

October 29, 2024

Background Summary

- EB Capital Partners proposes and R-6-CZD rezoning for a multifamily townhome development located at 5640 Old Chapel Hill Road within the Parkline East Village development area. The site is generally located within the US 15/501 and Old Chapel Hill Road transportation corridor, as well as adjacent to retail centers and employment centers.
- In 2022, Town staff created a cohesive development framework for this area in the southwest quadrant of the I-40 and US-15 intersection. Multiple surrounding properties have previously received zoning approvals in line with this proposed development.
- EB Capital Partners proposed development includes approximately 4.0 Acres of townhome-style multifamily units containing 86 dwelling units.
- The small parcel size which is bisected by the Cowan Boulevard ROW and future greenway makes provision of multiple housing types impractical on the site.

Site Location/Area Map

- The property is located within the North 15-501 Corridor, Sub-area A, which calls for multi-family residential of 4-6 stories in height. This project would fulfill the direction of the Parkline East framework by providing multi-family residential of 4 stories.
- The proposed plans will be consistent with other multi-family developments adjacent the site including in massing, density, and height as well as the Parkline development framework.

Existing Conditions

- The site is located on the northeast corner of Old Chapel Hill Road and East Lakeview Drive.
- The site generally slopes north towards two discharge points along the northern property line. The drainage then drains to the north to an intermittent stream and flows toward I-40.
- The site is mostly wooded and this development plans to landscape per the Town of Chapel Hill requirements.

Steep Slope Plan

- There are limited areas of steep slopes within the project site in the 15.01%-25% range and 0.11 acres of 25% or greater. These areas do not require special design or construction considerations as the majority of these slopes are a result of improvements made within the Old Chapel Hill Road ROW. Their locations will not impact any environmental areas.

Site Plan

- The project is located on the north side of Old Chapel Hill Road and east of East Lakeview Drive and within the Parkline East Village development area of Chapel Hill. The project is 4.0+/- acres and includes 86 townhome units in 10 buildings. Parking for the individual units include an interior garage space and an exterior space in front of each garage for a total of parking 172 spaces. An additional 12 visitor spaces are included throughout the development. The project

will also include exterior greenspaces and amenities as well as connections to the existing pedestrian sidewalk network along Old Chapel Hill Road and the future Cowan Boulevard greenway.

- The site is accessed via a full access from East Lakeview Drive and a right-in/right-out access onto Old Chapel Hill Road. The layout of this project focuses on multi-modal forms of transportation, with pedestrian and bicycle traffic routes accessing each public ROW, the future greenway, and throughout the proposed development. Central to the layout are green spaces including green space amenities adjacent to the future greenway and a central lawn on the eastern portion of the development.

Stormwater Management Plan

- All stormwater quantity and quality management requirements will be met via underground detention systems. These underground control measures will be designed per Town of Chapel Hill requirements and route the 100-year storm. Two stormwater control measures (SCMs) are anticipated; one east and one west of the future greenway traversing north to south bisecting the property. The Grading and Drainage Plans depict the approximate locations and sizes of proposed SCMs.

Landscape Protection and Planting Plan

- The minimum requirement of 30% tree coverage on the north side will be provided by new tree plantings throughout the project. Tree coverage on the overall project will meet Town of Chapel Hill code.

Grading and Erosion Control Plan

- The proposed grading will maintain existing drainage patterns as much as possible.
- A site retaining wall will be required along the northeast property line to allow for fire access.
- Proposed stormwater management design will adhere to Town of Chapel Hill requirements per Section 5.4 of the Chapel Hill Land Use Management Ordinance (LUMO).
- A combination of diversion ditches, riser catch basins, and silt fence will control and convey drainage from on-site improvements to sediment basins located in the low areas of the site.
- Sediment basins will be converted into below grade stormwater management vaults as final grading and stabilization occurs.

Solid Waste Plan

- Garbage dumpsters are located for communal waste service for townhouse units in accessible locations from main building entrances.
- Garbage dumpsters are located to provide adequate space for vehicular maneuvers.
- Garbage dumpsters are screened as required.

Building Elevations

- Townhome buildings located on site will be a maximum of five stories.
 - Each unit contains interior ground floor garage parking and two floors of living above.

Fire Safety Plan

- All proposed buildings on site will require aerial fire access coverage. The proposed site design meets all provisions of the North Carolina Fire Prevention Code, Appendix D.
- All structures will have NFPA 13 fire suppression systems.