

710 N. Estes Dr.
Chapel Hill, NC

Town Council

Lock7 Development

10/29/22



Introduction & Narrative

- Lock7 is a real estate development firm specializing in townhome, condo and apartment communities
- 100% for-sale community, providing missing middle homeownership opportunities
- 107 units (40 townhomes and 67 condos)
- 14 affordable dwelling units
- 1-, 2-, 3- and 4-bedroom units
- 217 reserved parking spaces and 8 guest parking spaces
- 23+ bicycle parking spaces



Council Comments & Applicant Responses

- Include additional, smaller units
 - ✓ Added 12 units under 700 SF without altering site plan
 - ✓ Increased ADUs to 14 units from 12
- Reduce parking
 - ✓ Overall parking ratio reduced from 2.3 spaces per unit to 2.1 spaces per unit
 - ✓ Guest parking reduced from 20 to 8 spaces
- Consider exceeding the stormwater requirements
 - ✓ Commitment to meeting the 50-year event

Council Comments & Applicant Responses

- Consider a cap for HOA dues for affordable units
 - ✓ HOA dues for affordable units set at a reduced rate per Community Home Trust guidance
- Restrict short term rentals
 - ✓ The Homeowners' Association covenants or other applicable covenants and restrictions shall prohibit dedicated short-term rentals of 30 days or less
- Provide an update on cross-access easement
 - ✓ Easement has been drafted and is under review at the Town Attorney's office

Council Comments & Applicant Responses

- Eliminate gas appliances
 - ✓ Commitment to all-electric community
- Add bicycle access to the multimodal path along Estes
 - ✓ Two ramps added
- Preserve more trees
 - ✓ Increased buffers and redesigned central green around mature hardwoods
- Address Huntington Dr. neighbor concerns about runoff
 - ✓ All water drains away from neighbors and an emergency outlet exists in the event pipes are blocked

Conclusion

- Over the past 3 weeks we've redesigned the SWM facilities, updated the site plans and responded to various neighbor, board and Council concerns
- Our first Concept Plan meeting was HAB on October 14, 2021
- Thank you for your collaborative efforts over the last year and we ask for your vote of approval on this community



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STRATEGY