



ALBEMARLE BUSINESS CAMPUS

5th + Avon CAC

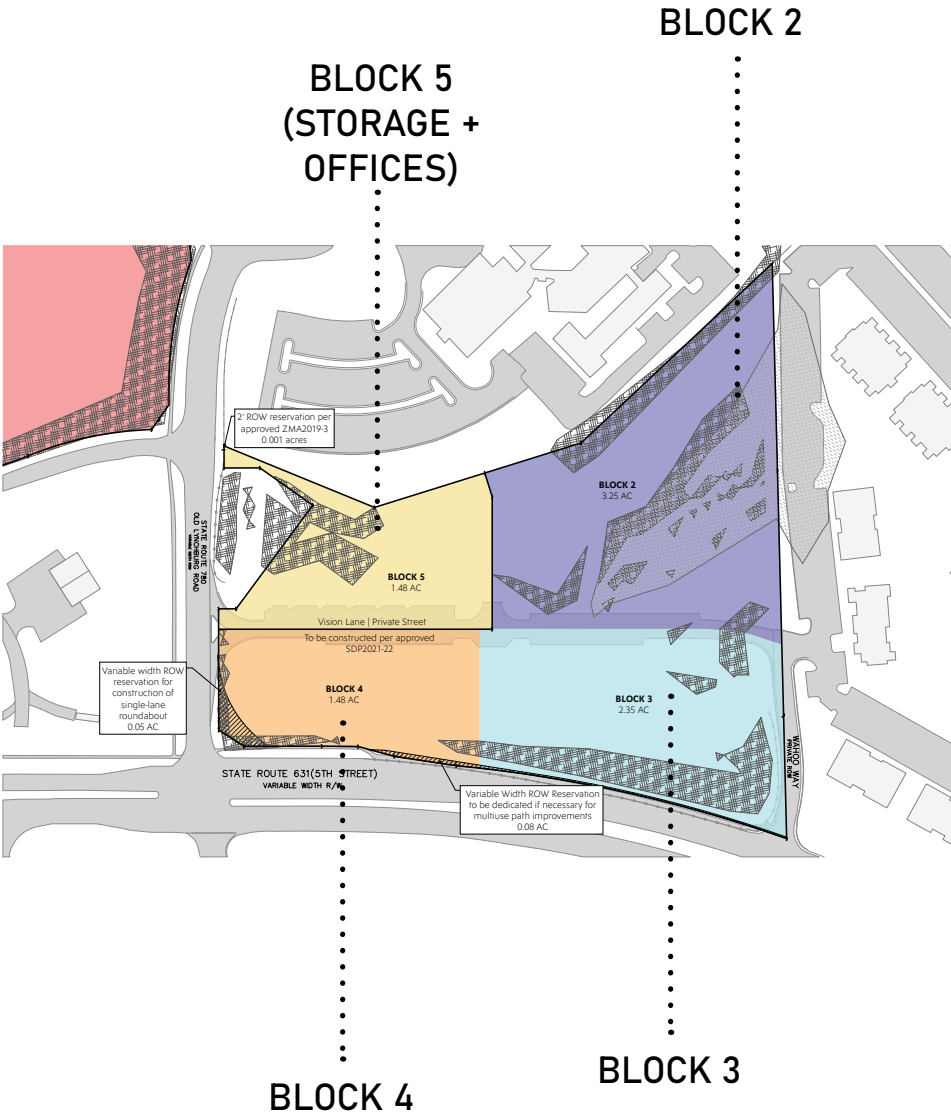
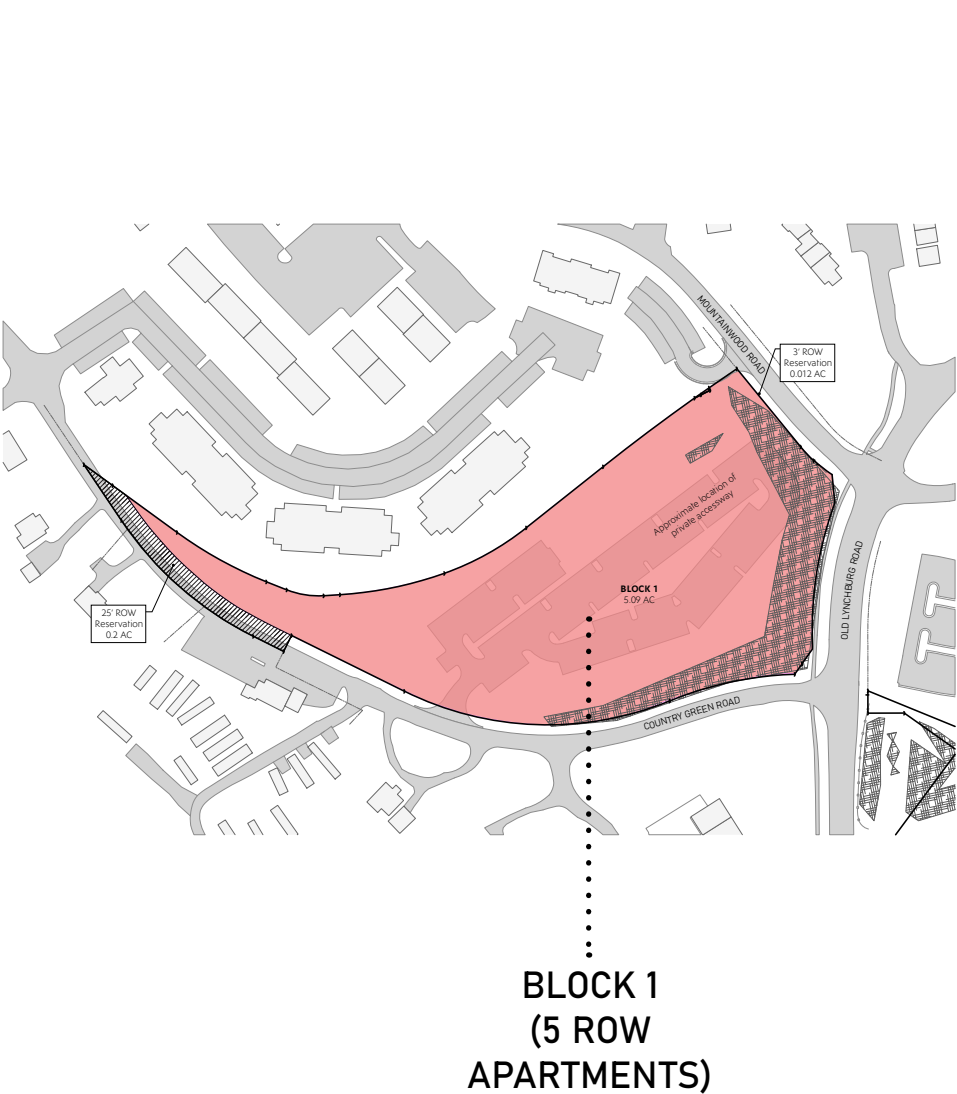
Shimp Engineering P.C.

February 15, 2024

ABC PROJECT HISTORY

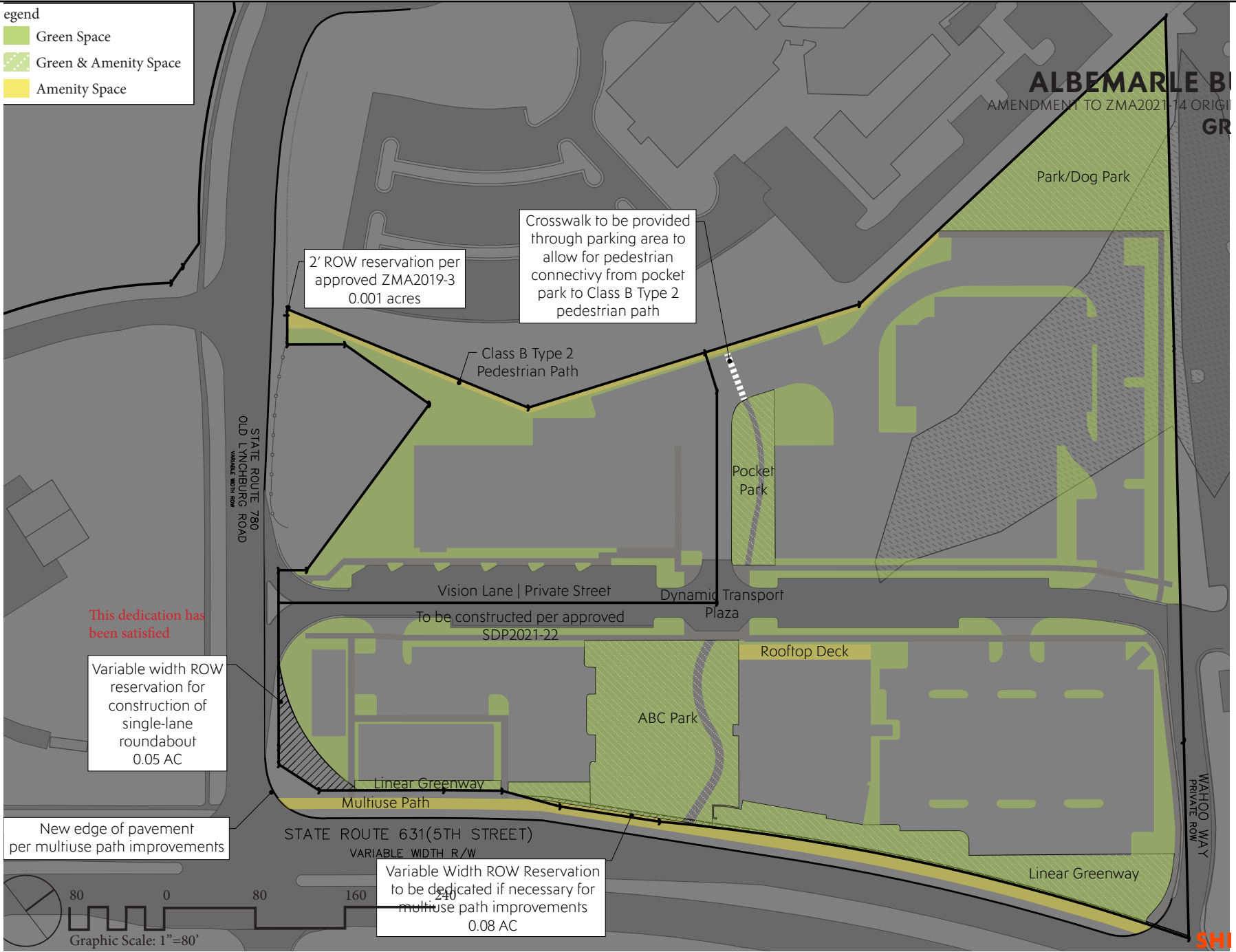
- 2018 BY-RIGHT "ROYAL FERN" SINGLE FAMILY DETACHED AND TOWNHOME PROJECT APPROVED
- 2019 ROYAL FERN PLANNED UNIT DEVELOPMENT (PUD) APPLICATION SUBMITTED
- 2020 PUD REZONING APPLICATION REVISED TO NEIGHBORHOOD MODEL "ALBEMARLE BUSINESS CAMPUS"
ALBEMARLE BUSINESS CAMPUS "NMD" APPROVED BY BOARD IN OCTOBER 2020
- 2021 ABC ZONING AMENDMENT #1 SUBMITTED (REVISED BUILDING FORM IN BLOCK 2)
BLOCK 5 SITE PLAN FOR STORAGE AND TENANT SPACES SUBMITTED AND APPROVED
- 2022 ABC ZONING AMENDMENT #1 APPROVED JUNE 2022
BLOCK 1 SITE PLAN FOR 128 APARTMENTS SUBMITTED AND APPROVED
- 2023 SELF STORAGE FACILITY + PS FERTILITY OCCUPY BLOCK 5
ABC ZONING AMENDMENT #2 SUBMITTED DECEMBER 2023
- 2024 APARTMENTS SET TO BEGIN LEASING IN BLOCK 1

ABC BLOCK NETWORK



ZMA AMENDMENT REQUEST #2

- Legend
- Green Space
 - Green & Amenity Space
 - Amenity Space



ZMA AMENDMENT REQUEST #2

PERFORMANCE AGREEMENT:

- DEVELOPER MUST RESERVE SPACE FOR PRIMARY BUSINESS
- LEASE TO PRIMARY BUSINESS
- ENHANCED CONNECTIVITY
- DYNAMIC TRANSPORT PICK-UP
- ENHANCED BUS STOP
- BICYCLE RACKS
- DOG PARK

ZMA AMENDMENT REQUEST #2

PROFFERS:

- INFRASTRUCTURE IMPROVEMENTS (\$500,000 CASH CONTRIBUTION TO CIP)
- DEDICATION OF RIGHT OF WAY FOR ROUNDABOUT IMPROVEMENTS
- TRIP GENERATION LIMITATION
- PERFORMANCE AGREEMENT

ZMA AMENDMENT REQUEST #2

TABLE B. SQUARE FOOTAGE						
	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	TOTAL
MIN Non-Residential Square Footage	0	← 4,000 →			45,000	
MAX Non-Residential Square Footage	6,000	125,000	110,000	60,000	125,000	426,000
Notes to Table B: 1.) Minimum 4,000 SF non-residential square footage to be provided between Blocks 2-4.						

TABLE C. RESIDENTIAL DENSITY (Net Density Calc)						
	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	TOTAL
Approximate Block Area (Net Acreage)	5.08	3.17	2.35	1.49	1.54	13.63
MIN Residential Units	29	0	0	0	0	29
MAX Residential Units	128	← 240 →			39	--
MAX Block Gross Density (DUA)	25	← 34 →			25	--
Notes to Table C: 1.) Total number of residential units in Albemarle Business Campus not to exceed 368. 2.) Overall maximum residential density not to exceed 26 dwelling units per acre "DUA" in Albemarle Business Campus. 3.) Maximum of 240 units permitted between Blocks 2-4 with a maximum density of 34 DUA.						

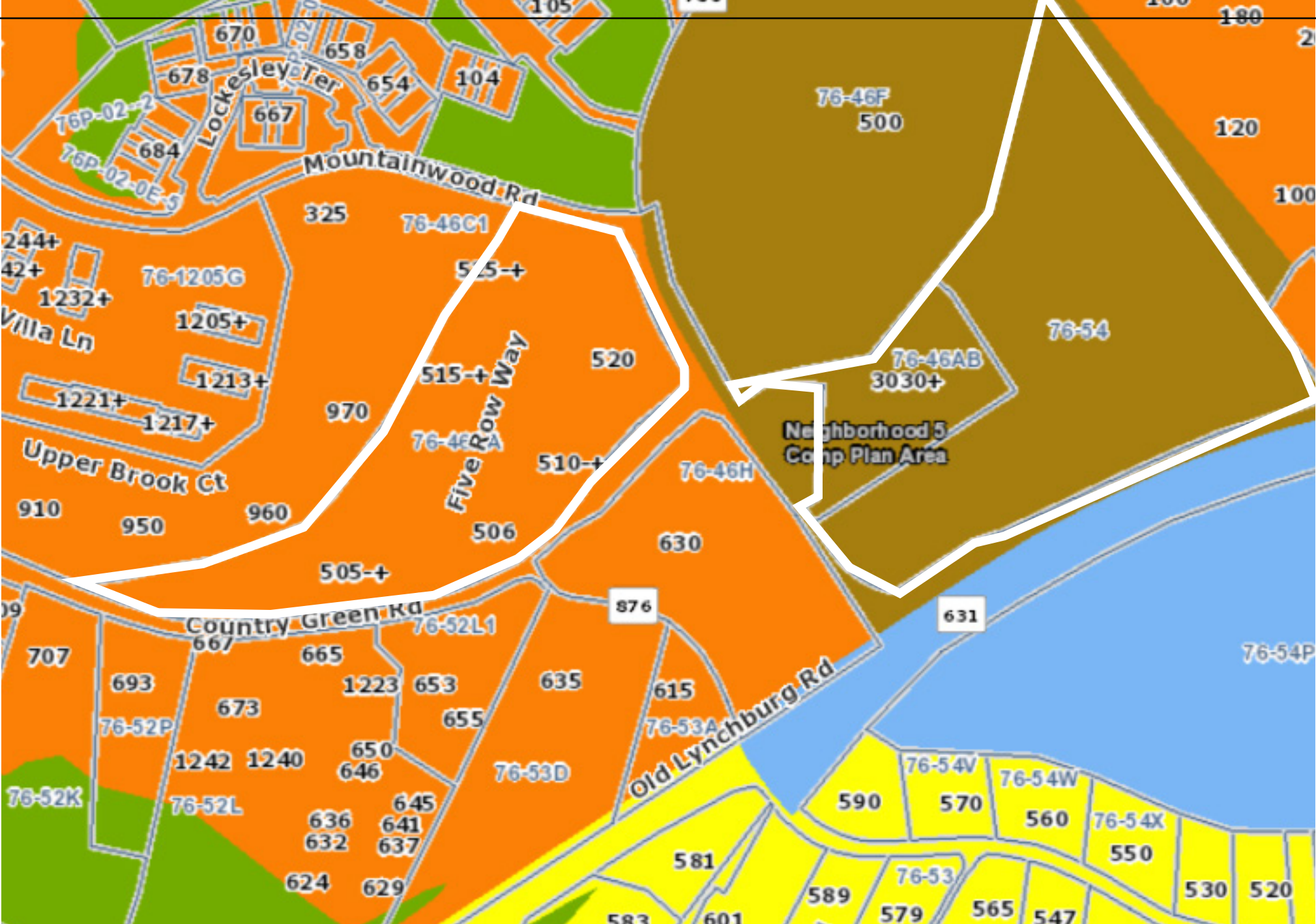
ZMA AMENDMENT REQUEST #2

	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5
Building Height					
Stories ⁶	1 Min - 3 Max	1 Min - 4 Max	2 Min - 4 Max	1 Min - 4 Max	1 Min - 3 Max
Height	45'	75'	60'	50'	50'
Setbacks					
Primary Front ¹	5' Min	0' Min - 30' Max	5' Min - 30' Max	5' Min - 30' Max	0' Min - 30' Max
Secondary Front ¹	N/A	N/A	0' Min - 30' Max	0' Min - 30' Max	N/A
Side	5' Min	None	None	None	None
Rear	None	None	N/A	N/A	None
Stepbacks					
Primary Front ¹	None	None	For each story that begins above 52' in height or for each story above the third story, whichever is less, the minimum stepback shall be 15 feet	For each story that begins above 40' in height or for each story above the third story, whichever is less, the minimum stepback shall be 15 feet	For each story that begins above 40' in height or for each story above the third story, whichever is less, the minimum stepback shall be 15 feet
Secondary Front ¹	N/A	N/A	For each story that begins above 45' in height or for each story above the third story, whichever is less, the minimum stepback shall be 15 feet	For each story that begins above 40' in height or for each story above the third story, whichever is less, the minimum stepback shall be 15 feet	N/A
Side and Rear	None	None	None	None	None
Building Footprint					
Maximum Single Building Footprint	20,000	30,000	40,000	30,000	40,000

Notes to Table E:

- 1.) For double-frontage lots in Blocks 3 & 4, 5th Street shall be considered the primary front and the interior road parallel to 5th Street shall be considered the secondary front. Primary facades of buildings in Blocks 3 & 4 shall be oriented to 5th Street.
- 2.) On any parcel with multiple main buildings, at least one main building shall meet the maximum setback.
- 3.) Front setbacks shall be measured from the edge of the right-of-way or the exterior edge of the sidewalk, if the sidewalk is outside the right-of-way.
- 4.) Surface parking in Blocks 3 & 4 shall not be located closer than 10' from the edge of the 5th Street right-of-way.
- 5.) Building separation shall comply with all applicable USBC regulations & Section 4.11 of the Zoning Ordinance.
- 6.) Minimum and maximum building story ranges are for above grade stories.

CONSISTENCY WITH THE COMP PLAN





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