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Town of Chapel Hill
Planning Department
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514

RE: Conditional Zoning Application for Carraway Residential Phase III

115 / 135 Chapel Point Road

On behalf of the land developer Northwood Ravin, enclosed is a conditional zoning application for the 115/135 Chapel Point Road parcel, known as Carraway Residential Phase III.

The proposed Carraway Residential Phase III project aims to deliver 120-130 new residential units on the parcel north of Carraway Village. The proposed development will help address the Town's need for housing as noted in Chapel Hill's Projected Housing Needs for 2020-2040, and will add a variety of new residential housing types to help complete the Carraway Village development.

This development will feature three different types of residential units – smaller efficiency apartments in two multi-family buildings, rental townhomes, and detached rental cottages. The buildings are arranged on site to encourage pedestrian activity and are well connected to both the existing earlier phases of Carraway Village and to the public transit hub at the Eubanks park and ride. Parking is provided in small lots beside and behind buildings, and in individual garages. There will be a small amount of street parking for visitors. The project will include multiple green spaces, a greenway connector between the multi-modal sidewalk on Chapel Point Road and the built greenway at Carraway Village. It will also include some gathering spaces such as a grilling area overlooking the pond. The architecture and site layout complement what already exists in Carraway Village so that residents and visitors alike will view this new community as a natural extension of the overall Carraway Village community.

The project sits in the south end of a 19 acre parcel. The property is bisected by a stream, and development will be contained on the south side of that stream, leaving more than half the parcel in its existing forest condition. The parcel will remain a separate parcel from the existing Carraway Village development for zoning and approval purposes, but to residents and visitors the new project will appear and function as an extension of the existing development. The developer is working with the Town's Affordable Housing group to offer accessible housing options for a diverse population and to provide affordable housing which will align with Chapel Hill's goal of fostering a more inclusive community. The development of this affordable housing offering is progressing but will involve on-site affordable housing units.

This project will offer a variety of housing to complement the multi-family units already offered in Carraway Village. The location of this development will encourage use of alternative transportation modes and will support the existing and proposed public transit in town. The project adds to the overall variety of uses and housing types in the neighborhood, thereby reinforcing a true complete community. Residents of this new neighborhood will be able to utilize the services and amenities offered in the larger Carraway Village project.

The applicant is seeking R-6-CZD zoning to reflect the intended high-density residential use. This zoning choice is justified by the project's location within a short walk of the existing public transit hub at the Eubanks Park and Ride facility.

Lastly, the proposed project is being designed to comply with the Chapel Hill Comprehensive Plan. The proposed multi-family use is consistent with the primary uses encouraged by the Town of Chapel Hill in the subject's North MLK Focus Area, Sub-Area B per the Future Land Use Map and the Town's land use initiative.

Sincerely,



Wendi Ramsden
Project Manager

Conditional Zoning Application - Developer's Program

Project Location and Layout

This project is situated on the northwest corner of Martin Luther King Jr Blvd and E Longview Street, just north of the Town Hall. Covering just under two acres, the development will primarily consist of multi-family residential units with a small retail space on the ground floor. The intended design includes an interior courtyard featuring a pool and various amenities, as well as a fitness center for tenant use. Additionally, there will be a public plaza that serves both residents and the general public.

The project comprises 175 - 200 apartment rental units within a single, eight-story building and an additional parking level entirely underground. Approximately 250 parking spaces will be provided within the urban-style structure. The main pedestrian lobby will be located at the corner of E Longview and Martin Luther King, Jr. Blvd., directly accessible from the community plaza. The building's design leverages the 30-foot elevation difference across the site to conceal the lowest three levels (parking), thereby minimizing the building's visual impact on the neighboring properties to the west.

The layout emphasizes multi-modal transportation, reducing the need for on-site parking while ensuring excellent pedestrian connections to the adjacent sidewalk network and bus stops. The project is conveniently located within 100 feet of a bus stop on the proposed NS BRT route.

Transportation and Services

The site fronts two rights of way: E Longview Street and Martin Luther King Jr Blvd. A bus stop located just south of E Longview is served by four Chapel Hill Transit routes. All tenant vehicular access to the garage will be from E Longview Street, while the service area on the north side of the building will be accessed via the emergency drive off Martin Luther King Jr Blvd. There will not be any vehicular connectivity between tenant parking and the service drive.

Fire and emergency access to the building will be available from Martin Luther King Jr Blvd, with the fire lane accessed from that frontage. Trash service will be managed internally at the ground level on the north side of the building, accessible from the emergency lane. This service will include recycling collection facilities. The project plans to use a private hauler for trash removal and County Solid Waste for recycling pickup.

Streams and Impervious Surface Mitigation

There are no jurisdictional streams on site. Currently, 16% of the site is impervious and lacks stormwater treatment. The project will introduce a new underground mitigation facility designed to control peak flow during a 100-year storm event and improve water quality through treatment.

Tree Coverage and Landscape Buffers

The developer will request a reduction in the minimum tree coverage requirements and landscape buffers along the E Longview Street and Martin Luther King Jr Blvd frontages. However, the buffers between the project and the adjacent residential neighborhood will be fully planted to comply with ordinance requirements.