



Longleaf Trace - Conditional Zoning

Staff: Britany Waddell, Judy Johnson, Corey Liles, Katherine Shor, Tas Lagoo

Meeting Date: March 19, 2024

Project Overview




- Taft Mills Group, on behalf of Picks Enterprises, LLC (Owner), requests a rezoning to Residential-Community Priority-Conditional Zoning District (R-CP-CZD). Community Home Trust is a partner in the project.
- The developer proposes a 48-unit, 100% income-restricted multifamily development with a mix of 1- and 2-bedroom units. All units will be in a single three-story building.
- The three-story structure would include recreation amenities and on-site programs that support residents.
- All units would be made available to households with incomes at or below 60 percent of Area Median Income (AMI), meeting the affordable housing criteria of R-CP-CZD.
- The R-CP-CZD is a streamlined development review process that allows applicants to provide less detailed materials than is typically required in other CZD applications.
- The applicant plans to submit this project to the North Carolina Housing Finance Agency (NCHFA) for 9 percent Low Income Housing Tax Credit (LIHTC) funding. To be eligible for LIHTC funding this year, the project must receive Town Council approval by May.
- Staff have evaluated the applicant's requested modifications to regulations and find them to be reasonable and consistent with the Comprehensive Plan.
- The applicant is refining their narrative justification for requested modifications and narrative justification is not included with this agenda item. The applicant will present their justification for the requested modifications to regulations at the March 19, 2024 Planning Commission meeting.





Staff Recommendation & Analysis


	Staff recommend that Council approve the project and approve all requested modifications to regulations , subject to the conditions in Ordinance A.
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Summary of Comprehensive Plan Consistency

Viewed through the holistic lens of the [Complete Community Strategy](#), this project meets the Town's strategy for growth. No single issue raised below should be considered in isolation.

 Consistent  Somewhat Consistent  Not Consistent **N/A** Not Applicable

	Chapel Hill will direct growth to <u>greenways</u>, <u>transit corridors</u>, <u>large infill sites</u> with existing infrastructure, and <u>smaller infill sites</u>.	
	<ul style="list-style-type: none"> The project involves infill development in an area with existing public infrastructure. 	
	Goal 1: Plan for the Future Strategically	Associated Comp. Plan Elements: <ul style="list-style-type: none"> Future Land Use Map Shaping Our Future
	<ul style="list-style-type: none"> The project is in the North 15-501 Focus Area, Sub-Area B. The project is proposing a maximum height of 3 stories, consistent with the 4-story height designated for this area. The project is proposing multifamily development which is identified as a primary land use this Sub-Area. This project could support the Town's future economic health and ability to accommodate employment centers by providing additional housing options. Staff find that special consideration was incorporated in the plan to support the transition from multifamily to single family homes next to the site with a landscape buffer that is wider than LUMO requires. 	
	Goal 2: Expand and Deliver New Greenways for Everyday Life	Associated Comp. Plan Elements: <ul style="list-style-type: none"> Mobility & Connectivity Plan Connected Roads Plan
	<ul style="list-style-type: none"> The Everywhere-to-Everywhere Greenways Map identifies proposed greenways near the site. The existing 10' wide, paved Lower Booker Creek Trail is about .5 miles from the site. The project will utilize and improve key infrastructure such as sidewalks, bike facilities, and public transportation. Proposed walking paths on the site will provide additional connections to the Town's Legion Road property. The project plans to improve connectivity and safety by aligning the entrance to the site with the intersection of Novus Lane and Legion Road. 	
	Goal 3: Be Green and Provide Housing	Associated Comp. Plan Elements: <ul style="list-style-type: none"> Climate Action & Response Plan
	<ul style="list-style-type: none"> The project will be designed to meet National Green Building Standard Bronze. The applicant is also pursuing Energy Star Multifamily New Construction v1.1 certification (Condition 25). While this is a lower energy performance than the highest levels of the Town's new "stretch" goals, Sustainability staff view this as an appropriate standard for affordable housing projects because it does a good job of balancing construction costs with long-term savings for residents. Energy Star is the standard for Town-led affordable housing projects. 	

	Goal 4: Plan for Excellence in the Public Realm and Placemaking
<ul style="list-style-type: none">• The project will have outdoor recreation area for residents to gather and socialize.• The site design places buildings close to the street along the frontage of the property and Condition 22 commits the applicant to a 10-foot-wide sidewalk improvement on the Legion Road frontage.	

Public Engagement

Areas of concern identified by members of the public are noted below. Engagement related to this project included one virtual public information meeting, a project page hosted on the Town's website, and a project page hosted on Community Home Trust's website. Staff mailed notices to property owners, residents, and business tenants near the development.

Staff have not received significant numbers of phone calls or emails regarding the project.

1. A nearby business expressed concern about the impact of construction and timing of potential road closures.

Staff Assessment: The applicant does not anticipate prolonged lane closures for this project.

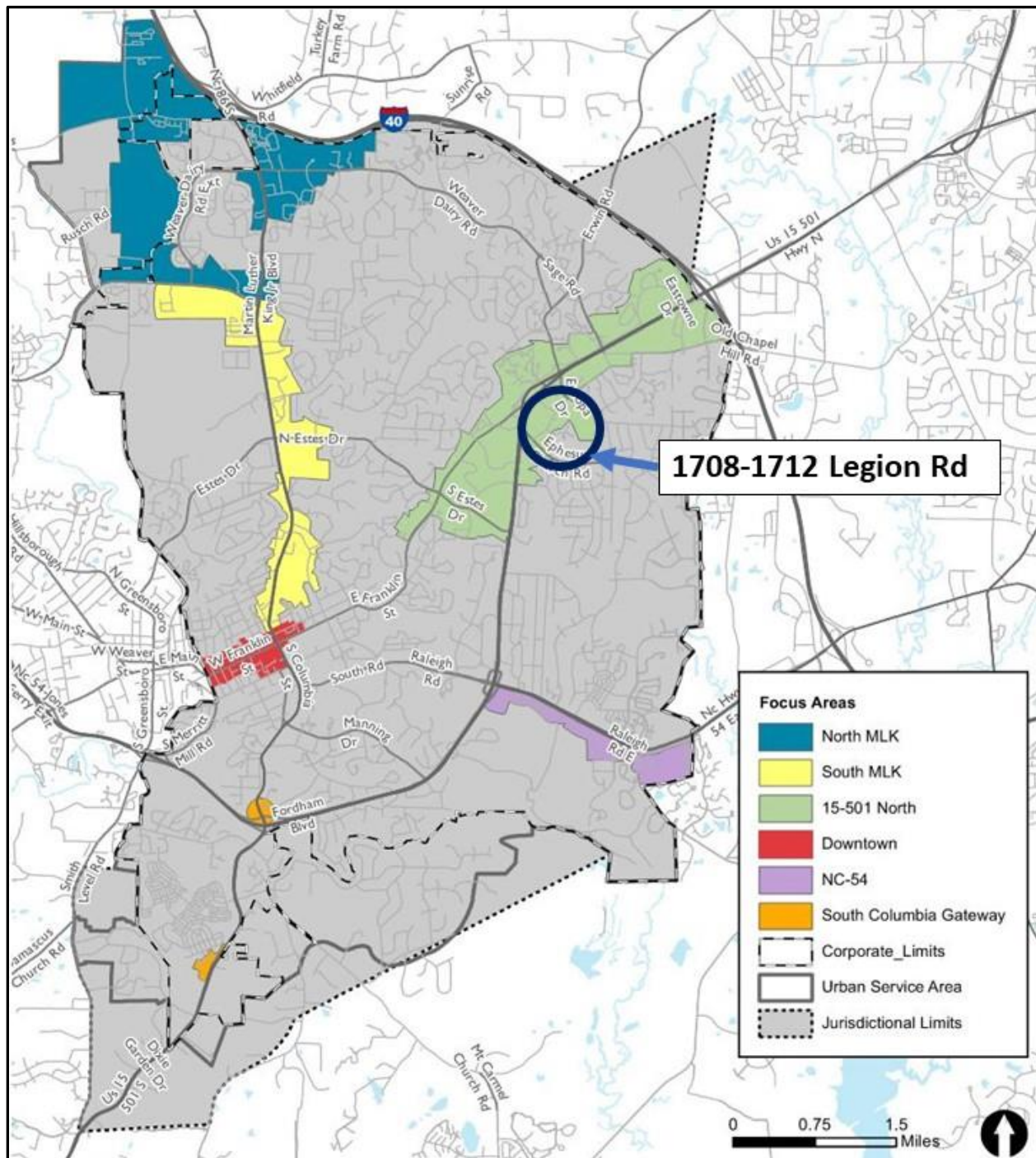
2. Neighbors expressed concern about the impacts of this development on the intermittent and potential for additional stormwater runoff in the area.

Staff Assessment: At full build-out, stormwater management infrastructure on the site will be capable of accommodating a 100-year storm event.

3. Neighbors are concerned that the amount of parking provided would be inadequate for a multi-family residential building.

Staff Assessment: The Residential-Community Priority-Conditional Zoning District allows a 20 percent reduction of the minimum parking spaces. Staff find there should be adequate spaces because of the proximity to transportation alternatives and reduced demand for vehicular parking for the proposed use. The amount of proposed parking is consistent with requirements from the NC Housing Finance Agency.

Project Location



Attachments

Applicant Materials

1. Community Priority Rezoning Plan
2. Project Narrative and Statement of Consistency with Comprehensive Plan
3. Project Plan Sheets

Draft Ordinance and Resolutions

4. Resolution A – Consistency and Reasonableness
5. Ordinance A – Approving the Application
6. Resolution B – Denying the Application