

# Huse Street Residential

## Concept Plan Application

22 March 2022

### Response to Project Summary Questions

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

- Small Area Plan – N/A
- Overall Zone – Yes / NCD - N/A
- Study Area – N/A
- Land Use Plan – *This parcel is adjacent to the North 15 501 Corridor Focus Area as described in the Future Land Use Map / Charting Our Future report December 2020. It would be a continuation of the land uses promoted in that focus area. Though called out as low density residential in the FLUM, the parcel is adjacent to a large medium density zone.*
- *The site is within Town limits.*

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

*No – it would be an extension of the adjacent more dense development being promoted in the North 15 501 Corridor Focus Area as described in the Future Land Use Map / Charting Our Future report December 2020.*

3. Would the proposed project require a rezoning?

*Yes.*

4. What is the proposed zoning district?

*Existing zoning is R-2.*

*Zoning to accommodate multi-family residential at a density of 25 units/ac and an FAR of .515 could be OI-3.*

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

*It is expected that the applicant would ask for modifications to the street landscape buffer. There may also be modification request for disturbance of manmade steep slopes.*

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

*The entire project will be residential. The developer is expected to offer some percentage of the units as affordable and workforce such that the blended rental rate of all units in the development is 80% of AMI. The developer has reached out to the Town's housing staff and has begun discussions with them regarding affordable housing offering.*

- 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?  
*The developer has begun talking with the Town housing department.*
  - c. Is the project for ownership or rental?  
*Rental.*
7. Are there existing conditions that impact the site design (i.e. 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)?  
  
*Yes. There is an existing farm pond at the south end of the site. The developer intends to keep this pond in place, perhaps in a smaller configuration, for recreation / aesthetic purposes. Stormwater mitigation will be dealt with in a separate facility.*
8. Has the applicant addressed traffic impact? Traffic and circulation issues?  
  
*Traffic impacts will be assessed at the time of formal conditional zoning application. Recent improvements have been made to Old Chapel Hill Road with the addition of the round-about at Pope, widening of the street, and addition of sidewalks to the east. It is expected that one entry to the development will be across from a driveway associated with the proposed 5500 Old Chapel Hill Road development, and that a second access will be located on Pope Road across from and lined up with Olde Coach Road.*
9. How is the application compatible with the surrounding neighborhood and/or district?  
  
*There are two apartment projects currently proposed for the north side of Old Chapel Hill Road in this block. This project is compatible with those developments and also includes lower density townhome and cottage areas which would provide a transition between the future area higher density multi-story apartment buildings and the existing single-family homes and townhomes existing to the south and east of the development.*
10. Has the applicant discussed the project with adjacent neighbors?  
  
*The contract purchaser has not formally spoken with adjacent landowners.*



## CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 0709-01-097325 / 0709-01-09-8651

Date: 22 March 2022

### Section A: Project Information

Project Name: Huse Street Residential

Property Address: 5503 Old Chapel Hill Rd, 99/101/103/113 Huse St, 4004 Pope Rd Zip Code: 27707

Use Groups (A, B, and/or C): A Existing Zoning District: R-2

Project Description: approx 240 apartments and townhomes with surface parking

### 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: wramsdn@cjtpa.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:

3.22.2022

#### Owner/Contract Purchaser Information:

☐ Owner

☒ Contract Purchaser

Name: EB Capital Partners, Attn: Ernest Brown

Address: 100 Silers Fen Court

City: Chapel Hill State: NC Zip Code: 27517

Phone: 202-586-3062 Email: ebrown@ebcapitalpartners.com

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*Ernest Brown II*

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## Concept Plan Project Fact Sheet

Site Description	
Project Name	Huse Street Residential
Address	5503 Old Chapel Hill Rd, 4004 Pope Rd, 99/101/103/113 Huse St
Property Description	9.7 acres on the SW corner of Old Chapel Hill Rd and Pope Rd, Durham Co
Existing Land Use	Single family homes - site is mostly wooded
Proposed Land Use	Multi-family - apartments, townhomes, and cottages
Orange County Parcel Identifier Numbers	Dur Co 0709-01-08-8896/9484, 0709-01-18-0995/1813/0689/2643
Existing Zoning	R-2
Proposed Zoning	OI-3
Application Process	Concept Plan >> Conditional Zoning >> ZCP
Comprehensive Plan Elements	Located adjacent to the North 15 501 Corridor focus area. Comprehensive plan calls for multi-family residential 4-6 stories there
Overlay Districts	3.6.3 RCD

Topic	Requirement	Proposal	Status
<b>Use/Density</b> ( <a href="#">Sec. 3.7</a> )	Multi-Family >7 permitted	Multi-family 180 units	✓
<b>Dimensional Standards</b> ( <a href="#">Sec. 3.8</a> )	lot area 2,000 sf, frontage 15 lf no height or setback limitations	exceeds lot area and frontage	✓
<b>Floor area</b> ( <a href="#">Sec. 3.8</a> )	.566	.515 based on gross land area	✓
<b>Modifications to Regulations</b> ( <a href="#">Sec. 4.5.6</a> )	buffers	-street buffer	M
<b>Adequate Public Schools</b> ( <a href="#">Sec. 5.16</a> )	Unknown at this time. Will be investigated at CZ submittal.		UNK
<b>Inclusionary Zoning</b> ( <a href="#">Sec. 3.10</a> )	Required	Consistent with Town vision. Details to be provided at CZ submittal.	✓
<b>Landscape</b>			
<b>Buffer – North</b> ( <a href="#">Sec. 5.6.2</a> )	30' buffer against Old C H Rd	20-30'	M
<b>Buffer – East</b> ( <a href="#">Sec. 5.6.2</a> )	30' buffer against Pope Rd	20-30'	M
<b>Buffer – South</b> ( <a href="#">Sec. 5.6.2</a> )	10'	10'	✓
<b>Buffer - West</b> ( <a href="#">Sec. 5.6.2</a> )	10'	10'	✓



<b>Tree Canopy</b> ( <a href="#">Sec. 5.7</a> )	min 30%	>30%	✓
<b>Landscape Standards</b> ( <a href="#">Sec. 5.9.6</a> )			✓
<b>Environment</b>			
<b>Resource Conservation District</b> ( <a href="#">Sec. 3.6</a> )	possibly around pond	may request encroachment	✓
<b>Erosion Control</b> ( <a href="#">Sec. 5.3.1</a> )	required	State regulations will be met	M
<b>Steep Slopes</b> ( <a href="#">Sec. 5.3.2</a> )	no slopes >25%	n/a	✓
<b>Stormwater Management</b> ( <a href="#">Sec. 5.4</a> )	required	underground detention proposed	✓
<b>Land Disturbance</b>	will require State permit	>4 ac - will require State permit	✓
<b>Impervious Surface</b> ( <a href="#">Sec. 3.8</a> )	.5/.7	< .5	✓
<b>Solid Waste &amp; Recycling</b>	required	provided	✓
<b>Jordan Riparian Buffer</b> ( <a href="#">Sec. 5.18</a> )	not present	n/a	✓
<b>Access and Circulation</b>			
<b>Road Improvements</b> ( <a href="#">Sec. 5.8</a> )	unknown	no road improvements anticipated or proposed	UNK
<b>Vehicular Access</b> ( <a href="#">Sec. 5.8</a> )		2 driveways proposed	✓
<b>Bicycle Improvements</b> ( <a href="#">Sec. 5.8</a> )	unknown	Bicycle parking provided on site. No trail improvements proposed	UNK
<b>Pedestrian Improvements</b> ( <a href="#">Sec. 5.8</a> )	street sidewalk	street sidewalk proposed	✓
<b>Traffic Impact Analysis</b> ( <a href="#">Sec. 5.9</a> )	unknown	will be provided at CZ application as needed	UNK
<b>Vehicular Parking</b> ( <a href="#">Sec. 5.9</a> )	min 307 spaces, max 415	415 spaces proposed	✓
<b>Transit</b> ( <a href="#">Sec. 5.8</a> )	unknown	no transit improvements proposed	UNK
<b>Bicycle Parking</b> ( <a href="#">Sec. 5.9</a> )	required	provided in building and on site	✓
<b>Parking Lot Standards</b> ( <a href="#">Sec. 5.9</a> )	per Town Design Manual	will meet Town code	✓
<b>Technical</b>			



<b>Fire</b>	required	access will meet State code	✓
<b>Site Improvements</b>	required	will be provided	✓
<b>Schools Adequate Public Facilities</b> ( <a href="#">Sec. 5.16</a> )	unknown	will be investigated at CZ submittal	UNK
<b>Recreation Area</b> ( <a href="#">Sec. 5.5</a> )	required	indoor and outdoor rec facilities will be provided	✓
<b>Lighting Plan</b> ( <a href="#">Sec. 5.11</a> )	required	will meet Town code	✓
<b>Homeowners Association</b> ( <a href="#">Sec. 4.6</a> )	NA		NA

Symbol	Meaning	Symbol	Meaning
✓	Meets Standard	<b>M</b>	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](mailto:planning@townofchapelhill.org).

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

## 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