



Chapel Hill Crossing

Conditional Zoning and Future Land Use Map Amendment

June 7, 2023



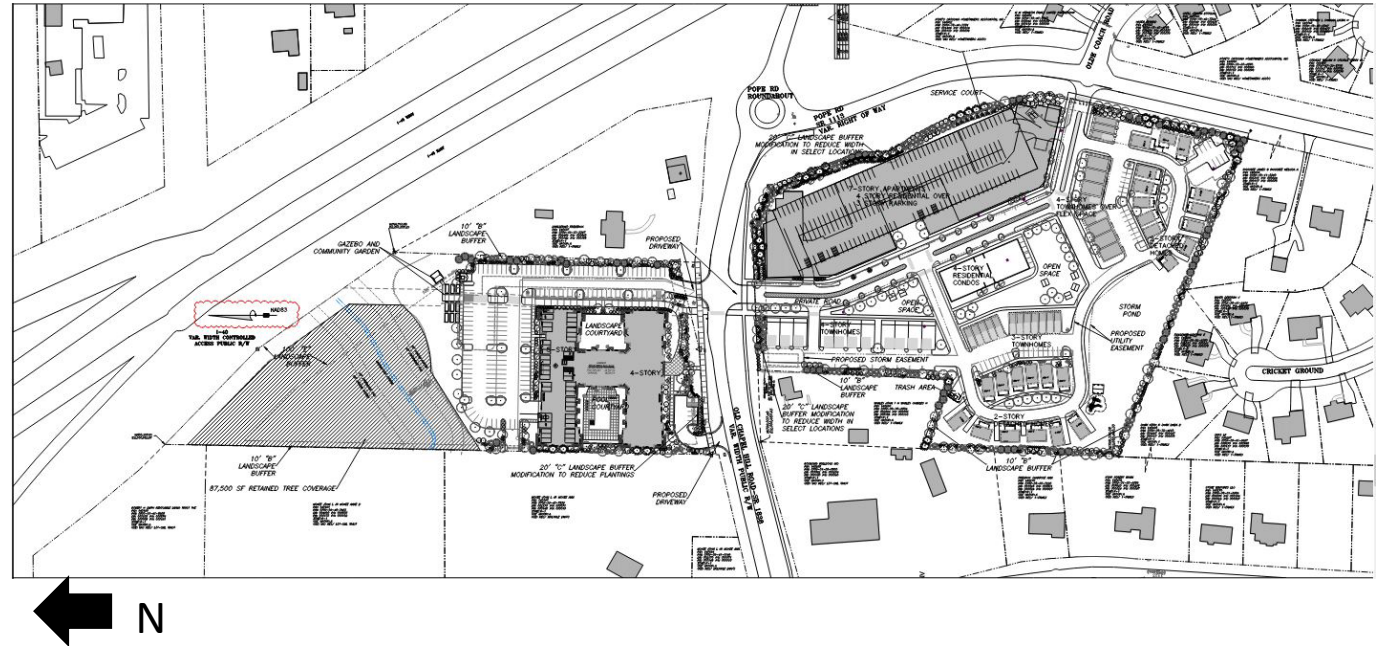


Staff Recommendation

Open the Legislative Hearing

Receive and provide comments on the proposed Conditional Zoning and Future Land Use Map Amendment

Continue the hearing to June 21, 2023 or another date as decided by Council.





Conditional Zoning and Future Land Use Map Amendment Process

Concept Plan Review

- 5500 Old Chapel Hill - July 2021
- Huse Street - March 2022



Submittal and Staff Review

Spring 2023



Planning Commission Review

5/16/2023



Open Legislative Hearing

6/7/2023



Council Action



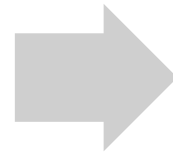
Process for Future Land Use Map (FLUM) Amendment and Staff Recommendation

Option 1: Action on conditional zoning application; approval would retroactively amend FLUM and staff determine FLUM change

Option 2: Reject development

Option 3: Proactively amend FLUM before considering action on conditional zoning approval or denial

Approve FLUM
Amendment



Action on Conditional Zoning

- Approve
- Deny

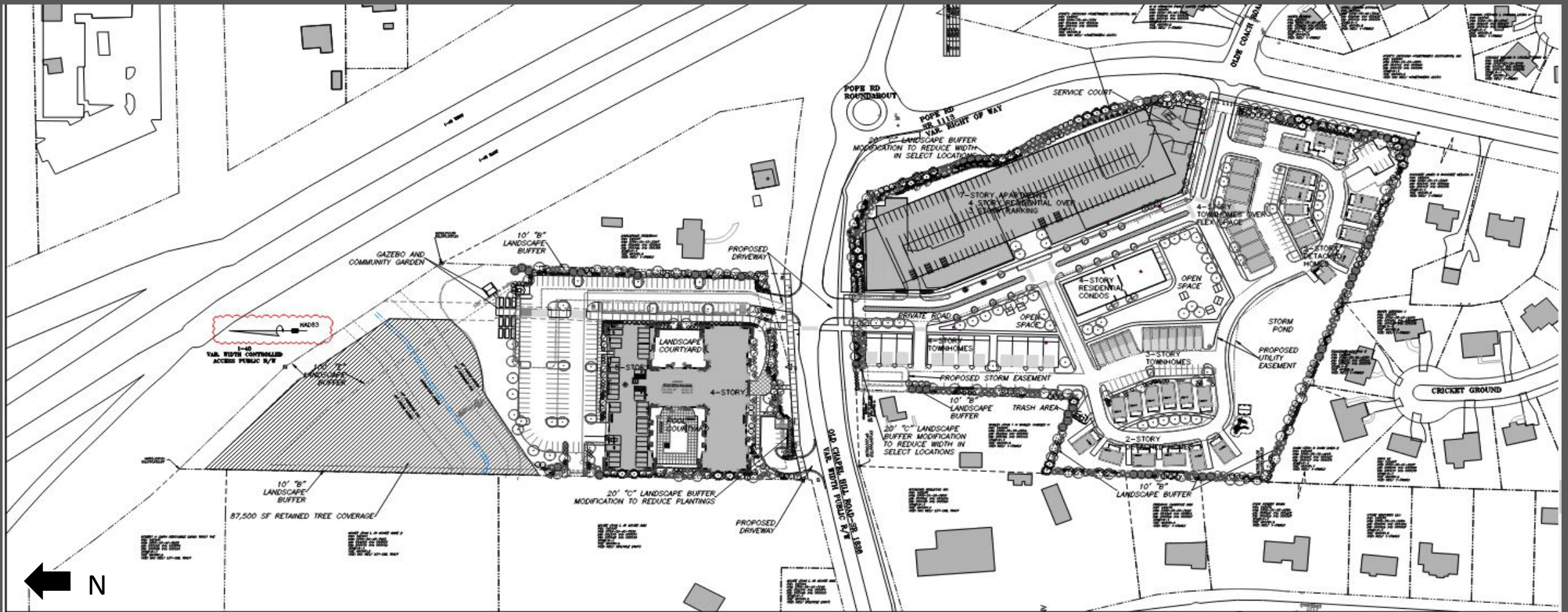


Not to scale

Not to scale

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



Not to scale

Old Chapel Hill Road site

Huse Street Site

Proposed Site Plan

Residential-6 CZD (R-6-CZD)

Mixed-Use Village-Conditional Zoning District (MU-V-CZD)

136 – 160 Dwelling Units

286 – 416 Dwelling Units

179,000 -192,000 SF

355,000 SF multi-family, 181,000 SF single-family, 20,000 SF non-residential



Parkline East Planning Framework

B Parkline East Village

Potential Wider Development Framework Diagram

- Area Extent of 4 Current Development Projects
- Pedestrian Connection-Primary
- Pedestrian Connection-Secondary
- Multi-use Trail
- Courtyard, Park, Greenway, Stormwater, RCD
- "The Hub" Community Gathering Space
- Build-to Edge
- Bus Stop-current



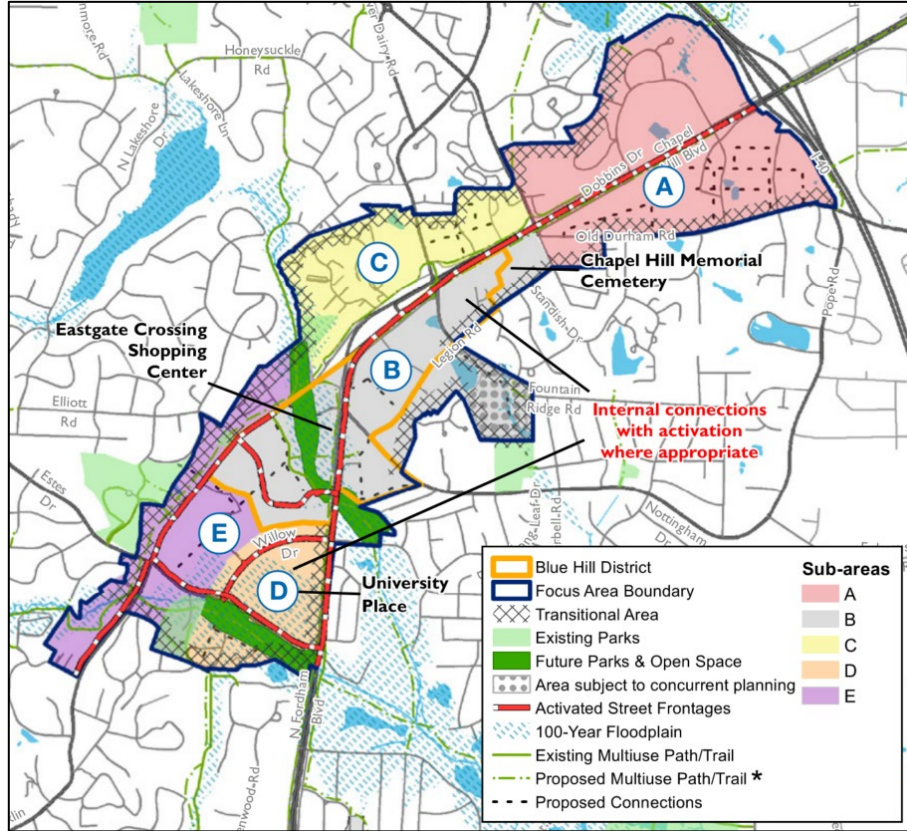
↑ N 11-2-22 update

The Development Framework is envisioned as a general indicator for placement and connectivity, keeping in mind the need for a degree of flexibility in final outcomes. The exact arrangement of buildings, streets, and open spaces will be determined as projects move forward, and more detailed architectural and engineering design is accomplished

Old Chapel Hill Road Site	Huse Street Site
Dedicated greenway area and building orientation, connectivity	Courtyard areas and building orientation, connectivity



Consistency with Future Land Use Map

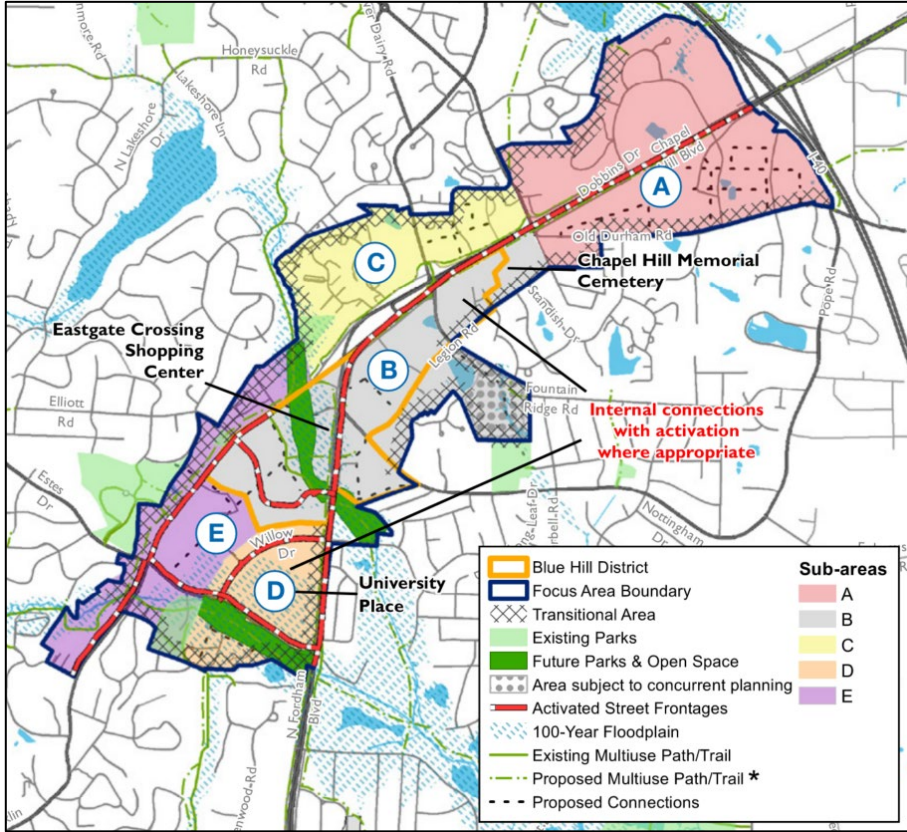


	Sub-Area A
Multifamily, Shops & Offices	●
Multifamily Residential	●
Commercial/Office	●
Parks and Green/Gathering Spaces	●
Townhouses & Residences	○
Institutional/University/Civic	○
Typical Height	4-6 stories
Transitional Area Height	Up to 4 stories
Activated Street Frontage Height	6 stories

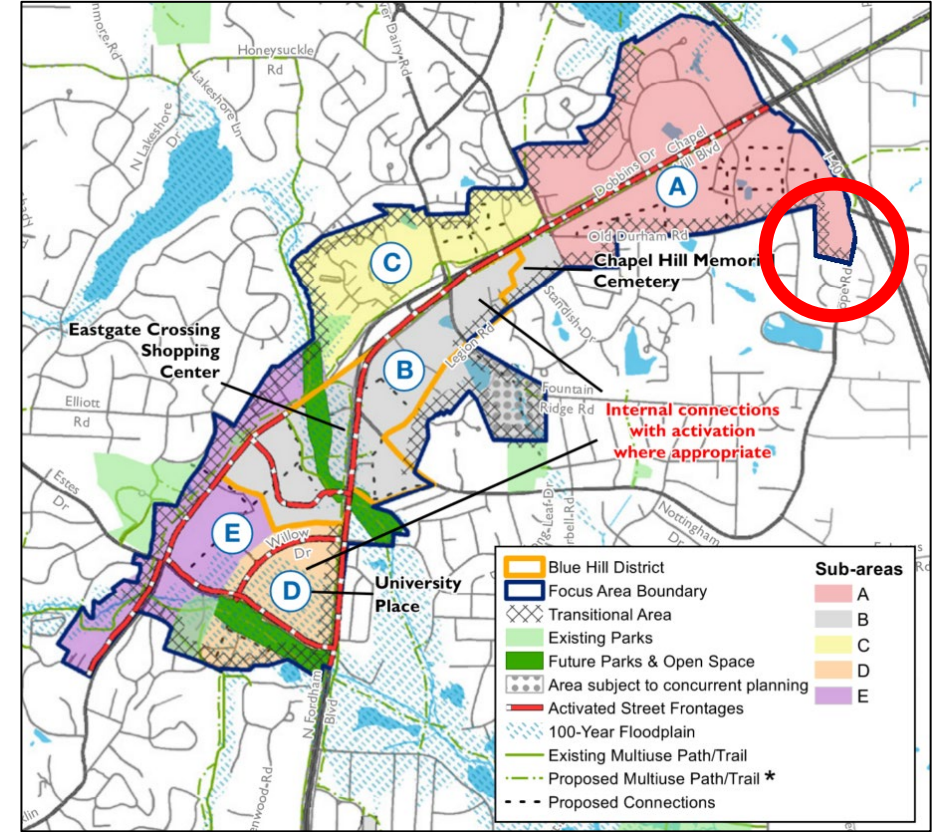
Old Chapel Hill Road Site	Huse Street Site
Consistent with 15-501 Focus Area, Sub-Area A	Not consistent with current Future Land Use Map designation, Low Density Residential



Consistency with Future Land Use Map



	Sub-Area A
Multifamily, Shops & Offices	●
Multifamily Residential	●
Commercial/Office	●
Parks and Green/Gathering Spaces	●
Townhouses & Residences	○
Institutional/University/Civic	○
Typical Height	4-6 stories
Transitional Area Height	Up to 4 stories
Activated Street Frontage Height	6 stories



Old Chapel Hill Road Site
 Consistent with 15-501 Focus Area, Sub-Area A

Huse Street Site
 Applicant requests Future Land Use Map designation 15-501 Focus Area, Sub-Area A



Affordable Housing Plan

	Old Chapel Hill Road Site	Huse Street Site	Combined Totals
Total For-Sale Units	None	46 - 91	46 - 91
Total Rental Units	136 - 160	240 - 325	376 - 485
Total Income-Restricted Units (15 percent of Total Rental Units)	21 - 24	36 - 49	57 - 73

Income-restricted affordable housing is proposed for households earning 80 percent of Area Median Income (AMI) for a period of 30 years



Proposed Modifications to Regulations

	Required	Requested
LUMO 3.8 Residential Density	MU-V Arterial Density 20 Units/Acre	40 Units/Acre
	R-6 Density 15 Units/Acre	25 Units/Acre



Proposed Modifications to Regulations

	Required	Requested
LUMO 3.8 Dimensional standards, MU-V Arterial Solar Setback	20' Setback	10' Setback
LUMO 3.8 Dimensional standards, MU-V Arterial Building Height	70'	74'
LUMO 3.8 Dimensional standards, R-6 Building Height	39'	44'



Proposed Modifications to Regulations

	Required	Requested
LUMO 5.3.2 Critical area: Steep slopes disturbance	No more than 25% of slopes greater than 4:1 shall be disturbed	Applicant proposes disturbing 100% of steep slope on both sites
LUMO 5.6 Landscape Buffers	Type C Buffer 20' wide	Reduction to 60% of total planting requirement on north side Old Chapel Hill Road
	Type C Buffer 20' wide	10' wide on Old Chapel Hill Road and Pope Road frontages
LUMO 5.9 Parking design standards	18.5' parking spaces 25' drive aisles	18' parking spaces 24' drive aisles



Proposed Modifications to Regulations

	Required	Requested
LUMO 3.4.6 Mixed-Use Village Conditional District, Uses and Development	At least 25% non-residential floor area and all use types provided in first phase of development	Reduce to 4% non-residential floor area and remove requirement to provide all use types in first phase of development
LUMO 3.10 Inclusionary Zoning, Set-aside requirement	15% set-aside of for-sale units for affordable housing	Waive the required set-aside of for-sale units. Propose 15% of rental units at 80% AMI for 30 years



Conditions Provided by Staff

Department	Proposed Condition
Traffic Engineering	Provide all necessary mitigation measures identified by the Traffic Impact Analysis (TIA)
Stormwater	<ul style="list-style-type: none">• Huse Street Site to provide treatment for 100-year storm event• Erosion and sediment control exceed LUMO standards• Erosion and sediment control reports submitted weekly to Public Works
Transportation and Current Development Planning	<ul style="list-style-type: none">• Multi-use path that connects community garden to stub-out• Provide a distinct road crossing at Old Chapel Hill Road• <i>Sidewalk along Pope Road</i>• <i>Additional landscape buffer width on Huse Street (South) Site southern property line</i>



Proposed Modifications to Standard Conditions

Applicant Proposed Modification

Remove condition to prohibit dedicated short-term rentals in for-sale townhomes with accessory dwelling unit

Solar collector device must be subject to architectural control by Homeowner's Association

Remove aspects of Green building requirements



Planning Commission Recommendation

Conditional Zoning	Future Land Use Map Amendment
<p>Approval with Comments</p> <ul style="list-style-type: none">• Unusually diverse mix of units, including many smaller units• A mix of affordable owner-occupied units and rentals seems preferable to rentals alone.• Need to plan now for a pedestrian friendly crossing of 15-501• The proposed density represents a reasonably efficient use of these large parcels	<p>Denial</p> <ul style="list-style-type: none">• Members expressed concern about ad hoc “focus area creep”• The FLUM is only a few years old and reflects a public engagement process.



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