

Workshop



To: Town Council

From: Travis Morgan

Date: 8/28/2023

Re: Cone Mill GVEST Proposal 436 Dover (*Informational Item*)

REQUEST:

Gvest Capital seeks your consideration and approval for a conditional zoning proposal to allow for the redevelopment of the former Cone Mill site.

DEVELOPMENT SUMMARY:

Location: 437 Cone Ave
Zoning: Existing: DC
Proposed: DC(CD)
Parcel Size: 29.718± acres

TOWNHOME UNITS: 162 (not to exceed)
121 – rear loaded garage units
41 – front loaded garage units

TOWNHOME PARKING:
minimum required: 527 3.25/unit
provided: 536 3.3/unit (meets ordinance)

TOWNHOME PARKING LOCATION:
within garage: 2 spaces per unit (310 spaces)
parking pads by garage: 124 spaces
other off-street parking: 15 spaces
on street parking spaces: 87 spaces

Commercial 41,000 square feet
BLDG 1 4,800 sqft 1 story
BLDG 2 semi-permanent flex
BLDG 3 25,000 sqft two stories
BLDG 4 10,000 sqft two stories
BLDG 5 1,400 sqft 1 story

Commercial Parking:

Total Commercial area parking (areas 2,3,4,5) = 287 spaces (meets ordinance)

Ordinance sample parking calcs:

If General commercial is 1/500 = 82 spaces

ELEVATIONS:

Townhomes:

Townhome material will be fiber cement and brick. One unit of the blocks will be full brick. GVEST is requesting the townhome product along the rear portion of the site adjacent to the railroad to allow a front load product.

Commercial:

Staff would note that commercial building to meet design and brick requirements of the Downtown Overlay.

STAFF COMMENT:

The integrated park space throughout is appreciated and parking counts are met. Proposal has a multifaceted commercial component and lower density townhome proposal as opposed to apartments is noted. Initial architectural designs seem consistent with recent approvals but your special allowance or consideration is needed on the front load townhomes proposed. The overall proposal and flow of the development is appreciated. Additional road right of way may be needed for Dover and the standard engineering, stormwater, and dimensional standards will be needed for final plans but the sketch plan developed for you to review.

PROCEDURE:

This is an informational item for your review and consideration. No action is needed. Council feedback is welcomed. Should the proposal have support, additional meetings including a public hearing can be scheduled.