

March 16, 2022

Judy Johnson  
Town of Chapel Hill Planning Department  
405 Martin Luther King Jr Boulevard  
Chapel Hill, North Carolina 27514

**RE: 710 N Estes Townhomes Statements of Consistency with the Comprehensive Plan and Design Guidelines**

**STATEMENT OF JUSTIFICATION**

The proposed zoning brings the subject parcel into greater conformance with the Town’s Comprehensive Plan and the Central West Small Area Plan. The property is currently zoned R-1, and R-5 zoning is requested to fulfill the themes and goals of the comprehensive plan elaborated on below. Both the Future Land Use Map South MLK Blvd Focus Area and Central West Small Area Plan designate this parcel as higher density to include multifamily and/or townhomes, which may be achieved under R-5 zoning. Rezoning to R-5 is consistent with surrounding developments while providing an appropriate transition from less dense development to the north. Statements below further support the case for the requested R-5 zoning district.

**STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN**

The Lock7 Townhome Development submittal is proposed in accordance with the CH2020 Comprehensive Plan and the Central West Small Area Plan. The proposed plan addresses the following themes with their corresponding goals: A Place for Everyone, Community Prosperity and Engagement, Getting Around, Good Places, New Spaces, Nurturing our Community, and Town and Gown Collaboration. Similarly, it addresses various principles of the Central West Plan tied to themes listed above.

**THEME 1: A PLACE FOR EVERYONE**

One of the goals of Theme 1 is to provide a range of housing options for current and future residents. The Central West Plan calls for multifamily development in this area (Northeast Quadrant) and approximately 150 residential units east of the future Aura development. Occupying roughly half of the Northeast Quadrant on the Central West Plan, this proposal calls for a mixture of townhomes, triplexes, and 2 over 2’s, meeting the density goals while providing an appropriate land use transition. The site is situated with single family to the north, Azalea Estates Gracious Retirement Living to the east, and future Aura mixed-use and multifamily development to the west. The listed housing products will provide a middle housing option amongst single family homes and apartments and a transition in densities.

**THEME 2: COMMUNITY PROSPERITY AND ENGAGEMENT**

A goal of Theme 2 is to promote a safe, vibrant and connected community as well as foster success of local businesses. The proposed development contributes to the range of housing options in the Central West Plan as mentioned above and will be well connected to the Town by transit and trails to provide easy access to local businesses in the area. The project will provide a mixed-use trail along Estes Dr, which allows easy access to the future BRT station nearby on MLK Jr. Blvd, therefore easy access to local Chapel Hill businesses and services.

### **THEME 3: GETTING AROUND**

As noted above, the proposed multi-use trail on Estes Dr will enhance the walking and biking experience as a means of getting around in Chapel Hill. As trails connect to one another and become more widespread, they will promote a sustainable transportation system that makes walking and biking safer and more accessible, also furthering goals of the Chapel Hill Climate Action Plan. A dense development as this will also support use of transit and the future BRT along MLK Jr. Blvd. In order to minimize intersections and traffic impacts along Estes Dr, this site will be accessed from Somerset Dr and a connection from Aura. A future TIA will inform the team of additional improvements needed to ensure a development design that minimizes traffic impacts and does not subtract from the quality of life of existing neighbors and future residents.

### **THEME 4: GOOD PLACES, NEW SPACES**

The proposed development provides new housing options to the Central West area, while simultaneously allowing for transitions between existing and future residential and commercial uses. It will be consistent with the height recommendations in the Central West Plan to maintain the residential feel of neighboring communities. Additionally, vegetated buffers will be planted appropriately to separate existing neighborhoods from new development. Amenity area will be located central to the development, to offer a space for gathering and community development.

### **THEME 5: NURTURING OUR COMMUNITY**

This project will protect and maintain environmentally sensitive RCD areas on the southwestern property boundary. The proposal also supports the Chapel Hill Climate Action Plan with the buildout of a multiuse path on the Estes Dr frontage. Providing connectivity and access to trails will promote active transportation via walking and biking to reduce vehicle use and emissions, therefore reducing carbon footprint and improving air quality.

### **THEME 6: TOWN AND GOWN COLLABORATION**

By contributing to the range of housing options in the Central West area, a wider range of people will have the opportunity to live near the University and University Hospital, promoting access for residents to health care centers as noted in the goals of Theme 6 in the Comprehensive Plan.

## **STATEMENT OF COMPLIANCE WITH DESIGN GUIDELINES**

The Lock7 Townhome Development will be built in compliance with the Town's Design Guidelines.

The architecture will be carefully designed with high-quality materials, contemporary design, and will have thoughtful transitions to properties along the subject site's boundaries. Parking will be provided for each unit with guest parking and amenity parking provided as parallel spots adjacent to the courtyard and clubhouse.

Landscape buffers will be designed in accordance with the Town's design manual and with the use of best practices to provide appropriate transitions between the building and streetscapes and adjacent land uses.

Vehicular connectivity will be provided from Somerset Dr and the future Aura development, and internal roadways will avoid dead-end streets as much as possible. Pedestrian connections will be provided to both Somerset and Aura and connect to the multi-use path along Estes Dr. Fire access shall be provided in accordance with code requirements.

Stormwater management facilities, water, sewer, and other utilities will be provided in accordance with the applicable guidelines, standards, and regulations.

Sincerely,

**MCADAMS**



Jessie Hardesty  
Planner II, Planning + Design