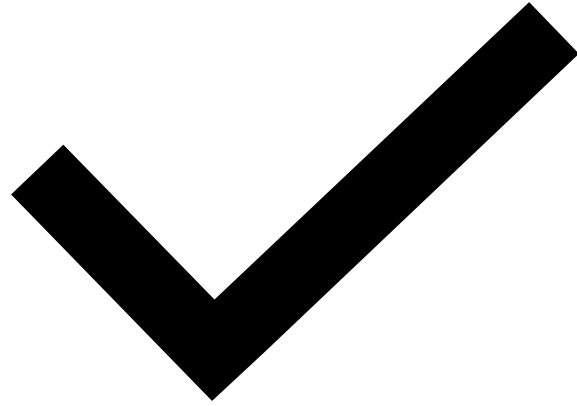


# Conditional Zoning: Chapel Hill Crossings

September 27, 2023





Planning Commission and Staff  
recommend Approval.

# Complete Community Evaluation

<b>Goal 1 – Plan for the Future Strategically</b>		<ul style="list-style-type: none"><li>○ Infill site with existing infrastructure</li><li>○ Greenway connections and provisions for the future</li><li>○ Preservation of open space</li></ul>
<b>Goal 2 – Expand and Deliver new Greenways for Everyday Life</b>		<ul style="list-style-type: none"><li>○ Multiuse path through northern site</li><li>○ Greenway easement provided for future greenway network</li></ul>
<b>Goal 3 – Be Green and Provide Housing</b>		<ul style="list-style-type: none"><li>○ 290-334 dwelling units</li><li>○ 15% of for sale units will be affordable (meeting IZ)</li><li>○ Options provided for affordable rental units</li><li>○ Applicant will work with staff on Energy Management Plan commitments during Final Plan review</li></ul>
<b>Goal 4 – Holistic Planning</b>		<ul style="list-style-type: none"><li>○ Mix of housing types</li><li>○ Connected streets</li><li>○ Community spaces</li><li>○ Public art proposal (\$10,000)</li></ul>



# Rental Affordable Housing Options

- **Option 1**
  - 10 Affordable Units
  - 100% at 60% of Area Median Income
- **Option 2**
  - 14 Affordable Units
  - 50% at 65% of Area Median Income
  - 50% at 80% of Area Median Income



# Procedures

- Close the Legislative Hearing
- Vote on Resolution – A
- Select an Affordable Housing Option
- Vote on Ordinance - A



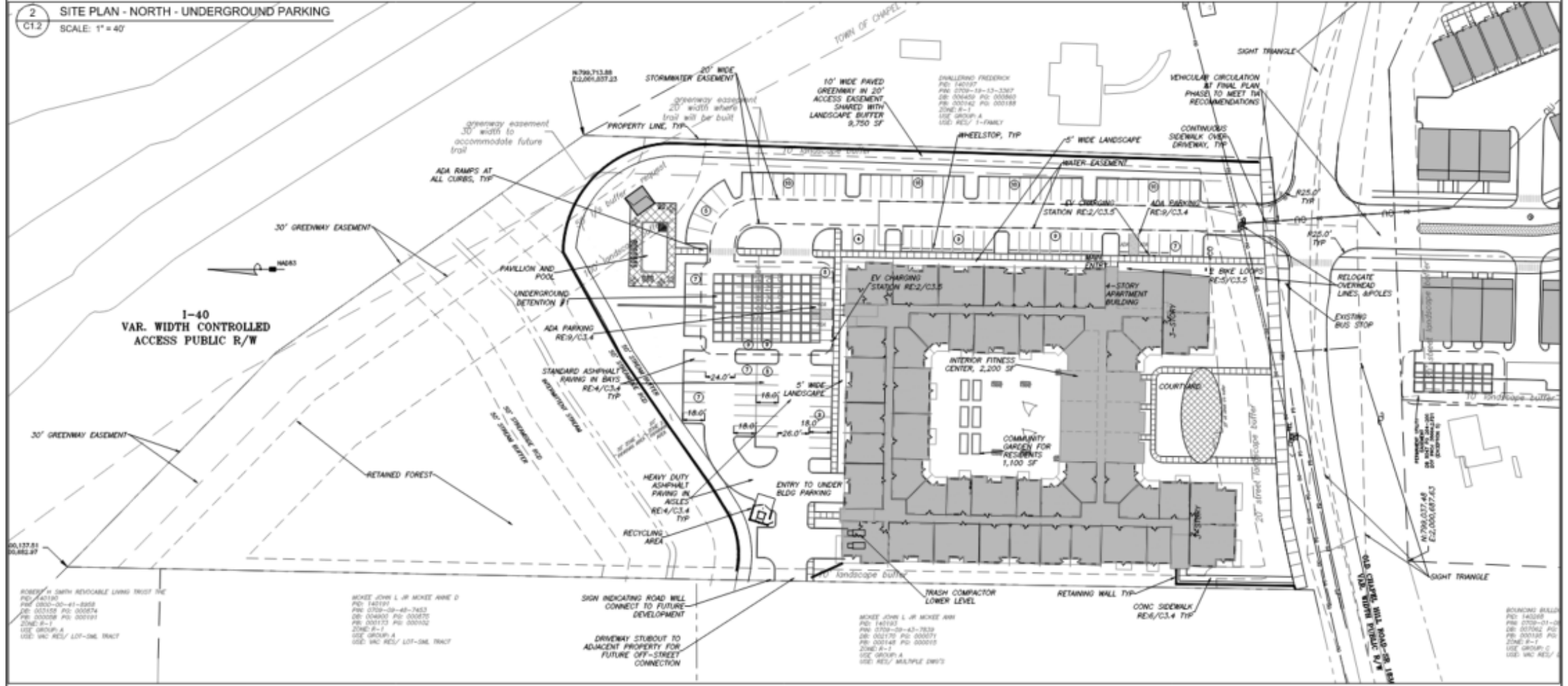


## Existing Conditions

- Zoning: Residential – 1 (R-1)
- 16-acres across two sites bordered by Pope Rd, Old Chapel Hill Rd, and I-40
- Mostly undeveloped and 17 single-family structures

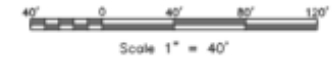
2 SITE PLAN - NORTH - UNDERGROUND PARKING

C1.2 SCALE: 1" = 40'

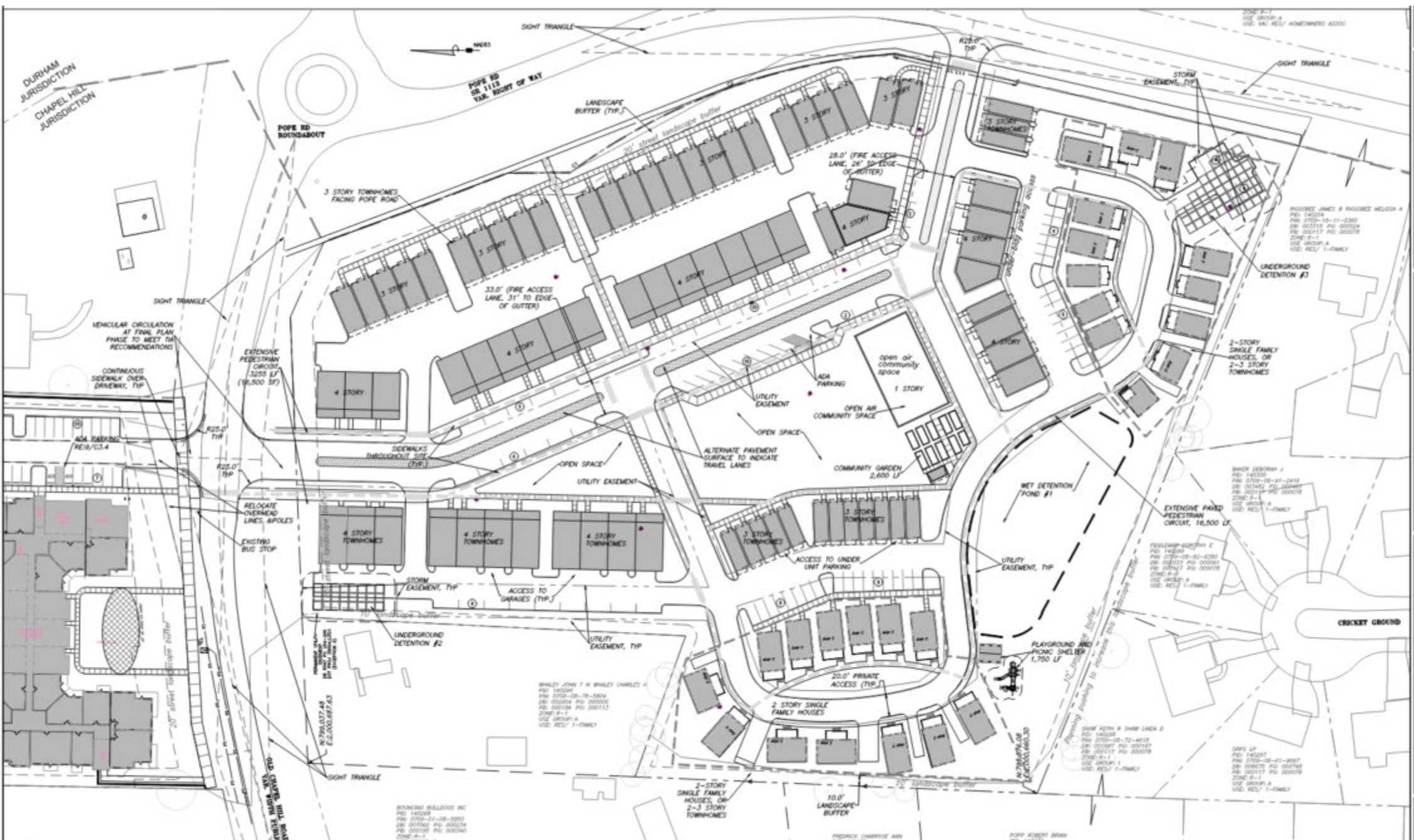


1 SITE PLAN - NORTH

C1.2 SCALE: 1" = 40'







1 SITE PLAN - SOUTH  
 C1.3 SCALE: 1" = 40'



BOUNCE BILLIARDS INC  
 PLOT 140204  
 PIR 2709-01-08-5850  
 DR 007082 PIR 000234  
 PIR 000198 PIR 000340  
 ZONE: A-1  
 USE GROUP: C

WHALEY JOHN T & WHALEY OWLETT J  
 PLOT 140204  
 PIR 2709-08-78-5804  
 DR 002254 PIR 000000  
 PIR 000134 PIR 000113  
 ZONE: A-1  
 USE GROUP: A  
 USE: RES/1-FAMILY

N799.037.45  
 E2.000.687.43  
 PLOT 140204  
 PIR 2709-08-78-5804  
 DR 002254 PIR 000000  
 PIR 000134 PIR 000113  
 ZONE: A-1  
 USE GROUP: A  
 USE: RES/1-FAMILY

FREDRICK CHARVET AND  
 PLOT 140204

POPE ROBERT BRAN  
 PLOT 140204

PEPPERIDGE-GOODWIN C  
 PLOT 140204  
 PIR 2709-08-78-5804  
 DR 002254 PIR 000000  
 PIR 000134 PIR 000113  
 ZONE: A-1  
 USE GROUP: A  
 USE: RES/1-FAMILY

SIPS LP  
 PIR 2709-08-78-5804  
 DR 002254 PIR 000134  
 PIR 000113 PIR 000078  
 ZONE: A-1  
 USE GROUP: A  
 USE: RES/1-FAMILY

BAKER DEBORAH J  
 PLOT 140204  
 PIR 2709-08-78-5804  
 DR 002254 PIR 000000  
 PIR 000134 PIR 000113  
 ZONE: A-1  
 USE GROUP: A  
 USE: RES/1-FAMILY

HOOPER JAMES B HOOPER MELISSA A  
 PLOT 140204  
 PIR 2709-08-78-5804  
 DR 002254 PIR 000134  
 PIR 000113 PIR 000078  
 ZONE: A-1  
 USE GROUP: A  
 USE: RES/1-FAMILY

ZONE: C-1  
 USE GROUP: A  
 USE: VAC RES/1-HOMESHARE/ADSD