



TOWN OF CHAPEL HILL
Planning Department
 405 Martin Luther King Jr. Blvd.
 Chapel Hill, NC 27514-5705

phone (919) 968-2728
 email planning@townofchapelhill.org
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Requested Modifications to Regulations

Project Name	East Lakeview Multifamily	Application Number [Staff to Complete]	CZD-24-7
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LUMO Section	Section
Requirement	R-6 Density Limit of 15 units/acre
Requested Modification	Density Limit of 25 units/acre
Purpose or Intent of Regulation	The intent of this regulation is to discourage large building massing with associated large exterior surface parking
Justification	The higher density is conducive to discourage vehicular traffic while promoting alternate transit use and allows for efficient building construction.
Evaluation [Staff to Complete]	

LUMO Section	Section 5.3.2(f) Steep slopes
Requirement	No more than 25% of the total combined area of slopes 25 percent or steeper shall be disturbed.
Requested Modification	No maximum of steep slope disturbance
Purpose or Intent of Regulation	To protect critical environmental areas.
Justification	The small areas of steep slopes along Old Chapel Hill Road are a result of NCDOT improvements and will be lessened within this proposal allowing the proposed development to relate to the existing pedestrian walkways and roadway elevation. This will not impact any critical environmental areas.
Evaluation [Staff to Complete]	

LUMO Section	Section 5.9.7 Minimum and Maximum Off-Street Parking Space Requirements
Requirement	Minimum of 1.75 and Maximum of 2.25 per 3-bedroom dwelling unit
Requested Modification	Increase the Maximum parking count to 2.0 per 2-bedroom and 3.0 per 3-bedroom dwelling unit.
Purpose or Intent of Regulation	To minimize the disturbance area required by parking for intended uses.
Justification	The project includes one(1) interior garage parking space per unit which decreases the requirement of disturbed area due to parking for this project. The removal of the internal spaces would provide a parking ratio of 1.50 located on site.

Evaluation [Staff to Complete]	
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LUMO Section	Section 5.7.2 Tree Canopy Coverage Standards
Requirement	Tree Canopy coverage (min) 30%
Requested Modification	Tree Canopy coverage (min) 20%
Purpose or Intent of Regulation	To preserve, maintain, and increase tree canopy to protect the public health, safety, and welfare and enhance the quality of life in Chapel Hill
Justification	The tree canopy reduction is due to the grading associated with preparing the area of the bisecting future greenway to provide a greenway path that is gently sloping and the relation to recently completed sidewalk networks within the Old Chapel Hill Road ROW. The proposed development's engagement to greenway and public ROWs increases the reduction in tree canopy to implement accessible grades relative to the public access points..
Evaluation [Staff to Complete]	

LUMO Section	Section 5.6.2.(f) Landscaping, screening and buffering
Requirement	Multifamily or townhouse development of five (5) or more units shall be separated from adjacent off-site residential uses by a ten (10) foot Type "B" landscape buffer
Requested Modification	Reduce the buffer requirement to five (5) foot buffer.
Purpose or Intent of Regulation	To minimize potential nuisances such as transmission of noise, dust, odor, litter, and glare of lights. To provide separation of spaces, and to establish a sense of privacy.
Justification	The proposed development proposes a 5-7' retaining wall located 5' from the proposed property line, which will create a vertical separation of spaces and provide the same sense of privacy as an opaque fence located at this location between the R-6 zoning and the adjacent R-1 zoning.
Evaluation [Staff to Complete]	

LUMO Section	Section 3.8.2 (e)
Requirement	Building Height Setback (max feet)
Requested Modification	Increase the max allowable height a the building setback line of a zoning lot to 60'.
Purpose or Intent of Regulation	To ensure adequate solar access, privacy, and ventilation: access to and around buildings, off-street parking areas, loading space, and service areas; space for landscaping; and spacing to reduce potential adverse effects of noise, odor, glare, or fire.
Justification	The proposed development provides 60' building heights in order to maximize open space within the site to allow for vehicular and pedestrian cross connections in both the north-south and east-west direction to adjacent properties and projects in accordance with Town of Chapel Hill connectivity plans.
Evaluation [Staff to Complete]	

LUMO Section	
Requirement	
Requested Modification	
Purpose or Intent of Regulation	
Justification	
Evaluation [Staff to Complete]	

LUMO Section	
Requirement	
Requested Modification	
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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. **This form is fillable. Please respond to all considerations listed in this worksheet.**

Project & Site Information	Project Name	East Lakeview Townhomes	Application Number <i>[Staff to Complete]</i>	
	Existing Zoning District	R-1		
	Proposed Zoning District	R-6-CZD		
	Proposed Land Uses	Multi-family Residential		

CONSIDERING THE SITE AND ITS SURROUNDINGS			
	Description	Compatibility with Proposed Zoning and Development Program	Evaluation [Staff to Complete]
Surrounding Land Uses	North: The land uses to the north include an exiting single family land use and a proposed development of multifamily residential. South: The land use to the south is a multifamily development East: The land use to the east is a single family residential property surrounded to the north and east with a proposed multifamily development currently in the CZP process. West: The land use to the west is a a multi-story office building with parking	This project complies with the initiatives set forth in the Future Land Use Map Sub Area A which includes multifamily residential, townhomes, and residences. R-6 allows multifamily, over 10 units, attached or detached.	

	adjacent to E Lakeview and Old Durham Road.		
Surrounding Zoning Districts	North: R-1 – Single Family Residential South: R-4 – Multifamily Residential East: R-1 – Single Family Residential. Currently in CZP process to become R-6-CZD. West: OI-2 – Multi-story office building with commercial located further west.	The proposed R-6-CZD provides a transition product between the existing OI-2 and R-1 as well as the R-4 zoning to the south. The site to the east is currently in the process of rezoning to R-6 that would match the existing zoning directly to the north of that site.	
Transit Service	The site is located on the NE corner of E Lakeview Drive and Chapel Hill Road. Chapel Hill Transit – D and DX Route services Old Chapel Hill Road with a stop located on the NW corner of E Lakeview Drive.	The project's proximity to Transit Service and the limit on excessive on-site parking encourages the use of adjacent public transit. The proposed project provides a new bus stop and multi-use path along E Lakeview to encourage transit use.	
Road Frontages and Vehicular Access	Road Classification(s): Local ☒ Collector ☒ Arterial ☐ Road Maintenance: NCDOT ☐ Town ☒ Private ☐ Access Points for Site: The proposed site design includes a full access from East Lakeview Drive and from Old Chapel Hill Road.	East Lakeview Drive is classified as a Local Road and Old Chapel Hill Road is classified as a Collector. Access points to each road have been provided in accordance with town staff's recommendations.	

<i>Pedestrian & Bike Network</i>	Pedestrian sidewalk and bike lanes are existing on Old Chapel Hill Road. No existing pedestrian and bike paths are located on E Lakeview Drive.	The proposed project provides pedestrian and bike network connections along Old Chapel Hill Road and will provide a 10' multi-use path along E Lakeview Drive. The proposed public ROW connections promote connectivity throughout the proposed site and to adjacent properties.	
<i>Hydrological Features</i>	There are no waterbodies on site.	This project will not cause any impact to waterbodies.	
<i>Topography of Site</i>	A ridge runs east to west and 2/3 of the proposed site drains north with the remainder draining towards Old Chapel Hill Road. The site has 16 feet of elevation change from the ridge to the northern property line and 10' of elevation change to the Old Chapel Hill Roadway surface.	The only slopes over 25% located within this site are adjacent to the Old Chapel Hill Road ROW and due to improvements within the ROW.	

COMPARING PROPOSED PERMISSIBLE DEVELOPMENT TO EXISTING			
	LUMO Description	Compatibility with Proposed Zoning and Development Program	Evaluation [Staff to Complete]
<i>Intent of Proposed Zoning District (LUMO Sec 3.3 or 3.4)</i>	The residential districts are intended to provide for residential development of appropriate intensities consonant with the suitability of land, availability of public services, accessibility to major activity centers and transportation systems, and compatibility with surrounding development.	This project provides multi-family residential adjacent to major vehicular routes, pedestrian sidewalk networks, and bicycle networks. The site is also adjacent to major Office/Institutional and retail centers within the area and specifically on Old Chapel Hill Road. This development is in accordance with adjacent properties and provides a transition zone between existing O/I an R-1 areas.	

Standard for Proposed Conditional Zoning		LUMO Standard for Existing Zoning		Evaluation [Staff to Complete]
Permitted Uses (LUMO Sec 3.4 or 3.7)	Multi-family over 10 units attached or detached		Single family and two-family residential, or public facilities such as day care, place of worship, schools, cultural facility.	
Maximum Floor Area (sq. ft.) (LUMO Sec. 3.8)	53061		13310	
Maximum Building Height (ft.) (LUMO Sec. 3.8)	Maximum Proposed Setback Height	39	Maximum Allowed Setback Height	29
	Maximum Proposed Core Height	60	Maximum Allowed Core Height	40

LAND USE MANAGEMENT ORDINANCE FINDINGS OF FACT FOR A ZONING ATLAS AMENDMENT

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.

Finding	Applicant Justification	Evaluation [Staff to complete]
FINDING #1: The proposed zoning amendment is necessary to correct a manifest error.		
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>Complete the Statement of Consistency with the Comprehensive Plan.</i>	



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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](#). **This form is fillable. Please complete fields in the worksheet where feasible** or reference any attached narratives. 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	East Lakeview Townhomes	Application Number [Staff to Complete]	
	Future Land Use Map (FLUM) Focus Area	15-501 North	FLUM Sub-Area	A

COMPLETE COMMUNITY: STRATEGIES FOR WHERE TO DIRECT GROWTH		
Strategy	Consistency of Application	Evaluation [Staff to Complete]
0.A Greenways	This site is bisected by the Cowan Blvd ROW. This project will connect to pedestrian and bicycle paths existing on Old Chapel Hill Road and proposed multi-use path on East Lakeview. Connections to adjacent developments are also provided for future pedestrian and bicycle connectivity.	
0.B Transit Corridors	This site is located on Old Chapel Hill Road which is served by the Chapel Hill Transit System – D and DX Route. A bus stop is located less than 500' from the proposed site and a new bus stop is proposed within this project. This proposed development provides 68 units of residential with 34 2-bedroom and 34 3-bedroom units.	
0.C Large infill sites with existing infrastructure (within Focus Areas)	This site is proposed to consist of 8 multifamily buildings with interior garages providing a new unit mix and offering to the surrounding area which creates community living options while developing the proposed site to its highest and best use.	
0.D Smaller infill sites (Residential designation on FLUM)		

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

Plan/Policy References	Future Land Use Map (FLUM), Land Use, Density & Intensity, Mapped Features Shaping Our Future (TOD Plan) West Rosemary Development Guide Central West Small Area Plan Chapel Hill 2020: Community Prosperity and Engagement; Town and Gown Collaboration - Housing Advisory Board Development Review Criteria		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]
1.A.1 FLUM Guiding Statements (Town-wide) #2., 3., 7., 10.	Ensure equitable planning and development through mitigating residential displacement; responding to local context, character, and diversity; and promoting broader mobility and connectivity in order to develop healthy and safe communities.	This plan provides additional residential opportunities on previously undeveloped properties while promoting broader mobility and connectivity by engaging the existing pedestrian and vehicular corridors along E Lakeview Drive and Old Chapel Hill Road. The pedestrian connections from the proposed development assists in developing healthy and safe communities through the built environment between diverse housing types of adjacent developments. The development of small footprint multifamily buildings as a building type creates a product scale that transitions from the higher density office uses to the northwest to the lower residential uses to the southeast.	
1.A.2.a-f FLUM Focus Area Principles for Land Use and Density & Intensity	The proposed project is located within the North 15-501 Focus Area, Sub-Area A. This Focus Area envisions a mix of higher intensity uses while focusing on multi-modal connectivity focusing on pedestrians and cycling. This area provides a transition from high density to lower density uses while creating inviting places and character of developments to encourage engaged streetscapes and pedestrian movement.	This plan corresponds with the density and intensity goals of Sub-Area A of higher density residential. The project is multifamily development between 4-6 stories which is a primary land use within Sub-Area A.	
1.A.3 FLUM Appropriate Uses (Primary and Secondary)	Multifamily Residential is a primary use within Sub-Area A with heights between 4-6 stories.	For sale multifamily between 4-6 stories in height is considered a primary land use. Townhouses are considered a secondary land use.	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)- SUPPORTING PLANS and POLICIES			
1.A.4 FLUM Building Height Guidance	North 15-501 Sub-Area A provides for building typical heights of 4-6 stories	The typical height in Sub-Area A is 4-6 stories with the transitional zone being up to 4 stories. This project meets these requirements.	
1.A.5 FLUM – Other Mapped Features	Old Chapel Hill Road is defined as an Activated Street Frontage within Sub-Area A.	This project does not provide any off-street parking between the street and building frontage.	
1.B Shaping Our Future Focus Area and Recommended Actions (Delete row if outside of TOD Opportunity Sites)			
1.C West Rosemary St Development Guide – Community Priorities by Section (Delete row if outside of Plan Area)			
1.D Central West Small Area Plan – Principles and Objectives (Delete row if outside of Plan Area)			

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)- SUPPORTING PLANS and POLICIES			
1.E.1 Chapel Hill 2020: Community Prosperity and Engagement (CPE)		This plan promotes broader mobility and connectivity by engaging the future greenway and public transit while developing healthy and safe communities through the built environment.	
1.E.2 Chapel Hill 2020: Town and Gown Collaboration (TGC)		This project engages the multi-modal access points while creating a walkable community encouraging residents and non-residents alike to experience residential living in a park-like community. This plan promotes broader mobility and connectivity by engaging the pedestrian, bicycle and public transit while developing healthy and safe communities through the built environment.	

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	Applicant will provide for 15% of the for sale residences to be affordable with 50% for sale at the 80% AMI and 50% for sale at the 65% AMI.	
Housing Voucher Acceptance – Commitment for Rental Units	For sale only and no vouchers will be accepted.	
Displacement Mitigation Strategies – Resources and Support for any Existing Residents	No existing residences.	
Demographic Needs Served by Housing Types	This project will serve a broad spectrum of demographics, with residences appropriate for groups ranging from first time home buyers to small families, to empty nesters, with a broad economic makeup given the proposed affordability measures.	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1) - COMMUNITY BENEFITS		
Homeownership Opportunities	All units will be for sale.	
Proximity to Daily Needs and Amenities – Access to Parks, Daycares, Schools, Grocery Stores, Medical Offices, etc.	Project is within convenient walking distance (within 30 minutes) from grocery (Wegmans-11 minutes), retail (various), and medical and to be built medical (Easttowne). The project is 1.9 miles (23 minutes walking) of Ephesus Park and 2.4 miles (29 walking minutes) of Burlington Park.	
Resident Access to Career and Education Opportunities	Project is within walking distance of multiple offices (BCBS-8 walking minutes and within 25 minutes to multiple retail employment opportunities). The site is not within walking distance of education opportunities but is located on the D and DX transit route to access all of Chapel Hill and UNC.	
Effective Use of Limited Land Supply – Sufficient Intensity on Developable Land (excluding Environmental Constraints)	Project is utilizing stacked townhomes and underground storage to maximize home ownership opportunities and provide green solid natural space for residents.	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2)- SUPPORTING PLANS and POLICIES			
Plan/Policy References	• 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		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]
2.A Everywhere to Everywhere Greenways Map Facilities	A Proposed Greenway (New Addition) located on E Lakeview Drive connects Fordham Blvd to Bluefield Road and terminating at Standish Drive.	The proposed plan provides a 10' multi-use path located on the east side of E Lakeview Road to provide for future connection to the proposed greenway in the Everywhere to Everywhere plan.	
2.B Mobility and Connectivity Plan Facilities	The Mobility and Connectivity Plan includes proposed bike paths located on E Lakeview Dr and Old Chapel Hill Road.	This plan provides direct access to the bicycle lanes along Old Chapel Hill Road and pedestrian access to transit stops. A multi-use path is provided along E Lakeview to tie to future bike path facilities.	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2)- SUPPORTING PLANS and POLICIES			
2.C Greenways Plan Facilities	This project is not located within an area of existing or planned Greenways per the Greenways Plan.	The proposed project provides a multi-use path adjacent to E Lakeview Drive and multi-modal connections to all adjacent properties and public ROW.	
2.D Connected Roads Plan Connections	The Connected Roads Plan proposes a North-South connection through the property via a Cowan Blvd extension. An east-west connection from E Lakeview to White Oak Drive	This project includes the connection of Cowan Blvd from the north to an east-west connector road from E Lakeview Drive to the adjacent property to the east. A connection to Old Chapel Hill Road enters the property at the eastern property line and connects to the east-west connector road providing access through the proposed development in accordance with the Connected Roads Plan.	
2.E.1 FLUM Guiding Statements (Town-wide) #6.	Encourage density and intensity along key transportation corridors with an emphasis in future transit stations and areas with multi-modal and alternative forms of transportation. Concentrate higher-density housing in targeted locations to encourage destinations that are not car dependent.	This project is in the 15-501 Focus Area and located on Old Chapel Hill Road which is a key transportation corridor. This site and project will engage multi-modal transportation via access to a new transit stop, providing direct access to bike lanes, a new multi-use path, and pedestrian sidewalk networks. This will lead to a more sustainable, low-carbon lifestyle for the residents.	
2.E.2.a-f FLUM Focus Area Principles for Connectivity & Mobility	Consolidate parking in strategic locations to encourage people to park once and use multi-modal transportation options such as walking, bicycling, and transit.	This project provides one internal garage parking space per unit with one external parking space located in a driveway to the internal garage. The project provides connections to existing and proposed pedestrian and cycling routes as well as a new transit stop located on Old Chapel Hill Road.	
2.F.1 Chapel Hill 2020: Getting Around (GA)	Create a holistic transportation system that includes connected pedestrian, bicycle, recreation automobile, and transit systems to minimize congestion in the current network.	The location of this project leads to provide a connected community through multi-modal opportunities and will assist in mitigating congestion with connections to vehicular, bicycle, pedestrian, and transit travel options within the property and adjacent public ROW.	

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)	The Town of Chapel Hill has been engaged for the completion of the Traffic Impact Analysis.	
Road Improvements Addressing Traffic Impacts (typically based on TIA Recommendations)	Any road improvements per the Traffic Impact Analysis will be reviewed upon completion of the study.	
Location of Vehicular Access Points; Vehicular Cross-Connectivity Opportunities	Vehicular access to the public ROW is provided on E Lakeview Drive and Old Chapel Hill Road. Cross access to the future Cowan Blvd connection to the north and to the proposed development to the east has been provided within this project.	
Pedestrian Access and Internal Circulation, Connections to Larger Network	Internal pedestrian circulation is provided via a network of sidewalks and access drives. All pedestrian circulation is tied to the proposed Cowan Blvd extension, the existing bicycle and pedestrian networks along Old Chapel Hill Road, a new multi-use path along E Lakeview Drive, and the adjacent development to the east.	
Bicycle Access and Safe Movements through Site; Identify Shared or Dedicated Facilities within Site and along Frontages	Bicycle access is available through shared access drives to the Old Chapel Hill Road ROW where bicycle lanes are available. A new multi-use path is located on E Lakeview Drive for pedestrian and bicycle transportation.	
Bicycle Amenities – Type and Location of Bicycle Parking and Other Supportive Amenities	Bicycle storage is available for each unit via internal garage spaces. Additional bike racks are provided per town ordinance.	
Safe Road Crossings for Various Ages and Abilities – Treatments Used at Key Intersections	Pedestrian circulation is provided via a network of sidewalks and access drives. All pedestrian circulation is tied to existing and proposed ROWs and adjacent developments to provide community connectivity and multi-modal transportation.	
Transit Service Proximity and Frequency; Improved Access to Nearest Transit	Transit service is located within 1/8 mile, west of E Lakeview Drive along the north side of Old Chapel Hill Road. A new bus shelter is being provided within the Old Chapel Hill Road ROW as part of this project.	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2) - COMMUNITY BENEFITS		
Future Multimodal Connectivity Opportunities (include projects by others for Greenways, Transit, and/or Bicycle Facilities)	The adjacent project to the north extends Cowan Blvd and a pedestrian sidewalk to our property. Our project will connect Cowan Blvd and connect to E Lakeview Dr and Old Chapel Hill Road with vehicular, bicycle, and pedestrian routes. A connection to the proposed development to the east for pedestrians, bicycle, and vehicular traffic is also provided as part of this project.	
Parking Demand Reduction Strategies	Parking is only provided within the unit designated garage and one additional space in the driveway to the garage door. Limited overflow parking is provided within this proposal.	

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) – SUPPORTING PLANS and POLICIES			
Plan/Policy References	• Climate Action and Response Plan (CARP) • Stormwater Management Master Plan • Future Land Use Map (FLUM), Environmental • Chapel Hill 2020: Nurturing Our Community • Sustainable Building Policy for Conditional Rezoning • Environmental Sustainability Advisory Board Development Review Criteria		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]
3.A.1 CARP: Buildings & Energy Actions	Promote green building as a tool for creating and maintaining more affordable housing in places with access to fare-free transit and alternative travel options.	The project proposes sustainable design and construction goals and the developer endeavors to shepherd the site designs best practices through project construction with energy efficiency as a high priority. The project proposes to incorporate LED lighting for buildings and site, sealed building envelope design with high insulation values, energy recovery and high SEER HVAC systems, high efficiency domestic hot water systems, low emissivity windows, and energy star appliances and equipment. This combined effort will reduce the carbon footprint of the project within the primary goal of providing residential housing options to the Town of Chapel Hill.	
3.A.2 CARP: Transportation & Land Use Actions	Promoting zero-emission transportation options that promote public health that is safe, convenient, reliable and accessible. Increase transit ridership to reduce GHGs from transportation.	This project proposes a network of interconnected sidewalks and multi-modal connections that residents and the community can utilize to active recreation and transportation. Through the use of	

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) – SUPPORTING PLANS and POLICIES			
		internal garaes designated to each unit, the project allows for EV charging capabilities in each unit. The project supports the efforts to reduce energy consumption as it affects the community while allowing multi-modal connections to existing and future pedestrian and bicycles networks.	
3.A.3 CARP: Waste, Water, & Natural Resources Actions	Protect natural waterways and habitats through conservation and stormwater management to keep water supply clean, healthy, and abundant.	The project is proposed to preserve and protect stormwater runoff watersheds via meeting city requirements of stormwater detention and stormwater quality treatment.	
3.A.4 CARP: Resiliency Actions	Adapt tchanges on a local level such as stormwater management, reducing the risk of heat impacts, building community organizational capacity, and emergency response.	This transitional products increases neighborhood cohesion and increases the ability for a neighborhood to “bounce back” quickly from sudden disruptions. The access to multi-modal transportation options provides resilience in options for the community to “bounce forward” from climate change impacts.	
3.B Stormwater Management Master Plan	The stormwater runoff rate leaving the site shall not exceed the stormwater runoff rate for pre-developed conditions. The 2-year storm volume should be detained via extended detention and release over a 48-hour period.	The project is proposed to preserve and protect stormwater runoff watersheds via meeting city requirements of stormwater quality treatment.	
3.C.1 FLUM Guiding Statements (Town-wide) #1.	Create compact walkable, mixed-use communities, where activities are located closer together by densifying at strategic locations adjacent to multi-modal transportation options, integrating public spaces and landscape areas.	The project creates a walkable residential development adjacent to alternate uses further creating a compact walkable mixed-use community that minimizes land uses and supports a mix of activities connected via pedestrian, bicycle, and transit networks.	
3.C.2.a-f FLUM Focus Area Principles, Environmental	Redevelopment enhancing how people are connected to a experience the area’s natural resources with a focus on reducing overflows into the Focus Area’s historically flood prone locations.	The project will enhance how people are connected to and experience the area’s natural resources while reducing overflows into the historically flood prone locations via open space and above and below ground detention.	

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) – SUPPORTING PLANS and POLICIES

3.D.1 Chapel Hill 2020: Nurturing Our Community (NOC)	Reduce the carbon footprint of the Town of Chapel Hill and protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic.	This project provides multi-modal transit connections to reduce the projects overall carbon footprint. This project supports the greenway master plan and provides a healthier ecosystem by treating stormwater prior to discharge.	
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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>Complete the Climate Action Plan Worksheet</i>	
Solar Energy Generation, Solar-Ready Design, and/or Feasibility Analysis	The developer will review the potential use of solar energy sourced hot water systems.	
Electric Bicycle Charging	Electric bicycle charging is available in each unit's garage.	
Efforts to Minimize Removal of Mature Tree Canopy and Other Significant Vegetation	An effort to minimize tree canopy along property boundaries with other uses. Where removal cannot be minimized, tree canopy replanting is occurring within this project.	
Measures to Protect and/or Restore Streams, Wetlands, and Flood-prone areas, Exceeding Regulations	The proposed development is designed to protect streams, wetlands, and flood-prone areas. The project will meet stormwater quantity and quality controls at the time of final plan development and approval. Underground facilities are proposed to handle peak flow, with sand filters to treat for water quality.	
Waste Reduction Strategies and/or On-Site Recycling or Composting	Individual waste bins will be used for each unit in lieu of a master dumpster which will reduce the amount of large household waste items that are transported to the landfill. The pickup of these waste bins will be by a private service.	

Stormwater Design Targets (e.g., Management for Larger Storm Events or Treatment of Existing Impervious Surface)	The project will meet stormwater quantity and quality controls at the time of final plan development and approval. Underground facilities are proposed to handle peak flow, with sand filters to treat for water quality.	
Impervious Surface Reduction Strategies	The proposed development in taller buildings with under-structure parking and underground stormwater management can provide a larger area of pervious areas including lawns, reforestation, and pervious and grass pavers within unit driveways and fire access loop.	
Invasive Species Removal	Invasive species will be removed during this project and no proposed plantings will be classified as an invasive species	
Strategies for Erosion Control and Stable Condition of Site during Construction, Exceeding Regulations	The site will contain sediment basins during construction and be converted to underground detention structures in the final condition to meet regulations regarding site erosion control during and post-construction.	
Relationship of Grading to Natural Landform; Strategies to Minimize Cut and Fill	The majority of the site drains to the north in the pre-development condition and the site will be graded to maintain current water patterns.	

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

Plan/Policy References	• 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		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]

COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4) – SUPPORTING PLANS and POLICIES			
4.A.1 FLUM Guiding Statements (Town-wide) #4., 5., 8., 9.	Provide safe and vibrant neighborhoods that are inclusive of community with the use of private and public space including pedestrian connections, and green space. Provide transition of project scales between land uses.	This development meets the principles of the Focus Area by supporting the principals of transitions between land uses and buildings of different scales. The development is oriented to engage public areas and public views while providing an interface between public spaces and private properties.	
4.A.2.a-f FLUM Focus Area Principles for Placemaking, Street Character, and Urban Form	Provide inviting streetscapes with canopy trees that support the area's character, shade sidewalks, and frame the public realm. Active streetfronts to ensure pedestrian activity over time.	This development activates road frontages as it provides building entrance connections to streetscapes and pedestrian amenities.	
4.B.1 Chapel Hill 2020: A Place for Everyone (PFE)	Provide family-friendly, accessible exterior and interior places to live work, and play with a range of housing options to encourage community and civic engagement.	This project provides a mix of 34 2-bedroom and 34 3-bedroom residential units providing a range of housing options for residents. This project also provides open spaces to provide a family friendly creative place to live.	
4.B.2 Chapel Hill 2020: Good Places, New Spaces (GPNS)	Provide a range of neighborhood types that address residential, social, and cultural needs, evolving the town's character for residents with open and accessible common spaces for community.	This project engages adjacent developments, pedestrian routes, and provides open spaces for resident's and the community alike to interface..	

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	No historic features or cultural resources are present on the proposed site.	

Public Art Proposed, and How Art Contributes to Creative Placemaking	No public art is proposed at this time. However, the developer will investigate public art options as part of the design.	
Streetscape Design Features for Active Pedestrian Realm along Internal Drives and Streets	The proposed development sites buildings to front the existing public Rights-of-Way of Old Chapel Hill Road and East Lakeview Drive. Each building fronting these have sidewalk connections to the existing pedestrian sidewalk network. Buildings internal to the development have pedestrian access to a new multi-use path on E Lakeview Road and the existing Old Chapel Hill Road sidewalk network.	
Building Placement to Activate Public Realm	The proposed development sites buildings to front the existing public Rights-of-Way of Old Chapel Hill Road and East Lakeview Drive. Each building fronting these have sidewalk connections to the existing pedestrian sidewalk network. All buildings have pedestrian connections to E Lakeview Drive, Old Chapel Hill Road, Cowan Blvd, and adjacent developemnts to provide cross connection continuity for the public and residents.	
Building Design Measures Creating a Human Scale	The proposed building design of 4-stories provides a transitional product between the large scale office product to the west and the low density residential product to the southeast. This transitional product creates a seamless scale for the public entering the town core.	
Efforts to Reduce Visibility of Parking	Parking for this development is solely internal to the development from E Lakeview Drive and Old Chapel Hill Road including each unit containing an interior garage parking space.	
Transitions to Surrounding Neighborhoods through Landscape, Compatible Uses, and/or Building Forms	The proposed building design of 4-stories provides a transitional product between the large scale office product to the west and the low density residential product to the southeast. This transitional product creates a seamless scale for the public entering the town core. The landscaping proposed transitions the neighboring developments from a high density urban product to a more traditional residential product via tree canopy, landscaped buffers, and open space lawns.	
Public Spaces Designed and Programmed to Serve a Variety of Needs	Public spaces within this development include open lawn areas and a covered pavilion area.	

Additional Aspects of Site Design Prioritizing People Over Vehicles	The proposed development includes rear parking behind and beneath the building units. Front door access to the units are provided to enhance the walkability of this product as well as create a community that is highly walkable, bicycle, and public transit friendly. This includes direct connection to public multi-modal networks and transit stops.	
Other Notable Design Features		



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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. **This form is fillable. Please respond to all considerations listed in this worksheet.**

Project & Site Information	Project Name	East Lakeview Townhomes	Application Number <i>[Staff to Complete]</i>	
	Existing Zoning District	R-1		
	Proposed Zoning District	R-6-CZD		
	Proposed Land Uses	Multi-family Residential		

CONSIDERING THE SITE AND ITS SURROUNDINGS			
	Description	Compatibility with Proposed Zoning and Development Program	Evaluation [Staff to Complete]
Surrounding Land Uses	North: The land uses to the north include an exiting single family land use and a proposed development of multifamily residential. South: The land use to the south is a multifamily development East: The land use to the east is a single family residential property surrounded to the north and east with a proposed multifamily development currently in the CZP process. West: The land use to the west is a a multi-story office building with parking	This project complies with the initiatives set forth in the Future Land Use Map Sub Area A which includes multifamily residential, townhomes, and residences. R-6 allows multifamily, over 10 units, attached or detached.	

	adjacent to E Lakeview and Old Durham Road.		
Surrounding Zoning Districts	North: R-1 – Single Family Residential South: R-4 – Multifamily Residential East: R-1 – Single Family Residential. Currently in CZP process to become R-6-CZD. West: OI-2 – Multi-story office building with commercial located further west.	The proposed R-6-CZD provides a transition product between the existing OI-2 and R-1 as well as the R-4 zoning to the south. The site to the east is currently in the process of rezoning to R-6 that would match the existing zoning directly to the north of that site.	
Transit Service	The site is located on the NE corner of E Lakeview Drive and Chapel Hill Road. Chapel Hill Transit – D and DX Route services Old Chapel Hill Road with a stop located on the NW corner of E Lakeview Drive.	The project's proximity to Transit Service and the limit on excessive on-site parking encourages the use of adjacent public transit. The proposed project provides a new bus stop and multi-use path along E Lakeview to encourage transit use.	
Road Frontages and Vehicular Access	Road Classification(s): Local ☒ Collector ☒ Arterial ☐ Road Maintenance: NCDOT ☐ Town ☒ Private ☐ Access Points for Site: The proposed site design includes a full access from East Lakeview Drive and from Old Chapel Hill Road.	East Lakeview Drive is classified as a Local Road and Old Chapel Hill Road is classified as a Collector. Access points to each road have been provided in accordance with town staff's recommendations.	

<i>Pedestrian & Bike Network</i>	Pedestrian sidewalk and bike lanes are existing on Old Chapel Hill Road. No existing pedestrian and bike paths are located on E Lakeview Drive.	The proposed project provides pedestrian and bike network connections along Old Chapel Hill Road and will provide a 10' multi-use path along E Lakeview Drive. The proposed public ROW connections promote connectivity throughout the proposed site and to adjacent properties.	
<i>Hydrological Features</i>	There are no waterbodies on site.	This project will not cause any impact to waterbodies.	
<i>Topography of Site</i>	A ridge runs east to west and 2/3 of the proposed site drains north with the remainder draining towards Old Chapel Hill Road. The site has 16 feet of elevation change from the ridge to the northern property line and 10' of elevation change to the Old Chapel Hill Roadway surface.	The only slopes over 25% located within this site are adjacent to the Old Chapel Hill Road ROW and due to improvements within the ROW.	

COMPARING PROPOSED PERMISSIBLE DEVELOPMENT TO EXISTING			
	LUMO Description	Compatibility with Proposed Zoning and Development Program	Evaluation [Staff to Complete]
<i>Intent of Proposed Zoning District (LUMO Sec 3.3 or 3.4)</i>	The residential districts are intended to provide for residential development of appropriate intensities consonant with the suitability of land, availability of public services, accessibility to major activity centers and transportation systems, and compatibility with surrounding development.	This project provides multi-family residential adjacent to major vehicular routes, pedestrian sidewalk networks, and bicycle networks. The site is also adjacent to major Office/Institutional and retail centers within the area and specifically on Old Chapel Hill Road. This development is in accordance with adjacent properties and provides a transition zone between existing O/I an R-1 areas.	

Standard for Proposed Conditional Zoning		LUMO Standard for Existing Zoning		Evaluation [Staff to Complete]
Permitted Uses (LUMO Sec 3.4 or 3.7)	Multi-family over 10 units attached or detached		Single family and two-family residential, or public facilities such as day care, place of worship, schools, cultural facility.	
Maximum Floor Area (sq. ft.) (LUMO Sec. 3.8)	53061		13310	
Maximum Building Height (ft.) (LUMO Sec. 3.8)	Maximum Proposed Setback Height	39	Maximum Allowed Setback Height	29
	Maximum Proposed Core Height	60	Maximum Allowed Core Height	40

LAND USE MANAGEMENT ORDINANCE FINDINGS OF FACT FOR A ZONING ATLAS AMENDMENT

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.

Finding	Applicant Justification	Evaluation [Staff to complete]
FINDING #1: The proposed zoning amendment is necessary to correct a manifest error.		
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>Complete the Statement of Consistency with the Comprehensive Plan.</i>	



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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](#). **This form is fillable. Please complete fields in the worksheet where feasible** or reference any attached narratives. 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	East Lakeview Townhomes	Application Number [Staff to Complete]	
	Future Land Use Map (FLUM) Focus Area	15-501 North	FLUM Sub-Area	A

COMPLETE COMMUNITY: STRATEGIES FOR WHERE TO DIRECT GROWTH		
Strategy	Consistency of Application	Evaluation [Staff to Complete]
0.A Greenways	This site is bisected by the Cowan Blvd ROW. This project will connect to pedestrian and bicycle paths existing on Old Chapel Hill Road and proposed multi-use path on East Lakeview. Connections to adjacent developments are also provided for future pedestrian and bicycle connectivity.	
0.B Transit Corridors	This site is located on Old Chapel Hill Road which is served by the Chapel Hill Transit System – D and DX Route. A bus stop is located less than 500' from the proposed site and a new bus stop is proposed within this project. This proposed development provides 68 units of residential with 34 2-bedroom and 34 3-bedroom units.	
0.C Large infill sites with existing infrastructure (within Focus Areas)	This site is proposed to consist of 8 multifamily buildings with interior garages providing a new unit mix and offering to the surrounding area which creates community living options while developing the proposed site to its highest and best use.	
0.D Smaller infill sites (Residential designation on FLUM)		

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

Plan/Policy References	Future Land Use Map (FLUM), Land Use, Density & Intensity, Mapped Features Shaping Our Future (TOD Plan) West Rosemary Development Guide Central West Small Area Plan Chapel Hill 2020: Community Prosperity and Engagement; Town and Gown Collaboration - Housing Advisory Board Development Review Criteria		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]
1.A.1 FLUM Guiding Statements (Town-wide) #2., 3., 7., 10.	Ensure equitable planning and development through mitigating residential displacement; responding to local context, character, and diversity; and promoting broader mobility and connectivity in order to develop healthy and safe communities.	This plan provides additional residential opportunities on previously undeveloped properties while promoting broader mobility and connectivity by engaging the existing pedestrian and vehicular corridors along E Lakeview Drive and Old Chapel Hill Road. The pedestrian connections from the proposed development assists in developing healthy and safe communities through the built environment between diverse housing types of adjacent developments. The development of small footprint multifamily buildings as a building type creates a product scale that transitions from the higher density office uses to the northwest to the lower residential uses to the southeast.	
1.A.2.a-f FLUM Focus Area Principles for Land Use and Density & Intensity	The proposed project is located within the North 15-501 Focus Area, Sub-Area A. This Focus Area envisions a mix of higher intensity uses while focusing on multi-modal connectivity focusing on pedestrians and cycling. This area provides a transition from high density to lower density uses while creating inviting places and character of developments to encourage engaged streetscapes and pedestrian movement.	This plan corresponds with the density and intensity goals of Sub-Area A of higher density residential. The project is multifamily development between 4-6 stories which is a primary land use within Sub-Area A.	
1.A.3 FLUM Appropriate Uses (Primary and Secondary)	Multifamily Residential is a primary use within Sub-Area A with heights between 4-6 stories.	For sale multifamily between 4-6 stories in height is considered a primary land use. Townhouses are considered a secondary land use.	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)- SUPPORTING PLANS and POLICIES			
1.A.4 FLUM Building Height Guidance	North 15-501 Sub-Area A provides for building typical heights of 4-6 stories	The typical height in Sub-Area A is 4-6 stories with the transitional zone being up to 4 stories. This project meets these requirements.	
1.A.5 FLUM – Other Mapped Features	Old Chapel Hill Road is defined as an Activated Street Frontage within Sub-Area A.	This project does not provide any off-street parking between the street and building frontage.	
1.B Shaping Our Future Focus Area and Recommended Actions (Delete row if outside of TOD Opportunity Sites)			
1.C West Rosemary St Development Guide – Community Priorities by Section (Delete row if outside of Plan Area)			
1.D Central West Small Area Plan – Principles and Objectives (Delete row if outside of Plan Area)			

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)- SUPPORTING PLANS and POLICIES			
1.E.1 Chapel Hill 2020: Community Prosperity and Engagement (CPE)		This plan promotes broader mobility and connectivity by engaging the future greenway and public transit while developing healthy and safe communities through the built environment.	
1.E.2 Chapel Hill 2020: Town and Gown Collaboration (TGC)		This project engages the multi-modal access points while creating a walkable community encouraging residents and non-residents alike to experience residential living in a park-like community. This plan promotes broader mobility and connectivity by engaging the pedestrian, bicycle and public transit while developing healthy and safe communities through the built environment.	

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	Applicant will provide for 15% of the for sale residences to be affordable with 50% for sale at the 80% AMI and 50% for sale at the 65% AMI.	
Housing Voucher Acceptance – Commitment for Rental Units	For sale only and no vouchers will be accepted.	
Displacement Mitigation Strategies – Resources and Support for any Existing Residents	No existing residences.	
Demographic Needs Served by Housing Types	This project will serve a broad spectrum of demographics, with residences appropriate for groups ranging from first time home buyers to small families, to empty nesters, with a broad economic makeup given the proposed affordability measures.	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1) - COMMUNITY BENEFITS		
Homeownership Opportunities	All units will be for sale.	
Proximity to Daily Needs and Amenities – Access to Parks, Daycares, Schools, Grocery Stores, Medical Offices, etc.	Project is within convenient walking distance (within 30 minutes) from grocery (Wegmans-11 minutes), retail (various), and medical and to be built medical (Easttowne). The project is 1.9 miles (23 minutes walking) of Ephesus Park and 2.4 miles (29 walking minutes) of Burlington Park.	
Resident Access to Career and Education Opportunities	Project is within walking distance of multiple offices (BCBS-8 walking minutes and within 25 minutes to multiple retail employment opportunities). The site is not within walking distance of education opportunities but is located on the D and DX transit route to access all of Chapel Hill and UNC.	
Effective Use of Limited Land Supply – Sufficient Intensity on Developable Land (excluding Environmental Constraints)	Project is utilizing stacked townhomes and underground storage to maximize home ownership opportunities and provide green solid natural space for residents.	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2)- SUPPORTING PLANS and POLICIES			
Plan/Policy References	• 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		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]
2.A Everywhere to Everywhere Greenways Map Facilities	A Proposed Greenway (New Addition) located on E Lakeview Drive connects Fordham Blvd to Bluefield Road and terminating at Standish Drive.	The proposed plan provides a 10' multi-use path located on the east side of E Lakeview Road to provide for future connection to the proposed greenway in the Everywhere to Everywhere plan.	
2.B Mobility and Connectivity Plan Facilities	The Mobility and Connectivity Plan includes proposed bike paths located on E Lakeview Dr and Old Chapel Hill Road.	This plan provides direct access to the bicycle lanes along Old Chapel Hill Road and pedestrian access to transit stops. A multi-use path is provided along E Lakeview to tie to future bike path facilities.	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2)- SUPPORTING PLANS and POLICIES			
2.C Greenways Plan Facilities	This project is not located within an area of existing or planned Greenways per the Greenways Plan.	The proposed project provides a multi-use path adjacent to E Lakeview Drive and multi-modal connections to all adjacent properties and public ROW.	
2.D Connected Roads Plan Connections	The Connected Roads Plan proposes a North-South connection through the property via a Cowan Blvd extension. An east-west connection from E Lakeview to White Oak Drive	This project includes the connection of Cowan Blvd from the north to an east-west connector road from E Lakeview Drive to the adjacent property to the east. A connection to Old Chapel Hill Road enters the property at the eastern property line and connects to the east-west connector road providing access through the proposed development in accordance with the Connected Roads Plan.	
2.E.1 FLUM Guiding Statements (Town-wide) #6.	Encourage density and intensity along key transportation corridors with an emphasis in future transit stations and areas with multi-modal and alternative forms of transportation. Concentrate higher-density housing in targeted locations to encourage destinations that are not car dependent.	This project is in the 15-501 Focus Area and located on Old Chapel Hill Road which is a key transportation corridor. This site and project will engage multi-modal transportation via access to a new transit stop, providing direct access to bike lanes, a new multi-use path, and pedestrian sidewalk networks. This will lead to a more sustainable, low-carbon lifestyle for the residents.	
2.E.2.a-f FLUM Focus Area Principles for Connectivity & Mobility	Consolidate parking in strategic locations to encourage people to park once and use multi-modal transportation options such as walking, bicycling, and transit.	This project provides one internal garage parking space per unit with one external parking space located in a driveway to the internal garage. The project provides connections to existing and proposed pedestrian and cycling routes as well as a new transit stop located on Old Chapel Hill Road.	
2.F.1 Chapel Hill 2020: Getting Around (GA)	Create a holistic transportation system that includes connected pedestrian, bicycle, recreation automobile, and transit systems to minimize congestion in the current network.	The location of this project leads to provide a connected community through multi-modal opportunities and will assist in mitigating congestion with connections to vehicular, bicycle, pedestrian, and transit travel options within the property and adjacent public ROW.	

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)	The Town of Chapel Hill has been engaged for the completion of the Traffic Impact Analysis.	
Road Improvements Addressing Traffic Impacts (typically based on TIA Recommendations)	Any road improvements per the Traffic Impact Analysis will be reviewed upon completion of the study.	
Location of Vehicular Access Points; Vehicular Cross-Connectivity Opportunities	Vehicular access to the public ROW is provided on E Lakeview Drive and Old Chapel Hill Road. Cross access to the future Cowan Blvd connection to the north and to the proposed development to the east has been provided within this project.	
Pedestrian Access and Internal Circulation, Connections to Larger Network	Internal pedestrian circulation is provided via a network of sidewalks and access drives. All pedestrian circulation is tied to the proposed Cowan Blvd extension, the existing bicycle and pedestrian networks along Old Chapel Hill Road, a new multi-use path along E Lakeview Drive, and the adjacent development to the east.	
Bicycle Access and Safe Movements through Site; Identify Shared or Dedicated Facilities within Site and along Frontages	Bicycle access is available through shared access drives to the Old Chapel Hill Road ROW where bicycle lanes are available. A new multi-use path is located on E Lakeview Drive for pedestrian and bicycle transportation.	
Bicycle Amenities – Type and Location of Bicycle Parking and Other Supportive Amenities	Bicycle storage is available for each unit via internal garage spaces. Additional bike racks are provided per town ordinance.	
Safe Road Crossings for Various Ages and Abilities – Treatments Used at Key Intersections	Pedestrian circulation is provided via a network of sidewalks and access drives. All pedestrian circulation is tied to existing and proposed ROWs and adjacent developments to provide community connectivity and multi-modal transportation.	
Transit Service Proximity and Frequency; Improved Access to Nearest Transit	Transit service is located within 1/8 mile, west of E Lakeview Drive along the north side of Old Chapel Hill Road. A new bus shelter is being provided within the Old Chapel Hill Road ROW as part of this project.	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2) - COMMUNITY BENEFITS		
Future Multimodal Connectivity Opportunities (include projects by others for Greenways, Transit, and/or Bicycle Facilities)	The adjacent project to the north extends Cowan Blvd and a pedestrian sidewalk to our property. Our project will connect Cowan Blvd and connect to E Lakeview Dr and Old Chapel Hill Road with vehicular, bicycle, and pedestrian routes. A connection to the proposed development to the east for pedestrians, bicycle, and vehicular traffic is also provided as part of this project.	
Parking Demand Reduction Strategies	Parking is only provided within the unit designated garage and one additional space in the driveway to the garage door. Limited overflow parking is provided within this proposal.	

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) – SUPPORTING PLANS and POLICIES			
Plan/Policy References	• Climate Action and Response Plan (CARP) • Stormwater Management Master Plan • Future Land Use Map (FLUM), Environmental • Chapel Hill 2020: Nurturing Our Community • Sustainable Building Policy for Conditional Rezoning • Environmental Sustainability Advisory Board Development Review Criteria		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]
3.A.1 CARP: Buildings & Energy Actions	Promote green building as a tool for creating and maintaining more affordable housing in places with access to fare-free transit and alternative travel options.	The project proposes sustainable design and construction goals and the developer endeavors to shepherd the site designs best practices through project construction with energy efficiency as a high priority. The project proposes to incorporate LED lighting for buildings and site, sealed building envelope design with high insulation values, energy recovery and high SEER HVAC systems, high efficiency domestic hot water systems, low emissivity windows, and energy star appliances and equipment. This combined effort will reduce the carbon footprint of the project within the primary goal of providing residential housing options to the Town of Chapel Hill.	
3.A.2 CARP: Transportation & Land Use Actions	Promoting zero-emission transportation options that promote public health that is safe, convenient, reliable and accessible. Increase transit ridership to reduce GHGs from transportation.	This project proposes a network of interconnected sidewalks and multi-modal connections that residents and the community can utilize to active recreation and transportation. Through the use of	

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) – SUPPORTING PLANS and POLICIES			
		internal garaes designated to each unit, the project allows for EV charging capabilities in each unit. The project supports the efforts to reduce energy consumption as it affects the community while allowing multi-modal connections to existing and future pedestrian and bicycles networks.	
3.A.3 CARP: Waste, Water, & Natural Resources Actions	Protect natural waterways and habitats through conservation and stormwater management to keep water supply clean, healthy, and abundant.	The project is proposed to preserve and protect stormwater runoff watersheds via meeting city requirements of stormwater detention and stormwater quality treatment.	
3.A.4 CARP: Resiliency Actions	Adapt tchanges on a local level such as stormwater management, reducing the risk of heat impacts, building community organizational capacity, and emergency response.	This transitional products increases neighborhood cohesion and increases the ability for a neighborhood to “bounce back” quickly from sudden disruptions. The access to multi-modal transportation options provides resilience in options for the community to “bounce forward” from climate change impacts.	
3.B Stormwater Management Master Plan	The stormwater runoff rate leaving the site shall not exceed the stormwater runoff rate for pre-developed conditions. The 2-year storm volume should be detained via extended detention and release over a 48-hour period.	The project is proposed to preserve and protect stormwater runoff watersheds via meeting city requirements of stormwater quality treatment.	
3.C.1 FLUM Guiding Statements (Town-wide) #1.	Create compact walkable, mixed-use communities, where activities are located closer together by densifying at strategic locations adjacent to multi-modal transportation options, integrating public spaces and landscape areas.	The project creates a walkable residential development adjacent to alternate uses further creating a compact walkable mixed-use community that minimizes land uses and supports a mix of activities connected via pedestrian, bicycle, and transit networks.	
3.C.2.a-f FLUM Focus Area Principles, Environmental	Redevelopment enhancing how people are connected to a experience the area’s natural resources with a focus on reducing overflows into the Focus Area’s historically flood prone locations.	The project will enhance how people are connected to and experience the area’s natural resources while reducing overflows into the historically flood prone locations via open space and above and below ground detention.	

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) – SUPPORTING PLANS and POLICIES

3.D.1 Chapel Hill 2020: Nurturing Our Community (NOC)	Reduce the carbon footprint of the Town of Chapel Hill and protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic.	This project provides multi-modal transit connections to reduce the projects overall carbon footprint. This project supports the greenway master plan and provides a healthier ecosystem by treating stormwater prior to discharge.	
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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>Complete the Climate Action Plan Worksheet</i>	
Solar Energy Generation, Solar-Ready Design, and/or Feasibility Analysis	The developer will review the potential use of solar energy sourced hot water systems.	
Electric Bicycle Charging	Electric bicycle charging is available in each unit's garage.	
Efforts to Minimize Removal of Mature Tree Canopy and Other Significant Vegetation	An effort to minimize tree canopy along property boundaries with other uses. Where removal cannot be minimized, tree canopy replanting is occurring within this project.	
Measures to Protect and/or Restore Streams, Wetlands, and Flood-prone areas, Exceeding Regulations	The proposed development is designed to protect streams, wetlands, and flood-prone areas. The project will meet stormwater quantity and quality controls at the time of final plan development and approval. Underground facilities are proposed to handle peak flow, with sand filters to treat for water quality.	
Waste Reduction Strategies and/or On-Site Recycling or Composting	Individual waste bins will be used for each unit in lieu of a master dumpster which will reduce the amount of large household waste items that are transported to the landfill. The pickup of these waste bins will be by a private service.	

Stormwater Design Targets (e.g., Management for Larger Storm Events or Treatment of Existing Impervious Surface)	The project will meet stormwater quantity and quality controls at the time of final plan development and approval. Underground facilities are proposed to handle peak flow, with sand filters to treat for water quality.	
Impervious Surface Reduction Strategies	The proposed development in taller buildings with under-structure parking and underground stormwater management can provide a larger area of pervious areas including lawns, reforestation, and pervious and grass pavers within unit driveways and fire access loop.	
Invasive Species Removal	Invasive species will be removed during this project and no proposed plantings will be classified as an invasive species	
Strategies for Erosion Control and Stable Condition of Site during Construction, Exceeding Regulations	The site will contain sediment basins during construction and be converted to underground detention structures in the final condition to meet regulations regarding site erosion control during and post-construction.	
Relationship of Grading to Natural Landform; Strategies to Minimize Cut and Fill	The majority of the site drains to the north in the pre-development condition and the site will be graded to maintain current water patterns.	

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

Plan/Policy References	• 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		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]

COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4) – SUPPORTING PLANS and POLICIES			
4.A.1 FLUM Guiding Statements (Town-wide) #4., 5., 8., 9.	Provide safe and vibrant neighborhoods that are inclusive of community with the use of private and public space including pedestrian connections, and green space. Provide transition of project scales between land uses.	This development meets the principles of the Focus Area by supporting the principals of transitions between land uses and buildings of different scales. The development is oriented to engage public areas and public views while providing an interface between public spaces and private properties.	
4.A.2.a-f FLUM Focus Area Principles for Placemaking, Street Character, and Urban Form	Provide inviting streetscapes with canopy trees that support the area's character, shade sidewalks, and frame the public realm. Active streetfronts to ensure pedestrian activity over time.	This development activates road frontages as it provides building entrance connections to streetscapes and pedestrian amenities.	
4.B.1 Chapel Hill 2020: A Place for Everyone (PFE)	Provide family-friendly, accessible exterior and interior places to live work, and play with a range of housing options to encourage community and civic engagement.	This project provides a mix of 34 2-bedroom and 34 3-bedroom residential units providing a range of housing options for residents. This project also provides open spaces to provide a family friendly creative place to live.	
4.B.2 Chapel Hill 2020: Good Places, New Spaces (GPNS)	Provide a range of neighborhood types that address residential, social, and cultural needs, evolving the town's character for residents with open and accessible common spaces for community.	This project engages adjacent developments, pedestrian routes, and provides open spaces for resident's and the community alike to interface..	

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	No historic features or cultural resources are present on the proposed site.	

Public Art Proposed, and How Art Contributes to Creative Placemaking	No public art is proposed at this time. However, the developer will investigate public art options as part of the design.	
Streetscape Design Features for Active Pedestrian Realm along Internal Drives and Streets	The proposed development sites buildings to front the existing public Rights-of-Way of Old Chapel Hill Road and East Lakeview Drive. Each building fronting these have sidewalk connections to the existing pedestrian sidewalk network. Buildings internal to the development have pedestrian access to a new multi-use path on E Lakeview Road and the existing Old Chapel Hill Road sidewalk network.	
Building Placement to Activate Public Realm	The proposed development sites buildings to front the existing public Rights-of-Way of Old Chapel Hill Road and East Lakeview Drive. Each building fronting these have sidewalk connections to the existing pedestrian sidewalk network. All buildings have pedestrian connections to E Lakeview Drive, Old Chapel Hill Road, Cowan Blvd, and adjacent developemnts to provide cross connection continuity for the public and residents.	
Building Design Measures Creating a Human Scale	The proposed building design of 4-stories provides a transitional product between the large scale office product to the west and the low density residential product to the southeast. This transitional product creates a seamless scale for the public entering the town core.	
Efforts to Reduce Visibility of Parking	Parking for this development is solely internal to the development from E Lakeview Drive and Old Chapel Hill Road including each unit containing an interior garage parking space.	
Transitions to Surrounding Neighborhoods through Landscape, Compatible Uses, and/or Building Forms	The proposed building design of 4-stories provides a transitional product between the large scale office product to the west and the low density residential product to the southeast. This transitional product creates a seamless scale for the public entering the town core. The landscaping proposed transitions the neighboring developments from a high density urban product to a more traditional residential product via tree canopy, landscaped buffers, and open space lawns.	
Public Spaces Designed and Programmed to Serve a Variety of Needs	Public spaces within this development include open lawn areas and a covered pavilion area.	

Additional Aspects of Site Design Prioritizing People Over Vehicles	The proposed development includes rear parking behind and beneath the building units. Front door access to the units are provided to enhance the walkability of this product as well as create a community that is highly walkable, bicycle, and public transit friendly. This includes direct connection to public multi-modal networks and transit stops.	
Other Notable Design Features		
