

Peter Calingaert

Question: How does the Longleaf Trace project propose to deal with the sanitary sewer in the face of a 5% grade up to the street?

Developer Response: We are currently coordinating with Orange Water and Sewer Authority (OWASA) to gain a better understanding of the gravity sewer that is available on Legion Road. The plan is for all components of the sanitary sewer service to be located on-site.

Question: How does the Longleaf Trace project propose to handle storm-water runoff from the parking and building hard surfaces without overloading the stream?

Developer Response: In order to receive a permit, stormwater treatment must be provided in such a way that there is no increase, from the predevelopment condition, in flow leaving the site. This must be done for the design storms specified in the Town of Chapel Hill code.

Question: What do the Army Corps of Engineers and other watershed regulatory bodies say about increased runoff into the stream?

Developer Response: Based on Town of Chapel Hill code requirements, the development cannot discharge runoff at a rate that is higher than the predevelopment condition. The project will utilize on-site stormwater treatment in order to manage flow to meet Town requirements.

Question: How is it possible to build a pedestrian path across an intermittent stream that sometimes stretches 20 feet wide?

Developer Response: The development team has reviewed the plan to build a pedestrian path across the intermittent stream and has decided to pursue pedestrian access to the Town-owned site that does not cross over the intermittent stream or related resource conservation district (RCD). We are proposing to keep a 200ft wooded buffer between the development footprint of our site and the homes on Clover Drive.

Question: Why is there a difference in the number of apartments proposed as opposed to those anticipated to be developed? Is there any limit to the number of occupants in each apartment? What is the total number of residents allowed?

Developer Response: The conditional zoning application is requesting the ability to develop up to 60 units. Our plan is to build 48 units. We built in some flexibility in the application to allow up to 60 units, if we deem that a viable option when finalizing construction plans and permit applications.

The project will have on-site property management staff who will enforce occupancy limits based on national best practices and the Town's housing code to ensure there is not overcrowding in any of our units.

Question: The proposal shows one parking space for each apartment. If a family has more than one car, where is that car going to park?

Developer Response: We have conducted a parking study with three existing age-restricted affordable housing projects. Our study determined that throughout the day, a little over half of the parking spaces are being utilized at any one time for projects with 1 parking space per unit. Based on the findings of this study and our company's experience, we anticipate 1 parking space per unit will be more than sufficient parking to accommodate the needs of the community.

Tim Kuhn

Question: First, some information states 48 units and other information states up to 60 units. This is very high density compared with adjacent areas. Also, 48 vs 60 needs to be clarified given the number of parking spaces; access to garbage and recycling; and recreation areas. Is this amount of density consistent with the current zoning, especially with respect to "available" acreage vs "buildable" acreage?

Developer Response: The conditional zoning application is requesting the ability to develop up to 60 units. Our plan is to build 48 units. We built in some flexibility in the application to allow up to 60 units, if we deem that a viable option when finalizing construction plans and permit applications.

Parking, access to trash and recycling, and recreation areas will all meet the Town's requirements and will be captured in the project's approvals.

The level of density being proposed for the project meets the requirements for the proposed zoning district. While we have only requested approval of up to 60 units, the proposed zoning district would accommodate additional density beyond our request for 60 units. The density level of our proposal is also significantly less than the density for other multi-family projects in the surrounding area of the site.

Question: The description includes a recreational center, etc but this is not listed on the plan. Is it within the proposed 3 story high rises?

Developer Response: We are proposing both indoor and outdoor recreation areas in the project. The indoor space will be inside the residential building.

Question: Along Legion Road, past the other projects, single family homes appear to house multiple families as evidenced by the large number of cars parked in the front yards of each

cottage. Also, trash cans and recycling bins are often overflowing which suggest that multiple families are living in these cottages. Depending on the number of one- or two-bedroom proposed units, how will it be enforced that only one family will reside per unit? How will the number of cars per unit be enforced?

Developer Response: The project will have on-site property management staff who will enforce occupancy limits based on national best practices and the Town's housing code. This means our on-site property management staff will ensure there is not overcrowding in any of our units and will enforce all project related rules on a daily basis, including trash, recycling, and parking requirements.

Question: There was another luxury townhouse development proposed for these 2 buildable acres approximately ten years ago (given one third of the parcel is part of the RCD and exempt from development). After rains, the stream bed widens up to 20 feet which obliterates the listed RCD buffer.

The Town Council at the time expressed genuine concern about how runoff from the development and from impervious parking lots was to be addressed, given the fragility of the RCD stream.

Has this developer consulted with the appropriate engineers and OWASA? Will this project be exempt from current permitting guidelines?

Developer Response: Yes, our development team includes civil engineers from the North Carolina engineering firm Qunity. Our engineers have created and submitted to the Town a stormwater management plan for the project. We have consulted with the Town's engineering and stormwater staff as well as OWASA to ensure our proposal will meet all permitting requirements.

Question: A large number of trees will have to be removed. Is this consistent with the Tree Canopy Ordinance?

Developer Response: Our project is subject to the Town's Tree Canopy regulations and will meet all Town requirements. In addition, we're planning to leave about 1/3rd of the site undisturbed.

Question: There is a proposed exercise trail through the RCD buffer. Will it be paved, and will this involve removal of more trees?

Developer Response: The development team has reviewed the plan to build a pedestrian path across the intermittent stream and through the RCD buffer. We have decided to create a pedestrian access to the Town-owned site that does not cross over the intermittent stream or related resource conservation district. We are proposing to keep a 200ft wooded buffer between the development footprint of our site and the homes on Clover Drive.

LONG LEAF TRACE QUESTIONS

1. What are the plans for sewage waste removal? Will you use pumping to the Legion Road sewer line or tap into a Meadows sanitary sewer? Please provide a mapping of the currently available sewer lines.
2. What type of fencing between Long Leaf and Turnberry properties is proposed? How far does it extend from the Legion Road toward the creek? Would it be possible to put up a tall fence or tall hedge?
3. What are the specifics – height, width and density of plant material – of the vegetative border between the parking area and Turnberry property? Will it be as long as their proposed fence? Will the plantings replace the existing trees and shrubs in that corridor?
4. Will a storm water basin be required for the development? If not? Why? If so, where would it be located.
5. Since there is no planned room for parking if an additional 12 units on a 4th floor of the main building, has this plan been abandoned?
6. What are the planned noise restrictions for the development?
7. How will garbage and recycling be handled? Will dumpsters be used? If so, where will they be located?
8. Are outdoor grilling facilities envisioned for residents?
9. The units are for 55+ residents. Does that restriction apply to all residents or for one resident per unit?
10. How will you manage wildlife damage during the building process?
11. Do you have a plan for overflow parking during the holidays, etc.
12. How long will construction take?
13. What ownership rights does the rezoning applicant, Taft Mills Group have, and what is the relationship between Taft and Community Home Trust?
14. Has the developer provided any architectural renderings of this development? If so, please bring them to the meeting.
15. What is the proposed footage between the fence, which I assume you will be installing, and the Turnberry Property line? Between your fence and our property, what type of plants/trees do you propose planting? Who would be responsible for the care of this area?

Amy Harvey

From: Mariah McClendon
Sent: Tuesday, February 13, 2024 10:47 AM
To: Tas Lagoo; Katherine Shor
Subject: FW: Longleaf Trace CZD-24-1

Hi Tas and Katherine,

This email came into the planning inbox regarding Longleaf Trace.

Thanks,



Mariah N. McClendon, Senior Planning Technician
Current Development | Planning Department
405 Martin Luther King Jr Blvd. | Chapel Hill NC 27514
Town of Chapel Hill | www.townofchapelhill.org
t: 919-969-5063 | mmclendon@townofchapelhill.org

From: Peter Calingaert <pc@cs.unc.edu>
Sent: Tuesday, February 13, 2024 9:46 AM
To: Planning Department <planning@townofchapelhill.org>
Cc: Karen <ksylaughner@gmail.com>; Lisa Poger <lisapoger@gmail.com>; Derek Fulton <fulton.derek@gmail.com>; Elizabeth <fivenguyensch@gmail.com>; Isabel Calingaert <isabelcal@bellsouth.net>
Subject: Longleaf Trace CZD-24-1

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To: Planning Department, Town of Chapel Hill
Re: Longleaf Trace

Since 2010 the Meadows Homeowners Association has repeatedly declined to grant the "Longleaf Trace" owner an easement for a vented sanitary sewer system across Meadows property into the Clover Drive sewer system. Not only would it place unsightly and smelly vents near Meadows homes, but it would destroy wooded area preserved for the enjoyment of Meadows residents and contributing to the property value of their homes.

QUESTION: How does the Longleaf Trace project propose to deal with the sanitary sewer in the face of a 5% grade up to the street?

In addition, the intermittent stream RCD originating on the Legion property has in the past flooded Meadows homes. The HOA has spent thousands of dollars for maintenance to prevent flooding, and

regular maintenance is still required. The RCD is already at maximum capacity and could still overflow.

QUESTION: How does the Longleaf Trace project propose to handle storm-water runoff from the parking and building hard surfaces without overloading the stream?

What do the Army Corps of Engineers and other watershed regulatory bodies say about increased runoff into the stream?

QUESTION: How is it possible to build a pedestrian path across an intermittent stream that sometimes stretches 20 feet wide?

QUESTION: Why is there a difference in the number of apartments proposed as opposed to those anticipated to be developed? Is there any limit to the number of occupants in each apartment? What is the total number of residents allowed?

QUESTION: The proposal shows one parking space for each apartment. If a family has more than one car, where is that car going to park?

We are looking forward to having our concerns addressed in the February 15 meeting.

Sincerely,

Peter and Isabel Calingaert
39 Clover Drive

Amy Harvey

From: timothyakuhn@bellsouth.net
Sent: Tuesday, February 13, 2024 10:21 AM
To: Planning Department; Katherine Shor; Tas Lagoo
Subject: Longleaf Trace

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Dear Town Planning Department,

My name is Tim Kuhn and I live at 37 Clover Drive in Chapel Hill.
My home is adjacent to the proposed project.

First, some information states 48 units and other information states up to 60 units.
This is very high density compared with adjacent areas.

Also, 48 vs 60 needs to be clarified given the number of parking spaces; access to garbage and recycling; and recreation areas.

Is this amount of density consistent with the current zoning, especially with respect to "available" acreage vs "buildable" acreage?

The description includes a recreational center, etc but this is not listed on the plan. Is it within the proposed 3 story high rises?

Along Legion Road, past the other projects, single family homes appear to house multiple families as evidenced by the large number of cars parked in the front yards of each cottage. Also, trash cans and recycling bins are often overflowing which suggest that multiple families are living in these cottages.

Depending on the number of one or two bedroom proposed units, how will it be enforced that only one family will reside per unit?

How will the number of cars per unit be enforced?

There was another luxury townhouse development proposed for these 2 buildable acres approximately ten years ago (given one third of the parcel is part of the RCD and exempt from development). After rains, the stream bed widens up to 20 feet which obliterates the listed RCD buffer.

The Town Council at the time expressed genuine concern about how runoff from the development and from impervious parking lots was to be addressed, given the fragility of the RCD stream.

Has this developer consulted with the appropriate engineers and OWASA?

Will this project be exempt from current permitting guidelines?

A large number of trees will have to be removed. Is this consistent with the Tree Canopy Ordinance?

There is a proposed exercise trail through the RCD buffer. Will it be paved, and will this involve removal of more trees?

It is very confusing re: workforce housing vs affordable housing vs low-income housing.

The Blue Hill district appears to be the new area for projects.

The Park Apartments (workforce housing vs affordable housing vs low-income housing) was removed and replaced with luxury apartments. How was the Town incentivized by the developer to exclude all workforce housing vs affordable housing vs low income housing from the luxury apartments?

There is discussion of removing the Kings Arms apartments (workforce housing vs affordable housing vs low-income housing) and replacing with luxury apartments. Why?

It seems incredulous to me that the available workforce housing vs affordable housing vs low-income housing is being converted to luxury apartments while clearcutting forests to build more projects.

And the Legion Road property, intended as a park, is now under attack for more high-rise apartments.

CH property owners pay CH property and school taxes.

Luxury apartment owners do not pay property or school taxes and the property taxes paid by the development does not equate if the luxury apartments were sold as condos.

The Blue Hill District appears to have to bear the brunt of the workforce housing vs affordable housing vs low-income housing crises that the Town has created by allowing high rise luxury apartments to dominate the majority of one side of the district, while projects will occupy the majority of the rest of the district.

I'm anxious to see how the density; traffic; environmental impact of run off; and the tree canopy will be addressed.

And most importantly, how will the Town enforce the number of occupants and vehicles occupying the proposed project.

Thank you. I am,

Sincerely yours,

Tim

Timothy A Kuhn
37 Clover Drive
Chapel Hill, NC 27517