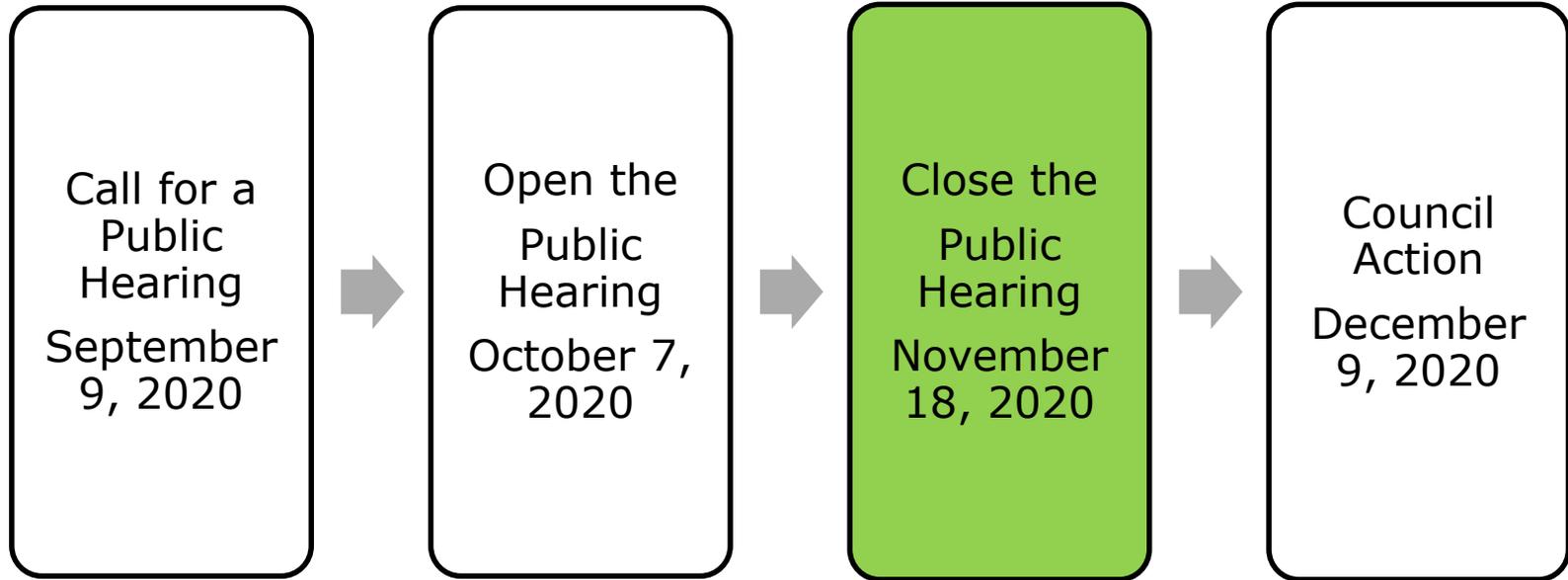
# **Right-Of-Way Closure - Unpaved and Unmaintained Portion of Monroe Street**

**Chris Roberts, Manager of  
Engineering & Infrastructure**

# Vicinity Map



# Where is this in the process?

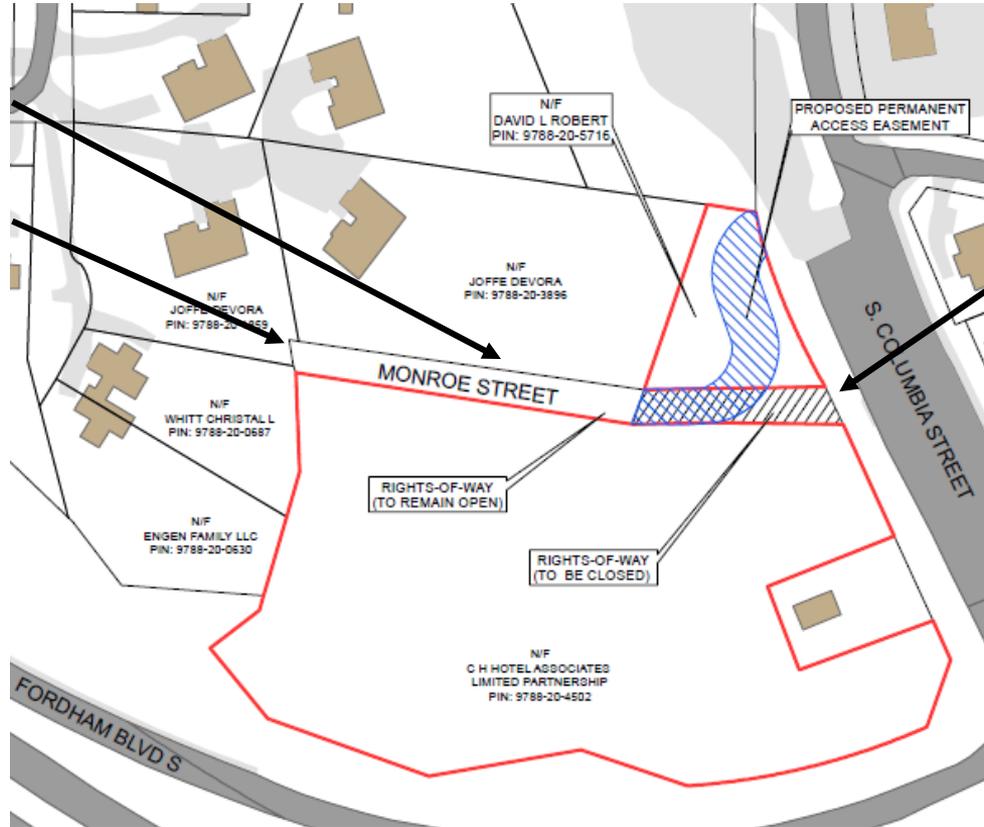


# Overview

Picture #4

Picture #5&6

Picture #1-3



Picture #1



## View South on South Columbia Street

Note the driveway curb-cut and the start of the un-used Monroe Street ROW

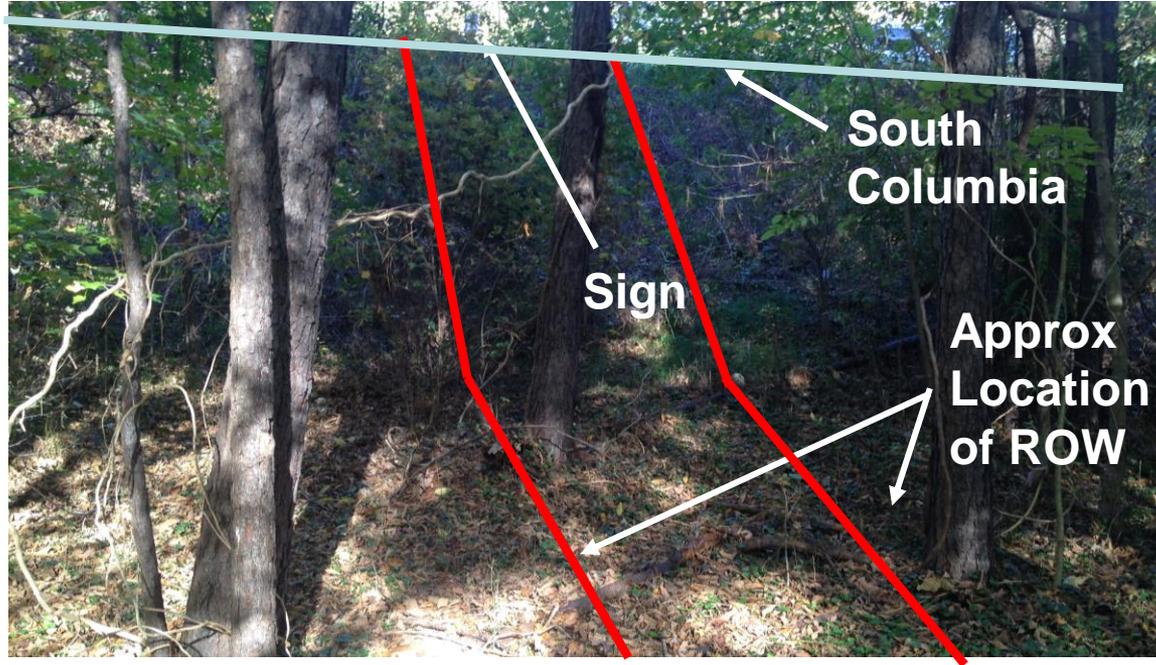
Picture #2



## Monroe Street ROW Driveway Apron

Note the white sign in the next picture

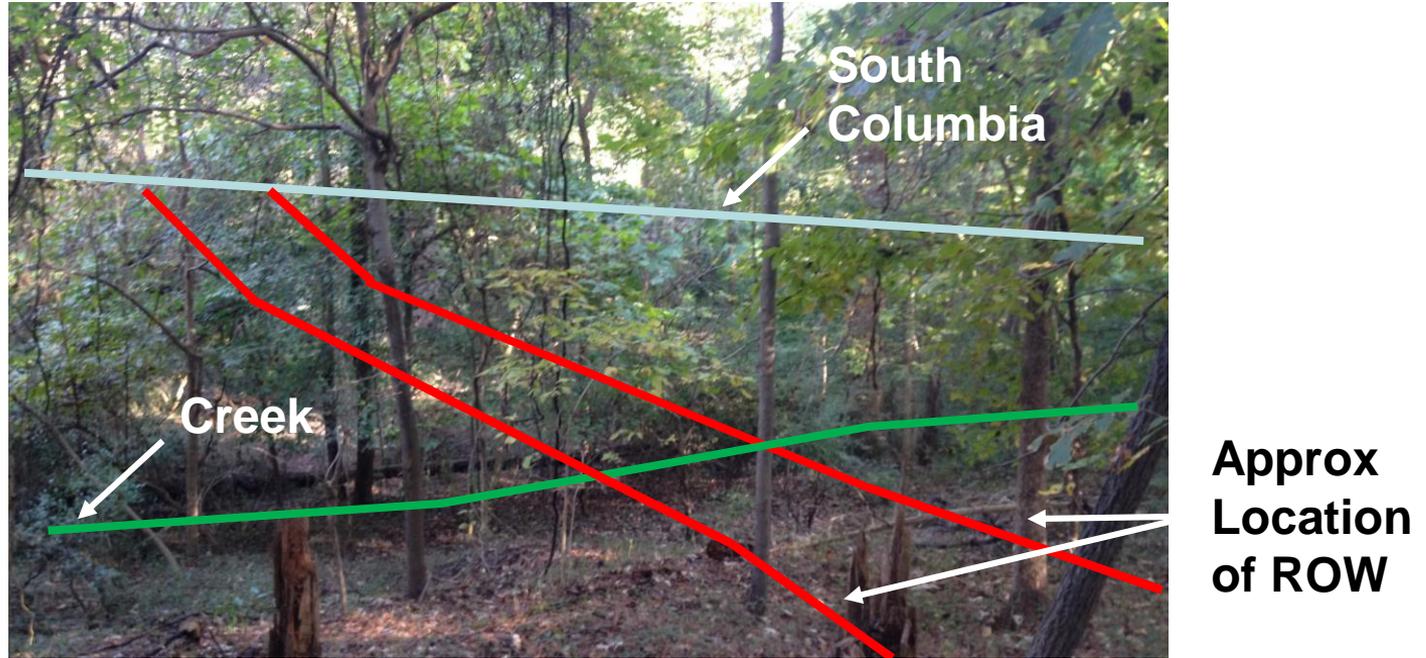
Picture #3



## Monroe Street ROW Driveway Apron

Note the same sign on top of the hill and the steep slope of the ROW nest to South Columbia

Picture #4



**Monroe Street ROW Approximate Mid-Point**

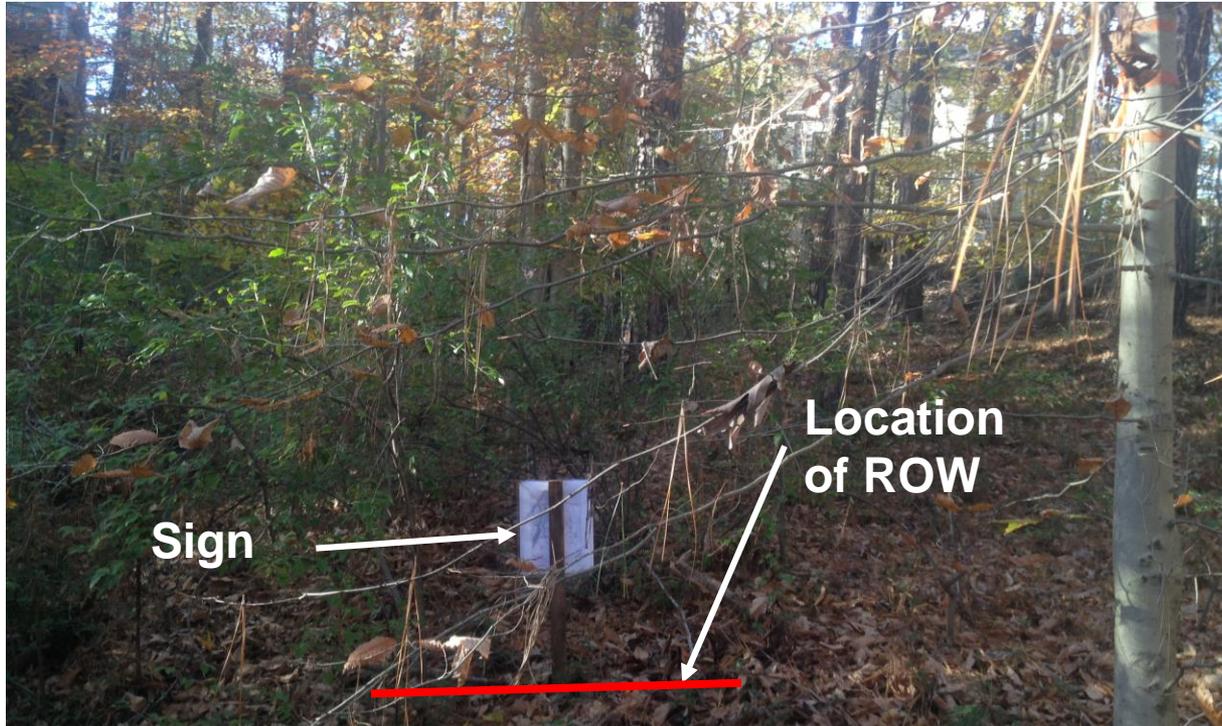
Picture #5



## Monroe Street ROW Opposite End

Note the white sign of surveyed end of Monroe Street ROW

Picture #6



## Monroe Street ROW Opposite End

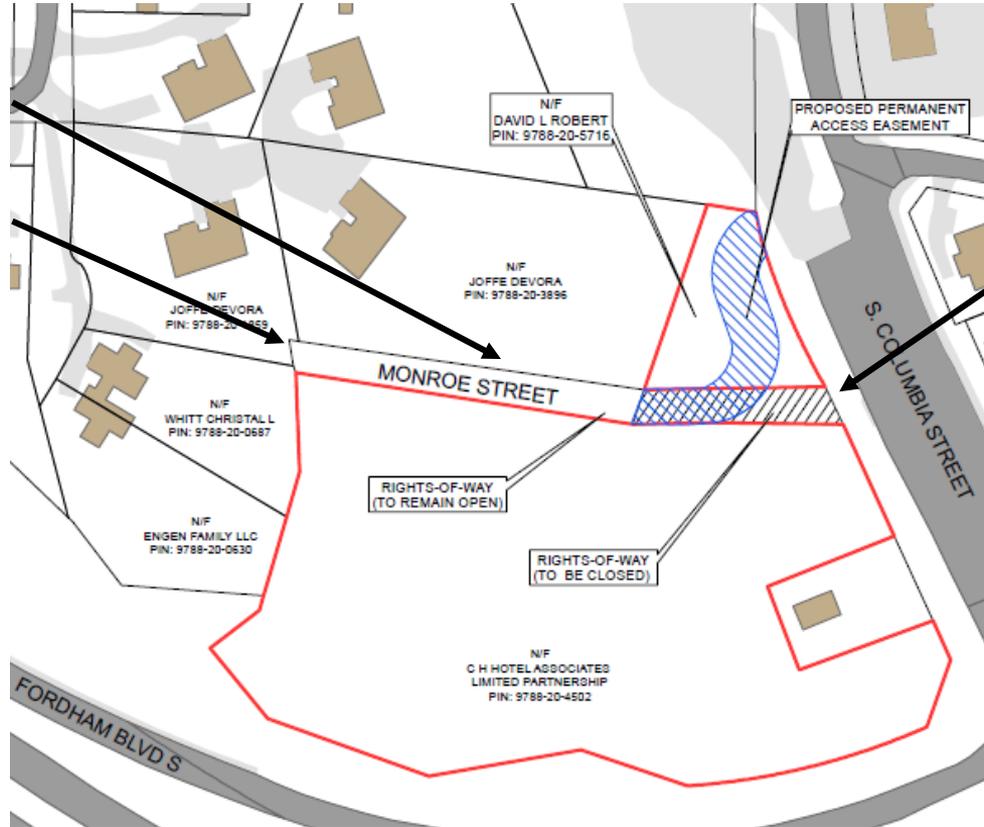
Note the white sign of surveyed end of Monroe Street ROW

# Overview

Picture #4

Picture #5&6

Picture #1-3



# Key Issues

- The closure will isolate one property, which is currently accessed via a private driveway to the paved portion of Monroe Street.
- The Columbia Street Annex Developer has proposed a full public access easement to connect the isolated Monroe Street ROW which will continue to provide reasonable legal access to this parcel.
- One adjacent property owner opposes this request.

# Adjacent Property

- Impacts
- Future Development Opportunity
- RCD Encroachment
- Access



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