



TOWN OF CHAPEL HILL
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Requested Modifications to Regulations

Project Name	Old Chapel Hill Road Apartments	Application Number [Staff to Complete]	CZD-24-6
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LUMO Section	5.6 (Perimeter Buffers)
Requirement	20' Buffer on Old Chapel Hill and White Oak, 15' Buffer along property boundaries
Requested Modification	10' Modified Buffer on Old Chapel Hill Road, 10' Modified Type B on White Oak Road, 5' and 10' modified Type B along property boundaries.
Purpose or Intent of Regulation	Buffers shall be required to separate a proposed development from adjacent major streets and different adjacent land uses or zoning designations in order to minimize potential nuisances such as the transmission of noise, dust, odor, litter, and glare of lights; to reduce the visual impact of unsightly aspects of adjacent development; to provide for the separation of spaces; and to establish a sense of privacy.
Justification	The proposed modified buffers allow for a more activated street frontage on White Oak Drive Old Chapel Hill Rd as called out on the Future Land Use Map. Given that the proposed development is highly compatible with the surrounding uses and the entire Parkline East framework area is envisioned for density, the reduced buffers will help to enhance the pedestrian accessibility and neighborhood character of the surrounding community, creating a cohesive area.
Evaluation [Staff to Complete]	

LUMO Section	3.8 (Floor Area Ratio)
Requirement	Max floor area: .303
Requested Modification	Max floor area of 553,000 sq ft
Purpose or Intent of Regulation	It is the intent of this article to provide for performance standards which serve to define the development character of an area, and to ensure the compatibility of development both with the environmental characteristics, accessibility levels, and special amenities offered by the development site and with surrounding land uses and development intensities. It is further intended that the establishment of intensity regulations reflect the protection of critical environmental areas and the suitability of land for a particular level of

	development intensity, in accord with the goals and objectives of the comprehensive plan.
Justification	The required FAR ratio would result in a development that is too small to meet the density needed to make this project viable. The size of the building that would be allowed with that standard would not provide the desired density of the Town and could not support structured parking.
Evaluation [Staff to Complete]	

LUMO Section	3.8 (Street Setback)
Requirement	20'
Requested Modification	5' on west side of N White Oak, 10' on east side of N White Oak, 15' on Old Chapel Hill Rd
Purpose or Intent of Regulation	The intent of this section is to preserve, maintain, and increase tree canopy to protect the public health, safety, and welfare and enhance the quality of life in Chapel Hill.
Justification	Provided the land use designation for multifamily and an activated street frontage, the project will need to reduce the required street setbacks. The project is providing much needed density and in order to do so, buildings will need to be pulled closer to the road.
Evaluation [Staff to Complete]	

LUMO Section	3.8 (Building Height)
Requirement	Setback 39'; Core 60'
Requested Modification	Overall height: 62'
Purpose or Intent of Regulation	The intent of this section is to regulate building massing under various zoning designations to ensure they fit within the surrounding community.
Justification	The increased height at both the setback and core is needed to ensure that the project can result in a development that is able to meet the density needed to make this project viable. The size and height of the buildings that would be allowed with that standard would not provide the desired density of the Town and could not support structured parking.
Evaluation [Staff to Complete]	

LUMO Section	5.9 (Parking)
Requirement	Parking minimums and maximums determined by bedroom breakdown
Requested Modification	Calculate parking based on per unit ratio rather than bedroom, which we propose a maximum of 1.5 spaces per unit.
Purpose or Intent of Regulation	To provide adequate parking for the proposed use.
Justification	Being early in the zoning process, the exact bedroom breakdown has not yet been determined and could change as the project progresses. We can estimate the number

	of parking spaces on a per unit basis to provide the Town some certainty of those numbers. Rather than risk being above or below the requirement at the time of ZCP when bedroom breakdown has been determined, we propose a maximum of 1.5 spaces per unit which is currently what the market calls for in area such as this will less access to public transportation.
Evaluation [Staff to Complete]	

LUMO Section	3.8.3
Requirement	Fences and walls not exceeding four (4) feet in height may be located within street setbacks.
Requested Modification	Fences and walls not exceeding six (6) feet in height may be located within street setbacks.
Purpose or Intent of Regulation	To provide a multiuse path and adequately protect the stream feature adjacent to White Oak Dr.
Justification	It is very likely our proposed wall adjacent to White Oak Drive could be under 4 feet tall, but we won't know the exact height until the site is fully engineered at ZCP. To provide flexibility, we request that there is a 6' allowance in the White Oak Drive street setback.
Evaluation [Staff to Complete]	

LUMO Section	LUMO Appendix A
Requirement	Definition of District Specific Plan
Requested Modification	"A plan, to scale, showing the approximate location of uses and structures proposed for a parcel of land as required by the applicable application and regulations, including but not limited to lot lines, streets, building envelopes, reserved open space, major landscape features - both natural and manmade-and, depending on requirements, the location of proposed utility lines."
Purpose or Intent of Regulation	To allow for flexibility in design the project is fully engineered at ZCP.
Justification	While we have a good idea of how the site will lay out and have submitted those plans to the Town, but revising this definition and providing a District Specific Plan with our rezoning provides flexibility for buildings, parking, open space, etc to move around while still maintaining the original design intent. When the site is fully engineered, some changes are inevitable and this modification allows for that design flexibility without having to go back through the rezoning process again.
Evaluation [Staff to Complete]	

LUMO Section	
Requirement	
Requested Modification	
Purpose or Intent of Regulation	
Justification	



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Statement of Consistency with the Comprehensive Plan

This Statement worksheet addresses the application's responsiveness to the [Complete Community Strategy](#) and other components of the Town's [Comprehensive Plan](#). **This form is fillable. Please complete fields in the worksheet where feasible** or reference any attached narratives. See the accompanying Comprehensive Plan Consistency Guide for more detailed guidance. The numbering of fields in this worksheet corresponds to the section numbering of the Guide.

Project & Site Information	Project Name	Old Chapel Hill Road Apartments	Application Number [Staff to Complete]	CZD-24-6
	Future Land Use Map (FLUM) Focus Area	North 15-501 Corridor	FLUM Sub-Area	Sub Area A

COMPLETE COMMUNITY: STRATEGIES FOR WHERE TO DIRECT GROWTH		
Strategy	Consistency of Application	Evaluation [Staff to Complete]
0.A Greenways	The proposed development intends to connect to the greenways and greenway connections of the surrounding developments.	
0.B Transit Corridors	The site is located within a transit corridor and in close proximity to a transit stop. The proposed project will provide dense housing here in alignment with the goals of the Complete Community Plan.	
0.C Large infill sites with existing infrastructure (within Focus Areas)	n/a	
0.D Smaller infill sites (Residential designation on FLUM)	n/a	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)- SUPPORTING PLANS and POLICIES

Plan/Policy References	<ul style="list-style-type: none"> Future Land Use Map (FLUM), Land Use, Density & Intensity, Mapped Features Shaping Our Future (TOD Plan) West Rosemary Development Guide Central West Small Area Plan Chapel Hill 2020: Community Prosperity and Engagement; Town and Gown Collaboration Housing Advisory Board Development Review Criteria 		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]
1.A.1 FLUM Guiding Statements (Town-wide) #2., 3., 7., 10.	Ensure equitable planning and development; encourage a diversity of housing types; Support and facilitate economic development, including the development of flexible and varied types of retail and office spaces; job creation; innovation; and entrepreneurship, through redevelopment and infill development, in order to expand and diversify the Town's tax base to enable the Town's fiscal resiliency; Cooperate and collaborate with all of the Town's regional partners especially the University of North Carolina at Chapel Hill and UNC Health.	The proposed development will ensure that an increased variety of dense housing types are developed in an area with access to many commercial and civic uses, such as grocery stores and medical offices. It's close proximity to I-40 also ensures that residents have access to the rest of the Triangle area. The proposed project will help to provide increased tax revenue for the town.	
1.A.2.a-f FLUM Focus Area Principles for Land Use and Density & Intensity	North 15-501 Corridor Sub-Area A: Density and intensity should be the highest near larger proposed future transit stops with transitions to adjacent areas.	The site has a proposed transit stop on its frontage and the proposed density is in line with the guidelines of the Comprehensive Plan.	
1.A.3 FLUM Appropriate Uses (Primary and Secondary)	Multi-family residential (primary); Green/Gathering Spaces	The proposed development consists of multi-family residential units which is considered an appropriate primary land use in the FLUM. Additionally, the project is proposing greenway corridors that stretch through stream corridors and open space.	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)- SUPPORTING PLANS and POLICIES			
1.A.4 FLUM Building Height Guidance	4-6 stories	The proposed buildings align with the FLUM guidance to be between 4-6 stories. The townhome style units may be smaller to account for the adjacent single family residential unit and to provide a diversity in unit types.	
1.A.5 FLUM – Other Mapped Features	n/a	n/a	
1.B Shaping Our Future Focus Area and Recommended Actions (Delete row if outside of TOD Opportunity Sites)	n/a	n/a	
1.C West Rosemary St Development Guide – Community Priorities by Section (Delete row if outside of Plan Area)	n/a	n/a	
1.D Central West Small Area Plan – Principles and Objectives (Delete row if outside of Plan Area)	n/a	n/a	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)- SUPPORTING PLANS and POLICIES			
1.E.1 Chapel Hill 2020: Community Prosperity and Engagement (CPE)	Promote a safe, vibrant, and connected (physical and person) community;	The proposed development is located within close proximity to schools, grocery stores, medical offices, and job centers, allowing residents to easily access all that Chapel Hill has to offer.	
1.E.2 Chapel Hill 2020: Town and Gown Collaboration (TGC)	Promote access for all residents to health-care centers, public services, and active lifestyle opportunities; Housing for students that is safe, sound, affordable, and accessible and meets a demonstrated need conducive These goals relate to A Place for Everyone, Community Prosperity and Engagement, and Good Places, New Spaces. For more information about the proposed action items associated with these goals, see Report 1: Action Items. 37 Themes and Goals to educational and maturational needs of students, and housing for Town, University, and the Health Care System employees that encourages them to reside in the community	The proposed project provides a mix of traditional multi-family units and townhouse style rental units. This accommodates a variety of demographics including young professionals. This provides a well-located housing option for new graduates to remain in Chapel Hill after graduation and have access to career opportunities.	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1) - COMMUNITY BENEFITS		
Options for Community Benefits	Applicant Proposal	Evaluation [Staff to Complete]
Affordable Housing Proposal, Including AMI Targets and Mix of Unit Sizes	A minimum of ten percent of market rates units will be affordable at 80% AMI with a proportional mix of units to market-rate units to contribute to Chapel Hill's affordable goals.	
Housing Voucher Acceptance – Commitment for Rental Units	n/a	
Displacement Mitigation Strategies – Resources and Support for any Existing Residents	The proposed project is not expected to displace any existing residents.	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1) - COMMUNITY BENEFITS		
Demographic Needs Served by Housing Types	The proposed project provides a mix of traditional multi-family units and townhouse style rental units. This accommodates a variety of demographics from young professionals, young families, and aging residents.	
Homeownership Opportunities	n/a	
Proximity to Daily Needs and Amenities – Access to Parks, Daycares, Schools, Grocery Stores, Medical Offices, etc.	The site is located within close proximity to multiple grocery stores, the Eastowne medical office park, public schools, and parks.	
Resident Access to Career and Education Opportunities	The site of the proposed project is located near the Eastowne medical office complex as well as along a transit route or a short drive to downtown Chapel Hill and UNC. The site's proximity to I-40 also provides ease of access to educational and career opportunities in the Triangle as a whole.	
Effective Use of Limited Land Supply – Sufficient Intensity on Developable Land (excluding Environmental Constraints)	The proposed development seeks to maximize density and limit surface parking in order to efficiently develop the site and provide ample housing opportunity, whilst still preserving the natural features and streams on the site.	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2)- SUPPORTING PLANS and POLICIES			
Plan/Policy References	<ul style="list-style-type: none"> • Everywhere to Everywhere Greenways Map (See Appendix A for multiuse greenway network) • Mobility and Connectivity Plan (for additional bike facilities) • Greenways Plan (for additional trails including unpaved) • Connected Roads Plan • Future Land Use Map (FLUM), Connectivity & Mobility • Chapel Hill 2020: Getting Around • Transportation & Connectivity Advisory Board Development Review Criteria 		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]
2.A Everywhere to Everywhere Greenways Map Facilities	Greenway connections	The project will connect to greenways proposed by adjacent projects and provide connectivity through the site as recommended in the Connected Roads Plan.	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2)- SUPPORTING PLANS and POLICIES			
2.B Mobility and Connectivity Plan Facilities	n/a	n/a	
2.C Greenways Plan Facilities	Greenway connections	The project will connect to greenways proposed by adjacent projects and provide connectivity through the site as recommended in Mobility and Connectivity Plan.	
2.D Connected Roads Plan Connections	East/west connector	The site is proposing the east/west connector as shown in the Connected Roads Plan.	
2.E.1 FLUM Guiding Statements (Town-wide) #6.	Concentrate higher density development in targeted locations to reduce car dependency.	The project is proposing a new transit stop along its frontage and will also connect to the greenways proposed by the surrounding, dense development. Given that there is only one transit route in this area, adequate on-site parking will still be needed for residents.	
2.E.2.a-f FLUM Focus Area Principles for Connectivity & Mobility	Encourage safe multi-modal transportation options.	The proposed project will encourage and enable residents to make use of local transit and have access to a safe pedestrian network. The site is located on Old Chapel Hill Road, the nearest transit stop is less than .25 miles from the site at the intersection fo Old Durham Road and Lakeview Drive, and a new stop is proposed along the frontage. Additionally, the project will connect to greenways proposed by adjacent projects and provide connectivity through the site as recommended in the Mobility and Connectivity Plan.	
2.F.1 Chapel Hill 2020: Getting Around (GA)	A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation; Connect to a comprehensive regional transportation system	The site is located within a short drive, walk, or bike ride from a grocery store, commercial areas, and the medical offices at Eastowne.	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2) - COMMUNITY BENEFITS		
Options for Community Benefits	Applicant Proposal	Evaluation [Staff to Complete]
Traffic Impact Analysis – Status of Completion or Exemption (LUMO Sec. 5.8)	The proposed project will submit a TIA and make improvements per the recommendations of the study.	
Road Improvements Addressing Traffic Impacts (typically based on TIA Recommendations)	The proposed project will submit a TIA and make improvements per the recommendations of the study.	
Location of Vehicular Access Points; Vehicular Cross-Connectivity Opportunities	Vehicular access to the site is located on White Oak Drive and Old Chapel Hill Rd.	
Pedestrian Access and Internal Circulation, Connections to Larger Network	Sidewalks and pedestrian connections will be provided throughout the site and connect to the sidewalks and sidepaths along Old Chapel Hill Road, connecting the site to the broader Chapel Hill community and pedestrian network. Additionally, the project will connect to greenways proposed by adjacent projects and provide connectivity through the site.	
Bicycle Access and Safe Movements through Site; Identify Shared or Dedicated Facilities within Site and along Frontages	The proposed project will submit a TIA and make improvements per the recommendations of the study.	
Bicycle Amenities – Type and Location of Bicycle Parking and Other Supportive Amenities	Bike Parking shall be provided per LUMO standards.	
Safe Road Crossings for Various Ages and Abilities – Treatments Used at Key Intersections	The proposed project will submit a TIA and make improvements per the recommendations of the study.	
Transit Service Proximity and Frequency; Improved Access to Nearest Transit	The site is located on Old Chapel Hill Road, the nearest transit stop is less than .25 miles from the site at the intersection of Old Durham Road and Lakeview Drive.	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2) - COMMUNITY BENEFITS		
Future Multimodal Connectivity Opportunities (include projects by others for Greenways, Transit, and/or Bicycle Facilities)	Pedestrian connections to existing sidewalks along Old Chapel Hill Road and White Oak road shall be made and provide access to the existing transit stop on Old Durham Road.	
Parking Demand Reduction Strategies	The proposed project will utilize tabletop parking decks to reduce the amount of surface parking on site.	

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) – SUPPORTING PLANS and POLICIES			
Plan/Policy References	<ul style="list-style-type: none"> • Climate Action and Response Plan (CARP) • Stormwater Management Master Plan • Future Land Use Map (FLUM), Environmental • Chapel Hill 2020: Nurturing Our Community • Sustainable Building Policy for Conditional Rezoning • Environmental Sustainability Advisory Board Development Review Criteria 		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]
3.A.1 CARP: Buildings & Energy Actions	Energy Upgrades	The proposed project aims for buildings to meet the NGBS Silver Certification.	
3.A.2 CARP: Transportation & Land Use Actions	Create Walkable, bikable, transit served neighborhoods; increase biking, walking, and transit use.	The site is located on Old Chapel Hill Road, the nearest transit stop is less than .25 miles from the site at the intersection of Old Durham Road and Lakeview Drive and proposes a new transit stop along the frontage, providing residents with convenient transit access. In addition the proposed project will connect to surrounding greenways providing pedestrian and bike access to the broader Chapel Hill Greenway network and the community as a whole.	
3.A.3 CARP: Waste, Water, & Natural Resources Actions	Protect Water Quality	The existing stream on site will be preserved and not disturbed.	

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) – SUPPORTING PLANS and POLICIES			
3.A.4 CARP: Resiliency Actions	Enhance green infrastructure	The proposed project aims for buildings to meet the NGBS Silver Certification.	
3.B Stormwater Management Master Plan		The proposed project will comply with all local and state stormwater management requirements.	
3.C.1 FLUM Guiding Statements (Town-wide) #1.	Create compact, walkable, mixed-use communities.	The proposed development will provide a dense housing type near other office and commercial uses.	
3.C.2.a-f FLUM Focus Area Principles, Environmental	Redevelopment and new development should enhance how people are connected to and experience the area's natural resources, including Little Creek and Booker Creek. The creeks should be incorporated into site design as well as daylighted and/or developed into green infrastructure and green spaces, where appropriate.	The proposed development will connect to the surrounding greenway connections proposed by the other developments around the site, enhancing the local greenway network and providing increased access to green spaces.	
3.D.1 Chapel Hill 2020: Nurturing Our Community (NOC)	Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction; Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic	The proposed development will preserve the existing stream on site and will comply with all state and local stormwater management regulations.	

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) - COMMUNITY BENEFITS		
Options for Community Benefits	Applicant Proposal	Evaluation [Staff to Complete]

Energy Efficient Building Design, All-Electric Design, Electric Vehicle Charging, and Various Other Green Measures	<i>Complete the Climate Action Plan Worksheet</i>	
Solar Energy Generation, Solar-Ready Design, and/or Feasibility Analysis	See Climate Action Plan	
Electric Bicycle Charging	See Climate Action Plan	
Efforts to Minimize Removal of Mature Tree Canopy and Other Significant Vegetation	See Climate Action Plan	
Measures to Protect and/or Restore Streams, Wetlands, and Flood-prone areas, Exceeding Regulations	The existing stream on site will be buffered and preserved in accordance with state and local regulations to ensure that natural area and habitat is protected.	
Waste Reduction Strategies and/or On-Site Recycling or Composting	See Climate Action Plan	
Stormwater Design Targets (e.g., Management for Larger Storm Events or Treatment of Existing Impervious Surface)	The proposed development will comply with local and state stormwater management regulations.	
Impervious Surface Reduction Strategies	The project will utilize a table top parking deck to reduce the amount of impervious from parking on site.	

Invasive Species Removal	Invasive species located on site will be removed as needed.	
Strategies for Erosion Control and Stable Condition of Site during Construction, Exceeding Regulations	The proposed development will comply with all local and state erosion control regulations.	
Relationship of Grading to Natural Landform; Strategies to Minimize Cut and Fill	See Climate Action Plan	

COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4) – SUPPORTING PLANS and POLICIES

Plan/Policy References	<ul style="list-style-type: none"> • Future Land Use Map (FLUM), Placemaking, Street Character, and Urban Form • Chapel Hill 2020: A Place for Everyone; Good Places, New Spaces • Consultation with Town Urban Designer – Brian Peterson, bpeterson@townofchapelhill.org • Community Design Commission Guiding Principles for Design and Character 		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]
4.A.1 FLUM Guiding Statements (Town-wide) #4., 5., 8., 9.	Promote distinctive, safe, and attractive neighborhoods. Cultivate a vibrant and inclusive community. Provide appropriate transitions between land uses and buildings of different scales. Preserve and maintain Chapel Hill's appearance and create the quality of design and development the Town desires.	The proposed development will be compatible with the surrounding multi-family development proposed around the site and will work to meet the guidance set forth in the North 15-501 Corridor. Buildings will be oriented to create an edge along Old Chapel Hill Road and White Oak Drive to the maximum extent to provide a desirable streetscape. Street trees and plantings will be utilized per the LUMO to create an pleasant and engaging streetscape space.	

COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4) – SUPPORTING PLANS and POLICIES			
4.A.2.a-f FLUM Focus Area Principles for Placemaking, Street Character, and Urban Form	North 15-501 Corridor Sub-Area A. Create activated and welcoming pedestrian scale frontages.	Rather than creating a suburban buffer between buildings and the street, this project proposes buildings fronting Old Chapel Hill Road and North White Oak Drive with trees lining the streets. As roughly illustrated in our conceptual plan, we are proposing stoops from the first floor units to the street to activate it further. Sidewalks will be provided along the street and a 10' multi-use path is proposed on the west side of N White Oak Road. Additionally, an east/west greenway along the stream corridor will connect into the sidewalk/multi-use path network.	
4.B.1 Chapel Hill 2020: A Place for Everyone (PFE)	A range of housing options for current and future residents; Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses	The proposed development will provide a mix of traditional multi-family units and townhomes providing a range of housing types on site. In addition the development will provide connections to greenways, enabling residents to easily access safe green spaces near where they live.	
4.B.2 Chapel Hill 2020: Good Places, New Spaces (GPNS)	A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students;	The proposed development will provide a mix of both traditional multi-family units and townhomes providing a range of housing types on site, which provides former students and recent graduates with increased housing options as young professionals in Chapel Hill. In addition the development will provide connections to greenways, enabling residents to easily access safe green spaces near where they live.	

COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4) - COMMUNITY BENEFITS		
Options for Community Benefits	Applicant Proposal	Evaluation [Staff to Complete]

Protection of Historic Features and Cultural Resources	There are no existing historic or cultural resources on site.	
Public Art Proposed, and How Art Contributes to Creative Placemaking	The project intends to include a 'gateway element' as an entry feature for the development at the corner of N White Oak Dr and Old Chapel Hill Road. The details of this entry will be designed during ZCP.	
Streetscape Design Features for Active Pedestrian Realm along Internal Drives and Streets	Buildings will be oriented to create an edge along Old Chapel Hill Road and White Oak Drive to the maximum extent to provide a desirable streetscape. Street trees and plantings will be utilized per the LUMO to create an pleasant and engaging streetscape space.	
Building Placement to Activate Public Realm	Buildings have been designed to front on White Oak Road and Old Chapel Hill Road. In addition, the project will connect to greenways proposed by adjacent projects and provide connectivity through the site.	
Building Design Measures Creating a Human Scale	Buildings will be oriented to create an edge along Old Chapel Hill Road and White Oak Drive to the maximum extent to provide a desirable streetscape. Additionally stoops are anticipated along the streetscape to enhance the architecture and provide a human scale to the façade.	
Efforts to Reduce Visibility of Parking	Parking will be provided in table-top style decks located behind buildings to as to reduce surface parking and visually screen parking areas from street view.	
Transitions to Surrounding Neighborhoods through Landscape, Compatible Uses, and/or Building Forms	The proposed plans are consistent with multifamily building form, height, and density on the adjacent Gateway and Chapel Hill Crossing developments, and as planned for this area in the North 15-501 Corridor.	
Public Spaces Designed and Programmed to Serve a Variety of Needs	This project will have a central green space around the existing stream with greenways that connect to the overall trail system.	

Additional Aspects of Site Design Prioritizing People Over Vehicles	<p>The proposed development will provide table top parking options to reduce surface parking and screen the parking areas from view. Sidewalks and pedestrian connections will be provided throughout the site.</p>	
Other Notable Design Features	<p>The proposed development will preserve the existing stream and riparian buffer on-site, and in doing so protect natural resources and habitats, as well create a welcoming natural amenity.</p>	



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Statement of Justification for the Zoning Atlas Amendment

This Statement worksheet addresses the reasonableness of the Zoning Atlas Amendment by considering characteristics of the site and its surroundings, comparing the scale of permissible development under the proposed zoning district to the scale permitted under existing zoning, and responding to Land Use Management Ordinance (LUMO) Findings of Fact. **This form is fillable. Please respond to all considerations listed in this worksheet.**

Project & Site Information	Project Name	Old Chapel Hill Road Apartments	Application Number <i>[Staff to Complete]</i>	CZD-24-6
	Existing Zoning District	R-1		
	Proposed Zoning District	R-6-CZD		
	Proposed Land Uses	Multi-family		

CONSIDERING THE SITE AND ITS SURROUNDINGS			
	Description	Compatibility with Proposed Zoning and Development Program	Evaluation [Staff to Complete]
Surrounding Land Uses	North: Multi-family/vacant South: Old Chapel Hill Road/commercial East: Multi-family/vacant West: Single-family	The surrounding parcels, except for one on Old Chapel Hill Road, have all been rezoned to allow for multi-family and mixed-use developments within the last few years.	

Surrounding Zoning Districts	North: R-6-CZD South: R-1/R-4 East: R-6-CZD West: R-6-CZD/ R-1	The surrounding parcels, except for one on Old Chapel Hill Road, have all been rezoned to allow for multi-family and mixed-use developments, consistent with the request of the proposed project.	
Transit Service	The site is located within a quarter mile (.25 miles) of an existing transit stop.	The project will be served by one existing Chapel Hill transit route. A transit stop is proposed along the property frontage.	
Road Frontages and Vehicular Access	Road Classification(s): Local <input checked="" type="checkbox"/> Collector <input checked="" type="checkbox"/> Arterial <input type="checkbox"/> Road Maintenance: NCDOT <input checked="" type="checkbox"/> Town <input checked="" type="checkbox"/> Private <input type="checkbox"/> Access Points for Site: The site will be accessed from White Oak Drive.	Old Chapel Hill Road is an NCDOT maintained ROW. White Oak Drive is a Town of Chapel Hill maintained ROW. Any improvements needed to these ROWs will be made in accordance with the TIA recommendations.	
Pedestrian & Bike Network	There are existing sidewalks and bike lanes along Old Chapel Hill Road.	The proposed project is served by existing sidewalks and bike lanes and will construct additional sidewalks and multiuse paths on White Oak Drive and internal to the development.	
Hydrological Features	There is a stream running through the center of the site.	The project is feasible without impacting the stream. The proposed development will maintain a riparian buffer around the stream on the east side of White Oak Drive and will leave the ephemeral stream on the west side of White Oak Drive undisturbed.	

Topography of Site	The site slopes from the northern and southern ends towards a central stream feature, which is classified as intermittent on the eastern side and ephemeral on the western side per stream determinations provided by the Town.	ZOM plans to leave this stream feature and buffer undisturbed except to provide any required road or utility improvements and to provide greenway crossings to align with the overall pedestrian networks outlined on Town plans.	
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COMPARING PROPOSED PERMISSIBLE DEVELOPMENT TO EXISTING			
	LUMO Description	Compatibility with Proposed Zoning and Development Program	Evaluation [Staff to Complete]
Intent of Proposed Zoning District (LUMO Sec 3.3 or 3.4)	The residential districts are intended to provide for residential development of appropriate intensities consonant with the suitability of land, availability of public services, accessibility to major activity centers and transportation systems, and compatibility with surrounding development.	The proposed project proposes a dense housing type that is compatible with the other proposed projects surrounding the site. The site is also located near multiple office and commercial centers.	
	Standard for Proposed Conditional Zoning	LUMO Standard for Existing Zoning	Evaluation [Staff to Complete]
Permitted Uses (LUMO Sec 3.4 or 3.7)	Adult day-care, child day care facility, single-family dwelling units, single-family with accessory dwelling units, single-family with cottage, two-family attached, two-family detached, multi-family dwelling units, essential services, fine arts educational institution, manufactured home, place of worship, public use facility, recreation facility non-profit, rooming house, school (elementary or secondary), collocation on existing or base tower, microcell facility new concealed base station,	The primary use shall be multi-family dwelling (over ten units), all accessory and permitted uses shall be allowed.	
Maximum Floor Area (sq. ft.) (LUMO Sec. 3.8)	.303 x 569,497 = 172,558 sf; a maximum of 553,000 sq ft is requested in our modifications.	.076 x 569,497=43,282sf	

Maximum Building Height (ft.) (LUMO Sec. 3.8)	Maximum Proposed Setback Height	62'	Maximum Allowed Setback Height	29'	
	Maximum Proposed Core Height	62'	Maximum Allowed Core Height	40'	

LAND USE MANAGEMENT ORDINANCE FINDINGS OF FACT FOR A ZONING ATLAS AMENDMENT

LUMO Section 4.4 states that the Zoning Atlas shall not be amended unless Council makes at least **one** of the Findings of Fact below.

Finding	Applicant Justification	Evaluation [Staff to complete]
FINDING #1: The proposed zoning amendment is necessary to correct a manifest error.	N/A see Statement of Consistency	
FINDING #2: The proposed zoning amendment is necessary because of changed or changing conditions in a particular area or in the jurisdiction generally.	N/A see Statement of Consistency	
FINDING #3: The proposed zoning amendment is necessary to achieve the purposes of the comprehensive plan.	<i>Complete the Statement of Consistency with the Comprehensive Plan.</i>	