



# Flintrock Knoll

Concept Plan Application

3 December 2024

## DEVELOPER'S PROGRAM

The proposed Flintrock Knoll project proposes to provide approximately 160 new residential townhome units on 36 acres on the east side of US-15/501 just south of Wave Road. The project will be primarily a residential community, but the developer also proposes a non-residential supportive use in the narrow strip of land fronting directly onto US 15/501.

The residential townhomes will be 3 stories and will include garage space to reduce the surface parking on site, and to take advantage of the sloping terrain. The project is located within the WASMPBA expansion area, and this project proposed to extend the water and sewer infrastructure south from the South Creek development currently under construction.

### Natural Features

The 36-acre forested property is irregularly shaped with multiple stream channels with slopes of about 10%-20% throughout. More than half of the steep slope areas (>25% slope) are located along the streams and in the RCD zones and will not be disturbed. The other 40% of steep slopes are distributed throughout the site and will be included in the developed / disturbed area.

### Access, Circulation, Traffic Impacts

The project area is an assembly of 5 parcels with 597 LF of frontage on US 15/501. The road in this area has a grassy median, but there is a vehicular cut in the median at Dixie Garden Drive, with left turn lanes in both directions. The main access into the site will be at this location and will provide resident access to the homes, plus service and emergency access to the project. The main driveway into the site will be the main circulation road and townhome garages will be accessed off side alleys. These side alleys will also serve as fire lanes. The single road through the project will minimize vehicular stream crossings.



There is an existing driveway at the northwest corner of the site which currently serves two residences - one on the project parcel and one adjacent. This driveway location will be used to provide right-in/right-out access to the non-residential building (intended to be a daycare center) and will continue to provide access to the resident on the adjacent parcel. The existing house on site will be removed.

Due to the location along the major throughfare of US 15/501, traffic impact to any neighbors is expected to be minimal.

#### Arrangement/Orientation of Buildings

Entering the development, the road will cross the northern stream and head uphill toward a community green space. At this point the road will turn and wind in an S-pattern down the slope having the advantage of reducing slope on the street and providing more streetfront presence for the townhome units.

Due to the hilliness of the site, the townhome clusters will be laid out to step down the slopes. Garages will be accessed from alleys, and townhome units will either face the main street or will face community green space. There will be multiple ponds acting as stormwater mitigation facilities and also acting as site amenities. Sidewalks and walking trails will link the residences to each other, to the green spaces, and to the US 15/501 frontage.

The layout includes a natural location to connect the main road to Mockernut Lane in the future. Currently there is a parcel under different ownership between the proposed Flinkrock Knoll and the existing South Grove neighborhood.

#### Natural Vegetation and Landscaping

The existing site is forested. The required tree coverage will be fulfilled with retention of existing forest, and additional plantings will be installed.

The project is expected to meet all buffer requirements except for the street buffer on US 15/501.

#### Effect on Neighbors

The adjacent uses are single family residential to the north and southwest, vacant land to the south, and rural density residential to the east. The northwestern property line is the US 15/501 frontage.



As all traffic will access the project from US 15/501, and residential buildings will be 3 stories, there is little expected impact on neighbors.

#### Erosion, Sedimentation, Stormwater Control

The site contains two perennial streams and is generally hilly. There will be no buildings proposed in RCD zones, though some grading and recreation use as well as stormwater mitigation will be designed in the upper RCD zone.

There will be two stream crossings for vehicular traffic, and there will be some stream buffer disturbance for the installation of sanitary sewer extensions.

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

#### **AFFORDABLE HOUSING PROPOSAL**

This concept plan proposes a for-sale townhome community. The developer is working with Habitat for Humanity of Orange County to provide affordable housing within the development. They expect to provide for 15% of the market rate for-sale units to be available as affordable housing. Based on the existing concept, the Habitat units will be four 6-unit clusters dispersed throughout the project to provide a total of 24 affordable units, which shall be available at roughly the same time as the market rate housing.



## COMPLIANCE WITH COMPREHENSIVE PLAN

The proposed development site is outside the Town's corporate limits and as such is outside the focus areas defined in the comprehensive plan. But the project is within the Town's jurisdictional limits and within the new WASMBA expansion area.

### Complete Community Strategy

The proposed residential project is not a complete community in itself but will be designed to function as a component of a future complete community in the larger area.

The anatomy of a complete community specifies 8 components.

- Diversity of housing types
  - o The proposed project includes townhome units adding to the missing middle housing need in Chapel Hill.
- Living, working, learning, and playing mixed use
  - o The project will be mainly residential use, but offers an opportunity for a small non-residential component, such as a small daycare, on the US 15/501 frontage.
- Abundant active transportation and transit connections
  - o The project fronts US 15/501 where there is one existing bus route linking the Chatham County Park & Ride with the UNC campus. This project is less than a mile south of the proposed NS BRT route and will be designed to facilitate residents being able to walk to the US 15/501 frontage and take advantage of future public transit expansions.
  - o The project proposes to add a greenway trail through the site to connect residents with US 15/501 and to provide a basis for future greenway and multimodal connections.
- Diversity of tenures
  - o The proposed project is a for-sale offering.
- Designed for walking and cycling
  - o The project is being built in a rural area but is within the WAMBSA expansion area where future developments can be expected to provide connection. Within the site there will be a greenway trail, nature trails, and sidewalks.
- Parking lots are secondary
  - o Parking will be located within each residential structure. There will be no parking lots between buildings and the street frontages. Some street parking will be provided for guest use but generally there will not be parking lots within the development.



- “Eyes on the street” design
  - o The density and layout of the project will help encourage natural surveillance, with many windows facing sidewalks along the street and facing community green spaces.
- Buildings with multiple uses
  - o The Town’s desire for this area is medium density housing. This project will be single use with a potential for non-residential use on the site.

## Future Land Use Map

### Future Land Use Map - Update to Chapel Hill 2020 Comprehensive Plan

The project is not within any focus area. But the direction from the Town is that the WASMBA expansion area should be developed as medium density residential to take advantage of the close proximity to town services, employment, recreation and entertainment opportunities, and to support future expansion of public transit and alternate transportation opportunities.

The proposed project generally complies with the Guiding Statements in the plan.

1. *Demonstrate the Town’s commitment to effectively respond to the threats associated with climate change as well as environmental stewardship and resiliency.*  
The project will be a medium density residential project clustering development on site to minimize environmental impacts.
2. *Ensure equitable planning and development.*  
The project will allow residents home ownership opportunities, and an opportunity to be part of the Chapel Hill community and benefit from the Town’s employment, educational, and recreational opportunities.
3. *Encourage a diversity of housing types.*  
The project will be townhome ownership type adding to the stock of this high demand housing type in town.
4. *Promote distinctive, safe, and attractive neighborhoods.*  
The developer is well known in the community for building attractive sustainable housing. This is an opportunity for them to create a medium density neighborhood close to Town.



5. *Cultivate a vibrant and inclusive community.*

The project will include multiple community green spaces and gathering spaces as well as greenway and nature trails to encourage resident interaction and outdoor activities.

6. *Direct investment along key transportation corridors and promote construction of transit and multimodal transportation options in concert with the Town's regional transportation partners.*

The project is located on US 15/501 just south of Southern Village. The developer is investing in servicing the property which is well positioned to take advantage of future transit and multi-modal expansion opportunities.

7. *Support and facilitate economic development, including the development of flexible and varied types of retail and office spaces; job creation; innovation; and entrepreneurship, through redevelopment and infill development, in order to expand and diversify the Town's tax base to enable the Town's fiscal resiliency.*

The project is being developed by a local builder and will include both residential and non-residential community support facilities in Town.

8. *Provide appropriate transitions between land uses and buildings of different scales.*

The surrounding uses are rural density residential uses. This project will provide medium density residential to bridge the space between the rural buffer and the US 15/501 corridor.

9. *Preserve and maintain Chapel Hill's appearance and create the quality of design and development the Town desires.*

The project is being developed by a local developer/builder who understands the Chapel Hill market and the local design character.

10. *Cooperate and collaborate with all of the Town's regional partners especially the University of North Carolina at Chapel Hill and UNC Health.*

The project is not connected to the University system but is located close enough to UNC campus and to the University medical facilities to be attractive to employees and users of those systems.



### Mapped Transportation Features

The project is located beyond the current Town limits and is not specifically included in the Mobility and Connectivity Plan. But the project will be designed with trails and sidewalks to ensure residents can easily walk and bike to US 15/501 to take advantage of future connections and public transit opportunities.

### Climate Action and Response Plan

The project will create an Energy Management Plan during the Conditional Zoning and Zoning Compliance Permit processes, 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 location of the project lends itself to a more sustainable lifestyle for residents by providing housing close to town. It is located on a bus line linking the Chatham County Park & Ride with the UNC campus. The project proposes a greenway trail through the site and out to US 15/501.

### Small Area Plan

There are no small area plans addressing this area.

### Community Benefit

The developer is making a significant investment in water and sewer infrastructure, laying a foundation for long-term community benefits. This essential infrastructure will not only support the immediate development but also serve as a crucial asset for future growth in the area. Notably, it will enhance the viability of the Town's proposed affordable housing project located on the opposite side of 15-501, ensuring that new developments, including this critical initiative, have access to reliable utilities necessary for their success.