

Wendi Ramsden

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Phone Number

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Mailing Address

111 West Main St , Durham, NC 27701

8.3.2023

CHAPEL HILL CROSSINGS  
PROJECT DATA REVISIONS  
FOR ON-LINE APPLICATION  
CHANGES SINCE ORIGINAL  
FEB 2023 SUBMITTAL.

**Locations**

7 locations total

**PRIMARY LOCATION**



**5500 OLD CHAPEL HILL RD**  
DURHAM, NC 27707

**ADDITIONAL LOCATIONS**



**5502 OLD CHAPEL HILL RD**  
DURHAM, NC 27707



**101 HUSE ST**  
DURHAM, NC 27707



**106 HUSE ST**  
DURHAM, NC 27707



**113 HUSE ST**  
DURHAM, NC 27707

> **Show 2 additional locations**

**Application Information**

Project Name \*

Chapel Hill Crossing *S*

Existing Zoning District(s) \*

R-1

Proposed Zoning District(s) \*

R-6-CZD, ~~and MU-V-CZD~~

Existing Use(s) \*

single family residential

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

A

Proposed Use(s) \*

single family residential, multi-family, ~~retail~~

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

~~A, C~~ *A*

Are new residential dwelling units proposed? \*

Yes

Project Description \*

~~435-550 residential units (apt, townhome, house), and 7,000-15,000 sf retail and community space~~

*240 - 334*

**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 \*

Wendi Ramsden Relationship to Property Owner \*  
Feb 9, 2023 Other

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

Engineering Firm

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

Thomas & Hutton Engineering, 111 West Main Street, Durham NC 27701

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.**

**Property Owner Information**

| Address / PIN of Lot Included in Proposal   | Property Owner Name        | If the property owner is an entity, provide detailed information regarding the principals of the entity. | ... |
|---|----------------------------|--|-----|
| 5500 Old Chapel Hill Road / 0709-09-73-2515 | Terri Benforado            | n/a  | ... |
| 5502 Old Chapel Hill Road / 0709-09-86-5111 | Terri Benforado            | n/a  | ... |
| 5503 Old Chapel Hill Rd / 0709-08-88-9647   | Huse Street Properties LLC | Ernest Brown   | ... |
| 99 Huse Street / 0709-18-09-9567            | Huse Street Properties LLC | Ernest Brown   | ... |
| 101 Huse Street / 0709-18-18-1304           | Huse Street Properties LLC | Ernest Brown   | ... |
| 103 Huse Street / 0709-18-06-8944           | Huse Street Properties LLC | Ernest Brown   | ... |
| 113 Huse Street                             | Huse Street Properties LLC | Ernest Brown   | ... |
| 106 Huse Street / 0709-08-94-8411           | Huse Street Properties LLC | Ernest Brown   | ... |

**Project Contacts**

| Name          | Email                        | Phone        | ... |
|---------------|------------------------------|--------------|-----|
| Wendi Ramsden | ramsdn.w@tandh.com           | 919-682-0368 | ... |
| Andy Oakley   | oakley.a@tandh.com           | 919-682-0368 | ... |
| Ernie Brown   | ebrown@ebcapitalpartners.com | 205-586-3062 | ... |
| John Whitson  | jwhitson@realtlinkdev.com    | 205-332-3433 | ... |

**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 ?

None

**Land Area**

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

~~709,995~~ 709,883

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

Credited Street Area (sq. ft.) ?

~~70,999~~ 70,988

Credited Permanent Open Space (sq. ft.) ?

--

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

~~780,994~~ 780,871

Total Land Area in RCD (sq. ft.) \*

37,659

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

673,971

**Land Disturbance Area**

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

~~673,971~~ 616,201.

Proposed Land Disturbance (ac.) \* ②

15.47 14.17 AC

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

0 2000 SF (GRADING FOR TRAIL)

Proposed Total Disturbance in RCD (sq. ft.) \*

0 2000 SF

**Impervious Surface Area (ISA)**

Existing ISA (sq. ft.) \*

58,738

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

58,738

New ISA (sq. ft.) \*

~~445,153~~ 404,121

Total Proposed ISA (sq. ft.) \*

~~445,153~~ 404,121.

Existing ISA Ratio \* ②

0.075

Proposed ISA Ratio \* ②

0.57 1.52

*Impervious Surface Area (ISA) in Resource Conservation District (RCD)*

Is the area sewered or unsewered?

Sewered

Stream Side: Existing ISA (sq. ft.)

0

Stream Side: Removed ISA (sq. ft.)

0

Stream Side: New ISA (sq. ft.)

0

Stream Side: Total ISA (sq. ft.)

0

Managed Use: Existing ISA (sq. ft.)

0

Managed Use: Removed ISA (sq. ft.)

0

Managed Use: New ISA (sq. ft.)

0

Managed Use: Total ISA (sq. ft.)

0

Upland: Existing ISA (sq. ft.)

0

Upland: Removed ISA (sq. ft.)

0

Upland: Proposed ISA (sq. ft.)

0

Upland: Total ISA (sq. ft.)

0

**Proposed Setbacks and Height**

Street Setback (ft.) \*

18'

Interior Setback (ft.) \*

11'

Solar Setback (ft.) \*

16'

Lot Width (ft.) \*

360'

Street Frontage (ft.) \*

1636'

Primary Building Height (ft.) \* ?

~~60'~~ 50'

Secondary Building Height (ft.) \* ?

~~70'~~ 60'

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

--

**Floor Area and Dwelling Units**

**Number of Buildings**

Existing Buildings \*

13

Buildings to be Demolished \*

13

Buildings to be Constructed \*

~~36~~ 45

Total Buildings \*

~~36~~ 45

**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.) \*

16,700

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

16,700

New Floor Area (sq. ft.) \*

~~556,088~~ 465,000

Total Floor Area (sq. ft.) \*

~~556,088~~ 465,000

*Floor Area in Resource Conservation District (RCD)*

Stream Side: Existing Floor Area (sq. ft.)

0

Stream Side: Removed Floor Area (sq. ft.)

0

Stream Side: New Floor Area (sq. ft.)

0

Stream Side: Total Floor Area (sq. ft.)

0

Stream Side: Existing Floor Area Ratio

0

Stream Side: Proposed Floor Area Ratio

0

Managed Use: Existing Floor Area (sq. ft.)

0

Managed Use: Removed Floor Area (sq. ft.)

0

Managed Use: Proposed Floor Area in SQFT

0

Managed Use: Total Floor Area (sq. ft.)

0

Managed Use: Existing Floor Area Ratio

0

Managed Use: Proposed Floor Area Ratio

0

Upland: Existing Floor Area (sq. ft.)

0



Upland: Removed Floor Area (sq. ft.)

0

Upland: Proposed Floor Area (sq. ft.)

0

Upland: Total Floor Area (sq. ft.)

0

Upland: Existing Floor Area Ratio

0

Upland: Proposed Floor Area Ratio

0

**Residential Dwelling Units**

Existing Dwelling Units \*

15

Dwelling Units to be Removed \*

15

New Dwelling Units \*

~~484~~ 290 - 334

Total Dwelling Units \*

~~484~~ 290 - 334

Proposed Affordable Units \*

35 14 - 20

Proposed Residential Density \* ⓘ

~~27~~ 19 units/ac avg

Total Number of Market Rate Units \*

449 276 - 314

Are the units for sale or rent? \*

Combination

*Bedroom Types*

Number of Studio / 1 Bedroom Units \*

314 121-128

Number of 2 Bedroom Units \*

127 84-91

Number of 3 Bedroom Units \*

43 85-115

Number of 4 Bedroom Units \*

0

**Buffers, Recreation, and Utilities**

**Landscape Buffers**

Required Buffers

North: Required Type / Width (ft.)

100

South: Required Type / Width (ft.)

10'

East: Required Type / Width (ft.)

10'

West: Required Type / Width (ft.)

10-20'

Proposed Buffers

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

~~100~~ 50

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

10'

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

10'

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

~~8-10~~ 10'

Percent of Proposed Tree Canopy Coverage \*

~~35.8~~ 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. \*

none

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

~~39,300 sf - pools, outdoor recreation terraces, playground, walking circuit, community garden~~

39,120 sf

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. \*

780994\*.050=39050 sf required / 39300 sf will be provided in the project. \$0 proposed payment in lieu

39,120

**Utilities**

Water \*

OWASA

Sewer \*

OWASA

Electrical \*

Underground

Solid Waste \*

Town

Recycling \*

County

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

Yes

**Parking**

**Vehicular Parking**

Existing Vehicular Spaces \*

0

Existing Accessible Vehicular Spaces \*

0

Vehicular Spaces to be Removed \*

0

New Regular Vehicular Spaces \*

784

New Accessible Vehicular Spaces \*

15

Total Vehicular Spaces \*

~~715~~ 480

Proposed Loading Spaces \*

0

**Bicycle Parking**

Existing Bicycle Spaces \*

0

Bicycle Spaces to be Removed \*

0

New Bicycle Spaces \*

~~121~~ 76

Total Bicycle Spaces \*

~~121~~ 76