



## 115 Chapel Point Road - Conditional Zoning

**Staff:** Britany Waddell, Corey Liles, Charnika Harrell, Tas Lagoo

**Meeting Date:** September 24, 2025

### Project Overview

- Thomas & Hutton, on behalf of Optimal Ventures LLC (owner) and NWR Development, LLC (developer), requests to rezone a 19-acre parcel from Community Commercial-Conditional-Zoning District (CC-CZD) and Office/Institutional-2-Conditional Zoning District (OI-2-CZD) to Residential-6-Conditional Zoning District (R-6-CZD).
- The site is located between the existing Carraway Village development and Interstate-40.
- The proposed residential development consists of 155-170 multifamily rental units in apartment buildings and townhouses.
- Proposed building heights are three-story multifamily buildings and townhouses.
- The applicant proposes a minimum of 10 percent of the market-rate units will be affordable, half at 60 percent and half at 80 percent of the area median income (AMI). The affordable units will all be located within the multifamily buildings.

### Staff Recommendation & Analysis

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| <input checked="" type="checkbox"/> | Staff recommend that Council <b>approve the project</b> and the requested modifications to regulations. |
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#### 1. **Modifications to Regulations:** Staff recommend that Council approve all requested modifications to regulations.

Staff have reviewed all requested modifications to regulations and find that the public purpose is served to an equivalent or greater degree by the requested modifications. All modifications are shown in Ordinance A and the applicant materials.

### Summary of Comprehensive Plan Consistency

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| Viewed through the holistic lens of the <a href="#">Complete Community Strategy</a> , this project <b>meets</b> the Town's strategy for growth. No single issue raised below should be considered in isolation. |                |                          |                     |
| <input checked="" type="checkbox"/>                                                                                                                                                                             | Consistent     | <input type="checkbox"/> | Somewhat Consistent |
| <input type="checkbox"/>                                                                                                                                                                                        | Not Consistent | <input type="checkbox"/> | N/A Not Applicable  |

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| <input checked="" type="checkbox"/> | <b>Chapel Hill will direct growth to <u>greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.</u></b>                                 |                                                                                                                                                                    |
|                                     | <ul style="list-style-type: none"><li>• The project is an infill site, adjacent to developed land, served by existing infrastructure, and near existing and planned greenways.</li></ul> |                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <b>Goal 1: Plan for the Future Strategically</b>                                                                                                                                         | Associated Comp. Plan Elements: <ul style="list-style-type: none"><li>• <a href="#">Future Land Use Map</a></li><li>• <a href="#">Shaping Our Future</a></li></ul> |

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| <ul style="list-style-type: none"><li>The project is in Sub-Area B of the North MLK Boulevard Focus Area. The northwestern part of the site abuts the area identified as future parks and open spaces in the Future Land Use Map (FLUM).</li><li>The applicant proposes multifamily residential, which is supported by the FLUM.</li><li>The project includes affordable housing.</li><li>The development is located within walking distance of the Eubanks Park and Ride Lot.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                        |                                                                                                                                                                                   |
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| <ul style="list-style-type: none"><li>The applicant proposes to continue the multiuse path originating on the Carraway Village property through the proposed development.</li><li>The applicant proposes nature trails around the stormwater control measure and stream.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                        |                                                                                                                                                                                   |
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| <ul style="list-style-type: none"><li>The project provides up to 170 dwelling units that contribute to the dense, walkable development pattern called for in the Climate Action and Response Plan.</li><li>The project is designed to accommodate runoff from 100-year storm events.</li><li>Development is concentrated south of the stream, which provides open space and protects habitat patches that may be present north of the stream, according to the Natural Features Model.</li><li>The applicant minimized impacts to the Resource Conservation District (RCD) by reconfiguring the stormwater control measure and ensuring buildings are not placed within the RCD.</li><li>The applicant commits to achieve “One Globe” within the Green Building Initiative’s (GBI) Green Globes certification program. GBI’s program encourages practices like energy and water efficiency, natural resource management, and healthier indoor environments. Council’s Green Building policy asks applicants to design projects that are as much as 40 percent more energy efficient than the building code. At this point, the applicant does not know how their commitment compares to the building code because they have not chosen the sustainability features the project will pursue. The applicant will make those selections as the design progresses and report on the sustainability features in accordance with Condition 20 of the ordinance.</li><li>The applicant will provide each townhouse-style unit with an EV-ready space and charging stations for 5 percent of spaces for multifamily buildings.</li><li>The applicant’s plan includes additional sustainability and resilience measures, including dark skies lighting principles, bicycle and pedestrian network enhancements, and heat mitigation strategies.</li></ul> |                                                                        |                                                                                                                                                                                   |
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| <ul style="list-style-type: none"><li>The applicant has worked with the Town’s Urban Designer. Please see the Urban Design Assessment of the project.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                        |                                                                                                                                                                                   |

### ***Natural Features Model***

**Composite Map:** The project site is marked with light green to the south and medium-to-dark green to the north, indicating the potential for moderate to significant influences of natural features. A review of the habitat, hydrology, and land use sub-models suggest that there may be some sensitive natural features on this largely undeveloped site.

**Habitat Sub-Model (50% of composite):** The project site is marked with light green to the south and medium-to-dark green to the north. The habitat sub-model suggests that habitat patches may be present throughout the site and that a habitat corridor may run through the northern portion of the site.

**Hydrology Sub-Model (30% of composite):** The hydrology sub-model reflects the presence of a perennial stream running through the site.

**Land Use Sub-Model (20% of composite):** The land use sub-model highlights that the site is currently undeveloped and has a significant amount of existing tree canopy coverage.

**Staff Assessment:** Staff find that the proposed development is responsive to the environmental features that may be located on the site.

- The project does not involve any vehicular or pedestrian stream crossings.
- The developer has collaborated with staff to redesign the site in a way that minimizes RCD impacts while maximizing density.
- The project does not disturb any of the tree canopy or potential habitat corridors north of the perennial stream.

### ***Public Engagement***

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| Engagement related to this project included one virtual public information meeting held on April 14, 2025. Staff mailed postcards with information about this meeting to property owners and occupants within 500 feet of the site. |
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*Project Location*

