



Chapel Hill Crossing

Conditional Zoning and Future Land Use Map Amendment

June 7, 2023



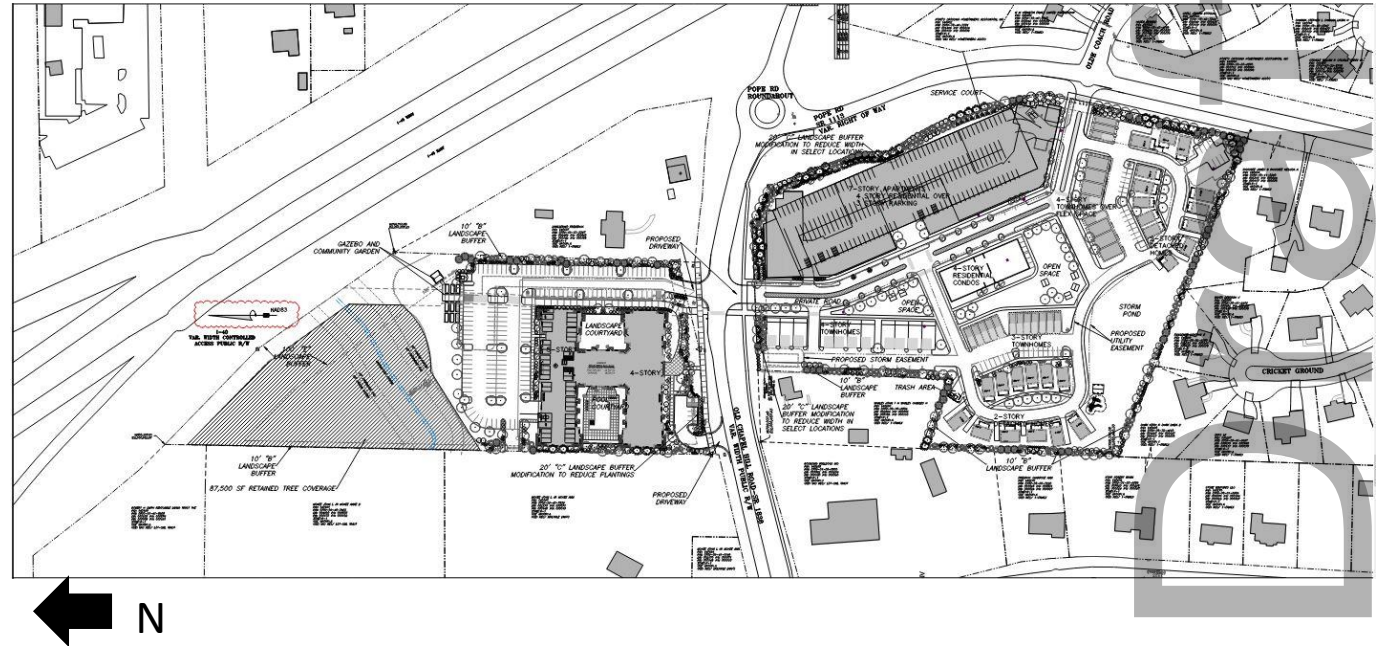


Recommendation

Open the Legislative Hearing

Receive and provide comments on the proposed Conditional Zoning and Future Land Use Map Amendment

Continue the hearing to June 21, 2023 or another date as decided by Council.





Conditional Zoning Process



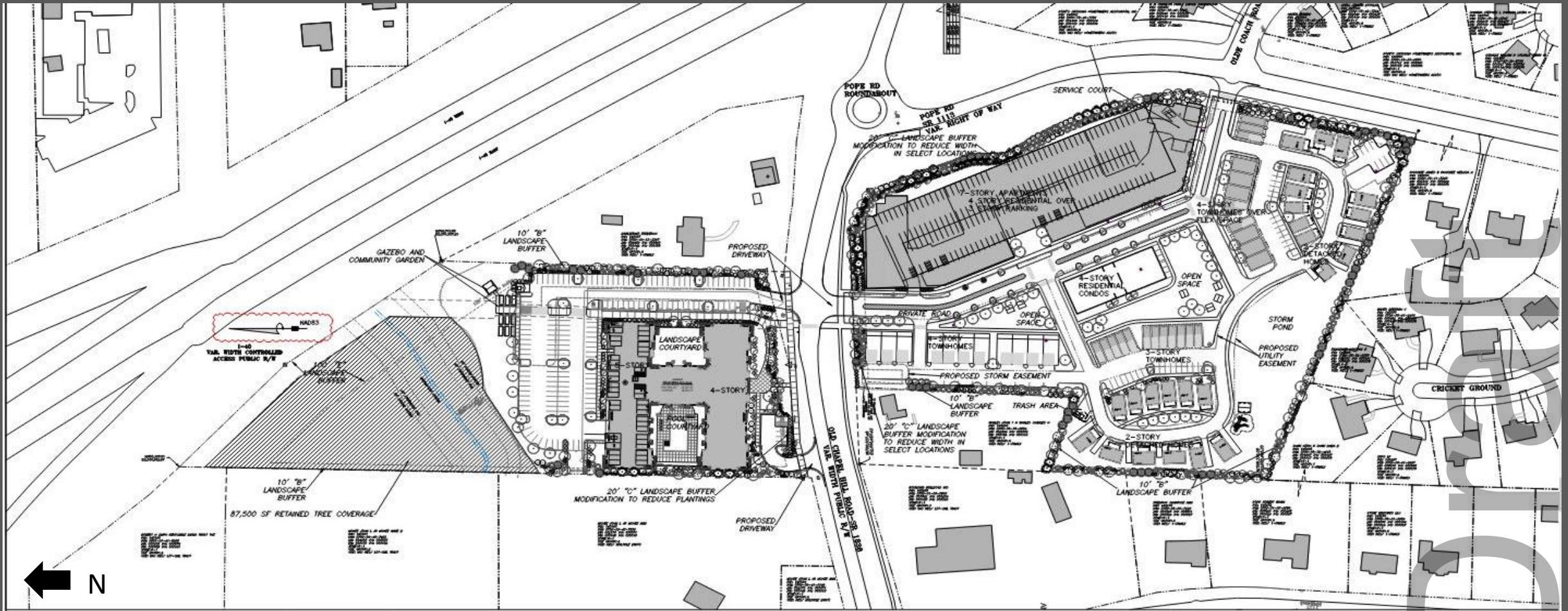


Not to scale

Existing Conditions

- Zoning: Residential – 1 (R-1)
- 16-acres across two sites bordered by Pope Rd, Old Chapel Hill Rd, and I-40
- Mostly undeveloped and 17 single-family structures

Not to scale



Not to scale

Proposed Site Plan

Old Chapel Hill Road site

Residential-6 CZD (R-6-CZD)
 136 – 160 Dwelling Units
 179,000 -192,000 SF

Huse Street Site

Mixed-Use Village-Conditional Zoning District (MU-V-CZD)
 286 – 416 Dwelling Units
 355,000 SF multi-family, 181,000 SF single-family, 20,000 SF non-residential



Parkline East Planning Framework

B Parkline East Village

Potential Wider Development Framework Diagram

- Area Extent of 4 Current Development Projects
- Pedestrian Connection-Primary
- Pedestrian Connection-Secondary
- Multi-use Trail
- Courtyard, Park, Greenway, Stormwater, RCD
- "The Hub" Community Gathering Space
- Build-to Edge
- Bus Stop-current



↑ N 11-2-22 update

The Development Framework is envisioned as a general indicator for placement and connectivity, keeping in mind the need for a degree of flexibility in final outcomes. The exact arrangement of buildings, streets, and open spaces will be determined as projects move forward, and more detailed architectural and engineering design is accomplished.

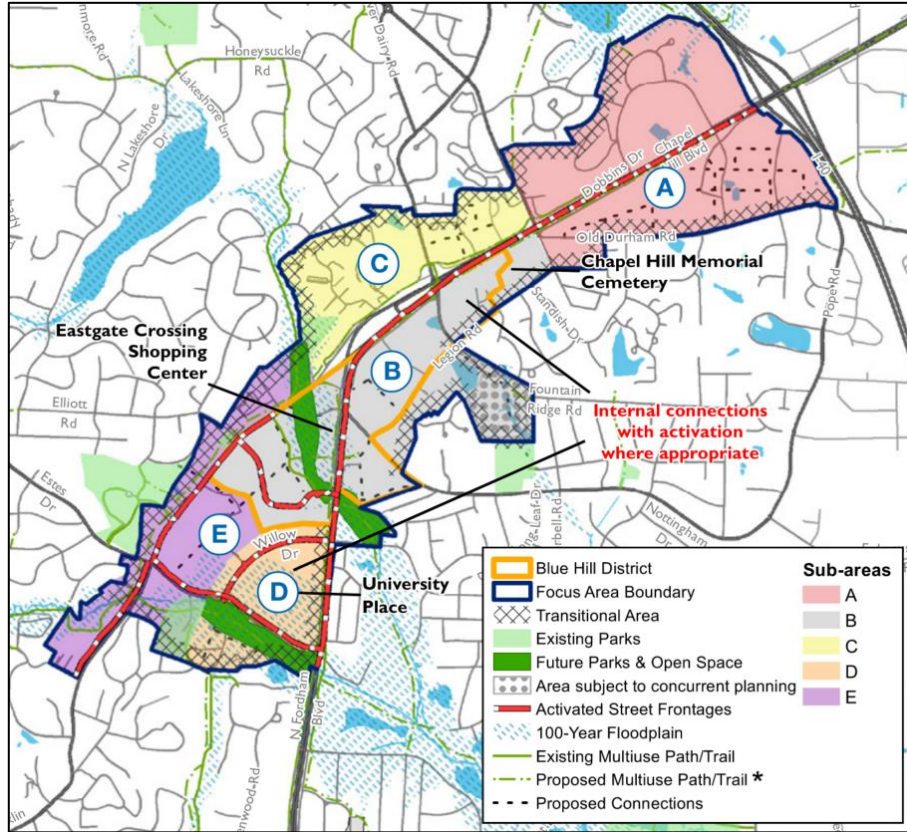


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Old Chapel Hill Road Site	Huse Street Site
Dedicated greenway area and building orientation, connectivity	Courtyard areas and building orientation, connectivity



Consistency with Future Land Use Map



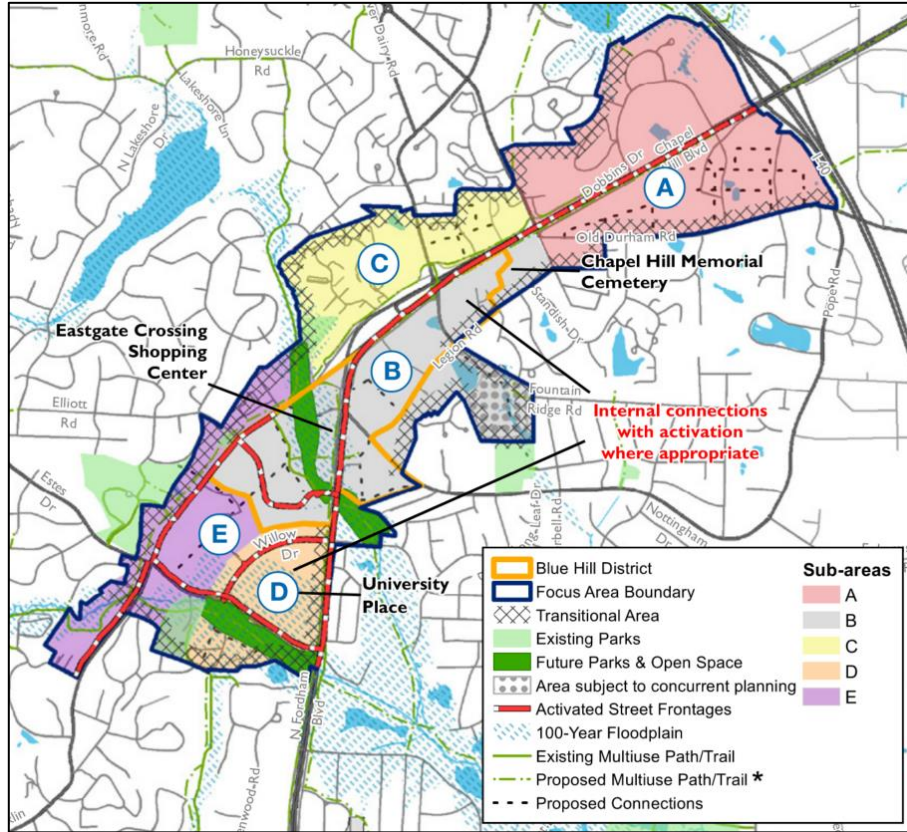
	Sub-Area A
Multifamily, Shops & Offices	●
Multifamily Residential	●
Commercial/Office	●
Parks and Green/Gathering Spaces	●
Townhouses & Residences	○
Institutional/University/Civic	○
Typical Height	4-6 stories
Transitional Area Height	Up to 4 stories
Activated Street Frontage Height	6 stories

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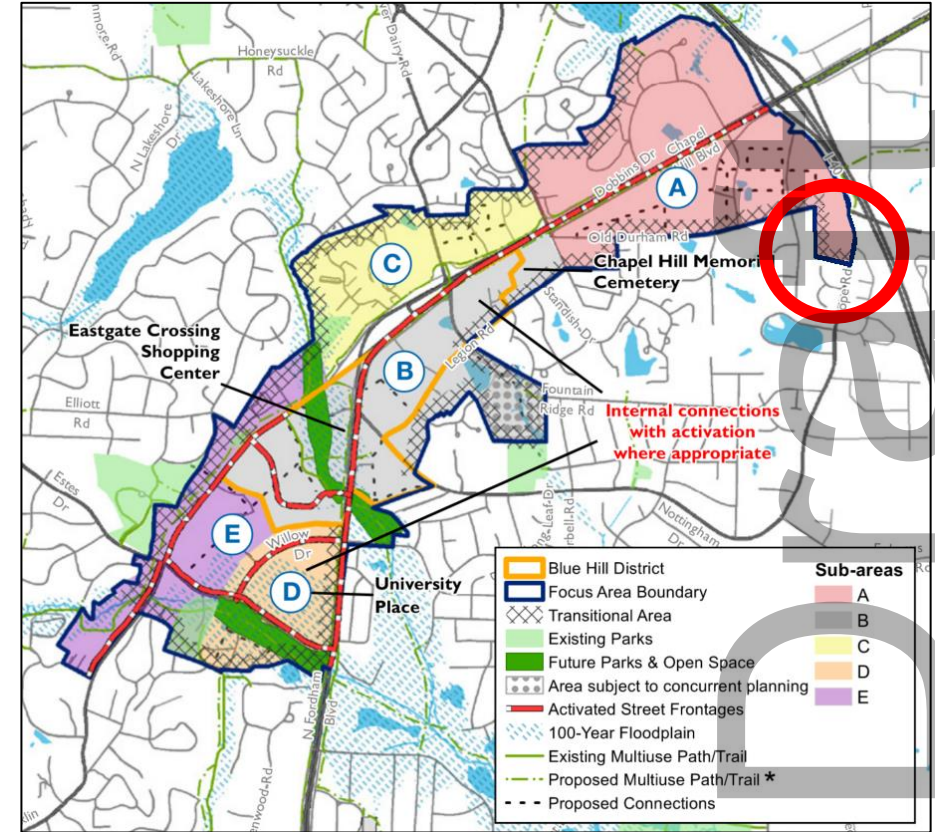
Old Chapel Hill Road Site	Huse Street Site
Consistent with 15-501 Focus Area, Sub-Area A	Not consistent with current Future Land Use Map designation, Low Density Residential



Consistency with Future Land Use Map



	Sub-Area A
Multifamily, Shops & Offices	●
Multifamily Residential	●
Commercial/Office	●
Parks and Green/Gathering Spaces	●
Townhouses & Residences	○
Institutional/University/Civic	○
Typical Height	4-6 stories
Transitional Area Height	Up to 4 stories
Activated Street Frontage Height	6 stories



Old Chapel Hill Road Site
 Consistent with 15-501 Focus Area, Sub-Area A

Huse Street Site
 Applicant requests Future Land Use Map designation 15-501 Focus Area, Sub-Area A



Proposed Modifications to Regulations

	Required	Requested
LUMO 3.8 Residential Density	MU-V Arterial Density 20 Units/Acre	40 Units/Acre
	R-6 Density 15 Units/Acre	25 Units/Acre
LUMO 3.8 Dimensional standards, Building Height	MU-V Arterial 70' setback height	74' setback height
	R-6 39' setback height	44' setback height

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Proposed Modifications to Regulations

	Required	Requested
LUMO 3.4.6 Mixed-Use Village Conditional District, Uses and Development	At least 25% non-residential floor area and all use types provided in first phase of development	Reduce to 4% non-residential floor area and remove requirement to provide all use types in first phase of development
LUMO 3.10 Inclusionary Zoning, Set-aside requirement	15% set-aside of for-sale units for affordable housing	Reduce the required set-aside to 0% of for-sale units.



Proposed Modifications to Regulations

	Required	Requested
LUMO 5.3.2 Critical area: Steep slopes disturbance	No more than 25% of slopes greater than 4:1 shall be disturbed	Applicant proposes disturbing 100% of steep slope on both sites
LUMO 5.6 Landscape Buffers	Type C Buffer 20' wide	Reduction to 60% of total planting requirement on north side Old Chapel Hill Road
	Type C Buffer 20' wide	10' wide on Old Chapel Hill Road and Pope Road frontages
LUMO 5.9 Parking design standards	18.5' parking spaces 25' drive aisles	18' parking spaces 24' drive aisles



Conditions Provided by Staff

Department	Condition
Traffic Engineering	Provide all necessary mitigation measures identified by the Traffic Impact Analysis (TIA)
Stormwater	<ul style="list-style-type: none">• Huse Street Site to provide treatment for 100-year storm event• Erosion and sediment control exceed LUMO standards• Erosion and sediment control reports submitted weekly to Public Works
Transportation and Current Development Planning	<ul style="list-style-type: none">• Multi-use path that connects community garden to stub-out• Provide a distinct road crossing at Old Chapel Hill Road• <i>Sidewalk along Pope Road</i>• <i>Additional landscape buffer width on Huse Street (South) Site southern property line</i>



Proposed Modifications to Standard Conditions

Applicant Proposed Modification

Remove condition to prohibit dedicated short-term rentals in for-sale townhomes with accessory dwelling unit

Solar collector device must be subject to architectural control by Homeowner's Association

Remove aspects of Green building requirements

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Planning Commission Recommendation

Conditional Zoning	Future Land Use Map Amendment
Approval with Comments	Denial

Draft



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