



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9890 90 4183 / 9799 99 4937/9799 99 4931 +12 more

Date: 22 Feb 2022

Section A: Project Information

Project Name: Gateway

Property Address: East Lakeview Drive south of 15/501

Zip Code:

Use Groups (A, B, and/or C): A

Existing Zoning District: R-1

Project Description:

Multi-family residential (approx 380 units), approx. 535 parking spaces,
and surface storm detention ponds

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

Applicant Information (to whom correspondence will be mailed)

Name: CJT, PA Attn: Wendi Ramsden

Address: 111 W Main Street

City: Durham

State: NC

Zip Code: 27701

Phone: (919) 682-0368

Email: wramsdencjtpa.com

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

Signature:

Date:

2-21-2022

Owner/Contract Purchaser Information:

☒ Owner

☒ Contract Purchaser

Name: Bryan Properties, Inc

Address: 400 Market Street, Suite 115

City: Chapel Hill

State: NC

Zip Code: 27516

Phone: (919) 933-4422

Email: drb@bpropnc.com

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

Signature:

President
for Bryan Properties, Inc.

Date:

2-17-22

Gateway Concept Plan Lakeview Road

APPLICATION QUESTIONS

Concept Plan Submittal

February 22, 2022

1. Would this project demonstrate compliance with the Comprehensive Plan?

Compliance with:

- Small Area Plan – N/A
- Overall Zone / NCD – N/A, requesting rezoning
- Study Area – N/A
- Land Use Plan – *Complies with the guidelines and design as characterized for the North 15/501 Focus Area as described in the Future Land Use Map update December 2020*

2. Would the proposed project comply with the Land Use map?

Yes, the project complies with the December 2020 Future Land Use Map report.

3. Would the proposed project require a rezoning:

Yes.

4. What is the proposed zoning district?

Possibly OI-3.

5. Would the proposed project require modifications to the existing regulations?

Yes.

The site is 15.76 acres, with less than 1% of the slopes >25% and less than 1% of the slopes 15-25%. The steep slopes are located along street edges, likely manmade when roads were built. Most of the steep slopes on site will be disturbed.

The project will request reduction of the landscape buffer along I-40.

The project will request reduction or elimination of landscape buffers adjacent to streets and like uses.

6. If there is a residential component to the project, does the applicant propose to address affordable housing?

The project is entirely residential. The developer is working with the Town's Affordable Housing staff.

- a. Has the applicant presented its concept plan to the Housing Advisory Board?

No. This will happen during the concept plan review process.

- b. Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations, and options?

Yes, they have had an initial meeting, and will continue to meet with Town staff as the plan progresses.

- c. Is the project for ownership or rental?

The residential units will be rental.

7. Are there existing conditions that impact the site design (ie: environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)

There are no jurisdictional streams on site, though there is an ephemeral stream running diagonally through the southern portion of the property. That portion of the site is where the stormwater pond will be placed.

The property will require water and sanitary sewer extensions from 15/501 from south of Old Chapel Hill Road at White Oak.

The project proposes to include public streets including one major east-west street which aligns with possible road construction over I-40 into Durham. The project also includes improvement of a portion of the existing White Oak Road, and construction of a public street in the existing unnamed right of way along the western boundary of the project.

8. Has the applicant addressed traffic impacts? Traffic and circulation issues?

A traffic engineer has been working with the developer and design team. A TIA will be commissioned at the time of the next phase of design. By creating new public streets the project will improve the street grid and

9. How is the application compatible with the surrounding neighborhood and/or district?

The project is compatible with the Town's master planning effort for this and adjacent parcels. It provides multifamily residential in 4-6 story buildings which supports the Town's desired uses and presentation as described in the December 2020 Future Land Use Plan.

10. Has the applicant discussed the project with adjacent neighbors?

The developer has been in discussion with neighbors since 2005 and is working to coordinate with other potential developers of nearby projects.



Concept Plan Project Fact Sheet

Site Description	
Project Name	Gateway
Address	E Lakeview Drive
Property Description	16 acres south of NC 15/501 east of E Lakeview Dr (OrCo/DurCo)
Existing Land Use	A few single family homes - site is mostly wooded
Proposed Land Use	Multi-family residential
Orange County Parcel Identifier Numbers	9890 90 4183, 9799 99 4937, 9799 99 4931 and 12 parcels in Durham Co
Existing Zoning	R-1
Proposed Zoning	OI-3
Application Process	Concept Plan >> Development Agreement >> ZCP
Comprehensive Plan Elements	Located in the North 15 501 Corridor focus area. Comprehensive plan calls for multi-family residential and office , 4-6 stories in this location.
Overlay Districts	no

Topic	Requirement	Proposal	Status
Use/Density (Sec. 3.7)	Multi-Family >7 permitted	Multi-family 380 units	✓
Dimensional Standards (Sec. 3.8)	lot area 2,000 sf, frontage 15 lf no height or setback limitations	exceeds lot area and frontage	✓
Floor area (Sec. 3.8)	.566	.871	✓
Modifications to Regulations (Sec. 4.5.6)	steep slopes buffers	-reduction of all perimeter buffer -disturbance of all steep slopes	M
Adequate Public Schools (Sec. 5.16)	Unknown at this time. Will be investigated at next level submittal. Durham County schools.		UNK
Inclusionary Zoning (Sec. 3.10)	Required	Consistent with Town vision. Details to be provided at CZ submittal.	✓
Landscape			
Buffer – North (Sec. 5.6.2)	100' buffer against I-40	50'	M
Buffer – East (Sec. 5.6.2)	10'	0'-10' modification request	M
Buffer – South (Sec. 5.6.2)	10'	10'	✓
Buffer - West (Sec. 5.6.2)	10'	modification request anticipated	M



Tree Canopy (Sec. 5.7)	min 30%	>10% + new planted trees	✓
Landscape Standards (Sec. 5.9.6)		expect proposed landscaping to meet LUMO standards	✓
Environment			
Resource Conservation District (Sec. 3.6)	present	will be protected	✓
Erosion Control (Sec. 5.3.1)	required	State regulations will be met	✓
Steep Slopes (Sec. 5.3.2)	present on site perimeter	disturbance of man-made steep slopes expected	N/A
Stormwater Management (Sec. 5.4)	required	ponds proposed	✓
Land Disturbance	will require State permit	>4 ac - will require State permit	✓
Impervious Surface (Sec. 3.8)	.5/.7	9.5 ac .60	✓
Solid Waste & Recycling	required	provided	✓
Jordan Riparian Buffer (Sec. 5.18)	present	protected	✓
Access and Circulation			
Road Improvements (Sec. 5.8)	unknown	road improvements anticipated	UNK
Vehicular Access (Sec. 5.8)		2 driveways proposed	✓
Bicycle Improvements (Sec. 5.8)	unknown	Bicycle parking provided on site. Bike route proposed	UNK
Pedestrian Improvements (Sec. 5.8)	street sidewalk	street sidewalk proposed	✓
Traffic Impact Analysis (Sec. 5.9)	unknown	will be provided at next level application as needed	UNK
Vehicular Parking (Sec. 5.9)		approx 535 spaces proposed	✓
Transit (Sec. 5.8)	unknown	no transit improvements proposed	UNK
Bicycle Parking (Sec. 5.9)	required	provided in building and on site	✓
Parking Lot Standards (Sec. 5.9)	per Town Design Manual	will meet Town code	✓
Technical			



Fire	required	access will meet State code	✓
Site Improvements	required	will be provided	✓
Schools Adequate Public Facilities (Sec. 5.16)	unknown	will be investigated at next level submittal	UNK
Recreation Area (Sec. 5.5)	required	indoor and outdoor rec facilities will be provided	✓
Lighting Plan (Sec. 5.11)	required	will meet Town code	✓
Homeowners Association (Sec. 4.6)	NA		NA

Symbol	Meaning	Symbol	Meaning
✓	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

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 and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

	Application fee (refer to fee schedule)	Amount Paid \$	380.00
n/a	Pre-application meeting – with appropriate staff		
X	Digital Files - provide digital files of all plans and documents		
X	Concept Project Fact Sheet		
X	Statement of Compliance with Design Guidelines (1 copies)		
X	Statement of Compliance with Comprehensive Plan (1 copies)		
X	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
X	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
	Mailing fee for above mailing list	Amount Paid \$	50.00
X	Developer's Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to: <ul style="list-style-type: none">• Natural features of site• Access, circulation, and mitigation of traffic impacts• Arrangement and orientation of buildings• Natural vegetation and landscaping• Impact on neighboring properties• Erosion, sedimentation, and stormwater		
X	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
X	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets 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 and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



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

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location