

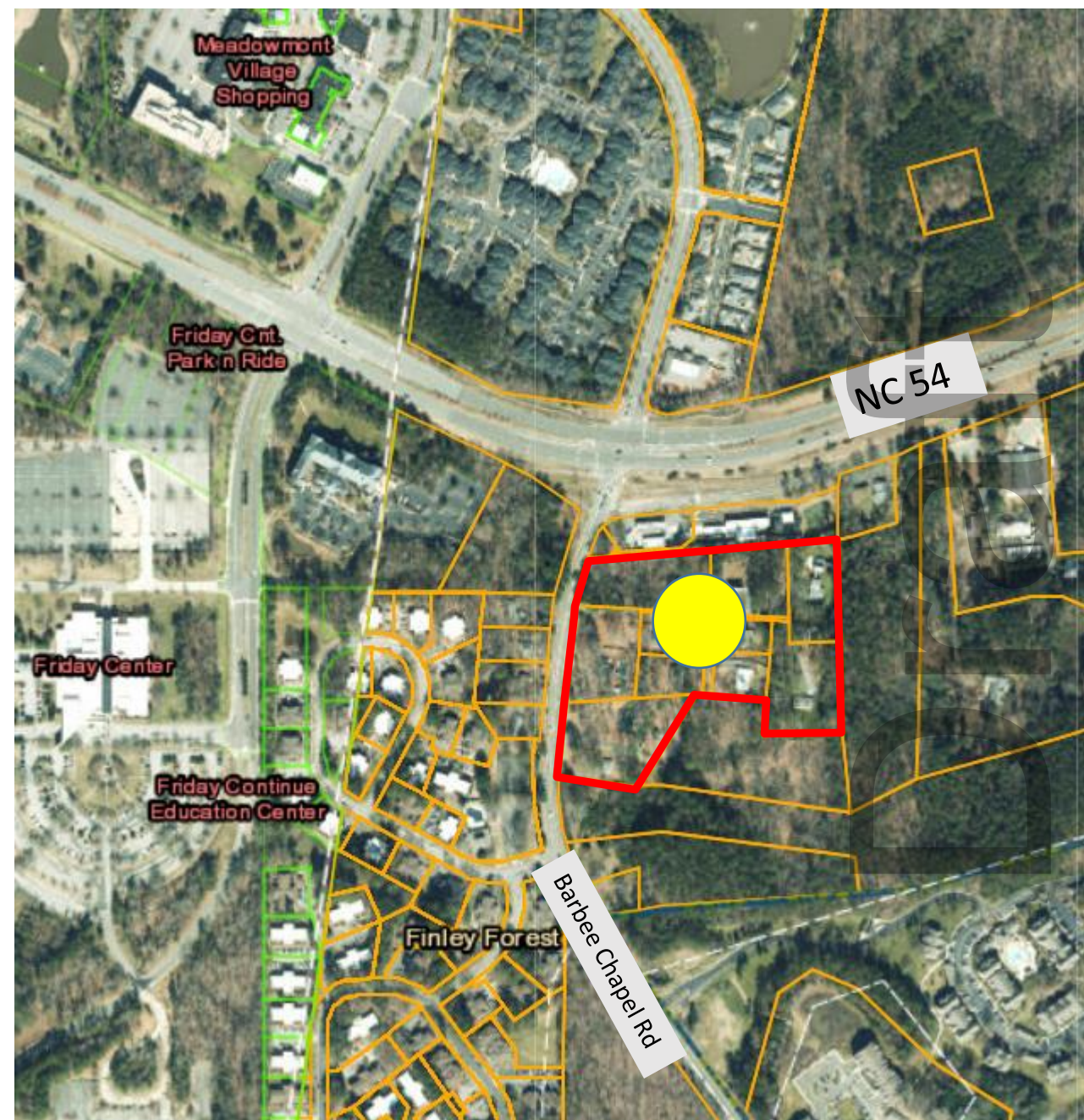


CONDITIONAL ZONING

May 24, 2023

Barbee Chapel Apartments

5101 Barbee Chapel Road,
Chapel Hill, NC 27517



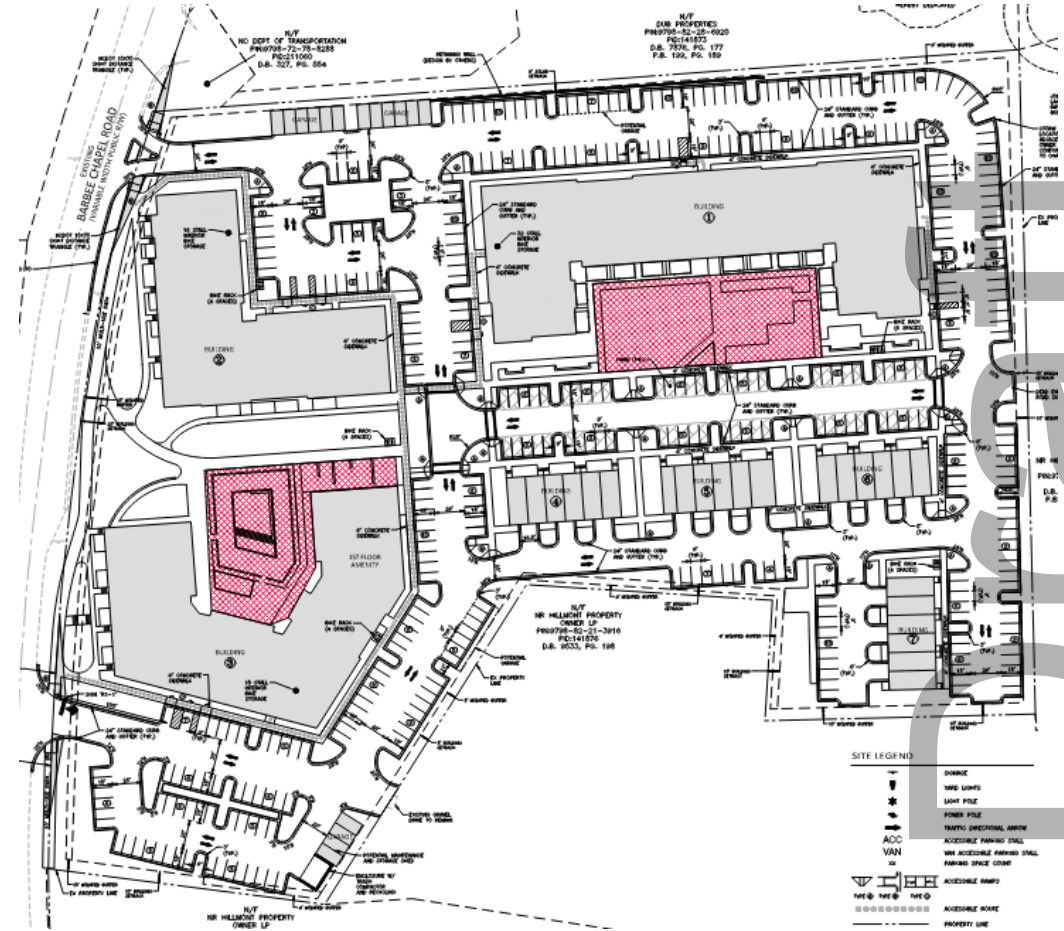


RECOMMENDATION

Close the Legislative Hearing

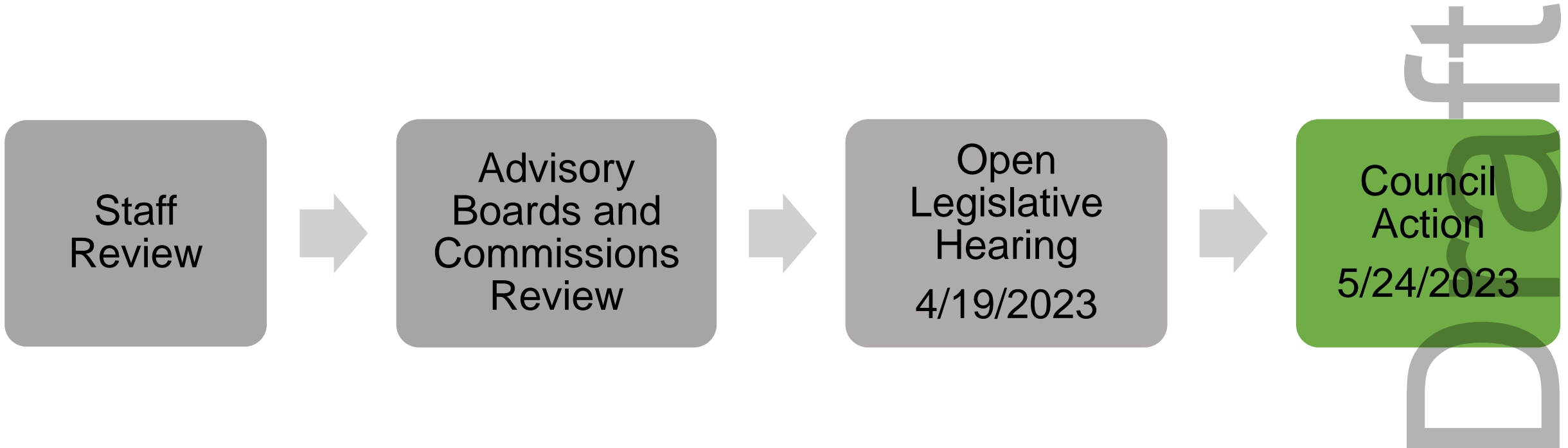
Adopt the Resolution of Consistency and Reasonableness (R-#)

Enact an Ordinance approving the Conditional Zoning Atlas Amendment (O-#)





PROCESS





UPDATES SINCE APRIL 19

Affordable Housing: The applicant is proposing options to offer rental units that are affordable at 60% AMI.

- 30 units (15 @ 60% AMI and 15 @ 80% AMI)
- 23 units (all @ 60% AMI)

Parking: The applicant is removing 49 surface parking spaces.

Stormwater: The applicant will design stormwater infrastructure that can accommodate a 50-year storm event.

Draft



Modification to Regulations

Section 3.8.2 - Dimensional Regulations

Dimensional Regulation	Required	Proposed
Maximum Density	15 dwelling units per acre	31 dwelling units per acre
Maximum Floor Area Ratio	0.303	0.840
Maximum Building Setback Height	39 feet	65 feet
Maximum Building Core Height	60 feet	65 feet
Minimum Solar Setback	8 feet	6 feet

Draft



Modification to Regulations

Section 5.6: Required Buffers

Location	Required	Proposed
North	Type C – 20 ft. Internal	6 ft. Modified Buffer
South	Type B – 10 ft. Internal	4 ft. – 10 ft. Modified Buffer
East	Type B – 10 ft. Internal	8 ft. – 10 ft. Modified Buffer
West	Type B – 15 ft. External	10 ft. – 15 ft. Modified Buffer



RECOMMENDATION

Close the Legislative Hearing

Adopt the Resolution of
Consistency and Reasonableness
(R-#)

Enact an Ordinance approving the
Conditional Zoning Atlas
Amendment (O-#)

