

Planning Commission Complete Community Matrix for 115 Chapel Point Rd Conditional Zoning Application

	Complete Community Criteria	Facts	Analysis	Recommendations
1	Land use efficiency (measured as housing density per acre)	<ul style="list-style-type: none"> Proposed 525-575 multifamily rentals (5-story) plus 105-135 for-sale townhomes (3-4 story) on 45 acre parcel. This translates to 14-16 units/acre. The site is oddly shaped with multiple RCDs 	<ul style="list-style-type: none"> Appears reasonably dense given unusual site constraints 	<ul style="list-style-type: none">
2	Mix of housing unit sizes/configurations that address affordability goals	<ul style="list-style-type: none"> 10% affordable rentals at 80% AMI (for 30 years), 15% affordable townhomes split evenly between 65% and 80% AMI (for 99 years). Townhome square footages? 	<ul style="list-style-type: none"> 	
3	Walkability and bikeability to daily needs, such as housing, jobs, schools, recreation	<ul style="list-style-type: none"> Greenway proposed along frontage, connecting Carol Woods to Chapel Hill North shopping center Easily walkable to Chapel Hill North, Timberlyne, East Chapel Hill High School, Cedar Falls Park 	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none">
4	Mixed use (commercial)	<ul style="list-style-type: none"> Central area (7 acres) reserved for future commercial development Possibility that multifamily buildings could have ground-level retail 	<ul style="list-style-type: none"> [Need to discuss] 	
5	Access to transit	<ul style="list-style-type: none"> Within 10 min. walk of NS bus and 5 min. walk of T bus Proposed ordinance requires developer to improve existing bus stop 	<ul style="list-style-type: none"> Yes 	
6	Parking aligned with Planning Commission recommendations (from 6/21/23 petition to Council)	<ul style="list-style-type: none"> 950-1100 multifamily parking spaces shown in District Specific Plan, which translates to 1.8-1.9 spaces per unit. 30-40 surface parking spaces (small lots, street side) for townhomes, plus driveways and garages 	<ul style="list-style-type: none"> Multifamily parking ratio of 1.8-1.9 seems well above LUMO minimums. For reference, the LUMO minimum for 1br, 2br, 3br, and 4br apartments is 1, 1.4, 1.75, and 2 spaces, respectively. Unbundled parking for multifamily units? 	<ul style="list-style-type: none">
7	Quality design, place-making, and prioritization of the pedestrian realm	<ul style="list-style-type: none"> Per Brian Peterson, the green space south of the multi-family buildings “has the potential to become a gathering space.” Townhome cluster includes central green spaces 	<ul style="list-style-type: none"> Details on green space usage? Shade plantings along greenway? Informal walking trails in the preserved natural area on the east end? 	<ul style="list-style-type: none">
8	Respect of surrounding neighborhoods	<ul style="list-style-type: none"> Townhouses proposed to border Weatherstone Dr., Coventry, and Kensington Trace neighborhoods. Lakeview mobile home community separated from proposed multi-family structures by 	<ul style="list-style-type: none"> 	

		recreation/open space on 136’ power easement, as well as the new road.		
9	Maintain natural landscapes (tree canopy, green space, topography), including protected natural areas	<ul style="list-style-type: none">• RCD incursions needed for road and greenway• Significant portions of site were graded many years ago	<ul style="list-style-type: none">•	<ul style="list-style-type: none">•
10	Responsive to stormwater concerns	<ul style="list-style-type: none">•	<ul style="list-style-type: none">•	<ul style="list-style-type: none">•
11	Address sustainability	<ul style="list-style-type: none">• All townhome garages EV-ready• At least 5% of multifamily parking spaces will have EV chargers• All-electric buildings	<ul style="list-style-type: none">•	<ul style="list-style-type: none">•