

September 12, 2024

BACKGROUND SUMMARY

- ZOM Living proposes an R-6-CZD rezoning for a multifamily development located at 11 N White Oak Drive within the Parkline East Village development area. The site is located generally among major transportation corridors (US 15/501, Old Chapel Hill Road and Interstate 40), significant retail (Wegmen's, Home Depot, etc.) and large employment centers (UNC Health Care, Parkline office building).
- Throughout 2022, multiple property owners and several developers collaborated with Town staff to create a cohesive development framework for the area located in the southwest quadrant of the I-40 and US-15 intersection. Various properties have received zoning approvals in the surrounding area and ZOM's proposal fills in approximately 11.6 acres of the framework with a variety of housing supply including multifamily and townhome-style multifamily units. The project will contain a maximum of 400 units, including 18 units that are smaller scale multifamily in the form of flats and townhomes.

AREA MAP

- The proposed plans will be consistent with multifamily building form, height, and density on the adjacent Gateway and Chapel Hill Crossing developments, and as planned for this area in the North 15-501 Corridor and the Parkline East development framework.
- This property is located within the North 15-501 Corridor, Sub-area A, which calls for multi-family residential 4-6 stories in height, which would be fulfilled with this proposal. Multi-family residential will contribute to the mix of housing options and land uses in the area overall. Providing housing central to so many existing commercial nodes gives residents access to nearby opportunities.
- The Parkline East Village framework was created with the Complete Communities strategy in mind as it was being developed. This site complies with both the Parkline framework and Complete Community strategy by providing growth and housing supply in an area that has strategically been planned for such. Housing provided in this area helps to support other nonresidential uses being developed in the area, including a projected 1.25 million square feet in UNC Health Eastowne, located just across US-15.

EXISTING CONDITIONS

- The site slopes from the northern and southern ends towards a small, central stream feature, which is classified as intermittent on the eastern side and ephemeral on the western side per stream determinations from past projects. The stream likely was used as a drainage feature when the property served as farmland. The northeastern quadrant of the site slopes toward I-40 and is the steepest part of the site. ZOM plans to leave this stream feature and buffer undisturbed except to provide any required road or utility improvements and to provide greenway crossings to align with the overall pedestrian networks outlined on the Parkline East Village framework.
- The site is mostly wooded and ZOM plans to preserve trees in the most environmentally sensitive areas surrounding the stream features on site, which provide shade along the planned trails.

SITE PLAN

- The site plan calls for buildings to be oriented to create an edge along Old Chapel Hill Road and N White Oak Drive to the maximum extent to provide a desirable streetscape. Special attention will also be given to the edge along the stream buffer central to the site and to transitions to adjacent properties. The Parkline East Village development framework has provided guidance to building locations while balancing it with necessary parking to make this a viable project.
- The design prioritizes connections to adjacent approved developments and creates a sense of place: a people-oriented neighborhood with well-designed public spaces and compact housing types, including apartment buildings (“flats”) and townhouse-style rental units.
- Three access points are proposed off N White Oak Drive to the eastern side of the development: one access south of the stream and two access points north of the stream to reduce stream and buffer disturbance and minimize grading on a challenging site. Two access points will be required north of the stream to meet fire code requirements. The eastern portion of the development will also connect to the proposed stub from Chapel Hill Crossing.
- A combination of surface parking and a tabletop parking deck will be provided to reduce both impervious and overall costs for a more affordable product for residents.
- Sidewalks will be provided along the eastern side of N White Oak Drive and northern side of Old Chapel Hill Road along the property frontage. Additionally, a multi-use path will be provided along the western side of N White Oak Drive along the property frontage to connect to the multi-use path planned in Meridian Lakeview.
- A future TIA will inform additional improvements required in the area.

STORMWATER MANAGEMENT PLAN

- All storm water quality and detention requirements will be met with underground control measures and will be designed for the 100-yr storm event. The project team will work with Town staff to assure minimal adverse impacts and full compliance with the latest standards. Four stormwater control measures (SCMs) are anticipated: two located east of N White Oak Drive on either side of the stream and two west of N White Oak Drive in the townhome portion of the development. Sheet C2.00 provides approximate locations and sizes for proposed SCMs.

LANDSCAPE PROTECTION PLAN + PLANTING PLAN

- This project will provide a minimum of 30% tree canopy on the site and meet Town requirements for landscape protection. Tree canopy will be preserved in the environmentally sensitive areas around the stream, and additional canopy will be planted along the streetscape, on the project perimeter, within courtyard areas, and within parking areas to minimize heat island affect. Street trees will frame N White Oak Drive and Old Chapel Hill Road to provide shade along planned sidewalks and multi-use paths fronting the property. Modifications to perimeter buffers are proposed as to create a cohesive Parkline East Village development rather than block off each separate development.

- The existing small stream will be used as an organizing recreational feature that connects parcels on both sides of N White Oak Road. Public spaces, such as parks and gathering areas are dispersed through the property and will be connected by sidewalks or paths.

STEEP SLOPE PLAN

- There are limited areas of steep slopes in the project development area in the 15.01-25% range and one area for 25% or greater. These areas do not require special design or construction considerations as they are less than 400 sf in area, their locations will not impact any critical environmental areas or they are not being disturbed.
- The small areas of steep slopes along Old Chapel Hill Road resulting from NCDOT improvements will be relaxed with site improvements.

GRADING AND EROSION CONTROL

- A combination of diversion ditches, riser catch basins, and silt fence will control and convey drainage from on-site improvements to sediment basins located in the low areas of the site.
- The sediment basins will be converted into stormwater management vaults as final grading and stabilization occurs.
- The proposed grading will maintain existing drainage patterns as much as possible.
- Several structural retaining walls will be required for the multifamily buildings and parking garages.
- Proposed stormwater management design will adhere to Town of Chapel Hill requirements per Section 5.4 of the Chapel Hill Land Use Management Ordinance (LUMO)

SOLID WASTE PLAN

- Garbage dumpsters are located for communal waste service for multi-family and townhouse units in accessible locations from main building entrances.
- Garbage dumpsters are sited in locations to provide adequate space for turn around maneuvers.
- Garbage dumpsters are screened as required.

ELEVATIONS

- Multifamily buildings located on the eastern side of N White Oak Drive will be a maximum of five stories, and smaller scale multifamily and townhome buildings located on the western side of N White Oak Drive will be a maximum of four stories.

FIRE SAFETY PLAN

- All proposed buildings on site will require aerial fire access coverage; proposed site design intends to meet all provisions of the North Carolina Fire Prevention Code, Appendix D.
- All habitable structures will have NFPA 13 fire suppression systems. The two parking structures will have dry standpipe systems (no automated fire suppression systems).

- Multi-Family Building #1's orientation has been rotated 6° from parallel to relax the site entrance and create a more inviting approach to the development. As a result, Building #1 is 30' from edge of travel at its closest point, and 46' from edge of travel at its furthest along proposed N. White Oak Drive.
- Turnaround locations and 26' wide travel lanes where aerial access is required are provided to ensure fire trucks may maneuver on site with ease.

STREETSCAPE PLAN

- Together with approved adjacent developments, the ZOM Living development will support a "local street" network between Old Chapel Hill Road and US 15/501 that support non-motorized transportation on lower-speed streets. This network will include N White Oak Road and East Lakeview Road.
- This project will comply with proposed roadway sections and greenway plans for the area. Specifically, the development will improve N White Oak Drive to meet the planned 55' right-of-way section at the property frontages. Additionally, the project will connect to greenways proposed by adjacent projects and provide connectivity through the site as recommended in the Parkline framework. Creating a greenway network was a large focus of the Parkline East Village framework, and ZOM intends to carry this plan out with the proposed project.

AFFORDABLE HOUSING PROPOSAL

- A minimum of ten percent of market rates units will be affordable at 80% AMI with a proportional mix of units to market-rate units to contribute to Chapel Hill's affordable goals.