

OLD CHAPEL HILL ROAD APARTMENTS

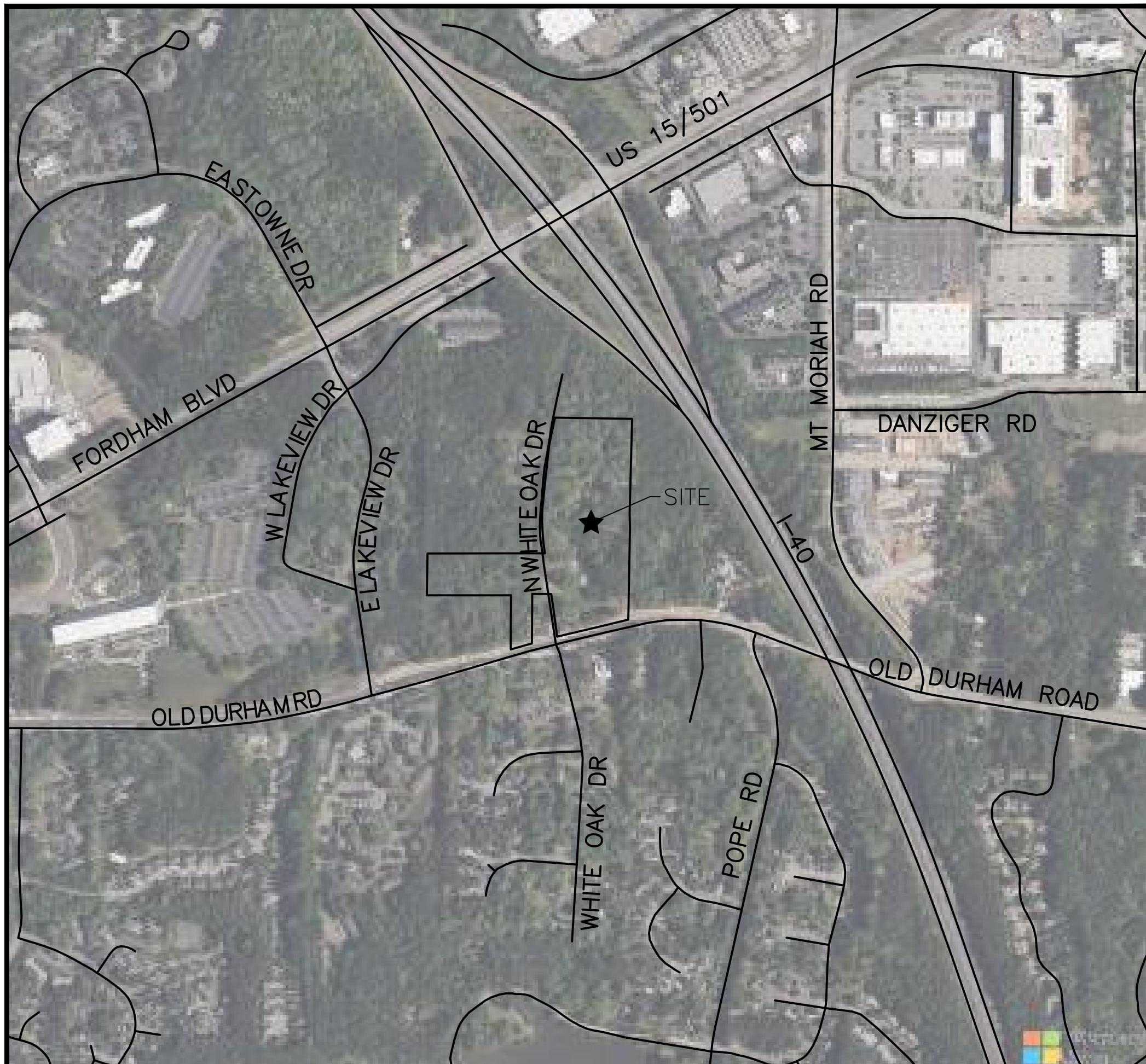
SITE DATA	
PIN	0709094101, 0709094378, 0709094874, 0709090300
SITE AREA	508,031 SF / 11.66 AC (GROSS); 494,117 SF / 11.34 AC (NET)
ZONING	EXISTING R-1 PROPOSED R-6-CZD
RIVER BASIN	CAPE FEAR
WATERSHED	JORDAN LAKE
WATERSHED PROTECTION	UNPROTECTED
EXISTING USE	RESIDENTIAL
PROPOSED USE	MULTIFAMILY

11 N. WHITE OAK DRIVE
TOWN OF CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING PERMIT

PROJECT NUMBER: ZOM24003

DATE: SEPTEMBER 12, 2024



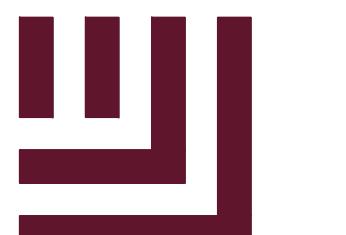
VICINITY MAP

1" = 500'



SHEET INDEX

- C0.00 PROJECT NOTES SHEET
- C0.01 AREA MAP
- C1.00 EXISTING CONDITIONS PLAN
- C2.00 CONCEPT SITE PLAN
- C2.01 TECHNICAL SITE PLAN
- C3.00 FIRE ACCESS PLAN
- L5.00 TREE PROTECTION PLAN
- L5.01 LANDSCAPE PLAN
- L5.02 LANDSCAPE NOTES & DETAILS
- ARCHITECTURAL SHEETS**
- A06.00 OVERALL BUILDING ELEVATIONS
ILLUSTRATIVE CONCEPT PLAN



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PROJECT DIRECTORY



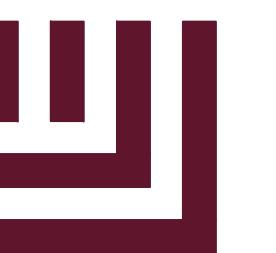
REVISIONS

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CONDITIONAL ZONING PERMIT FOR:

OLD CHAPEL HILL ROAD APARTMENTS
PHASE NUMBER
11 N. WHITE OAK DRIVE
TOWN OF CHAPEL HILL, NORTH
CAROLINA
PROJECT NUMBER: ZOM24003

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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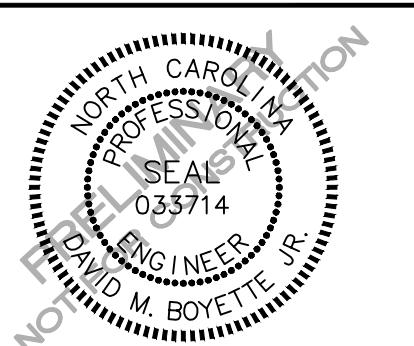
RALEIGH, NC 27603

Ben Stevens

Phone: 919-891-0029



**OLD CHAPEL HILL ROAD
APARTMENTS
CONDITIONAL ZONING PERMIT
11 N. WHITE OAK DRIVE
TOWN OF CHAPEL HILL, NORTH CAROLINA**



McADAMS PROJECT NARRATIVE > OLD CHAPEL HILL RD APARTMENTS

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 (Wegmans, 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.

creating experiences through experience 621 Hillsborough Street, Suite 500, Raleigh, NC 27603 / 919.361.5000

McADAMS PROJECT NARRATIVE > OLD CHAPEL HILL APARTMENTS

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.

creating experiences through experience 2 of 4

McADAMS PROJECT NARRATIVE > OLD CHAPEL HILL APARTMENTS

SITESCAPE 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.

creating experiences through experience 3 of 4

McADAMS PROJECT NARRATIVE > OLD CHAPEL HILL APARTMENTS

SITESCAPE PLAN

- 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.

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.

creating experiences through experience 4 of 4

REVISIONS

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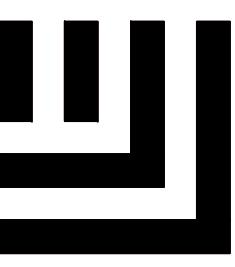
PLAN INFORMATION

PROJECT NO.	ZOM24003
FILENAME	ZOM24003-N1
CHECKED BY	DMB
DRAWN BY	KDS
SCALE	
DATE	09.12.2024

NOTE SHEET

PROJECT NOTES SHEET

C0.00



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APARTMENTS
CONDITIONAL ZONING PERMIT
11 N. WHITE OAK DRIVE
TOWN OF CHAPEL HILL, NORTH CAROLINA**



SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	TYPE A
	TYPE B
	TYPE C
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT



REVISIONS

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PLAN INFORMATION

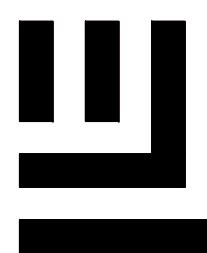
PROJECT NO. ZOM24003
FILENAME ZOM24003-AM1
CHECKED BY DMB
DRAWN BY KDS
SCALE 1" = 200'
DATE 09.12.2024

SHEET

AREA MAP

C0.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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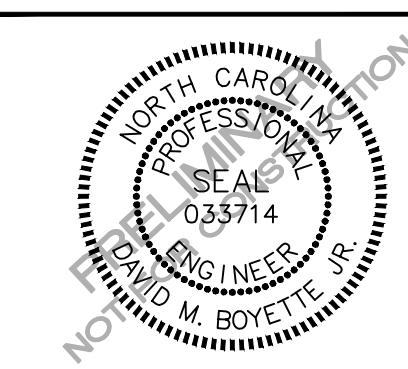
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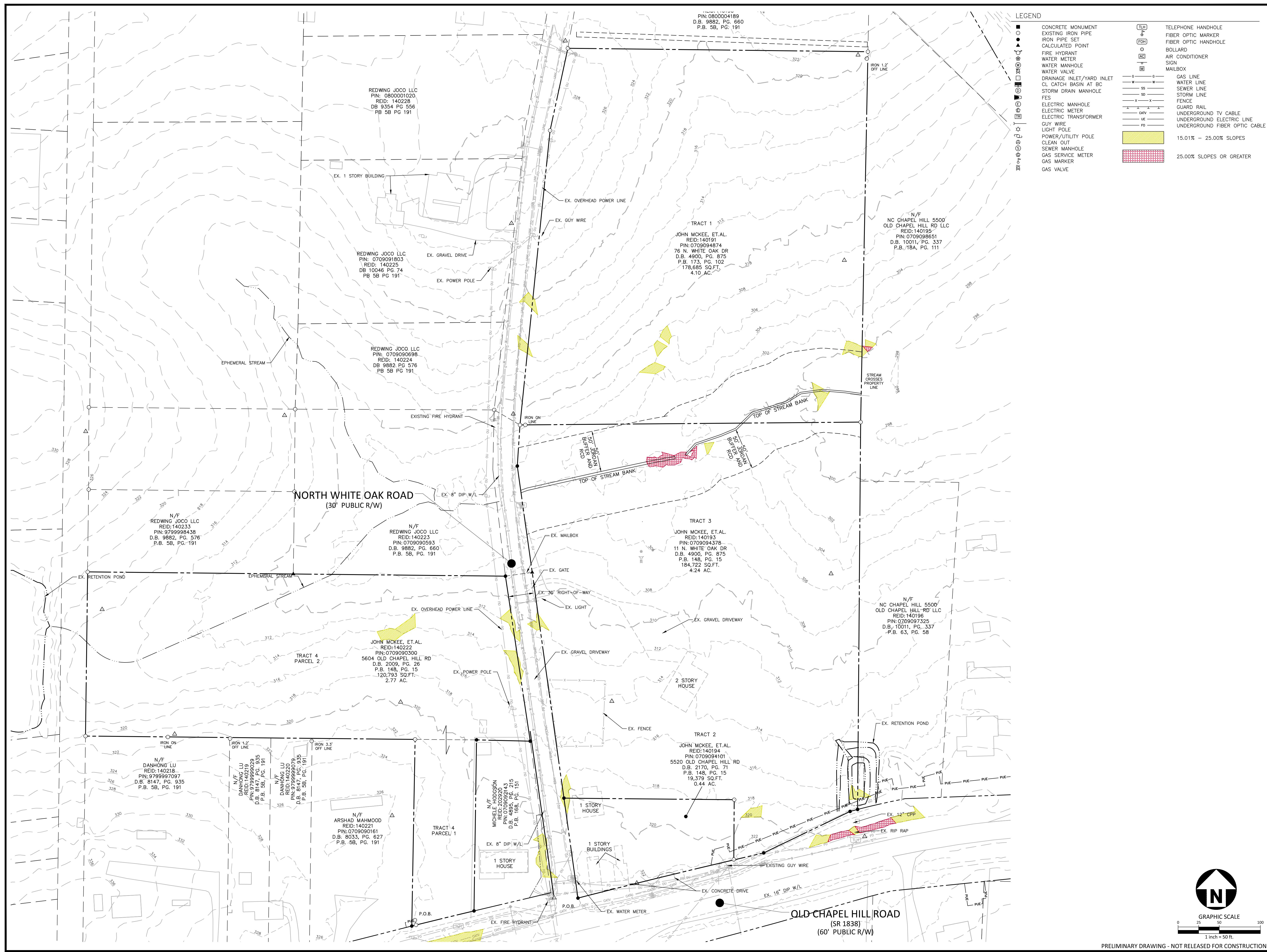
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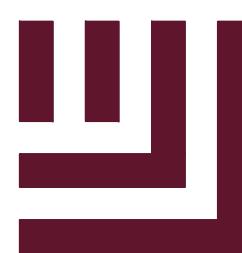
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FILENAME ZOM24003-XC1
CHECKED BY DMB
DRAWN BY KDS
SCALE 1" = 50'
DATE 09.12.2024

SHEET

**EXISTING CONDITIONS
PLAN**

C1.00





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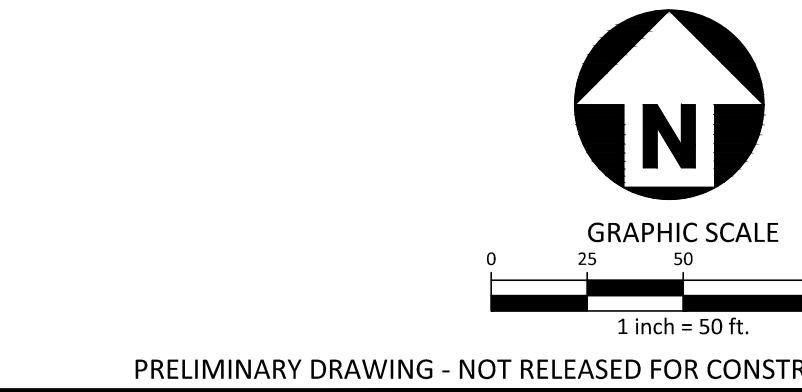


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SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	TYPE A
	TYPE B
	TYPE C
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	AMENITY AREAS
	OPEN SPACE AREAS



C2.00

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REVISIONS

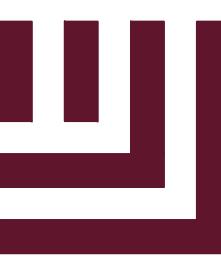
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PLAN INFORMATION

PROJECT NO. ZOM24003
FILENAME ZOM24003-S1
CHECKED BY DMB
DRAWN BY KDS
SCALE 1" = 50'
DATE 09.12.2024

SHEET

CONCEPT SITE PLAN



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REVISIONS

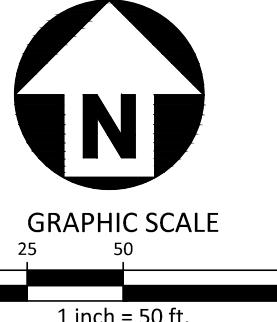
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PROJECT NO.	ZOM24003
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CHECKED BY	DMB
DRAWN BY	KDS
SCALE	1" = 50'
DATE	09.12.2024

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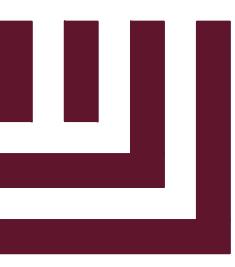
TECHNICAL SITE PLAN



A horizontal scale bar labeled "GRAPHIC SCALE" at the top. The scale is marked with numerical values: 0, 25, 50, and 100. The segment between 0 and 25 is black. The segment between 25 and 50 is white. The segment between 50 and 100 is black. Below the scale, the text "1 inch = 50 ft." is centered.

C2.01

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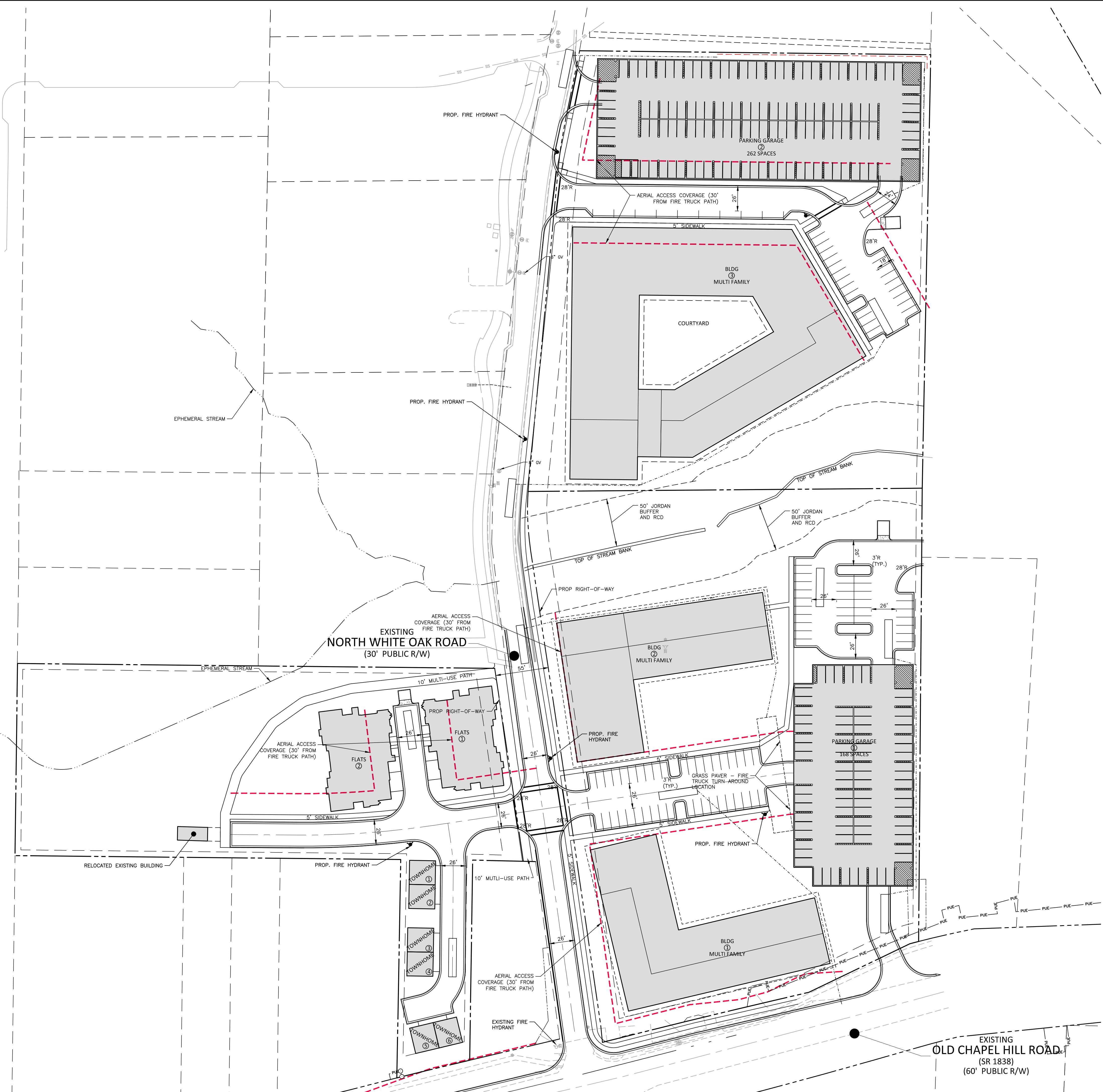
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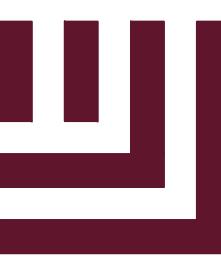
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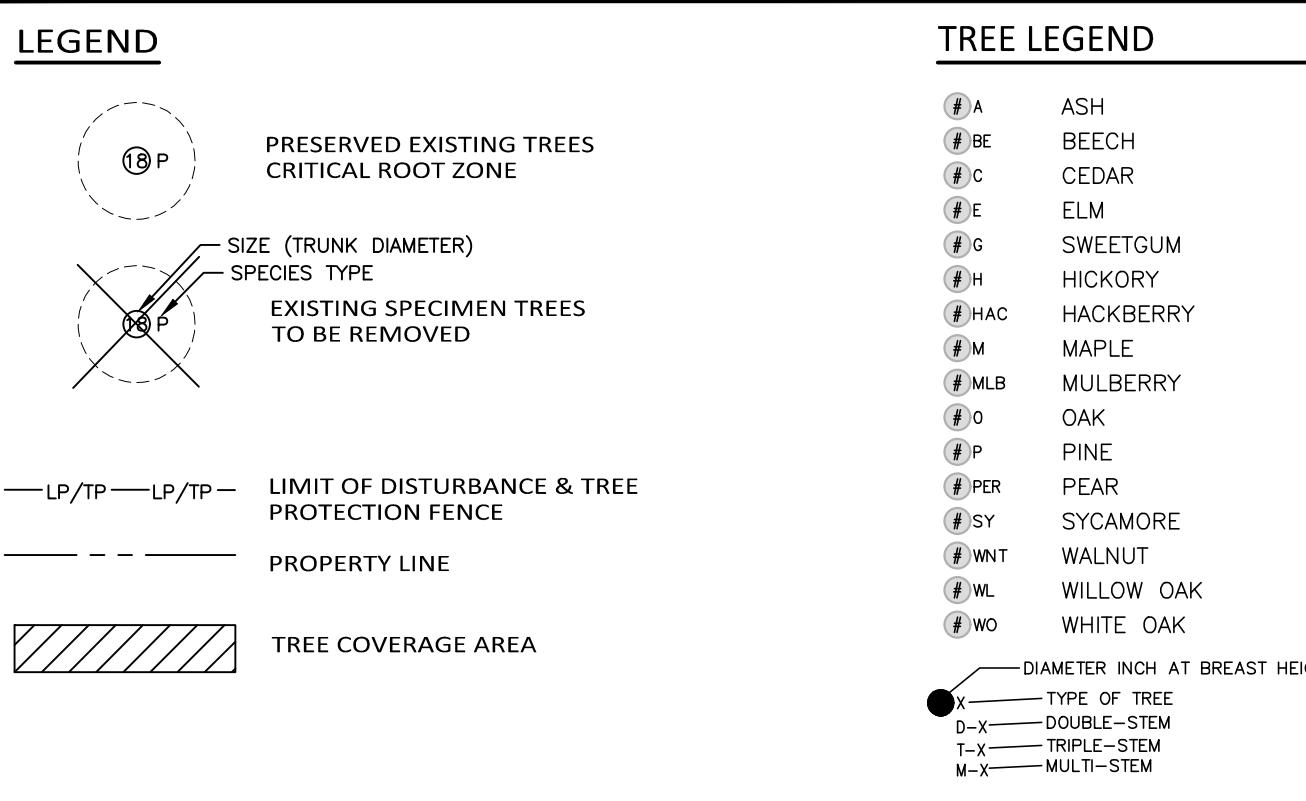
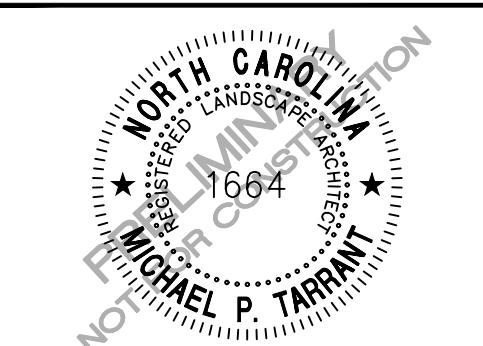
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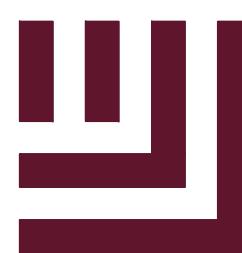
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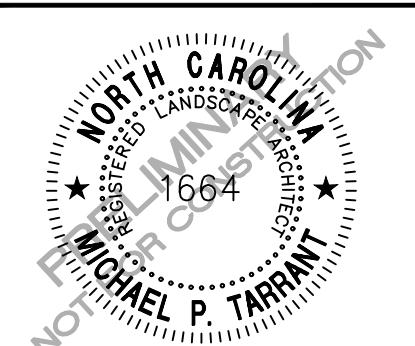
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	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	TYPE A
	TYPE B
	TYPE C
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT

CONCEPT PLANT SCHEDULE

PARKING LOT CANOPY TREE

NOTE:
1. ENTRANCE DRIVES, PARKING FOUNDATION BUFFER STRIPS AND BUFFER PLANTINGS TO BE PROVIDED DURING ZCP.
2. SEE BUFFER DETAILS ON SHEET LS.02 LANDSCAPE NOTES & DETAILS FOR ADDITIONAL PLANTING INFORMATION

5' MODIFIED TYPE 'B' BUFFER ALTERNATIVE 1
• 3 CANOPY TREES
• 2 UNTREES
• 15 SHRUBS

5' MODIFIED TYPE 'B' BUFFER ALTERNATIVE 2
(ADJACENT TO BUILDING OR UNDER OVERHEAD UTILITY)
• 15 LARGE EVERGREEN SHRUBS

10' MODIFIED TYPE 'B' BUFFER ALTERNATIVE 1
• 3 CANOPY TREES
• 2 UNTREES
• 25 SHRUBS
(CANOPY TREES WILL COUNT TOWARD ANY STREET TREE REQUIREMENT)

10' MODIFIED TYPE 'B' BUFFER ALTERNATIVE 2
• 25 SMALL/MEDIUM EVERGREEN/DECIDUOUS SHRUBS
• 15 LARGE EVERGREEN SHRUBS (UNDER OVERHEAD UTILITY)

15' MODIFIED TYPE 'B' BUFFER
• 3 CANOPY TREES
• 2 UNTREES
• 30 SHRUBS
(CANOPY TREES WILL COUNT TOWARD ANY STREET TREE REQUIREMENT)

REVISIONS

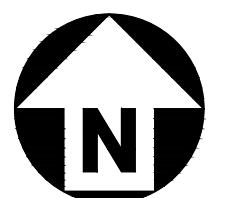
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PLAN INFORMATION

PROJECT NO. ZOM24003
FILENAME ZOM24003-LS1
CHECKED BY MPT
DRAWN BY SM
SCALE 1" = 50'
DATE 09.12.2024

SHEET

LANDSCAPE PLAN



0 25 50 100
1 inch = 50 ft.

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L5.01

