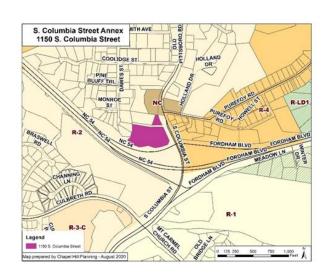


# 1150 S. Columbia Street – Columbia Street Annex Conditional Zoning



**Town Council** 

November 18, 2020

#### 1150 S. Columbia Street-Joint Presentation

- 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: <a href="mayorandcouncil@townofchapelhill.org"><u>mayorandcouncil@townofchapelhill.org</u></a>
- 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- Conditional Zoning Process

Town
Evaluation of
Application
According to
Standards



Report
Presented to
Advisory
Boards and
Commissions



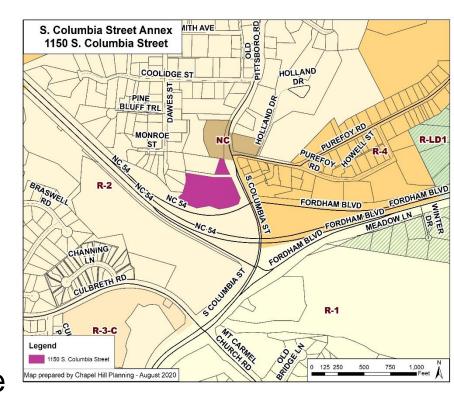
Open + Close
Public Hearing:
Report and
Recommendation
Presented to
Town Council



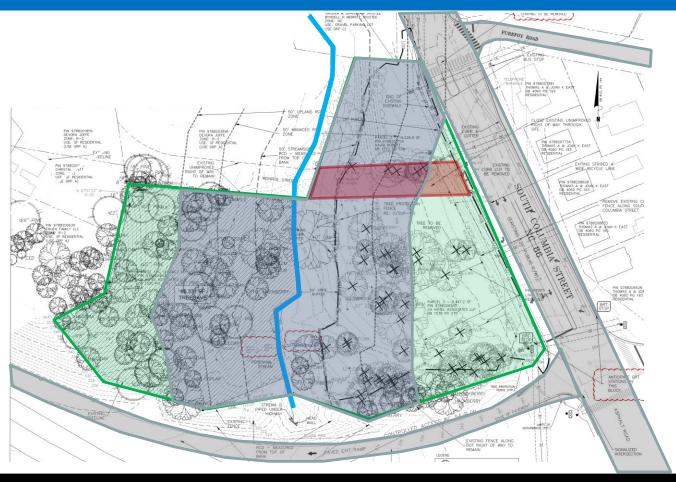
Council Action

## 1150 S. Columbia Street- Project Summary

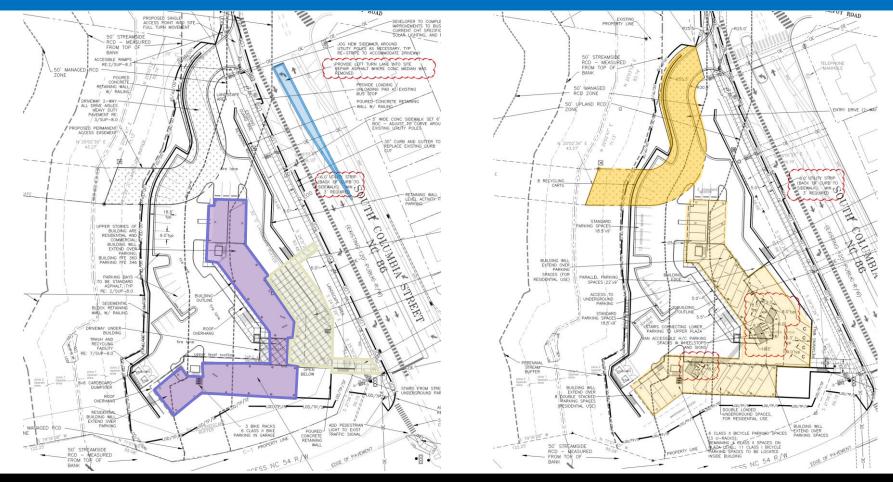
- 4 acre site
- Conditional Zoning
  - Currently R-2
  - Proposing MU-V-CZD
- Construct
  - 57,000 sq ft of residential
  - 4,000 sq ft of commercial
  - Max of 52 Units (8 affordable)
  - 6 stories set into steep slope
  - Close Monroe Street ROW



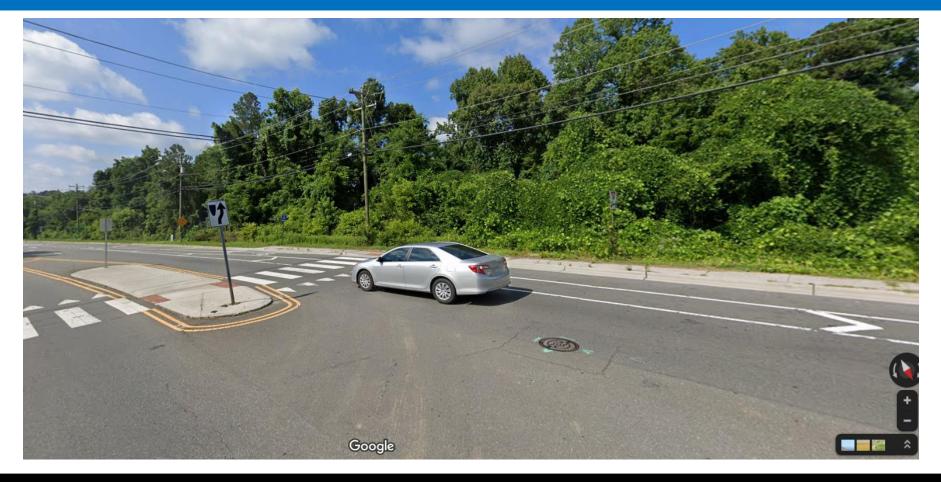
## 1150 S. Columbia Street – Existing Conditions



#### 1150 S. Columbia Street - Site Plan

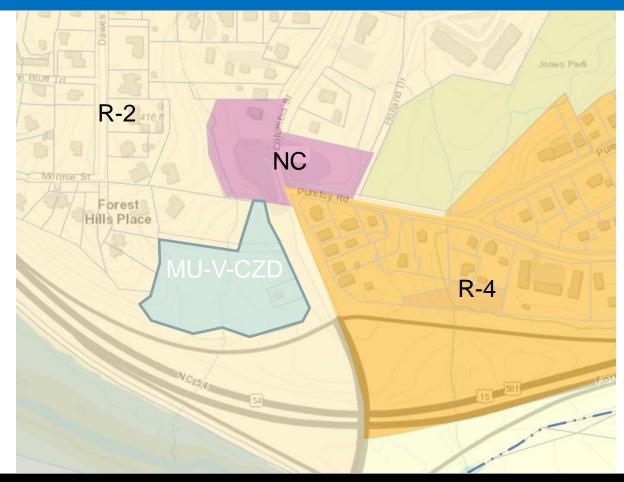


#### 1150 S. Columbia Street – Site Plan

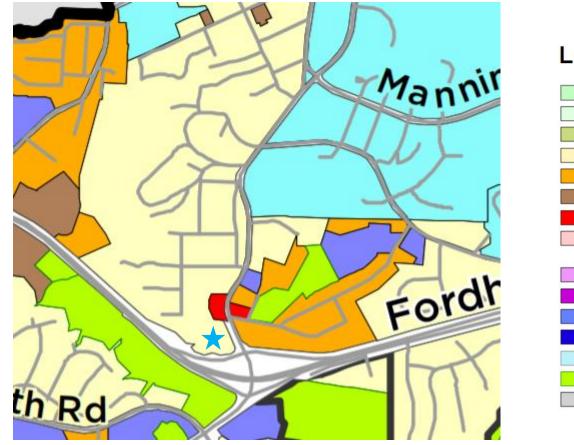


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## 1150 S. Columbia Street- Proposed Zoning



## 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

#### 1150 S. Columbia Street- Proposed Conditions and Modifications

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
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

#### 1150 S. Columbia Street-Recommendation

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

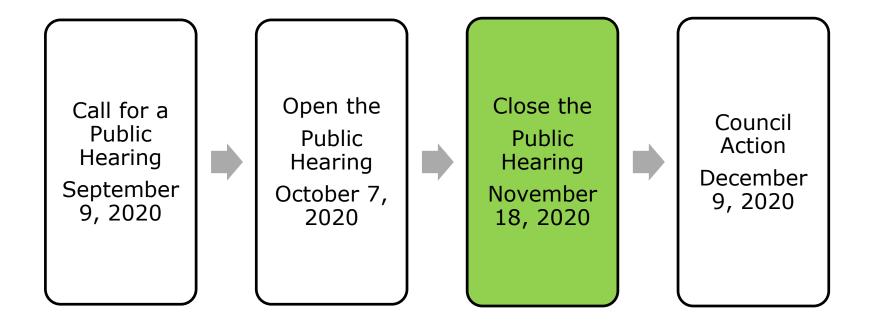


# Right-Of-Way Closure -Unpaved and Unmaintained Portion of Monroe Street

Chris Roberts, Manager of Engineering & Infrastructure

Vicinity Map MONROE ST PUREFOY RD HOWELL ST FORDHAM BLVD FORDHAM BLVD CULBRETH RD SITE

# Where is this in the process?



**Overview** Picture #4 PROPOSED PERMANENT DAVID L ROBERT ACCESS EASEMENT PIN: 9788-20-5716. **Picture** Picture #1-3 #5&6 JOFFE DEVORA PIN: 9788-20-3896 MONROE STREET WHITT CHRISTAL L PIN: 9788-20-0687 RIGHTS-OF-WAY (TO REMAIN OPEN) ENGEN FAMILY LLC PIN: 9788-20-0630 RIGHTS-OF-WAY (TO BE CLOSED) FORDHAM BLVOS C H HOTEL ASSOCIATES LIMITED PARTNERSHIP PIN: 9788-20-4502



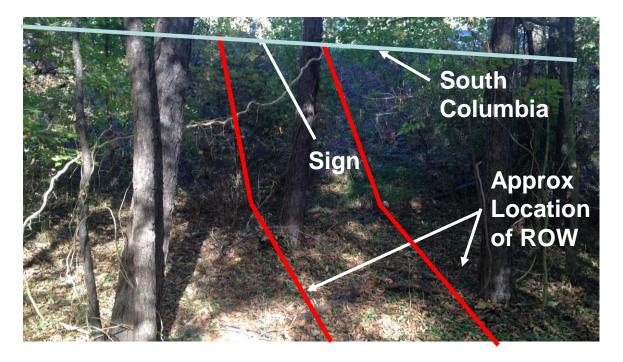
**View South on South Columbia Street** 

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



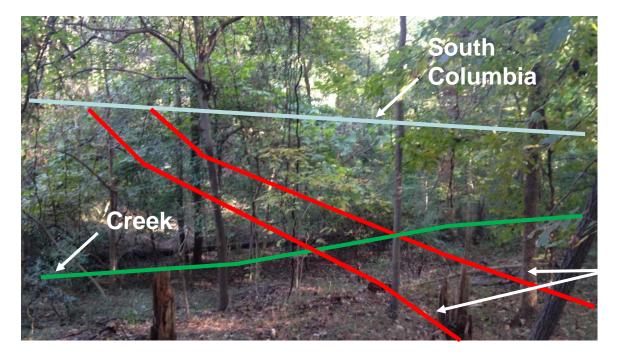
**Monroe Street ROW Driveway Apron** 

Note the white sign in the next picture



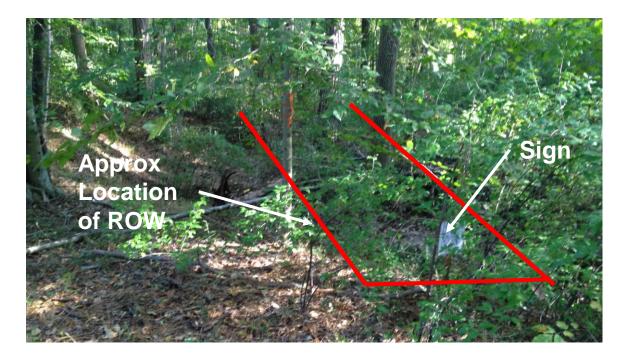
#### **Monroe Street ROW Driveway Apron**

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



Approx Location of ROW

**Monroe Street ROW Approximate Mid-Point** 



**Monroe Street ROW Opposite End** 

Note the white sign of surveyed end of Monroe Street ROW



**Monroe Street ROW Opposite End** 

Note the white sign of surveyed end of Monroe Street ROW

**Overview** Picture #4 PROPOSED PERMANENT DAVID L ROBERT ACCESS EASEMENT PIN: 9788-20-5716. **Picture** Picture #1-3 #5&6 JOFFE DEVORA PIN: 9788-20-3896 MONROE STREET WHITT CHRISTAL L PIN: 9788-20-0687 RIGHTS-OF-WAY (TO REMAIN OPEN) ENGEN FAMILY LLC PIN: 9788-20-0630 RIGHTS-OF-WAY (TO BE CLOSED) FORDHAM BLVOS C H HOTEL ASSOCIATES LIMITED PARTNERSHIP PIN: 9788-20-4502

# **Key Issues**

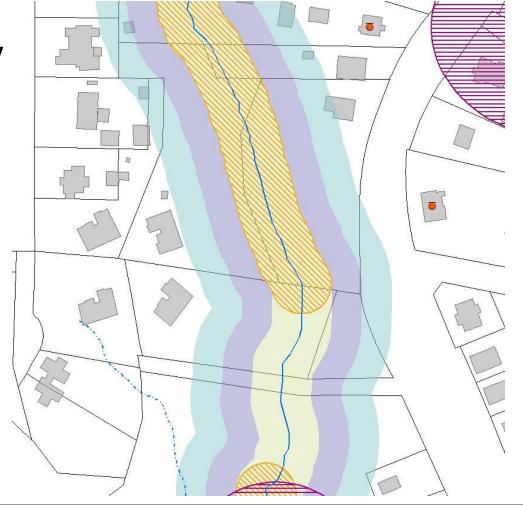
 The closure will isolate one property, which is currently accessed via a private driveway to the paved portion of Monroe Street.

 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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