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*Aydan Court*

Cazco Inc.  
180 Providence Road, Suite 1-B  
Chapel Hill, NC 27514

May 2007

## *Aydan Court*

2100 NC Highway 54 East  
Chapel Hill, North Carolina

### Applicant Profile

Carol Ann Zinn is a long time Chapel Hill resident. As Cazco Inc., she began in 1976 creating the first of twelve single-family neighborhoods and two commercial projects, all in Chapel Hill, Carrboro and Durham. In 1979-1980 she converted a former milk-processing plant into The Courtyard on West Franklin Street in downtown Chapel Hill.

As part of the 2002 approval process for her single-family neighborhood Larkspur, off Weaver Dairy Road extension, she helped author Affordable Housing Text Amendments that allowed the construction of detached single-family affordable homes in Larkspur. In her joint role as real estate developer and designer/builder, her family-owned company, Zinn Design Build, created thirteen 3 bedroom • 2½ bath single-family affordable homes in Larkspur and sold them below cost to Orange Community Housing and Land Trust. These homes were then sold by OCHLT to families with 60-80% of area median income. With this background, she recently served on the Chapel Hill Inclusionary Zoning Task Force that has provided recommendations to the Town Council for instituting an Inclusionary Zoning provision in the Land Use Management Ordinance.

A trend setter in distinctive, high-quality design, Ms. Zinn brings a unique and thoughtful approach to the development of Aydan Court

### Development Site

The development site is located on the north side of NC 54 east of Meadowmont. Although located in Durham County, it is also within the Chapel Hill Town limits and is the first property in Chapel Hill as one travels west on Route 54 from I-40.

To the east and north of the 5.8 acre site are the Jordan Game Lands, a part of the Jordan Lake tributary and watershed lands on which the Army Corps of Engineers holds protective easements. To the immediate west is a site owned by the University of North Carolina – Chapel Hill. Immediately to the west of the UNC property is Meadowmont, a mixed-use development.

Directly opposite the Aydan Court site - on the south side of NC 54 - is the Downing Creek residential community. To the west of Downing Creek are the Sherwood Forest neighborhood and the 35-acre site of the proposed Woodmont mixed-use office and residential development proposal.

The property currently has a mixture of hardwood and evergreen vegetation with mature tree heights of 50-70 feet common throughout the site. A cut bank of about 350 feet in length along Route 54 rises 10 feet above the roadway. Immediately to the north of this embankment is an intermittent stream flowing from west to east. The north facing slope of the embankment and the stream corridor have evergreen and a few hardwood trees measured in the 70-75 feet height range. This stream changes from ephemeral to intermittent just after it enters the southwest corner of the site. The stream buffer of 50 feet width on each side of the stream encompasses about 42,000 SF, a little more than 15% of the site.

The primary land forms of the site are two plateaus that extend toward the east with side slopes of about 20-25% and elevation changes of 10-12 feet.

#### Proposed Residential Development

Cazco Inc. proposes to develop an 85 dwelling unit residential community. It is to be a condominium ownership community with 4 buildings each 4 stories in height. Eighty parking spaces (56% of those provided) will be under the buildings and allows the central portion of the development to be primarily a courtyard open space arrangement with an axis providing direct views of the open space immediately north and east of the property.

#### Affordable Housing

In accordance with Town Council policy, Cazco Inc. will develop 15% of the housing units as for sale price restricted affordable housing units. See Appendix A for more information about the applicant's proposal.

#### Sustainability Design Considerations

The recent Town Council resolution (2007-04-23/R-9) and NC State legislative actions have placed greater emphasis on using green development principles and sustainable design principles.

The applicant is investigating the full range of methods available for promoting energy efficiency and conservation, reductions in water consumption, the use of stormwater for irrigation, and other green building opportunities. The applicant's design consultants are meeting with Town staff on May 10, 2007 to discuss the Town's newly adopted policy and will be providing additional information to the Council on or before the Concept Plan review on May 14<sup>th</sup>.

#### Site Access

This property has direct access to the westbound Route 54 travel lanes. Drive access to the site is proposed at the westernmost corner of the site. Accessing the interior of the site requires a crossing of the Intermittent Stream. The applicant believes access in this west-

em site location (at the point where the stream changes from Ephemeral to Intermittent) is the best location for access. It would leave the familiar cut embankment with the Welcome to Chapel Hill Monument intact and provide the least visible Entranceway Corridor impact.

Access to the site is proposed to be a right turn-in and right turn-out only, with no median cut in NC 54.

#### NC 54 Corridor – Traffic and Improvements

A traffic impact analysis has just been completed for the proposed Woodmont Mixed Use Development on the south side of NC 54. The amount of traffic generated by Aydan Court will be just less than 10% of the traffic generated by Woodmont. The TIA recommends a number of improvements to existing intersections and a configuration for the proposed new intersection that would provide access to Woodmont. The report does not recommend the creation of a median cut for existing Downing Creek Drive. Thus, a middle of the site entrance for Aydan Court aligning with Downing Creek Drive does not seem necessary.

#### Utilities – OWASA

Water and sanitary sewer service will be provided by OWASA. Both utilities are available on the south side of NC 54 across from the site in Stancell Drive. Both services are also available on the north side of NC 54. An existing water line is located at the corner of NC 54 and Barbee Chapel Road and sanitary sewer service is located in Meadowmont.

- Sanitary sewer service will require a force main and pump station to reach either Meadowmont or the service on the south side of NC 54.
- Water service can be extended from either location.

The applicant has talked with OWASA and UNC about the best way to provide service for both OWASA and UNC when extending services to this property. Engineering design conducted prior to the submission of a Special Use Permit application will determine the better way to extend service.

#### Comprehensive Plan Considerations

The proposed development site and the University of North Carolina – Chapel Hill property immediately to its west are both zoned R-1 Low Density Residential and identified as “Parks/Open Space” in the Year 2000 Comprehensive Plan Update. These designations were initially adopted before the Council's actions to increase intensity in this corridor that resulted in the approval of Meadowmont (mid 1990's) and East 54 (earlier this year) and the recently well-received concept plan for Woodmont. The applicant believes

that the Land Use Plan Element of the Comprehensive Plan should to be amended for the subject property and the University of North Carolina property to reflect the appropriate private market use of these lands at intensities complimenting other activity in the NC 54 Corridor.

Within the Durham City/County Planning Jurisdiction properties that are located along the NC 54 corridor have also been developed at intensities more befitting a major transportation corridor. This includes the older multi-family areas within Downing Creek (areas closest to NC 54) and the newly constructed Alta Springs apartment development abutting Woodmont.

### Zoning Considerations

The applicant proposes to develop the Aydan Court site at a density of 14 - 15 dwelling units per acre with an average dwelling unit size of about 1,900 square feet plus common areas such as building entries, hallways, stairwells, elevator cores, etc.

At the present time, two purely residential districts (R-5 & R-6) provide for a density of 15 dwelling units per acre. However, these districts have a maximum Floor Area Ratio of .303 that does not provide the needed amount of floor area for modern vertical residential development. A floor area ratio of about .750 is needed to develop modern residential developments at 15 units per acre.

Currently, another applicant is developing a proposal for a new multi-family residential district that permits about 25-30 units per acre and has a floor area ratio of about 1.000. This district is being prepared in conjunction with a Rezoning and Special Use Permit Application for a project known as 475 Hillsborough Street. Although neither Town Staff nor the applicant for 475 Hillsborough Street have shared a draft of this district with the Aydan Court applicant, it is believed that this new district, if adopted, would be appropriate for use in the NC 54 corridor as well as along the MLK Jr. Blvd.

### LUMO Standards and Aydan Court Design

The proposed development complies with all of the building height, setback, stream buffer, property edge buffer and other standards in the Land Use Management Ordinance that are applicable to the R-5 Residential District.

### Buffers and Edge Relationships

The property edge buffers and the Intermittent Stream buffers shown on the Concept Plan meet the Town's buffer standards.

The Army Corps of Engineers property to the east and north has been leased to the NC Wildlife Resource Commission (NCWRC) as permanent wildlife lands and they are managed as game lands. The Upper Little Creek Impoundment area is open to public

fishing and hunting in accordance with all NCWRC Inland Fishing, Hunting, and Trapping Regulations.

Both the NCWRC and Durham County have hunting setback standards for properties that abut residential uses. The Wildlife Commission bars hunting within 150 yards (450 feet) of residential development a distance exceeded by Durham County regulations that bar hunting within 200 yards (600 feet)

The applicant provided a copy of the concept plan to the Army Corps of Engineers for preliminary review and comment. It is the standard practice of the Army Corps of Engineers to recommend a buffer on private property abutting their land holdings. Reasons include the desire to protect private property from disruption that might occur on Corps lands (clearing of land, hunting, etc.) and to lessen the impact of storm water pollution on their property and water resources. As in other cases, the Corps suggests a buffer of 100 feet on private property.

Chapel Hill standards for managing storm water run off quantity and quality are likely the highest in North Carolina and substantially exceed the practices of many local governments with property abutting Army Corps of Engineers property.

The applicant believes that Chapel Hill's current regulations for buffers and storm water management will provide a satisfactory edge relationship with the Upper Little Creek Impoundment.

# Aydan Court

## Design Guidelines • Statement of Compliance

### Applicant Statement of Compliance

The proposed development will meet or exceed the Town of Chapel Hill Design Guidelines and the LUMO standards when developed. Guidelines of particular note for this application are discussed below.

### Town Entryway Corridor

NC 54 is one of the major entry roadways into Chapel Hill. The applicant's property is the first property within the Town limits when approaching on NC 54 from Durham, NC. As such it is of particular importance to all residents of and visitors to Chapel Hill.

At the present time the site is wooded, with the cleared NC 54 right-of-way in front. The location of the proposed entrance drive is shown in the photograph below.



Figure 1 – Existing Property Edge

The applicants proposed entrance to the site is immediately to the west of this hillside and to the west of the current Chapel Hill Town Monument located within the NC 54 right-of-way. By entering the site at its southwestern corner, the design leaves the entranceway character almost entirely in place. The intermitted stream and the required buffer that lie immediately to the north of this location ensure that the significant backdrop of trees will stay in place immediately adjacent to NC 54.

#### Visual Video Model

Because of the importance of the entrance corridor and difficulty of envisioning what passers-by might see after development of the subject site, the applicant has prepared a video model to help with that visualization.

To prepare the model, a tree survey located individual trees and groupings of trees by GPS methods. Then GPS located photographs were taken from NC 54 showing the site edge and the tree cover. These photographs were taken in 90 foot increments – the distance traveled in 1 second at 60 miles per hour.

The video model has translated this site-specific data into a video that shows the proposed development behind the NC 54 buffer. This video view of development behind the front buffer illustrates a limited glimpse of the development that might be available to drivers entering and exiting Chapel Hill.

#### Internal Site Design and Development

The arrangement of buildings and parking has been designed to create a cluster community with and internal focus on courtyard open areas and to provide residents with windowed and terraced views from two sides of each condominium unit.

This outcome is achieved by designing buildings with 4 units per floor with 55% of the parking located under the buildings. Overall the impervious surface proposed for the site is 38-40% of site area.

Structuring the entry to limit the disruption of the embankment also permits the least amount of disruption to the Intermittent Stream and its buffer area as a roadway extends into the first plateau area internally to the site. The two following photographs show the character of this interior intermittent stream corridor.





Figure 2 – Intermittent Stream – NC 54 on Left



Figure 3 – Stream Embankment Looking West toward NC 54

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*Aydan* Court Development Proposal

### Pedestrian Connections to Meadowmont

The applicant has talked with UNC representatives about creating pedestrian links across its property – especially if a sanitary sewer line crosses that property – so that the residents of *Aydan* Court can reach the Meadowmont greenway and retail areas via natural material paths. A paved bicycle-pedestrian path along NC 54 connecting to the Barbee Chapel Road entrance to Meadowmont has also been discussed with UNC. The feasibility and location of these improvements will be determined during SUP submission design activities.

# Aydan Court

## Affordable Housing Proposal

### **Council Policy & Recent AH Programs in Condominium Developments**

Current Council Policy requires 15% of the total number of units developed to be price restricted affordable housing units.

### **Aydan Court Condominium Development**

- Aydan Court's market rate dwelling will be two and three-bedroom units.
- Anticipated buyers empty nesters and young professional couples. The property lies in Durham County and students would attend Durham County Schools.
- Based upon conversations with the Executive Director of the Orange Community Housing and Land Trust (OCHLT), the applicant believes that buyers for the affordable dwelling units will be single individuals or couples without children for which these affordable units will be the first opportunity for home ownership. The Executive Director of OCHLT has also indicated that he expects families with children eligible for OCHLT affordable housing units will seek housing in the Chapel Hill – Carrboro School District rather than the Durham County School System.

With this information in mind, Cazco Inc. proposes all one-bedroom affordable housing units.

### **Ayden Court Price Restricted Housing Proposal**

- a) The number of affordable housing units will be equal to 15% (rounded down) of the total number units constructed.
- b) A proportional "affordable housing fee" will be paid to the Town for all "fractional" unit created by the 15% calculation.
- c) All inclusionary units will be one-bedroom units.
- d) Cazco will develop a marketing program with input from OCHLT and other appropriate non-profit housing providers.
- e) Price Restricted Units that have not been purchased by a qualified OCHLT buyer within 120 days of receipt of a certificate of occupancy shall be released for open market sale as well as a price restricted sale. If eventually sold to a market rate buyer, an affordable housing payment-in-lieu for such unit will be provided to the Town of Chapel Hill. This PIL will be determined by the Town according to an Affordable Housing unit fee schedule adopted by the Town Council by Resolution and applicable to all affordable housing projects.

### **Concept Plan Review by Council**

Because the design of dwelling units and buildings for vertical development is a more complex undertaking and because of the need to have buildings designed more completely to provide accurate footprints for buildings and parking, the applicant needs as much direction and feedback on this affordable housing proposal as possible by the Council at this time.