

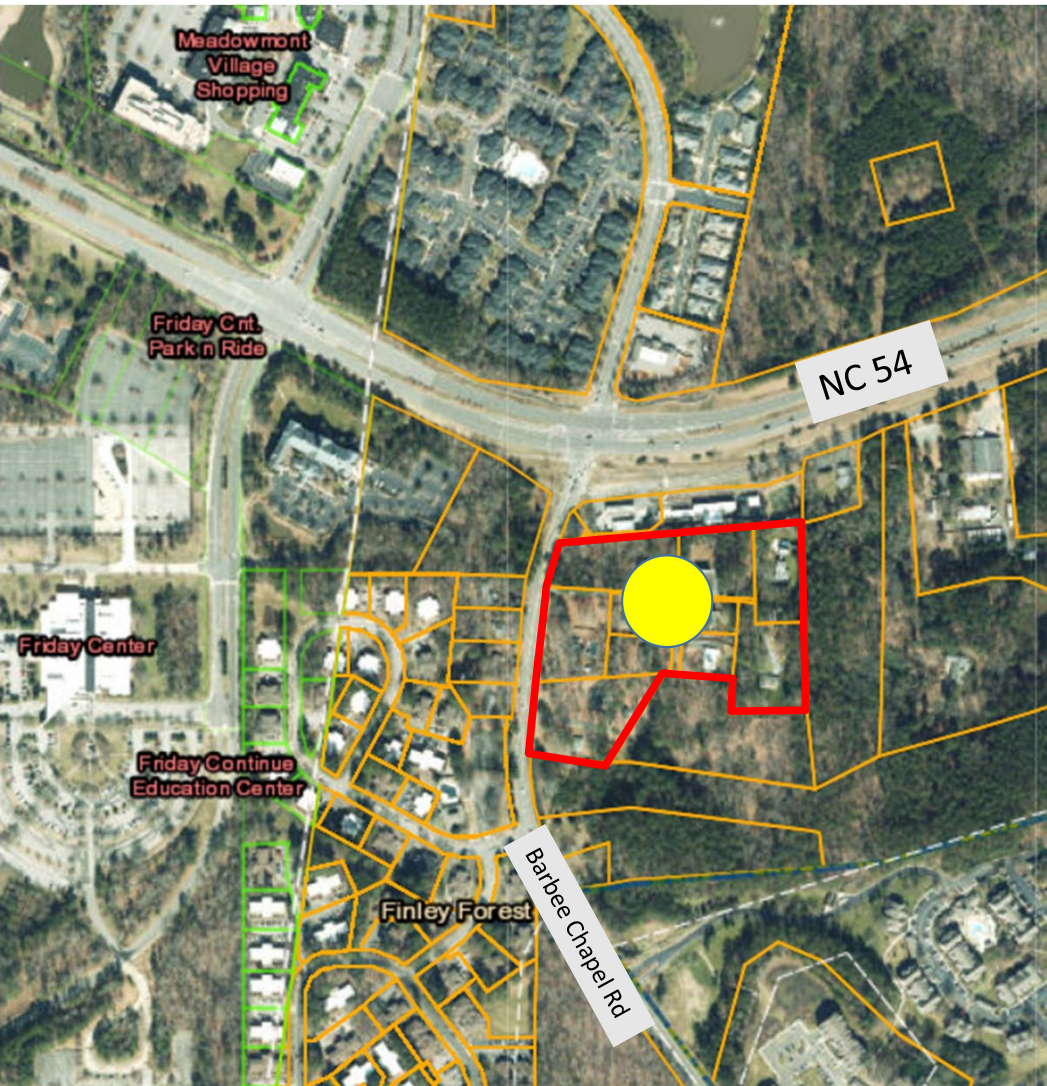


CONDITIONAL ZONING

April 19, 2023

Barbee Chapel Apartments

5101 Barbee Chapel Road,
Chapel Hill, NC 27517





RECOMMENDATION

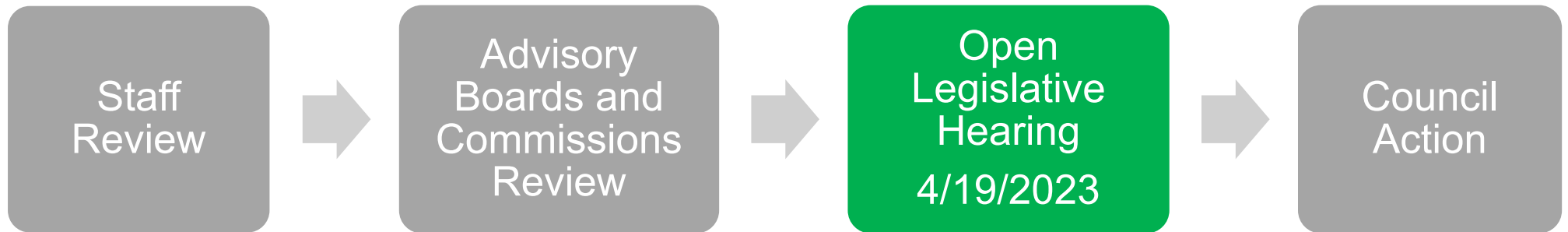
Open the Legislative Hearing;

Receive and provide comments on the proposed Conditional Zoning; and

Continue the hearing to May 24, 2023



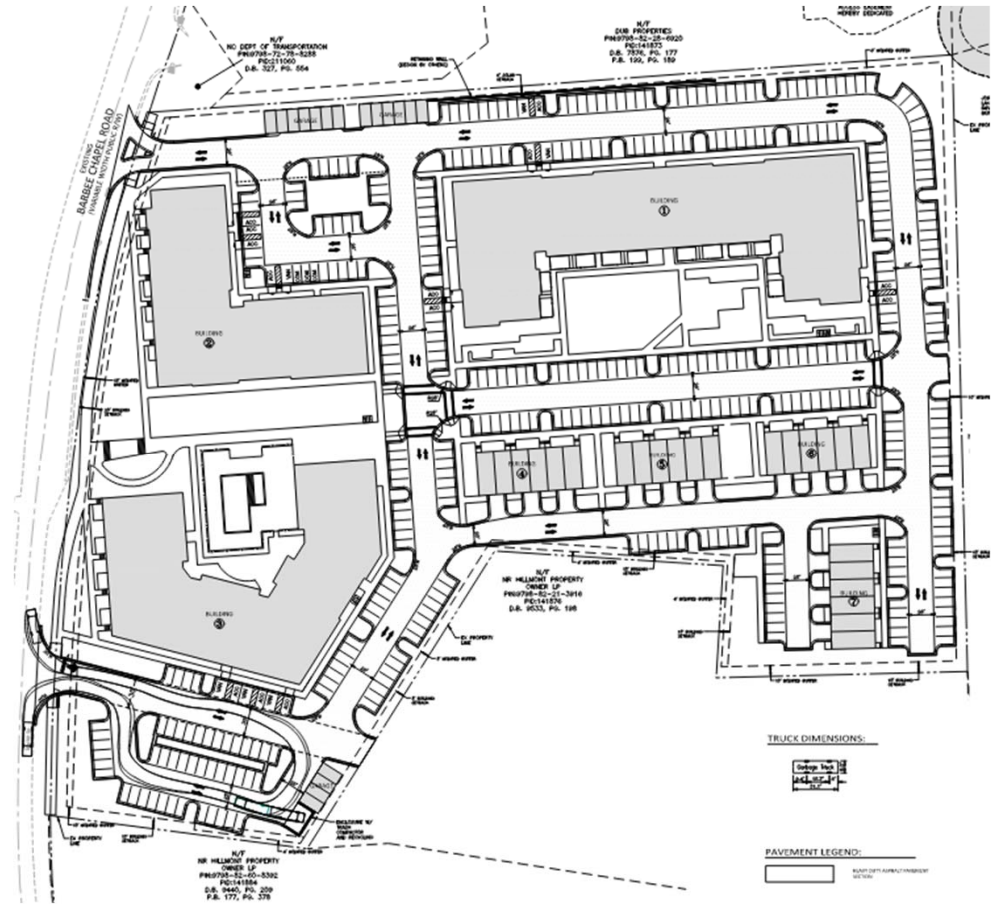
PROCESS





PROJECT SUMMARY

- Existing Zoning:
Residential-2 (R-2)
- Proposed Zoning:
Residential-6-CZD (R-6-CZD)
- 350 Rental Units
Flats and Townhomes
31 Affordable Units





PROJECT SUMMARY

FLUM: NC 54 Corridor

Primary Land Uses:

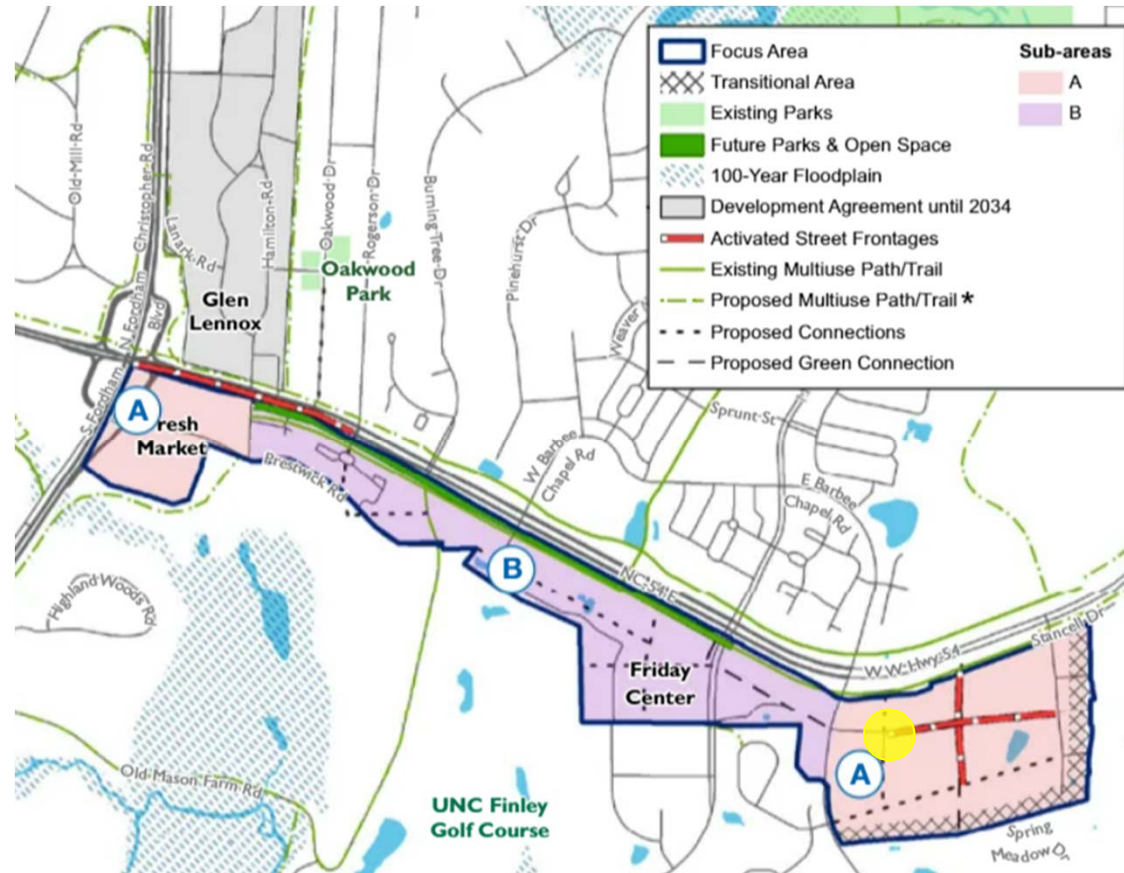
- Multifamily Residential

Secondary Land Uses:

- Townhouses

Typical Height:

- Up to 6 stories





Modification to Regulations

Section 3.8.2 - Dimensional Regulations

Dimensional Regulation	Required	Proposed
Maximum Density	15 dwelling units per acre	31 dwelling units per acre
Maximum Floor Area Ratio	0.303	0.840
Maximum Building Setback Height	39 feet	65 feet
Maximum Building Core Height	60 feet	65 feet
Minimum Solar Setback	8 feet	6 feet



Modification to Regulations

Section 5.6: Required Buffers

Location	Required	Proposed
North	Type C – 20 ft. Internal	6 ft. Modified Buffer
South	Type B – 10 ft. Internal	4 ft. – 10 ft. Modified Buffer
East	Type B – 10 ft. Internal	8 ft. – 10 ft. Modified Buffer
West	Type B – 15 ft. External	10 ft. – 15 ft. Modified Buffer



ADVISORY BOARD RECOMMENDATIONS

CDC	Comments: <ul style="list-style-type: none">• Building mass and surface parking should be reduced• Buffers should not be modified
TCAB	Recommended approval w/ conditions <ul style="list-style-type: none">• Multiuse path should be extended to NC-54• Pedestrian crossing should be provided on Barbee Chapel Road• Bicycles parking should be dispersed around development• At least 25% of parking should be EV-ready
HAB	Recommended approval w/ conditions <ul style="list-style-type: none">• If only 10% of units are designated as affordable, a higher percentage of units should be affordable to households earning less than 60% of the area median income (AMI).



ADVISORY BOARD RECOMMENDATIONS

ESAB

Recommended approval w/ conditions

- All trees and plantings should be native
- All tree-save areas should be protected

PC

Recommended approval

- Pedestrian crossings should be safe and well-executed
- Surface parking – consider reducing amount for better pedestrian experience, and unbundling



RECOMMENDATION

Open the Legislative Hearing;

Receive and provide comments on the proposed Conditional Zoning; and

Continue the hearing to May 24, 2023