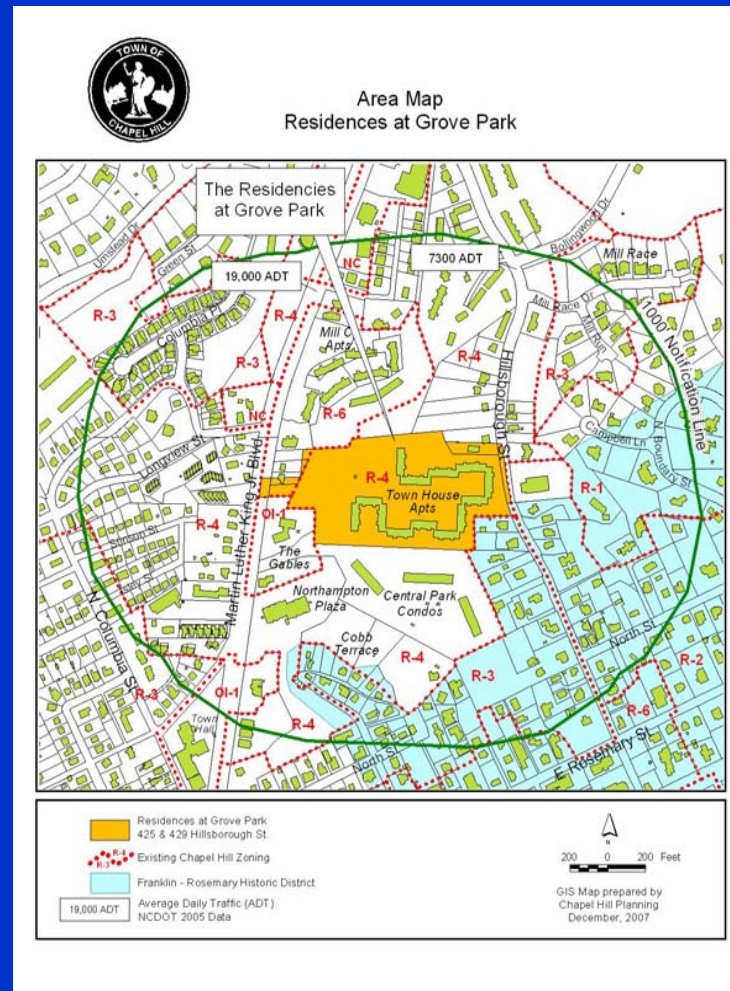


MARCH 10, 2008  
PUBLIC HEARING

**RESIDENCES AT GROVE PARK**  
(at 425 Hillsborough St)  
aka Town House Apartments

Zoning Atlas Amendment (Conditional Rezoning)  
and  
Special Use Permit Applications

# Residences at Grove Park Area Map



# RESIDENCES AT GROVE PARK

## Aerial Map



# Residences at Grove Park

## Conditional Rezoning Application

- Rezone R-4/R-6 to proposed Residential High Density zoning district (R-HD2)
- 12.9 acres between Martin Luther King Jr. Blvd. and Hillsborough St.
  - Associated SUP application includes an Affordable Housing component and an Energy Management proposal
- Requires Council enactment of Ordinance A creating higher density residential zoning district (agenda item 1)

# Residences at Grove Park

## Special Use Permit Application

- Demolition of the 111 unit Town House Apartments
  - Construct multi-family development with
    - 492,634 square feet of floor area
      - (seven buildings between 46 and 90 feet in height)
    - 346 dwellings units including 52 affordable bedrooms
    - 580 parking spaces including 390 below ground parking spaces
    - Roadway and transit improvements along Martin Luther King Jr. Blvd and Hillsborough St
    - Request to modify the Land Use Management Ordinance
      - Impervious surface & land disturbance in Resource Conservation Dist

# Residences at Grove Park

## Special Use Permit Application

### DISCUSSION FROM ADVISORY BOARD MTGS & STAFF REVIEW

#### Cross-access pedestrian paths

(informal paths between site and Cobb Terrace/Hillsborough St)

#### Replace fence on adjoining property

(request from adjacent property owner)

#### Affordable Housing

(52 affordable bedrooms with mix of 1 and 2 bedrooms)

#### Individual Water Meters

(sub-metering per recommendation from OWASA)

#### Construction Traffic

(prohibit on Hillsborough St except for work in right-of-way)

# Residences at Grove Park

## Special Use Permit Application

### Revisions to Resolution A following Adv. Board Review

- Affordable housing component include a mix of 1 and 2 bedroom units (52 bedrooms)
- Applicant install sub-metering system for water metering
- Prohibit construction traffic on Hillsborough St, except for work in the right-of-way

# Residences at Grove Park

## Conditional Rezoning and Special Use Permit

### *Staff's preliminary recommendations*

Enact Ordinance A creating residential high density districts  
(agenda item 1)

Enact Ordinance B revising floor area ratios in the RCD  
(agenda item 1)

Enact Ordinance rezoning the site from R-4/R-6 to  
high density district (R-HD2)

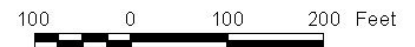
Adopt Resolution A approving the Special Use Permit







Current Walking Routes from Townhouse Apts.  
and Central Park Condos to Downtown



# RESIDENCES AT GROVE PARK

Martin Luther King Jr. Blvd. Entrance



# RESIDENCES AT GROVE PARK

Resource Conservation District Driveway Crossing



# RESIDENCES AT GROVE PARK

## Site Photos



# RESIDENCES AT GROVE PARK

Hillsborough Street Frontage



# RESIDENCES AT GROVE PARK

## Hillsborough Road Entrance



# RESIDENCES AT GROVE PARK

## Conceptual Site Plan

