



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9799443874

Date: April 15, 2023

Section A: Project Information

Project Name: The Reserve at Blue Hill – Kings Arms Re-development

Property Address: 1320 Ephesus Church Road, Chapel Hill, NC

Zip Code: 27517

Use Groups (A, B, and/or C): A Existing Zoning District: R-4

Project Description: 212 Unit Apartment Project

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Richard Gurlitz

Address: 121 S. Estes Drive Suite 100

City: Chapel Hill

State: North Carolina

Zip Code: 27514

Phone: 919-489-9000

Email: richard@gurlitzarchitects.com

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

Signature:

Date: April 15, 2023

Owner/Contract Purchaser Information:

☒ Owner

☐ Contract Purchaser

Name: Kevin Phillips – DBA Kings Arms LLC

Address: 1400 Battleground Avenue Suite 201

City: Greensboro

State: North Carolina

Zip Code: 27408

Phone: 336-274-2481

Email: kevinp@phillipsmanagement.com

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

Signature:

Date: 4/21/23

The Reserve at Blue Hill

CONCEPT PLAN PROJECT FACT SHEET

PROJECT NAME	The Reserve at Blue Hill
ADDRESS	1320 Ephesus Church Road, Chapel Hill, NC
PROPERTY DESCRIPTION	7.655 acres with four apartment buildings housing 65 units.
EXISTING LAND USE	65 Apartments
PROPOSED LAND USE	212 Apartments
ORANGE COUNTY PARCEL	
IDENTIFIER NUMBERS	PIN 9799443874
EXISTING ZONING	R-4
PROPOSED ZONING	R-5 CZD
APPLICATION PROCESS	CONDITIONAL ZONING PERMIT
COMPREHENSIVE PLAN	FLUM – Adjacent to the Blue Hill District
OVERLAY DISTRICTS	NONE

CONCEPT PLAN TOPICS

3.7 - USE/DENSITY – Section 3.7

Apartments are a permitted use. The allowable density is 10 units per acre in the current R-4 zone. This project will create 22 units per acre as an R-5 Conditional Zoning. The FLUM recommends 15+ units/acre

3.8 – DIMENSIONAL STANDARDS

The FLUM recommends a building height for this type of residential at 4 – 6 stories. The proposed building will a mix of three, four and five story elements.

3.8 - FLOOR AREA

The project has a total of 281,029 SF

4.5.6 - MODIFICATIONS TO REGULATIONS

This project will not request modifications to regulations other than the density requested as a Conditional Zoning for compliance with the FLUM.

5.16 - ADEQUATE PUBLIC SCHOOLS

A CAPS letter for the project will be obtained after final approval.

3.10 – INCLUSIONARY ZONING

This project is requesting 212 apartments. 15% (31 units) will be designated as “affordable” and offered at rates established for 65% AMI and 85% AMI residents in Chapel Hill.

The Reserve at Blue Hill

CONCEPT PLAN PROJECT FACT SHEET

5.6.2 - BUFFERS

A 10 foot landscape buffer will be provided on all sides of the project.

5.7 – TREE CANOPY

A 30% Minimum Tree Canopy Coverage is required for multi-family residential development. For 7.655 acres, this equates to 100,036 SF of canopy coverage. The project will exceed that minimum.

5.9.6 – LANDSCAPE STANDARDS

The parking lot will be landscaped according to Chapel Hill standards. The site will be a mix of existing trees to remain in major areas, and recreational areas with new trees planted. A major tree save is intended at the Ephesus Church Road frontage with a mix of mature hardwoods and pine.

3.6 – RESOURCE CONSERVATION DISTRICT

There is no RCD on this property.

5.3.1 – EROSION CONTROL

All erosion control consistent with Town standards as well as Orange County Erosion Control shall be observed during the construction phases of the infrastructure for the subdivision.

5.3.2 _ STEEP SLOPES

There are no existing steep slopes on this property.

5.4 – STORMWATER MANAGEMENT

Stormwater will be detained on site with an underground sand filter prior to running off site to an existing piped storm easement through the neighboring property to the west.

3.8 – IMPERVIOUS SURFACE

The max residential Impervious Surface requirement is .7. The allowable impervious surface is $(7.655 \times 43560 \times .7 = 233,416 \text{ SF})$. As currently drawn, the impervious surface designed is less than the allowed 233,000 SF.

5.13 - SOLID WASTE AND RECYCLING

Solid waste and recycling will be by private service

5.18 - JORDAN RIPARIAN BUFFER

There is no riparian buffer on this site.

5.8 – ROAD IMPROVEMENTS

The traffic circle recently created at the terminous of Elliot Road Extension at the entry to the project is the public road improvement. A second curb cut will be requested at the easternmost frontage along Ephesus Church Road.

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CONCEPT PLAN PROJECT FACT SHEET

5.8 - VEHICULAR ACCESS

Vehicular Access will be at both the existing traffic circle as well as the added access route on Ephesus Church Road.

5.8 – BICYCLE IMPROVEMENTS

There are no public bicycle improvements anticipated with this project. On site bicycle improvements will include storage lockers and bike racks.

5.8 – PEDESTRIAN IMPROVEMENTS

Pedestrian features of the project will include sidewalk connection to the existing improvements along Ephesus Church Road as well as a jogging path around the perimeter of the project as part of the recreational components.

5.9 – TRAFFIC IMPACT ANALYSIS

It is anticipated that a traffic impact analysis will be prepared for this project.

5.9 – VEHICULAR PARKING

Vehicle parking is both in a surface parking lot as well as parking under the building. The parking requirement for the unit mix anticipated is a maximum of 329 spaces. The maximum number of spaces will be requested.

5.8 – TRANSIT

Bus service is currently available to this site on the F route and with close proximity to the D route at Rams Plaza.

5.9 – BICYCLE PARKING

Bicycle parking will be provided at recreation points throughout the project for temporary use and with lockers provided in the under building parking area.

5.9 – PARKING LOT STANDARDS

Chapel Hill parking lot standards will be adhered to.

5.5 RECREATION AREA

Recreation will be provided on site within the Open Space areas and on the pool deck area. Active and passive recreation will be coordinated with Parks and Recreation as appropriate for the site. It is anticipated that 25% of the required recreation space will be made as a payment in lieu.

5.11 – LIGHTING PLAN

The lighting for the project will consist of parking lot lighting from Duke energy that is in conformance with Chapel Hill light pollution standards. There will be some additional building lighting primarily to adequately articulate the primary entry areas for the building as well as to provide safety.

The Reserve at Blue Hill

STATEMENT OF COMPLIANCE WITH DESIGN GUIDELINES

This project complies with the Town of Chapel Hill Development Ordinance and Design Guidelines. The project further complies with the 2020 Comprehensive Plan, the current LUMO as well as the Future Land Use Map with 2050 update.

Project Description

The project consists of developing a 7.655-acre parcel that currently has 65 apartments in four buildings built in the 1960s. The project includes demolishing those buildings and constructing 212 new apartments in a five story building with some surface parking and some under building parking. The apartments will be a mix of one, two and three bedroom. An affordable component of the project will be 15% of the apartments made available to residents at 65% and 80% AMI.

It is intended that this project comply with all applicable Town zoning regulations and design standards. These include but are not limited to stream regulations, steep slopes, tree preservation, erosion and sedimentation control, stormwater management, solid waste management and utilities.

All improvements to the site will adhere to the Design Guidelines in accordance with the Town of Chapel Hill. The proposed improvements will comply with the requirements set forth by the Land Use Management Ordinance (LUMO) and the Zoning Ordinance. It is anticipated that a Conditional Zoning Permit will be required to determine the density allowable on the site. It is designated as high residential on the updated 2050 FLUM which calls for 15+ units per acre. This project proposes 22 units/acre.

- All buildings are located such that setbacks and building height limitations are in accordance with standards.
- Tree Canopy area meets or exceeds minimum requirements.
- Impervious surface will be below the maximum threshold and open space will be maximized.
- Buffers meet or exceed the Ordinance requirements.
- Street Trees will be planted.
- Stormwater management will be designed in locations that follow existing drainage patterns seeking to maintain current flow patterns and reduce grading where possible.
- On site utilities, will be installed underground wherever possible.
- On Site Recreation will be provided as well as 25% of required Recreation delivered as a payment in lieu.

The Reserve at Blue Hill

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN

Compliance with the Comprehensive Plan

The sections of the 2020 Comprehensive Plan that are particularly applicable to this project focus on the need in the community to provide a variety of housing types- Big Idea number 4. This project responds to the Themes and Goals in Chapter 3 of the Comprehensive Plan as follows:

1. *A Place for Everyone* -

The need for affordable housing is clear in the first theme. This project provides for both mid- range rental housing as well as the affordable housing indicated in the LUMO.

2. *Community Prosperity and Engagement*

One of the key goals of Theme 2 is to promote a safe, vibrant and connected community. This project, with immediate access to shopping, transportation, and the similar neighborhoods being developed as Blue Hill, furthers this topic.

3. *Getting Around*

Key in the Getting Around theme is linking neighborhoods to thriving greenways, sidewalks, bicycle amenities transportation other than single occupancy vehicles. The proximity of this project to the existing Blue Hill area, and its location on a bus line with proximity to several bus lines, helps establish a transportation hub that will be effective based on the density of the node.

4. *Good Places New Spaces*

This theme talks about a range of neighborhood types. This project, as an extension of the Blue Hill neighborhood and a transition between that development and the adjacent neighborhoods. The project frontage along Ephesus Church Road has been designed to preserve areas of existing mature trees, create a visual terminus for the Elliot Road Extension, and create open space.

5. *Nurturing Our Community*

Environmental Sustainability and aspects of people's interaction with the natural habitat from parks and open spaces are the focus of this theme. This building will comply with or exceed the sustainability requirements in the LUMO.

6. *Town and Gown Collaboration*

While there is no direct linkage between this project and the University, there is every likelihood that a significant number of the residents will in some way be associated with UNC. Providing housing for primarily UNC employees will be a major impact of this project on the Town and Gown relationship. It is not anticipated nor is it a goal of the developers that this project will provide student housing.

The 2050 Future Land Use Map, (FLUM) South MLK Boulevard Focus Area indicates that this site has a primary use as multi-family, with a density of 15+ units per acre.

The Reserve at Blue Hill

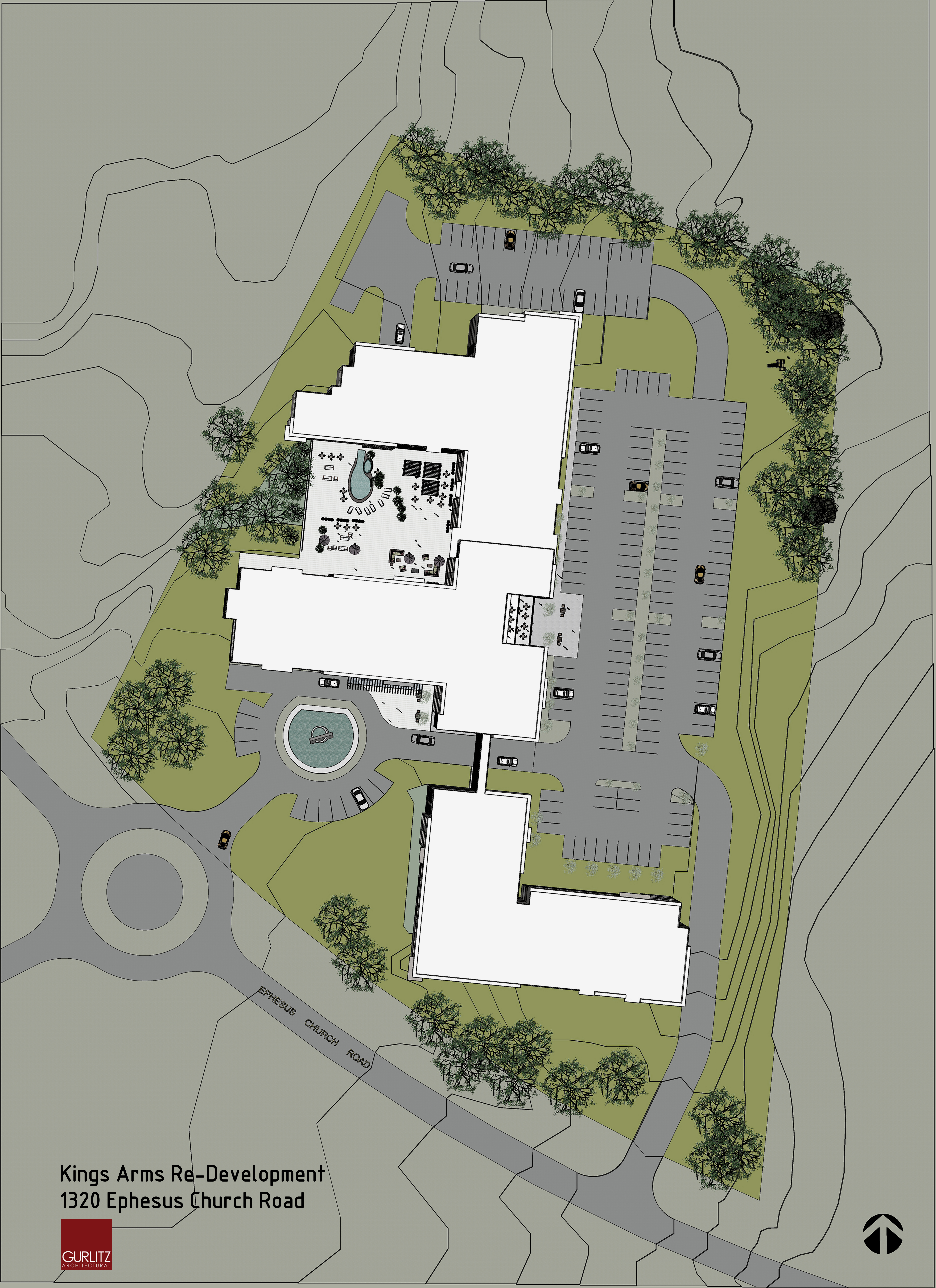
Affordable Housing Proposal

The major efforts towards working with affordable housing in this project include providing moving assistance for the current residents – some of whom have lived in the Kings Arms apartments for many years – and providing affordable housing for new residents.

Phillips Management will develop a program offering move assistance to the residents currently occupying the Kings Arms Apartments. This will include help in locating housing in the Chapel Hill area as well as a commitment to help with the expenses of moving. It is the intent of Phillips Management to make the change in location for these long-time residents as easy as possible and with the minimum amount of disruption.

In terms of creating affordable housing for new residents in the new building, this project commits to providing affordable housing as a component of its development. The project will develop 212 new apartments. Fifteen percent (31.8 units) will be reserved for tenants at 65% and 80% of AMI.

It is the intent of this project to provide affordable housing on site in units distributed throughout the site and aesthetically equal to the remaining apartments. The square footage, number of bedrooms and baths as well as parking space shall be consistent with the market rate units rented at equivalent value.



Kings Arms Re-Development
1320 Ephesus Church Road





