

5500 Old Chapel Hill Road

Concept Plan Application

26 July 2021

Response to Project Summary Questions

1. Would this project demonstrate compliance with the Comprehensive Plan?
 - Small Area Plan – N/A
 - Overall Zone – Yes / NCD - N/A
 - Study Area – N/A
 - Land Use Plan – *Complies with the guidelines and design as characterized for the North 15 501 Corridor Focus Area as described in the Future Land Use Map / Charting Our Future report December 2020*
The site is within Town limits.
2. Would the proposed project comply with the Land Use map?
Yes, the project complies with the December 2020 Future Land Use report.
3. Would the proposed project require a rezoning?
Yes.
4. What is the proposed zoning district?
Existing zoning is R-1.
Zoning to accommodate multi-family residential at a density of 14 units/ac and an FAR of .482 could be OI-3.
5. Would the proposed project require modifications to the existing regulations?
It is expected that the applicant would ask for modifications to the street landscape buffer.
There would also be modification request for disturbance of steep slopes. There is only 1,300 sf of steep slope on site broken up into 7 areas. The largest steep slope area is about 600 sf. The project would disturb 75% of the steep slopes.
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
The entire project will be residential. The developer is expected to offer some percentage of the units as affordable and workforce. The developer has reached out to the Town's housing staff, and expects to meet with them prior to the board presentations.
 - a. Has the applicant presented its concept plan to the Housing Advisory Board?
No. This will happen during the concept plan review process.

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

The developer has reached out to the Town housing department and has an appointment to meet with them about policy, expectations, and options prior to the Housing Advisory Board presentation.

- c. Is the project for ownership or rental?

Rental.

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

Yes.

There is an existing intermittent stream on site, running west to east. The associated RCD is 50' each side of the stream. This zone effectively divides the property in two, with the southern portion slightly larger than the northern portion.

There are many utilities along the frontage – overhead power lines, underground stormwater lines, and water utilities, all with associated easements.

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

Traffic impacts will be assessed at the time of formal conditional zoning application. Recent improvements have been made to Old Chapel Hill Road with the addition of the round-about at Pope, widening of the street, and addition of sidewalks to the east.

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

The project is compatible with the Town's initiatives for development in the North 15 501 Corridor focus area.

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

The contract purchaser has not formally spoken with adjacent landowners.