

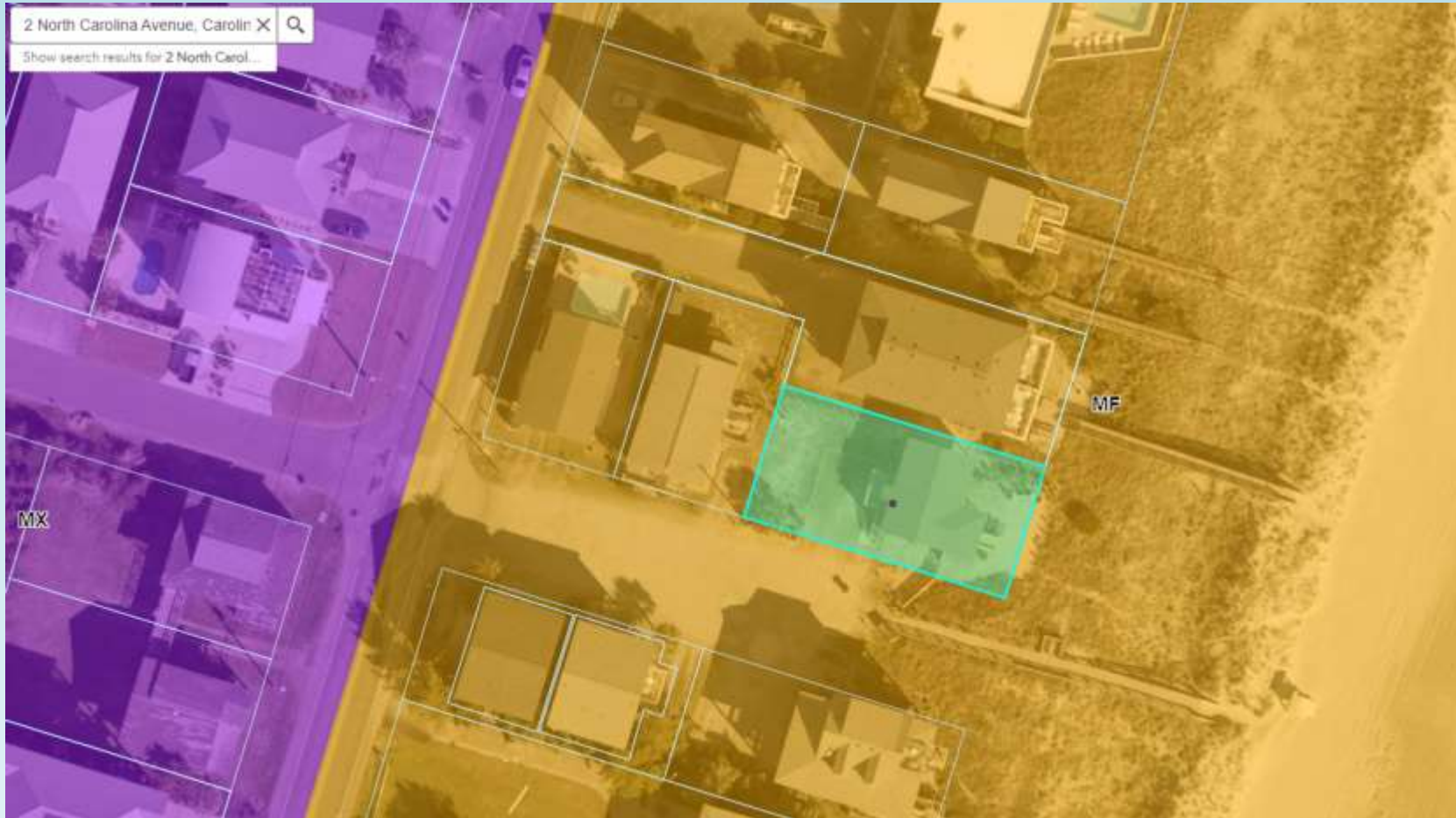


Conditional Zoning to consider a Planned Unit Development project consisting of 2 in the Multi-Family Residential (MF) zoning district

Located at 2 North Carolina Avenue
Applicant: Michael Rose Properties, LLC



2 North Carolina Avenue



Current Use: single-family home

MF District:

- Moderate to high-density single-family and multifamily residential uses

Surrounding uses: 6-unit condo, 2 single-family



1966

Adjacent Property Owners



Ordinance

Sec. 40-72. - Table of permissible uses.

USES OF LAND	MF
Planned unit development, residential units ≤ 4	P

Sec. 40-355. Residential PUD regulations.

(1) *Minimum setback requirements*

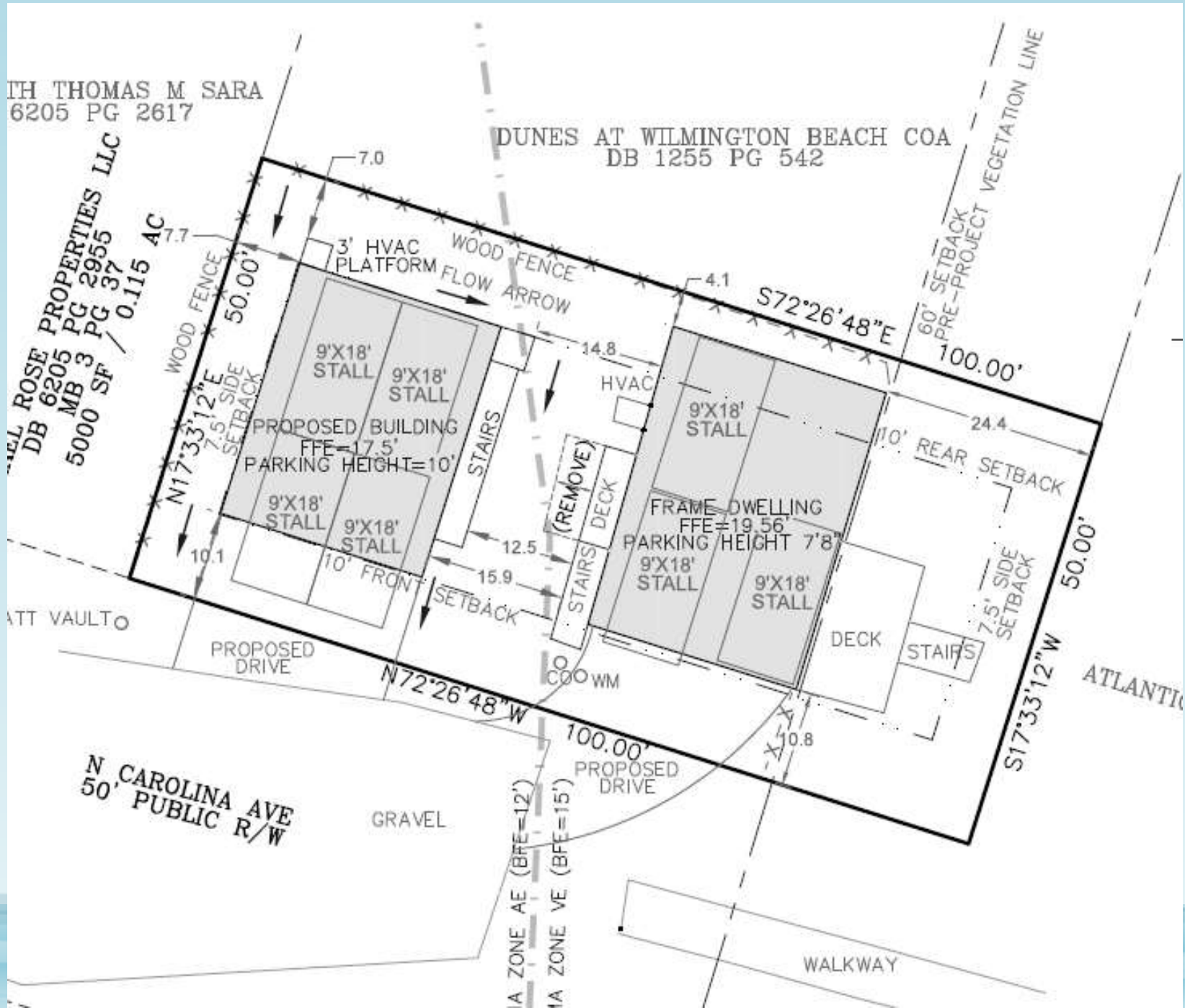
b. *Minimum setback from property lines.* A written request must be made and submitted along with application for a **conditional zoning** for a departure from the standard district regulations (section 40-74) and must be recommended for approval or denial by the Town's fire marshal and meet extra provisions as provided by the fire marshal and must be recommended for approval by the Planning and Zoning Commission and formally approved or denied by Town Council.

c. *Minimum separation between on site structures.* **Fifteen feet** unless otherwise granted in subsection (1)b. of this section. In addition, other applicable setbacks may be recommended by the Planning and Zoning Commission and approved by Town Council.

Sec. 40-548. Definitions

Structure means anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground. Structures include buildings, manufactured homes, walls, fences, signs and billboards, swimming pools and other similar type uses.

	Requirement	Proposed
Lot Coverage	40%	36.46%
Open Space	25%	50.54%
Height Limit	50 ft	Less than 50 ft
Parking	3 per unit	7 spaces
Landscaping	4 trees – 100' frontage	Will verify at CO
Setbacks	10' front, 7.5' sides, 10' rear	10.1' front, 7.7' side, 10' rear
Density	17 units/acre	2 units
Separation	15'	12.5'
Driveway width	36' max	36'



Criteria

- When evaluating the Commission shall consider the following:
 - The application's consistency to the general policies and objectives of the Town's CAMA Land Use Plan, any other officially adopted plan that is applicable, and the Zoning Ordinance.
 - The potential impacts and/or benefits on the surrounding area, adjoining properties.
 - The report of results from the public input meeting.



Conditional Zoning Process

- Public Meeting - Tuesday, April 23, 2024
- 2 people attended
- No concerns or changes to plans

Conditions

Staff Proposed Conditions

1. All federal, state, and local ordinances shall be met.
2. Stairs and landing shall be constructed of non-combustible materials.

P&Z may include additional standards such as landscaping, design guidelines, buffers, infrastructure improvements (i.e. water), pedestrian, street and right-of-way improvements.

Land Use Plan

- The project is in general conformity with the 2020 Land Use Plan for the medium density residential character area.
- Staff recommends approval.
- P&Z recommended unanimous approval.



Medium Density Residential

Mostly medium-sized lots (min. 5,000 sq ft) with primarily single family detached residences. Smaller-scale, attached residences (two-family homes and townhomes) allowed occasionally if contextually compatible. Some small-scale commercial, restaurants, or offices are encouraged at select locations with good access. Low- to medium-traffic streets with pedestrian facilities.



MOTION:

Approval - whereas in accordance with the provisions of the NCGS, the Planning and Zoning Commission does hereby find and determine that the adoption of the Conditional Use District to allow for a 2-unit townhome project located at 2 North Carolina Avenue is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans and the potential impacts on the surrounding area, are mitigated by the approved conditions.

Denial - based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents and the potential impacts on the surrounding areas.

