

271 Erwin Towns

271 Erwin Road

Concept Plan Application

28 August, 2024

Developer's Program

Proposed Program:

The project is located on a single 2.61 acre parcel on the west side of Erwin Road, street address 271 Erwin, Orange County PIN 9890512638.

The project proposes a residential development consisting of 20 townhome units. The proposal includes a walking trail, a small community green with a gazebo, a pond and surface parking.

Existing Features:

The property was a homesite for many years, although the ranch style house had fallen into disrepair and was removed several years ago. The property slopes gradually from northwest to east. Slopes are generally under 10% with a small area of 12% slopes behind the former house. The NC Flood maps indicate no floodplain on site or within 500' of the site. The USGS and Soil Survey maps indicate no streams or water features on site. The Town's GIS maps also show no water features on site. However, a field visit by a Consulting Biologist showed that the ditch adjacent to Erwin Road could potentially be scored high enough during wet periods to be considered an intermittent stream. Therefore, we have indicated that potential buffer for the Concept Plan.

Access, Circulation, and Mitigation of Traffic Impacts:

The project site has 286 LF frontage on Erwin Road. This is the only street access to the site. Erwin Road along the frontage is 3 lanes wide, although a portion of that width is made up of a striped taper associated with a left turn lane into the Chapel Hill Bible Church directly across the street. The southern driveway into the Church is ~110' north of this site, and Covington Drive is ~ 100' south of the site. There is sidewalk and curb and gutter along a small portion of the southern Erwin Road frontage, but not the remainder of the frontage.

Parking on site will be in driveways and/or in 1 and 2 car garages incorporated into the townhomes.

Pedestrian improvements to be made as part of this project include a new 5' sidewalk on the Erwin Road frontage, an internal sidewalk and a walking path around the pond.

The CL Bus Route travels Sage and Old Sterling Drive, with an existing stop shown on the route map near the intersection of those 2 streets, a ¼ mile walking distance on

existing sidewalks with protected crosswalks from the property. This route travels directly to Downtown and UNC

Arrangement and Orientation of Buildings:

The townhome buildings will be oriented to a new private driveway on the site, connecting to Erwin Road. The units will be incorporated into 4 or 5 unit buildings.

The buildings will be 2 and/or 3 stories. Garage parking may be provided in some or all of the units.

There will be some street parking for visitors or overflow vehicles.

Natural Vegetation and Landscaping:

The western and eastern portions of the property are mostly wooded with hardwoods and fairly dense underbrush. The area where the structure was previously located has been growing back in grasses and natural groundcover. There are some existing utility easements along the Erwin Road frontage which will limit streetside landscape buffer installations.

The project intends to meet tree coverage requirements with a combination of new and existing plantings.

Impact on Neighboring Properties:

The impact on neighbors should be modest. The surrounding properties are residential, with lots to the west and south part of the Covington Place Neighborhood that back up to this property, and a single-family house on a large lot immediately north. Chapel Hill Bible Church is immediately across Erwin Road but set well back from the street. Landscape Buffers will be provided on all sides. Drainage naturally flows away from the surrounding properties toward Erwin Road so should not affect the neighbors. Lighting will meet dark sky standards. The new homes will provide a separation from the new driveways and street to the adjoining properties.

Erosion, Sedimentation, and Stormwater Control:

Erosion and sedimentation control will be applicable only during the construction phase of the development. An erosion control plan will be designed and used to obtain a land disturbance permit through Orange County. Erosion control measures will be installed and maintained as part of the construction process.

Currently stormwater flows east off the property and there is minimal impervious surface on site. Proposed stormwater from new impervious surfaces will be collected and treated for quantity and quality to meet State codes. Stormwater mitigation for quality and peak flow will be controlled in a wet pond that will also double as a visual amenity.

Statement of Compliance with Comprehensive Plan

Chapel Hill 2020 Comprehensive Plan

The proposed residential project is being designed to comply with the Chapel Hill Comprehensive Plan. The big ideas most relevant to this project are #1 - Implement a bikeable, walkable, green communities plan, and #4 - increase the ratio of workforce housing. This project will provide townhome units, including affordable units, on a major thoroughfare in an existing community with public infrastructure already in place and easy access to employment opportunities such as Eastowne and Downtown (via bus)..

The project responds to the applicable Themes and Goals chapter in the following ways:

1. A Place for Everyone - This project provides mid-range housing in townhomes. This gives Town residents a choice of residential living through construction of reasonable new residential units in an existing single family suburban framework.
2. Community Prosperity and Engagement - As the community grows this new development will provide additional housing opportunities with easy access to Chapel Hill's university and health care facilities and will also appeal to households whose members work in multiple communities as it is close to public transit and to the highway.
3. Getting Around - This development is located on a major street. It is also supported by a sidewalk system along Erwin Road that will be extended along the property frontage and connect directly to Weaver Dairy Road, Sage Road, Eastowne and the businesses along 15-501.
4. Good Places, New Spaces - The project will incorporate a small community green space and incorporate the storm pond as an amenity.
5. Nurturing Our Community - The project will manage stormwater and will contribute to providing tree coverage with all the myriad benefits associated with that.
6. Town and Gown Collaboration - Though not directly associated with the university, it is expected that the location of this development and the middle housing offering will be attractive to medical resident, new hires, and people beginning their careers at UNC.

Complete Communities Strategy

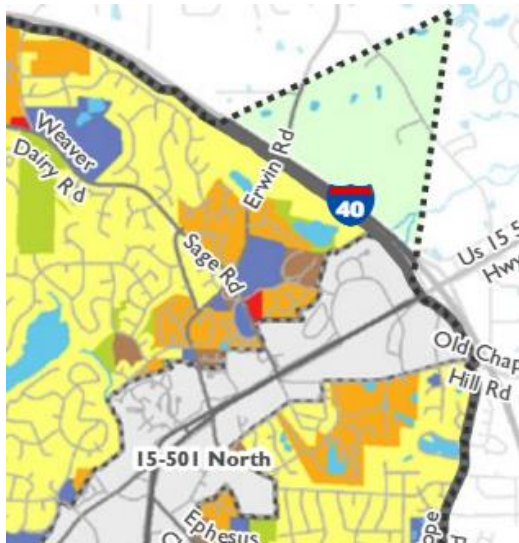
The complete communities strategy components and how the project complies:

- Diversity of housing types
 - o The proposed project includes for-sale and rental townhouse units which will contribute to the community's need for missing middle housing.
- Living, working, learning, and playing mixed use
 - o The project site is not large enough for true mixed use, but there are a variety of housing types, businesses and workplaces within a 15 minute walk from the site.
- Abundant active transportation and transit connections
 - o The project includes a link to the larger greenway system, sidewalks on the public streets, and multiple pedestrian walkways to encourage walking and cycling. The site is less than a one mile walk by sidewalk to East Chapel Hill High School, and ¼ mile by sidewalk through the Covington Place neighborhood to a connection to the Dry Creek Trail.
- Diversity of tenures
 - o For-sale and rental housing is being offered. There are rental apartments as well as condominiums and single family homes within a 10 minute walk of this site, making for a wide diversity of housing types in the neighborhood.
- Designed for walking and cycling
 - o The project will extend the existing sidewalk system north along the property frontage, providing for a continuous sidewalk route to 15-501, Eastowne, and Weaver Dairy Road, and ¼ mile by sidewalk through the Covington Place neighborhood to a connection to the Dry Creek Trail.
- Parking lots are secondary
 - o Parking would be in driveways and/or individual garages. There will be no large parking lots.
- "Eyes on the street" design
 - o The density and layout of the project will ensure community surveillance.
- Neighborhood with multiple uses
 - o The project is not large enough to create a truly mixed-use community, but within the surrounding neighborhood there are multiple housing types and nearby employment and shopping opportunities.

Future Land Use Map

The Future Land Use Map from the 202 Comprehensive Plan call for this site to be developed as medium density residential at a density of 4-8 units per acre with townhomes as one of the listed uses. Our 7.7 unit per acre development proposal complies with this intent.

Typical height would be 2-3 stories. This is an appropriate transitional height between the 2 story homes to the south and west, and the large church across Erwin Road.



Mapped Transportation Features

The Town's bike-ped connection plan shows a sidewalk connection through the adjacent Covington Place neighborhood to the Dry Creek Greenway, which currently connects to East Chapel Hill High and Cedar Falls Park, and will eventually be part of a continuous trail system along Interstate 40 from Durham to Millhouse Road.

The Site is only ¼ mile safe walking distance along existing sidewalks with protected street crossing to an existing stop on the CL bus route.



Affordable Housing Plan

A formal affordable housing proposal has not been drafted at this point, but the developer expects to provide 15% affordable offering of the townhomes based on income of 80% AMI. The exterior finishes and garage feature shall be consistent with the market rate units. The affordable units shall be available at roughly the same time as the market rate housing.

Climate Action Plan

The project proposes to provide 20% more energy efficiency than ASHRAE 90.1 2013. The project will incorporate all electric appliances, use LED lighting throughout the project, and will utilize sealed building design with high insulation values. The project proposes to provide EV-capable parking at each home by provision of adequate power and circuits for in-house car chargers.

The location of the project lends itself to a more sustainable lifestyle for residents. It is located near a bus line with access to all of Chapel Hill, is within walking distance of stores and multiple employment opportunities and supports environmental equity through access to greenways and on-site open space.

Answers to concept plan questions in on-line application form

Describe how existing conditions (like RCD, steep slopes, stormwater drainage patterns, trees, etc.) impact the site design. Please provide information on proposed erosion control and stormwater management.

The site is fairly flat, with most of it being under 10% slope. There is a constant slope from the NW corner of the site to Erwin Road. The roadside ditch adjacent to Erwin Road could be considered a stream subject to riparian buffers, and the Concept Plan accommodates that possibility. The site is partially wooded and additional clearing will be necessary. Otherwise the constraints on site are man-made, for example the utility easement along the project frontage on Erwin Road.

Describe how the proposal complies with dimensional standards such as setbacks, building height, street frontages, etc.

The proposal is for a rezoning from the current R-2 to R-5 or R-6. The developer will work with the Planning Department to determine the best zoning classification. It is anticipated that all dimensional standards of the new zoning will be met.

Height limitations are 39' at the setback and 60' within the site. The multi-family building will be 2 or 3 stories at the setback and will not exceed the height limits.

Describe how the proposal incorporates affordable housing. *

This concept plan proposes 20 for-sale and rental townhome units. 15% of the townhomes will be offered as attainable housing aimed at households earning 80% AMI.

Describe how the proposal is compatible with the surrounding neighborhood and/or district. Please provide information on buffers and/or transitions between land uses.

The surrounding uses to the north, west, and south are all residential. The Chapel Hill Bible Church is directly across Erwin Road from the property. That right of way is variable width ranging from 75' and greater. Landscape Buffers will meet LUMO requirements.

Describe any proposed road, transit, bicycle, or pedestrian improvements.

A new private driveway connecting to Erwin Road is proposed to access the new homes. The development will include an extension of the existing street sidewalk along the western side of Erwin Road north to the northern property line.

Describe how the proposal addresses traffic impacts or traffic and circulation concerns.

The proposal includes one driveway access on the Erwin Road frontage. That allows for service and emergency circulation as well as access to the proposed homes. The 20 new

homes will entail a modest increase in traffic to Erwin Road. We anticipate re-striping the existing center lane in Erwin Road to create a left turn lane into the project.

Describe how the proposal addresses parking needs.

The townhomes will all have 1 or 2 car garages and/or driveway parking. The private driveway will be designed to accommodate a few visitor parking spaces. 2 space per unit will be provided.

Describe how the proposal addresses fire access and emergency response.

The proposed private driveway will be designed with a turnaround area for fire truck as required by NFPA and Town Code. Pavement design and width will meet town standards for fire truck access.

Describe how utility services (water, sewer, and electric) meet or will meet the needs of this proposal.

Electricity is available along the Erwin Road frontage. Water is available in Erwin Road. Sanitary sewer is available about 100' south of the site on Erwin Road at Covington Drive, and also exists across Erwin on the Church Property.