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) and Single Family Rental Units

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, apartments and single family rental units (165 units total) with several amenities.
- 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)
• 165 Total Units
• 95 Flats units along the future extension of Northeast Parkway and Overcash
• 28 Townhome units.
• 42 Single Family Rental Cottages
• 169 surface parking spaces provided
• 15.7 Units per acre
• Retail space in the end caps of the Flats buildings.
• Public Park and mixed use/retail space w/spill over dining into Public Park.
• Smaller scale and less density
• Increased pedestrian design and inter-parcel connectivity
• Lower Density and dramatically smaller building types.
• Multiple residential product types creates feel of an established urban neighborhood.
• More appropriate building scale along Hwy 74 which should allow for increased buffering
• 165 Total Units
• Required at 1/35 Acre per unit: 4.71 acres
• Required at 1/50 acre per unit: 3.30 acres.
• Open space provided: 4.86 acres, includes 7,500 SF of interior amenity space and .519 tree save
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