

**Lullwater at Chapel Hill  
Concept Plan  
Adair Drive/Old University Station Road Extension**

**APPLICATION QUESTIONS**

**Concept Plan Submittal**

**July 19, 2021**

1. Would this project demonstrate compliance with the Comprehensive Plan?  
Compliance with:
  - Small Area Plan – *Complies with the design guidelines described in the 2008 Northern Area Task Force Plan, and with the general mix of uses for the larger area represented in that plan.*
  - Overall Zone / NCD – *N/A*
  - Study Area – *N/A*
  - Land Use Plan – *Complies with the guidelines and design as characterized for the North Martin Luther King Jr Focus Area as described in the Future Land Use Map update December 2020*
2. Would the proposed project comply with the Land Use map?  
*Yes, the project complies with the 2008 Northern Area Task Force Report and with the December 2020 Future Land Use Map report.*
3. Would the proposed project require a rezoning:  
*Yes.*
4. What is the proposed zoning district?  
*CZ-OI-3*
5. Would the proposed project require modifications to the existing regulations?  
*Yes.*  
*The project has isolated components that would be intrude into the 100' landscape buffer against the I-40 corridor.*  
*The project would disturb RCD zones for road and greenway trail installation, and for parking / project grading.*  
*The project would include impervious surface in RCD zone for road and greenway trail installation.*
6. If there is a residential component to the project, does the applicant propose to address affordable housing?  
*Yes. 15% of the apartment units will be offered at affordable and workforce rates.*
  - *3% units @ 80% AMI*
  - *6% units @ 100% AMI*
  - *6% units at 120% AMI*

- a. Has the applicant presented its concept plan to the Housing Advisory Board?  
*No. This will happen during the concept plan review process.*
  - b. Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations, and options?  
*Yes.*
  - c. Is the project for ownership or rental?  
*Rental.*
7. Are there existing conditions that impact the site design (ie: environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)  
*Yes*  
*There are multiple perennial and intermittent streams running north/south through the property. These all have RCD zones associated with them.*  
*The property is forested. A significant amount of forest will be retained.*  
*The property has multiple utility corridors and related easements – electrical cross-country transmission corridor, more local transmission corridor, sanitary sewer main.*
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?  
*A TIA will be commissioned at the time of formal conditional zoning application.*
9. How is the application compatible with the surrounding neighborhood and/or district?  
*The project is compatible with the Town's master planning effort for this and adjacent parcels.*
10. Has the applicant discussed the project with adjacent neighbors?  
*The developer has started engaging with some neighbors.*