

# OLD CHAPEL HILL ROAD APARTMENTS

11 N. WHITE OAK DRIVE  
TOWN OF CHAPEL HILL, NORTH CAROLINA

## CONDITIONAL ZONING PERMIT

PROJECT NUMBER: ZOM24003

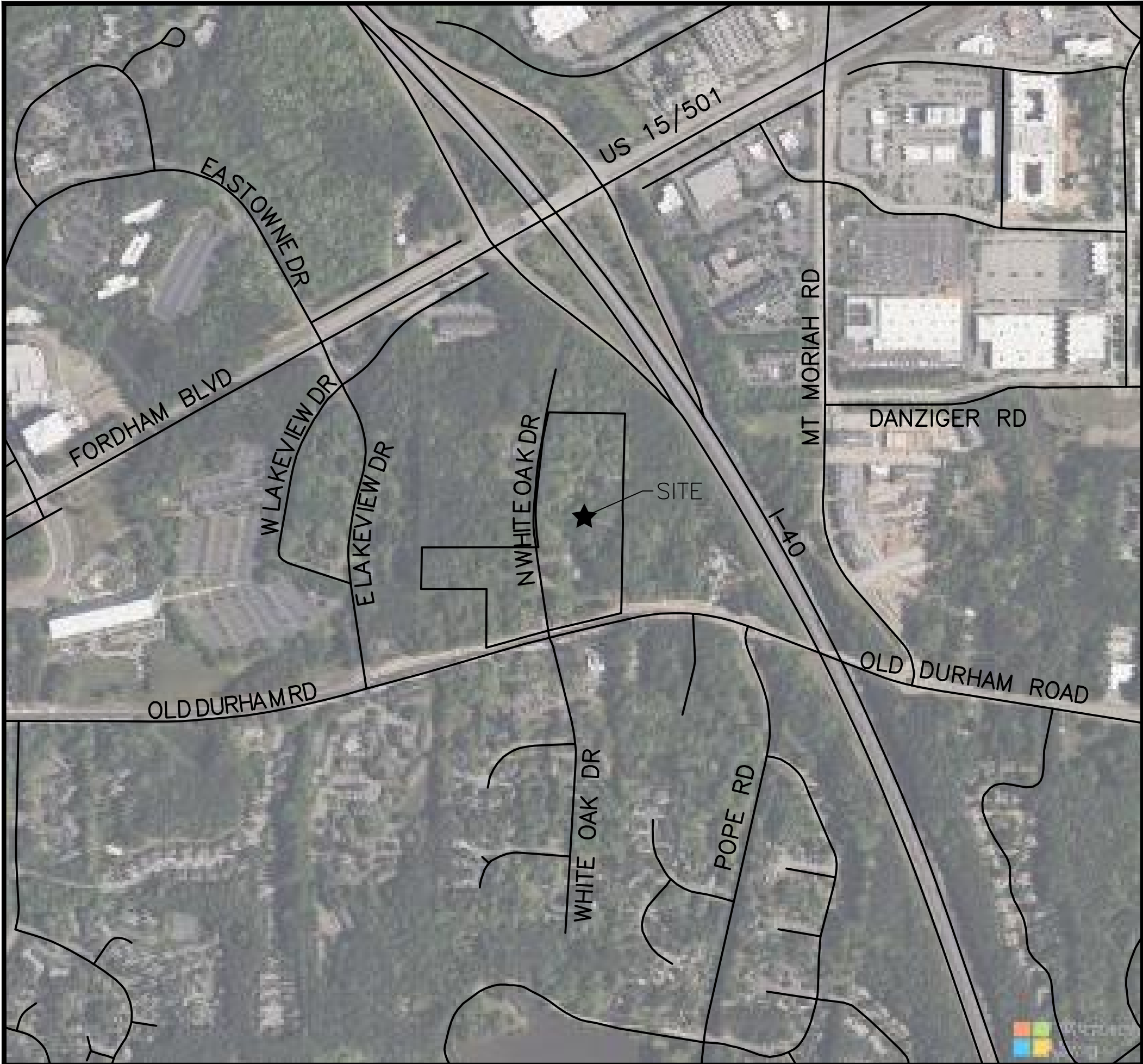
DATE: SEPTEMBER 12, 2024

REVISED: NOVEMBER, 26, 2024

REVISED: JANUARY 31, 2025

REVISED: FEBRUARY 26, 2025

REVISED: MARCH 21, 2025



VICINITY MAP

1" = 500'



SITE DATA		
PIN	0709094101, 0709094378, 0709094874, 0709090300, 0709092143, 0709090161	
SITE AREA	549,518 SF / 12.62 AC (NET); 569,497 SF / 13.07 AC (GROSS)	
ZONING	EXISTING	R-1
	PROPOSED	R-6-CZD
RIVER BASIN	CAPE FEAR	
WATERSHED	JORDAN LAKE	
WATERSHED PROTECTION	UNPROTECTED	
EXISTING USE	RESIDENTIAL	
PROPOSED USE	MULTIFAMILY	

### SHEET INDEX

--	CS1
C0.00	PROJECT NOTES SHEET
C0.01	AREA MAP
C1.00	EXISTING CONDITIONS PLAN
C2.00	CONCEPT SITE PLAN
C2.01	TECHNICAL SITE PLAN
C3.00	FIRE ACCESS PLAN
L5.00	TREE PROTECTION PLAN
L5.01	LANDSCAPE PLAN
L5.02	LANDSCAPE NOTES & DETAILS
ARCHITECTURAL SHEETS	
A06.00	OVERALL BUILDING ELEVATIONS



**McADAMS**  
The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

www.mcadamsco.com

### CONTACT

DAVID BOYETTE, PE  
boyette@mcadamsco.com  
PHONE: 919-244-9258

### CLIENT

ZOM LIVING  
223 S WEST STREET 9TH FLOOR  
RALEIGH, NC 27603  
BEN STEVENS  
PHONE: 919-891-0029

### PROJECT DIRECTORY



### REVISIONS

NO.	DATE	
1	11.26.2024	CZP SUBMITTAL #2
2	01.31.2025	CZP SUBMITTAL #3
3	02.26.2025	CZP SUBMITTAL #4
4	03.21.2025	CZP SUBMITTAL #5
5		
6		

### CONDITIONAL ZONING PERMIT FOR:

OLD CHAPEL HILL ROAD APARTMENTS  
PHASE NUMBER  
11 N. WHITE OAK DRIVE  
TOWN OF CHAPEL HILL, NORTH  
CAROLINA  
PROJECT NUMBER: ZOM24003



REVISIONS

NO.	DATE	
1	11.26.2024	CZP SUBMITTAL #2
2	01.31.2025	CZP SUBMITTAL #3
3	02.26.2025	CZP SUBMITTAL #4
4	03.21.2025	CZP SUBMITTAL #5

PLAN INFORMATION

PROJECT NO.	ZOM24003
FILENAME	ZOM24003-N1
CHECKED BY	DMB
DRAWN BY	KDS
SCALE	
DATE	09.12.2024

SHEET

PROJECT NOTES SHEET

C0.00

March 21, 2025

BACKGROUND SUMMARY

- ZOM Living proposes an R-6-CZD rezoning for a multifamily development located at 11 N White Oak Drive within the Parkline East Village development area. The site is located generally among major transportation corridors (US 15/501, Old Chapel Hill Road and Interstate 40), significant retail (Wegman's, Home Depot, etc.) and large employment centers (UNC Health Care, Parkline office building).
- Throughout 2022, multiple property owners and several developers collaborated with Town staff to create a cohesive development framework for the area located in the southwest quadrant of the I-40 and US-15 intersection. Various properties have received zoning approvals in the surrounding area and ZOM's proposal fills in approximately 12.62 acres of the framework with a variety of housing supply including multifamily and townhome-style multifamily units. The project will contain a maximum of 400 units.

AREA MAP

- The proposed plans will be 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 and the Parkline East development framework.
- This property is located within the North 15-501 Corridor, Sub-area A, which calls for multi-family residential 4-6 stories in height, which would be fulfilled with this proposal. Multi-family residential will contribute to the mix of housing options and land uses in the area overall. Providing housing central to so many existing commercial nodes gives residents access to nearby opportunities.
- The Parkline East Village framework was created with the Complete Communities strategy in mind as it was being developed. This site complies with both the Parkline framework and Complete Community strategy by providing growth and housing supply in an area that has strategically been planned for such. Housing provided in this area helps to support other nonresidential uses being developed in the area, including a projected 1.25 million square feet in UNC Health Eastowne, located just across US-15.

EXISTING CONDITIONS

- The site slopes from the northern and southern ends towards a small, central stream feature, which is classified as intermittent on the eastern side and ephemeral on the western side per stream determinations from past projects. The stream likely was used as a drainage feature when the property served as farmland. The northeastern quadrant of the site slopes toward I-40 and is the steepest part of the site. ZOM plans to leave this stream feature and buffer undisturbed except to provide any required road or utility improvements and to provide gateway crossings to align with the overall pedestrian networks outlined on the Parkline East Village framework.
- The site is mostly wooded and ZOM plans to preserve trees in the most environmentally sensitive areas surrounding the stream features on site, which provide shade along the planned trails.

creating experiences through experience

621 Hillsborough Street, Suite 500, Raleigh, NC 27603 / 919. 361. 5000

DEMOLITION PLAN

- All existing structures 500 square feet and larger shall be assessed prior to the issuance of a demolition permit to ensure compliance with the County's Regulated Recyclable Materials Ordinance (RRMO) and to assess the potential for deconstruction and/or the reuse of salvageable materials. Contact the Orange County SW Enforcement Officer at 919-968-2788 to arrange for the assessment.
- All clean wood waste, scrap metal, and corrugated cardboard present in construction or demolition waste must be recycled.
- All haulers of mixed construction and demolition waste which includes any regulated recyclable materials shall be licensed by Orange County
- Prior to any demolition or construction activity on the site, the applicant shall hold a pre-demolition/pre-construction conference with Solid Waste staff. This may be the same pre-construction meeting held with other development/enforcement officials.
- The presence of any asbestos containing materials ('ACM') and/or other hazardous materials shall be handled in accordance with any and all local, state, and federal regulations and guidelines.

SITE PLAN

- The site plan calls for buildings to be oriented to create an edge along Old Chapel Hill Road and N White Oak Drive to the maximum extent to provide a desirable streetscape. Special attention will also be given to the edge along the stream buffer central to the site and to transitions to adjacent properties. The Parkline East Village development framework has provided guidance to building locations while balancing it with necessary parking to make this a viable project.
- The design prioritizes connections to adjacent approved developments and creates a sense of place: a people-oriented neighborhood with well-designed public spaces and compact housing types, including apartment buildings and townhouse-style rental units.
- Three access points are proposed off N White Oak Drive to the eastern side of the development: one access south of the stream and two access points north of the stream to reduce stream and buffer disturbance and minimize grading on a challenging site. Two access points will be required north of the stream to meet fire code requirements. The eastern portion of the development will also connect to the proposed stub from Chapel Hill Crossing.
- A combination of surface parking and tabletop parking decks will be provided to reduce both impervious and overall costs for a more affordable product for residents.
- Sidewalks will be provided along the eastern side of N White Oak Drive and northern side of Old Chapel Hill Road along the property frontage. Additionally, a multi-use path will be provided along the western side of N White Oak Drive along the property frontage to connect to the multi-use path planned in Meridian Lakeview.
- The project will provide a north/south street west of the site and an east/west connector to meet the Town's connectivity plan.
- A transit stop is proposed along the Old Chapel Hill Rd frontage, west of N White Oak Drive.

creating experiences through experience

2 of 5

STORMWATER MANAGEMENT PLAN

- All storm water quality and detention requirements will be met with underground control measures and will be designed for the 100-yr storm event. The project team will work with Town staff to assure minimal adverse impacts and full compliance with the latest standards. Four stormwater control measures (SCMs) are anticipated: two located east of N White Oak Drive on either side of the stream and two west of N White Oak Drive in the townhome portion of the development. Sheet C2.00 provides approximate locations and sizes for proposed SCMs.

LANDSCAPE PROTECTION PLAN + PLANTING PLAN

- This project will provide a minimum of 30% tree canopy through preservation, plantings, and payment in lieu, and meet Town requirements for landscape protection. Tree canopy will be preserved in the environmentally sensitive areas around the stream, and additional canopy will be planted along the streetscape, on the project perimeter, within courtyard areas, and within parking areas to minimize heat island affect. Street trees will frame N White Oak Drive and Old Chapel Hill Road to provide shade along planned sidewalks and multi-use paths fronting the property. Modifications to perimeter buffers are proposed as to create a cohesive Parkline East Village development rather than block off each separate development.
- The existing small stream will be used as an organizing recreational feature that connects parcels on both sides of N White Oak Road. Public spaces, such as parks and gathering areas are dispersed through the property and will be connected by sidewalks or paths.

STEEP SLOPE PLAN

- There are limited areas of steep slopes in the project development area in the 15.01-25% range and one area for 25% or greater. These areas do not require special design or construction considerations as they are less than 400 sf in area, their locations will not impact any critical environmental areas or they are not being disturbed.
- The small areas of steep slopes along Old Chapel Hill Road resulting from NCDOT improvements will be relaxed with site improvements.

GRADING AND EROSION CONTROL

- A combination of diversion ditches, riser catch basins, and silt fence will control and convey drainage from on-site improvements to sediment basins located in the low areas of the site.
- The sediment basins will be converted into stormwater management vaults as final grading and stabilization occurs.
- The proposed grading will maintain existing drainage patterns as much as possible.
- Several structural retaining walls will be required for the multifamily buildings and parking garages.
- Proposed stormwater management design will adhere to Town of Chapel Hill requirements per Section 5.4 of the Chapel Hill Land Use Management Ordinance (LUMO)

creating experiences through experience

3 of 5

- The retaining walls in the setback along White Oak drive will exceed four feet in height and require a modification per the maximum allowable height provided in the Land Use Management Ordinance (LUMO)

SOLID WASTE PLAN

- Garbage dumpsters are located for communal waste service for multi-family and townhouse units in accessible locations from main building entrances.
- Garbage dumpsters are sited in locations to provide adequate space for turn around maneuvers.
- Garbage dumpsters are screened as required.

ELEVATIONS

- Multifamily buildings located on the eastern side of N White Oak Drive will be a maximum of five stories, and smaller scale multifamily and townhome buildings located on the western side of N White Oak Drive will be a maximum of four stories.

FIRE SAFETY PLAN

- All proposed buildings on site will require aerial fire access coverage; proposed site design intends to meet all provisions of the North Carolina Fire Prevention Code, Appendix D.
- All habitable structures on the eastern side of N White Oak Drive will have NFPA 13 fire suppression systems the buildings on the western side of N White Oak Drive will have NFPA 13R fire suppression systems. The two parking structures will have dry standpipe systems (no automated fire suppression systems).
- Buildings that require an ERRCS compliant with NCFPC 510 will have them installed.
- Multi-Family Building #1's orientation has been rotated 6° from parallel to relax the site entrance and create a more inviting approach to the development. As a result, Building #1 is 30' from edge of travel at its closest point, and 46' from edge of travel at its furthest along proposed N. White Oak Drive.
- Turnaround locations and 26' wide travel lanes where aerial access is required are provided to ensure fire trucks may maneuver on site with ease.

STREETSCAPE PLAN

- Together with approved adjacent developments, the ZOM Living development will support a "local street" network between Old Chapel Hill Road and US 15/501 that support non-motorized transportation on lower-speed streets. This network will include N White Oak Road and East Lakeview Road.
- This project will comply with proposed roadway sections and greenway plans for the area. Specifically, the development will improve N White Oak Drive to meet the planned 55' right-of-way section at the property frontages. Additionally, the project will connect to greenways proposed by adjacent projects and provide connectivity through the site as recommended in the Parkline framework. Creating a greenway network was a large focus of the Parkline East Village framework, and ZOM intends to carry this plan out with the proposed project.

creating experiences through experience

4 of 5

AFFORDABLE HOUSING PROPOSAL

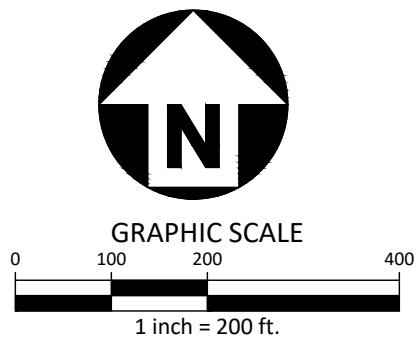
- A minimum of ten percent of market rates units will be affordable at 80% AMI with a proportional mix of units to market-rate units to contribute to Chapel Hill's affordable goals.

creating experiences through experience

5 of 5



SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



# McADAMS

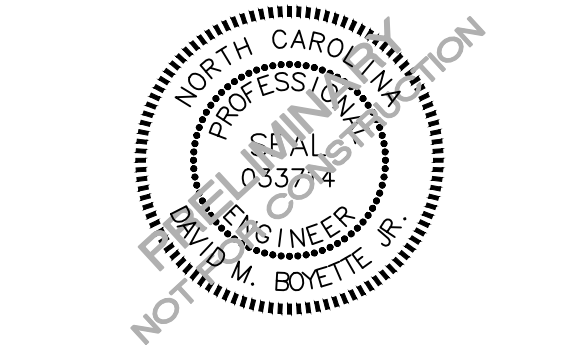
The John R. McAdams Company, Inc.  
621 Hillsborough Street  
Suite 500  
Raleigh, NC 27603  
phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

www.mcadamsco.com

**CLIENT**  
ZOM LIVING  
223 S WEST STREET 9TH FLOOR  
RALEIGH, NC 27603  
Ben Stevens  
PHONE: 919-891-0029



**OLD CHAPEL HILL ROAD  
APARTMENTS  
CONDITIONAL ZONING PERMIT  
11 N. WHITE OAK DRIVE  
TOWN OF CHAPEL HILL, NORTH CAROLINA**



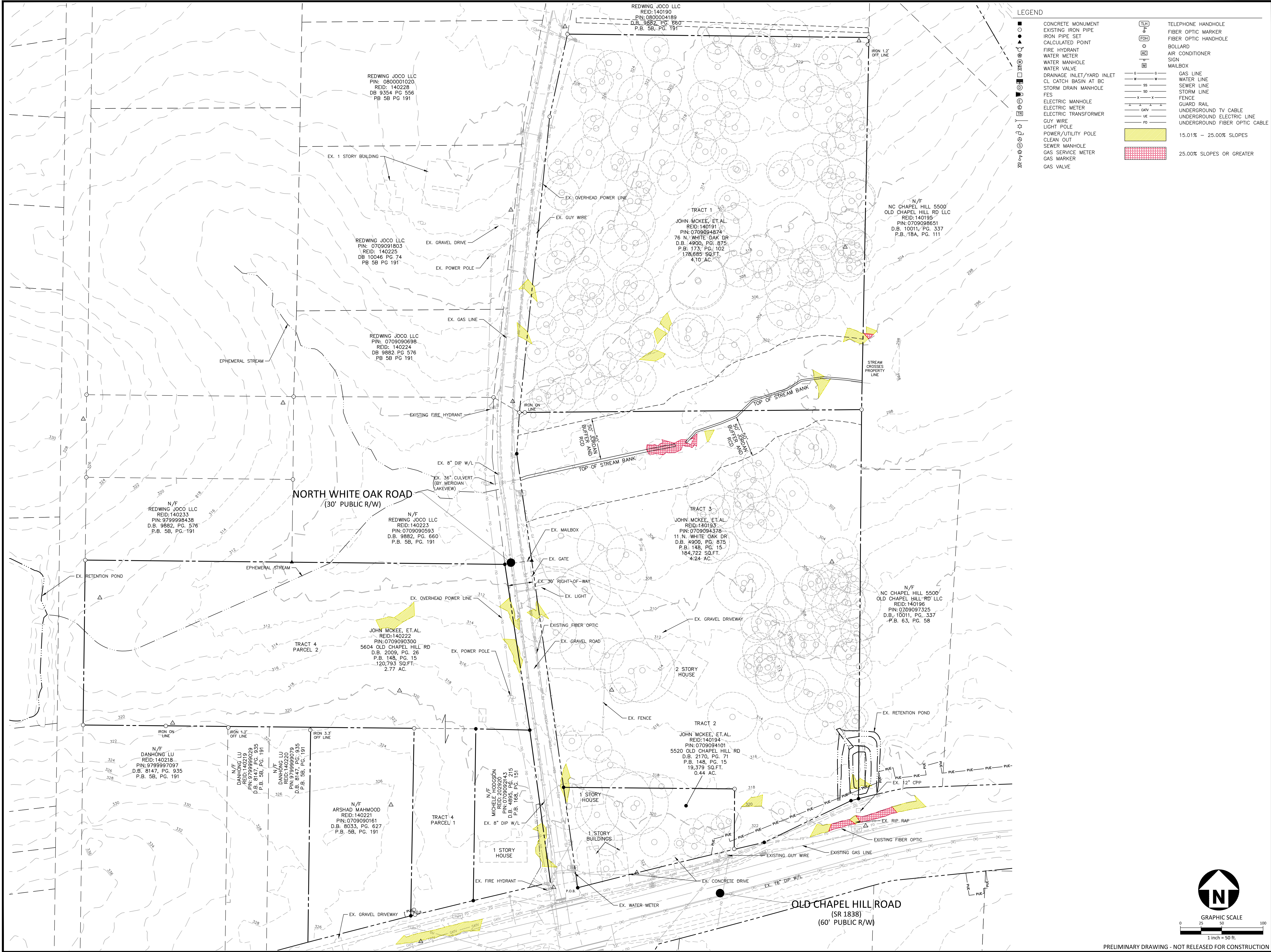
REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11.26.2024	CZP SUBMITTAL #2	
2	01.31.2025	CZP SUBMITTAL #3	
3	02.26.2025	CZP SUBMITTAL #4	
4	03.21.2025	CZP SUBMITTAL #5	

PLAN INFORMATION	
PROJECT NO.	ZOM24003
FILENAME	ZOM24003-AM1
CHECKED BY	DMB
DRAWN BY	KDS
SCALE	1" = 200'
DATE	09.12.2024

**SHEET**

**AREA MAP**

**C0.01**





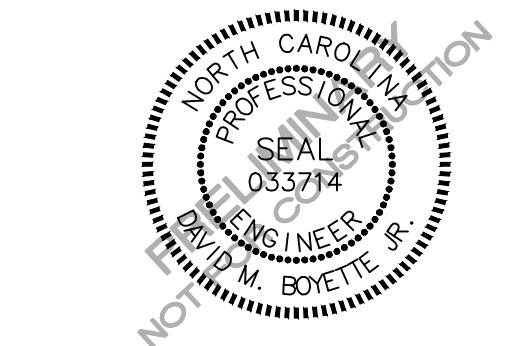
# McAdams

The John R. McAdams Company, Inc.  
621 Hillsborough Street  
Suite 500  
Raleigh, NC 27603  
phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187  
www.mcadamsco.com

**CLIENT**  
ZOM LIVING  
223 S WEST STREET 9TH FLOOR  
RALEIGH, NC 27603  
Ben Stevens  
PHONE: 919-891-0029



# OLD CHAPEL HILL ROAD APARTMENTS CONDITIONAL ZONING PERMIT 11 N. WHITE OAK DRIVE TOWN OF CHAPEL HILL, NORTH CAROLINA



## REVISIONS

NO.	DATE	DESCRIPTION
1	11.26.2024	CZP SUBMITTAL #2
2	01.31.2025	CZP SUBMITTAL #3
3	02.26.2025	CZP SUBMITTAL #4
4	03.21.2025	CZP SUBMITTAL #5

## PLAN INFORMATION

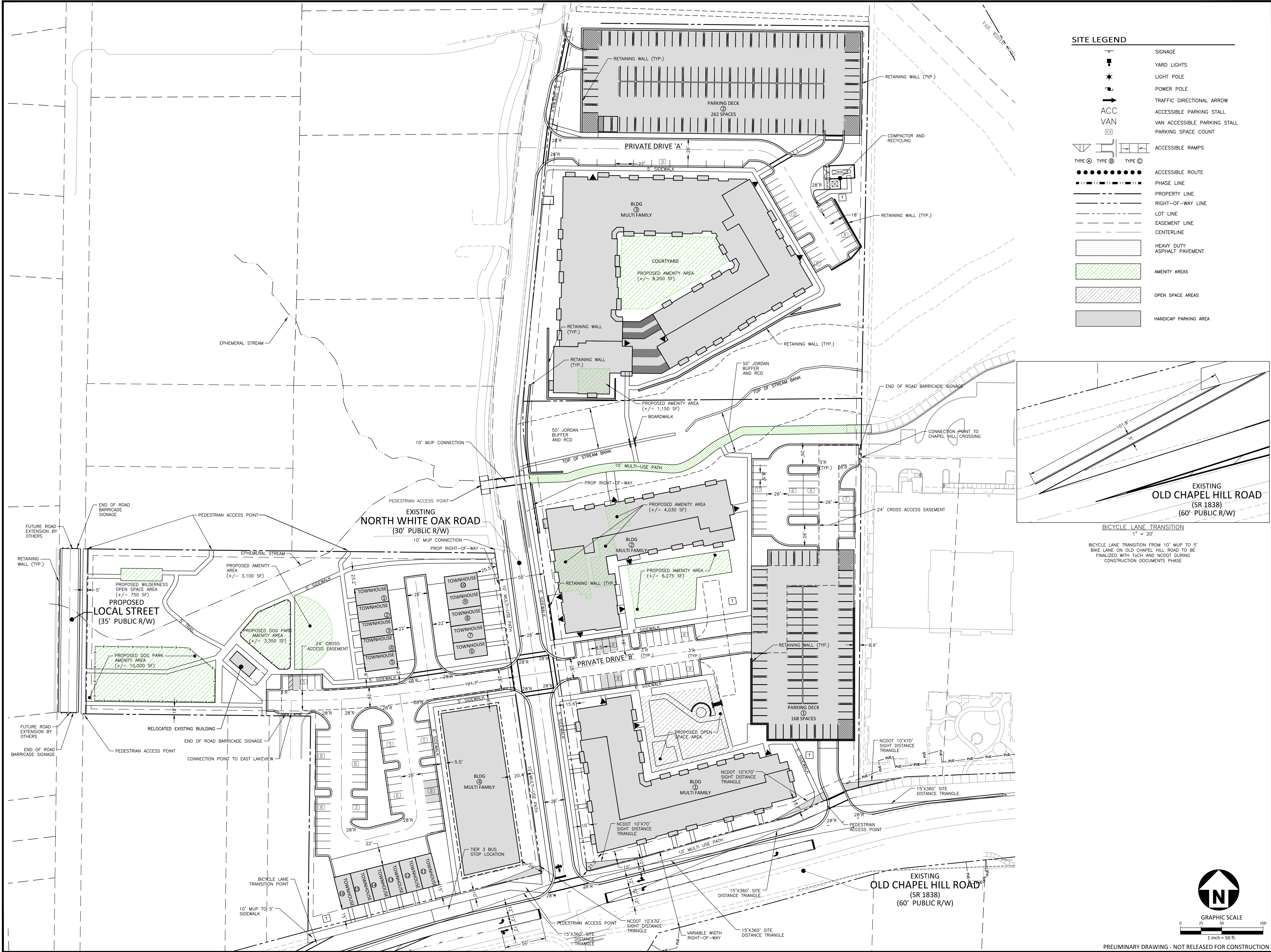
PROJECT NO.	ZOM24003
FILENAME	ZOM24003-XC1
CHECKED BY	DMB
DRAWN BY	KDS
SCALE	1" = 50'
DATE	09.12.2024

## SHEET

EXISTING CONDITIONS  
PLAN

# C1.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





**McADAMS**  
The John R. McAdams Company, Inc.  
621 Hillsborough Street  
Suite 500  
Raleigh, NC 27603  
phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187  
www.mcadamsco.com

**CLIENT**  
ZOM LIVING  
223 S WEST STREET 9TH FLOOR  
RALEIGH, NC 27603  
Ben Stevens  
PHONE: 919-891-0029



**OLD CHAPEL HILL ROAD  
APARTMENTS  
CONDITIONAL ZONING PERMIT  
11 N. WHITE OAK DRIVE  
TOWN OF CHAPEL HILL, NORTH CAROLINA**



**REVISIONS**

NO.	DATE	DESCRIPTION
1	11.26.2024	CZP SUBMITTAL #2
2	01.31.2025	CZP SUBMITTAL #3
3	02.26.2025	CZP SUBMITTAL #4
4	03.21.2025	CZP SUBMITTAL #5

**PLAN INFORMATION**

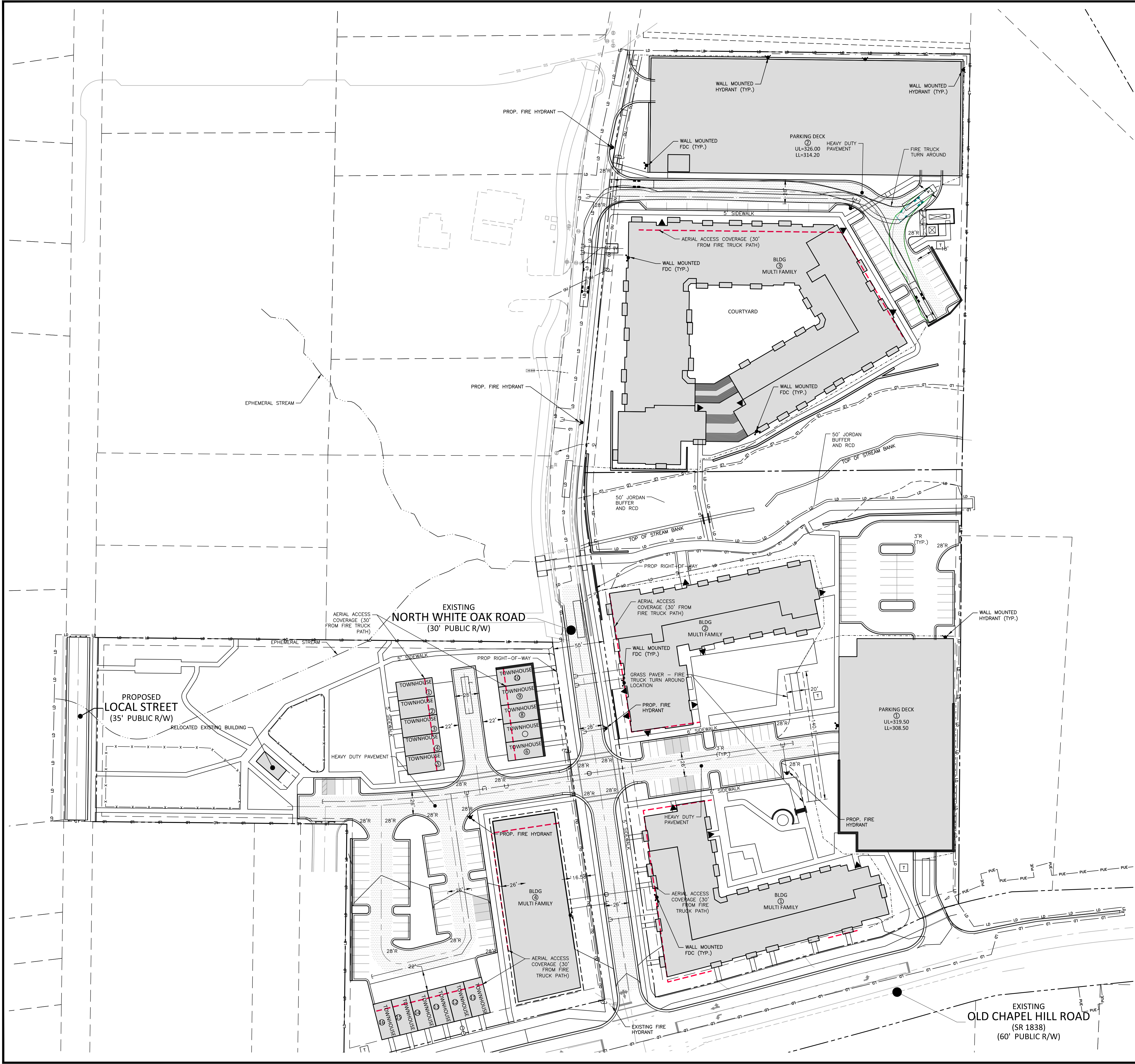
PROJECT NO.	ZOM24003
FILENAME	ZOM24003-OAS1
CHECKED BY	DMB
DRAWN BY	KDS
SCALE	1" = 50'
DATE	09.12.2024

**SHEET**

**CONCEPT SITE PLAN**

**C2.00**



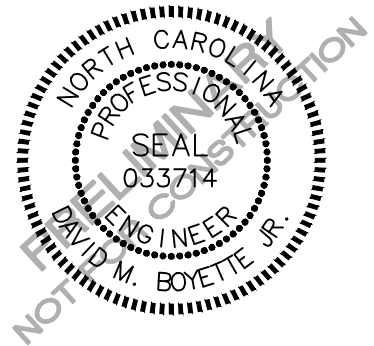


**CLIENT**

ZOM LIVING  
223 S WEST STREET 9TH FLOOR  
RALEIGH, NC 27603  
Ben Stevens  
PHONE: 919-891-0029



**OLD CHAPEL HILL ROAD  
APARTMENTS  
CONDITIONAL ZONING PERMIT  
11 N. WHITE OAK DRIVE  
TOWN OF CHAPEL HILL, NORTH CAROLINA**



**REVISIONS**

NO.	DATE	DESCRIPTION
1	11.26.2024	CZP SUBMITTAL #2
2	01.31.2025	CZP SUBMITTAL #3
3	02.26.2025	CZP SUBMITTAL #4
4	03.21.2025	CZP SUBMITTAL #5

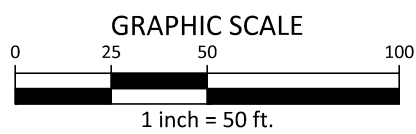
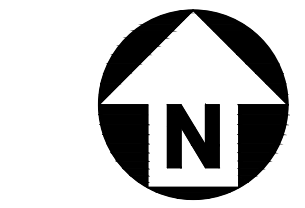
**PLAN INFORMATION**

PROJECT NO.	ZOM24003
FILENAME	ZOM24003-FP
CHECKED BY	DMB
DRAWN BY	KDS
SCALE	1" = 50'
DATE	09.12.2024

**SHEET**

**FIRE ACCESS PLAN**

**C3.00**





**McADAMS**

The John R. McAdams Company, Inc.

621 Hillsborough Street  
Suite 500  
Raleigh, NC 27603

phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

www.mcadamsco.com

**CLIENT**

ZOM LIVING

223 S WEST STREET 9TH FLOOR  
RALEIGH, NC 27603  
Ben Stevens  
PHONE: 919-891-0029

**ZOM LIVING**

**OLD CHAPEL HILL ROAD  
APARTMENTS  
CONDITIONAL ZONING PERMIT  
11 N. WHITE OAK DRIVE  
TOWN OF CHAPEL HILL, NORTH CAROLINA**

**NORTH CAROLINA  
LANDSCAPE ARCHITECT  
MICHAEL P. TARRITT  
1664**

**REVISIONS**

NO.	DATE	
1	11.26.2024	CZP SUBMITTAL #2
2	01.31.2025	CZP SUBMITTAL #3
3	02.26.2025	CZP SUBMITTAL #4
4	03.21.2025	CZP SUBMITTAL #5

**PLAN INFORMATION**

PROJECT NO. ZOM24003

FILENAME ZOM24003-TP1

CHECKED BY MPT

DRAWN BY SM

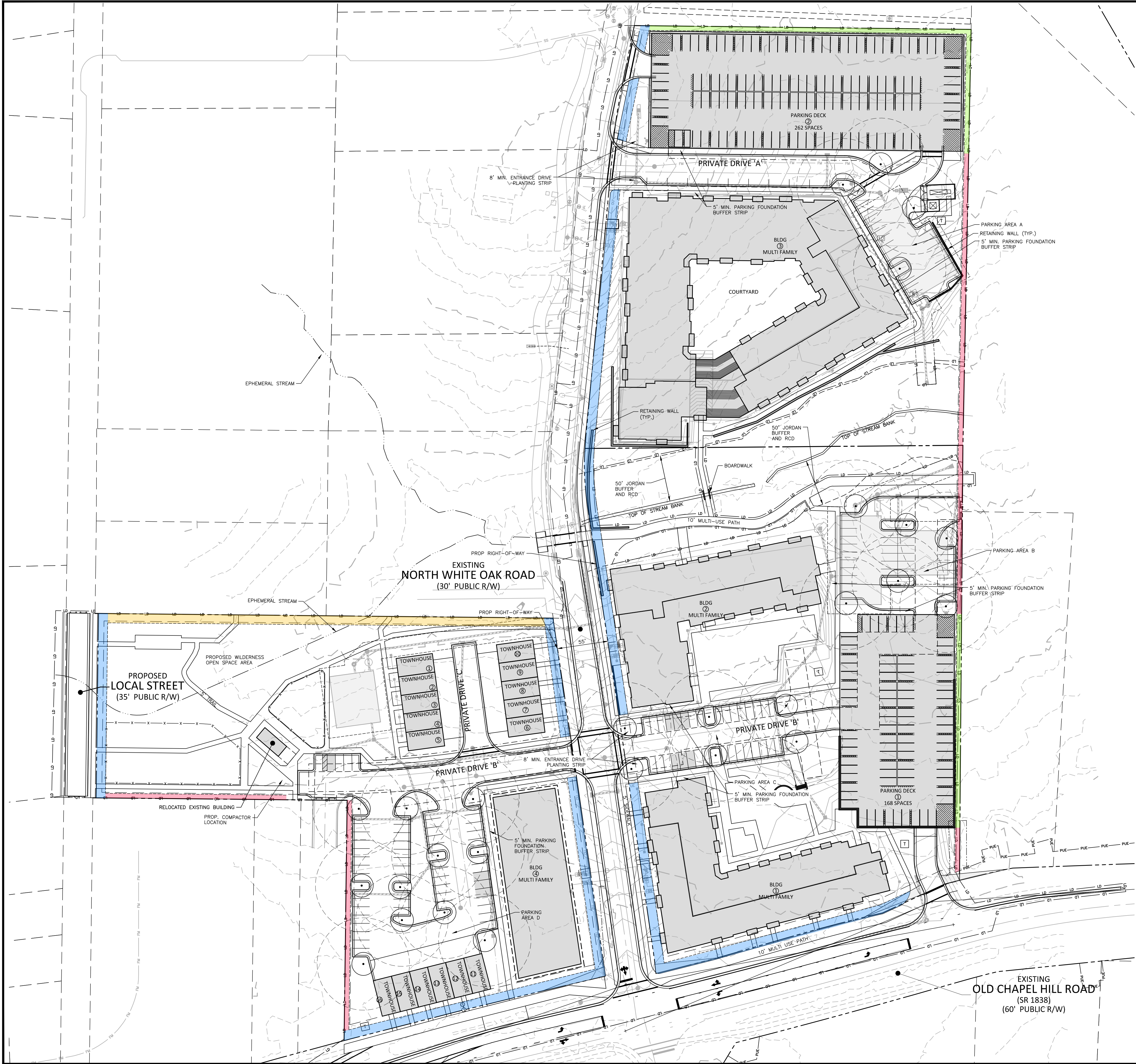
SCALE 1" = 50'

DATE 09.12.2024

**SHEET**

**TREE PROTECTION PLAN**

**L5.00**



SITE LEGEND

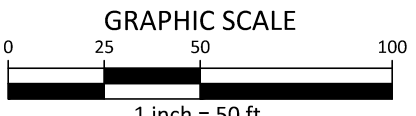
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT

CONCEPT PLANT SCHEDULE

	PARKING LOT CANOPY TREE
--	-------------------------

- NOTES:
- ENTRANCE DRIVES, PARKING FOUNDATION BUFFER STRIPS AND BUFFER PLANTINGS TO BE PROVIDED DURING ZCP.
  - SEE BUFFER DETAILS ON SHEET L5.02 LANDSCAPE NOTES & DETAILS FOR ADDITIONAL PLANTING INFORMATION

- 5' MODIFIED TYPE 'B1' BUFFER
  - 3 CANOPY TREES
  - 2 UNDERSTORY TREES
  - 15 SHRUBS
- 5' MODIFIED TYPE 'B2' BUFFER (ADJACENT TO BUILDING OR UNDER OVERHEAD UTILITY)
  - 15 LARGE EVERGREEN SHRUBS
- 10' MODIFIED TYPE 'B1' BUFFER
  - 3 CANOPY TREES
  - 2 UNDERSTORY TREES
  - 25 SHRUBS (CANOPY TREES WILL COUNT TOWARD ANY STREET TREE REQUIREMENT)
- 10' MODIFIED TYPE 'B2' BUFFER
  - (1) LARGE CANOPY TREE 40' O.C. OR
  - (1) SMALL UNDERSTORY TREE 30' O.C. UNDER OVERHEAD UTILITY LINE (CANOPY & UNDERSTORY TREES WILL COUNT TOWARD ANY STREET TREE REQUIREMENT)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

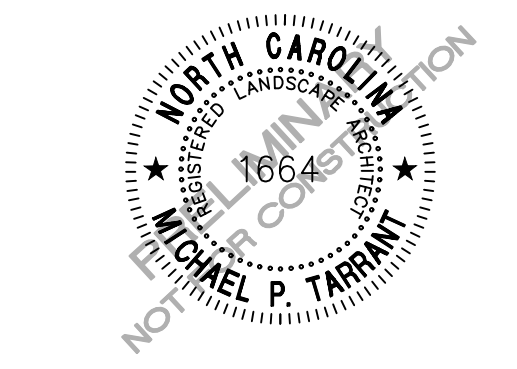


**McADAMS**  
The John R. McAdams Company, Inc.  
621 Hillsborough Street  
Suite 500  
Raleigh, NC 27603  
phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

**CLIENT**  
ZOM LIVING  
223 S WEST STREET 9TH FLOOR  
RALEIGH, NC 27603  
Ben Stevens  
PHONE: 919-891-0029



**OLD CHAPEL HILL ROAD  
APARTMENTS  
CONDITIONAL ZONING PERMIT  
11 N. WHITE OAK DRIVE  
TOWN OF CHAPEL HILL, NORTH CAROLINA**



REVISIONS

NO.	DATE	DESCRIPTION
1	11.26.2024	CZP SUBMITTAL #2
2	01.31.2025	CZP SUBMITTAL #3
3	02.26.2025	CZP SUBMITTAL #4
4	03.21.2025	CZP SUBMITTAL #5

PLAN INFORMATION

PROJECT NO.	ZOM24003
FILENAME	ZOM24003-LS1
CHECKED BY	MPT
DRAWN BY	SM
SCALE	1" = 50'
DATE	09.12.2024

SHEET

LANDSCAPE PLAN

**L5.01**





# DEVELOPMENT FOR:



PROCTORIAL SEAL:

0000

1997-1998

## OVERALL

OB NUMBER: 0000000

\_\_\_\_\_

A06 00

7100.00

NOT FOR CONSTRUCTION

© 2006 The Authors  
Journal compilation © 2006 Blackwell Publishing Ltd

