

Carraway Residential Phase III

Concept Plan Application

29 August 2024

DEVELOPER'S PROGRAM

The proposed Carraway Residential Phase III project seeks to provide 124 new residential rental units designed in a layout featuring three smaller internal villages with distinct building types. This new project will have its own zoning approval but is designed to look, feel and function as a natural extension of the existing Carraway Village mixed-use project.

Natural Features

The property is a triangular parcel almost 19 acres in size (21 acres GLA) with a stream and related buffer that divides the site in half. The area south of the stream totals approximately 12 acres, 6.5 of which are outside of the stream buffer and RCD zones.

Access, Circulation, Traffic Impacts

The parcel itself fronts the highway (I-40) and historically has not had vehicular access. Construction of the public street Chapel Point Road during the first phase of Carraway Village opened this site to development by providing vehicular access points and sewer and water services.

Project access would be from two points: i) Chapel Point Road, and ii) an internal connection to Carraway Village. The internal road connection will offer the project a very good circulation system convenient to residents, service vehicles, and emergency vehicles. The site is a short walk to the existing Chapel Hill Park Ride facility with related bus services, making public transit use convenient for residents. The project will also complete the last section of greenway trail connecting Carraway Village through the project to Chapel Point Road to further encourage recreation use and alternative transportation options.

Arrangement/Orientation of Buildings

The project proposes to extend Chapel Point Road as the “main street” through the project, and to lay out the buildings primarily in a grid system to provide parking, greenspaces, and pedestrian facilities to all residents. The three building types include: 3-story buildings, 3-story townhome buildings, and 2-story single family buildings designed as three small villages within the project site.

Natural Vegetation and Landscaping

The existing site is wooded. The proposed development will be concentrated on the southern 6.5 acres, with some additional clearing for stormwater mitigation and

development of recreation facilities. A vegetated buffer will be provided between the new development and the existing multi-family in Carraway Village, and the currently design works to retain some existing trees in this space. The forest within the 100' landscape buffer against I-40 will remain largely intact.

Effect on Neighbors

The only existing direct neighbor is Carraway Village, and this project is being developed by the owner of Carraway Village Northwood Ravin. The proposed development would effectively be an extension of the residential uses, in a less dense form, providing additional rental housing options not currently offered at Carraway Village. The new options include single family rental homes, 3-story rental townhomes, and two larger buildings with smaller size units. This new project proposes to extend the design layout currently within Carraway Village.

Erosion, Sedimentation, Stormwater Control

The project contains a perennial stream and wetland areas which will be protected. No development or disturbance is proposed for the State mandated buffer / streamside RCD zone. No building development is proposed for the managed use or upland RCD zones, but the project does propose to locate the stormwater mitigation pond in these zones, and to provide a paved greenway trail connection which would be partially located in the upland RCD zone.

During construction, erosion and sedimentation control will comply with State codes and will be overseen through the County. The permanent stormwater control for impervious surface in the development will be a surface stormwater pond which will be designed to meet State codes.

AFFORDABLE HOUSING PROPOSAL

This concept plan proposes 124 new units, and a formal affordable housing proposal will be created and included in the rezoning application.

COMPLIANCE WITH COMPREHENSIVE PLAN

Chapel Hill 2020 Comprehensive Plan

The proposed residential project is being designed to comply with the Chapel Hill Comprehensive Plan. The big ideas most relevant to this project are #1 - Implement a bikeable, walkable, green communities plan, and #4 - increase the ratio of workforce housing. This project will provide different forms of rental housing - townhomes, single family homes, and smaller size units in a community already on a bus route and adjacent to a major transit hub, within walkable distance of food options at Carraway Village and recreation opportunities.

The project responds to the applicable Themes and Goals chapter in the following ways:

1. A Place for Everyone - This project provides rental housing in three product types, giving Town residents a choice of residential living which is part of an urban framework.
2. Community Prosperity and Engagement - As the community grows this new development will provide additional housing opportunities with easy access to Chapel Hill's university and health care facilities via road and public transit options, and will also appeal to households whose members work in multiple communities as it is close to public transit and to the highway.
3. Getting Around - This development is located close to a major street with Chapel Hill Transit service. It is also supported by a sidewalk system along Myrica Street, within Carraway Village, and along Eubanks Road. The future BRT route on Martin Luther King Jr Blvd is expected to terminate at the Park-n-Ride area which would easily serve residents of this new development. The project will add to the greenway trail system in the area.
4. Good Places, New Spaces - The project will incorporate small community green spaces within the development, for use mainly by the future residents here.
5. Nurturing Our Community - The project will manage stormwater and will contribute to and support the Town's greenway and open space system.
6. Town and Gown Collaboration - Though not directly associated with the university, it is expected that the location of this development and the middle housing offering will be attractive to medical resident, new hires, and people beginning their careers at UNC.

Complete Community Strategy

The proposed residential project will function as a new phase of the larger mixed use Carraway Village development.

The anatomy of a complete community specifies 8 components.

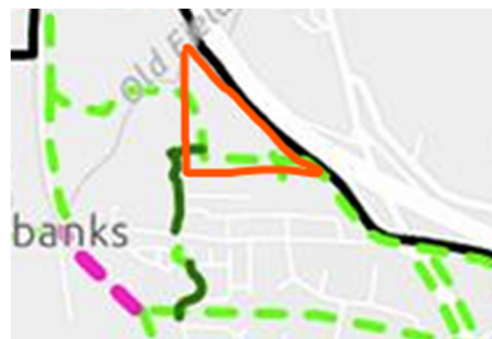
- Diversity of housing types
 - o The proposed project includes three new forms of rental housing units: multi-family, townhome, and single-family homes. This would further add to the diversity of housing already available within the first phases of Carraway Village.
- Living, working, learning, and playing mixed use
 - o The project site, while separate, will effectively function as an extension of the already developed and expanding phases of Carraway Village which contain retail, food opportunities, services, medical office and recreational uses.

- Abundant active transportation and transit connections
 - o The project is a short walk to the existing Park Ride lot which serves as a major transportation hub on the North South routes. The project will extend and connect the greenway trail already in place at Carraway Village which will provide for alternate transportation choices. The area also has existing sidewalk systems, and this project will add to the pedestrian grid. The project is located off Eubanks Road with easy access into Chapel Hill and immediate access to I-40.
- Diversity of tenures
 - o The proposed project is a rental offering.
- Designed for walking and cycling
 - o The project includes extensive biking and walking routes and a greenway trail to be constructed as part of the development.
- Parking lots are secondary
 - o Parking will be located primarily within the townhome and single-family buildings, with some minimal street parking. The larger multi-family buildings will have parking primarily positioned to the sides to allow a main street through the project. The uses on the main street are buildings and green spaces, not parking lots. Some streetside parallel spaces are included for visitor parking, but the street profile is expected to be tree-lined with sidewalks.
- “Eyes on the street” design
 - o The density and layout of the project and connecting to the existing Carraway Village community will help encourage natural surveillance, with many front doors facing sidewalks along the street.
- Buildings with multiple uses
 - o The project is not large enough to house any other uses, the buildings proposed in this phase will be fully residential. The project will effectively function as an extension of the already developed and expanding phases of Carraway Village which contain other uses including retail, food opportunities, services, medical office and recreational uses.

Future Land Use Map

The proposed development complies with Mapped Transportation, Greenways, and Connected Road plans to ensure connectivity.

A greenway trail would be included in the development which would comply with the Everywhere to Everywhere Plan.



Climate Action and Response Plan

The project will create an Energy Management Plan during the Zoning Compliance Permit process, with the goal of achieving higher energy efficiency than the current ASHRAE standard. The project will incorporate electric appliances, use LED lighting wherever possible for both interior and exterior lighting. The project connection to Carraway Village is located next to two brand new EV superchargers that were recently installed, and the project site will include its own EV-charging spaces as well as plan for future expansion of additional EV charging spaces to meet future demand within the development.

The location of the project lends itself to a more sustainable lifestyle for residents. It is located on a bus line adjacent to a transit hub, which serves downtown Chapel Hill, is within walking distance of food, retail and service options, in walking distance to a grocery store, and supports environmental equity through access to greenways on site and community open space.

Small Area Plan

There are no small area plans addressing this area, but the project will be built in the North MLK Focus Area as defined in the 2020 Comprehensive Plan. The proposed housing project complies with the intent to provide walkable development and enhanced connectivity for bicycles, transit, pedestrians, and vehicles using the complete streets approach - connectivity, treelined streets with pedestrian sidewalks, and crosswalks.

CP-24-6

Concept Plan Application

Status: Active

Submitted On: 8/29/2024


Primary Location

115 CHAPEL POINT RD
CHAPEL HILL, NC 27516

Owner


OPTIMAL VENTURES LLC
600 MARKET ST CHAPEL HILL,
NC 27516

Applicant

 Wendi Ramsden

 919-682-0368

 ramsden.w@tandh.com

 2510 Meridian Parkway
Ste. 100
Durham, NC 27713

Application Information

Project Name	Proposed Entitlement Process*
Carraway Residential Phase III	Conditional Zoning
Existing Zoning District(s)*	Existing Use(s)*
R-3/MU-OI-1	Vacant, Undeveloped
Proposed Zoning District(s)	Proposed Use(s)*
R-6	Single family, townhome, multifamily residential

Project Description*

The developer proposed to build housing on the southern third of the site adding a road connection between the end of Chapel Point Road and the parking lots of Carraway Village.

Will the project require modifications to regulations?*

Yes

Applicant Authorization

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

By checking the box, the applicant also confirms the current property owner(s) of the zoning lot(s) involved are aware of this concept plan application.



Applicant Signature*

✓ Wendi Ramsden
Aug 18, 2024

Relationship to Property Owner*

Other

If other, please explain relationship to property owner. *

Applicant's client is contract purchaser of the property.

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

Adam Golden, Development Partner, Northwood Ravin agolden@nwravin.com, 919-354-3686

Concept Plan Questions

Describe how existing conditions (like RCD, steep slopes, stormwater drainage patterns, trees, etc.) impact the site design. Please provide information on proposed erosion control and stormwater management. *

The forested site is gently sloped at 7%-10% in the proposed development area, and 15%-20% slopes in the stream buffer. The parcel is bisected by a perennial street and proposed development will occur on approximately 7.5 acres south of the stream. There is a high point midway along the southern property line with gentle slopes down toward the curving stream. Stormwater from all proposed impervious will be treated in a single facility; a wet pond located at the northwest portion of the developed area.

Describe how the proposal complies with dimensional standards such as setbacks, building height, street frontages, etc.*

The proposal is for a rezoning to R-6, but the developer will work with the Planning Department to determine the best zoning classification. The project is expected to comply with setbacks and street frontages. Buildings are expected to be a maximum of 3-story, but during design development it will be determined whether or not modifications will be needed for calculated building height. The project will also be requesting allowance for the stormwater pond to be located in the managed and upland RCD zones, as well as allowance for part of the greenway trail to be located in the upland RCD zone.

Describe how the proposal incorporates affordable housing.*

This concept plan proposes 124 new units, and a formal affordable housing proposal will be created and included in the rezoning application.

Describe how the proposal compatible with the surrounding neighborhood and/or district. Please provide information on buffers and/or transitions between land uses.*

The surrounding use to the south is multi-family residential. The use to the west is a self-storage building. To the east the parcel fronts I-40, and to the north the parcel will remain undeveloped. The proposed development would effectively be an extension of the existing Carraway Village project, in a less dense form, providing additional housing options in the form of single family, townhome, and multi-family spaces. The new housing development proposes to extend the grid currently evident within Carraway Village.

Describe any proposed road, transit, bicycle, or pedestrian improvements.*

The existing Chapel Point Road will be extended into the site, will run through the site as a private street, and will connect midway along the southern property line to and internal connection within the Carraway Village existing development. A greenway trail will be built through the site connecting the multi-modal sidewalk trail on Chapel Point Road to the existing greenway trail within Carraway Village. The development will include multiple sidewalks within the project.

Describe how the proposal addresses traffic impacts or traffic and circulation concerns. *

The project proposes a route completing the loop of Chapel Point Road with the circulation system within Carraway Village. This will allow for service and emergency circulation through the site and meets the NC Fire Code's requirement for 2 access points.

Describe how the proposal addresses parking needs.*

The townhomes and single-family units will all have attached garages and driveways. The multi-family buildings will have parking lots set back from the new main street. There will be additional street spaces provided for visitor parking.

Describe how the proposal addresses fire access and emergency response.*

The multi-family and townhome buildings will be at least 3 stories and therefore will require the aerial apparatus access road. The two vehicular access drives, one from Chapel Point Road at the west and one from Carraway Village at the south, will be connected within the site and will allow for emergency and service vehicle circulation.

Describe how utility service (water, sewer, and electric) meets or will meet the needs of this proposal. *

Electricity is available along the south property line. Water and sanitary sewer are available in Chapel Point Road approximately 250' west of the site entry.
