



ARCHITECT: JGA Architects
308 West Rosemary Street
Chapel Hill, NC

September 4, 2021

ENGINEER: Phil Post
Providence Rd.
Chapel Hill, NC

**STATEMENT OF CONFORMITY WITH
THE COMPREHENSIVE PLAN THEMES
AND REQUEST TO MODIFY THE COMPREHENSIVE PLAN**

P.E.A.C.H. PROJECT

**APPLICATION FOR
R-SS-CUZ**

EMPOWERment, Inc. is the Developer of this proposal for affordable rental housing. Please see the Developers narrative and below for a project description and the reasons for proposing this facility.

THIS USE OR DEVELOPMENT CONFORMS WITH THE GENERAL PLANS FOR THE PHYSICAL DEVELOPMENT OF THE TOWN AS EMBODIED IN THE COMPREHENSIVE PLAN.

This proposed facility development, when approved by the Chapel Hill Town Council, will be in conformance with the Zoning Atlas and the Comprehensive Plan for the development of Chapel Hill and its environs.

This proposed facility is located in an R-3 zone and with this application EMPOWERment seeks approval for a change to an R-SS-CUZ zone. Thus, this proposal is consistent with the intentions of the Comprehensive Plan.

The Comprehensive Plan articulates a vision and direction in which we want the community to move. The Comprehensive Plan is a product of work by the citizens of Chapel Hill. The citizens of Chapel Hill helped prepare the plan through the work of a task force and public work sessions. The Chapel Hill Town Council, as representatives of the citizens of Chapel Hill subsequently approved the Comprehensive Plan.

Among the 'Big Ideas' articulated in The Comprehensive Plan is to "Implement a bikeable, walkable, green community plan..." Locating rental housing in close proximity to campus and downtown certainly supports this 'idea' by locating housing in walkable and bikeable distance from employment opportunities. In addition, this location is one block from the existing CH Transit bus routes and will encourage bus ridership during inclement weather.



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Among the 'Themes and Goals' of the Comprehensive Plan is the theme of a "Place for Everyone". A goal under this theme is "A range of housing options for current and future residents". This proposed affordable rental facility will provide housing for citizens who earn a low percentage of the area median income, enabling them to live within our community.

A second theme includes "Getting Around". Among the goals under this theme are a 'balanced transportation system', a 'connected community' and a 'transportation system that accommodates transportation needs and demands while mitigating congestion and promoting air quality, sustainability and energy conservation'. This facility is close to public transit routes and will enable P.E.A.C.H. tenants to use public transit to access employment, town services and shopping. We are including a shelter for those who use ride share.

A second goal under this theme envisions "A connected community that links neighborhoods, businesses, and schools...". This proposed facility is well located close to UNC and to the downtown business area. This means that this proposal will result in more 'feet on the street' for the downtown without increasing congestion and automobile traffic. This also supports Theme #2, "Community Prosperity and Engagement" which includes the continued sustaining of our downtown area.

A third theme is "Good Places, New Spaces". A goal under this theme emphasizes the desirability of "A vibrant, diverse, pedestrian friendly, and accessible downtown with opportunities for growing office, retail, residential and cultural development and activity". This site, for which we are requesting an R-SS-CUZ zone, is close to the commercial areas of downtown and is appropriate for meeting the desirable residential component of this goal. It is also in an area which is already populated with other housing of varying density.

REQUEST

With this application EMPOWERment Inc. requests that the zoning on the subject parcels be changed from R-3 to R-SS-CUZ. The purpose of this request is to develop a unified building and site plan that will provide 10 affordable rental living units and sufficient site amenities to support these 10 living units.