



**CZD-23-6**

Conditional Zoning  
Application

Status: Active

Submitted On: 6/9/2023

**Primary Location**

19 E LAKEVIEW DR  
DURHAM, NC 27707

**Owner**

JTCIV LLC  
C/O JOHN T COLEY HOLLY  
SPRINGS, NC 27707

**Applicant**

Jeremy Anderson  
 919-682-0368  
 anderson.j@tandh.com  
 111 West Main Street  
Durham, NC 27701

## Application Information

**Project Name \***

Gateway Apartments

**Existing Zoning District(s)\***

R-1

**Proposed Zoning District(s)\***

R-6 CZ

**Existing Use(s) \***

Vacant and Single Family

**Existing Use Group(s) (A, B, C)**

A

**Proposed Use(s) \***

Multi-Family Residential

**Proposed Use Group(s) (A, B, C)**

A

**Are new residential dwelling units proposed?\***

Yes

**Project Description\***

392 Total Multi-family residential units

## Applicant Authorization

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

Applicant Signature\*

Jeremy Anderson  
Jun 6, 2023

Relationship to Property Owner\*

Other

If other, please explain relationship to property owner. \*

Authorized Agent

If the applicant is an entity, provide detailed information regarding the principals of the entity.

Pursuant to NCGS § 160D-703(b), a request for rezoning to a conditional zoning district shall only be made by application from all the owner(s) of property included in the area proposed to be rezoned.

**A Property Owner Authorization Form must accompany this application if it's submitted by an individual or entity other than the current property owner of record.**

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## Property Owner Information

Address / PIN of Lot Included in Proposal \*

0800-00-11-3370

Property Owner Name \*

APL Capital LLC

If the property owner is an entity, provide detailed information regarding the principals of the entity. \*

Jim Earnhardt

Property Owner Address \*

3301 Landor Road, Raleigh NC

Property Owner Email\*

jim.bpropnc@gmail.com

Property Owner Phone\*

919-810-1067

Relationship to Applicant \*

Property Owner

Address / PIN of Lot Included in Proposal \*

9890904183, 9799994937,  
9799994931

Property Owner Name \*

JTCIV LLC

If the property owner is an entity, provide detailed information regarding the principals of the entity. \*

John Coley

Property Owner Address \*

517 Chrismill Lane, Holly Springs, NC  
27540

Property Owner Email\*

coley@bpropnc.com

Property Owner Phone\*

919-971-9772

Relationship to Applicant \*

Property Owner

Address / PIN of Lot Included in Proposal \*

0709-09-18-0371

Property Owner Name \*

Redwing JOCO LLC, John Coley, APL  
Capital

If the property owner is an entity, provide detailed information regarding the principals of the entity. \*

DR Bryan, John Coley, Jim Earnhardt

Property Owner Address \*

400 Market St, Suite 115, Chapel Hill  
NC

Property Owner Email\*

drb@bpropnc.com

Property Owner Phone\*

919-933-4422

Relationship to Applicant \*

Property Owner

Address / PIN of Lot Included in Proposal \*

9890-90-81-4582, 9799-99-88-4004,  
9799-99-85-3851

Property Owner Name \*

Redwing Joco LLC

If the property owner is an entity, provide detailed information regarding the principals of the entity. \*

DR Bryan

Property Owner Address \*

400 Market St, Suite 115, Chapel Hill  
NC

Property Owner Email\*

drb@bpropnc.com

Property Owner Phone\*

919-933-4422

Relationship to Applicant \*

Property Owner

Address / PIN of Lot Included in Proposal \*

0800-00-12-5860, 0800-00-12-4064,  
0800-00-10-2025

Property Owner Name \*

REDWING JOCO LLC

If the property owner is an entity, provide detailed information regarding the principals of the entity. \*

DR Bryan

Property Owner Address \*

400 Market St, Suite 115, Chapel Hill  
NC

Property Owner Email\*

drb@bpropnc.com

Property Owner Phone\*

919-933-4422

Relationship to Applicant \*

Property Owner

Address / PIN of Lot Included in Proposal \*

9799-99-84-3838, 0709-09-05-9350,  
0800-00-41-8958

Property Owner Name \*

Redwing JOCO LLC

If the property owner is an entity, provide detailed information regarding the principals of the entity. \*

DR Bryan

Property Owner Address \*

400 Market St, Suite 115, Chapel Hill  
NC

Property Owner Email\*

drb@bpropnc.com

Property Owner Phone\*

919-933-4422

Relationship to Applicant \*

Property Owner

Address / PIN of Lot Included in Proposal \*

0709-09-06-9881

Property Owner Name \*

Redwing JOCO LLC

If the property owner is an entity, provide detailed information regarding the principals of the entity. \*

DR Bryan

Property Owner Address \*

400 Market St, Suite 115, Chapel Hill  
NC

Property Owner Email\*

DRB@bpropnc.com

Property Owner Phone\*

919-933-4422

Relationship to Applicant \*

Property Owner

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## Project Contacts

Name

Jeremy Anderson

Email

Anderson.j@tandh.com

Phone

919-682-0368

Role

Consultant

Name

Bryan Ward

Email

bward@northviewpartners.com

Phone

252-525-5381

Role

Developer

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# Site Conditions

**Overlay Districts - Check all overlay districts that are present on the property, whether or not the project will intersect with them.**

Resource Conservation District (RCD)

Jordan Buffer

Watershed Protection District (WPD)

100 Year Floodplain

Neighborhood Conservation District (NCD)

Historic District

Type of Proposed Uses / Activities in Jordan Buffer ?

Exempt

## Land Area

Net Land Area (NLA) (sq. ft.)\* ?

669759

Choose credited street area, permanent open space, or both, not to exceed 10% of NLA

Credited Street Area (sq. ft.) ?

66976

Credited Permanent Open Space (sq. ft.) ?

—

Gross Land Area (GLA) (sq. ft.)\* ?

736735

Project Area, if different from GLA (sq. ft.)

—

## Land Disturbance Area

Proposed Land Disturbance (sq. ft.) \* ?

832331

Proposed Land Disturbance (ac.)\* ?

19.11

Proposed Total Disturbance in Jordan Buffer (sq. ft.)

\*

0

## Impervious Surface Area (ISA)

Existing ISA (sq. ft.) \*

37569

ISA to be Removed (sq. ft.) \*

37569

New ISA (sq. ft.) \*

413889

Total Proposed ISA (sq. ft.) \*

413889

Existing ISA Ratio\* ?

0.05

Proposed ISA Ratio\* ?

0.56

## Proposed Setbacks and Height

Street Setback (ft.)\*

20

Interior Setback (ft.)\*

6



Solar Setback (ft.)\*

8

Lot Width (ft.)\*

50

Street Frontage (ft.)\*

40

Primary Building Height (ft.)\* ?

39

Secondary Building Height (ft.)\* ?

60

Please list proposed setback, height, and street frontage dimensions if project intersects multiple properties.

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## Floor Area and Dwelling Units

### Number of Buildings

Existing Buildings\*

3

Buildings to be Demolished\*

3

Buildings to be Constructed \*

6

Total Buildings\*

6

### Floor Area

Provide a data table with a breakdown of the proposed total floor area by use (residential and non-residential) in the site plan.

Existing Floor Area (sq. ft.)\*

4300

Floor Area to be Removed (sq. ft.)\*

4300

New Floor Area (sq. ft.)\*

501559

Total Floor Area (sq. ft.)\*

501559

## Residential Dwelling Units

Existing Dwelling Units\*

2

Dwelling Units to be Removed\*

2

New Dwelling Units\*

388

Total Dwelling Units\*

388

Proposed Affordable Units\*

72

Proposed Residential Density\* 

22.96

Total Number of Market Rate Units\*

316

Are the units for sale or rent?\*

For rent

### *Bedroom Types*

Number of Studio / 1 Bedroom Units\*

234

Number of 2 Bedroom Units\*

122

Number of 3 Bedroom Units\*

32

Number of 4 Bedroom Units\*

0

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# Buffers, Recreation, and Utilities

## Landscape Buffers

### Required Buffers

North: Required Type / Width (ft.)

0

South: Required Type / Width (ft.)

10

East: Required Type / Width (ft.)

100

West: Required Type / Width (ft.)

20

### Proposed Buffers

North: Proposed Type / Width (ft.)\*

0

South: Proposed Type / Width (ft.)\*

10

East: Proposed Type / Width (ft.)\*

25

West: Proposed Type / Width (ft.)\*

20

Percent of Proposed Tree Canopy Coverage\*

30

## Recreation Space / Recreation Area

Refer to LUMO Sec. 5.5 for required residential area for residential subdivisions and recreation space for multifamily dwelling units.

Describe and quantify existing recreation space and/or recreation area and, if applicable, identify recreation space/recreation area to be removed. \*

No existing recreation space exists or will remain

Proposed Combined Total Recreation Space /  
Recreation Area (sq. ft.)\*

54,457

Proposed Recreation Payment-in-Lieu (\$) ?

0

Provide calculations for the required and proposed recreation space and/or recreation area, including calculations for any proposed payment-in-lieu.\*

REQUIRED: 0.05 x 15.37 acres = 33,454 sf PROPOSED: 54,457 sf

## Utilities

Water\*

OWASA

Sewer\*

OWASA

Electrical\*

Underground

Solid Waste\*

Private

Recycling\*

Private

Are cable TV, internet, and telephone services available for the development?

Yes

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## Parking

### Vehicular Parking

Existing Vehicular Spaces\*

0

Existing Accessible Vehicular Spaces\*

0

**Vehicular Spaces to be Removed\***

0

**New Regular Vehicular Spaces\***

390

**New Accessible Vehicular Spaces\***

28

**Total Vehicular Spaces\***

418

**Proposed Loading Spaces\***

1

## **Bicycle Parking**

**Existing Bicycle Spaces\***

0

**Bicycle Spaces to be Removed\***

0

**New Bicycle Spaces\***

83

**Total Bicycle Spaces\***

83