



Chapel Hill Crossings - Conditional Zoning

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

Meeting date: September 27, 2023

Updates Since the June 7, 2023 Legislative Hearing

- The applicant has modified their proposal in response to Council comments. These changes include:
 - shift in the orientation of the apartment building on the northern site,
 - townhomes on the southern site instead of the previously proposed 7-story building,
 - increase in affordable units, and
 - added sidewalk on the southern site

Project Overview

- Thomas & Hutton, on behalf of Huse Street Properties, LLC (Owner/Developer) and Terri Benforado (Owner) requests a Conditional Zoning District be approved at lots on either side of Old Chapel Hill Road for the construction of between 290-329 residential units.
- The northern site consists of 190-199 units in a 3-5 story apartment building. The applicant proposes options for either 14 or 20 affordable rental units at various levels of Area Median Income (AMI).
- The site on the south side of Old Chapel Hill Road is comprised of 100-130 for-sale residential units spread between townhomes and cottages. 15% of the market-rate units will be affordable.

Staff Recommendation & Analysis

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| <input checked="" type="checkbox"/> | Staff recommend that Council approve the project subject to the conditions listed in Ordinance A, following resolution of the issues identified below. |
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1. Consistency with the Future Land Use Map (FLUM): Staff recommend that Council approve the conditional zoning application.

The higher-density townhome and cottage development proposed for the southern site is not consistent with the site’s FLUM designation, which calls for low-density residential development. Consistency with the FLUM is not required for a conditional zoning application to be approved by Council. Council may choose to approve the conditional zoning application without amending the FLUM, in which case the approval is considered a de facto amendment of the FLUM.

2. Affordable Housing: Staff recommend that Council consider the affordable housing options offered by the applicant for rental units and indicate their preferred option.

The proposed project will abide by the Town’s inclusionary zoning standards for all for-sale units.

In addition, two affordability options are proposed for rental units:

- 10 rental units at 80% AMI and 10 rental units at 65% AMI.
- 14 rental units at 60% AMI.

3. Modifications to Regulations: Staff recommend that Council approve all requested modifications to regulations.


Staff have reviewed all requested modifications to regulations and find that the public purpose is served to an equivalent or greater degree by the requested modifications. The modifications are shown in Ordinance A and the applicant’s materials.

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

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| <input checked="" type="checkbox"/> | Chapel Hill will direct growth to greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites. | |
| | <ul style="list-style-type: none"> The site is served by existing infrastructure. The project will contribute to the greenway network through privately maintained greenways on site and easements to the Town for the construction of future greenways. Old Chapel Hill Road is currently served by public transit with plans to expand that transit in the future. | |
| ~ | 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 northern site is consistent with its FLUM designation (North 15-501 Corridor Focus Area). The southern site is not consistent with its FLUM designation (low-density residential). The project supports TOD efforts by increasing density in a proposed transit corridor. There are long-term plans to provide Bus Rapid Transit along 15-501. | |
| <input checked="" type="checkbox"/> | 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 project will include new greenways and the dedication of easements for future greenway connections. The proposed density will support future Bus Rapid Transit along 15-501. The project will also support new bicycle/pedestrian connections identified by the Connected Roads Plan. The project will make a financial contribution to Chapel Hill Transit for construction of bus stops near the site. | |
| <input checked="" type="checkbox"/> | 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 brings transit-supportive density and walkable features to a portion of town that does not currently have that development pattern. Stormwater management on the southern site will accommodate the 100-year storm event. The applicant has committed to providing electric vehicle parking and all electric appliances. | |

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|  | Goal 4: Plan for Excellence in the Public Realm and Placemaking |
| <ul style="list-style-type: none">• The applicant consulted with the Town’s Urban Designer and responded to Council’s request for changes to the previous plan.• The mix of housing types, connected streets, and open community space all contribute to the project’s sense of place.• The applicant has committed to include public art. | |

Public Engagement

Areas of concern identified by members of the public are noted below. Engagement related to this project has included two virtual public information meetings and three staff visits to neighborhoods near the project site. Staff have received significant numbers of phone calls and emails regarding the project.

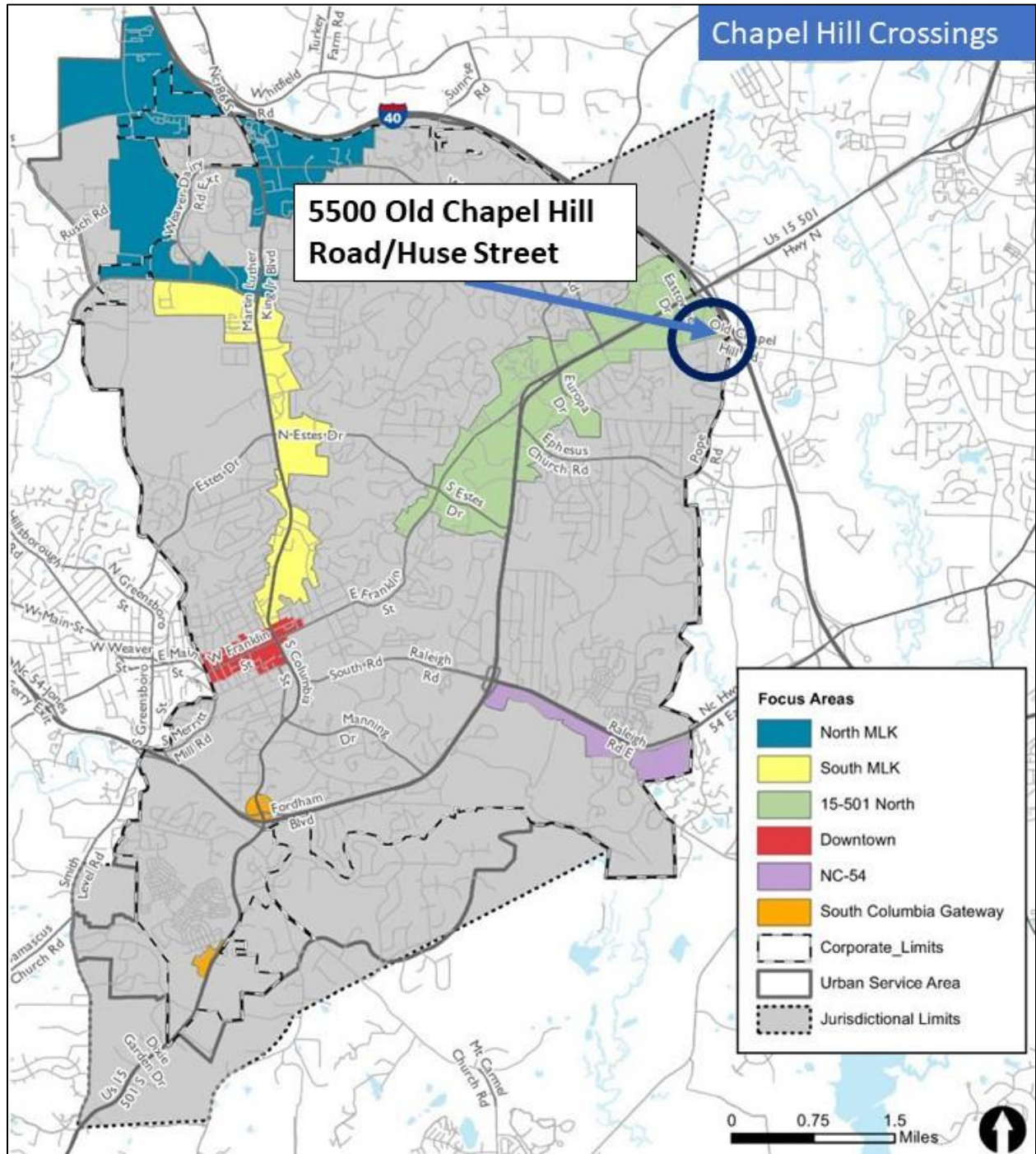
1. Traffic Impacts: At the public information meetings and Planning Commission meeting, residents stated that the traffic impacts of a development of this size would create unreasonable amounts of congestion, specifically on Pope Road.

Staff Assessment: Town Transit, Transportation, and Traffic Engineering staff have all reviewed the proposal and associated Traffic Impact Analysis in coordination with NCDOT. The recommendations included in the TIA have been approved by staff and agreed to by the applicant.

2. Stormwater impacts: Residents of the nearby Clark Lake neighborhood have voiced strong concerns regarding the additional density proposed for the project site. Clark Lake and surrounding areas experience occasional flooding, and residents are concerned that new development on the project site will exacerbate the problem. Residents have also voiced concerns about the viability of the Clark Lake dam and have suggested that the additional impervious surface upstream of the dam may jeopardize the structure.

Staff Assessment: Town Planning and Stormwater staff have conducted several site visits to better understand the concerns raised by the Clark Lake residents. Staff have also reviewed the applicant’s proposed stormwater management plan. At full build-out, stormwater management infrastructure on the southern site will be required to accommodate a 100-year storm event.

Project Location



Attachments

Ordinance and Resolutions

1. Resolution A – Consistency and Reasonableness
2. Ordinance A – Approving the Application
3. Resolution B – Denying the Application
4. Alternative Affordable Housing Conditions for Ordinance A

Applicant Materials

5. Applicant's Draft Presentation
6. Applicant's Requested Modifications to Regulations and Narratives
7. Plans

Staff and Advisory Board Materials

8. Planning Commission Recommendation
9. Urban Design Assessment
10. Transportation Impact Analysis Executive Summary