

Blue Hill Form District Certificate of Appropriateness Application

11-26-19

1. Written Narrative

Project Name:

The Park at Chapel Hill Apartments - Phase 1A and 1B

Elliott Road Extension at Ephesus Church Road

Current state of the property:

The current property is comprised of the Park at Chapel Hill apartments built in 1966. The current apartment buildings and site work are being demolished, and the proposed Elliott Road extension will bisect the site and connect to Ephesus Church Road (see attached drawings and maps). The CDC has previously approved and the FDP has been approved.

Proposed Alternates:

Alternative 1- Transformer location/screening

The applicant proposes to locate the transformers for the Phase 1A building across Street A on a future development lot. Per code, the transformers will be 10' back from the sidewalk and will be screened from the ROW with opaque fencing and additional planting.

Alternative 2 – Ephesus Church Road street trees

Code requires canopy trees (35' tall at maturity) every 40'. The Duke Energy powerlines run along the project side of the road and require 15' tall trees and keeping trees a minimum of 25' from the power poles. Applicant proposes to provide Crape Myrtle, Trident Maple or Smoketree species in order to meet NCDOT and Duke Energy spacing and height requirements as shown on the plan.

Alternative 3 –

The applicant proposes a change in material at specific areas of the Phase 1A building. The aluminum cladding previously indicated at certain building areas will be replaced with fiber cement panel with reveal trim. The finished color would not deviate from what is currently shown in the previously approved color renderings. The locations in question are building entrances on Elliott Road near leasing corner, New Street A at amenity courtyard, New Street B stair, and at the corner of Elliott Road and Ephesus Church Road.