

Workshop Meeting



To: Town Council

From: Travis Morgan

Date: 9/23/2024

Re: **Monday Properties 150 Townhomes** (*Informational Item*)

REQUEST:

Monday Properties seeks your consideration on a site plan specific conditional zoning plan for 13315 Dorman Road. The proposal requires site specific approval from you as council because 1) the proposal is more than 100 units and 2) it proposes a change to the existing conditionally approved Carolina Sportsplex property. The proposal shows 7.2 acres of property being removed from the Sportsplex and added into this development property.

DEVELOPMENT SUMMARY:

Parcel number:	22111186, 22111112
Acreage:	+/-21.6 (7.2 acres to be removed from the sportsplex)
Units:	150
Density:	6.94 units/acre
Min. Parking:	465 (273 (2)bedroom units + 192 (3)bedroom units)
Parking Provided:	530
Trash:	Private dumpster

STAFF COMMENT:

Staff appreciates the rear load garage and exceeding the required parking count. A traffic study is still needed since the development is over 100 units. NCDOT and Staff had recommended the front driveway connection be reworked entirely or pushed further back. Also left turn lane stacking on Dorman need to be studied as part of the traffic report. Since this is a revision to the Sportsplex plan Staff recommends sidewalks and streetscape items be placed along the 13301 Dorman property that the sportsplex acquired after the prior approval. The road configuration is recommended to be moved further away from Carolina Village to the north to help preserve as much of the mature tree canopy as well. The 20 foot buffer is shown but no other specifics. Also recommended is architectural notes, materials, and window grids. Proposal is not recommended in the current form.

ACTION:

This is a workshop meeting to hear the initial request and to offer feedback. A Public Hearing is required before any vote.