



11 North White Oak Drive (Old Chapel Hill Road Apartments) – Concept Plan

Staff: Britany Waddell, Judy Johnson, Corey Liles, Katherine Shor
Town Council Meeting Date: June 12, 2024

Project Overview

- McAdams, on behalf of John and Anne McKee (Owner) and ZOM Living (Developer) asks for feedback on a Concept Plan for approximately 360 multifamily units in approximately 10 buildings on Old Chapel Hill Road and North White Oak Drive.
- The site is 11.66 acres on four parcels in Durham County, three parcels east of North White Oak Drive and one parcel west of North White Oak Drive.
- The multifamily buildings are proposed for heights between four and six stories.
- The applicant proposes to include 10 percent of the units for income-restricted affordable housing.
- The location is within the “Parkline East” framework created in 2022 by Town staff in consultation with community members.
- A structure built in the 1920s, the “Ruth-Sizemore Store”, is located on the site. In 2015, the State Historic Preservation Office (SHPO) determined that this structure is eligible for National Register of Historic Places (NRHP) designation. In 2022, staff conducted a site inspection of the structure. Staff are ready to aid any future developer to appropriately manage this historic resource.

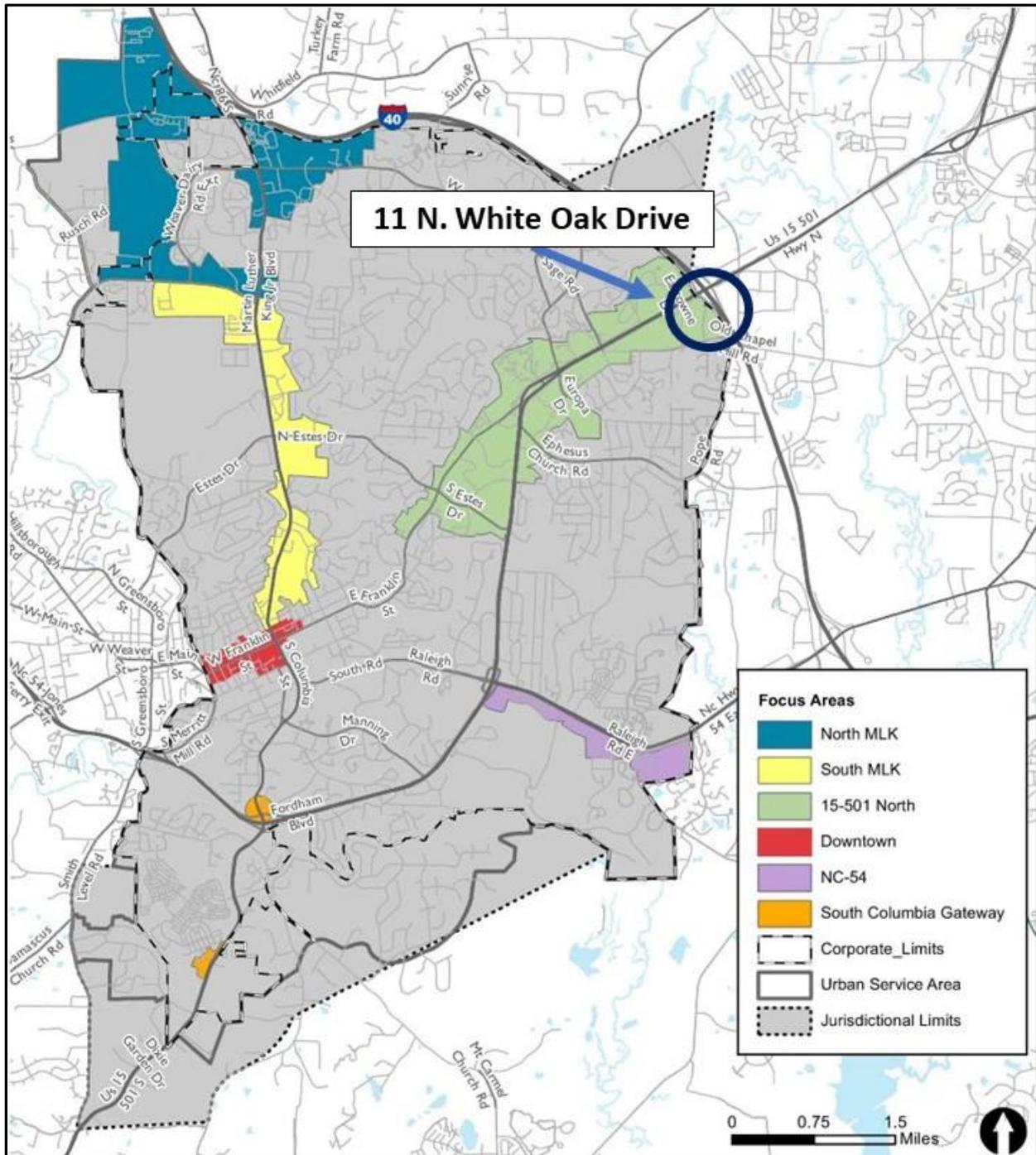
Summary of Comprehensive Plan Considerations

Staff prepared an initial evaluation of the Concept Plan site using the holistic lens of the [Complete Community Strategy](#).

Chapel Hill will direct growth to greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.	
<ul style="list-style-type: none"> • The applicant proposes to add approximately 360 dwelling units to a large infill site with existing infrastructure and near proposed greenways. 	
Goal 1: Plan for the Future Strategically	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Future Land Use Map • Shaping Our Future
<ul style="list-style-type: none"> • The project is in the North 15-501 Corridor focus area of the Future Land Use Map, Sub-Area A. This area includes multifamily residential as a primary use and recommends a typical height between 4 and 6 stories. • A transition area height of 4 stories is recommended for buildings that front on Old Chapel Hill Road. 	
Goal 2: Expand and Deliver New Greenways for Everyday Life	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Mobility & Connectivity Plan • Connected Roads Plan
<ul style="list-style-type: none"> • A multi-use trail is planned on N. White Oak Drive as a part of the Meridian Lakeview development approved by Council in 2023. • The Concept Plan reflects several connections, both vehicular and non-vehicular, that are proposed in this area. • An existing bus route operates on Old Chapel Hill Road and there is a sidewalk on the north side within the public right-of-way. 	

	Goal 3: Be Green and Provide Housing	Associated Comp. Plan Elements: <ul style="list-style-type: none">• Climate Action & Response Plan
<ul style="list-style-type: none">• Development at this location could contribute to dense, walkable development patterns as called for in the Climate Action and Response Plan.		
	Goal 4: Plan for Excellence in the Public Realm and Placemaking	
<ul style="list-style-type: none">• Planning staff discussed the Concept Plan with the Town’s Urban Designer. Please see attached Urban Designer Assessment.		

Project Location



Attachments

Applicant Materials

1. Applicant's Draft Presentation
2. Applicant's Narrative
3. Concept Plan

Staff Materials

4. Urban Designer Assessment

Resolutions

5. Resolution A – Transmitting Comments