

February 21, 2023

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

**Re: Barbee Chapel Apartments Modifications to Regulations**

Due to site constraints and peculiarities of the Land Use Management Ordinance, modifications to required standards are necessary to create a multi-family development that meets the Town’s vision and intent for such developments. The requested modifications are necessary to allow for a cohesive and well-designed multi-family project that meets the goals and intent of the Chapel Hill Comprehensive Plan. To develop this land as multi-family project, modifications to density will be necessary which subsequently require modifications to floor area and building height. Modifications to buffers and setbacks will be required as well.

**DENSITY**

**Permitted Density (maximum): 15 DU/AC**

**Proposed Density (maximum): 31 DU/AC**

The Land Use Management Ordinance Article 3.8.2 sets forth density requirements for the Barbee Chapel Apartments development.

The R-6 zoning district is the densest residential district outside of Town Center districts, and the maximum density is capped at 15 du/ac. This would only allow for 156 apartment units on site. The subject site falls within the NC 54 Corridor Sub-Area A in Chapel Hill’s Future Land Use Map. This area calls for multi-family residential use with a typical height of 6 stories for active street frontage. A multi-family project of that size and scale (6 stories, 3 buildings, and townhomes) would include over 156 units. Chapel Hill does not yet have an appropriate zoning district to allow for higher density projects where they are designated on the future land use map, outside of the Town Center areas. While zoning districts such as OI-3 or OI-4 exist that allow unlimited multi-family density, the project team was advised by Planning Staff to seek a zoning district that meets the intent of the land use and request a density modification. To meet the goals and intentions of the Future Land Use Map, a higher density allowance is necessary.

The applicant is proposing an increased density to 31 dwelling units per acre (based on gross land area) not to exceed 350 units.

**FLOOR AREA RATIO****Permitted FAR (maximum): 0.303****Proposed FAR (maximum): 0.840**

The Land Use Management Ordinance Article 3.8.2 sets forth floor area requirements for the Barbee Chapel Apartments development.

Under the proposed R-6 zoning district, the maximum floor area ratio is 0.303. This equates to roughly 151,931 square feet of allowed floor area. For reference, this is roughly equivalent to one of the buildings on the site. Meeting the requirement of a 0.303 floor area ratio at this site would warrant a low density, one- or two-story or single building development, not meeting the intent of the Comprehensive Plan.

The applicant is proposing an increased floor area ratio of 0.840 to allow for multiple 4-story and 5-story multi-family buildings and 24 townhomes.

**BUILDING HEIGHT****Permitted Building Height (maximum): Setback 39'; Core 60'****Proposed Building Height (maximum): 60' feet or 5 stories**

The Land Use Management Ordinance Article 3.8.2 sets forth building height requirements for the Barbee Chapel Apartments development.

Under the R-6 zoning district, the maximum building height at the setback is 39 feet and 60 feet at the core. Given the topography of the land and environmental features, it will be difficult to meet the 39-foot setback height along Barbee Chapel Rd. On the Future Land Use Map – Update to Chapel Hill 2020, this property falls under the NC 54 Corridor Sub-Area A, which calls for a Typical Height of 6 stories, Transitional Area Height of up to 4 stories, and Activated Street Frontage Height of 6 stories; This building will fall within those proposed ranges. Height per the LUMO is measured from mean finish grade to parapet.

The modification to the maximum building height will allow for the development of a more activated street frontage along Barbee Chapel Rd and encourage pedestrian activity in the corridor.

**BUFFERS**

LANDSCAPE BUFFER	REQUIRED TYPE	PROPOSED TYPE
<b>NORTH (NC ZONE)</b>	Type C- 20' Internal	6' Modified Buffer
<b>SOUTH (HILLMONT)</b>	Type B- 10' Internal	4'-10' Modified Buffer
<b>EAST (HILLMONT)</b>	Type B- 10' Internal	8'-10' Modified Buffer
<b>WEST (BARBEE CHAPEL RD)</b>	Type B- 20' External	10'-15' Modified Buffer

The Land Use Management Ordinance Article 5.6.6 sets forth buffer requirements for the Barbee Chapel Apartments development.

Buffer modifications are being requested for all the buffers required on the site. The required planting numbers cannot be met on the site to ensure that the trees and shrubs will survive and remain healthy. In lieu of trees, additional shrubs will be planted in the buffers. Existing buffers and landscaping adjacent to the North, East, and South sides of the property will provide extra screening and landscaping for the surrounding properties.

The applicant is requesting a modification for the western buffer along Barbee Chapel Rd. The required buffer of 20' would not create an activated streetscape or pedestrian and bicycle-friendly environment. The modified buffer would meet the intent of the Comprehensive Plan to create an activated street frontage. Similar to the South, East, and North buffers, the reduced plantings will ensure the health and survival of the trees.

**SETBACKS**

<b>SETBACK</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
<b>STREET</b>	20'	20'
<b>INTERIOR (NEIGHBORING PROPERTY LINES)</b>	10'	8'
<b>SOLAR (NORTHERN PROPERTY LINE)</b>	8'	6'

The Land Use Management Ordinance Article 3.8.2 sets forth setback requirements for the Barbee Chapel Apartments development.

All residential structures (apartment buildings and townhomes) will fall within the required setbacks for the R-6 district, however a deviation is needed to allow for garages in some areas of the development. These structures are slightly longer than a traditional parking space and would encroach in the setbacks, therefore a reduction is requested.

**CONCLUSION**

In conclusion, the requested modifications remain in the spirit of the goals of Chapel Hill and align with the future land use of the Comprehensive Plan. As noted above, providing density on this site requires modifications to the R-6 zoning district, including increasing density allowance, increasing floor area ratio permitted, increasing building height permitted, reducing buffers, and reducing setbacks to further align with Chapel Hill's goals.

Thank you for your consideration of these requested modifications for the R-6 zoning district as a part of the Barbee Chapel Apartments CZP application.

Sincerely,

**MCADAMS**



Jessie Hardesty  
Planner III, Planning + Design

# **BARBEE CHAPEL APARTMENTS – Conditional Zoning Permit**

**Barbee Chapel Rd  
Chapel Hill, NC (Durham County)**

## **AFFORDABLE HOUSING PROPOSAL**

The developer is proposing that a total of 31 apartments be rented at affordable rates, with 15 units at 65% AMI and 16 units at 80% AMI levels. The affordable units will be located throughout the project, rather than concentrated in a single building or location, and there will be an appropriate mix of units (efficiency, 1 BR, 2 BR and 3 BR).

## **DEVELOPER'S PROGRAM**

Toll Brothers Apartment Living is excited to present a Rezoning Application for approximately 11 acres located along the east side of Barbee Chapel Road near the intersection with Stancell Rd and NC Hwy 54. The site is south of the existing Valero gas station and Clean Wheels Car Wash and currently is bisected by a private road, Pearl Lane. The current use of the assemblage is single-family dwellings on the former Pearl Sparrow Farm, built when the location was on the outer edge of Chapel Hill and long before the construction of Meadowmont Village, The Courtyard by Marriott hotel, the William and Ida Friday Center for Continuing Education and the associated UNC Park & Ride lots that are used by university and hospital staff, all of which are within a 10-minute (0.4 miles or 2,112 feet) walk of this site. The proposed development reflects the changing character of this area of Chapel Hill and the need for market-rate and affordable housing. Additionally, by building garden style apartments with surface parking, the developer is able to provide more moderately priced apartments than would be possible with other development types.

The development team aspires to prioritize the town's goals for Connectivity, Placemaking and Sustainability rather than replicate the car-centric development more commonly seen in our region and throughout the country.

**CONNECTIVITY:** Significant effort is made to prioritize pedestrian and bicycle movement within the project and to create connections to the nearby transit corridor. Indeed, this location is a five-minute walk to regional bus lines (GoTriangle) on NC-54 that serve both the university and employers in Durham County (notably Southpoint and RTP) and a 10-minute walk along public sidewalks to the town's high-frequency bus service to UNC at the Friday Center. Combined, the two bus systems provide bus service to the UNC Campus and UNC Hospital at less-than-five-minute intervals during peak travel times, as well as bus service on nights and weekends, a rarity in this region.

The developer proposes a multi-modal greenway along Barbee Chapel Road for the full length of its property line, extending the multi-modal network for residents in nearby apartments (The Morgan) and condominium (Finley Forest) communities. This multimodal path, if continued on the Hillmont property to the south, will provide area pedestrians and cyclists off-road connectivity to The Farm, UNC's recreational area at the south and to goods and services at Meadowmont Village to the north, East 54 to the west and Falconbridge to the east. Additionally, this plan proposes direct connections to adjacent parcels to increase connectivity and help reduce bottlenecks and congestion that are associated with disconnected sites.

**PLACEMAKING:** The buildings in this community, ranging in height from three to five stories, frame a large tree-lined formal green and smaller shaded formal and informal parks as central features for the future community. They provide outdoor rooms for formal programming such as community cook-outs and outdoor movies and informal gatherings or quiet time outdoors. The proposed pedestrian-and-bicycles-only entrance from Barbee Chapel Road, between Buildings 2 and 3, provides a glimpse into the apartment community to passers-by and reinforces the pedestrian-oriented design, with its easy ped-bike connectivity to the larger community. The proposed site plan offers connections to possible future development on adjacent properties, allowing the proposed and future adjacent developments to be experienced as one “place” rather than individual projects.

**SUSTAINABILITY:** The proposed development will require approval of an erosion and sediment control plan through Durham County. The plan will minimize impacts to off-site areas and keep erosive sediment-laden runoff on site for treatment prior to discharging into any existing waterways. The erosion control plan will be broken into a multi-phased approach with initial erosion control measures, mid stage control measures, and final stage stabilization. Throughout the length of the project, numerous erosion control measures will be used, such as sediment basins, inlet protection, silt fence, construction entrances, and short-term vegetated stabilization. Final stage stabilization will include establishing vegetative cover, final cleaning of the proposed systems, as-built documentation, and close out of project.

The stormwater management approach for this project will include both conventional and green stormwater strategies and devices. The conventional infrastructure will be comprised of a reinforced pipe drainage network which collects overland sheet flow & shallow concentrated flow. Overland sheet flow will be utilized where possible prior to entering the sewer network, thereby taking advantage of any infiltrative properties of the soil. Underground stormwater control measures will be located at the low points of the site and locations most suitable to capture runoff. Stormwater control measures will meet local requirements for sediment removal, nutrient removal, and runoff detention. It's anticipated that site runoff will match existing drainage patterns, discharging to the NE stream or Barbee Chapel r/w after treatment. In addition, the developer commits to using vegetated swales along Barbee Chapel Road and pervious pavers as enhanced landscaping features that reduce and/or slow water runoff from the site. The developer also plans to provide electric vehicle (EV) charging for 5% of the total number of parking spaces provided.

November 16, 2022

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

**RE: Barbee Chapel Apartments Justification and Statements of Compliance**

**STATEMENT OF JUSTIFICATION**

The proposed zoning brings the subject parcels into greater conformance with the Town’s Comprehensive Plan. The property is currently zoned R-2, and R-6 zoning is requested to fulfill the themes and goals of the comprehensive plan elaborated on below. Falling within the 54 Corridor Focus Area, Sub-Area A specifically calls for multifamily residential, which the current zoning district does not allow. Statements below further support the case for the requested R-6 zoning district to permit a multifamily and townhome development.

**STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN**

Toll Brothers Apartment Living is proposing a multi-family development on Barbee Chapel Road in accordance with the CH2020 Comprehensive 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 meets the intent of the NC 54 Corridor Sub-Area A focus area of the Future Land Use Map.

**THEME 1: A PLACE FOR EVERYONE**

Barbee Chapel Apartments meets the following goals under Theme 1:

- A range of housing options for current and future residents
- Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses

One of the goals of Theme 1 is to provide a range of housing options for current and future residents. This property is located within the 54 Corridor Focus Area, and the Future Land Use Map Update to Chapel Hill 2020 shows the sub areas of the corridor, calling out various land uses and densities. Sub Area A calls for multi-family residential, shops & offices, and commercial as primary land uses and townhouses, parks, and institutional land uses as secondary uses. This proposal fulfills each of these by providing a multi-family and townhome development, contributing to the range of housing types desired by the Town. Additionally, the project intends to have 10% affordable units at the 65% and 85% AMI levels evenly dispersed throughout the development.

**THEME 2: COMMUNITY PROSPERITY AND ENGAGEMENT**

Barbee Chapel Apartments meets the following goals under Theme 2:

- Promote a safe, vibrant, and connected community

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 is situated between various other residential communities, providing a safe retreat for residents. The site is also near Meadowmont Village and Falconbridge Center, which provides residents with a variety of options to support local business restaurants, retail, and services. The site is also just up the street from The Farm, a recreation center for faculty, staff, and alumni of UNC-Chapel Hill. Overall, this residential development will contribute to a community that is well connected.

**THEME 3: GETTING AROUND**

Barbee Chapel Apartments meets the following goals under Theme 3:

- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation
- Connect to a regional transportation system
- Create a comprehensive transportation system that provides everybody safe and reasonable access to all the community offers

The proposed project will be well connected to adjacent neighborhoods and a commercial node across Hwy 54, within a mile of the property. Significant effort is made to prioritize pedestrian and bicycle movement within the project and to create connections to the nearby transit corridor. Indeed, this location is a five-minute walk to regional bus lines (GoTriangle) on NC-54 that serve both the university and employers in Durham County (notably Southpoint and RTP) and a 10-minute walk (0.4 miles or 2,112 feet) along public sidewalks to the town's high-frequency bus service to UNC at the Friday Center. Unless otherwise prohibited, residents likely will use existing private sidewalks along Finley Forest Drive to reach buses at the Friday Center in ten minutes or less. Combined, the two bus systems provide bus service to the UNC Campus and UNC Hospital at less-than-five-minute intervals during peak travel times, as well as bus service on nights and weekends, a rarity in this region. The developer proposes a multi-modal greenway along Barbee Chapel Road along the full length of its property line, further extending the multi-modal network for access to goods and services at Meadowmont Village. Whether it is a moderate walk, a bike ride, a short drive, or hopping on the bus, future residents of the proposed multi-family project will have multiple transportation options to choose from to access nearby retail, businesses, and services. A new traffic impact study will be completed to help guide the development design to minimize traffic impacts and not subtract from the quality of life of existing neighbors and future residents.

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



Barbee Chapel Apartments meets the following goals under Theme 4:

- Future land-use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students
- Open and accessible common spaces for community gathering, cultural uses, and community development

The proposed development provides new housing options to the 54 Corridor and will be consistent with the future land use plans for the area. Apartments and townhomes will provide the desired density to this area while maintaining the residential feel of neighboring communities and creating a new vibrant space for Chapel Hill residents. The site design will include multiple plaza and courtyard spaces, an amenity with a clubhouse and pool, and a dog park, offering multiple opportunities for community gathering. Green spaces will be organized along the main street through the development and will offer a connection point for the adjacent property to facilitate the creation of one "place" rather than individual projects.

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

Barbee Chapel Apartments meets the following goals under Theme 5:

- Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra-Territorial Jurisdiction
- Support the Parks and Recreation Master Plan and the Greenways Master Plan to provide recreation opportunities and ensure safe pedestrian and bicycle connections

There is a very small portion of a stream buffer located in the northeast corner of the site that will be taken into consideration in the development of the property. Proximity to commercial nodes, bus stops, and trails supports the Climate Action Plan, by promoting walking and biking or public transportation to reduce vehicle use and emissions, therefore reducing carbon footprint and improving air quality. Stormwater will be detained and treated onsite with an underground facility and green stormwater infrastructure, ensuring that adjacent neighborhoods are not impacted from development. At minimum, the developer commits to using vegetated swales along Barbee Chapel Road and pervious pavers and raingardens within the site as part of its stormwater management strategy.

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

Barbee Chapel Apartments meets the following goals under Theme 6:

- Promote access for all residents to healthcare centers, public services, and active lifestyle opportunities
- Housing for students that is safe, sound, affordable, and accessible and meets a demonstrated need conducive to educational and maturational needs of students, and **housing for Town, University, and Healthcare System employees that encourages them to reside in the community**

By contributing to the range of housing options, this development will provide residents of varying ages, including recent UNC graduates and employees, with new rental housing opportunities. The proposed project is less than 5 miles from UNC campus and UNC Hospitals and approximately a 10-minute walk to a UNC Park and Ride lot. Additionally, there are multiple UNC medical offices even closer in Meadowmont, at the corner of Fordham Blvd and Manning Dr, and at the intersection of Hwy 54 and I-40. Recent graduates whose employment is outside of Chapel Hill will also find appeal here due to its affordability and proximity to the Durham and RTP job cores, allowing Chapel Hill to diversify its population as students turn into young professionals.

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

Toll Brothers Apartment Living multi-family project will be built in compliance with the Town's Design Guidelines.

The architecture will be carefully designed with high-quality materials and a design that fits within the overall community. Apartment buildings have been designed to create central courtyard amenity spaces for residents, that will serve as the community and social hubs for the project. Parking will be a combination of surface and structured tabletop to keep the costs of the project lower helping with affordability and will be evenly dispersed throughout the project.

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 to Barbee Chapel Rd and future development to the east, and internal roadways will avoid dead-end streets. Pedestrian connections will be provided throughout the project.

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

# CONDITIONAL ZONING APPLICATION



**TOWN OF CHAPEL HILL**  
**Planning Department**  
405 Martin Luther King Jr. Blvd.  
(919) 968-2728 fax (919) 969-2014  
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9798-72-97-2169 (multiple parcels included, see cover sheet) Date: 09/29/2022

## Section A: Project Information

Project Name: Barbee Chapel Apartments  
Property Address: 5101 Barbee Chapel Rd Zip Code: 27517  
Use Groups (A, B, and/or C): A Existing Zoning District: R-2  
Project Description: Residential development including townhomes and multifamily buildings

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

### Applicant Information (to whom correspondence will be mailed):

Name: McAdams - Spencer Christiansen  
Address: 2905 Meridian Pkwy  
City: Durham State: NC Zip Code: 27713  
Phone: 919-287-0722 Email: christiansen@mcadamsco.com

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

Signature:  Date: 9/29/2022

### Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: Toll Brothers Apartment Living - Michael Skena  
Address: 900 Perimeter Park Dr, Suite B3  
City: Morrisville State: NC Zip Code: 27560  
Phone: 202-577-6491 Email: mskena@tollbrothers.com

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

Signature:  Date: 9/29/2022

Click [here](#) for application submittal instructions.



# CONDITIONAL ZONING

TOWN OF CHAPEL HILL

Planning Department

Conditional Rezoning applications are reviewed by staff, Planning Commission, and Town Council. The application is part of an open public process that enables Town Council to discuss and decide on the key issues of a rezoning proposal. If a rezoning is approved, the applicant may then submit a detailed final plan application to staff for compliance review with the technical development standards and with the Council rezoning approval.

The establishment of a Conditional Zoning District shall be consistent with the Land Use Plan in the Comprehensive Plan. A proposed Conditional Zoning District is deemed consistent if the proposed District will be located in conformance with an adopted small area plan and/or in one of the following Land Use Categories:

- Medium Residential
- High Residential
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Development Opportunity Area
- Light Industrial Opportunity Area

If the proposed conditional zoning districts is located in a Low Residential or a Rural Residential Land Use Category, the Town Council must approve a Land Use Plan amendment prior to proceeding.

**SIGNED CONDITIONS:** All conditions shall be in writing, prepared by the owner of the property or an attorney and must be signed by all property owners and contract purchasers, if applicable. The Town Attorney may require additional signatures if necessary and will determine whether or not the conditions statement is legally sufficient. Within thirty (30) days after receipt of the conditions the Planning Division Manager will notify the applicant of any deficiencies in the conditions statement or if any additional information is needed. The applicant may make changes to the written conditions statement provided it is submitted at least thirty (30) prior to Planning Commission meeting or thirty (30) days prior to Town Council public hearing.

**RECORDATION OF CONDITIONS:** After a rezoning has been approved by the Town Council, the conditions statement shall be recorded with the Register of Deeds Office. After a rezoning has been approved by Town Council and recorded by the Register of Deeds Office, the conditions may not be amended except through a new rezoning application.



**PROJECT FACT SHEET**

**TOWN OF CHAPEL HILL**

Planning Department

**Section A: Project Information**

**Use Type:** (check/list all that apply)

Office/Institutional     Residential     Mixed-Use     Other: \_\_\_\_\_

**Overlay District:** (check all that apply)

Historic District     Neighborhood Conservation District     Airport Hazard Zone

**Section B: Land Area**

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	455,841	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	45,584	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	501,425	sq. ft.

**Section C: Special Protection Areas, Land Disturbance, and Impervious Area**

**Special Protection Areas:** (check all those that apply)

Jordan Buffer     Resource Conservation District     100 Year Floodplain     Watershed Protection District

Land Disturbance	Total (sq. ft.)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading, including off-site clearing)	470,000
Area of Land Disturbance within RCD	0
Area of Land Disturbance within Jordan Buffer	2,200

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)	73,616	73,616	350,998	350,998
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	14.7%	14.7%	70% max	70% max
If located in Watershed Protection District, % of impervious surface on 7/1/1993	n/a	n/a	n/a	n/a



**PROJECT FACT SHEET**

TOWN OF CHAPEL HILL

Planning Department

**Section D: Dimensions**

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	18	18	8	8
Number of Floors	1-2	1-2	5	5
Recreational Space	n/a	n/a	25,071 sf	25,071 sf

**Residential Space**

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Floor Area (all floors – heated and unheated)	23,500	23,500	476,360	476,360
Total Square Footage of All Units	0	0	360,300	360,300
Total Square Footage of Affordable Units	0	0	tbd	tbd
Total Residential Density	0	0	33 du/ac	33 du/ac
Number of Dwelling Units	0	0	370	370
Number of Affordable Dwelling Units	0	0	tbd	tbd
Number of Single Bedroom Units	0	0	220	220
Number of Two Bedroom Units	0	0	107	107
Number of Three Bedroom Units	0	0	40	40

**Non-Residential Space (Gross Floor Area in Square Feet)**

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial	0	0			
Restaurant	0	0	# of Seats	0	0
Government	0	0			
Institutional	0	0			
Medical	0	0			
Office	0	0			
Hotel	0	0	# of Rooms	0	0
Industrial	0	0			
Place of Worship	0	0	# of Seats	0	0
Other	0	0			

Dimensional Requirements		Required by Ordinance	Existing	Proposed
<b>Setbacks (minimum)</b>	Street	20'	n/a	20'
	Interior (neighboring property lines)	10'	n/a	10'
	Solar (northern property line)	8'	n/a	8
<b>Height (maximum)</b>	Primary	n/a	2 stories	5 stories
	Secondary	n/a	2 stories	5 stories
<b>Streets</b>	Frontages	15'	~660 feet	~660 feet
	Widths	15'	n/a	15'



**PROJECT FACT SHEET**

TOWN OF CHAPEL HILL

Planning Department

**Section F: Adjoining or Connecting Streets and Sidewalks**

*Note: For approval of proposed street names, contact the Engineering Department.*

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
Barbee Chapel Rd	varies	varies	2	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

List Proposed Points of Access (Ex: Number, Street Name):

\*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
Barbee Chapel	10'	Concrete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

**Section G: Parking Information**

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	381	490	482
Handicap Spaces	8	n/a	8
Total Spaces	389	n/a	490
Loading Spaces	n/a	n/a	0
Bicycle Spaces	84	n/a	84
Surface Type	asphalt		

**Section H: Landscape Buffers**

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
North (adjacent to NC zoning)	20' Type C	10' Modified	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
South	10' Type B	4'-10' Modified	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
East	10' Type B	10' Modified	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
West (Barbee Chapel)	20' Type C	10-15' Modified	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes



**PROJECT FACT SHEET**

TOWN OF CHAPEL HILL

Planning Department

**Section I: Land Use Intensity**

Existing Zoning District:

Proposed Zoning Change (if any):

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
R-6	.303	0.05			0.70	151,931	25,072
<b>TOTAL</b>							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

**Section J: Utility Service**

Check all that apply:

<b>Water</b>	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
<b>Sewer</b>	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
<b>Electrical</b>	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
<b>Telephone</b>	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
<b>Solid Waste</b>	<input type="checkbox"/> Town	<input checked="" type="checkbox"/> Private		





**CONDITIONAL ZONING APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning Department**

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 968-2728 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org).

X	<b>Application fee</b> ( <a href="#">including Engineering Review fee</a> ) ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	<input style="width: 100%;" type="text"/>
X	<b>Pre-application meeting</b> –with appropriate staff		
X	<b>Digital Files</b> – provide digital files of all plans and documents		
X	<b>Recorded Plat or Deed of Property</b>		
X	<b>Project Fact Sheet</b>		
TBD	<b>Traffic Impact Statement</b> – completed by Town’s consultant (or exemption)		
N/A	<b>Description of Public Art Proposal</b> , if applicable		
X	<b>Statement of Justification</b>		
X	<b>Response to Community Design Commission and Town Council Concept Plan comments</b> , if applicable		
X	<b>Affordable Housing Proposal</b> , if applicable		
X	<b>Statement of Consistency with Comprehensive Plan or request to amend Comprehensive Plan</b>		
X	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )		
X	<b>Mailing fee for above mailing list (mailing fee is double due to 2 mailings)</b>	Amount Paid \$	<input style="width: 100%;" type="text"/>
X	<b>Written Narrative describing the proposal, including proposed land uses and proposed conditions</b>		
X	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> – necessary for all submittals		
x	<b>Jurisdictional Wetland Determination</b> – if applicable		
N/A	<b>Resource Conservation District Encroachment Exemption or Variance (determined by Planning)</b>		
N/A	<b>Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)</b>		
N/A	<b>Reduced Site Plan Set (reduced to 8.5” x 11”)</b>		

**Stormwater Impact Statement (1 copy to be submitted)**

- a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
- b) Description of land uses and area (in square footage)
- c) Existing and proposed impervious surface area in square feet for all subareas and project area
- d) Ground cover and uses information
- e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- f) Time of concentration calculations and assumptions
- g) Topography (2-foot contours)
- h) Pertinent on-site and off-site drainage conditions
- i) Upstream and/or downstream volumes
- j) Discharges and velocities
- k) Backwater elevations and effects on existing drainage conveyance facilities
- l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
- m) Water quality volume calculations
- n) Drainage areas and sub-areas delineated
- o) Peak discharge calculations and rates (1, 2, and 25-year storms)
- p) Hydrographs for pre- & post-development without mitigation, post-development with mitigation
- q) Volume calculations and documentation of retention for 2-year storm



**CONDITIONAL ZONING APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning and Development Services**

- r) 85% TSS removal for post-development stormwater runoff
- s) Nutrient loading calculations
- t) BMP sizing calculations
- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

**Plan Sets (10 copies to be submitted no larger than 24" x 36")**

Plans should be legible and clearly drawn. All plan set sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

**Cover Sheet**

- a) Include Project Name, Project fact information, PIN, and Design Team

**Area Map**

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names
- f) 1,000' notification boundary

**Existing Conditions Plan**

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries



**CONDITIONAL ZONING APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning and Development Services**

**Detailed Site Plan**

- a) Existing and proposed building locations
- b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on and off-site)
- c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking. Typical pavement sections & surface type.
- d) Location of existing and proposed fire hydrants
- e) Location and dimension of all vehicle entrances, exits, and drives
- f) Dimensioned street cross-sections and rights-of-way widths
- g) Pavement and curb & gutter construction details
- h) Dimensioned sidewalk and tree lawn cross sections
- i) Proposed transit improvements including bus pull-off and/or bus shelter
- j) Required landscape buffers (or proposed alternate/modified buffers)
- k) Required recreation area/space (including written statement of recreation plans)
- l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
- m) Construction parking, staging, storage area, and construction trailer location
- n) Sight distance triangles at intersections
- o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
- p) Easements
- q) Clearing and construction limits
- r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

**Stormwater Management Plan**

- a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams; note ephemeral streams on site)
- d) Proposed drainage and stormwater conditions
- e) Drainage conveyance system (piping)
- f) Roof drains
- g) Easements
- h) BMP plans, dimensions, details, and cross-sections
- i) Planting and stabilization plans and specifications

**Landscape Protection Plan**

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Certified arborist tree evaluation, if applicable
- e) Significant tree stand survey
- f) Clearing limit line
- g) Proposed tree protection/silt fence location
- h) Pre-construction/demolition conference note
- i) Landscape protection supervisor note
- j) Existing and proposed tree canopy calculations, if applicable



**CONDITIONAL ZONING APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning and Development Services**

**Planting Plan**

- a) Dimensioned and labeled perimeter buffers
- b) Off-site buffer easement, if applicable
- c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement)

**Steep Slope Plan**

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25%, and 25% and greater
- b) Show and quantify areas of disturbance in each slope category
- c) Provide/show specialized site design and construction techniques

**Grading and Erosion Control Plan**

- a) Topography (2-foot contours)
- b) Limits of Disturbance
- c) Pertinent off-site drainage features
- d) Existing and proposed impervious surface tallies

**Streetscape Plan, if applicable**

- a) Public right-of-way existing conditions plan
- b) Streetscape demolition plan
- c) Streetscape proposed improvement plan
- d) Streetscape proposed utility plan and details
- e) Streetscape proposed pavement/sidewalk details
- f) Streetscape proposed furnishing details
- g) Streetscape proposed lighting detail

**Solid Waste Plan**

- a) Preliminary Solid Waste Management Plan
- b) Existing and proposed dumpster pads
- c) Proposed dumpster pad layout design
- d) Proposed heavy duty pavement locations and pavement construction detail
- e) Preliminary shared dumpster agreement, if applicable



**CONDITIONAL ZONING APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning and Development Services**

**Construction Management Plan**

- a) Construction trailer location
- b) Location of construction personnel parking and construction equipment parking
- c) Location and size of staging and materials storage area
- d) Description of emergency vehicle access to and around project site during construction
- e) Delivery truck routes shown or noted on plan sheets

**Energy Management Plan**

- a) Description of how project will be 20% more energy efficient than ASHRAE standards
- b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
- c) Participation in NC GreenPower program
- d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
- e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
- f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

**Exterior Elevations**

- a) An outline of each elevation of the building, including the finished grade line along the foundation (height of building measured from mean natural grade)

# BARBEE CHAPEL APARTMENTS

March 10, 2023



## VEHICULAR PARKING ANALYSIS

STRUCTURE	UNIT TYPE	UNIT COUNT					VEHICULAR PARKING REQUIRED BY CODE	
		STUDIO	1BR	2BR	3BR	SUBTOTAL	MIN	MAX
BUILDING 1	Apartment	9	135	19	10	173	188	236
BUILDING 2	Apartment	4	31	32	4	71	87	109
BUILDING 3	Apartment	8	23	43	0	74	91	114
BUILDING 4	Townhome				6	6	11	14
BUILDING 5	Townhome				6	6	11	14
BUILDING 6	Townhome				6	6	11	14
BUILDING 7	Townhome				6	6	11	14
<b>RESIDENTIAL TOTALS</b>		<b>21</b>	<b>189</b>	<b>94</b>	<b>38</b>	<b>342</b>	<b>408</b>	<b>513</b>

## PARKING PROVIDED

Surface Parking	431
Garages	16
Townhouse Parking	48
<b>Subtotal</b>	<b>495</b>