

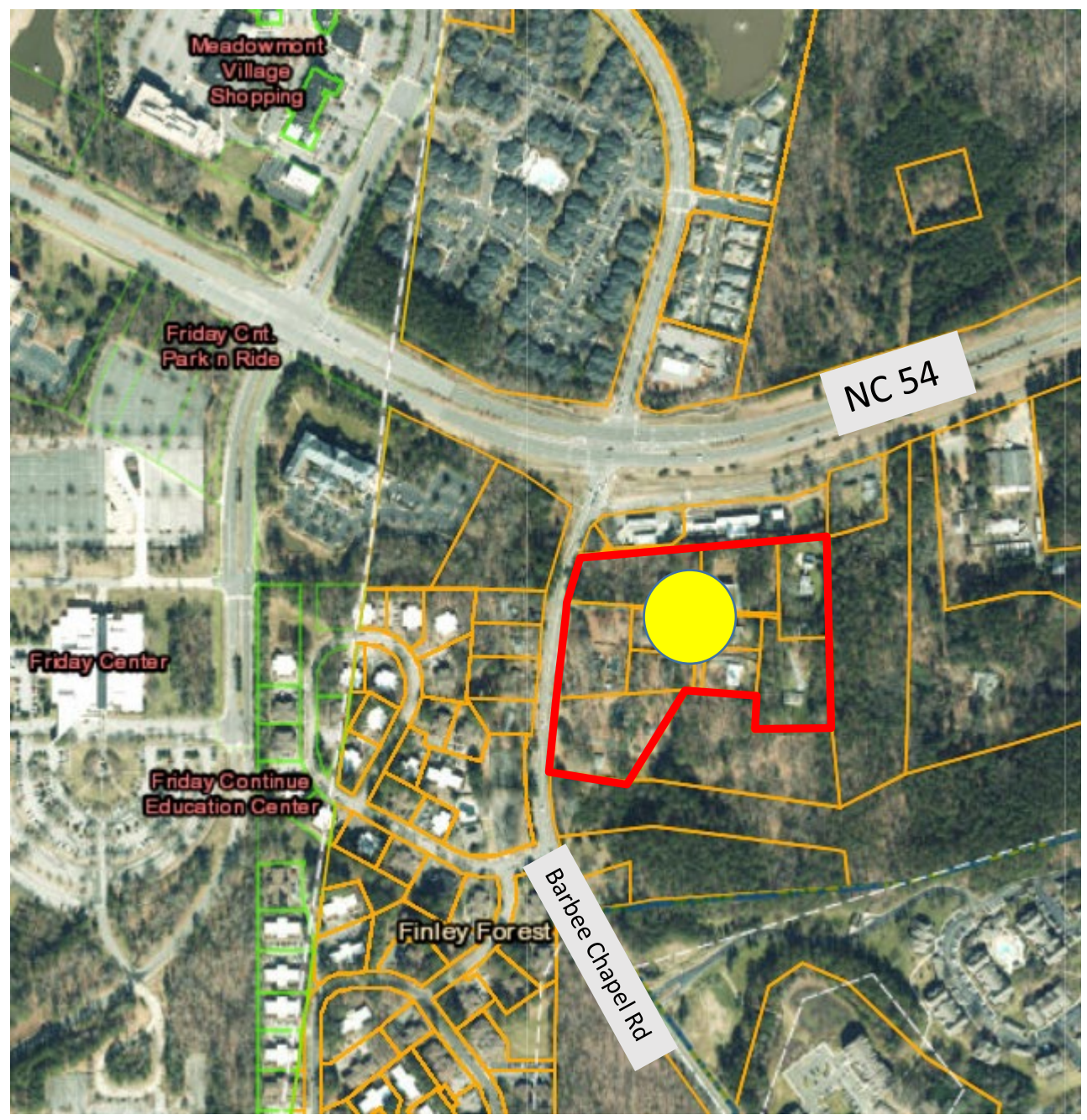


# CONDITIONAL ZONING

May 24, 2023

## Barbee Chapel Apartments

5101 Barbee Chapel Road,  
Chapel Hill, NC 27517



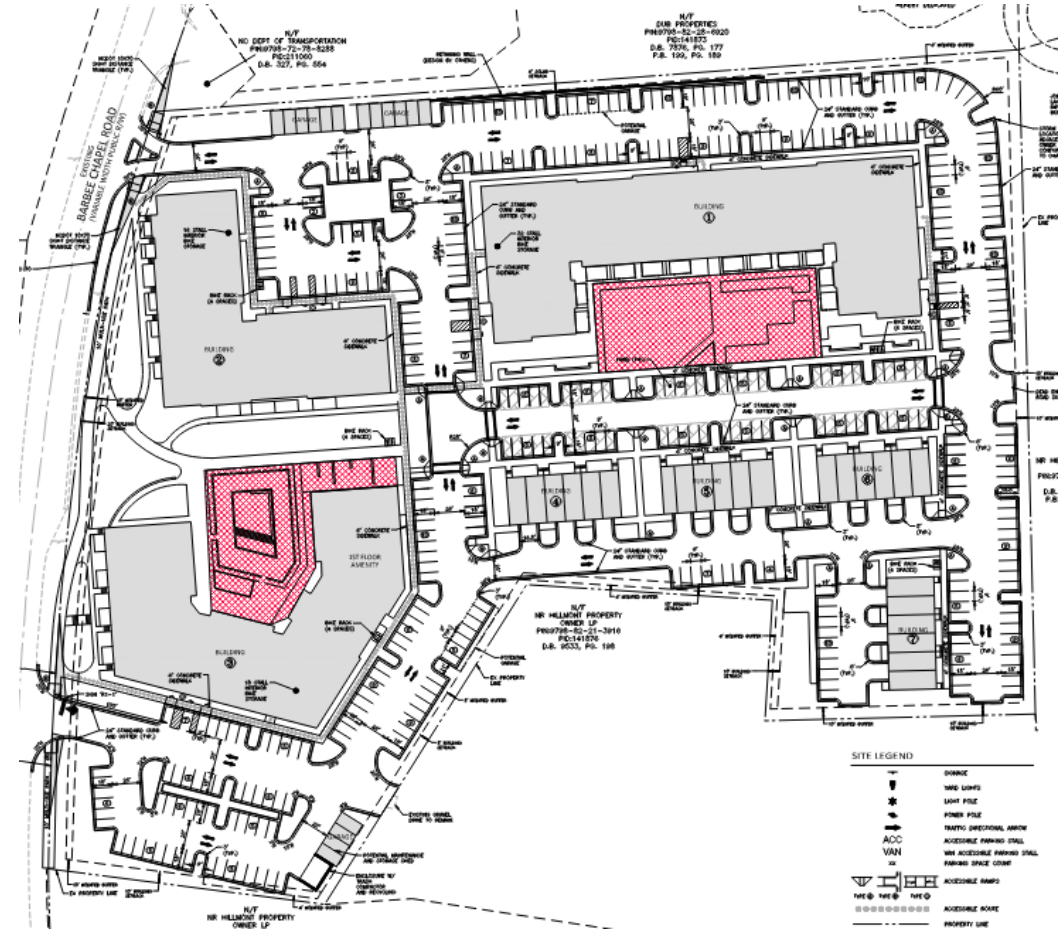


# RECOMMENDATION

Close the Legislative Hearing

Adopt the Resolution of Consistency and Reasonableness (R-15)

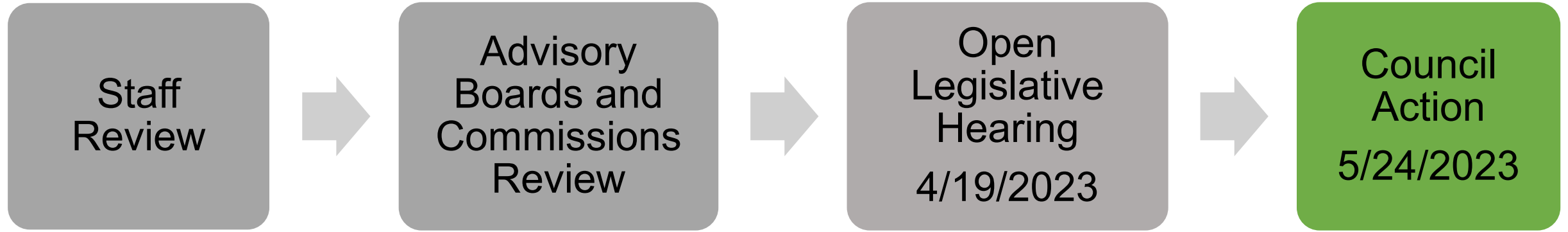
Enact an Ordinance approving the Conditional Zoning Atlas Amendment (O-3)





# PROCESS

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# UPDATES SINCE APRIL 19

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**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.





# UPDATES SINCE APRIL 19

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## **Stormwater:**

- The applicant will design stormwater infrastructure that can accommodate a 50-year storm event.
- New condition (17a) clarifies that adjustments to stormwater infrastructure are permitted.

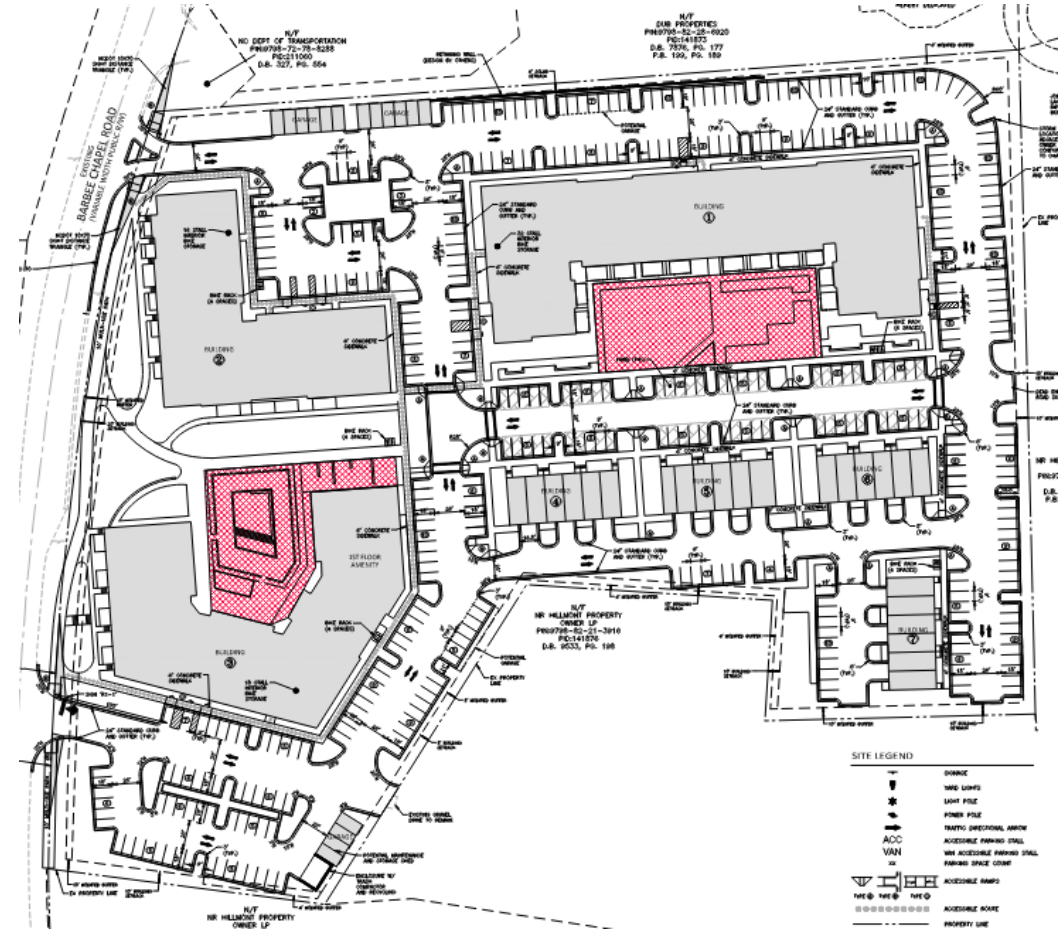


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# Modification to Regulations

## 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





# Modification to Regulations

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## 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