Location
10809 and 11003 Independence Blvd.

Ownership/Applicant
Chaps Holdings and The Leon Levine Foundation/Two Capital Partners

Zoning
Existing: R-12    Proposed: C-MF

Use
Existing: Single Family
Proposed: Multifamily Units (Townhomes and Apartments)

Request Summary
The applicant proposes to change the zoning of the property from R-12 single family to C-MF for the purpose of constructing townhomes and apartments with several amenities.
LOOKING WEST ON OVERCASH DR.
Site Summary

The property is currently wooded with a single family residence.

The site is 10.268 acres.

Directly to the north is the rear of a shopping center, to the south is Independence Blvd. and mixed commercial establishments.

Previous Zoning Actions

None
• 216 Total Units
• 35 Townhome units along the future extension of Northeast Parkway
• 8 Carriage Bldg Units/ 173 Units in main building.
• 343 parking spaces provided (319 reqd)
• 21.0 Units per acre
• Tree canopy area required: .513 acres; provided: .513 acres
• Open space required: 6.17 acres; provided 4.736 acres (text amendment)
• 216 Total Units
• Required at 1/35 Acre per unit: 6.17 acres
• Required at 1/75 acre per unit: 2.88 acres.
• Open space provided: 4.74 acres
After reviewing the operational analysis for the 2045 Build scenarios, the following recommendations are made for mitigation measures based on the information in this report:

Northeast Parkway at Matthews Corners
- Addition of southbound right turn bay with a storage length of 100’.

Northeast Parkway at Overcash Drive
- Addition of eastbound right turn bay with a storage length of 100’.

Table 3-1: 2023 Trip Generation Summary

<table>
<thead>
<tr>
<th>ITE LUC</th>
<th>Proposed Land Use</th>
<th>Units</th>
<th>Daily Entering</th>
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<td>220</td>
<td>Low-Rise MFH</td>
<td>25</td>
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</table>
1. Site may be developed with up to 216 multi-family dwelling units, divided into two areas: Development area ‘A’ and Development area ‘B’.

2. The following amenities will be provided: a dog park, pool area with outdoor kitchen, a gym/fitness center, a business center, a community dining demonstration kitchen, and digital gaming.

3. Vehicular access to the site will be from Overcash drive and the future extension of Northeast Parkway. The access to Northeast Parkway will be made when the parkway is extended.

4. A private street connection to the adjoining property to the north will be created.

5. 8 foot planting strip and 10-foot multi use trail along the eastern side of the extension of Northeast Parkway. Along Overcash Dr. the plan will provide an 8 foot planning strip and a five foot sidewalk.
Land Use Plan

The Land Use Plan does not specifically make a recommendation for these parcels, however along the undeveloped section of Northeast Parkway the plan considers well-designed infill development, such as R-VS and other higher-density mixed and multi-family uses where appropriate and compatible with existing development.

Consistency

The proposed change in zoning from R-12 to C-MF is consistent with the land use plan.

RESIDENTIAL LAND USE ACTION ITEMS

1. Provide a variety of housing styles, densities and locations
2. Promote higher-density, multi-family and transit-supportive housing developments along thoroughfares and within ¼ mile of transit stations
3. Encourage design and construction of alternative style housing and infill development.
4. Require developers to build portions of Northeast Parkway in conjunction with adjacent land development.
Planning Department
Tree buffer along Independence.
Road access until Northeast Parkway is extended.
Transit is not available at this time.

Police
No Concerns

Fire
No Concerns

Public Works
Improvements to be determined by the TIA and the NCDOT, except right turn lanes.
Extend Northeast parkway to Bainbridge.

Parks and Rec
No Concerns