



CP-24-12

Concept Plan Application

Status: Active

Submitted On: 12/3/2024

Primary Location

1609 US 15 501
CHAPEL HILL, NC 27517

Owner

PETER S SLOMIANYJ LLC
EASTOWNE DR 727 CHAPEL
HILL, NC 27514

Applicant

Wendi Ramsden
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Application Information

Project Name

Flintrock Knoll

Proposed Entitlement Process*

Conditional Zoning

Existing Zoning District(s)*

R-LD1

Existing Use(s)*

single family residential, mostly vacant

Proposed Zoning District(s)

R-4

Proposed Use(s)*

townhome development

Project Description*

Approximately 160 townhomes on approximately 36 acres. A non-residential use such as a small daycare is proposed for the narrow strip of land fronting US15/501.

Will the project require modifications to regulations?*

Yes

Applicant Authorization

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application is true and accurate.

By checking the box, the applicant also confirms the current property owner(s) of the zoning lot(s) involved are aware of this concept plan application.



Applicant Signature*

✔ Wendi Ramsden
Nov 25, 2024

Relationship to Property Owner*

Other

If other, please explain relationship to property owner. *

Client is contract purchaser.

If the applicant is an entity, provide detailed information regarding the principals of the entity.

Applicant is a landscape architect working for Thomas & Hutton, engineering firm.

Concept Plan Questions

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. *

There are multiple streams running west to east through the site. The most northern stream is 250' off and parallel to US15/501 leaving a narrow strip of land not well connected to the rest of the site. The proposal calls for this to be developed as a non-residential use, taking advantage of the good roadway visibility and easy in/out of the site. A small daycare is a possible use for this space which would have its own access drive.

The majority of the project area is within this first stream and a second stream 1300' to the southeast. There would be a second stream crossing to access land at the eastern end of the parcel, large enough to have 22 units around their own green space.

Over half the steep slopes are located in RCD zones and along streams. These will likely be left undisturbed except for road, greenway, and utility crossings.

40% of the steep slopes are distributed through the site and will be included in the developed / disturbed area. Where possible the developer will take advantage of slopes to provide lower level access to garage space.

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

The proposal is for a rezoning to R-4, but the developer will work with the Planning Department to determine the best zoning classification.

The project is expected to comply with setbacks and street frontages, though there may be a request to modify the street setback for the non-residential use.

Building heights and overall impervious will comply with dimensional standards, but the applicant expects to request a modification to the FAR to allow more density within the development.

Describe how the proposal incorporates affordable housing.*

This concept plan proposes a for-sale townhome community. The developer is working with Habitat for Humanity of Orange County to provide affordable housing within the development. They expect to provide for 15% of the market rate for-sale units to be available as affordable housing. Based on the existing concept, the Habitat units will be four 6-unit clusters dispersed throughout the project to provide a total of 24 affordable units, which shall be available at roughly the same time as the market rate housing.

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

The surrounding uses to the southwest and northeast are single family residential. There is vacant land directly south, and rural density residential to the east. The proposed development will be medium density residential but with significant tree coverage retention and meeting full landscape buffers against existing residential.

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

The project is on an arterial and access to the residential units will be via a new driveway positioned across from Dixie Garden Drive. The project interior will include sidewalks throughout, green spaces, and a greenway trail.

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

The project is an assemblage of 5 parcels with 597 LF of frontage on US 15/501. The highway in this area has a grassy median, but there is a vehicular cut in the median at Dixie Garden Drive, with left turn lanes in both directions. The main access into the site will be at this location and will provide resident access to the homes, plus service and emergency access to the project. The main driveway into the site will be the main circulation road and townhome garages will be accessed off side alleys. These side alleys will also serve as fire lanes. The single road through the project will minimize vehicular stream crossings. There will not be any current connection toward residential streets or Old Lystra Road, therefore additional traffic for this project is not expected to impact nearby residents and will not add any traffic to nearby residential streets. The layout does include an internal street extending to the property line and aligned with Mockernut Court for future vehicular connection at a future time when the intermediate property is redeveloped.

Describe how the proposal addresses parking needs.*

The project will provide approximately parking at each townhome unit. Some additional street spaces will be provided for visitor parking.

Describe how the proposal addresses fire access and emergency response.*

The project will provide fire and emergency access from US 15/501, and roadways and turnarounds within the project will be compliant with Fire Code the requirements.

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

Electricity is currently available to the site.

The project is within the area recently approved for expansion of OWASA service.

Water is available in US 15/501 and will be extended into the site.

There is no nearby sanitary sewer, though the proposed sewer to the north of this site in the South Creek project is currently starting their construction. The Flintrock Knoll project proposes to extend sanitary sewer from South Creek along the west side of Obie Creek into the project. This essential infrastructure will not only support the Flintrock Townhome development but will also serve as a crucial asset for future growth in the area. Notably, it will enhance the viability of the Town's proposed affordable housing project located on the opposite side of 15-501, ensuring that new developments, including this critical initiative, have access to reliable utilities necessary for their success.
