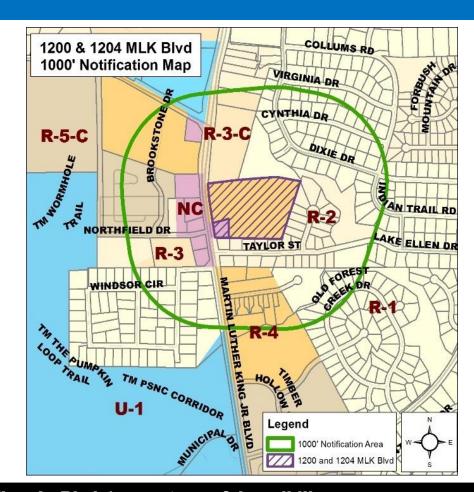


1200 MLK Conditional Zoning

Town Council March 10, 2021

1200 MLK – Project Summary

- 13.9-acre site
- Rezoning required
 - Currently R-4 and NC
 - Proposing NC-CZD and OI-2-CZD
- Demolish existing gas station
- Construct gas station and self-storage



Process

Town
Evaluation of
Application
According to
Standards



Report
Presented to
Advisory
Boards and
Commissions



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



Council
Action (2nd
Reading):
Consider
the
Conditional
Zoning

1200 MLK – Changes Since February 24th

- Condition #26 has been clarified to state that during the initial 15-year period, if the developer chooses to reduce the approved 83 homes (to a minimum of 73), a Displacement Mitigation Plan approved by the Town Manager will be required.
- Condition #29 has been clarified to apply only to dedicated short term rentals.

1200 MLK – Applicant Changes Since February 24th

 Condition #24 has been revised to include a freeze in rental rate increases until April 1, 2024, and to include a 2-year review schedule for comparing lot rental rates with the Raleigh and Charlotte markets. Rates must be within 5% of these markets or be reduced.

- That the Council consider the following:
 - Enact or Deny the Conditional Rezoning (Revised Ordinance A)
 - Adopt or Deny the Revocation of Special Use Permits