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Requested Modifications to Regulations

Project Name	Longleaf Trace	Application Number [Staff to Complete]	CZD-24-1
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LUMO Section	3.6.3: Resource Conservation District (RCD): Table 3.6.3-2 Permitted Uses within RCD
Requirement	Permitted Uses within RCD
Requested Modification	Allow Detention/retention basin and associated infrastructure: Stream Side Zone
Purpose or Intent of Regulation	(1) Provided they are permitted within the conventional district, and subject to the provisions of subsections (f), (g), and (h) of this section, the uses permitted in column (A) of Table 3.6.3-2 shall be permitted uses within the resource conservation district. Such uses shall be restricted to the corridor zones indicated in columns (B), (C), and/or (D) of Table 3.6.3-2 (2) No land disturbance, other than for a use or activity expressly permitted in subsection (1) above, is permitted within the resource conservation district unless a variance is approved pursuant to subsection (j), below.
Justification	Locating detention and retention basin infrastructure outfalls in the stream side zone accommodates the grade of the site and mitigates erosion of the riparian buffer by locating pipe outfalls at the stream bank, within the stream side zone.
Evaluation [Staff to Complete]	See Staff Report and Ordinance A

LUMO Section	3.6.3: Resource Conservation District (RCD): (f) Dimensional Regulations
Requirement	Dimensional Regulations within RCD
Requested Modification	Allow Disturbed area ratio: Stream Side Zone > 0.20
Purpose or Intent of Regulation	(1) In lieu of the dimensional regulations generally applicable to the General Use District, the following standards shall apply to the Resource Conservation District, for all uses except public greenways and necessary public utilities: Table 3.6.3-3: Dimensional Regulations in RCD
Justification	The increased disturbance associated with detention/retention basin and associated infrastructure.
Evaluation [Staff to Complete]	See Staff Report and Ordinance A



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Statement of Consistency with the Comprehensive Plan

This Statement worksheet addresses the application’s responsiveness to the [Complete Community Strategy](#) and other components of the Town’s [Comprehensive Plan](#). **Please complete fields in the worksheet where feasible**, or reference any attached narratives. Bullets and list formatting is sufficient. See the accompanying Comprehensive Plan Consistency Guide for more detailed guidance. The numbering of fields in this worksheet corresponds to the section numbering of the Guide.

Project & Site Information	Project Name	Longleaf Trace	Date	01/08/2024
	Future Land Use Map (FLUM) Focus Area	North 15-501 Corridor	FLUM Sub-Area	B

COMPLETE COMMUNITY: STRATEGIES FOR WHERE TO DIRECT GROWTH		
Strategy	Consistency of Application	Evaluation [Staff to complete]
0.A Greenways	The project emphasizes interconnectivity within the site and with surrounding parcels through a sidewalk at the front of the site, paved paths within the site and trails connecting to the Town-owned site and future park.	
0.B Transit Corridors	The site has a transit stop on the edge of the property and directly across the street with continuous sidewalks and a pedestrian crossing for future residents. The project’s future residents will support the usage of existing public transit.	
0.C Large infill sites with existing infrastructure (within Focus Areas)	The site is located in the 15-501 Focus Area of the Town’s “Shaping Our Future: A Transit and Land Use Initiative” document. The project meets the desired goals of infill development in an area with high quality public transit service.	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1) **PLANS and POLICIES**

Plan/Policy References	<ul style="list-style-type: none"> • Future Land Use Map (FLUM), Land Use, Density & Intensity, Mapped Features • Shaping Our Future (TOD Plan) • West Rosemary Development Guide 	<ul style="list-style-type: none"> • Central West Small Area Plan • Chapel Hill 2020: Community Prosperity and Engagement; Town and Gown Collaboration • Housing Advisory Board Development Review Criteria
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Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to complete]
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1.A.1 FLUM Guiding Statements (Town-wide) #2., 3., 7., 10.	<ol style="list-style-type: none"> 1. Equitable planning and development 2. Support and facilitate economic development through redevelopment and infill development 	<ol style="list-style-type: none"> 1. The project is proposing to supply much needed affordable housing in an opportunity rich area of town, helping promote economic opportunity, mitigating displacement of low-income town residents, promoting mobility and connectivity, and providing healthy, safe, readily available affordable housing. 2. The project will support the Town's future economic health and ability to accommodate employment centers by providing additional housing options for crucial jobs at the University, schools, government, and service sectors, among others. 	
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1.A.2.a-f FLUM Focus Area Principles for Land Use and Density & Intensity	<ol style="list-style-type: none"> 1. Land Use 2. Density and Intensity 	<ol style="list-style-type: none"> 1. The project supports the principle of providing housing of various price points integrated into mixed-use nodes or located near employment centers. 2. The project supports the principle that density and intensity should be the highest near larger proposed future transit stops with transitions to adjacent areas. Special consideration was incorporated in the plan to support the transition from multi-family to single family homes next to the site by creating a transition area through wooded area and buffering. See additional 	
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COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)			PLANS and POLICIES
		information in response to Goal 4 "Transitions to Surrounding Neighborhoods"	
1.A.3 FLUM Appropriate Uses (Primary and Secondary)	Sub-Area B - Multifamily	The project is proposing multifamily development and the site is located in the sub-area calling for primary land use to be multifamily.	
1.A.4 FLUM Building Height Guidance	Sub-Area B – 4 stories	The project is proposing max height of 3 stories, consistent with the 4-story height designated for this area.	
1.A.5 FLUM – Other Mapped Features	NA		
1.E.1 Chapel Hill 2020: Community Prosperity and Engagement (CPE)	<ol style="list-style-type: none"> 1. Foster Success of local businesses 2. Promote a safe, vibrant, and connected community 	<ol style="list-style-type: none"> 1. The project will support the success of local businesses providing additional housing options for crucial jobs at local businesses and startups. 2. The project is proposing to supply much needed affordable housing in an opportunity rich area of town, helping promote economic opportunity, mitigating displacement of low-income town residents, promoting mobility and connectivity, and providing healthy, safe, readily available affordable housing. 	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)			PLANS and POLICIES
1.E.2 Chapel Hill 2020: Town and Gown Collaboration (TGC)	Provide housing for students that is safe, sound, affordable, and accessible. Provide housing for Health Care System employees that encourages them to live in the community.	The development will be a 100% affordable project accessible to University and Health Care System employees.	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1) - COMMUNITY BENEFITS		
Options for Community Benefits	Applicant Proposal	Evaluation [Staff to complete]
Affordable Housing Proposal, Including AMI Targets and Mix of Unit Sizes	The project will provide 100% of the units as affordable housing. It will contain a mix of 1- and 2-bedroom apartments. It will serve households from below 30% of the area median income (AMI) up to 60% AMI.	
Housing Voucher Acceptance – Commitment for Rental Units	The project will accept housing vouchers consistent with the Housing Advisory Board’s guidelines.	
Displacement Mitigation Strategies – Resources and Support for any Existing Residents	There are currently two single family homes on the site. With construction for the project likely not beginning before June 2025, residents will have a long runway to secure new housing. We are willing to work with the Town on any resident support that may be needed.	
Demographic Needs Served by Housing Types	The Town has a major affordable housing shortfall. Based on the Town’s Fiscal Year 2024 Q1 Affordable Housing Quarterly Report, 60% of renters in Chapel Hill are cost-burdened. This project will provide much needed housing to support the affordability needs of renter residents.	
Proximity to Daily Needs and Amenities – Access to Parks, Daycares, Schools, Grocery Stores, Medical Offices, etc	<p>This site is in close proximity to grocery stores, including Food Lion and Wegmans, several doctors’ offices including, MedFirst Primary and Urgent Care, Ephesus Elementary, Montessori Day school, and is adjacent to the Town’s future park on Legion Road and near the existing Ephesus Park.</p> <p>The project is planning to receive Low-Income Housing Tax Credits that have strict criteria for ensuring sites are well located and in close proximity to major amenities.</p>	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1) - COMMUNITY BENEFITS

<p>Resident Access to Career and Education Opportunities</p>	<p>The project will provide a business center for residents to access. Local nonprofit Community Home Trust is a development partner on the project and will work with interested residents on financial and homeownership counseling, among other services.</p>	
<p>Effective Use of Limited Land Supply – Sufficient Intensity on Developable Land (excluding Environmental Constraints)</p>	<p>This project will effectively use limited available land in the 15-501 corridor with intensity in line with Town plans.</p>	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2) PLANS and POLICIES

<p>Plan/Policy References</p>	<ul style="list-style-type: none"> • Everywhere to Everywhere Greenways Map (See Appendix A for multiuse greenway network) • Mobility and Connectivity Plan (for additional bike facilities) • Greenways Plan (for additional trails including unpaved) • Connected Roads Plan • Future Land Use Map (FLUM), Connectivity & Mobility • Chapel Hill 2020: Getting Around • Transportation & Connectivity Advisory Board Development Review Criteria
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Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to complete]
<p>2.A Everywhere to Everywhere Greenways Map Facilities</p>	<p>Existing and proposed greenways</p>	<p>There is a proposed greenway adjacent to the site in the Everywhere to Everywhere Greenway Map. There is also an existing Greenway network near the site that has bicycle and pedestrian access. The existing 10' wide, paved Class 6 Lower Booker Creek Trail is about .5 miles from the site.</p>	
<p>2.B Mobility And Connectivity Plan Facilities</p>	<p>Goal to make greater bicycle and pedestrian connections within Chapel Hill and to key destinations in Orange County and the greater Triangle area</p>	<p>This project will increase usage of existing bicycle and pedestrian infrastructure connected to the site and provide additional infrastructure within the site and to the Town's adjacent property. The project will provide adequate bicycle parking based on Town regulations.</p>	
<p>2.C Greenways Plan Facilities</p>	<p>Existing and proposed greenways</p>	<p>There is an existing Greenway network near the site that has bicycle and pedestrian access. The existing 10' wide, paved Class 6 Lower Booker Creek Trail is about .5 miles from the site.</p>	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2)			PLANS and POLICIES
2.D Connected Roads Plan Connections	The Town aims to improve connectivity and safety for local trips by focusing on connecting streets as a part of new development.	The project plans to improve connectivity and safety for local trips by aligning the entrance to the site with the intersection of Novus Lane and Legion Road and implementing the findings of a Traffic Impact Analysis.	
2.E.1 FLUM Guiding Statements (Town-wide) #6.	Direct investment along key transportation corridors and promote construction of transit and multimodal transportation options in concert with the Town's regional transportation partners.	This project is along a key transportation corridor and will support the use of existing transit and multimodal transportation options.	
2.E.2.a-f FLUM Focus Area Principles for Connectivity & Mobility	<ol style="list-style-type: none"> 1. Parking strategies 2. Given the higher density envisioned for this corridor, bicycle and pedestrian mobility within and to the Focus Area should be prioritized. 	<ol style="list-style-type: none"> 1. This project is planned to be age restricted for residents 55+ with affordable housing, minimizing parking needs of the project. 2. This project is along a key transportation corridor and will support the use of existing transit and multimodal transportation options. 	
2.F.1 Chapel Hill 2020: Getting Around (GA)	A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation	The project will utilize and improve key infrastructure such as sidewalks, bike facilities, and public transportation. The project also will create interconnectivity within the site and to the future park on the Town's adjacent site through the creation of walking paths.	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2) - COMMUNITY BENEFITS		
Options for Community Benefits	Applicant Proposal	Evaluation [Staff to complete]
Traffic Impact Analysis – Status of Completion or Exemption (LUMO Sec. 5.8)	Based on feedback we have received from staff, this project is not required to conduct a Traffic Impact Analysis.	
Location of Vehicular Access Points; Vehicular Cross-Connectivity Opportunities	The project proposes to align the entrance to the site with the intersection of Novus Lane and Legion Road and plans to implement the findings of a Traffic Impact Analysis.	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2) - COMMUNITY BENEFITS		
Pedestrian Access and Internal Circulation, Connections to Larger Network	The project will utilize and improve key infrastructure such as sidewalks along the frontage of the site. The project also will create interconnectivity within the site through creation of internal sidewalks and walking paths that will also connect to the future park on the Town's adjacent site.	
Bicycle Access and Safe Movements through Site; Identify Shared or Dedicated Facilities within Site and along Frontages	Bicycle lanes currently exist on the section of Legion road the site is located.	
Bicycle Amenities – Type and Location of Bicycle Parking and Other Supportive Amenities	The project will provide adequate bicycle parking and amenities based on Town regulations.	
Safe Road Crossings for Various Ages and Abilities – Treatments Used at Key Intersections	The project proposes to align the entrance to the site with the intersection of Novus Lane and Legion Road to assist in meeting safe road crossing standards.	
Transit Service Proximity and Frequency; Improved Access to Nearest Transit	The existing bus stops at the site and directly across the street from the site will improve transportation ridership and provide easy access to transit for the future residents of the site.	
Future Multimodal Connectivity Opportunities (include projects by others for Greenways, Transit, and/or Bicycle Facilities)	The project proposes to create interconnectivity with the future park on the Town-owned adjacent site through sidewalks and walking paths. The project will provide adequate bicycle parking and amenities based on Town regulations.	
Parking Demand Reduction Strategies	This project is planned to serve residents 55+ with affordable housing, minimizing parking needs of the project.	

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3)

PLANS and POLICIES

<p>Plan/Policy References</p>	<ul style="list-style-type: none"> • Climate Action and Response Plan (CARP) • Stormwater Management Master Plan • Future Land Use Map (FLUM), Environmental • Chapel Hill 2020: Nurturing Our Community <ul style="list-style-type: none"> • Sustainable Building Policy for Conditional Rezonings • Environmental Sustainability Advisory Board Development Review Criteria
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Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to complete]
<p>3.A.1 CARP: Buildings & Energy Actions</p>	<p>The Town of Chapel Hill is committed to reducing Greenhouse Gas (GHG) emissions at the Community-wide level.</p>	<p>The project will meet energy star multi-family new construction version 1.1 and National Green Building Standard Bronze. We will work with the Duke Energy's Design Assistance program to maximize the reduction of energy costs to future residents.</p>	
<p>3.A.2 CARP: Transportation & Land Use Actions</p>	<p>The Town and other regional governments can encourage land use patterns that support a variety of transportation options and provide the transportation infrastructure to make these options available.</p>	<p>This site is ideally located with transit stops adjacent to the property, bike lanes along Legion Road, and sidewalks on both sides of Legion Road from the site. Having these options available to future residents will support the Town's desired increase in pedestrian and bicycle counts and increasing transit ridership.</p>	
<p>3.A.3 CARP: Waste, Water, & Natural Resources Actions</p>	<p>Protect water quality, natural and agricultural resources</p>	<p>The project will provide adequate infrastructure to meet the 100-year storm event and plans to utilize an underground stormwater management system for the site to reduce the additional disturbed area necessary for above ground treatment.</p>	
<p>3.A.4 CARP: Resiliency Actions</p>	<p>Reducing water usage and protecting stream buffers</p>	<p>The project will incorporate several water reduction methods such as WaterSense labeled fixtures throughout, individually metered water supply. It will also significantly limit landscape irrigation to reduce water usage. The stream buffer on the property will remain undisturbed and all flow into the stream will be controlled for protection.</p>	
<p>3.B Stormwater Management Master Plan</p>	<p>The mission of the Town's Stormwater Management Program is to protect the health and safety of both the public and the ecosystem, to address both stormwater quality and stormwater quantity concerns, and to meet or exceed</p>	<p>The project will provide adequate infrastructure to meet the 100-year storm event and plans to utilize an underground stormwater management system for the site to reduce the additional disturbed area necessary for above ground treatment.</p>	

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3)			PLANS and POLICIES
	federal and state mandates regarding stormwater.		
3.C.1 FLUM Guiding Statements (Town-wide) #1.	The Town should emphasize sustainable urban design principles that minimize impacts to Chapel Hill's sensitive natural areas.	The project plans to utilize sustainable urban design principles to create a compact and efficient site plan that is sensitive to and does not encroach on any sensitive natural areas of the site, including the existing intermittent stream buffer.	
3.C.2.a-f FLUM Focus Area Principles, Environmental	Enhanced connections to and experiences within natural resources and transitions to open space	The project will enhance connections to the future park and open space on the Town-owned site adjacent to the property for future residents to experience and enjoy.	
3.D.1 Chapel Hill 2020: Nurturing Our Community (NOC)	<ol style="list-style-type: none"> 1. Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems 2. Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic 	<ol style="list-style-type: none"> 1. The project will provide adequate infrastructure to meet the 100-year storm event and plans to utilize an underground stormwater management system for the site to reduce the additional disturbed area necessary for above ground treatment. 2. The site is designed to limit impact to neighbors by maximizing the wooded buffer between our site and neighboring developed sites. 	

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) - COMMUNITY BENEFITS		
Options for Community Benefits	Applicant Proposal	Evaluation [Staff to complete]
Energy Efficient Building Design, All-Electric Design, Electric Vehicle Charging, and Various Other Green Measures	<i>See Climate Action Plan Worksheet</i>	

Solar Energy Generation, Solar-Ready Design, and/or Feasibility Analysis	NA	
Electric Bicycle Charging	We are open to considering providing electric bike charging stations.	
Efforts to Minimize Removal of Mature Tree Canopy and Other Significant Vegetation	The project plans to protect approximately 1/3 of the site, leaving significant mature tree canopy and vegetation.	
Measures to Protect and/or Restore Streams, Wetlands, and Flood-prone areas, Exceeding Regulations	The project plans to protect the existing intermittent stream and related buffers.	
Waste Reduction Strategies and/or On-Site Recycling or Composting	On-site recycling will be provided.	
Stormwater Design Targets (eg. Management for Larger Storm Events or Treatment of Existing Impervious Surface)	The project will provide adequate infrastructure to meet the 100-year storm event and plans to utilize an underground stormwater management system for the site to reduce the additional disturbed area necessary for above ground treatment.	
Impervious Surface Reduction Strategies	The project has been designed to limit the amount of impervious surface as much as possible.	
Invasive Species Removal	We are open to working with the Town or recommended organizations to remove invasive species.	

Strategies for Erosion Control and Stable Condition of Site during Construction, Exceeding Regulations	Construction activities will be scheduled such that disturbed soil that is to be left unworked for more than 21 days is stabilized within 14 days. On-site supervision will be provided throughout all site activities to ensure development practices are implemented.	
Relationship of Grading to Natural Landform; Strategies to Minimize Cut and Fill	The building and road system have been placed in the center of the major grade change direction to minimize the cut/fill at each end and to reduce the need for any retaining walls at the perimeter. Additional property line setback has been provided where available to reduce slopes at tie-ins to undisturbed areas and off-site grades.	

COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4) PLANS and POLICIES

Plan/Policy References	<ul style="list-style-type: none"> • Future Land Use Map (FLUM), Placemaking, Street Character, and Urban Form • Chapel Hill 2020: A Place for Everyone; Good Places, New Spaces • Consultation with Town Urban Designer – Brian Peterson, bpeterson@townofchapelhill.org • Community Design Commission Guiding Principles for Design and Character
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Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to complete]
4.A.1 FLUM Guiding Statements (Town-wide) #4., 5., 8., 9.	<ol style="list-style-type: none"> 1. Promote distinctive, safe, and attractive neighborhoods. 2. Cultivate a vibrant and inclusive community. 3. Provide appropriate transitions between land uses and buildings of different scales. 4. Preserve and maintain Chapel Hill’s appearance and create the quality of design and development the Town desires. 	<p>Our project will add to the Chapel Hill community in a variety of ways. Providing high quality, thoughtfully designed and attractive housing for low- and moderate-income residents with transitions between our project and existing development in the area will achieve the aims for the FLUM Statements 4, 5, 8, and 9.</p>	
4.A.2.a-f FLUM Focus Area Principles for Placemaking, Street Character, and Urban Form	<ol style="list-style-type: none"> 1. Connected public and green spaces 2. Set buildings closer to the street 3. Attractive street frontages to create vibrancy and foster pedestrian activity 4. Preserve vegetative areas 	<ol style="list-style-type: none"> 1. Our project proposes to create pedestrian connections with the future Town-owned park adjacent to the site. 2. We’ve intentionally designed the site for the buildings to be set close to the street along the frontage of the property. 3. Our building design will be consistent with the high-quality multi-family and commercial development in the close vicinity. 	

COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4)			PLANS and POLICIES
		4. We're proposing to preserve approximately 1/3 rd of the site.	
4.B.1 Chapel Hill 2020: A Place for Everyone (PFE)	1. A range of housing options for current and future residents (PFE.3) 2. A welcoming and friendly community that provides all people with access to opportunities	1. Providing affordable housing for households making less than 60% AMI will assist the town in creating a range of housing options for residents as housing for this income group is one of the most needed in the town. 2. Approving our project will assist the Town in creating a welcoming and friendly community and will help provide access to opportunities for many households that will not otherwise have it.	
4.B.2 Chapel Hill 2020: Good Places, New Spaces (GPNS)	Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment.	Our project will meet Town goals for future land use in the area and will strengthen social equity and economic prosperity by providing much needed housing for low to moderate income households that perform essential functions for the community and economy.	

COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4) - COMMUNITY BENEFITS		
Options for Community Benefits	Applicant Proposal	Evaluation [Staff to complete]
Protection of Historic Features and Cultural Resources	NA	
Public Art Proposed, and How Art Contributes to Creative Placemaking	NA	

Streetscape Design Features for Active Pedestrian Realm along Internal Drives and Streets	See response to 4.A.2.a-f	
Building Placement to Activate Public Realm	See response to 4.A.2.a-f	
Building Design Measures Creating a Human Scale	The building form will be designed to limit long runs of similar articulation and be broken throughout with recesses and projections to reduce the overall massing. The facade will have material changes both vertically and horizontally to further reduce the perceived scale.	
Efforts to Reduce Visibility of Parking	The parking is proposed to be set back on the site with buffer and outdoor recreation area between the street and parking.	
Transitions to Surrounding Neighborhoods through Landscape, Compatible Uses, and/or Building Forms	We have designed the site so there is an over 200ft wooded buffer between the construction area of our project and the neighboring single-family homes to the back of our site. We've also designed the parking to be adjacent to the neighboring property at Turnberry lane to provide a transition area between the duplexes on that site and our building area. The project will also meet all Town regulations for buffers and setbacks.	
Public Spaces Designed and Programmed to Serve a Variety of Needs	The project is designed to have significant outdoor recreation area for residents to gather and socialize. We've also created walkable interconnectivity within the site and to the future park on the adjacent Town-owned land.	



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Statement of Justification for the Zoning Atlas Amendment

This Statement worksheet addresses the reasonableness of the Zoning Atlas Amendment by considering characteristics of the site and its surroundings, comparing the scale of permissible development under the proposed zoning district to the scale permitted under existing zoning, and responding to Land Use Management Ordinance (LUMO) Findings of Fact. **Please complete fields in the worksheet to respond to those considerations.** You may delete the instruction text in [brackets].

Project & Site Information	Project Name	Longleaf Trace	Date	January 09, 2024
	Existing Zoning District	R-2/R-4	Proposed Zoning District	RCP-CZD
	Proposed Land Uses	Multifamily Residential with ancillary leasing office, building and site amenities.		

CONSIDERING THE SITE AND ITS SURROUNDINGS			
	Description	Compatibility with Proposed Zoning and Development Program	Evaluation [Staff to complete]
Surrounding Land Uses	North: Undeveloped South: Duplex Residential East: Multifamily Residential/Business West: Single-family Residential	The surrounding land area is mixed-use consisting primarily of low-medium density residential and business uses. Proposed use is consistent with the scale and use of surrounding properties.	

Surrounding Zoning Districts	<p>North: R-2 Residential</p> <p>South: R-2/R-4 Residential/Medium Density Residential</p> <p>East: WX-5 Walkable Mixed Use (5 stories)</p> <p>West: R-4 Medium Density Residential</p>	<p>Proposed zoning will continue the current mix of adjacent uses and allow medium density residential development that will provide an effective transition from the mid-rise, WX-5 mixed-use properties to the east and the low-density residential developments to the south and west.</p>	
Transit Service	<p>Proximity to Bus Stop: Directly adjacent. Opposite Legion Rd. to the north and directly adjacent site on northwest corner of site side of Legion Rd.</p> <p>Number of Routes Serving Stop: 1</p> <p>Frequency of Service: 7 days a week</p>	<p>Site provides a direct connection to the existing transit system. Additional bus stops/routes are available within 0.25 mile to the north and south of the site.</p>	
Road Frontages and Vehicular Access	<p>Road Classification(s): Local</p> <p>Road Maintenance: Town of Chapel Hill</p> <p>Access Points for Site: Legion Road</p>	<p>Site access is directly available to Legion Rd and has the potential to align with intersecting Novus Ln. to the north. Proposed use will generate traffic counts within the average of adjacent uses.</p>	
Pedestrian & Bike Network (existing)	<p>Existing Sidewalks along Road Frontages: Yes, both sides of Legion Rd.</p> <p>Nearest Existing Bike Facilities: Bike lanes on both sides of Legion Rd.</p>	<p>Site provides a direct connection to the existing public sidewalk and bike paths on Legion Rd. Additional connections may be possible to proposed park use to the north upon completion.</p>	
Hydrological Features	<p>Streams Present: Yes</p> <p>Classification: Intermittent</p> <p>Wetlands: No</p> <p>Floodplain: No</p> <p>Other Water Bodies: None</p>	<p>Proposed development will provide adequate protection of the existing stream through a 50' undisturbed setback from the north side of the stream bank along with an 150' undisturbed setback from the bank to the south.</p>	

Topography of Site	<p>Location of Site's High and Low Points: High point (314 contour) at Legion Road and southern boundary (314 contour). Low point located at stream (294 contour) rear 1/3 of site.</p> <p>General Character: Site falls from Legion Road at approx. 5% and the southern boundary at approx. 12% to a stream located in the rear third of the site that bisects the property. Site is almost completely wooded.</p>	<p>Tie-in to existing grades is feasible with traditional grading techniques and limited use of retaining walls within the developed area. It is expected that a low retaining wall may be required at the northern side of the building area/RCD buffer to insure an undisturbed condition without grading.</p>	
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COMPARING PROPOSED PERMISSIBLE DEVELOPMENT TO EXISTING			
	LUMO Description	Compatibility with Proposed Zoning and Development Program	Evaluation [Staff to complete]
Intent of Proposed Zoning District (Sec 3.3 or 3.4)	<p>The Community Priority Process-Conditional Zoning District (RCP-CZD) as established in 3.4.3 permits uses as described in section 3.7 and Table 3.7-1 (Use Matrix) of this appendix, and are permitted only upon approval of a conditional zoning district rezoning application by the town council pursuant to section 4.4.5 of this appendix. Residential development and the recreational, open space, and other urban amenities associated with such development when located within the residential-special standards-conditional zoning district shall, to the extent practical, comply with the goals and objectives of the comprehensive plan.</p>	<p>Yes, the proposed development is categorized as Multi-family over 10 units, attached which is identified as a "CZ" item being permitted as a principal use. Additionally, the development will have a one hundred (100) percent affordable on-site housing component.</p>	
	Standard for Proposed Conditional Zoning	LUMO Standard for Existing Zoning	Evaluation [Staff to complete]
Permitted Uses (Sec 3.4 or 3.7)	<p>Accessory uses - Agriculture female chickens, Home occupation.</p> <p>Permitted uses - Residential uses of all densities with conditional approval.</p>	<p>Accessory uses – Agriculture female chickens, Adult day care facility, Agriculture non-livestock, Child day care facility, Essential services, Home occupation, Outdoor skateboard ramp, Place of assembly up to 2,000 seats, Short-term rental primary residence, temporary portable building construction related</p> <p>Special uses – Cemetery, Group care facility, Independent Senior Living Facility, Public service facility</p>	

		Permitted uses – Residential uses up to Multi-family 5-10 units attached or detached, Place of worship, Public cultural facility, Public use facility, Recreation facility non-profit, Rooming House, School elementary or secondary		
Maximum Floor Area (sq. ft.) (Sec. 3.8)	(2.68Acres x 1.10=128,415SF) + (RCD 0.56Acres x .01=244SF) = 128,659SF		(R2 0.91Acres x .093=3,686SF) + (R4 1.77Acres x .230=17,733SF) + (RCD 0.56Acres x .01=244SF) = 21,663SF	
Maximum Building Height (ft.) (Sec. 3.8)	Primary/Setback:	39'	Primary/Setback:	R2-29'/R4-34'
	Secondary/Core:	60'	Secondary/Core:	R2-50'/R4-60'

LUMO Section 4.4. states that the Zoning Atlas shall not be amended unless Council makes at least one of the Findings of Fact below.

LAND USE MANAGEMENT ORDINANCE FINDINGS OF FACT		
Finding	Applicant Justification	Evaluation [Staff to complete]
FINDING #1: The proposed zoning amendment is necessary to correct a manifest error.	[typically not applicable]	
FINDING #2: The proposed zoning amendment is necessary because of changed or changing conditions in a particular area or in the jurisdiction generally.		
FINDING #3: The proposed zoning amendment is necessary to achieve the purposes of the comprehensive plan.	<i>See Statement of Consistency with the Comprehensive Plan</i>	