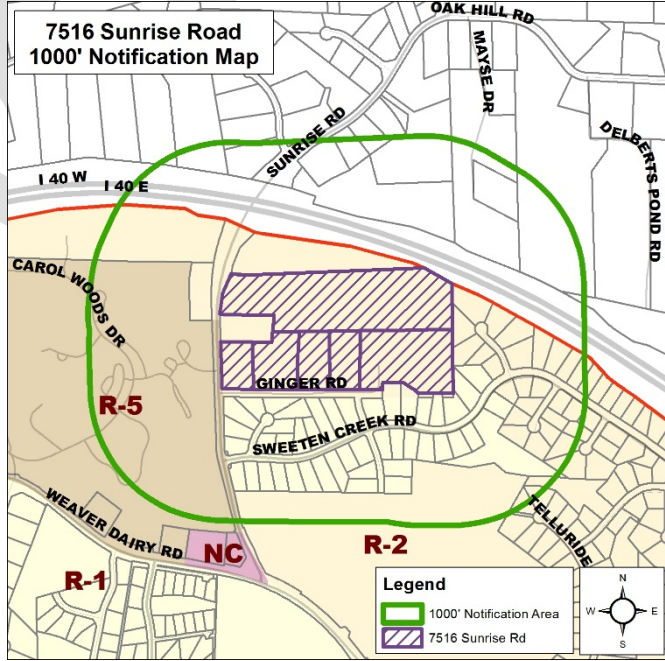




CONSIDER AN APPLICATION FOR CONDITIONAL ZONING – WEAVER'S GROVE

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Judy Johnson, Interim Planning Director
Becky McDonnell, Planner II
Jake Lowman, Senior Planner

PROPERTY ADDRESS 7516 Sunrise Road	MEETING DATE(S) February 25, 2020 – CDC and TCAB March 10, 2020 – HAB and ESAB March 17, 2020 – Planning Commission	APPLICANT Ballentine Associates
STAFF RECOMMENDATION That the Housing Advisory Board, Environmental Stewardship Advisory Board, Community Design Commission, Transportation and Connectivity Advisory Board, and Planning Commission review and make a recommendation on the application to the Town Council.		
PROCESS Conditional Zoning is a legislative process that allows Town Council to review the rezoning application for consistency with the Land Use Plan in the Comprehensive Plan. If the proposed conditional zoning district is located in a Low Residential Land Use Category, the Town Council must approve a Land Use Plan Amendment prior to proceeding. The applicant has submitted an accompanying Land Use Plan Amendment, which will be reviewed by the Council, to update the site's designation to medium-density residential.	DECISION POINTS The applicant is requesting the following modifications to regulations: • Restricted uses allowed in the Neighborhood Commercial-CZ (NC-CZ) zoning district • Alternative dimensional standards to allow for more compact development • Land disturbance in Upland RCD zone • Land disturbance in Managed Use and Upland RCD zones for an off-site berm • Impervious surface in landscape buffer • Reduced planting strip adjacent to multi-family buildings	
PROJECT OVERVIEW Weaver's Grove, a residential community developed by Habitat for Humanity, will provide approximately 99 affordable housing units for those earning between 30% and 80% of the area median income. The community will also include approximately 135 market rate units, for a total of 235 units. The units will be a mix of townhomes, duplexes, condominiums, and single family homes. The development will also include amenities such as a café, community center, garage, dog park, walking trails, a splash pad, playgrounds, and community garden.	PROJECT LOCATION 	
ATTACHMENTS	1. Technical Report 2. Project Details Table 3. Draft Resolution A (Approving the Application) 4. Draft Resolution B (Denying the Application) 5. Applicant Materials	



TECHNICAL REPORT

PROJECT OVERVIEW

The application proposes a Residential-6-Conditional Zoning (R-6-CZ) district as well as Neighborhood Commercial-Conditional Zoning (NC-CZ) district to the site in order to accommodate 235 dwelling units and approximately 19,000 square feet of commercial space for community amenities. The site currently consists of five separate parcels with existing single-family homes and a greenhouse. The Statement of Justification explains that the applicant is seeking a Conditional Zoning in order to develop the site to a greater intensity than what is allowed by the existing Residential-2 (R-2) zoning district. More details about the proposed development can be found in the applicant's narrative and statement of justification.

Information about the site and proposed zoning districts can be found below, as well as a list of proposed Modifications to Regulations, other important considerations that Staff has identified, and an analysis of the project's consistency with the Comprehensive Plan and relevant Findings of Fact.

SITE CONTEXT

Staff has identified the following physical and regulatory characteristics of the land which are relevant to consideration of a Zoning Atlas Amendment:

- The 32.56 acre subject site is located on Sunrise Road, between Ginger Road and Interstate 40, at the north edge of the Town limits. The site was recently annexed into the Town limits.
- Properties immediately to the south and east are part of the Chandler's Green neighborhood, and are zoned Residential-1 (R-1) and Residential-2 (R-2). Further to the south is East Chapel Hill High School and Cedar Falls Park.
- The property to the west is Carol Woods Retirement Community which is zoned Residential-5-C (R-5-C).
- Immediately to the north are the Town limits and Interstate 40.
- The site contains a perennial stream in the northwest area of the site, and an intermittent stream in the southeast area of the site. There appears to be no floodplain affecting the site.

PROPOSED ZONING

The applicant has submitted a Conditional Zoning application, which allows review of the development proposal in conjunction with the rezoning, and which allows site-specific standards to be formulated and applied as conditions through a legislative process. The Conditional Zoning application provides an opportunity to establish conditions that modify use, intensity, and development standards in order to address impacts reasonably expected to be

generated by development. Conditions can also address conformance of the development with town regulations and adopted plans. A –CZ suffix would be added to the zoning district designation to incorporate the approved conditions. The applicant has proposed two different Conditional Zoning districts for different areas of the site, as shown on the site plan: Residential-6-CZ (R-6–CZ) and Neighborhood Commercial-CZ (NC–CZ).

The intent of the Residential-6 (R-6) zoning district is “to provide for residential development of appropriate intensities consonant with the suitability of land, availability of public services, accessibility to major activity centers and transportation systems, and compatibility with surrounding development.”¹

The intent of the Neighborhood Commercial (NC) zoning district is to “provide for the development of low-intensity commercial and service centers that are accessible by pedestrians from the surrounding neighborhoods, serve the daily convenience and personal service needs of the surrounding neighborhoods, and are of such a nature as to minimize conflicts with surrounding residential uses.”

The applicant has proposed modifications to permitted uses and dimensional standards for the proposed zoning districts, among other requested modifications, as summarized in the Modifications to Regulations section below.

PROPOSED MODIFICATIONS TO REGULATIONS

- Section 3.8 Dimensional Standards:** LUMO Table 3.8-1 specifies dimensional standards for the Residential-6 (R-6) and Neighborhood Commercial (NC) zoning districts, including minimum lot size, frontage, width, setbacks, and more.

The Conditional Zoning application proposes to modify the dimensional standards, as summarized in the table below:

		Lot Size	Frontage	Lot Width	Street Setback	Interior Setback	Solar Setback
	<i>Residential-6 (R-6) Standards</i>	<i>5,500 sf</i>	<i>40'</i>	<i>50'</i>	<i>20'</i>	<i>6'</i>	<i>8'</i>
	<i>Neighborhood Commercial (NC) Standards</i>	<i>5,500 sf</i>	<i>40'</i>	<i>40'</i>	<i>24'</i>	<i>8'</i>	<i>11'</i>
Proposed Standards	Single-Family	2,000 sf	18'	18'	5'	3'	3'
	Townhomes	1,100 sf	18'	18'	5'	3'	3'
	Multi-Family	n/a	20'	20'	0'	3'	3'

Staff Comment: The applicant proposes to reduce dimensional requirements in order to allow for increased density and compact development. Staff believes that Council could find a public purpose for the altered dimensional standards as the increased density will allow for additional affordable housing units, which is a stated goal of the Council. Additionally, the applicant has proposed buffers greater than what is required by the Ordinance in order to reduce impacts on surrounding properties.

¹ LUMO Section 3.3.5

2) Section 3.6.3 Land Disturbance in the Resource Conservation District (RCD)

(on-site): Land disturbance is limited to specific percentages of the total land area in different zones of the RCD. The Streamside zone is limited to 20% disturbance, and the Upland and Managed Use zones are limited to 40% disturbance. The applicant is proposing to disturb 32,236 sq. ft. (47%), of the Upland zone associated with the perennial stream in the northwest portion of the site, to allow grading for the Stormwater control measures.

Staff Comment: Staff believes that the Council could find a public purpose for the increased land disturbance, as the land disturbance is for the construction of Stormwater control measures in order to meet Ordinance standards and to provide a walking path as an additional amenity to the residents.

3) Section 3.6.3 Land Disturbance in the Resource Conservation District (RCD)

(off-site): The applicant is proposing a berm along Interstate 40 to reduce noise impacts on the residents. The applicant has also obtained an easement from the adjacent property owner to the north in order to extend the berm beyond the property limits and provide additional noise protection. In order to construct the berm, the applicant is proposing to disturb 7,077 sq. ft. (52%) of the Managed Use zone and 12,322 sq. ft. (98%) of the Upland zone on the adjacent property. Note that these area calculations are based on the easement area, not the entire RCD area on the adjacent property.

Staff Comment: Staff believes that the Council could find a public purpose for the increased land disturbance, as the construction of the berm will allow for improved conditions for the residents and adjacent property owners.

4) Section 5.6.4 Buffer Uses: The applicant is proposing to increase the allowed impervious surface within a Type "E" buffer to 1,000 square feet, to allow for a basketball court, a bike fix-it station, and a small section of a parking lot.

Staff Comment: Staff believes the Council could find a public purpose for the impervious surface in the buffer, as there will be additional amenities provided to the residents.

5) Section 5.9.5 Foundation Buffer Strip: The applicant is proposing to modify the minimum five foot (5') foundation buffer strip that is required for multifamily buildings to allow an average width of 5' (some areas will have less than a 5' buffer strip, while other areas will have greater than a 5' buffer strip).

Staff Comment: Staff believes the Council could find a public purpose for the altered buffer strip width, as the average width will meet the LUMO standards, and the request is due to the compact nature of the development and site restrictions, in order to allow for a greater number of housing units, including affordable housing units.

Council Findings and Public Purpose: The Council has the ability to modify the regulations according to Section 4.5.6 of the Land Use Management Ordinance. Staff believes that the Council could modify the regulations if it makes a finding in this particular case that public purposes are satisfied to an equivalent or greater degree. If the Council chooses to deny a request for modifications to regulations, the developer's alternative is to revise the proposal to comply with the regulations.

For additional information on the proposed modifications, please refer to the applicant's attached materials.

OTHER CONSIDERATIONS

- **Permitted Uses:** The applicant is proposing to limit the permitted uses in the Neighborhood Commercial (NC) zoning district as allowed by the Conditional Zoning process, to the following list:
 - Accessory uses
 - Barber shop/beauty salon
 - Business – General
 - Business – Office-type
 - Child day care facility
 - Dwelling Units, single-family
 - Dwelling Units, single-family with accessory apartment
 - Dwelling units, duplex
 - Parking, off-street
 - Place of assembly, up to 2,000 seating capacity
 - Public cultural facility
 - Public use facility
 - Recreational facility; non-profit
- **Application Fee Waiver Request:** The applicant and Town Staff have signed a Memorandum of Understanding regarding development application fees. The fees will be based on the portion of the project that meets affordable housing guidelines. For example, if 100% of the residential units are affordable, no fee will be required. If the applicant obtains a market partner, fees will be charged for the market rate portion of the project.
- **Payment-in-Lieu for Bicycle Improvements:** The Mobility Plan calls for bike lanes and sidewalks along Sunrise Road. The applicant will provide sidewalks on one side of Sunrise Road from the existing Ginger Road alignment south to Sweeten Creek Road. Town Staff has requested a Payment-in-Lieu for the remaining improvements. The applicant has requested a waiver for the Payment-in-Lieu, as the project will be providing a significant amount of affordable housing.
- **Recreation Area Payment-in-Lieu:** The Town has a policy to request 25% of the Recreation Space requirement in the form of a payment-in-lieu. Staff recommends that the project not be required to make this payment for the portion of the development that meets affordable housing guidelines.
- **Flexibility and Timing Requests and Clarifications:** The applicant has submitted additional information and requests for flexibility in several areas, which are described in more detail in the applicant's Statement of Justification, and include:
 - a. Flexibility on the percentage of affordable housing units to be developed, dependent on partnership with a market-rate developer who will build $\frac{1}{4}$ to $\frac{1}{2}$ of the dwelling units.
 - b. Flexibility to substitute duplexes, single-family, or townhouse units in certain areas depending on partnership with a market-rate developer and funding.
 - c. Flexibility for either front or rear loading garages on single-family lots.
 - d. Flexibility to remove certain amenities, while still meeting minimum recreation space requirements, based on funding.

- e. Flexibility in determining a phasing plan.
- f. Request for public solid waste and recycling service for single-family lots.

The applicant has also included clarifying information in the Statement of Justification on:

- a. Plans for constructing a noise berm along I-40.
- b. Starting and completion dates.

CONSISTENCY WITH THE COMPREHENSIVE PLAN AND OTHER DOCUMENTS

Town staff has reviewed this application for compliance with the themes from the [2020 Comprehensive Plan](#)², the standards of the [Land Use Management Ordinance](#)³, and the [Town of Chapel Hill, NC : Design Manual and Standard Details](#)⁴ and believes the Weaver's Grove proposal complies with several themes of the 2020 Comprehensive Plan:

Comprehensive Plan Themes: The following are themes from the 2020 Comprehensive Plan, adopted June 25, 2012:

☒		Create a Place for Everyone	☒		Develop Good Places, New Spaces
☒		Support Community Prosperity	☒		Nurture Our Community
☒		Facilitate Getting Around	☒		Grow Town and Gown Collaboration

Land Use Plan: The [2020 Land Use Plan](#)⁵, a component of the 2020 Comprehensive Plan, designates this site for low density residential. The applicant has submitted an accompanying Land Use Plan Amendment application, requesting to designate the site as medium density residential.

Staff Evaluation: North Carolina General Statute Section 160A-383 requires the Council to approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other applicable officially adopted plan when adopting or rejecting any zoning amendment.

Staff provides the following evaluation of this application's consistency with the 2020 Comprehensive Plan and other adopted plans:

- The Residential-6 (R-6) and Neighborhood Commercial (NC) districts encourage residential and supportive commercial uses, such as single and multi-family dwelling units and general business, public, and institutional uses. It also speaks to minimizing conflicts with adjacent land uses, which is consistent with the 2020 Land Use Plan.
- The applicant states that the project will be supportive of the Town's affordable housing goals. The master developer of the project is Habitat for Humanity of Orange County, who will partner with a market rate developer to build moderately priced, market rate

² <http://www.townofchapelhill.org/home/showdocument?id=15001>

³ https://www.municode.com/library/#!/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALAUSMA

⁴ <http://www.townofchapelhill.org/town-hall/departments-services/public-works/engineering/design-manual-and-standard-details>

⁵ <http://www.townofchapelhill.org/home/showdocument?id=1215>

homes to create a mixed income and mixed-housing type community. Both the affordable units and market rate units will fill identified housing gaps in the Town.

- The Mobility and Connectivity Plan calls for sidewalks and bike lanes along Sunrise Road. The applicant will provide a sidewalk along the eastern side of Sunrise Road south to Sweeten Creek Road, and is requesting a waiver of the payment-in-lieu for the remainder of these improvements.
- Finding #3 in the next section notes additional purposes of the 2020 Comprehensive Plan which may be achieved through this application.

FINDINGS OF FACT

In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town, it is intended that the Land Use Management Ordinance (as stated in Section 4.4) shall not be amended except:

- 1) To correct a manifest error in the chapter; or
- 2) Because of changed or changing conditions in a particular area or in the jurisdiction generally; or
- 3) To achieve the purposes of the Comprehensive Plan.

Staff provides below an evaluation of this application based on the three findings. Further information may be presented for the Council's consideration as part of the public hearing process. All information submitted at the public hearing will be included in the record of the hearing.

1) Finding #1: The proposed zoning amendment is necessary to correct a manifest error.

Arguments in Support: To date, no arguments in support have been submitted or identified by staff.

Arguments in Opposition: To date, no arguments in opposition have been submitted or identified by staff.

Staff Response: We believe, based on the information entered into the record to date, that there is no manifest error in the Town's Zoning Atlas Amendment related to the project site.

2) Finding #2: The proposed zoning amendment is necessary because of changed or changing conditions in a particular area or in the jurisdiction generally.

Arguments in Support: The applicant's Statement of Justification states that the proposal will fill a need in Town for quality affordable housing and moderately priced market-rate housing within the Urban Services Boundary. The site has adequate access to infrastructure and contains natural features that will enhance the development.

Arguments in Opposition: To date, no arguments in opposition have been submitted or identified by staff.

Staff Response: We believe, based on the information entered into the record to date, that the Council could make the finding that the proposed zoning amendment is in response to changing conditions in the northern Chapel Hill area and in the jurisdiction generally.

3) Finding #3: The proposed zoning amendment is necessary to achieve the purposes of the comprehensive plan.

Arguments in Support: The applicant's Statement of Consistency states that the proposed rezoning would contribute to the following elements of the Comprehensive Plan:

- Contribute to affordable housing needs (*Goal A Place for Everyone.4*)
- Job creation and new residential options (*Community Prosperity and Engagement.2*)
- Creation of a walkable community with transit access (*Getting Around.1*)
- Integration of a new community into existing neighborhoods (*Good Places, New Spaces.5*)
- Natural area preservation and high quality Stormwater control measures (*Nurturing Our Community.3 & .8*)
- Contribute to housing for UNC and UNC Health Care employees (*Goal Town and Gown Collaboration.4*)

Arguments in Opposition: Members of the public have identified concerns related to impacts and noise from I-40, increased traffic in the vicinity, and stormwater runoff.

Staff Response: We believe, based on the information entered into the record to date, that the Council could make the finding that the proposed zoning amendment is necessary to achieve the purposes of the Comprehensive Plan.



PROJECT FACT SHEET

Project Details

Site Description	
Project Name	Weaver's Grove
Address	7516 Sunrise Road
Property Size (NLA)	1,418,157 SF (32.56 acres)
Existing	Single-family homes and a greenhouse
Orange County Parcel Identifier Numbers	9890-06-5926, 9890-16-0437, 9890-06-6312, 9890-06-3350, 9890-06-0413
Existing Zoning	Residential-2 (R-2)
Proposed Zoning	Residential-6-Conditional Zoning (R-6-CZ) and Neighborhood Commercial-Conditional Zoning (NC-CZ)

Site Development Standards

Topic	Comment	Status																												
Development Intensity																														
Use / Density (Sec. 3.7)	Uses in Neighborhood Commercial-CZ (NC-CZ) zoning district restricted to the following: • Accessory uses • Barber shop/beauty salon • Business – General • Business – Office-type • Child day care facility • Single and multi-family residential • Parking, off-street • Place of assembly, up to 2,000 seating capacity • Public cultural facility • Public use facility • Recreational facility; non-profit	M																												
Dimensional Standards (Sec. 3.8)	Alternative dimensional standards proposed: <table><tr><th></th><th>Lot Size</th><th>Frontage</th><th>Lot Width</th><th>Street Setback</th><th>Interior Setback</th><th>Solar Setback</th></tr><tr><td>Single-Family</td><td>2,000 sf</td><td>18'</td><td>18'</td><td>5'</td><td>3'</td><td>3'</td></tr><tr><td>Townhomes</td><td>1,100 sf</td><td>18'</td><td>18'</td><td>5'</td><td>3'</td><td>3'</td></tr><tr><td>Multi-Family</td><td>N/A</td><td>20'</td><td>20'</td><td>0'</td><td>3'</td><td>3'</td></tr></table>		Lot Size	Frontage	Lot Width	Street Setback	Interior Setback	Solar Setback	Single-Family	2,000 sf	18'	18'	5'	3'	3'	Townhomes	1,100 sf	18'	18'	5'	3'	3'	Multi-Family	N/A	20'	20'	0'	3'	3'	M
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Multi-Family	N/A	20'	20'	0'	3'	3'																								
Floor area (Sec. 3.8)	Maximum of 406,063 sq. ft.; Proposed 377,500 sq. ft.																													
Landscape																														
Buffer – North (Sec. 5.6.2)	Required: Type “E” 100’ buffer Proposed: 100’ buffer and berm, with 1,000 sq. ft. of impervious surface for a basketball court	M																												
Buffer – East (Sec. 5.6.2)	Required: None Proposed: 22-85’ Type “B” buffer																													

Buffer – South (Sec. 5.6.2)	<i>Required:</i> None <i>Proposed:</i> 25-85' Type "A" and "B" buffers	
Buffer - West (Sec. 5.6.2)	<i>Required:</i> Type "B" buffer required if multifamily <i>Proposed:</i> None	
Tree Canopy (Sec. 5.7)	<i>Required:</i> 30% <i>Proposed:</i> 46.5%	
Landscape Standards (Sec. 5.9.6)	<i>Required:</i> 5' foundation buffer planting strip <i>Proposed:</i> Average of 5' foundation buffer planting strip	M
Environment		
Resource Conservation District (Sec. 3.6)	<i>Required:</i> Maximum of 40% land disturbed in Upland and Managed Use Zones <i>Proposed:</i> 32,236 sq. ft. (47%) land disturbance in Upland Zone for construction of Stormwater control measures; 7,077 sq. ft. (98%) disturbance in Managed Use Zone and 12,322 sq. ft. (58%) disturbance in Upland Use Zone for off-site construction of a berm along I-40	M
Erosion Control (Sec. 5.3.1)	Orange County Erosion Control permit required	
Steep Slopes (Sec. 5.3.2)	<i>Required:</i> Disturb < 25% of slopes greater than 25% slope <i>Proposed:</i> Disturb 20.6% of steep slope area (2,722 sf)	
Stormwater Management (Sec. 5.4)	9 stormwater control measures (constructed wetlands, permeable pavement, bioretention cell, underground detention) proposed throughout site designed to meet or exceed LUMO 5.4 standards	
Land Disturbance	1,149,818 sq. ft. (26.4 acres)	
Impervious Surface	572,000 sq. ft. (13 acres) (36.7% of gross land area)	
Solid Waste & Recycling	Private trash pickup proposed, except for single-family, where public pickup has been requested	
Jordan Riparian Buffer (Sec. 5.18)	11,544 sq. ft. of disturbance proposed (8.2% of total) for walking path, sanitary sewer, and storm drainage outfalls	
Access & Circulation		
Road Improvements (Sec. 5.8)	Addition of right turn lane with 75' storage on Sunrise Rd into development	
Vehicular Access (Sec. 5.8)	Access proposed at existing Ginger Road alignment, and Amesbury Drive	
Bicycle Improvements (Sec. 5.8)	Request waiver for payment-in-lieu for bike lanes along Sunrise Road	
Pedestrian Improvements (Sec. 5.8)	Extend sidewalk south along Sunrise Road to Sweeten Creek Road	
Traffic Impact Analysis (Sec. 5.9)	TIA Executive Summary attached	
Vehicular Parking (Sec. 5.9)	<i>Required:</i> 378 min – 495 max spaces <i>Proposed:</i> 432 spaces	

Transit (Sec. 5.8)	Construct a transit stop with a shelter and request service through Chapel Hill Transit	
Bicycle Parking (Sec. 5.9)	82 spaces required (82 proposed)	
Electric Vehicle Parking	2 spaces proposed	
Parking Lot Standards (Sec. 5.9)	Constructed to Town Standards	
Technical		
Fire	Meet Town Standards	
Site Improvements	235 residential units with community amenities, including a community garden, café, dog park, walking trails, and playground	
Schools Adequate Public Facilities (Sec. 5.16)	Application must comply	
Inclusionary Zoning Ordinance (Sec. 3.10)	99 of 235 residential units are proposed to be affordable units (42%)	
Recreation Area (Sec. 5.5)	<i>Required:</i> 77,999 sq. ft. (5%) <i>Proposed:</i> 108,725 sq. ft. (7%)	
Lighting Plan (Sec. 5.11)	Maximum of 0.3 foot-candles at property line	
Homeowners Association (Sec. 4.6)	Yes	

Project Summary Legend

Symbol	Meaning
	Meets Requirements
M	Seeking Modification
C	Requires Council Endorsement
FP	Required at Final Plan
NA	Not Applicable

ORDINANCE A
(Approving the Conditional Zoning Application)

AN ORDINANCE AMENDING THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 7516 SUNRISE ROAD TO RESIDENTIAL-6-CONDITIONAL ZONING (R-6-CZ) AND NEIGHBORHOOD COMMERCIAL-CONDITIONAL ZONING (NC-CZ) (PROJECT #19-081)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by Ballentine Associates, on behalf of Habitat for Humanity of Orange County, to rezone a 32.56 acre parcel located at 7516 Sunrise Road on property identified as Orange County Property Identifier Numbers 9890-06-5926, 9890-16-0437, 9890-06-6312, 9890-06-3350, 9890-06-0413, to allow a residential community with supportive retail and amenities, and finds that the amendment if enacted, is reasonable and in the public's interest and is warranted to achieve the purposes of the Comprehensive Plan, as explained by, but not limited to, the following goals of the Comprehensive Plan:

- Contribute to affordable housing needs (*Goal A Place for Everyone.4*)
- Job creation and new residential options (*Community Prosperity and Engagement.2*)
- Creation of a walkable community with transit access (*Getting Around.1*)
- Integration of a new community into existing neighborhoods (*Good Places, New Spaces.5*)
- Natural area preservation and high quality Stormwater control measures (*Nurturing Our Community.3 & .8*)
- Contribute to housing for UNC and UNC Health Care employees (*Goal Town and Gown Collaboration.4*)

WHEREAS, the application, if rezoned to Residential-6-Conditional Zoning (R-6-CZ) and Neighborhood Commercial-Conditional Zoning (NC-CZ) according to the rezoning plan dated February 4, 2020, and the conditions listed below would:

- 1) Conform with the applicable provisions of the Land Use Management Ordinance and Town Code
- 2) Conform with the Comprehensive Plan
- 3) Be compatible with adjoining uses
- 4) Mitigate impacts on surrounding properties and the Town as a whole
- 5) Be harmonious with existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities
- 6) Be harmonious with natural systems such as hydrology, topography, and other environmental constraints

MODIFICATIONS TO REGULATIONS

WHEREAS, the Council of the Town of Chapel Hill finds, in this particular case, that the proposed development with the following requested modifications to regulations satisfies public purposes to an equivalent or greater degree:

Section 3.8 Dimensional Standards Modification: Modify the dimensional standards for the Residential-6 (R-6) and Neighborhood Commercial (NC) zoning districts as summarized in the table below:

Proposed Standards	Lot Size	Frontage	Lot Width	Street Setback	Interior Setback	Solar Setback
Single-Family	2,000 sf	18'	18'	5'	3'	3'
Townhomes	1,100 sf	18'	18'	5'	3'	3'
Multi-Family	n/a	20'	20'	0'	3'	3'

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree as the increased density will allow for additional affordable housing units, which is a stated goal of the Council. Additionally, the applicant has proposed buffers greater than what is required by the Ordinance in order to reduce impacts on surrounding properties.

Section 3.6.3 Land Disturbance in the Resource Conservation District (RCD) (on-site) Modification: Modify the amount of land disturbance permitted in the Resource Conservation District to 47% (32,236 sq. ft.) of the Upland zone.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree as the land disturbance is for the construction of stormwater control measures in order to meet Ordinance standards and to provide a walking path as an additional amenity to the residents.

Section 3.6.3 Land Disturbance in the Resource Conservation District (RCD) (off-site) Modification: Modify the amount of land disturbance permitted in the Resource Conservation District to 52% in the Managed Use Zone (7,077 sq. ft.) and 98% (12,322 sq. ft.) of the Upland Zone.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree as the construction of the berm will allow for improved conditions for the residents and adjacent property owners.

Section 5.6.4 Buffer Uses Modification: Modify the amount of impervious surface within a Type "E" buffer to 1,000 square feet.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree as there will be additional amenities provided to the residents.

Section 5.9.5 Foundation Buffer Strip: Modify the minimum five foot (5') foundation buffer strip required for multifamily buildings to allow an average width of 5' (some areas will have less than a 5' buffer strip, while other areas will have greater than a 5' buffer strip).

This finding is based on the determination that the request is due to the compact nature of the development and site restrictions, in order to allow for a greater number of housing units, including affordable housing units.

CONDITIONAL USES

BE IT FURTHER ORDAINED by the Council of the Town of Chapel Hill that it finds, in this particular case, the proposed rezoning with the following uses, subject to the conditions below, satisfies the purposes of Residential-6-Conditional Zoning (R-6-CZ) and Neighborhood Commercial-Conditional Zoning (NC-CZ).

BE IT FURTHER ORDAINED by the Council of the Town of Chapel Hill that the Chapel Hill Zoning Atlas be amended as follows:

SECTION I

The following Orange County parcels identified by Parcel Identifier Number (PIN) 9890-06-5926, 9890-16-0437, 9890-06-6312, 9890-06-3350, 9890-06-0413, described below, shall be rezoned to Residential-6-Conditional Zoning (R-6-CZ) and Neighborhood Commercial-Conditional Zoning (NC-CZ):

BEGINNING at an existing iron pipe having NC Grid Coordinate (NAD 83) of N:806,364.38' E: 1,989,779.15' being along the eastern R/W of Sunrise Road (a 60' wide public R/W) and also being the southwest corner of lands owned by Chapel Hill Residential Retirement Center Inc (DB 1396, PG 6); thence South 88°15'57" East a distance of 240.18 feet to a point; thence North 01°45'41" West a distance of 357.01 feet to a point; thence South 88°27'56" East a distance of 146.60 feet to a point; thence North 01°33'51" East a distance of 76.58 feet to a point; thence North 01°22'12" East a distance of 131.02 feet to a point; thence North 88°59'21" West a distance of 395.27 feet to a point; thence North 04°38'25" East a distance of 152.44 feet to a point; thence North 13°37'56" East a distance of 162.21 feet to a point; thence North 89°39'08" East a distance of 1,468.40 feet to a point; thence South 66°56'00" East a distance of 281.96 feet to a point; thence South 00°20'40" East a distance of 140.77 feet to a point; thence South 00°20'52" East a distance of 221.54 feet to a point; thence South 00°22'55" West a distance of 464.66 feet to a point; thence North 89°10'31" West a distance of 274.91 feet to a point; thence North 00°49'30" East a distance of 11.48 feet to a point; thence North 55°50'07" West a distance of 129.38 feet to a point; thence North 89°09'06" West a distance of 160.99 feet to a point; thence South 00°49'17" West a distance of 49.94 feet to a point; thence South 00°48'03" West a distance of 65.24 feet to a point; thence North 89°29'07" West a distance of 155.26 feet to a point; thence North 89°29'03" West a distance of 50.00 feet to a point; thence North 89°21'49" West a distance of 163.72 feet to a point; thence North 89°28'23" West a distance of 110.19 feet to a point; thence North 89°38'22" West a distance of 134.58 feet to a point; thence North 88°42'15" West a distance of 36.54 feet to a point; thence North 88°16'25" West a distance of 260.49 feet to a point; thence North 88°11'02" West a distance of 69.71 feet to a point; thence North 88°18'05" West a distance of 146.68 feet to a point; thence North 88°18'05" West a distance of 84.99 feet to a point; thence North 06°30'07" West a distance of 60.65 feet to a point; to the point of BEGINNING, containing an area of 1,469,146 square feet, or 33.72 acres, more or less.

Of these Orange County parcels, the area, described below, shall be rezoned to Residential-6-Conditional Zoning (R-6-CZ):

BEGINNING at an existing iron pipe at the intersection of the eastern right-of-way of Sunrise Road (a 60' wide public R/W) and the southern right-of-way of Ginger Road (a 60' wide public R/W), said iron having North Carolina State Plane Coordinates (NAD83) of N:806,304.12', E: 1,989,786.02'; thence crossing the R/W of Ginger Road North 06°30'07" West a distance of 60.65 feet to a point; thence with the R/W of Ginger Road South 88°17'40" East a distance of 240.18 feet to a point; thence leaving the R/W of Ginger Road

North 01°45'41" West a distance of 356.89 feet to a point; thence South 88°27'56" East a distance of 146.60 feet to a point; thence North 01°33'51" East a distance of 76.58 feet to a point; thence North 01°22'12" East a distance of 131.02 feet to a point; thence North 88°59'21" West a distance of 395.27 feet to a point on the eastern R/W of Sunrise Road; thence with the eastern R/W of Sunrise Road North 04°38'25" East a distance of 152.44 feet to a point; thence North 13°37'56" East a distance of 162.21 feet to a point; thence leaving the R/W of Sunrise Road North 89°39'18" East a distance of 1,468.40 feet to a point on the southern R/W of Interstate 40; thence with the southern R/W of Interstate 40 South 66°56'00" East a distance of 281.96 feet to a point; thence leaving the Southern R/W of Interstate 40 South 00°20'40" East a distance of 140.77 feet to a point; thence South 00°20'52" East a distance of 221.54 feet to a point; thence South 00°22'55" West a distance of 464.66 feet to a point; thence North 89°10'31" West a distance of 274.91 feet to a point; thence North 00°49'30" East a distance of 11.48 feet to a point; thence North 55°50'07" West a distance of 129.38 feet to a point; thence North 89°09'06" West a distance of 160.99 feet to a point; thence South 00°49'17" West a distance of 49.94 feet to a point; thence South 00°30'38" West a distance of 35.24 feet to a point; thence North 89°29'03" West a distance of 157.35 feet to a point; thence South 02°51'05" East a distance of 30.05 feet to a point on the northeastern end of the existing R/W of Amesbury Drive (a 50' wide public R/W); thence with the northern end of the R/W of Amesbury Dr North 89°29'03" West a distance of 50.00 feet to a point on the northwestern corner of the existing R/W of Amesbury Dr; thence North 02°54'16" West a distance of 30.05 feet to a point; thence North 89°29'03" West a distance of 406.39 feet to a point; thence North 88°18'00" West a distance of 245.43 feet to a point; thence with a curve turning to the right with an arc length of 133.14 feet, with a radius of 275.00 feet, with a chord bearing of South 78°32'53" West, with a chord length of 131.85 feet to a point on the existing southern R/W of Ginger Road (a 60' wide public R/W); thence with the southern R/W of Ginger Road North 88°18'05" West a distance of 224.28 feet to thence North 06°30'07" West a distance of 60.65 feet to the point of BEGINNING, containing an area of 1,443,695 square feet, or 33.14 acres, more or less.

Of these Orange County parcels, the area, described below, shall be rezoned to Neighborhood Commercial–Conditional Zoning (NC-CZ):

COMMENCING at an existing iron pipe at the intersection of the eastern right-of-way of Sunrise Road (a 60' wide public R/W) and the southern right-of-way of Ginger Road (a 60' wide public R/W), said iron having North Carolina State Plane Coordinates (NAD83) of N:806,304.12', E: 1,989,786.02'; thence North 82°50'39" East 1242.55 feet to the point of BEGINNING; thence North 88°58'50" West a distance of 183.56 feet to a point; thence North 01°45'09" West a distance of 46.85 feet to a point; thence with a curve turning to the left with an arc length of 78.78 feet, with a radius of 51.00 feet, with a chord bearing of North 46°00'27" West, and with a chord length of 71.18 feet to a point; thence South 89°44'14" West a distance of 62.70 feet to a point; thence with a curve turning to the right with an arc length of 16.99 feet, with a radius of 8.00 feet, with a chord bearing of North 29°24'36" West, and with a chord length of 13.97 feet to a point; thence North 31°26'34" East a distance of 258.12 feet to a point; thence South 58°33'26" East a distance of 120.09 feet to a point; thence with a curve turning to the left with an arc length of 55.45 feet, with a radius of 100.50 feet, with a chord bearing of South 74°21'52" East, and with a chord length of 54.75 feet to a point; thence North 89°49'42" East a distance of 29.32 feet to a point; thence South 00°11'40" East a distance of 57.44 feet to a point; thence South 58°33'26" East a distance of 34.09 feet to a point; thence South 00°12'45" East a distance of 94.67 feet to a point; thence South 27°00'49" West a distance of 94.77 feet to the point of BEGINNING, containing an area of 73,655 square feet, or 1.69 acres more or less and also having a future proposed zoning designation of NC-CZ, Chapel Hill Zoning.

SECTION II

The following conditions are hereby incorporated by reference:

1. Expiration of Conditional Zoning Atlas Amendment: An application for Zoning Compliance Permit must be filed by _____ (2 years from the date of this approval) or the land shall revert to its previous zoning designation. [LUMO 4.4.5(f)]
2. Land Use Intensity: This Conditional Zoning Atlas Amendment authorizes the following:

Land Use Intensity		
Neighborhood Commercial-Conditional Zoning District	Permitted Uses	• Accessory uses • Barber shop/beauty salon • Business – General • Business – Office-type • Child day care facility • Dwelling Units, single-family • Dwelling Units, single-family with accessory apartment • Dwelling units, duplex • Parking, off-street • Place of assembly, up to 2,000 seating capacity • Public cultural facility • Public use facility • Recreational facility; non-profit
	Gross Land Area	73,663 sq. ft. (1.69 acres)
	Maximum Floor Area	19,447 sq. ft.
Residential-6-Conditional Zoning District	Gross Land Area	1,486,310 sq. ft. (34.12 acres)
	Maximum Floor Area	386,586 sq. ft.
Entire Site	Gross Land Area	1,559,973 sq. ft. (35.81 acres)
	Maximum Floor Area	406,063 sq. ft.
	Total Impervious Surface	572,000 sq. ft.
	Maximum Land Disturbance	1,149,818 sq. ft.
	Maximum Parking Spaces	495 spaces
	Minimum Parking Spaces	378 spaces
	Minimum Bicycle Parking Spaces	82 spaces

3. Landscape Bufferyards: The landscape bufferyards shall be provided as shown in the applicant's buffer plan sheet (L1003).
4. In the event that a market partner is obtained, the applicant shall be required to pay all applicable fees and payments-in-lieu for that portion of the project that is not intended to be affordable.
5. Prior to performing work in the NCDOT Right of Way, the Applicant will need to obtain the following:
 - Approved NCDOT Driveway Permit for proposed access to Sunrise Road
 - Approved NCDOT Three-Party Encroachment Agreement with OWASA for any

- proposed water and sewer construction
 - Approved NCDOT Three-Party Encroachment Agreement with TOCH for any proposed/stipulated sidewalk and appurtenances
- 6. Prior to issuance of the above-mentioned permit and encroachments, the Applicant will need to submit complete and detailed plans per NCDOT requirements for approval.
- 7. A performance and maintenance guarantee in an amount satisfiable to the Town Manager shall be provided to meet the requirement of Section 4.9.3 of the Land Use Management Ordinance prior to the approval of Constructional plans. The performance guarantees and maintenance guarantees shall be satisfactory as to their form and manner of execution, and as to the sufficiency of their amount in securing the satisfactory construction, installation, or maintenance of the required stormwater control measure. The performance surety shall be an amount equal to one hundred and twenty-five percent (125%) of the total cost of the storm water control structure(s). The total cost of the storm water control structure(s) shall include the value of all materials, piping and other structures, seeding and soil stabilization, design and engineering, grading, excavation, fill, and other work. The costs shall be computed upon the assumption of an independent mobilization. The applicant shall submit unit cost information pertaining to all storm water control structures(s) and/or bids from the grading contractor hired to perform the work and any change orders related thereto as a method to determine the basis for cost of the work. The final cost determination shall be made by the Stormwater Management Division, taking into consideration any additional costs as deemed necessary for completion of the stormwater control measure.
- 8. Upon completion of the storm water control structure(s), the Town shall release the performance surety of one hundred and twenty-five percent (125%) of the total cost of the storm water control structure(s) and prior to the release of certificate of occupancy of the last Lot within each drainage basin, the Developer shall pay into the escrow account an amount equal to twenty-five percent (25%) of the initial construction cost of the engineered stormwater management facilities. Two-thirds (2/3) of the total amount of sinking fund budget shall be deposited into the escrow account within the first five (5) years and the full amount shall be deposited within ten (10) years following initial construction of the stormwater management facilities. Funds shall be deposited each year into the escrow account. A portion of the annual assessments of the association shall include an allocation into the escrow account until it is fully funded. Any funds drawn down from the escrow account shall be replaced in accordance with the schedule of anticipated work used to create the sinking fund budget.

TOWN OF CHAPEL HILL – CONDITIONAL ZONING STANDARD STIPULATIONS

Unless modified by the site-specific conditions noted above, these standards apply to all development permitted by a Conditional Zoning Atlas Amendment. The following standard stipulations are supplemental to site-specific conditions as set by Town Council.

Access

1. Accessibility Requirements: Prior to issuance of a Certificate of Occupancy, the developer shall provide the minimum required handicapped infrastructure according to the Americans with Disabilities Act and associated codes and standards.

Transportation

2. Transportation Management Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall submit a Transportation Management Plan, subject to Town Manager approval. The Transportation Management Plan shall include monitoring of electric vehicle parking spaces usage. [LUMO 4.5.2]
3. Bicycle Parking: Prior to issuance of a Zoning Compliance Permit, the developer shall provide dimensioned details that comply with the Town parking standards for required and/or proposed bicycle parking spaces. Bicycle parking spaces should be placed near building entrances. The spaces must comply with the Spring 2010 Association of Pedestrian and Bicycle Professionals Guidelines and the Class I and Class II bicycle parking standards required by the Town Design Manual. [LUMO 4.5.2]
4. Parking Lot: Any newly proposed parking lots, including additions to existing parking lots, shall be constructed to Town standards for dimensions and pavement design. [LUMO 5.9.5]
5. Parking Lot Landscape and Screening: The parking lot landscape design shall adhere to the standards of the Chapel Hill Land Use Management Ordinance. [LUMO 5.9.6]
6. Lighting: Prior to issuance of a Zoning Compliance Permit, the developer shall design and install street lighting along the site frontage. Design and construction details must be approved by the Town Manager and the North Carolina Department of Transportation (NCDOT).
7. Driveway Permit: The developer must obtain an approved driveway permit and/or encroachment agreement(s) prior to beginning any proposed work within the NCDOT right-of-way. As a condition of the permit, the permittee shall be responsible for the design and construction of stipulated improvements in accordance with NCDOT requirements. An approved permit will be issued upon receipt of approved roadway and signal construction plans, inspection fees, and any necessary performance and indemnity bonds.
8. Pavement Markings: Any pavement markings proposed within the public street rights-of-way shall be long life thermoplastic. Pavement markers shall be installed if they previously existed on the roadways.
9. Off-Site Construction Easements: Prior to any development associated land disturbance on abutting properties, the developer shall provide documentation of approval from the affected property owner(s). [LUMO 5.8.1]
10. Sight Distance Triangles: Prior to issuance of a Certificate of Occupancy, the developer shall provide the Town of Chapel Hill with standard sight distance triangles at the proposed driveway locations. [Town Design Manual]
11. Low Vision Design Features: Any proposed pedestrian facilities should incorporate low vision design features as feasible. [LUMO 4.5.2]
12. Repairs in Public Right-of-Way: Prior to issuance of a Certificate of Occupancy, the developer shall repair all damage for work in the public right-of-way related to the construction of this project, which may include pavement milling and overlay. The

design of such repairs must be reviewed and approved by the Town Manager and NCDOT prior to issuance of a Zoning Compliance Permit. [Town Code 17-40]

13. Street Closure Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a street closure plan, subject to Town Manager and NCDOT approval, for any work requiring street, sidewalk, or lane closure(s). [Town Code 21-7.1]
14. Work Zone Traffic Control Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a Work Zone Traffic Control Plan and a Construction Management Plan for approval by the Town Manager and NCDOT. The Work Zone Traffic Control Plan shall comply with the U.S. Department of Transportation Manual on Uniform Traffic Control Devices. The Construction Management Plan shall provide staging, construction worker parking, construction vehicle routes, and hours of construction. [Town Code 17-47]

Landscaping and Building Elevations

15. Invasive Exotic Vegetation: Prior to issuance of a Zoning Compliance Permit, the developer shall identify on the planting plan any known invasive exotic species of vegetation, as defined by the Southeast Exotic Pest Plant Council (SE-EPPC), and provide notes indicating removal of these species from the landscape buffer areas prior to planting. [Town Design Manual]
16. Alternate Buffer: Prior to issuance of a Zoning Compliance Permit, approval shall be required from the Community Design Commission for any proposed alternate buffer. [LUMO 5.6.8]
17. Landscape Protection: Prior to issuance of a Zoning Compliance Permit, a detailed Landscape Protection Plan shall be approved. The plan shall include a complete and currently updated tree survey showing critical root zones of all rare and specimen trees and labeled according to size and species. The plan shall also indicate which trees will be removed and which will remain. The plan shall also include standard notes, fencing details, and location of fencing. [LUMO 5.7.3]
18. Tree Protection Fencing: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a detail of a tree protection fence and a note on the Final Plans indicating that tree protection fencing will be installed prior to land-disturbing activity on the site. The plans shall include continuous tree protection fencing around construction limits and indicated construction parking and materials staging/storage areas, and Town standard landscaping protection notes, subject to Town Manager approval. [LUMO 5.7.3]
19. Landscape Planting Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a detailed Landscape Planting Plan with a detailed planting list, subject to Town Manager approval. [LUMO 4.5.3]
20. Tree Canopy: A minimum of tree canopy coverage shall be provided through a combination of retained and replanted trees, unless a modification to regulations is approved. Calculations demonstrating compliance with Chapel Hill Land Use Management Ordinance Section 5.7.2 shall be included. [LUMO 5.7.2]

21. Retaining Wall Construction: If applicable, the final design and location of all retaining walls shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
22. Demolition Plan: Prior to beginning any proposed demolition activity, the developer must obtain demolition permits from both the Planning and Inspections departments. While the demolition component may be submitted to Planning in tandem with the Zoning Compliance Permit for new construction, a separate stand-alone demolition permit shall be issued prior to an Inspection's Demolition permit. Further, prior to the issuance of a demolition permit for all existing structures 500 square feet or larger, Orange County Solid Waste staff shall conduct a deconstruction assessment pursuant to the County's Regulated Recyclable Materials Ordinance (RRMO).
23. Lighting Plan Approval: Prior to issuance of a Zoning Compliance Permit, the Community Design Commission shall approve a lighting plan and shall take additional care during review to ensure that the proposed lighting plan will minimize upward light pollution and off-site spillage of light. [LUMO 8.5.5]
24. Community Design Commission Approval: The developer shall obtain Community Design Commission approval of building elevations, including the location and screening of all HVAC/Air Handling Units for the site, prior to issuance of a Zoning Compliance Permit. [LUMO 8.5.5] Within the Town's historic districts, the Historic District Commission will act in place of the Community Design Commission. [LUMO 8.4.6]

Environment

25. Stormwater Management Plan: That this project must comply with the Section 5.4 Stormwater Management of the Land Use Management Ordinance or whatever stormwater regulations are applicable at the time of issuance of Zoning Compliance Permit. Per 5.4.6, land disturbance within the stream channel of any ephemeral stream shall be minimized, and prohibited unless explicitly authorized by issuance of a zoning compliance permit after demonstration of the necessity for the disturbance.
26. Modification: The applicant shall submit a Special Use Permit (SUP) modification application prior to making any changes to approved plans.
27. Phasing Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall obtain approval of a Phasing Plan that provides details of which improvements are to be constructed and how much land can be disturbed during each phase. The phasing plan shall detail which public improvements and stormwater management structures will be completed in each phase prior to requesting a Certificate of Occupancy. Construction for any phase may not begin until all public improvements in previous phases are complete, with a note to this effect on the final plans and plats. [LUMO 4.5.3]
28. Erosion Control Bond: If one (1) acre or more is uncovered by land-disturbing activities for this project, then a performance guarantee in accordance with Section 5-97.1 Bonds of the Town Code of Ordinances shall be required prior to final authorization to begin land-disturbing activities. The financial guarantee is intended to cover the costs of restoration of failed or failing soil erosion and sedimentation controls, and/or to remedy damages resulting from land-disturbing activities, should

the responsible party or parties fail to provide prompt and effective remedies acceptable to the Town. [Town Code 5-98]

29. Silt Control: The developer shall take appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent roadways. [Town Code 5-86]
30. Erosion Control: The developer shall provide a copy of the approved erosion and sediment control permit from Orange County Erosion Control Division prior to receiving a Zoning Compliance Permit. During the construction phase, additional erosion and sediment controls may be required if the proposed measures do not contain the sediment. Sediment leaving the property is a violation of the Town's Erosion and Sediment Control Ordinance.
31. Erosion Control Inspections: In addition to the requirement during construction that an inspection occurs after every rainfall, the developer shall inspect the erosion and sediment control devices daily, make any necessary repairs or adjustments to the devices, and maintain inspection logs documenting the daily inspections and any necessary repairs. The developer shall arrange weekly site visit with a town engineer to review the condition of all erosion and sediment control measures on-site. [Orange County Erosion Control]
32. Stormwater Control Measure: The proposed stormwater control measures for the site shall be designed to meet the current North Carolina Division of Environmental Quality Design Manual. The design and detail of the retaining walls shall be included in the Final plan design package for the zoning compliance permit application. The stormwater control measures must discharge outside of the 50 foot Jordan Riparian Buffer into a non-erosively designed channel for the 25-year storm event. Recommended operations and maintenance activities for stormwater control measures will be taken to ensure the continuous functioning of the stormwater control measures. Any site operations that could impact the SCM performance (i.e. clogging or compacting the surface) shall be avoided to prevent the impairment of the stormwater control practice.
33. Curb Inlets: The developer shall provide pre-cast curb inlet hoods and covers stating, "Dump No Waste! Drains to Jordan Lake", in accordance with the specifications of the Town Standard Detail SD-5A, for all new curb inlets for private, Town and State rights-of-way. [Town of Chapel Hill Design Manual]
34. As-Built Plans: That prior to the issuance of a Certificate of Occupancy, the developer shall provide certified as-built plans for building footprints, parking lots, street improvements, storm drainage systems and stormwater management structures, and all other impervious surfaces, and a tally of the constructed impervious area. The as-built plans should be in DXF binary format using State plane coordinates and NAVD 88.
35. On-Site/Adjacent Stormwater Features: That the final plans locate and identify existing site conditions including all on-site and adjacent stormwater drainage features on the plans prior to issuance of a Zoning Compliance Permit. The final plans must provide proper inlet protection for the stormwater drainage inlets on or adjacent to the site to ensure the stormwater drainage system will not be obstructed with construction debris.
36. Repair/Replacement of Damaged Stormwater Infrastructure: Existing stormwater infrastructure that is damaged as a result of the project demolition or construction

must be repaired or replaced, as specified by the Stormwater Management Engineer, prior to requesting a Certificate of Occupancy. [Town Design Manual Chapter 10]

37. State or Federal Approvals: Any required State or federal permits or encroachment agreements (e.g., 401 water quality certification, 404 permit) shall be approved and copies of the approved permits and agreements be submitted to the Town of Chapel Hill prior to the issuance of a Zoning Compliance Permit. [NC State; Federal Permits]
38. Jordan Riparian Buffer: Any proposed impact in the Jordan Riparian Buffer shall demonstrate a NO PRACTICAL ALTERNATIVE and meets the requirement in Section 5.18 of the Land Use Management Ordinance. With the exception of stream crossings, the proposed trail shall not be constructed within Zone 1 of the Jordan Buffer.
39. Resource Conservation District: Any proposed impact in the Resource Conservation District shall demonstrate a NO PRACTICAL ALTERNATIVE and meets the requirement in Section 3.6.3 the Land Use Management Ordinance. The proposed disturbed area and impervious areas shall meet the ratios for the Stream Side, Managed Use, and Upland Zones as provided in Table 3.6.3-3: Dimensional Regulations in RCD of the Land Use Management Ordinance.
40. Impervious Surface Limit and Notification: The final plans and final plat shall identify the total impervious surface limit each sub-basin draining to each Stormwater Control Measure. An impervious tally sheet shall be submitted with all final plans, plats, Single-Family Zoning Compliance Permits, Building Permits and Certificate of Occupancy applications. The applicant shall submit to all purchasers of property and residential units a statement that discloses the impervious surface limits associated with the development.
41. Land Use Intensity: The maximum impervious surface ratio allowed for the proposed single family residential lots shall be 60% which exceeds the typical 50% impervious surface ratio allowance for single family as stated in Table 3.8-1: Dimensional Matrix of the Land Use Management Ordinance.
42. Homeowners' Association Responsibilities: The Homeowners' Association shall be responsible for the maintenance, repair and operation of the Stormwater Control Measures, ditches and storm sewer conveyances located outside public right-of-way.
43. P.E Certification: The developer shall provide shall provide a certification, signed and sealed by North Carolina –licensed Professional Engineer, that the Stormwater Control Measure are constructed in accordance with the approved plans and specifications.
44. Energy Efficiency: Prior to issuance of a Zoning Compliance Permit, an energy efficiency plan shall incorporate a “20 percent more energy efficient” feature relative to the 90.1 energy efficiency standard of the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE), as amended and in effect at the time of Conditional Zoning approval. Comparable standards generally recognized as applicable to building energy consumption, as amended and in effect at the time of building permit issuance, may be used by the applicant when incorporating the “20 percent more energy efficient” feature into the final plans. An energy model should be used to demonstrate that the design will meet the aforementioned energy performance target. [Town Policy April 2007]

45. Energy Management Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall submit an Energy Management Plan (EMP) for Town approval. The plan shall: a) consider utilizing sustainable energy, currently defined as solar, wind, geothermal, biofuels, hydroelectric power; b) consider purchase of carbon offset credits and green power production through coordination with the NC GreenPower program; c) provide for 20 percent more efficiency that also ensures indoor air quality and adequate access to natural lighting, and allows for the proposed utilization of sustainable energy in the project; and (d) if requested, provide for the property owner to report to the Town of Chapel Hill the actual energy performance of the plan, as implemented, during the period ending one year after occupancy. [Town Policy April 2007]

Recreation

46. Recreation Space (Multi-Family): A minimum of 25 percent of the required Recreation Space for the project shall be provided in the form of a payment in lieu. The payment in lieu shall be paid prior to the issuance of a Zoning Compliance Permit.
47. Recreation Area (Subdivision): A minimum of 25 percent of the required Recreation Area for the project shall be provided in the form of a payment in lieu. The payment in lieu shall be paid prior to the issuance of a Zoning Compliance Permit.

Water, Sewer, and Other Utilities

48. Utility/Lighting Plan Approval: The final utility/lighting plan shall be approved by Orange Water and Sewer Authority (OWASA), Duke Energy Company, other applicable local utility service providers, and the Town Manager before issuance of a Zoning Compliance Permit. The developer shall be responsible for assuring that these utilities can continue to serve the development. In addition, detailed construction drawings shall be submitted to OWASA for review/approval prior to issuance of a Zoning Compliance Permit. [LUMO 4.5.3]
49. Lighting Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall submit site plans, sealed by a Professional Engineer, for Town Manager approval, as well as other required documents to satisfy the lighting requirements of Section 5.11 of the Land Use Management Ordinance including: submission of a lighting plan; providing for adequate lighting on public sidewalks, including driveway crossings; and demonstrating compliance with Town standards. [LUMO 5.11]
50. Relocation of Overhead Utilities Underground: Prior to issuance of a Certificate of Occupancy, the developer will install underground all public utilities that are currently located overhead on the site except for 3 phase or greater electric lines. [LUMO 5.12.2]
51. Water/Sewer Line Construction: All public water and sewer plans shall be approved by and constructed according to OWASA standards. Where sewer lines are located beneath drive aisles and parking areas, construction methods approved by OWASA shall be employed to ensure that sewer lines will not be damaged by heavy service vehicles. [LUMO 5.12.1]
52. OWASA Approval: Prior to issuance of a Zoning Compliance Permit, any easement plats and documentation as required by OWASA and the Town Manager shall be recorded. [LUMO 5.12]

53. Irrigation: If permanent irrigation is proposed to support landscaping, an irrigation plan shall be submitted which includes the use of smart technologies to conserve water and energy.

Fire Safety

54. Fire Department Access: All turns, radii, bridges, and depressions within roadways shall be designed and constructed to be accessible by the largest fire apparatus operated by the Town of Chapel Hill. Technical information on this equipment is available from the Towns Fire Marshal. 2018 NCFC Section 503, Appendix D.
55. Fire Department Access/Construction: Fencing around projects shall include access gates with a 20 foot swing or slide motion. Any areas which will be inaccessible for firefighting or rescue operations shall be noted. Emergency access designation for apparatus shall be provided. 2018 NCFC Section 503, Appendix D.
56. Obstruction of Fire Apparatus Access Roads: Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times. 2018 NCFC 503.4
57. Traffic Calming Devices: Traffic calming devices shall be prohibited unless approved by the fire code official. 2018 NCFC 503.4.1
58. Water Supply for Fire Protection: When required. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. 2018 NCFC 3312
59. Fire Sprinklers: The developer shall install sprinklers under the North Carolina Fire Protection Code (NC FPC) prior to issuance of a Certificate of Occupancy. Prior to issuance of a Zoning Compliance Permit, the plans shall show all proposed fire department connections to such systems. [TOWN CODE 7-56]
60. Gates and Barricades: Where required or authorized by the fire code official and permanent or temporary (construction), any gates across fire apparatus access roads shall be a minimum width of 20 feet, be of swinging or sliding type, have an emergency means of operation, shall be openable by either forcible entry or keyed, capable of being operated by one person, and shall be installed and maintained according to UL 325 and ASTM F 2200. [NC FPC 2018, 503.5, 503.6, D103.5]
61. Grade and Approach: Fire apparatus access roads shall not exceed 10 percent in grade unless approved by the fire chief, and all approach and departure angles shall be within the limits established based on the Fire Department's apparatus. [NC FPC 2018, 503.2.7, 503.2.8 and D103.2]
62. Fire Protection and Utility Plan: A fire flow report for hydrants within 500 feet of each building shall be provided and demonstrate the calculated gallons per minute with a residual pressure of 20 pounds per square inch. The calculations should be sealed by a professional engineer licensed in the State of North Carolina and accompanied by a water supply flow test conducted within one year of the submittal. Refer to the Town Design Manual for required gallons per minute.

63. Fire Department Connections and Standpipes: When the building being constructed requires standpipes, a temporary standpipe connection will be constructed with ready Fire Department Access when the building is not more than 40 feet in height. Such standpipes shall provide usable connections adjacent to the stairs and shall continue with building progression always being not more than one floor below the highest floor of the building. [NC FPC 912 & NC FPC 2018 3313]
64. Fire Command Center: Where required in the North Carolina Fire Protection Code and in all high rise buildings, a fire command center must be constructed in accordance with Section 508, NC FPC 2018.
65. Aerials: Where a building exceeds 30 feet in height OR 3 stories above the lowest level of Fire Department Access, overhead power and utility lines shall not be allowed within the aerial apparatus access roadway and the roadway shall have an unobstructed width of 26 feet exclusive of the shoulders. At least one of the apparatus access roadways shall be located within a minimum of 15 feet and maximum of 30 feet from one complete side of the building. [NC FPC 2018 D105.1, D105.2, D105.3, D105.4]
66. Fire Apparatus Access Road: Any fire apparatus access roads (any public/private street, parking lot access, fire lanes and access roadways) used for fire department access shall be all-weather and designed to carry the imposed load of fire apparatus weighing at least 80,000 lbs. Fire apparatus access roads shall have a minimum width of 20 feet exclusive of shoulders with an overhead clearance of at least 13 feet 6 inches for structures not exceeding 30 feet in height and shall provide access to within 150 feet of all exterior portions of the building. Structures exceeding 30 feet in height shall be provided with an aerial apparatus access road 26 feet in width in the immediate vicinity of the building or portion thereof and shall provide at least one of the required access roads to be located not less than 15 feet and not more than 30 feet from the structure parallel to one entire side of the structure. [NC FPC 2018 502.1, 503.1.1, 503.2.1, D102.1 SECOND ACCESS DEPENDENT UPON NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DOT APPROVAL]
67. Dead End Access Roads: Dead end fire apparatus access roads exceeding 150 feet shall have a designated turn around. The turnaround shall meet one of the design standards of NC FPC 2018, Appendix D table D 103.4.
68. Building Height: Buildings exceeding 30 feet or three stories in height must have at least two means of fire apparatus access separated by at least one half the diagonal distance of the building. [NC FPC 2018, D104.1, D104.3 DEPENDENT UPON NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DOT APPROVAL]
69. Fire Access: Prior to issuance of a Certificate of Occupancy, fire access shall be reviewed and approved by the Town of Chapel Hill.
70. Fire Apparatus Access Road Authority: The fire code official shall have the authority to increase the minimum access widths where they are deemed inadequate for fire and rescue operations. [NC FPC 2018 503.2.2]
71. Hydrants Active: The developer shall provide active fire hydrant coverage, acceptable to the Fire Department, for any areas where combustible construction materials will be stored or installed, prior to having such materials delivered to the site. All required fire hydrants must be installed, active, and accessible for the Fire Department use prior to the arrival of combustible materials on site. Fire protection systems shall be installed

according to Town Ordinance, the NC Fire Protection Code, and National Fire Protection Association Standard #13. [NC Fire Protection Code 2018 Section 501.1 & 3312]

72. Fire Hydrant and FDC Locations: The Final Plans shall indicate the locations of existing and proposed fire hydrants and Fire Department Connections (FDC). Fire Department Connections shall be located on the street side of the building within 100 feet of a hydrant. Hydrant spacing shall comply with the Town Design Manual. Design shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit. [NC FPC 2018 Section 501.5.1.1]
73. Firefighting Access During Construction: Vehicle access for firefighting shall be provided to all construction or demolition sites including vehicle access to within 100 feet of temporary or permanent fire department connections and hydrants. Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions. [NC FPC 2018, Section 3310.1]
74. Premise Identification: Approved building address numbers, placed in a position acceptable to the fire code official, shall be required on all new buildings. [NC FPC 2018, 505.1]
75. Key Boxes: Where required by the fire code official, a secure key box, mounted on the address side of the building, near the main entrance, shall be provided to ensure adequate access to the building based on life safety and/or fire protection needs. [NC FPC 2018, 506]
76. Automatic Fire Sprinkler System Required: An automatic fire sprinkler system meeting the requirements of NFPA Standard #13 and Town Code 7-56 is required to be installed in non-residential construction.
77. Fire Department Connections, Locations: Any required FDCs for any buildings shall meet the design and installation requirements for the current, approved edition of NFPA 13, 13D, 13R, or 14 of the NC FPC 2018 and Town Code 7-38 for location. FDCs shall be installed within 100 feet of a hydrant or unless otherwise approved by the fire code official and shall not be obstructed or hindered by parking or landscaping. FDCs shall be equipped with National Standard Thread (NST) and be a 2.5" siamese.
78. Fire Department Connections, Installation: A working space of not less than 36 inches in width and depth and a working space of 78 inches in height shall be provided on all sides with the exception of wall mounted FDCs unless otherwise approved by the fire code official. The FDCs where required must be physically protected from impacts by an approved barrier. [NC FPC 2018, 912.1, 912.2 912.2.1, 312]
79. Fire Apparatus Access for Chapel Hill Fire Department: All fire department access determinations shall be based upon Chapel Hill Fire Department apparatus specifications (data specifications provided by Office of the Fire Marshal/Life Safety Division) and field verification. All proposed fire department access designs shall be reviewed and shall also pass field inspection.
80. Fire Flow Report: The Final Plan application shall include a fire flow report sealed by an Engineer registered in the State of North Carolina. An OWASA flow test must be provided with the report. Fire flow shall meet the 20 psi or exceed the requirements set forth in the Town Design Manual. The Fire Flow Report shall be reviewed and

approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
[Town Design Manual]

81. Fire Lane: Prior to issuance of a Certificate of Occupancy, any fire lane shall be marked and signed in accordance with Town standards, with the associated plans approved by the Town Manager prior to issuance of a Zoning Compliance Permit. [NC FPC, Sections 2018 503.3, D103.6, D103.6.1, D103.2]
82. Emergency Responder Radio Coverage in New Buildings: All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. [NC FPC 2018 Section 510.1]

Solid Waste Management and Recycling

83. Solid Waste Management Plan: Prior to issuance of a Zoning Compliance Permit, a detailed Solid Waste Management Plan, including a recycling plan and a plan for managing and minimizing construction debris, shall be approved by the Town Manager and Orange County Solid Waste (OCSW). The plan shall include dimensioned, scaled details of any proposed refuse/recycling collection areas, associated screening, and protective bollards, if applicable. Each bulk waste container shall be labeled as to type of material to be collected. If a refuse compactor is proposed or if the collection enclosure is not accessible by Town vehicles, the developer shall provide documentation of an agreement for solid waste collection by a private provider prior to issuance of a Zoning Compliance Permit. [Orange County Solid Waste]
84. Construction Waste: Clean wood waste, scrap metal and corrugated cardboard (Regulated Recyclable Materials), all present in construction waste, must be recycled. All haulers of construction waste containing Regulated Recyclable Materials must be properly licensed with Orange County Solid Waste. The developer shall provide the name of the permitted waste disposal facility to which any land clearing or demolition waste will be delivered. [Orange County Solid Waste]
85. Deconstruction Assessment: For any existing structure 500 square feet or larger a deconstruction assessment shall be conducted by OCSW staff prior to the issuance of a demolition permit pursuant to the County's Regulated Recyclable Materials Ordinance (RRMO). Prior to any demolition or construction activity on the site, the developer shall hold a pre-demolition/pre-construction conference with Solid Waste staff. This may be held at the same pre-construction meeting held with other development/enforcement officials.

State and Federal Approvals

86. State or Federal Approvals: Any required State or federal permits or encroachment agreements (e.g., 401 water quality certification, 404 permit) shall be approved and copies of the approved permits and agreements be submitted to the Town of Chapel Hill prior to the issuance of a Zoning Compliance Permit. [NC State; Federal Permits]
87. North Carolina Department of Transportation Approvals: Prior to issuance of a Zoning Compliance Permit, plans for any improvements to State-maintained roads or in associated rights-of-way shall be approved by NCDOT. [NC Department of Transportation]

Miscellaneous

88. Construction Management Plan: A Construction Management Plan shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. The construction management plan shall: 1) indicate how construction vehicle traffic will be managed, 2) identify parking areas for on-site construction workers including plans to prohibit parking in residential neighborhoods, 3) indicate construction staging and material storage areas, 4) identify construction trailers and other associated temporary construction management structures, and 5) indicate how the project construction will comply with the Town's Noise Ordinance. [Town Design Manual Chapter 10]
89. Traffic and Pedestrian Control Plan: The developer shall provide a Work Zone Traffic Control Plan for movement of motorized and non-motorized vehicles on any public street that will be disrupted during construction. The plan must include a pedestrian management plan indicating how pedestrian movements will be safely maintained. The plan must be reviewed and approved by the Town Manager prior to the issuance of a Zoning Compliance Permit. At least 5 working days prior to any proposed lane or street closure the developer must apply to the Town Manager for a lane or street closure permit. [Town Code 17-42]
90. Construction Sign Required: The developer shall post a construction sign at the development site that lists the property owner's representative and telephone number, the contractor's representative and telephone number, and a telephone number for regulatory information at the time of issuance of a Building Permit, prior to the commencement of any land disturbing activities. The construction sign may have a maximum of 32 square feet of display area and maximum height of 8 feet. The sign shall be non-illuminated, and shall consist of light letters on a dark background. Prior to the issuance of a Zoning Compliance Permit, a detail of the sign shall be reviewed and approved by the Town Manager. [LUMO 5.14.4]
91. Schools Adequate Public Facilities Ordinance: If applicable, the developer shall provide the necessary Certificates of Adequacy of Public Schools or an exemption prior to issuance of a Zoning Compliance Permit. [LUMO 5.16]
92. Open Burning: The open burning of trees, limbs, stumps, and construction debris associated with site development is prohibited. [Town Code 7-7]
93. Detailed Plans: Prior to the issuance of a Zoning Compliance Permit, final detailed site plans, grading plans, utility/lighting plans, stormwater management plans (with hydrologic calculations), landscape plans, and landscape maintenance plans shall be approved by the Town Manager. Such plans shall conform to plans approved by this application and demonstrate compliance with all applicable regulations and the design standards of the Chapel Hill Land Use Management Ordinance and the Design Manual. [LUMO 4.5.3]
94. Certificates of Occupancy: No Certificates of Occupancy shall be issued until all required public improvements are complete. A note to this effect shall be placed on the final plats.

If the Town Manager approves a phasing plan, no Certificates of Occupancy shall be issued for a phase until all required public improvements for that phase are complete, and no Building Permits for any phase shall be issued until all public improvements

required in previous phases are completed to a point adjacent to the new phase. A note to this effect shall be placed on the final plats.

95. Traffic Signs: The developer shall be responsible for placement and maintenance of temporary regulatory signs before issuance of any Certificates of Occupancy.
96. New Street Names and Numbers: The name of the development and its streets and house/building numbers shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
97. As-Built Plans: Prior to the issuance of a Certificate of Occupancy, the developer shall provide certified as-built plans for building footprints, parking lots, street improvements, storm drainage systems and stormwater management structures, and all other impervious surfaces, and a tally of the constructed impervious area. The as-built plans should be in DXF binary format using State plane coordinates and NAVD 88. [Town Design Manual Chapter 10]
98. Vested Right: This Conditional Zoning constitutes a site specific development plan (and is defined as such in the Chapel Hill Land Use Management Ordinance) establishing a vested right as provided by N.C.G.S. Section 160A-385.1 and the Chapel Hill Land Use Management Ordinance. During the period of vesting this permit may be subject to subsequent changes to Town regulations to the extent such regulations have been enacted under authority other than the Town's zoning authority.
99. Continued Validity: Continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.
100. Non-Severability: If any of the above conditions is held to be invalid, approval in its entirety shall be void.
101. Not-Comprehensive: The listing of these standard stipulations, and the specific stipulations applicable to this Permit, is not intended to be comprehensive and does not exclude other state and local laws and regulations which may be applicable to this Permit and development project.

BE IT FURTHER RESOLVED that the Council hereby approves the application for Conditional Zoning for _____ at _____.

This the ____ day of _____, 2020.

A RESOLUTION REGARDING THE APPLICATION FOR CONDITIONAL ZONING ATLAS AMENDMENT AT THE PROPERTY LOCATED AT 7516 SUNRISE ROAD TO RESIDENTIAL-6-CONDITIONAL ZONING (R-6-CZ) AND NEIGHBORHOOD COMMERCIAL-CONDITIONAL ZONING (NC-CZ) AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2020-X-X/R-X)

WHEREAS, Ballentine Associates has filed an application for Conditional Zoning Atlas Amendment on behalf of Habitat for Humanity of Orange County to rezone a 32-acre parcel located at 7516 Sunrise Road and identified as Orange County Parcel Identifier Numbers 9890-06-5926, 9890-16-0437, 9890-06-6312, 9890-06-3350, 9890-06-0413 to Residential-6-Conditional Zoning (R-6-CZ) and Neighborhood Commercial-Conditional Zoning (NC-CZ) to allow a residential community with supportive retail and amenities; and

WHEREAS, the Town staff have completed a review of the application for compliance with the Land Use Management Ordinance, Town Code, and for Consistency with the Comprehensive Plan; and

WHEREAS, the Planning Commission reviewed the application on _____ and recommended that the Council enact the Zoning Atlas Amendment rezoning the property; and

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning Atlas Amendment on behalf of Habitat for Humanity of Orange County to rezone and finds that the amendment if enacted, is reasonable and in the public's interest and is warranted to achieve the purposes of the Comprehensive Plan, as explained by, but not limited to, the following goals of the Comprehensive Plan:

- Contribute to affordable housing needs (*Goal A Place for Everyone.4*)
- Job creation and new residential options (*Community Prosperity and Engagement.2*)
- Creation of a walkable community with transit access (*Getting Around.1*)
- Integration of a new community into existing neighborhoods (*Good Places, New Spaces.5*)
- Natural area preservation and high quality Stormwater control measures (*Nurturing Our Community.3 & .8*)
- Contribute to housing for UNC and UNC Health Care employees (*Goal Town and Gown Collaboration.4*)

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby finds the proposed Conditional Zoning Atlas Amendment to be reasonable and consistent with the Town Comprehensive Plan.

This the ____ day of _____, 2020.

RESOLUTION B
(Denying the Conditional Zoning Application)

A RESOLUTION DENYING AN AMENDMENT OF THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 7516 SUNRISE ROAD TO RESIDENTIAL-6-CONDITIONAL ZONING (R-6-CZ) AND NEIGHBORHOOD COMMERCIAL-CONDITIONAL ZONING (NC-CZ) (PROJECT #19-081)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Conditional Zoning application, proposed by Ballentine Associates on behalf of Habitat for Humanity of Orange County, to rezone a 35.81 acre parcel located at 7516 Sunrise Road on property identified as Orange County Property Identifier Numbers 9890-06-5926, 9890-16-0437, 9890-06-6312, 9890-06-3350, 9890-06-0413, if rezoned to Residential-6-Conditional Zoning (R-6-CZ) and Neighborhood Commercial-Conditional Zoning (NC-CZ) according to the rezoning plan dated February 4, 2020, and the conditions listed below would not:

- a) Conform with the applicable provisions of the Land Use Management Ordinance and Town Code
- b) Conform with the Comprehensive Plan
- c) Be compatible with adjoining uses
- d) Mitigate impacts on surrounding properties and the Town as a whole
- e) Be harmonious with existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities
- f) Be harmonious with natural systems such as hydrology, topography, and other environmental constraints

BE IT FURTHER RESOLVED that the Council hereby denies the application for an amendment of the Chapel Hill Zoning Atlas to rezone the property located at 7516 Sunrise Road to Residential-6-Conditional Zoning (R-6-CZ) and Neighborhood Commercial-Conditional Zoning (NC-CZ).

This the ____ day of _____, 2020.

CONDITIONAL ZONING APPLICATION



TOWN OF CHAPEL HILL
Planning and Development Services
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
phone (919) 969-5066 fax (919) 969-2014
www.townofchapelhill.org

Section A: Project Information

Parcel Identifier Number (PIN): 9890-06-5926, 9890-16-0437, 9890-06-6312, 9890-06-3350, 9890-06-0413 Date: 27 Jun 19
Revised 14 Feb 20

Project Name: Weavers Grove
Property Address: 7516 Sunrise Road Zip Code: 27514
Use Groups (A, B, and/or C): A,B, C Existing Zoning District: R-2
Project Description: Affordable housing/mixed-income residential community with community center, café, and amenities.

Applicant Information (to whom correspondence will be mailed):

Name: Ballentine Associates, Attn: George Retschle

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

Address: 221 Providence Road
City: Chapel Hill State: NC Zip Code: 27514
Phone: (919) 929-0481 xt 101 Email: georger@bapa.eng.pro

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

Signature:  Date: 14 Feb 20

Owner/Contract Purchaser Information:

☒ Owner

☒ Contract Purchaser

Name: Habitat For Humanity of Orange County, NC
Address: 88 Vilcom Center Drive | Suite L110
City: Chapel Hill State: NC Zip Code: 27514
Phone: (919) 932-7077 xt 215 Email: jplayer@orangehabitat.org

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

Signature:  Date: 14 Feb 20



CONDITIONAL ZONING

TOWN OF CHAPEL HILL
Planning and Development Service

Conditional Rezoning applications are reviewed by staff, Planning Commission, and Town Council. The application is part of an open public process that enables Town Council to discuss and decide on the key issues of a rezoning proposal. If a rezoning is approved, the applicant may then submit a detailed final plan application to staff for compliance review with the technical development standards and with the Council rezoning approval.

The establishment of a Conditional Zoning District shall be consistent with the Land Use Plan in the Comprehensive Plan. A proposed Conditional Zoning District is deemed consistent if the proposed District will be located in conformance with an adopted small area plan and/or in one of the following Land Use Categories:

- Medium Residential
- High Residential
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Development Opportunity Area
- Light Industrial Opportunity Area

If the proposed conditional zoning districts is located in a Low Residential or a Rural Residential Land Use Category, the Town Council must approve a Land Use Plan amendment prior to proceeding.

SIGNED CONDITIONS: All conditions shall be in writing, prepared by the owner of the property or an attorney and must be signed by all property owners and contract purchasers, if applicable. The Town Attorney may require additional signatures if necessary and will determine whether or not the conditions statement is legally sufficient. Within thirty (30) days after receipt of the conditions the Planning Division Manager will notify the applicant of any deficiencies in the conditions statement or if any additional information is needed. The applicant may make changes to the written conditions statement provided it is submitted at least thirty (30) prior to Planning Commission meeting or thirty (30) days prior to Town Council public hearing.

RECORDATION OF CONDITIONS: After a rezoning has been approved by the Town Council, the conditions statement shall be recorded with the Register of Deeds Office. After a rezoning has been approved by Town Council and recorded by the Register of Deeds Office, the conditions may not be amended except through a new rezoning application.



PROJECT FACT SHEET
TOWN OF CHAPEL HILL
 Planning and Development Service

Section A: Project Information

Use Type: (check/list all that apply)

☐ Office/Institutional ☒ Residential ☐ Mixed-Use ☒ Other: café & community building

Overlay District: (check all that apply)

☐ Historic District ☐ Neighborhood Conservation District ☐ Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	1,418,157*	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	141,816	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	1,559,973	sq. ft.

*Includes ½ of abandoned portion of Ginger Rd r/w.

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

Special Protection Areas: (check all those that apply)

☒ Jordan Buffer ☒ Resource Conservation District ☐ 100 Year Floodplain ☐ Watershed Protection District

Land Disturbance	Total (sq. ft.)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading, including off-site clearing)	1,149,818
Area of Land Disturbance within RCD	78,499
Area of Land Disturbance within Jordan Buffer	11,544

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.) (Net Added)	Total (sq. ft.)
Impervious Surface Area (ISA)	55,299	55,299	572,000*	572,000*
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	3.5	3.5	36.7	36.7
If located in Watershed Protection District, % of impervious surface on 7/1/1993				

* Includes 4,802 s.f. of impervious allowance



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning and Development Service

Section D: Dimensions

Dimensional Unit	Existing	Demolition	Proposed	Total
Number of Buildings	9	9*	86	86
Number of Floors	2	n/a	2, 3, 4	n/a
Recreational Space (sq. ft.)	0	0	97,639	97,639

Residential Space

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Floor Area (all floors – heated and unheated)	26,852	26,852	360,000	360,000
Total Square Footage of All Units			360,000	360,000
Total Square Footage of Affordable Units			183,000	183,000
Total Residential Density			6.5 DU/Ac	
Number of Dwelling Units	5	5	235	235
Number of Affordable Dwelling Units	0	0	99	99
Number of Single Bedroom Units				
Number of Three Bedroom Units	5	5	118	118
Number of Four Bedroom Units			117	117

Non-Residential Space (Gross Floor Area in Square Feet)

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial		9,200			
Restaurant			# of Seats		
Government					
Institutional					
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other		8,300			

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	n/a	n/a	n/a
	Interior (neighboring property lines)	6	n/a	3
	Solar (northern property line)	8	n/a	3
Height (maximum)	Primary	39	n/a	15
	Secondary	60	n/a	60
Streets	Frontages*	40	1,294	534
	Widths	27 b/b	n/a	Varies, 27' b/b min

*Existing & proposed frontage figures reflect conditions before and after Ginger Rd. is abandoned, respectively



PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning and Development Services

Section F: Adjoining or Connecting Streets and Sidewalks

Note: For approval of proposed street names, contact the Engineering Department.

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
Sunrise Rd.	69	22	2	☐ Yes	☐ Yes
				☐ Yes	☐ Yes

List Proposed Points of Access (Ex: Number, Street Name):

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
Sunrise Rd.	5'w x 480'l	concrete	☒ Yes ☐ No ☐ N/A
			☐ Yes ☐ No ☐ N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces			
Handicap Spaces			
Total Spaces	378	495	432
Loading Spaces			
Bicycle Spaces	82		82
Surface Type			

Section H: Landscape Buffers

Buffer Schedule Proposed

Buffer Segment	Adjacent Zoning/Land Use	Buffer Required	Buffer and/or Setback Proposed	Buffer Existing Condition	Plantings and/or Berm Proposed
South-A	R-1/Single-family	None	85' Including Ginger Rd. Abandoned R.O.W.	Wooded - Mixed	Type 'A' Shrub Plantings
South-B	R-1/Single-family	None	Varies 25' - 50'	Wooded - Mixed	None
South-C	R-1/Single-family	None	Varies 50' - 85'	Clear w/ Duke Esmt.	Type 'B' Shrub Plantings
South-D	R-1/Single-family	None	85'	Duke Esmt. Clear + RCD Wooded	None
East-A	R-1/Single-family	None	85'	Wooded - Mixed	None
East-B	R-1/Single-family	None	22'	Wooded - Mixed	Type 'B' Tree Plantings
East-C	R-2/Single-family	None	85'	Wooded - Mixed	None
North-A	Interstate-40	Type 'E'	100' (75' at Basketball Court & Greenway)	Wooded - Mixed Canopy	Berm + Type 'E' Tree Plantings
North-B	R-2/Vacant	None to Type 'E'	85' - 0' Varies	Wooded-Mixed RCD	Berm + Type 'E' Tree Plantings
North-C	R-2/Vacant	None	RCD Preserved	Wooded-Mixed RCD	None
West-A	R-2/Vacant	None	None	N/A	None
West-B	R-2/Single-family	None	15'-25' Varies	Wooded-Mixed	Shrubs and/or Grasses Subject to BMP Restrictions
West-C	R-2/Single-family	Type-B if Multi-Family	RCD Preserved	Wooded-Mixed	None
West-D	R-2/Single-family	None	RCD Preserved	Wooded-Mixed	None
West-E	R-2/Single-family	None	RCD Preserved	Wooded-Mixed	None

General Notes

1. All Buffer Plantings Shall Consist of Native, Non-Invasive Species (i.e. Pines, Oaks, Magnolia, Wax Myrtle, American Holly, etc.)



PROJECT FACT SHEET
TOWN OF CHAPEL HILL
 Planning and Development Services

Section I: Land Use Intensity

Existing Zoning District: R-2
 Proposed Zoning Change (if any): R-6 CZ

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
R-6 CZ	.303	.05		779,986		406,063*	76,747
TOTAL							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

* Accounts for reductions due to RCD. See Data Table on Site Plan sheet C1001.

Section J: Utility Service

Check all that apply:

Water	☒ OWASA	☐ Individual Well	☐ Community Well	☐ Other
Sewer	☒ OWASA	☐ Individual Septic Tank	☐ Community Package Plant	☐ Other
Electrical	☒ Underground	☐ Above Ground		
Telephone	☒ Underground	☐ Above Ground		
Solid Waste	☒ Town	☒ Private	Requesting public for single-family residential	



CONDITIONAL ZONING APPLICATION SUBMITTAL REQUIREMENTS TOWN OF CHAPEL HILL Planning and Development Services

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 Department (Planning) at (919) 969-5066 or at planning@townofchapelhill.org.

x	Application fee (including Engineering Review fee) (refer to fee schedule)	Amount Paid \$	TBD
x	Pre-application meeting –with appropriate staff		
x	Digital Files – provide digital files of all plans and documents		
x	Recorded Plat or Deed of Property		
x	Project Fact Sheet		
x	Traffic Impact Statement – completed by Town’s consultant (or exemption)		
x	Description of Public Art Proposal , if applicable		
x	Statement of Justification		
x	Response to Community Design Commission and Town Council Concept Plan comments		
x	Affordable Housing Proposal , if applicable		
x	Statement of Consistency with Comprehensive Plan or request to amend Comprehensive Plan		
x	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
x	Mailing fee for above mailing list (mailing fee is double due to 2 mailings)	Amount Paid \$	TBD
x	Written Narrative describing the proposal, including proposed land uses		
x	Resource Conservation District, Floodplain, & Jordan Buffers Determination – necessary for all submittals		
x	Jurisdictional Wetland Determination – if applicable		
x	Resource Conservation District Encroachment Exemption or Variance (determined by Planning)		
x	Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)		
x	Reduced Site Plan Set (reduced to 8.5” x 11”)		

Stormwater Impact Statement (1 copy to be submitted)

- Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
- Description of land uses and area (in square footage)
- Existing and proposed impervious surface area in square feet for all subareas and project area
- Ground cover and uses information
- Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- Time of concentration calculations and assumptions
- Topography (2-foot contours)
- Pertinent on-site and off-site drainage conditions
- Upstream and/or downstream volumes
- Discharges and velocities
- Backwater elevations and effects on existing drainage conveyance facilities
- Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
- Water quality volume calculations
- Drainage areas and sub-areas delineated
- Peak discharge calculations and rates (1, 2, and 25-year storms)
- Hydrographs for pre- & post-development without mitigation, post-development with mitigation
- Volume calculations and documentation of retention for 2-year storm



**CONDITIONAL ZONING APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning and Development Services**

- r) 85% TSS removal for post-development stormwater runoff
- s) Nutrient loading calculations
- t) BMP sizing calculations

Plan Sets (10 copies to be submitted no larger than 24" x 36")

- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

Plans should be legible and clearly drawn. All plan set 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
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

Cover Sheet

- a) Include Project Name, Project fact information, PIN, and Design Team

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



**CONDITIONAL ZONING APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning and Development Services**

Detailed Site Plan

- a) Existing and proposed building locations
- b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on and off-site)
- c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking. Typical pavement sections & surface type.
- d) Location of existing and proposed fire hydrants
- e) Location and dimension of all vehicle entrances, exits, and drives
- f) Dimensioned street cross-sections and rights-of-way widths
- g) Pavement and curb & gutter construction details
- h) Dimensioned sidewalk and tree lawn cross sections
- i) Proposed transit improvements including bus pull-off and/or bus shelter
- j) Required landscape buffers (or proposed alternate/modified buffers)
- k) Required recreation area/space (including written statement of recreation plans)
- l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
- m) Construction parking, staging, storage area, and construction trailer location
- n) Sight distance triangles at intersections
- o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
- p) Easements
- q) Clearing and construction limits
- r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

Stormwater Management Plan

- a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams; note ephemeral streams on site)
- d) Proposed drainage and stormwater conditions
- e) Drainage conveyance system (piping)
- f) Roof drains
- g) Easements
- h) BMP plans, dimensions, details, and cross-sections
- i) Planting and stabilization plans and specifications

Landscape Protection Plan

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Certified arborist tree evaluation, if applicable
- e) Significant tree stand survey
- f) Clearing limit line
- g) Proposed tree protection/silt fence location
- h) Pre-construction/demolition conference note

- i) Landscape protection supervisor note
- j) Existing and proposed tree canopy calculations, if applicable



**CONDITIONAL ZONING APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning and Development Services**

Planting Plan

- a) Dimensioned and labeled perimeter buffers
- b) Off-site buffer easement, if applicable
- c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement)

Steep Slope Plan

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25%, and 25% and greater
- b) Show and quantify areas of disturbance in each slope category
- c) Provide/show specialized site design and construction techniques

Grading and Erosion Control Plan

- a) Topography (2-foot contours)
- b) Limits of Disturbance
- c) Pertinent off-site drainage features
- d) Existing and proposed impervious surface tallies

Streetscape Plan, if applicable

- a) Public right-of-way existing conditions plan
- b) Streetscape demolition plan
- c) Streetscape proposed improvement plan
- d) Streetscape proposed utility plan and details
- e) Streetscape proposed pavement/sidewalk details
- f) Streetscape proposed furnishing details
- g) Streetscape proposed lighting detail

Solid Waste Plan

- a) Preliminary Solid Waste Management Plan
- b) Existing and proposed dumpster pads
- c) Proposed dumpster pad layout design
- d) Proposed heavy duty pavement locations and pavement construction detail
- e) Preliminary shared dumpster agreement, if applicable



**CONDITIONAL ZONING APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning and Development Services**

Construction Management Plan

- a) Construction trailer location
- b) Location of construction personnel parking and construction equipment parking
- c) Location and size of staging and materials storage area
- d) Description of emergency vehicle access to and around project site during construction
- e) Delivery truck routes shown or noted on plan sheets

Energy Management Plan

- a) Description of how project will be 20% more energy efficient than ASHRAE standards
- b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
- c) Participation in NC GreenPower program
- d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
- e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
- f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

Exterior Elevations

- a) An outline of each elevation of the building, including the finished grade line along the foundation (height of building measured from mean natural grade)

Written Narrative and Proposal Description

Weavers Grove Community

Habitat for Humanity of Orange County, NC plans to develop a thoughtfully designed residential community called Weavers Grove that will provide a significant amount of affordable housing for those earning between 30% and 80% of the Area Median Income. In addition, Habitat plans to partner with market rate home builders to provide moderately priced housing for a variety of demographics at a lower price point which currently does not exist in Chapel Hill.

This development will be situated on ±32.0 acres east of Sunrise Road, between Ginger Road and I-40 at the northern edge of the Town of Chapel Hill's planning jurisdiction. The site consists of five separate parcels, which will be recombined and subdivided as necessary to accommodate the development. The site is bisected by a ridge that runs generally southwest to northeast. There is a perennial stream in the northwest corner of the site and an intermittent stream in the southeast corner of the site. Slopes on the site are predominately gentle and less than 15%, although there are a few small areas along the streams where slopes exceed 15%, including two very small areas where slopes exceed 25%. The predominant soils on the site are Appling Sandy Loam, with a small area of Wedowee Sandy Loam in the stream area in the northwest corner of the site.

The proposed community will include a total of 99 duplex and townhouse units that meet the criteria for Affordable Housing, as described below in the Affordable Housing Proposal. The community will also include a mix of condominiums, single family homes, and duplexes of various sizes, bringing the total number of residential dwelling units in the proposed community to 235. The community may also include several amenities and recreational facilities such as a café, community center, open pavilion, garage, community garden, dog park, splash play, playground, walking trail, gazebos, and an open area for lawn games.

The development's program has been carefully adapted to the site's natural features such as wetlands, streams, steep slopes and stream buffers. The resulting site layout maximizes the use of the site's developable area, while preserving sensitive natural areas to the extent practicable.

The development layout provides adequate access to Sunrise Road and includes excellent internal vehicular and pedestrian circulation, with several cross-connections proposed throughout the internal street network. A sidewalk will be extended to the south along the eastern edge of

Sunrise Road to promote pedestrian connectivity to destinations to the south. The street network layout and building placement take advantage of the site's natural topography and focus most of the development on the site's natural ridges.

This development's impacts to neighboring properties have been considered carefully. Habitat began discussions with the neighbors in December, 2017 and has used feedback and input from the neighbors to inform the master plan included in this application. To help buffer the neighborhoods to the south and east from this development, ample landscape buffers will be provided along the development's perimeter.

The architectural design of the residential and community structures will reflect a combination of traditional Farmhouse and Craftsman stylistic influences. Timeless, durable materials such as cementitious siding and brick veneer will be used with close attention to details, proportions and colors. The Habitat homes will be a blend of duplex and townhome designs, varying between 1.5-2 stories tall. Half of the homes will be built as 3 bedroom/ 2.5 baths while the other half of the homes will be four bedroom. Square footage of the homes will vary between 1,185 and 1,552. The price of the affordable homes will be based on each individual homebuyer's income and will be sold to those making 30-80% of the Area Median Income. An important design element in this community is the architectural integration between the affordable homes and the market rate homes.

Stormwater management and sedimentation and erosion control will be handled through the installation of temporary measures during construction and permanent measures will be installed when construction has been completed. State-of-the art technologies and methodologies will be used to meet stormwater and S&E requirements.

Flexibility, Timing, and Clarifications Weavers Grove Community

If Council grants approval of this Conditional Zoning application, Habitat for Humanity of Orange County, as the applicant for this project, is requesting latitude in the following specific areas.

Infrastructure: It is our intent to build the road and utility infrastructure as shown in this application (as approved in the final configuration). The flexibility we are requesting is regarding the types of dwelling units, rear alleys & garages, the I-40 buffer, and the amenities/recreation areas shown on the application.

Builder Partner: Habitat is in discussions with several market builders and will likely partner with one or more to build somewhere between one-fourth and one-half of the dwelling units shown on our plan. It is also possible that one of our partners could be a senior housing developer. The balance of the dwelling units will be constructed by Habitat of Orange County.

Dwelling Units: We are requesting the following flexibility regarding dwelling units:

- Duplexes, attached single-family units (duplex with separate ownership of units) and/or townhouse dwellings may be substituted in place of single family lots shown on the site plan.
- Single family, attached single-family, townhouses or duplexes may be substituted for any of the condo buildings shown on the site plan.
- Single family homes, attached single-family, townhouses or duplexes may be substituted for any of the non-residential buildings shown.

Rear Alleyways and Garages:

The revised plan submitted shows rear alleys/garages for most of the single-family dwellings. We request flexibility to use attached, front entry-garages and driveways if our market builder prefers that option and to either retain or delete the rear alleys should front-entry garages and driveway s be used.

Amenities/Recreation Areas: It is our intent to eventually raise enough money to build all the amenities shown on our plan; however, if our fundraising effort

doesn't raise enough contributions, we will build enough amenities to meet the Town's minimum recreation area requirements. We anticipate those minimum amenities to be:

- Community Green (excluding the splash play pool)
- Community Green Pavilion
- Walking trail system (excluding the gazebos)
- Possibly the dog park, community garden, kid's playground, or basketball court

The amenities most likely to fall into the "future if funding allows" category would be the splash play, lawn games, tot lot, community building, the café, and the community garage. If we are unable to raise enough contributions to construct and operate any of these community buildings, then we ask that we be allowed to substitute dwelling units on their sites.

Noise/I-40 Buffer: We are taking several measures to minimize noise from I-40 in our dwellings that are closest to I-40. There are numerous construction techniques that we will employ for those dwelling units to minimize outside noise. We also propose to construct an earth berm in our 100' I-40 buffer which should significantly reduce noise. It is permitted to remove vegetation and replant the I-40 buffer, so no waiver is needed. Since our I-40 buffer is so short in length, we have also secured permission from our neighbor to the northwest to extend our berm and buffer onto their property. This will provide significant additional noise mitigation and the extended berm is now shown on the plans.

Starting and Completion Dates: This item is just a clarification. Typically, any final approval includes a condition for start and completion dates. It is our intent to begin infrastructure construction shortly after receipt of ZCP approval. We also intend to construct all the infrastructure in a single phase (ie, all public street and utility improvements and storm water management). We request that we be given three years to begin construction work (infrastructure). We request that the completion date be eight years from entitlement approval. Ideally, we will begin infrastructure within one year of entitlement approval and complete infrastructure within two and one-half years after entitlement approval, but we request additional time to allow for unforeseen things that could hinder our best plans such as a shortage of funding. We also want a clarification that the completion date does not pertain to vertical building construction. This project is very similar to any large residential subdivision. Typically, for subdivisions the approval completion date is understood to mean the infrastructure not individual house construction. It often takes many years to build out all the homes in a subdivision. For example, out of the original 128 lots of Silver Creek (entitlement approval many years ago) there are still three undeveloped lots.

The following will be completed prior to the Completion Date in the entitlement approval:

- All public streets, including sidewalks and street trees
- All public utilities, including OWASA water and sewer
- All storm water management features
- Sufficient amenities to satisfy the minimum recreation space requirements listed in LUMO
- All buffer requirements
- Any Sunrise Rd improvements specified in the entitlement approval.

The following may be completed after the Completion Date in the entitlement approval:

- Any of the vertical building construction. [By the completion date many of the residential dwellings will have been completed, but some residential and several community buildings may not be constructed by the completion date.]
- The remaining amenities not included in the minimum required to satisfy the recreation space requirement in LUMO.

Phasing Plan: It is our intent to construct all the infrastructure in a single phase; however, in the event that the program changes, we request that the final entitlement approval allow us to include a phasing plan in the ZCP Application.

Public Solid Waste and Recycling Service: We ask that public solid waste and recycling service be provided for any single-family or attached single-family lots.

Proposed Modifications of Regulations:

The applicant is requesting Council approval of the following modifications of regulations:

1. Increased Land Disturbance in Upland RCD Zone: On-Site

Grading into the Upland and Managed Use Zones of the RCD will be necessary in order to construct the stormwater control measures (SCM's) for the project. Grading into these two zones for SCM construction is a permitted use per LUMO Table 3.6.3-2. The proposed disturbance in the RCD has been minimized to the extent practical and the total disturbance proposed within the Managed Use Zone is well below the 40% maximum specified in LUMO Table 3.6.3-3. However, the land disturbance proposed in the Upland Zone is 46.8%, which exceeds the maximum allowed by approximately 4,700 square feet. **We are therefore requesting that the Town Council approve a Modification of Regulations to increase the maximum disturbance allowed in the on-site Upland Zone to 47%.**

2. Increased Land Disturbance in Managed Use and Upland RCD Zones: Off-Site Berm

Grading and revegetation of the Managed Use and Upland Zones of the RCD will be necessary in order to construct a portion of the proposed "I-40 berm" where it extends onto an adjacent property to the northwest. Grading and revegetation of these areas of the RCD is a permitted use per LUMO Table 3.6.3-2. The proposed disturbance in the RCD has been minimized to the extent practical, but in order to maximize the effectiveness of the berm, the total disturbance proposed within the Managed Use and Upland Zones will exceed the 40% maximum specified in LUMO Table 3.6.3-3. The current plan calls for disturbance of 98% of the Managed Use Zone and 58% of the Upland Zone. This exceeds the maximum allowed in these two zones by approximately 7,500 square feet in the Managed Use Zone

and 1,700 square feet in the Upland Zone. Please note that these land disturbance percentages are high because the total area of RCD zones used in the calculations is limited to the small easement we have obtained from the neighbor. Since the calculations do not include all of the RCD on the neighbor's property, the percentages are skewed upward. **We are therefore requesting that the Town Council approve a Modification of Regulations to increase the maximum disturbance allowed in the Managed Use and Upland Zones within the off-site berm easement to 98% and 58%, respectively.**

3. LUMO Section 5.6.4 notes that certain uses are allowed in buffers. The current Weavers Grove plan shows approximately 1,000 square feet of impervious cover associated with a basketball court, bike fix-it station, and a small corner of a permeable pavement parking lot encroaching into the Type E buffer along I-40. These uses are not listed as being allowed in the buffer, so **the applicant requests Town Council approval of a modification of regulations to specifically allow up to 1,000 square feet of impervious cover in the Type E buffer for these uses.**
4. **Given the compact nature of this development, the applicant requests that the Council approve dimensional standards that vary from those required in LUMO Table 3.8.1 Dimensional Matrix below:**

Zoning District		Lot Size (square feet min)	Frontage (min feet)	Lot Width (min feet)	Street Setback* (min feet)	Interior Setback* (min feet)	Solar Setback* (min feet)
R-6-CZ	Existing Standards	5,500	40	50	20	6	8
	Proposed Standards: Single Family Detached or Single-Family Attached	2,000	18	18	5	3	3
	Proposed Standards: Townhomes (3 or more units attached)	1,100	18	18	5	3	3
	Proposed Standards: Multi-Family (Condos or Apartments)	n/a	20	20	0	3	3

NC-CZ	Existing Standards	5,500	40	40	24	8	11
	Proposed Standards: Single Family Detached or Single-Family Attached	2,000	18	18	5	3	3
	Proposed Standards: Townhomes (3 or more units attached)	1,100	18	18	5	3	3

* Request applies to setbacks internal to the Weavers Grove community only. All setbacks around the outer perimeter of the community will meet or exceed the requirements of the R-6 zoning district.

5. **Section 5.9.5 Foundation Buffer Strip:** The applicant is proposing less than the five (5) feet of width required for foundation buffer strips in a few places. The applicant proposes to provide a minimum *average* width of five (5) feet of foundation buffer strip along the length of each building façade where such a buffer strip would be required.

Proposed Conditions:

Uses allowed in the NC-CZ district shall be limited to the following:

- Accessory use customarily incidental to a permitted principal or special use.
- Barber shop/beauty salon
- Business – General
- Business – Office-type
- Child day care facility
- Dwelling Units, single-family
- Dwelling Units, single-family with accessory apartment
- Dwelling Units, duplex
- Dwelling Units, upper story
- Food Truck
- Parking, off-street
- Place of assembly, up to 2,000 seating capacity
- Public cultural facility
- Public use facility
- Recreational facility; non-profit

Weavers Grove: Amesbury Drive Weavers Grove Community

Town of Chapel Hill policy dictates that a project of this size that should have two points of access in case of emergency. The current plan shows the main access is via Sunrise Road with a second access via Amesbury Drive.

Habitat has been in discussions with the neighbors for many months and have learned that there are various opinions on the Amesbury Drive connection. In fact, during Concept Plan review, Council Member Rachel Schaevitz encouraged the neighbors to communicate with the council so they could better understand the desires of the neighbors since there was a bit of discrepancy. Some Chandler's Green neighbors that live in the vicinity of Amesbury Drive do not want a connection of any kind between our neighborhoods while others feel that an emergency/pedestrian/bike connection makes sense. We wish we had an alternative second access other than Amesbury, but unfortunately do not. Our original desire was to provide an emergency-only access using break-away bollards to prohibit non-emergency vehicles from using the connection, while still allowing access for pedestrians and bicyclists. This type of connection prevents unwanted cut-thru traffic and has been constructed in many locations throughout Town over the past decade. However, shortly before the first Weavers Grove Conditional Zoning submittal, the Town's Fire Department changed their policy and they no longer allow bollards on emergency access routes. Therefore, we are proposing "emergency only" access. Per the NC Fire Code, the Chapel Hill Fire Department requires a 20' minimum clear roadway width so we are proposing the same. It will be signed for "emergency access only" from both directions. A sidewalk connection is also proposed at this location as requested by staff.

In following the Town's guidelines for walkable and bikeable communities, the access can also be used by pedestrians and bikes (in and out) when not needed for emergencies.

As part of their second round of review of the CZ application, the Town staff requested that we remove the "emergence access only" signs and widen the connection to match the existing Amesbury stub-out. The current plans reflect these changes.



We build strength, stability, self-reliance *and* shelter.

Affordable Housing Proposal Weavers Grove Community

Habitat for Humanity of Orange County is a local nonprofit organization affiliated with Habitat for Humanity International. Habitat provides affordable homeownership opportunities for families who live and/or work in Orange County and live in substandard housing. In this community, Habitat will partner with individuals who earn between 30% and 80% of the area median income (AMI) to provide a greater mix of income (up from the typical 30-60% range).. Habitat was incorporated in 1984, and completed its first home in 1987. Over the past 30 years, Habitat has nearly 300 affordable homes throughout the County. Through its new home construction program, Habitat uses donations and volunteer labor to construct energy-efficient, green-certified, high-quality homes, and then sells those homes to qualifying families. The buyers receive an affordable mortgage, and mortgage payments are recycled to build future homes. Homebuyers are required to contribute 275 hours of sweat equity in education classes and toward the construction of their own and other Habitat homes.

Habitat sells its homes using deeds of restrictive covenants requiring 99-year affordability to buyers who earn 80% or less of the AMI. In addition, Habitat maintains a right of first refusal on all of its homes, and a shared equity agreement with all of its buyers that allows buyers to share a percentage of the appreciation of their property based on the ratio of their first mortgage and the original sales price of the home, which is determined by a market appraisal at the time of sale. In these ways, Habitat ensures that the community's investment of funds and labor will be preserved if the original buyer sells the home while also helping homebuyers build equity in their home

In carrying out its homebuilding and community strengthening activities, Habitat educates and empowers its homebuyers through a series of relevant workshops and one-on-one trainings. Habitat also educates the broader community about the crisis in affordable housing by introducing and involving hundreds of new volunteers from all walks of life in its work each year. Habitat promotes the positive value of diversity by uniting people of varied economic, religious, social, and racial backgrounds to work together toward a common goal –building affordable housing for those who need it in our community.

While developing the concept plan for the proposed residential community, Habitat Board and Staff adopted the following guiding principles:

- Aesthetically pleasing, creating new styles and designs for Habitat's homes
- Mixed income, with integration of affordable and market rate homes
- Attention to environmental impact and long term sustainability
- Significant impact on affordable housing crisis
- Good stewards of scarce land
- Foster good relationship with adjacent neighbors

Habitat will serve as the master developer for this community and, in addition to building all of the affordable homes, Habitat will seek a partner or partners to build moderately priced, market rate homes throughout the remainder of the project. There is ample research that mixed income neighborhoods benefit the residents of those homes, including improved health conditions and education outcomes for lower income children. Not only will the smaller, moderately priced market rate homes fill a serious gap in the Chapel Hill housing market, they will also provide for greater overall economic diversity as well as opportunities for interaction and programming amongst residents. The site is designed to encourage interaction among the market rate and the Habitat homeowners and their families, and to foster a sense of community among all of the residents regardless of age, background, or economic status.

Chapel Hill native and Habitat for Humanity International CEO Jonathan Reckford has said "I am convinced that the best model for building stronger communities comes from mixed-income, mixed-use development that enables people to live near the places where they work. I am delighted that Orange County Habitat has developed this plan for a robust community that will benefit those who work to provide key services to Chapel Hill."

The architectural design of the residential and community structures will reflect a combination of traditional Farmhouse and Craftsman stylistic influences. Timeless, durable materials such as cementitious siding and brick veneer will be used with close attention to details, proportions and colors. The Habitat homes will be a blend of duplex and townhome designs, varying between 1.5-2 stories tall. Half of the homes will be built as 3 bedroom/ 2.5 baths while the other half of the homes will be four bedroom. Square footage of the homes will vary between 1,185 and 1,552. The price of the affordable homes will be based on each individual homebuyer's income and will be sold to those making 30-80% of the Area Median Income.

To qualify for a Habitat home, applicants need to have lived or worked in Orange County for the past year, demonstrate stable income for the past two years, and have a low debt to credit ratio. Applicants must have overcrowded, cost-burdened, subsidized, or substandard housing to qualify for a Habitat home. Prospective homeowners must put in 275 hours of "sweat equity" labor on the construction site and in training classes on financial education and home maintenance. When their home is complete, they pay closing costs and repay a monthly affordable mortgage, usually over 30 years.



We build strength, stability, self-reliance *and* shelter.

Public Art Proposal Weavers Grove Community

While a specific art project has not been developed for the Weavers Grove Community at this time, Habitat for Humanity of Orange County recognizes the important of art as a form of expression and communication, among other societal benefits. Art can bridge the gap between different cultures and develop a strong sense of community. It is our hope that throughout the approval process, we can determine the right art project, or possibly multiple projects, that will honor the name of the community: Weavers Grove. Habitat chose the name “Weavers Grove” to represent a diverse group of people being woven together to create one community. The art installation should be collaborative, embrace diversity, and allow multiple voices from the community to be represented.

In the past, Habitat has worked with various local artists in many different ways including textile artist Elaine O’Neil, muralist Michael Brown, UNC Professor Dana McMahan, and local artist Chris Berndt.

Response to Concept Phase Review Comments Weavers Grove Community

Below is a summary of the comments received from the Community Design Commission and Town Council during the Concept Plan phase. Each comment is followed by a response in bold type. Please note that Carol Woods is no longer a co-applicant with Habitat for Humanity on this site, a recent development since the Concept Plan phase.

- Incorporate more integration:

Response: Integrating the Habitat housing with the balance of the housing on the project is an important objective to the development team. The current plan includes approximately 43% Habitat housing and the remainder will likely consist of two or more levels of market rate housing, creating a variety of housing opportunities within this architecturally integrated development.

- Sidewalks (on Sunrise and in neighborhood):

Response: A sidewalk has been proposed along Sunrise from Sweeten Creek Road to the project entrance, where it will connect to an extensive network of sidewalks throughout the proposed community. This will ensure a safe, walkable sidewalk from the Weavers Grove neighborhood all the way to Weaver Dairy Road.

- Full connection to Amesbury:

Town of Chapel Hill policy dictates that a project of this size that should have two points of access in case of emergency. The current plan shows the main access is via Sunrise Road with a second access via Amesbury Drive.

Habitat has been in discussions with the neighbors for many months and have learned that there are various opinions on the Amesbury Drive connection. In fact, during Concept Plan review, Council Member Rachel Schaevitz encouraged the neighbors to communicate with the council so they could better understand the desires of the

neighbors since there was a bit of discrepancy. Some Chandler's Green neighbors that live in the vicinity of Amesbury Drive do not want a connection of any kind between our neighborhoods while others feel that an emergency/pedestrian/bike connection makes sense. We wish we had an alternative second access other than Amesbury, but unfortunately do not. Our original desire was to provide an emergency-only access using break-away bollards to prohibit non-emergency vehicles from using the connection, while still allowing access for pedestrians and bicyclists. This type of connection prevents unwanted cut-thru traffic and has been constructed in many locations throughout Town over the past decade. However, shortly before the first Weavers Grove Conditional Zoning submittal, the Town's Fire Department changed their policy and they no longer allow bollards on emergency access routes. Therefore, we are proposing "emergency only" access. Per the NC Fire Code, the Chapel Hill Fire Department requires a 20' minimum clear roadway width so we are proposing the same. It will be signed for "emergency access only" from both directions. A sidewalk connection is also proposed at this location as requested by staff.

In following the Town's guidelines for walkable and bikeable communities, the access can also be used by pedestrians and bikes (in and out) when not needed for emergencies.

- Too much parking:

Response: The parking count was considered carefully as part of the design process. The number of spaces proposed with the current plan is closer to the Town's minimum than it is to the Town's maximum. Part of the parking strategy was to utilize parallel parking to the extent practicable in order to minimize impervious cover. Please note that the current plan proposes three significant permeable pavement parking areas.

- Connection to greenway master plan:

Response: The walking trail we are proposing could easily be connected to the future greenway path shown along I-40 on the greenway master plan.

- Design speed on streets:

Response: A 25 MPH design speed will be used for the final design of the streets per the Town's local street standards. Traffic calming measures will be explored as the street designs are finalized.

- Increase character/trees on Sunrise Road frontage:

Response: As mentioned above, Carol Woods is no longer a co-applicant and decided that it would not be in their best interest for the Weavers Grove entry drive to cut through their property, so the current plan utilizes the existing public Ginger Road right-of-way to access the Weavers Grove site. The Weavers Grove project will provide landscaping and a small entry feature on Ginger Road where it meets Sunrise. These improvements will be made to the extent possible given the limited room and constraints, such as preserving adequate sight distance. Habitat does not propose to make improvements to the frontage north of the Henry lot.

- Emphasize walkability of neighborhood in relation to street design:

Response: The current design proposes an extensive network of sidewalks and walking paths throughout the development. The sidewalks generally follow the streets and parking lots, but cross-connections between different streets and parking areas have also been provided.

- Stormwater Design is Critical:

Response: Our engineers have performed a thorough review of the existing conditions and have developed a robust stormwater management program for the project that will meet or exceed all applicable Town of Chapel Hill stormwater standards, which are among the most stringent in the state. The program includes eight (9) separate stormwater control measures (SCM's): three (4) stormwater wetlands, three (4) permeable pavement systems, and a bioretention cell.

Statement of Consistency with Comprehensive Plan Weavers Grove Community

Below is a brief outline expressing several ways in which this project will embrace & conform to the ideas and themes driving the Town of Chapel Hill's Comprehensive Plan:

A Place for Everyone

The project proposes a significant amount of much-needed affordable housing to help those at or below 80% of the Area Mean Income (AMI) to achieve the dream of homeownership. Providing affordable housing is at the root of this theme of the Comprehensive Plan.

Community Prosperity and Engagement

This project will create significant construction opportunities in the short term, will create several permanent jobs in the long term and will provide 219 quality new residential dwelling units for people who will patronize local businesses.

Getting Around

The proposed community will be very walkable, with sidewalks throughout the development and walking trails throughout the natural areas to be preserved. Walk connections will be provided to Sunrise Road and to adjacent neighborhoods, as appropriate. It is anticipated that bus service will be extended to this new development so that public transportation is readily available within a short walking distance to a bus stop, if a bus stop cannot be built within the community. The majority of the Habitat homeowners in Orange County work either for UNC or UNC Health Care where parking can be challenging, especially for support staff. Public transportation will be a key component to connect these families to employment centers.

Good Places, New Spaces

This project complies with this theme by carefully integrating a new residential community into the existing fabric of the area neighborhoods.

Nurturing Our Community

A significant amount of natural area will be preserved on this property and opportunities for residents to immerse themselves in and enjoy the preserved natural areas will be provided. Also, state-of-the-art stormwater control measures will be designed for this project to ensure that all stormwater regulations are met and exceeded.

Town and Gown Collaboration

Close to one third of Habitat's homeowners work for UNC or UNC Health Care. This trend is expected to increase in this community since the location is convenient to campus and bus service will hopefully be extended to serve this community of homes. In addition, hundreds of volunteers help build homes each year through the university, including student athletes, UNC's employee forum, Apples service learning, and many other departments. UNC Chapel Hill boasts one of the strongest Habitat clubs in the country, encouraging students to volunteer and to host Habitat fundraising events throughout the year. UNC Health Care is also a strong Habitat partner, lending both financial resources as well as volunteer time to help build homes for UNC Health Care employees.

Statement of Justification Weavers Grove Community

FINDINGS OF FACT – Proposed Zoning Amendment

In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town, it is intended that the Land Use Management Ordinance (as stated in Section 4.4) shall not be amended except:

- 1) To correct a manifest error in the chapter; or
- 2) Because of changed or changing conditions in a particular area or in the jurisdiction generally;
or
- 3) To achieve the purposes of the Comprehensive Plan.

Below is the applicant's evaluation of this application based on these three findings.

- 1) Finding #1:** The proposed zoning amendment is necessary to correct a manifest error.

Response: We do not believe there is error in the Town's Zoning Atlas Amendment related to the project site.

- 2) Finding #2:** The proposed zoning amendment is necessary because of changed or changing conditions in a particular area or in the jurisdiction generally.

Response: We do believe conditions have changed throughout town over the years resulting a shortage of quality affordable housing and moderately priced market-rate housing and this zoning amendment is necessary to help fill this need.

- 3) Finding #3:** The proposed zoning amendment is necessary to achieve the purposes of the comprehensive plan.

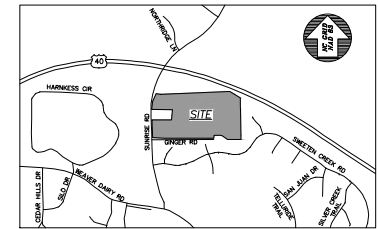
Response: The proposed rezoning would contribute to the following elements of the Comprehensive Plan:

- *Contribute to affordable housing needs (Goal A Place for Everyone.4)*
- *Job creation and new residential options (Community Prosperity and Engagement.2)*
- *Creation of a walkable community with transit access (Getting Around.1)*
- *Integration of a new community into existing neighborhoods (Good Places, New Spaces.5)*
- *Natural area preservation and high-quality Stormwater control measures (Nurturing Our Community.3 & .8)*
- *Contribute to housing for UNC and UNC Health Care employees (Goal Town and Gown Collaboration.4)*

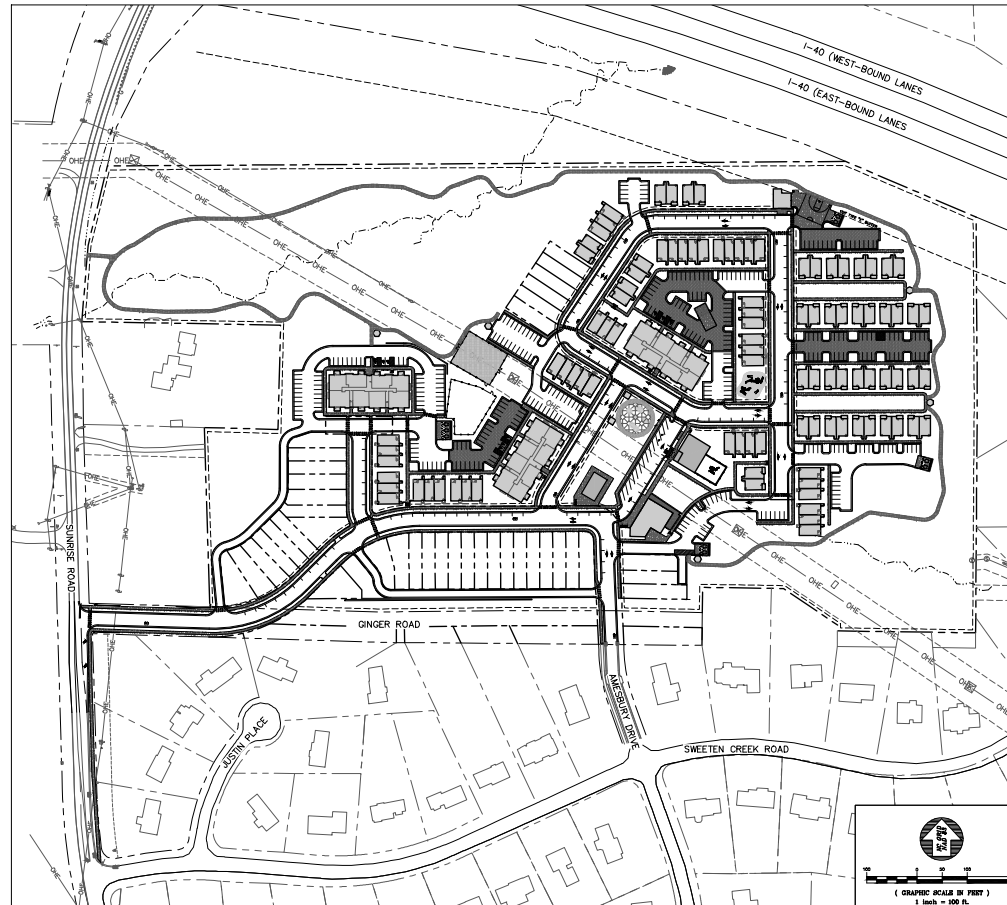
Energy Management Plan Weavers Grove Community

- a) Energy Efficiency Strategy / ASHRAE Performance:
 - 1. Compliance with Advanced Energy SystemVision for New Homes 2019 and other voluntary initiatives, including:
 - 14.5 SEER heat pumps
 - Electric tank water heaters with efficiency factor of 0.93
 - Filtered whole-house mechanical fresh air ventilation system per ASHRAE standards
 - Total duct leakage shall not exceed 3% of the conditioned square footage
 - No incandescent building lighting is permitted; all exterior lighting shall use LED lamps
 - Energy Star Appliances and low-flow plumbing fixtures
 - R-49 attic insulation
- b) Sustainable forms of energy:
 - 1. None proposed in baseline design
 - 2. Optional:
 - I. Photovoltaics
- c) NC Green Power:
 - 1. N/A
- d) Indoor air quality, access to natural lighting and utilization of any proposed sustainable energy:
 - 1. Sealed crawl spaces with approved drying mechanism
 - 2. Filtered whole-house mechanical fresh air ventilation system per ASHRAE standards
 - 3. Low- or no-VOC paints
 - 4. Kitchens and baths mechanically exhausted to the exterior
 - 5. Thorough, verified air sealing of building envelope
 - 6. Use of overhangs, gutters and covered entrances for moisture management
 - 7. Radon-ready house / passive mitigation system installed (convertible to active system)
 - 8. High-efficiency vinyl windows with low-E coating
 - i. All habitable spaces shall have windows for natural light
- e) Commitment to energy efficiency:
 - 1. Homeowner instruction in operation of home systems
 - 2. Energy guarantee for heating and cooling; current average monthly cost below \$30
 - 3. Employing Universal Design techniques on ground floor levels assists with aging-in-place, creating incentives for long-term / lifetime energy-saving habits by homeowners
- f) Transportation management:
 - 1. A Transportation Management Plan will be provided for the project as part of a future ZCP application and it will include recommendations for carpooling and use of transit facilities.

FOR
WEAVERS GROVE
CHAPEL HILL, NORTH CAROLINA



VICINITY MAP
SCALE: 1"=1000'



DRAWING LIST

SHEET	DRAWING TITLE	LATEST ISSUE DATE
G0001	COVER	04 FEB 20
C0001	AREA MAP	04 FEB 20
C0101	EXISTING CONDITIONS & STEEP SLOPES PLAN	04 FEB 20
C0201	DEMOLITION & LANDSCAPE PROTECTION PLAN	04 FEB 20
C0202	RARE & SPECIMEN TREE TABLES	04 FEB 20
L1001	ILLUSTRATIVE PLAN	04 FEB 20
C1001	SITE PLAN	04 FEB 20
C1004	SOLID WASTE MANAGEMENT PLAN	04 FEB 20
C1011	UTILITY PLAN	04 FEB 20
C1200	GRADING/DRAINAGE AND EROSION CONTROL OVERVIEW	04 FEB 20
CS200	TYPICAL PUBLIC ROAD SECTIONS	04 FEB 20
L1002	TREE CANOPY COVERAGE PLAN	04 FEB 20
L1003	BUFFERS PLAN & TYPICAL UNIT PLANTING	04 FEB 20
L1004	TREE PLANTING & PARKING LOT SHADING & SCREENING PLAN	04 FEB 20
L1008	EMERGENCY ACCESS PLAN	04 FEB 20
L1008	RECREATION PLAN	04 FEB 20
L2001	LIGHTING PLAN WEST	04 FEB 20
L2002	LIGHTING PLAN EAST	04 FEB 20
L2003	LIGHTING PLAN NORTH-EAST	04 FEB 20
L2004	LIGHTING DETAILS	04 FEB 20
A.01	ELEVATIONS - COMMUNITY BUILDINGS	04 FEB 20
A.02	ELEVATIONS - DUPLEX BUILDINGS	04 FEB 20
A.03	ELEVATIONS - TOWNHOUSE BUILDINGS	04 FEB 20
A.04	ELEVATIONS - TOWNHOUSE BUILDINGS	04 FEB 20
A.05	ELEVATIONS - CONDOMINIUM BUILDINGS	04 FEB 20

PROJECT OWNER/DEVELOPER:



CIVIL ENGINEERING:



BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929-0481 (919) 489-4789

LAND PLANNER:



ARCHITECTURE:



125 N. HARRINGTON STREET
RALEIGH, NC 27603
cinedesignassoc.com.com

**REVIEW DRAWING
NOT FOR CONSTRUCTION**

**BALLENTINE
ASSOCIATES, P.A.**
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929 - 0481 (919) 469 - 4785

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TO LEGAL ACTION.



	PER LAYOUT REVISIONS AND TOCH REVIEW COMMENTS	16 NOV 19
	PER TOWN OF CHAPEL HILL COMMENTS	04 FEB 20

OWNER INFORMATION
STATE FOR HUMANITY OF ORANGE CO
VILCOM CENTER DR
SUITE L110
CAPE HILL, NC 27514
NEWS REPRESENTATIVE:
JENNIFER PLAYER
(919) 932-7077 x 215

27 JUN 19				
15 NOV 19				
04 FEB 20				

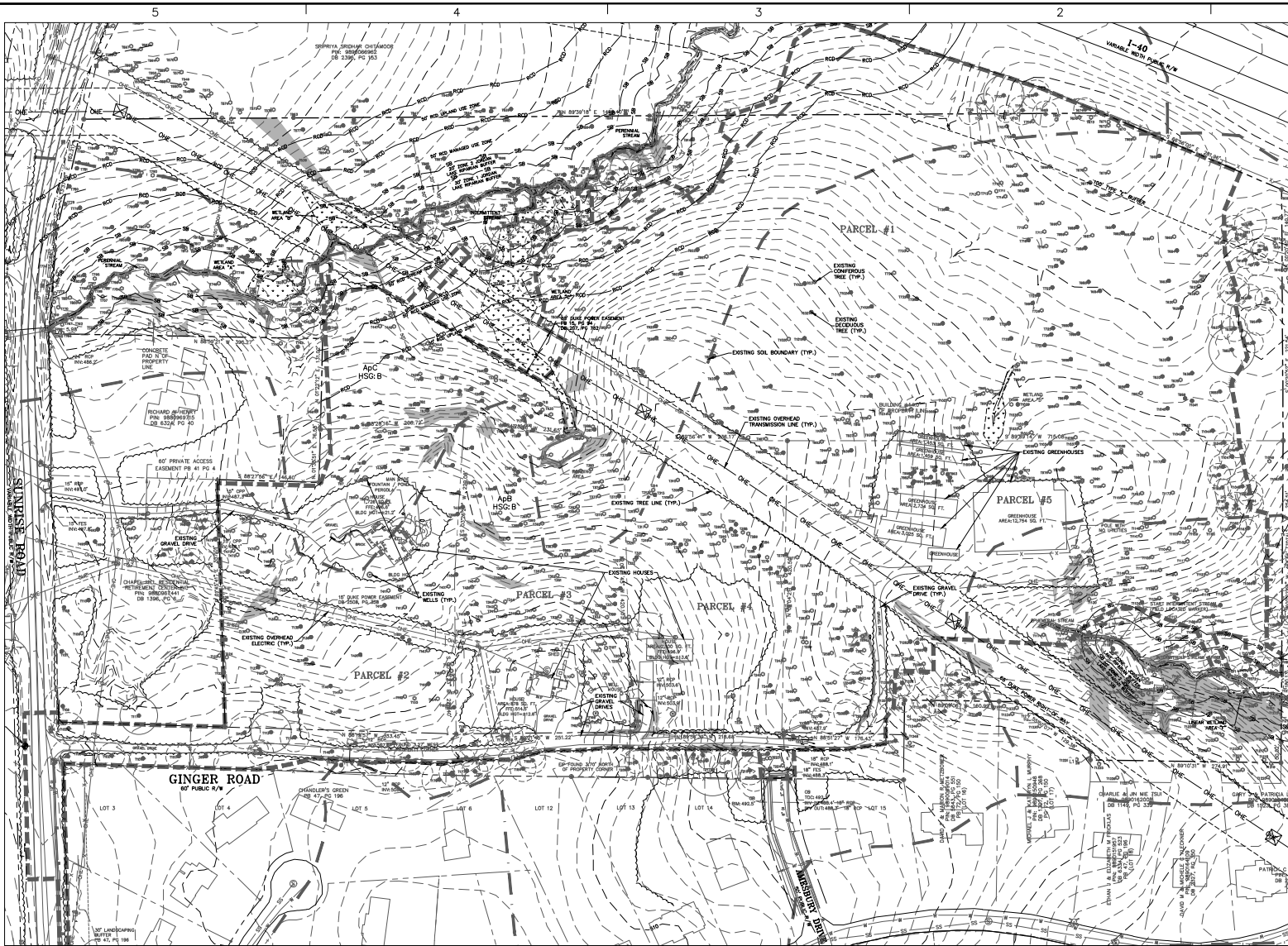
ENDING SUBMITTAL #1
ENDING SUBMITTAL #2
ENDING SUBMITTAL #3

CONDITIONAL ZONE
CONDITIONAL ZONE
CONDITIONAL ZONE

WEAVERS GROVE
CHAPEL HILL, NORTH CAROLINA

3 # 118016.00
 TE: 27 JUN 19
 ALE: AS NOTED
 AMN BY: T.L.P.
 VIEWED BY: G.L.B.

SHEET
G0001



STEEP SLOPES DATA

SLOPE PERCENTAGE	TOTAL AREA IN NET LAND AREA (S.F.)	TOTAL DISTURBED AREA IN NET LAND AREA (S.F.)
SLOPES BETWEEN 15% AND 25%	832,079	85,984
SLOPES GREATER THAN 25%	613,303	82,722

LAND DISTURBANCE AND TOTAL AREA EXCLUDE STEEP SLOPE AREAS THAT ARE LESS THAN 400 TO 50 FT.

SITE PARCEL DATA

PARCEL #	OWNER	PIR #	DB/PIC	PIR/PIC	PARCEL SIZE
1	HABITAT FOR HUMANITY ORANGE COUNTY NC INC	9880-06-5826	2007/149	82/4	748,204 SF (17.18 AC)
2	HABITAT FOR HUMANITY ORANGE COUNTY NC INC	9880-06-0413	5493/48	41/4	137,786 SF (3.16 AC)
3	HABITAT FOR HUMANITY ORANGE COUNTY NC INC	9880-06-3350	4081/332	-	105,036 SF (2.43 AC)
4	HABITAT FOR HUMANITY ORANGE COUNTY NC INC	9880-06-6312	6564/388	-	65,364 SF (1.51 AC)
5	DONALD LEVINE & BARBARA LEVINE	9880-16-0437	1149/339	71/75	306,620 SF (7.01 AC)

- NOTES**
- EXISTING CONDITIONS SHOWN ARE BASED UPON SITE SURVEYS PERFORMED BY BALLENTINE ASSOCIATES AND GIS INFORMATION FROM THE TOWN OF CHAPEL HILL.
 - THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAPS 37098B000 & 37098B000.
 - A STREAM DETERMINATION PERFORMED BY THE TOWN OF CHAPEL HILL LOCATES BOTH A PERMANENT STREAM AND INTERMITTENT STREAM ON THE PROPERTY.
 - CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-432-4249) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 - THIS PLAN IS A DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL CORRELATE THE ACTUAL LOCATION OF UTILITIES TO AVOID CONFLICTS AND MEET MINIMUM SIZE, DEPTH, AND CODE REQUIREMENTS.
 - SEE AREA MAP, COORD. FOR NEAREST CHAPEL HILL TRAVEL ROUTES.

DRAWING LEGEND

SYMBOL / ABBREVIATION	DESCRIPTION
---	MINOR CONTOUR
---	MAJOR CONTOUR
---	WATER VALVE
---	FIRE HYDRANT
---	CATCH BASIN
---	SEWER MANHOLE
---	UTILITY POLE
---	WELL
---	SANITARY SEWER CLEANOUT
---	HEAD UNIT
---	ELECTRIC METER
---	TELEPHONE PEDESTAL
---	GAS METER
---	MAIL BOXES
---	CONTOURIOUS TREE
---	DECIDUOUS TREE
---	WATER LINE
---	FENCE LINE
---	OVERHEAD ELECTRIC LINE
---	SANITARY SEWER LINE
---	STORM DRAINAGE PIPE
---	RESOURCE CONSERVATION DISTRICT BUFFER
---	JORDAN LAKE RIPARIAN BUFFER
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	LIMITS OF DISTURBANCE
---	SLOPES LESS THAN 15%
---	SLOPES BETWEEN 15% AND 25%
---	SLOPES GREATER THAN 25%
---	WETLANDS
---	APPLYING SANDY LOAM
---	WEDGEE SANDY LOAM

ApB, ApC
WnD



EXISTING CONDITIONS & STEEP SLOPES PLAN

(GRAPHIC SCALE IN FEET)
1 inch = 40 ft.

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
228 PROVIDENCE ROAD, CHAPEL HILL, NC 27614
(919) 332-7077 • FAX (919) 332-7078 • E-MAIL: info@ballentine.com

DATE: 12 MAY 19
BY: JLB

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BY: JLB

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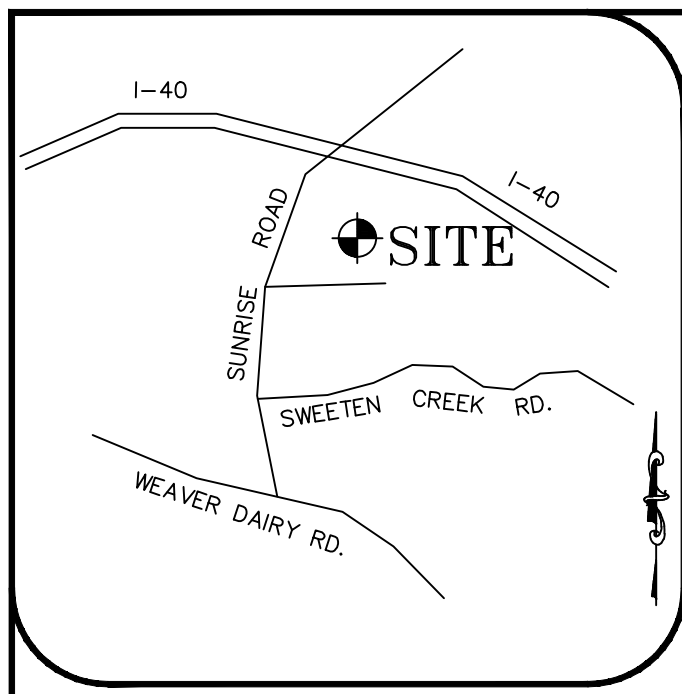
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BY: JLB

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DATE: 12 MAY 19
BY: JLB



VICINITY MAP
NOT TO SCALE.

NOTES:

1. THIS IS A SURVEY OF EXISTING PARCELS. THIS IS A PROPOSED REZONING EXHIBIT MAP.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID (NAD 83).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. EXISTING ZONING: R-2 (CHAPEL HILL)
5. PROPOSED ZONING: NC-CZ AND R6-CZ (CHAPEL HILL)
6. SETBACKS SHOWN PER PROPOSED SITE PLAN.
7. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED ENTIRELY IN ZONE "X" AS SHOWN ON FEMA FIRM PANELS 3710988000 K DATED NOVEMBER 17, 2017, AND 3710989000 M DATED JANUARY 19, 2019.
8. REFERENCES: DB 4101, PG 286; DB 4081, PG 332; DB 2508, PG 358; DB 2607, PG 762; DB 2620, PG 160; HM 3, PG 37; PB 47, PG 146; PB 71, PG 75; PB 15, PG 94; PB 37, PG 32; PB 72, PG 150; PB 41, PG 4; PB 56, PG 34; PB 92, PG 4 OF THE ORANGE COUNTY REGISTRY.

ZONING LINE TABLE		
LINE	BEARING	DISTANCE
ZL1	N 17°07'16" E	65.80'
ZL2	N 01°45'09" W	46.85'
ZL3	S 89°44'14" W	62.70'
ZL4	N 89°49'42" E	29.32'
ZL5	S 00°11'40" E	57.44'
ZL6	S 58°33'26" E	34.09'
ZL7	N 00°49'30" E	11.48'
ZL8	S 00°49'17" W	49.94'
ZL9	S 00°30'38" W	35.24'
ZL10	S 02°51'05" E	30.05'
ZL11	N 89°29'03" W	50.00'
ZL12	N 02°54'16" W	30.05'

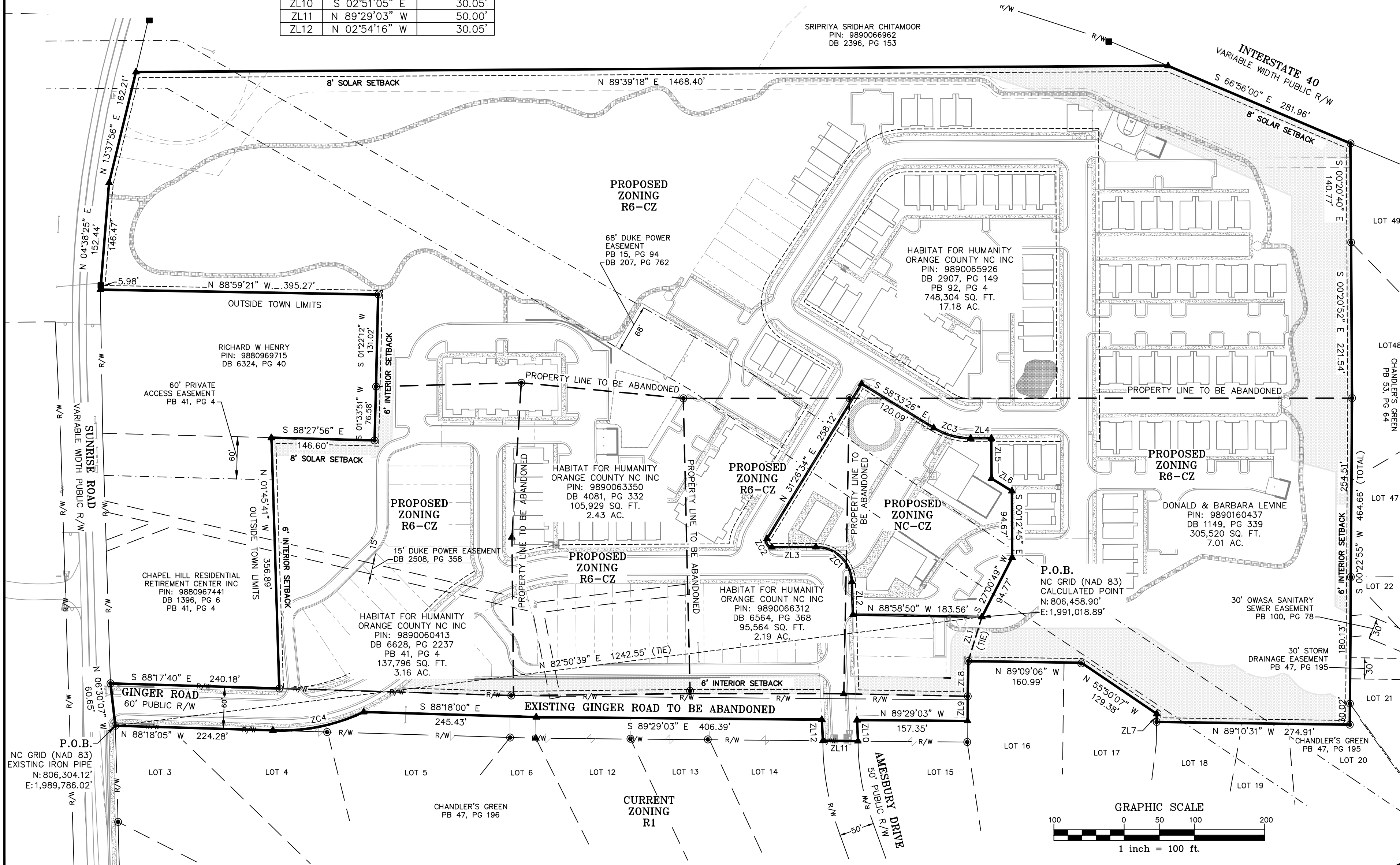
LEGEND

- EXISTING IRON PIPE
- ▲ CALCULATED CORNER
- EXISTING CONCRETE MONUMENT
- R/W — RIGHT OF WAY

SITE REZONING TABLE

PARCEL NO.	TOTAL ACRES		ZONED R6-CZ		ZONED NC-CZ		ZONED R1	
	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
PIN: 9890065926	748,304	17.18	747,832	17.17	472	.01	0	0
PIN: 9890060413	137,796	3.16	137,796	3.16	0	0	0	0
PIN: 9890063350	105,929	2.43	105,929	2.43	0	0	0	0
PIN: 9890066312	95,564	2.19	83,060	2.19	12,504	0.29	0	0
PIN: 9890160437	305,520	7.01	244,841	5.62	60,679	1.39	0	0
GINGER ROAD	76,075	1.75	50,553	1.16	0	0	25,522	0.59
TOTAL	1,469,188	33.73	1,370,011	31.45	73,655	1.69	25,522	0.59

ZONING CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
ZC1	51.00'	88°30'37"	78.78'	N 46°00'27" W	71.18'
ZC2	8.00'	121°42'20"	16.99'	N 29°24'36" W	13.97'
ZC3	100.50'	31°36'52"	55.45'	S 74°21'52" E	54.75'
ZC4	275.00'	27°44'25"	133.14'	S 78°32'53" W	131.85'



BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929-0481
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CORPORATE SEAL C328
NORTH CAROLINA
Chapel Hill

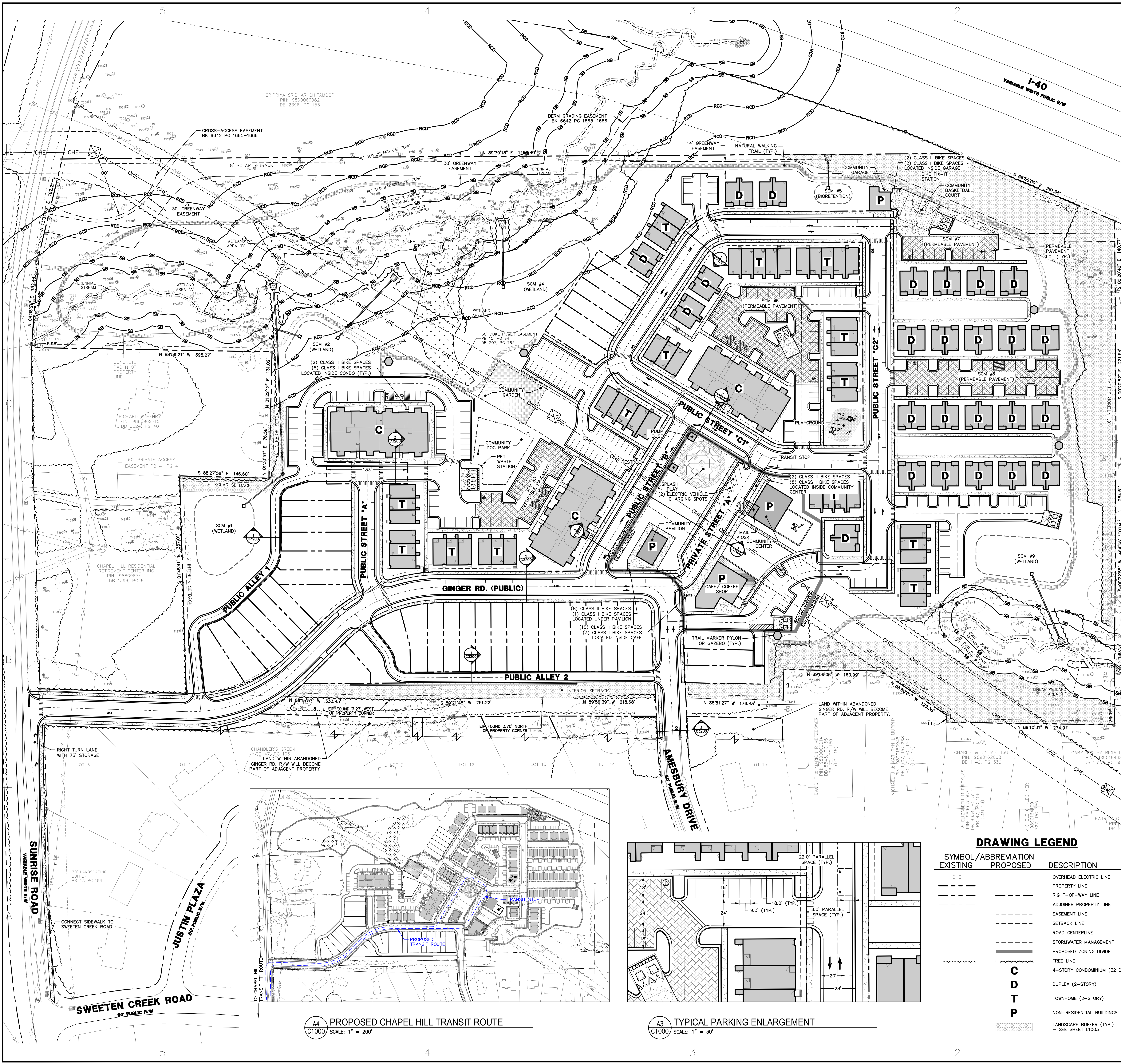
OWNER INFORMATION:
HABITAT FOR HUMANITY
88 VILCOM CENTER DR
SUITE L110
CHAPEL HILL, NC 27514
OWNERS REPRESENTATIVE:
SUSAN LEVY
PH.: (919) 932-7077
EMAIL: SLevy@orangehabitat.org

DATE	
ISSUED	

WEAVERS GROVE
HABITAT FOR HUMANITY DEVELOPMENT
REZONING EXHIBIT WITH SITE OVERLAY
SUNRISE ROAD AND GINGER ROAD
CHAPEL HILL TWP., ORANGE CO., NORTH CAROLINA
REZONING EXHIBIT MAP

JOB NUMBER: 218038.00
DATE: 19 FEB 20
SCALE: 1"=100'
DRAWN BY: EJS / SMI
REVIEWED BY: SMI

 SCOTT MURRAY LAND PLANNING, INC.	
Professional Address: Telephone Number: Project Number:	
Project:	
WEAVERS GROVE CHAPEL HILL, NORTH CAROLINA	
P.O. Box 10415 98000-0415, 98000-1150, 98000-0016, 98000-0112, 9801-0037	
Developer:	
 Habitat for Humanity® Orange County, NC	
88 Wilcom Center Drive Suite L110 Chapel Hill, NC 27514 Office: (919) 532-7077 x215	
Sheet Title:	
Illustrative Plan	
Counditional Use Zoning Plans	
	
Surveyor/Civil Engineering:	
 BALLENTINE ASSOCIATES, P.A. 100 HUNTERCREEK DRIVE CHAPEL HILL, NC 27514 (919) 530-1000	
No.	Date: Issue Ref: No.
Design Title:	
Scott Murray Land Planning, Inc. 274 Bennett Ct. Boyette, VA 22807 252-211-9511 554-889-2925(FL) www.smlplanning.com sturm@scottmurraylandplanning.com	
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Date: 11/15/2010	L1001
Date: Jan. 1, 2020	
Drawn & Checked By: 1754	
Surveyed:	
of	



NOTES

- ALL DRIVE AISLES AND PARKING LOTS SHALL BE CONSTRUCTED TO TOWN OF CHAPEL HILL STANDARDS.
- THE TOWN OF CHAPEL HILL, ITS ASSIGNS OR ORANGE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY PAVEMENT DAMAGE THAT MAY RESULT FROM SERVICE VEHICLES.
- ALL WALKWAYS SHALL BE CONSTRUCTED WITH A 2% CROSS SLOPE IN THE DIRECTION SHOWN ON THE GRADING PLAN.
- PRIOR TO INSTALLATION OF ANY STREET SIGNS OR MARKINGS, THE DEVELOPER WILL CONTACT THE TOWN'S PUBLIC WORKS DEPARTMENT FOR AN ON-SITE APPROVAL OF THE FINAL DESIGN AND PLACEMENT.
- ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED USING A THERMAL PLASTIC MATERIAL WITH A MINIMUM THICKNESS OF 125 MILS.
- HANDICAP RAMP ARE NOT SHOWN ON THIS PLAN FOR CLARITY, BUT ARE REQUIRED AT ALL CROSSWALK LOCATIONS. CURB DEPRESSIONS SHALL BE PROVIDED AT ALL LOCATIONS WHERE FUTURE SIDEWALKS/CROSSWALKS COULD BE INSTALLED.

SITE DATA TABLE

APPLICANT:	HABITAT FOR HUMANITY OF ORANGE COUNTY NC		
PROPERTY OWNER:	HABITAT FOR HUMANITY OF ORANGE COUNTY NC		
PROPERTY ADDRESS:	7516 SUNRISE ROAD		
PIN NUMBERS:	9890-06-5926; 9890-16-0437; 9890-06-6312; 9890-06-5350; 9890-06-0413.		
EXISTING ZONING:	R-2		
PROPOSED ZONING:	R6-CZ / NC-CZ		
EXISTING USE:	SINGLE FAMILY / VACANT		
PROPOSED USE:	RESIDENTIAL		
NET LAND AREA:	1,418,157 SF (32.56 AC)		
CREDITED STREET AREA:	141,816 SF (3.25 AC)		
GROSS LAND AREA:	1,559,973 SF (35.81 AC)		
FLOOR AREA SUMMARY:	AREA	FAR	ALLOWABLE FA
STREAMSIDE RCD	141,252 SF	.010	1,413 SF
MANAGED USE RCD ZONE	78,801 SF	.019	1,497 SF
UPLAND RCD ZONE	68,939 SF	.303	20,889 SF
NON-RCD (R6-CZ ZONING)	1,197,318 SF	.303	362,787 SF
NON-RCD (NC-CZ ZONING)	73,663 SF	.264	19,447 SF
TOTAL	1,559,973 SF		408,063 SF
EXISTING FLOOR AREA:	26,852 SF		
FLOOR AREA TO BE DEMOLISHED:	26,852 SF		
DEVELOPMENT SUMMARY:			
RESIDENTIAL SUMMARY:			
DWELLING UNITS ALLOWED (R-6)	537 (15 DUs PER AC OF GLA)		
EXISTING DWELLING UNITS	3		
DWELLING UNITS TO BE DEMOLISHED	3		
PROPOSED DUPLEX (AFFORDABLE)	50 DU		
PROPOSED TOWNHOME (AFFORDABLE)	49 DU		
PROPOSED CONDO	96 DU		
PROPOSED SINGLE FAMILY LOTS	40 DU		
TOTAL PROPOSED DWELLING UNITS	235		
TOTAL PROP. RESIDENTIAL F.A. :	408,000 SF (360,000 SF NOT INCL. SF)		
NON-RESIDENTIAL SUMMARY:			
COMMUNITY CENTER (2-STORY)	6,000 SF		
CAFE (2-STORY)	9,200 SF		
PAVILION	1,500 SF		
GARAGE	2,300 SF		
TOTAL PROP. NON-RESIDENTIAL F.A. :	19,000 SF (17,500 SF NOT INCL. PAVILION)		
TOTAL PROP. F.A. (ALL APPLICABLE USES):	377,500 SF		
PARKING SUMMARY:			
	VEHICULAR PARKING	BIKE PARKING	
RESIDENTIAL PARKING REQ. (3 BR):	1.75/DU (MIN)	2.25/DU (MAX)	1/4DU**
DUPLEX	88	113	13
TOWNHOME	86	111	13
CONDO	168	216	24
SINGLE FAMILY LOTS	N/A	N/A	N/A
TOTAL RESIDENTIAL PARKING:	342	440	50
NON-RESIDENTIAL PARKING REQ. :			
COMMUNITY CENTER	1/4 PERSONS = 5	1/2.5 PERSONS = 8	MIN 8; 1/40 = 8
CAFE	1/375 SF = 25	1/250 SF = 37	4+2/2,500 SF = 12
PAVILION	1/4 PERSONS = 5	1/2.5 PERSONS = 8	MIN 8; 1/40 = 8
GARAGE	1/2,500 SF = 1	1/1,500 SF = 2	MIN = 4
TOTAL REQUIRED PARKING SPACES:	378 (MIN)	495 (MAX)	82
TOTAL PARKING SPACES PROVIDED:	432		
IMPERVIOUS SUMMARY:			
EXISTING	55,299 SF (1.27 AC)		
EXISTING TO BE DEMOLISHED	55,299 SF (1.27 AC)		
POST DEVELOPED PROPOSED	570,212 SF (13.09 AC)		
PROPOSED ALLOWANCE	1,788 SF (0.04 AC)		
TOTAL POST DEVELOPED PROPOSED	572,000 SF (13.13 AC)		
NET IMPERVIOUS INCREASE	516,701 SF (11.86 AC)		
LAND DISTURBANCE SUMMARY:			
ON-SITE:			
JORDAN BUFFER:	11,544 SF (0.26 AC) (8.2% OF TOTAL)		
RCD (OUTSIDE JORDAN BUFFER):			
MANAGED USE ZONE	26,864 SF (0.62 AC) (34.1% OF TOTAL)		
UPLAND ZONE	32,236 SF (0.74 AC) (46.8% OF TOTAL)		
WALKING TRAIL	16,700 SF (0.38 AC)		
OTHER LAND DISTURBANCE:	982,360 SF (22.55 AC)		
TOTAL ON-SITE DISTURBANCE:	1,069,704 SF (24.56 AC)		
OFF-SITE:			
SUNRISE RD. R/W:	16,607 SF (0.38 AC)		
GINGER RD. R/W:	26,923 SF (0.62 AC)		
BERM:	0 SF (0.00 AC)		
JORDAN BUFFER	0 SF (0.00 AC)		
RCD (OUTSIDE JORDAN BUFFER)			
MANAGED USE ZONE	7,077 SF (0.16 AC) (51.71% OF TOTAL)		
UPLAND ZONE	12,322 SF (0.28 AC) (97.46% OF TOTAL)		
OTHER LAND DISTURBANCE	17,185 SF (0.39 AC)		
TOTAL OFF-SITE LAND DISTURBANCE	80,114 SF (1.84 AC)		
GRAND TOTAL LAND DISTURBANCE	1,149,818 SF (26.40 AC)		
RECREATION SPACE SUMMARY: SEE SHEET L1006			
* INCLUDES NORTHERN HALF OF GINGER ROAD RIGHT-OF-WAY (25,032 S.F.) WHICH WILL BE INCORPORATED INTO THE SITE AS PART OF THE GINGER ROAD ABANDONMENT. DOES NOT INCLUDE SOUTHERN HALF OF GINGER ROAD RIGHT-OF-WAY.			
** RESIDENTIAL BICYCLE PARKING IS 1 PARKING SPACE PER 4 DWELLING UNITS OF DUPLEX, TOWNHOME AND CONDO.			
*** A TOTAL OF 66 BIKE PARKING SPACES ARE SHOWN ON THIS PLAN FOR CONDO AND NON-RESIDENTIAL BUILDINGS. BIKE PARKING FOR DUPLEXES AND TOWNHOMES WILL BE PROVIDED WITHIN THE UNITS AND WILL BE SHOWN ON BUILDING PERMIT DRAWINGS.			

DRAWING LEGEND

SYMBOL/ABBREVIATION	EXISTING	PROPOSED	DESCRIPTION
OVERHEAD ELECTRIC LINE	---	---	OVERHEAD ELECTRIC LINE
PROPERTY LINE	---	---	PROPERTY LINE
RIGHT-OF-WAY LINE	---	---	RIGHT-OF-WAY LINE
ADJOINER PROPERTY LINE	---	---	ADJOINER PROPERTY LINE
EASEMENT LINE	---	---	EASEMENT LINE
SETBACK LINE	---	---	SETBACK LINE
ROAD CENTERLINE	---	---	ROAD CENTERLINE
STORMWATER MANAGEMENT	---	---	STORMWATER MANAGEMENT
PROPOSED ZONING DIVIDE	---	---	PROPOSED ZONING DIVIDE
TREE LINE	---	---	TREE LINE
4-STORY CONDOMINIUM (32 DU'S)	---	---	4-STORY CONDOMINIUM (32 DU'S)
DUPLEX (2-STORY)	---	---	DUPLEX (2-STORY)
TOWNHOME (2-STORY)	---	---	TOWNHOME (2-STORY)
NON-RESIDENTIAL BUILDINGS	---	---	NON-RESIDENTIAL BUILDINGS
LANDSCAPE BUFFER (TYP.)	---	---	LANDSCAPE BUFFER (TYP.) - SEE SHEET L1003

SITE PLAN

GRAPHIC SCALE IN FEET
1 inch = 60 ft.

REVIEW DRAWING

NOT FOR CONSTRUCTION

BALENTINE ASSOCIATES, P.A.

221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 525-0461

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PERMISSION OF BALENTINE
ASSOCIATES, P.A. WILL BE SUBJECT
TO PROSECUTION.

DATE: 15 NOV 19
15 NOV 20
04 FEB 20
14 FEB 20

REVISIONS

NO.	DATE	DESCRIPTION
1	15 NOV 19	PER LAYOUT REVISIONS AND TOCH REVIEW COMMENTS
2	15 NOV 19	PER LAYOUT REVISIONS AND TOCH REVIEW COMMENTS
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OWNER INFORMATION
HABITAT FOR HUMANITY OF ORANGE CO
58 VILCUM CENTER DR
SUITE L110
CHAPEL HILL, NC 27514
OWNER REPRESENTATIVE:
JENNIFER PLAYER
(919) 532-7077 x 215
FAX
EMAIL: jennifer.player@habitat.org

DATE: 27 JUN 19
15 NOV 19
15 NOV 20
04 FEB 20
14 FEB 20

ISSUED

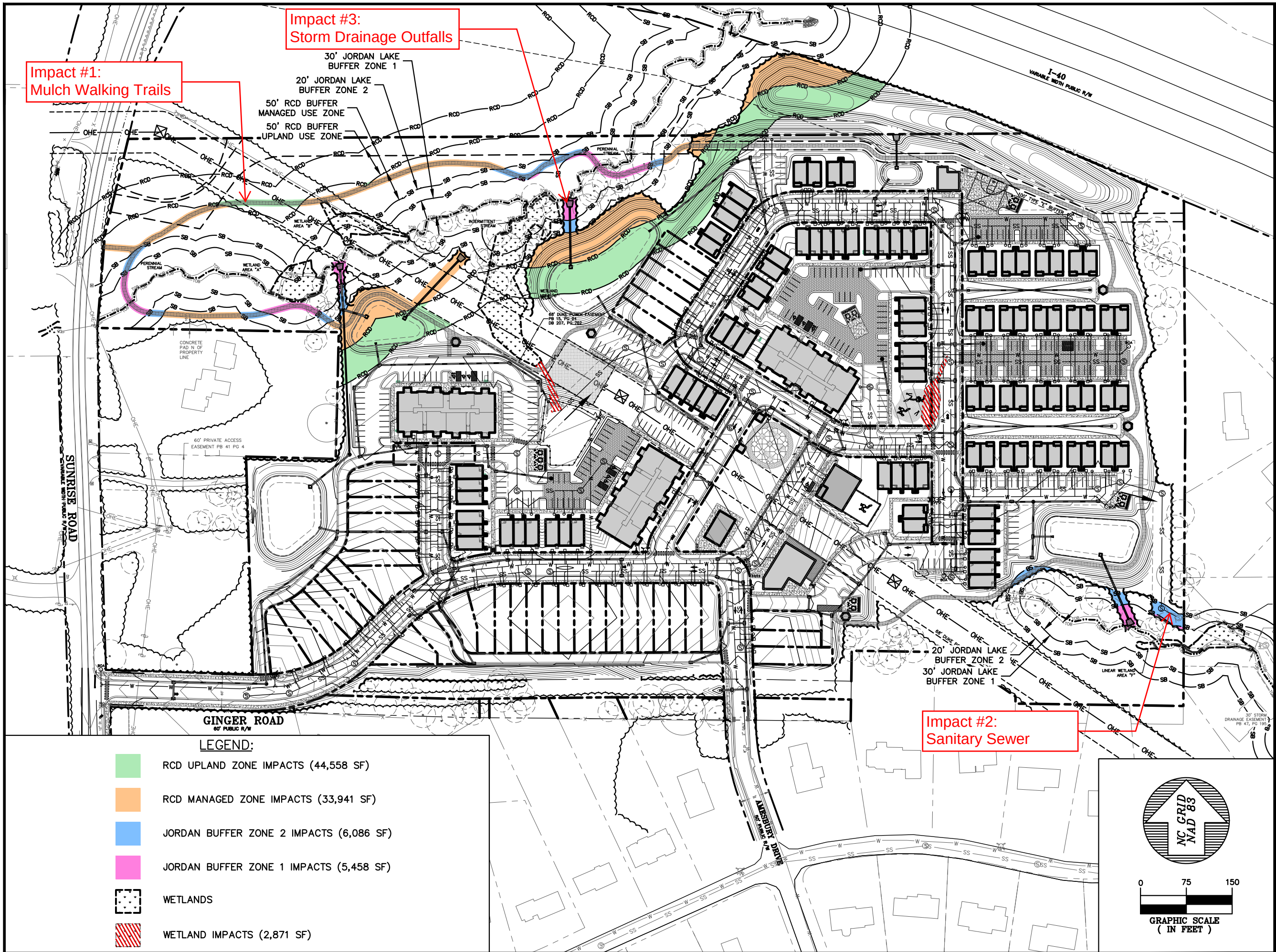
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WEAVERS GROVE
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DOCUMENTS

JOB #: 118016.00
DATE: 27 JUN 19
SCALE: AS NOTED
DRAWN BY: T.L.P.
REVIEWED

N:\Projects\118016.00 Habitat11_Dwg\BA-Model Files\RCD & Buffer Exhibit.dwg, 2/4/2020 8:32:10 AM, Leep



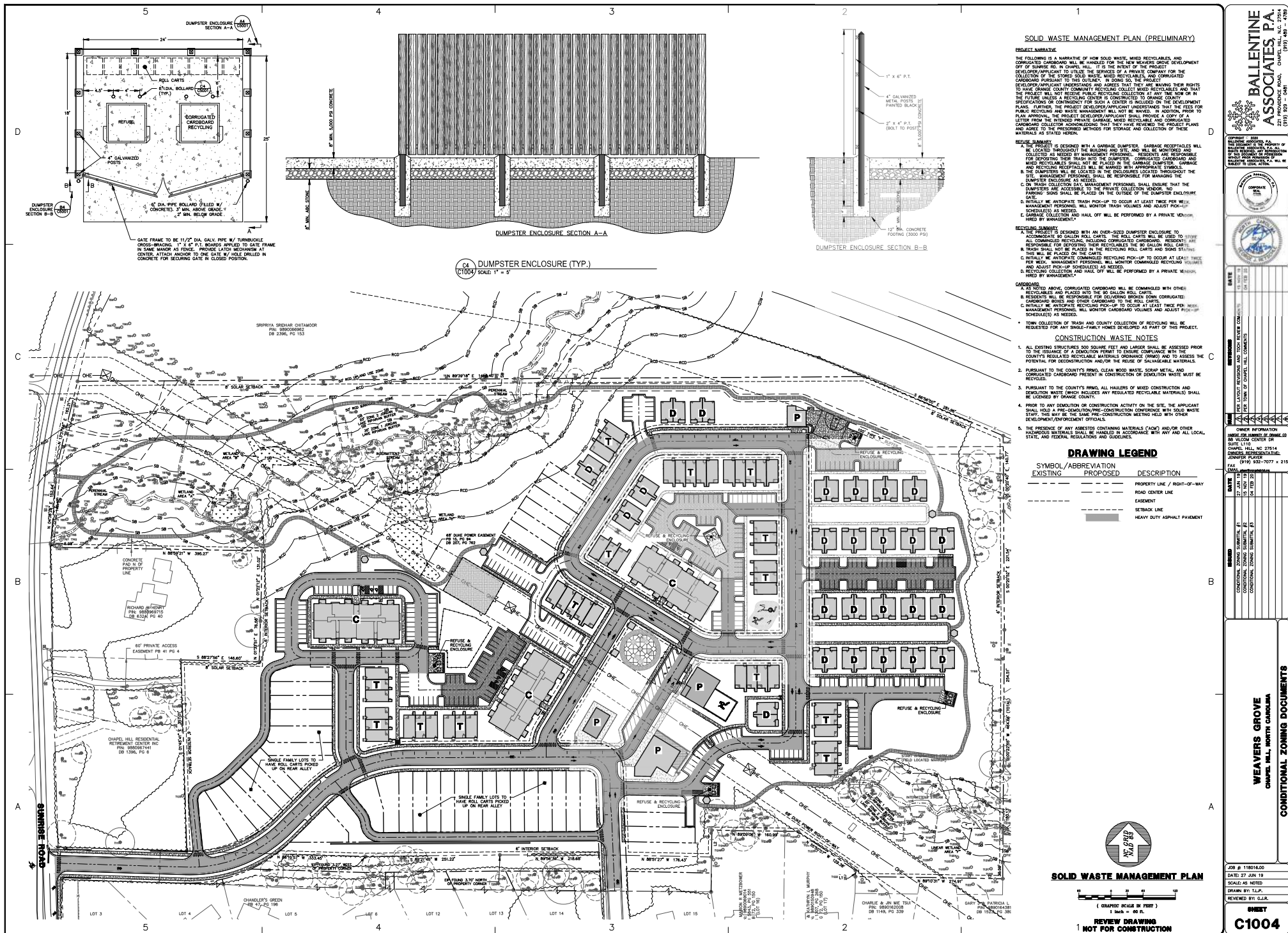
WEAVERS GROVE RCD & BUFFER IMPACT EXHIBIT CHAPEL HILL, NC

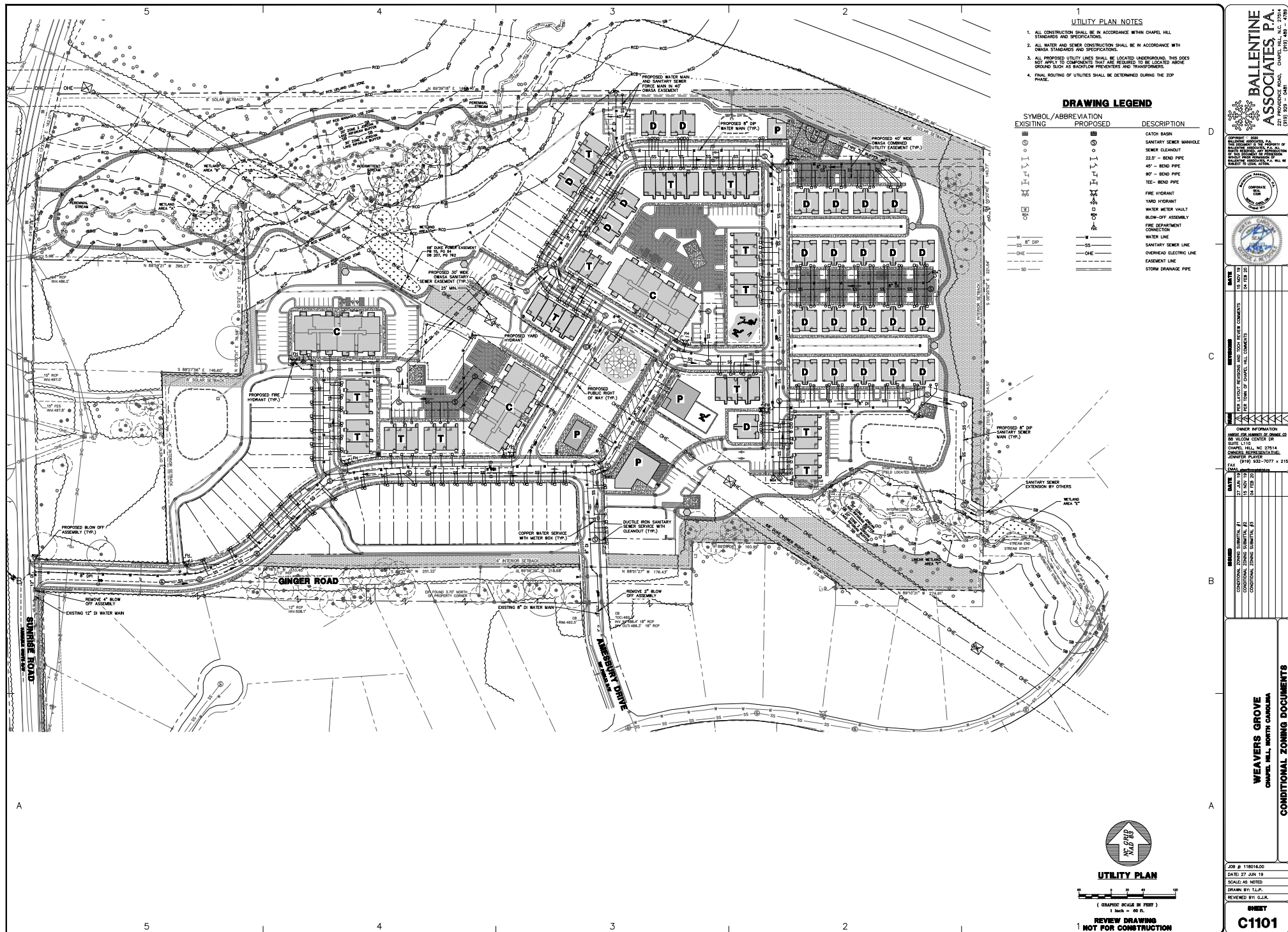
BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929 - 0481 (919) 489 - 4789

SCALE: AS NOTED
DATE: 21 JUN 19
JOB NUMBER: 118016.00
DRAWN BY: TLP
REVIEWED BY: GJR

EXHIBIT

ISSUED	DATE	ISSUED	DATE
TO TOWN OF CHAPEL HILL	27 JUN 19	TO TOWN OF CHAPEL HILL	04 FEB 20
TO TOWN OF CHAPEL HILL	15 NOV 19	TO TOWN OF CHAPEL HILL	14 FEB 20





CONSTRUCTION MANAGEMENT PLAN

1. CONSTRUCTION MANAGEMENT PLAN WILL BE FINALIZED DURING THE ZOP PHASE.
2. CONSTRUCTION SHALL COMPLY WITH THE CHAPEL HILL NOISE ORDINANCE, ARTICLE 3, SECTION 11-40.
3. CONSTRUCTION HOURS SHALL BE FROM 7:00 AM - 9:00 PM ON WEEKDAYS AND 8:00 AM - 9:00 PM ON WEEKENDS PER SECTION 11-40.
4. NO BLASTING OR BURNING ARE PERMITTED ON SITE.
5. A WATER TRUCK SHALL BE USED TO MINIMIZE DUST.
6. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PREVENT AND REMOVE THE DEPOSIT OF SILT ON ADJACENT PAVED ROADWAYS.
7. ALL STORAGE, STAGING, AND PARKING SHALL BE ON-SITE AND CONTAINED WITHIN THE CONSTRUCTION LIMITS. NONE OF THESE ACTIVITIES SHALL OCCUR WITHIN TREE PROTECTION ZONES AT ANY TIME.
8. CONSTRUCTION VEHICLES TO ACCESS THE SITE FROM SUNSHINE ROAD.

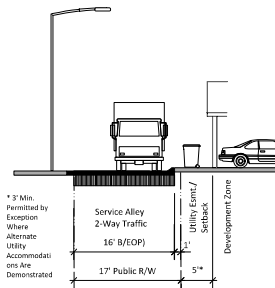
1. THIS PLAN IS SCHEMATIC AND IS INTENDED ONLY TO SHOW THE GENERAL LOCATION OF MAJOR EROSION CONTROL FEATURES TO BE REQUIRED. A DETAILED EROSION CONTROL PLAN MEETING ALL APPLICABLE TOWN OF CHAPEL HILL & ORANGE COUNTY REQUIREMENTS WILL BE SUBMITTED AS PART OF A LAND DISTURBANCE APPLICATION DURING THE ZCP PROCESS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCDEQ, ORANGE COUNTY AND TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.

1. CONSTRUCTION SEQUENCE WILL BE PROVIDED DURING ZOP PHASE

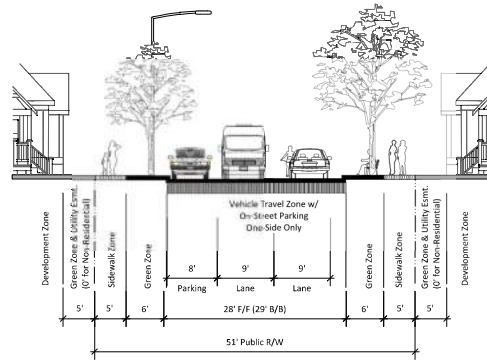
1. TRAFFIC CONTROL PLAN WILL BE PROVIDED DURING ZOP PHASE.

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND TOWNSHIP OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL 800-433-3839 TO LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
3. ALL STORM DRAINAGE PIPING WITH INSIDE DIAMETER OF 15 INCHES AND LARGER SHALL BE CLASS B RCP.
4. ALL UTILITIES ARE TO BE LOCATED AND MARKED THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED, THE LOCATION OF UTILITIES SHALL BE DETERMINED BY THE ENGINEER TO AVOID CONFLICTS AND MEET MINIMUM SIZE, SLOPE, AND CODE REQUIREMENTS.
5. ALL SIDEWALKS SHALL BE CONSTRUCTED SUCH THAT THE LONGITUDINAL SLOPE DOES NOT EXCEED IN THE UP AND DOWN SLOPE - 2% AND NOT EXCEED 2% IN EITHER ARE ANY DISCREPANCIES, NOTIFY THE ENGINEER.
6. SHALL PROVIDE FOR ANY ACCESSIBLE PARKING SPACE OR ADJACENT ACCESSIBLE SIDEWALK SHALL BE CONSTRUCTED TO MEET THE MINIMUM REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT. IF THERE ARE ANY DISCREPANCIES, NOTIFY THE ENGINEER.
7. THESE NOTES APPLY TO ALL GRADING AND DRAINAGE SHEETS.
8. ALL SOWS TO BE PRIVATELY MAINTAINED.

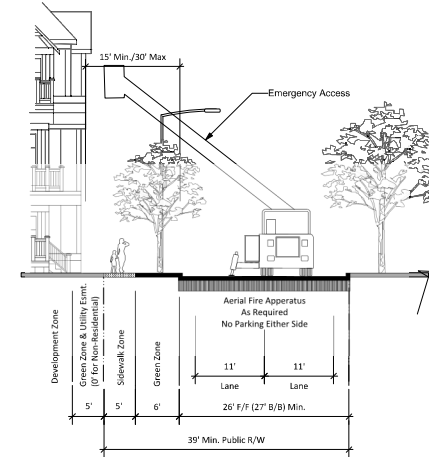




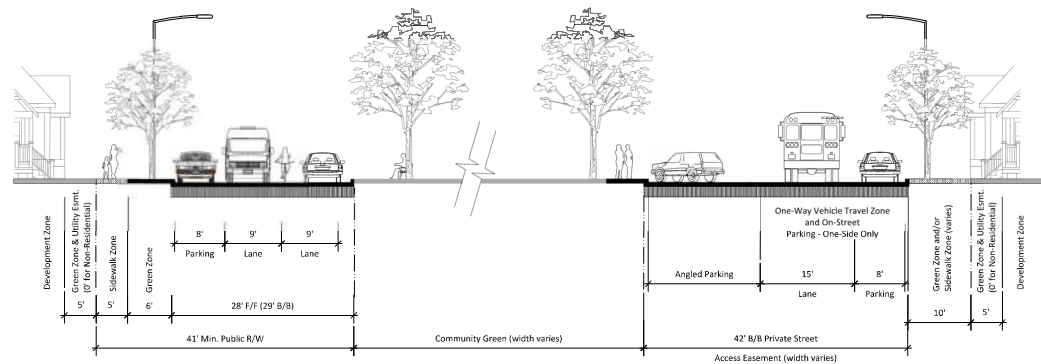
1 Public Alley
1/8" = 1'-0"



2 Neighborhood Street 2-Way w/ Parking One-Side
1/8" = 1'-0"



3A Neighborhood Street Fire Access - Aerial Access - No Parking Allowed
1/8" = 1'-0"



3B Section Thru Community Green - No Aerial Access
1/8" = 1'-0"

SCOTT MURRAY
LAND PLANNING, INC.
Landscape Architecture | Environmental Design | Project Management

Project:

WEAVERS GROVE

CHAPEL HILL, NORTH CAROLINA

PH Reference:
9890060415, 9890061350, 9890063926, 9890064312, 9890160437

Developer:

Habitat for Humanity
of Orange County, NC
88 Wilcom Center Drive | Suite L110
Chapel Hill, NC 27514
Office: (919) 932-7077 x215

Sheet Title:

Typical Road and Alley Sections

Conditional Use Zoning Plans

No.	Date	Issue Notes

Design Firm:

Scott Murray Land Planning, Inc.
274 Bonaventure Ct. Roanoke, VA 22017
252-213-9501 434-689-2925 (fax)
www.stm-landplan.com
smurray@stm-landplan.com

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Scale:

As Shown

Date:

Feb. 4, 2020

Drawn & Checked By:

STM

Surveyed:

of

C3200

TREE COVERAGE CALCULATIONS

Site Area - (INCL 50% of Ginger Rd. R.O.W.)	1,559,973 sf
Less Easements	1,200,011 sf
Net Site Area/ Less Easements	3,499,965 sf
Required Tree Coverage (Multi-family)	433,380 sf
Required Tree Coverage (%)	38.0%
Preserved Tree Canopy Coverage Proposed	770,273 sf
Buffer Revegetation Areas	16,109 sf
Replacement Tree Canopy	342,673 sf
Total Canopy Coverage at Maturity	660,055 sf
Canopy Coverage at Maturity (inc Easements)	46.3%
Ginger Road - Natural Succession Area Not Included in Calculations	

A minimum of 30% Tree Canopy coverage is proposed in order to meet the Town of Chapel Hill minimum LUMO requirement. Canopy coverage in excess of 30% is optional and is subject to change as plans are refined.

Legend

- Tree Canopy Preserved
- Tree Canopy Plantings at Maturity
- Buffer Revegetation
- Ginger Rd. W. Abandoned
- Natural Succession of Vegetation Proposed

Legend

- Duke Energy 25' Roadway Light
- Duke Energy 12' Pole Light
- FDC - Fire Department Connection
- FH - Fire Hydrant

SUNRISE ROAD

Ginger Road

Public Alley - 1

Public Street - A

Ginger Road

Public Alley - 2

Accessory Drive

Public Street - A

Public Street - A

Public Street - C 1

Public Street - C 2

Public Street - C 3

I-40 (eastbound)

NORTH



WEAVERS GROVE

CHAPEL HILL, NORTH CAROLINA

PH Reference:
9890060413, 9890060350, 9890055926, 9890066312,
9890104917

Developer:



88 Wilcom Center Drive | Suite 1310
Chapel Hill, NC 27514
Office: (919) 932-7077 x215

Sheet Title:

Tree Canopy Coverage Plan

Conditional Use Zoning Plans

Surveying/Civil Engineering:



227 WILSON ROAD | CHAPEL HILL, NC 27514
(919) 932-5000

No. Date Issue Notes

Design Firm:

Scott Murray Land Planning, Inc.
274 Boulevard C1, Boynton, VA 22017
252 213 9151 | 252 489 2002 (fax)
www.stmurray.com
smurray@stmurray.com

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Scale:

Date:

Feb. 4, 2020

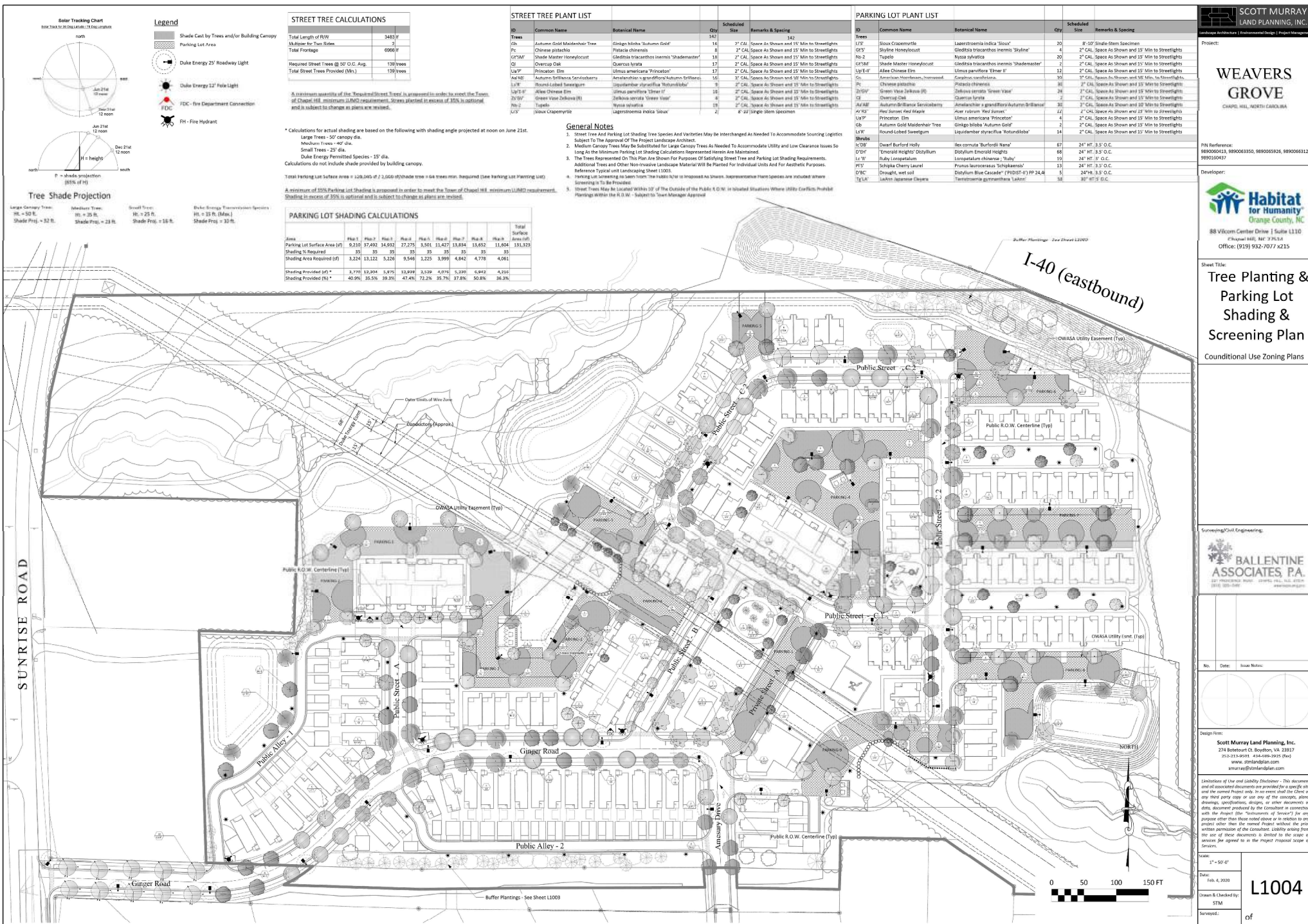
Drawn & Checked by:

STM

Surveyed:

L1002

of



RECREATION SPACE			
Area ID	Site Area (sf)		
Total Site (NCL 50% w/ Green Rd. B.O.M.)	1,988,873 sf		
Required Recreation Space	77,999 sf	5.00% (5 x G.A. for MF in R-6)	
Recreation Space Provided			
Recreation Space Provided	Area sf	%	Minimum Facilities Provided
A-Phase-1 Recreation Space			
Community Green	7,550 sf	0.5%	Pavilion Shelter ONLY (NIC Informal Play in Duke Energy Natural Surface Trail (1" natural mulch min.) = Trailhead Signage and/or Gazebo in Select Areas)
Trail (6" x 8" Shoulders Each Side)	46,898 sf	3.0%	Area Not Included Above in Trail - Widths Varies 14' - 30'
Greenway Easement	32,745 sf	2.1%	NCAA Half Court + Adjustable Height Goal + Runoff Area + 6" Bench
Basketball (Court + 6' Runoff Area)	3,448 sf	0.2%	Fenced Area + (2) 6' Benches + (4) Waste Recept.
Dog Park	6,500 sf	0.4%	
Subtotal A	97,639 sf	6.3%	
B-Optional Recreation Amenities (on funding permitted)			
Splash Play	7,000 sf	0.4%	Splash Pad + Equipment Shed + Unisex Restroom
Community Garden	6,360 sf	0.4%	Removal of (2) Existing T-Post w/30 lb Mono-Rimmed @ 1'
Playground	4,210 sf	0.3%	O.C. + Yard Hydrant
Car-Lane	1,870 sf	0.1%	Playground Equipment + Mulched Surface + (2) 6' Benches
Lawn Games	3,000 sf	0.2%	Grass Area + Canine Waste + Soccer Equipment
Subtotal B	22,440 sf	3.7%	
Total A & B	120,079 sf	7.0%	



SCOTT MURRAY
LAND PLANNING, INC.
Landscape Architect | Environmental Design | Project Management

Project:

WEAVERS GROVE
CHAPEL HILL, NORTH CAROLINA

PH Reference:
9890060413, 9890060335, 9890055926, 9890066312, 9890100417

Developer:

 88 Wilcom Center Drive | Suite L310
 Chapel Hill, NC 27514
 Office: (919) 932-7077 x215

Sheet Title:

Recreation and Open Space Plan
Conditional Use Zoning Plans

Surveying/Civil Engineering:

BALLENTINE ASSOCIATES, P.A.
 227 WILSON ROAD, CHAPEL HILL, NC 27514
 (919) 932-5000

No. _____ Date: _____ Issue: _____

Design Firm:

Scott Murray Land Planning, Inc.
 274 Boulevard C.E. Boynton, VA 22817
 252.243.9151 | 252.499.2042 (fax)
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 smurray@stmurraylandplanning.com

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Scale: 1" = 50'-0"

Date: Feb. 1, 2020

Drawn & Checked by: STM

Surveyed: **cf**

L1006

Single-Family Residential

R2

SUNRISE ROAD

Vacant

R2





Habitat
for Humanity®
Orange County, NC

Lighting Plan
East

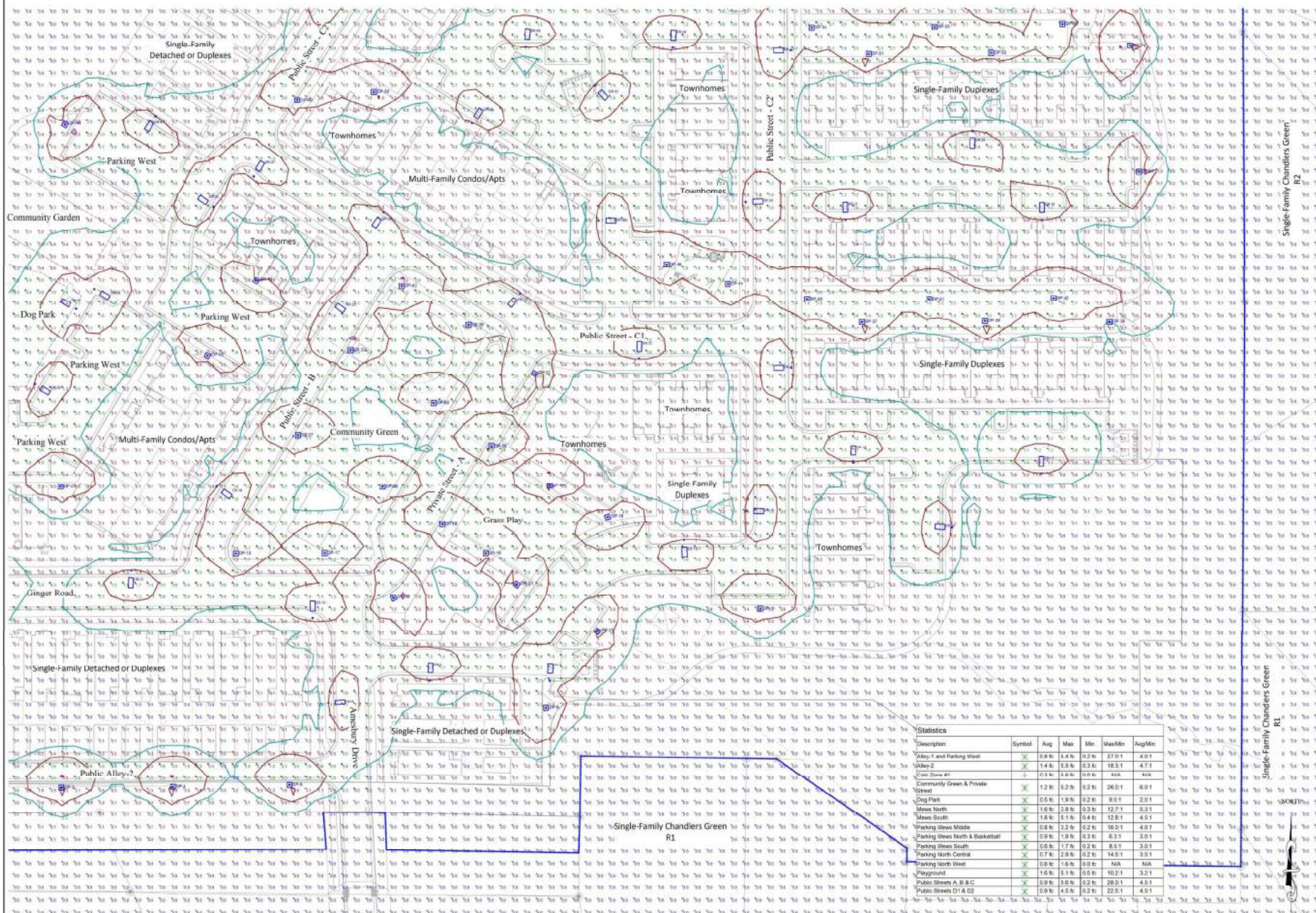


**BALLENTINE
ASSOCIATES, P.A.**
221 PROCESSION ROAD, CONNELLS FALLS, N.Y. 10708
(914) 305-5467 www.ballentine.org

Scott Murray Land Planning, Inc.
274 Bollinghurst Ct. Boylston, VA 22017
202 213-9101 434-489-2020 (fax)
www.stermlandplan.com
smurray@stermlandplan.com

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Scale: 1" = 50' 0"	L2002
Date: Feb. 4, 2003	
Drawn & Checked by: GMA	
Surveyed:	



Luminaires Schedule										
Symbol	Label	QTY	Description	Catalog Number	Description	Price	Number Luminaires	Luminaires per Fixture	LT	Height
	RE		Recessed Electric Lighting	98-00000000000000000000	98-00000000000000000000	200.00	1	1	0.00	0.00
	RE		Recessed Electric Lighting	98-00000000000000000000	98-00000000000000000000	200.00	1	1	0.00	0.00



Description	Symbol	Avg	Max	Min	Reaction	Anger/2
Alley + Parking West	X	0.08	0.44	0.30	27.0	4.0
Alley2	X	0.14	0.55	0.30	18.1	4.7
Gate Zone 01	X	0.03	0.65	0.00	N/A	N/A
Community Green & Private Street	X	0.24	0.24	0.24	28.0	6.0
Clap Rack	X	0.05	0.19	0.26	9.0	2.5
Ways North	X	0.06	0.38	0.30	12.7	5.5
Ways South	X	0.16	0.16	0.16	12.0	6.0
Parking Ways Middle	X	0.08	0.32	0.22	10.0	4.0
Parking Ways North & East/South	X	0.09	0.19	0.36	6.0	3.0
Parking Ways North	X	0.06	0.17	0.26	8.0	3.0
Parking North Central	X	0.05	0.28	0.16	12.0	3.0
Parking North West	X	0.06	0.16	0.20	N/A	N/A
Playground	X	0.10	0.51	0.50	10.2	3.2
Public Streets A, B & C	X	0.09	0.36	0.28	28.0	4.5



Scale: 1" = 50'-0"	L2003 of
Date: Feb. 4, 2020	
Drawn & Checked By: STM	
Surveyed:	

L2003

Surveyed:	of
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TYPE DR Fixture - MOUNTING HEIGHT - 25'



Outdoor Lighting
Neighborhood LED



The Neighborhood LED is an energy efficient luminaire with a sleek design. The luminaire delivers light where it is needed while increasing visibility and reducing spill light to adjoining properties. It is an excellent choice for decorative streets, walkways and residential communities.

LED
Open Traditional Style M

Mounting height: 25'

Color: Gray

Finish: Flangeless Wood

Applications: Neighborhood Streets

For additional information, visit us at duke-energy.com/OutdoorLighting or call us at 800-450-4617.

TYPE DP Fixture - MOUNTING HEIGHT - 12'



Outdoor Lighting
Open Traditional LED
Style M



Designed to replace light pollution, the Open Traditional LED luminaire provides an energy efficient installation with spill control. The cast light makes the design of the luminaire and its mounting ideal for decorative streetscapes and pedestrian areas.

LED
Open Traditional Style M

Mounting height: 12', 13', 14'

Color: Black

Finish: Strength neutral concrete, Flangeless, Decorative aluminum

For additional information, visit us at duke-energy.com/OutdoorLighting or call us at 800-450-4617.

Symbol	Label	SP	Manufacturer	Model Name	Description	Size	Material	Finish	Mounting	Height	Color	Notes
□	DP	25	Manufacturer Details	Model Details	Product Details	LED Array	1	Flangeless Wood	25'	12'	Gray	



Outdoor Lighting
Neighborhood LED



Light source: LED (100W)
Voltage: 120V
Lumens: 10,000
Light pattern: LED (Type H) (100W)
LED (Type H) (100W)
Color temperature: 4,000K

Poles available:	Mounting height	Color
Flangeless wood	25'	Gray
Wood	25'	Standard

Features	Benefits
Little or no installation cost	Free-up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than other services
Warranty included	Worry-free
Free fee monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today... and tomorrow

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Outdoor Lighting
Traditional LED



Light source: LED (100W)
Voltage: 120V
Lumens: 10,000
Light pattern: LED (Type H) (100W)
LED (Type H) (100W)
Color temperature: 4,000K
Warm-up and install time: 10-15 minutes (10-15 minutes)

Poles available:	Mounting height	Color
Flangeless wood	12'	Black
Flangeless wood	12'	Black, Gray, Green
Flangeless wood	12'	Black, Gray

Features	Benefits
Little or no installation cost	Free-up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than other services
Warranty included	Worry-free
Free fee monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today... and tomorrow

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Project:

WEAVERS
GROVE
CHAPEL HILL, NORTH CAROLINA

Project Number:
8880000413, 8880000413, 8880000413, 8880000413, 8880000413, 8880000413

Developer:



88 Wilcox Center Drive | Suite 1110
Chapel Hill, NC 27514
Office: (919) 932-7077 x215

Sheet Title:

Lighting Details

Conditional Use Zoning Plans

Engineering/Design



No. Date Issue Notes

Design Firm:

Scott Murray Land Planning, Inc.
274 Betsworth Ct. Boynton, VA 22017
252-233-9911 • 434-466-2925 (fax)
www.stmurraylandplanning.com
smurray@stmurraylandplanning.com

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Scale:

Date:

Drawn & Checked by:

Surveyed:

L2004

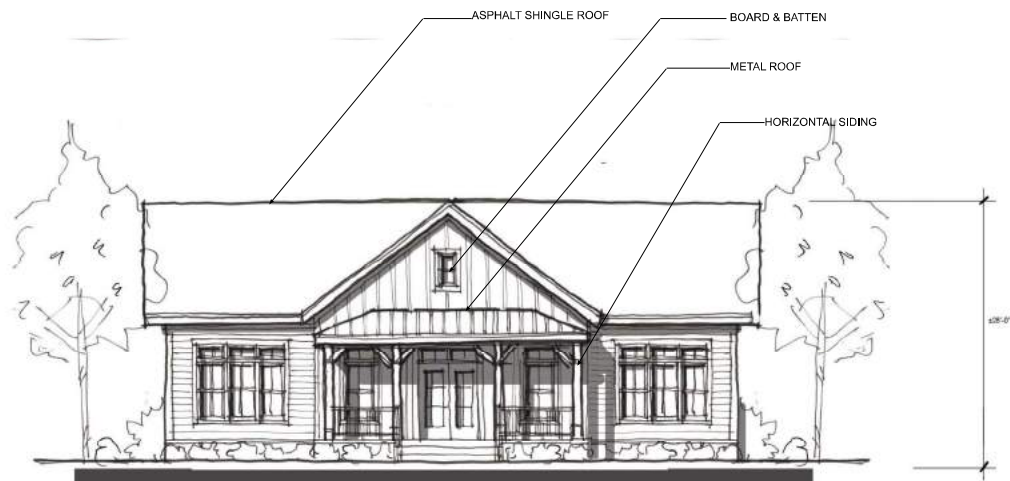
of



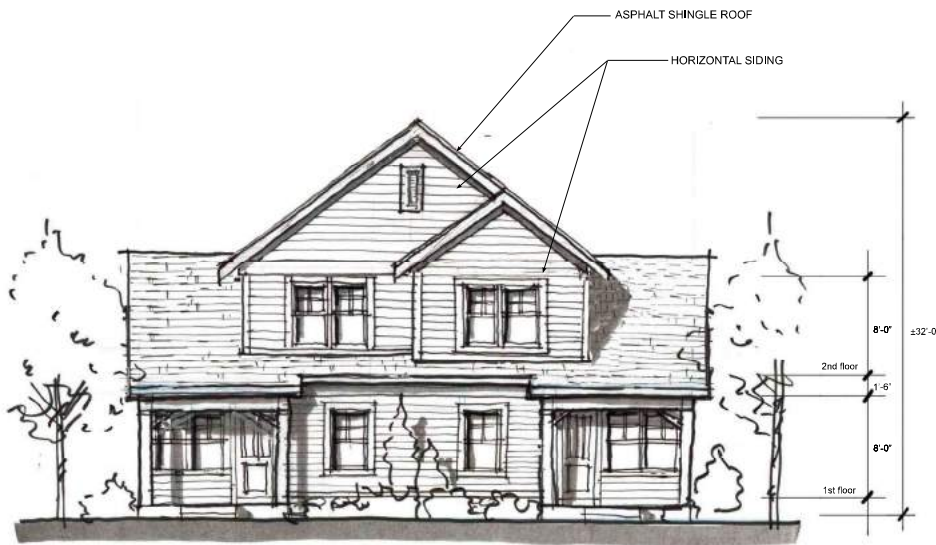
PAVILION ELEVATION



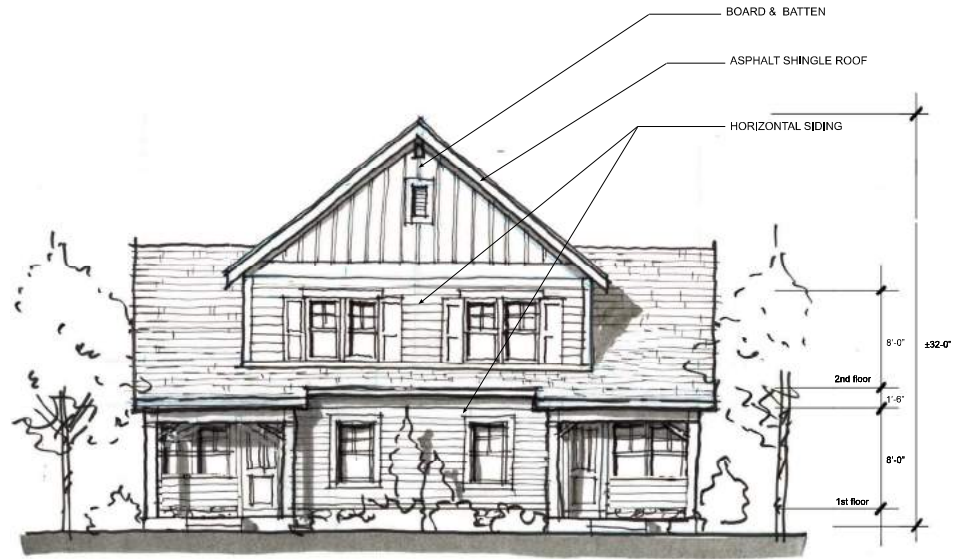
VILLAGE CAFE/ STORE ELEVATION



COMMUNITY CENTER ELEVATION



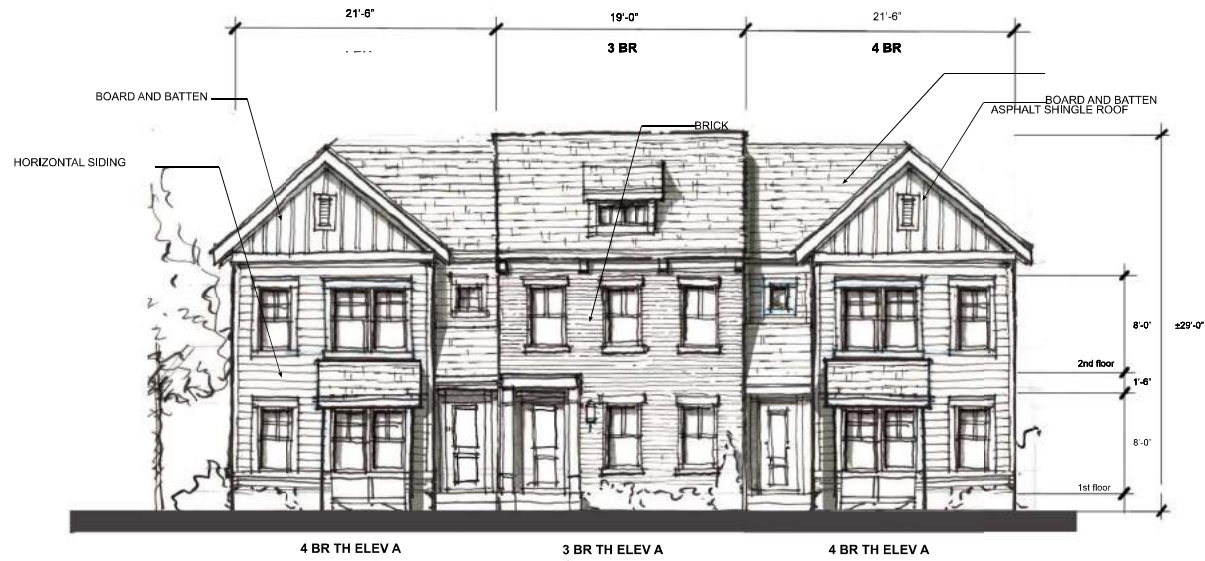
22'-0" 3 BR/ 4 BR DUPLEX ELEVATION 1



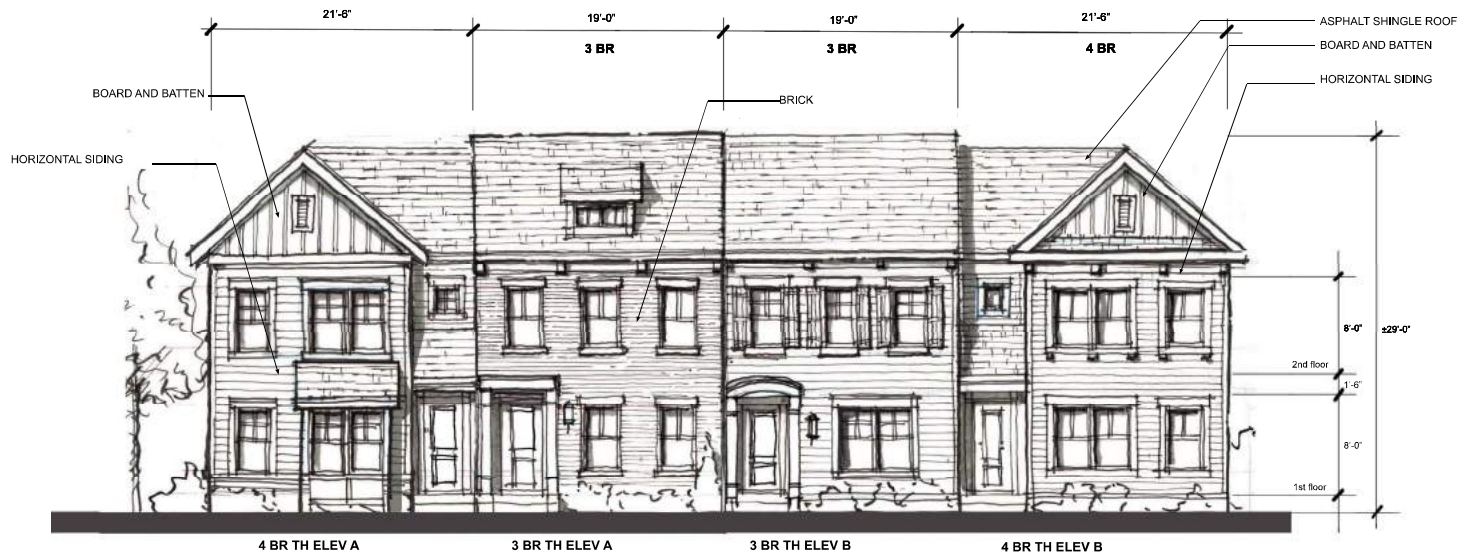
22'-0" 3 BR/ 4 BR DUPLEX ELEVATION 2



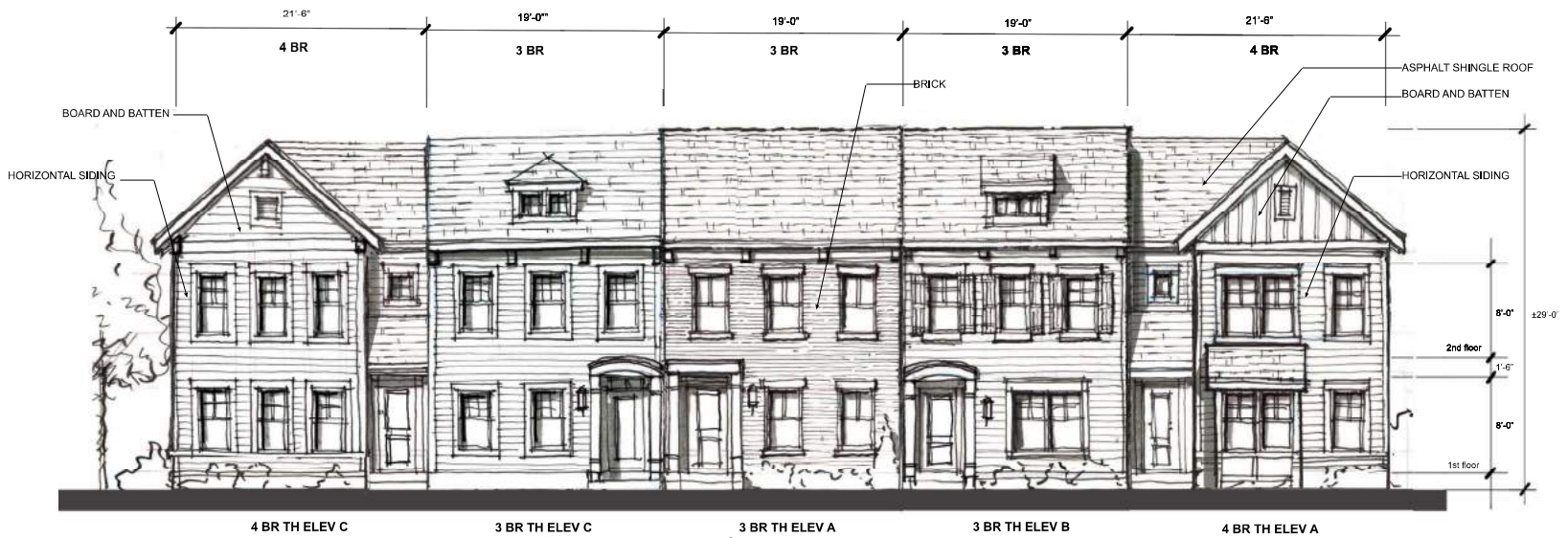
22'-0" 3 BR/ 4 BR DUPLEX ELEVATION 3



19'-0" - 21'-6" TOWNHOUSE FRONT ELEVATION 1



19'-0" - 21'-6" TOWNHOUSE FRONT ELEVATION 2



19'-0" - 21'-6" TOWNHOUSE FRONT ELEVATION 3

