

06-07-2023 Town Council Meeting

Responses to Council Questions

ITEM #4: Open the Legislative Hearing: Future Land Use Map Amendment and Conditional Zoning Application for Chapel Hill Crossing at Old Chapel Hill Road and Huse Street

Council Question:

What is the applicant's rationale for providing no affordable for sale units and affordable rentals only at the 80 percent of AMI level?

Staff Response:

The applicant has indicated that the majority of the for-sale homes are designed as cottages & rowhouses with smaller footprints and will be priced at a more obtainable price point than what is currently being offered in the market with new construction. The design and mix are inherently geared to creating a more affordable neighborhood. The applicant suggests that sales prices could start from \$260,000. Staff notes that while smaller units may result in a less expensive product than a larger unit, all other factors being equal, the pricing would not be enforceable as currently proposed. Construction of new units of this size will contribute to the Town's overall housing stock of for sale units of this size, possibly taking some pressure off the existing housing market.

Council Question:

For each of the two sites, how many parking spaces will be surface parking and how many in structured or below building parking?

Staff Response:

Parking counts will be finalized at the Final Plans review stage and reviewed for LUMO compliance at that time. The applicant has provided the following preliminary distribution of parking by location and type

- i. North side: 158 surface spaces + 40 under-building spaces (20%) = 198 total spaces*
- ii. South side: 90 surface spaces + 605 structured and under-building spaces (87 %) = 695 total spaces*
- iii. Total: 248 surface spaces + 645 structured and under-building spaces (72%) = 893 total spaces*
- iv. The project proposes a range of unit quantities and sizes. The parking will comply with parking count ranges allowed in the LUMO and will approximately follow the surface/structured percentages noted.*

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Council Question:

Can the applicant provide visuals showing the evolution of the project from the original concept plan to what they are now seeking approval for?

Applicant Response:

The applicant has provided the visuals below, which are also included in the applicant's presentation.



North concept October 2021



Current conditional zoning proposal

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South concept June 2022



Current conditional zoning proposal

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Council Question:

As regards removing the dedicated STR restriction, would it apply to everything or only to ADUs?

Applicant Response:

The applicant has stated that removal of the STR restriction would apply only to the ADU's. Short-term rentals are a tool for making the for-sale housing more affordable. The applicant accepts the STR restriction for rental apartment units.

Council Question:

What is the estimated timing for full build out of the project?

Applicant Response:

The applicant has stated that estimated timing for full build-out is 5 years.

Council Question:

I have heard this repeated several times lately: "pedestrian connectivity to Durham via existing overpasses is poor." What is the source of this information? Can we validate it with a cited source and, if accurate, the reasons why?

Staff Response:

The main reasoning for this statement is that the Old Chapel Hill Road bridge over I-40 does not have any sidewalks or dedicated pedestrian facilities. A pedestrian on the bridge would need to walk in the road or existing bike lane. The only alternative crossings of I-40 for connectivity to Durham are at the 15-501 and NC 54 interchanges.