

Workshop



To: Town Council

From: Travis Morgan

Date: 9/25/2023

Re: **Blue Heron Acquisitions 404 Main Street** (*Informational Item*)

REQUEST:

Blue Heron seeks your consideration and approval for a conditional zoning proposal to allow for a site specific plan for apartment units and ground floor commercial space.

DEVELOPMENT SUMMARY:

Location: 404 Main
Zoning: **Existing:** DC
Proposed: DC(CD)
Parcel Size: 4.8± acres
Height: **Varies 46’8” to 64’ 8” 4 and 5 stories**

APARTMENT UNITS: **174 (not to exceed)**
97 - one bedroom
69 - two bedroom
8 – three bedroom

APARTMENT PARKING:
8 – three bedroom 3.25/unit = 26
166 – one and two bedroom 3.0/unit = 498
Ordinance required for apt units: **524 spaces**
Provided: **315 spaces = 1.81 parking spaces per unit shown**

Commercial **11,500 square feet**

General Commercial per Ordinance: **1/500 = 23 parking spaces**
Commercial Parking proposed: **Noted as shared with apartments**

See related Zoning ordinance section below:

4.2.4

B) *Off-street parking spaces shall generally be provided on the same lot of record as the principal use. In instances where such parking cannot be reasonably provided on the same lot of record, it may be provided on a separate lot of record and located within one thousand (1,000) feet of the lot of record on which the principal use is located.*

C) *Cooperative provisions for off-street parking may be made by a legally binding contract between owners*

of two or more adjacent properties. The parking area provided on any lot may not be reduced to less than one-half (1/2) the number of parking spaces required for the use occupying such lot. The aggregate number of parking spaces provided in accordance with such cooperative parking mechanisms shall not be less than the sum of the parking spaces required for the uses if computed separately unless as provided below:

The sharing of off-street parking spaces may also be provided where two or more uses share the same parking area and the uses do not use the shared parking spaces at the same time. To this degree, the same parking spaces may be credited to these uses. For example, if a parking lot is used in connection with an office building, which is in operation on a Monday through Friday basis, an adjacent use that is in operation only on weekends could be credited with those parking spaces provided by the office building. Similarly, if a church parking lot is only 10 percent occupied on days other than Sunday, another use could be credited on Mondays through Saturdays with 90 percent of the parking spaces provided on said parking lot.

ELEVATIONS:

Elevations have been revised and improved to be more in compliance with the overlay requirements. Plan notes 50% brick overlay calls for 2/3rds or 66% minimum. The commercial store front design is appreciated and better suited to Main Street than ground floor residential units. More cornice detail at the top of the buildings is needed to match adjacent town hall and other approvals.

STAFF COMMENT:

Main items are as previously discussed about parking count and parking ratio. An updated traffic study and traffic improvement proposal is needed as well. It is still anticipated that left hand turns will be worse and most impacted after this or similar development on the site. Discussion is needed around what possible solutions are including prohibiting left hand turns particularly around the Cranford intersection if a stop light is not permitted. Note the crosswalk across Main Street has been added dependent on NCDOT. Sidewalk and streetscape improvements look good. Recommended their proposed driveway entrance on Cranford to align with adjacent built townhome entrance (Cannamela Drive). A mixed use (commercial/residential) is preferable at this location due to Main Street and railroad location. Smaller commercial uses can extend Main Street activity while residential units can bring additional customers within walking distance of existing stores.

PROCEDURE:

This is an informational item for your review and consideration. No action is needed. Council feedback is welcomed. It is anticipated additional workshop meetings will be needed. A public hearing has not been called for or advertised.