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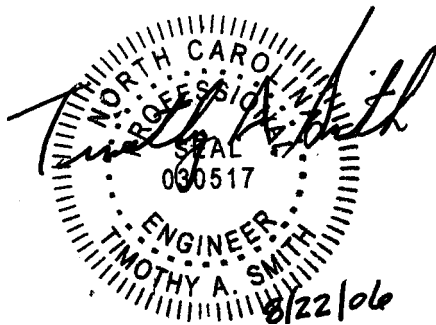
**CHAPEL WATCH VILLAGE
TOWNHOMES**

STATEMENT OF JUSTIFICATION

Town of Chapel Hill
Orange County, North Carolina

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CHAPEL WATCH VILLAGE TOWNHOMES
PLANNED DEVELOPMENT • HOUSING
CHAPEL HILL, NORTH CAROLINA

**SITE ANALYSIS AND STATEMENT OF JUSTIFICATION
SPECIAL USE PERMIT**

A. Executive Summary:

This Special Use Permit will accomplish the following:

Chapel Watch is a 120-unit rental townhouse development proposed for approximately 35 acres (gross land area) of assembled property located on the south side of Eubanks Road, just east of the railroad corridor. This planned development-housing (PD-H) proposal will be a joint venture between the current landowner, Gary Buck Building Company, Inc., an established local builder, and Crosland, Inc., an experience multifamily developer located in Raleigh, North Carolina.

The property assemblage consists of three properties (hereinafter referred to as the “site”), which together have approximately 1,600 feet of road frontage on Eubanks Road. The site has a depth ranging from just over 800 feet in the eastern boundary, to a depth of just over 1,000 feet on the western boundary.

The developer’s program envisions a residential community of rental Townhouses that would be located just across Eubanks Road from the Town’s Park and Ride facility, and would also be located in close proximity to any future mixed-use development on the property assemblage just east of the Park & Ride facility. The tenant mix is expected to include young professionals with interest in the nearby I-40 corridor, in addition to those with interest in the University campus and medical complex. It is anticipated that the latter group will have a high interest in utilizing the easy mass transit opportunities provided by the existing Park & Ride facility. In the future, the Rail Trail, shown on the Greenway Master Plan as being located just east of the railroad corridor, may provide additional commuter solutions to downtown, the University campus and medical complex area.

The proposed residential rental Townhouse community would consist of 21 two story buildings, plus a one-story central leasing office and clubhouse facility. The mix of residential units consists of 56 two-bedroom units and 64 three-bedroom units. Parking is provided at a ratio of 1.5 parking spaces per two-bedroom unit and 2.0 spaces per three-bedroom unit. This is per the Town guidelines for multifamily development.

This residential community’s common recreation facilities are centered at the community’s clubhouse which will consist of a pool, a children’s tot lot, a business center, exercise room and a community gathering “great room”. A strong pedestrian network within the community will provide access from the parking spaces to the building entrances, and also create recreational walking opportunities throughout the site, throughout the adjoining neighborhoods, and along the greenway corridor.

In accordance with Town Policy and the Comprehensive Plan, a fifteen percent affordable

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housing component is proposed as a part of this Special Use Permit application. These 18 affordable units will be perpetually affordable rental units reserved for those making up to 80% of the local median income and will be provided in coordination with the Orange Community Housing and Land Trust organization.

The developers believe that this conceptual plan proposes a residential community that meets a continuing market need within the community for high-quality rental housing units, is compatible with both present and future surrounding land uses, is located proximate to a public road system with sufficient capacity to serve additional traffic, provides additional bus rider participation to the currently underutilized Park & Ride bus facility, respects the environmental components of the property, provides an affordable rental housing element, and provides both additional property tax base and school impact fees with minimal public resources needed to serve Chapel Watch Village.

B. Context of the Project

Surrounding Neighborhood: Immediately to the north of the site, across Eubanks Road and moving west to east, is the Chapel Hill Industrial Park (containing the United Parcel Service (UPS) distribution facility), the Town Eubanks Road Park & Ride lot, and an undeveloped assemblage of property owned by Park West Investors. Immediately south of the proposed conceptual plan site is the recently approved Larkspur single-family subdivision. To the west of the property is a mini-warehouse facility that has been in existence for several decades.

Neighborhood Infrastructure: The property is served by Eubanks Road, a two-lane paved road and is served by OWASA water and sewer.

Specific Criteria:

1. Slopes: are 0-10% (relatively flat) within the area to be developed.
2. Soils: Appling sandy loam; Enon loam; Georgia silt loam; Wedowee sandy loam
3. Environmental Constraints - The approximately 35-acre site contains a railroad corridor easement within the western portion of the property. The northward flowing drainageway near the railroad has been deemed to be perennial, and a 150-foot Resource Conservation District (RCD) buffer is shown from each bank, in accordance with the Town's Land Use Management Ordinance. An intermittent stream stretches eastward through this site, and is shown as having a 50-foot Resource Conservation District (RCD) buffer from each bank. This intermittent stream buffer will be undisturbed. The developable portion of the site is identified as prime buildable, with almost all of this area having 0-10 percent slopes.
4. Existing Vegetation: The site is wooded with a mix of hardwoods and pines. Where possible, existing specimen trees will be preserved and protected. The buffers for the project will be heavily planted and landscaped in accordance with the Town standards.
5. Vistas: The site slopes from east to west with a ridge highpoint vista just east of the center of the property near Eubanks Road.
6. Drainage: As mentioned above under the environmental constraints, the site contains an intermittent stream that drains from east to west, and is protected by a Resource Conservation District. The stormwater management program for the site will include the construction of five stormwater/waterquality ponds with sediment forebays. These will be designed according to Town standards, and the discharge release from the ponds will travel through

(78)

the vegetated Resource Conservation District before leaving the property.

Access and Circulation and Traffic Impact:The project will have two entrances off Eubanks Road, with an interior connection of private drives that will give good circulation for vehicle movement. Turning lanes will be installed as needed on Eubanks Road, to allow for smooth through traffic flow. The traffic impact study for the project indicates that while the development will result in an increase in traffic volume, it is anticipated that this will be offset by the close proximity to the Park & Ride lot and the Chapel Hill Transit Service.

Parking: The Townhome units for the project will each have garage parking available as well as space available in each driveway for parking. Off street parking is provided for the proposed recreation areas on site. The proposed total parking count for the project is 331 spaces, including four handicap spaces.

STATEMENT OF JUSTIFICATION REQUIRED FINDINGS

FINDING #1

“That the use or development is located, designed and proposed to be operated so as to maintain or promote the public health, safety and general welfare”.

This Special Use Permit will maintain and enhance the public health, safety and welfare.

The Traffic Study for the project indicates that there will be no adverse traffic impact, and will help increase the use of the underutilized Park and Ride lot and Transit Service adjacent to the site.

The site has access to existing water and services provided by the Orange Water and Sewer Authority, as well as the Town of Chapel Hill’s Solid Waste collection services.

The proposed development maintains and preserves the Resource Conservation District on the property.

FINDING #2

“That the use or development complies with all required regulations and standards of this chapter, including all applicable provisions of Articles 3 and 5 and the applicable specific standards contained in Article 6 and with all other applicable regulations”.

This proposed development complies with all of the Town of Chapel Hill’s Land Use Ordinance regulations. This includes all permitted uses, dimensional standards for setbacks, buffers, Resource Conservation District, and impervious surface requirements.

(77)

This proposed development fully complies with the required recreation area component of the Ordinance, and will provide a recreation center with pool, a playground and tot-lot and additional open space.

This proposed development also fully complies with Article 6 of the Ordinance for Planned Development – Housing and the Town’s Comprehensive Plan.

FINDING #3

“That the use or development is located, designed and proposed to be operated so as to maintain or enhance the value of contiguous property, or the use or development is a public necessity.”

The proposed development will enhance the value of the surrounding properties, and blend in well with the surrounding character of existing development. The property to the south (Larkspur Subdivision) is an existing single family residential neighborhood. The two neighborhoods will not be connected by street access and will be separated by existing vegetation and proposed landscape buffers and plantings.

The Comprehensive Plan for the Town indicates a proposed land use for this area of Medium residential development. (4-8 units/acre) The density for this proposed development is 3 units/acre overall, and 8 units per acre within the buildable area. This fits right in with the Comprehensive Plan.

FINDING #4

“That the use or development conforms with the general plans for the physical development of the Town as embodied in this Chapter and in the Comprehensive Plan”.

The applicant believes that this proposed development fully complies with the letter and spirit of the Town of Chapel Hill Zoning Atlas, Resource Conservation District Guidelines, Comprehensive Plan, Land Use Plan, Greenways Plan and Urban Services Area. The applicant also believes that this proposed neighborhood will improve and enhance the public safety and provide a need for the community.