

Town of Elon Planning Board Agenda

May 16th, 2023 6:00 PM In Person Elon Town Hall, Town Council Chambers 104. S. Williamson Ave., Elon, NC

Agenda Items

A. Call to Order

B. New Business

- i. Approval of Minutes from the April 18th, 2023, Planning Board Meeting.
- ii. Petition MDP-2023-01- A request by the applicant Brad Moore, on behalf of the property owner, Elon University, for a 1,766 square-foot open-air pavilion and unconditioned furniture storage space on parcel #115425 located at the southeast corner of North Antioch Avenue and East College Avenue.

C. Old Business (continued from the April 18, 2023, Planning Board meeting)

Petition CRZ-2022-04 – A request by the applicant Tony Tate, TMTLA Associates, on behalf of the property owner, Cable Murray, LLC, for Conditional District Rezoning from NR-TND-O, VC-TND-O and SR to UR-CPD for a residential development project, consisting of 44 single-family dwelling units, and 85 townhomes, on parcels #110296, #116972, and portion of #116971 at the intersection of University Drive and Shallowford Church Road.

D. Items From Board Members

- E. Other Business / Planning Director Updates
- F. Adjournment

TOWN OF ELON PLANNING BOARD MINUTES

Town of Elon Town Hall, 104 S. Williamson Ave., Elon, NC 27244 April 18th, 2023, at 6:00 PM

Board members present: Clark Bennett, Rachael Dimont, Diane Gill, John Harmon, Aiesha Leath, and Philip Owens.

Staff present: Lori Oakley and Mary Kathryn Harward

Item A- Vice Chairman Bennett called the meeting to order at 6:01 pm as acting Chairman.

Item B- New Business

Item B-i- Swearing in of new Planning Board member.

• Mrs. Oakley swore in new Planning Board member Rachael Dimont

Item B-ii- Approval of Minutes

Ms. Harward presented the board with minutes from the March 21st, 2023, meeting for approval.

• Ms. Gill made a motion to approve the March minutes; Mr. Owens seconded the motion; the motion was approved unanimously by the board (6-0).

Item B-iii- Petition CRZ-2022-04 – Parc East

Ms. Harward presented CRZ-2022-04 to the board. Petition CRZ-2022-04 is a request by the applicant Tony Tate, TMTLA Associates, on behalf of the property owner, Cable Murray LLC, for Conditional District Rezoning from NR-TND-O, VC-TND-O, and SR to UR-CPD for a residential development project on parcels #110296, #116972, and portion of #116971 at the intersection of University Drive and Shallowford Church Road.

The project property is currently surrounded by vacant land, single-family dwellings, and wooded land with a plot of university parking. The parcel is currently located within the ETJ of the Town of Elon. Should the property owner decide to utilize town utilities and services, they will need to submit a petition to the Town of Elon for Annexation. The parcel currently contains an existing Stream Protection Overlay, which shall remain. The project will consist of two phases. Phase one includes 44 single-family dwelling units and 25 single family attached dwelling units. Phase two will include an additional 60 single family attached dwellings units on the west side of the property. The project will also include 14.9 acres of common open space. This will be comprised of a 10,800 square-foot courtyard, a 21,500 square-foot courtyard, a 40,000 square-foot park, and a greenway running vertically through the development from the 40,000 square-foot park to the northern boundary of the property.

Ms. Harward then reviewed the requested LDO deviations, additional listed development standards, and zoning proffered conditions offered by the developer that were listed on the plans and in the packets. The Technical Review Committee (TRC) reviewed CRZ-2022-04 at their February 23rd, 2023, March 8th, 2023, and March 23rd, 2023, meetings. Some concerns included, but were not limited to, variation in current versus proposed zoning, traffic safety, pedestrian safety for families, road conditions through the Spanish Oaks neighborhood, buffers in between the communities, and potential stormwater and drainage issues. After concerns were addressed, the TRC approved the conditional district rezoning plans.

The Town's Future Land Use Plan, Envision Elon 2040, identifies the parcels as Neighborhood Living, Parks and Open Space, and Conservation Area. Harward identified the goals that this plan supports, including expanding housing choices and supporting thriving, diverse, and sustainable neighborhoods where residents are connected, engaged, active, and healthy. It was also stated that when presented with the 2017 Town of Elon Bicycle, Pedestrian, and Lighting Plan, the applicant and their team discussed ways for the project to be improved in accordance with the outlined goals and objectives. As a result, a greenway was added to the plan that extends from the 40,000-sf park located in the south of the project to the northern-most property boundary in accordance with the "Proposed Pedestrian Facilities" map in the Plan. This greenway will be built according to LDO standards and will be initially maintained by the HOA, with maintenance transferred over to the Town of Elon after 2 years' time. The greenway will also be accessible to the public.

Staff recommends approval of the proposed Conditional District Rezoning, CRZ-2022-04, for the Parc East residential development project and proffered site plan conditions as the proposed plan meets the requirements outlined in the Town's LDO. Staff recommends that the Planning Board consider this Conditional District Rezoning application, accept public comment during the scheduled meeting, and consider a recommendation to the Town Council on the proposal at their earliest convenience.

After Ms. Harward's presentation, the applicant, Mr. Tony Tate, gave a presentation to the board as well. He reiterated the facts that Harward had presented and presented new proffered conditions that the applicant and his team had brought to the meeting. Those included an undisturbed 30' buffer yard along the frontage of Cable Road with supplemental evergreen plantings, barricading the access to Cable Road during construction, and providing an 8" public waterline on the west side of Cable Road from the proposed access road north to the extent of the development frontage. The Board then addressed the development team with questions. Mr. Owens asked for a projected timeline, and Mr. Jeremy Medlin stated that the case would go before Town Council in May or June, and conditioned upon approval, would start the development process April of 2024. Mr. Bennett asked if the turn arounds were a concern during the TRC process, and Mr. Tate stated that the concerns from the Fire Department were addressed and the roads were widened, along with the modification of cull de sacs and a hammerhead turn around addition.

The Board then opened the meeting to public comment. From the Spanish Oaks community spoke Mr. Justin Culbertson. He made multiple points regarding traffic and safety concerns because of the layout of Cable Road and Spanish Oak Road and explained his position that the proposed plan does not meet what is called for in the Town's Future Land Use Plan. Culbertson, and other neighborhood members in attendance were also greatly concerned that the street connection and incurred traffic would change the dynamics of their neighborhood and impact quality of life. Ms. Marion Christian and Mr. Mark Luck then addressed the board bringing up the current condition and capacity of Cable Road and Spanish Oak Road, saying that the roads were in poor condition and could not handle the extra traffic. The curve on Cable Road was also suggested to be a safety hazard that would get worse with extra traffic. Ms. Christian stated that construction traffic will damage the streets and Mr. Luck questioned why the main road in Parc East could not be made into a cul-de-sac on the eastern end. Mr. Bill Mann then addressed the Board, bringing up cost concerns about the needed road improvements and increased traffic concerns.

Mr. Medlin, as a retort to previous citizen comments, stated that Parc East's layout was done in such a way that it followed a logical transition of product so that the existing community could keep their way of life. He also stated that they could open Parc East amenities for that community, and that construction traffic would be cut off from the Cable Road access until the initial lift of asphalt was installed.

Mr. Luck questioned why the road connection could not be gated and Ms. Harward read Section 5.7.5 of the LDO which prohibits gating a public street. Jim Etheridge, Bernie Bryant, and Robert Young all raised concerns about the safety of pedestrians with increased traffic on Cable Road and questioned why a connection to University Drive could not be used in place of Cable Road. Mr. Medlin cited that both Cable Road and Spanish Oak Road are DOT-owned and maintained roads, and that DOT would not approve a driveway access onto University Drive.

Mr. Robert Young stated that more traffic into the neighborhood would increase the crime in the neighborhood. Mr. Luck stated that while the existing roads are DOT maintained, they cannot handle an additional 400 cars per day, which would be generated by Parc East.

Mrs. Oakley stated that she could follow up with DOT and ask about the maintenance schedule for Cable Road and Spanish Oaks Road. Mr. Tom Boney asked if the developer was currently proposing any improvements on Cable or Shallowford Road, and it was stated by Mr. Chad Huffine that there will be improvements yet to be determined on Shallowford but none on Cable Road. DOT would have to require the improvements. Mr. Bennett then closed the public comment period.

Ms. Gill stated that in her experience living in the ETJ, it is better to have more access points within a development so that traffic does not build up in one place. Mr. Bennett mentioned that DOT was cited multiple times but asked when the last time they had physically visited the road sites. Mr. Owens stated that he felt like he could not vote on this issue yet, because he would want more information gathered to address citizen concerns and current road conditions and conduct a site visit for board members. He would also like information from DOT on how often the road is serviced and if the width and turn radius are adequate.

Staff were tasked with reaching out to DOT to gather additional information to aid Board Members in making their final recommendation decision.

Motion

• Mr. John Harmon made a motion to table the recommendation decision for CRZ-2022-04 until the May 16th, 2023, meeting; Mr. Philip Owens seconded the motion; the motion was approved by unanimous vote (6-0). This would allow the board members time to visit Cable Road and Spanish Road and allow staff time to gather additional information from DOT.

Item C- Planning Board Member Updates

• There were no updates from individual Planning Board members.

Item D- Planning Director Updates

- Mrs. Oakley updated the Planning Board on the Town Council's approval of MDP-2022-04 for Parc Northwest.
- Mrs. Oakley also updated the board on several projects including:
 - The May 3rd LMO meeting from 1pm-8pm at Town Hall. The meeting is meant to address final concerns and work on producing the LMO in draft form for public review.
 - Elon's Multimodal Committee will continue to meet and will work with consultants to gather public input with a survey and a booth at the April 27th Elon Farmers Market from 3pm-5pm. There will also be an open house that same night at the Town Hall.
 - Elon will be having its first Block Party on the night of April 21st to kick off the new social district in the downtown area.

• A Committee Member Appreciation dinner will be held on May 8th at 6pm at Beth Schmidt Park.

Item E- Motion to Adjourn

A motion to adjourn was made by Ms. Gill and seconded by Mr. Owens. The motion was approved by a unanimous vote (6-0).

The meeting was adjourned at 7:50pm.

Respectfully Submitted,

Acting Chair Clark Bennett

Recording Secretary, Mary Kathryn Harward Town of Elon Planning Department – Planner I Date

Date

Hillel Center Pavilion MDP-2023-01 Major Development Plan

Property Owner:	Elon University
Applicant:	Brad Moore, on behalf of Elon University
Request:	Major Development Plan Review and Recommendation
Location:	North Antioch Avenue and East College Avenue
Parcel ID:	#115425
Site Acreage:	2.12 acres
Current Zoning:	Public Institutional (PI)

Petition MDP-2023-01 is a request by the applicant Brad Moore, on behalf of the property owner, Elon University, for a 1,766 square-foot open-air pavilion and unconditioned furniture storage space on Parcel #115425 located at the intersection of N. Antioch Avenue and E. College Avenue.

Existing Site Conditions (Aerial imagery exhibit attached)

The parcel currently contains a single-family dwelling used for the Sklut Hillel Center, one single-family dwelling used for faculty offices, and 2 open parking lots for university use. The proposed pavilion site is located behind the Sklut Hillel Center at the Southeast corner of the intersection at North Antioch Avenue and East College Avenue.

- To the West University buildings on land zoned Public Institutional (PI) and open space.
- To the South Two single-family dwellings on land zoned Suburban Residential (SR).
- To the East A University parking lot on land zoned Public Institutional (PI).
- To the North Recreation facilities on land zoned Public Institutional (PI).

Zoning, Property History, and General Site Plan Conditions

- The parcel is currently zoned Public Institutional. The existing districts are described in the LDO as follows:
 - "...intended to accommodate primarily large-scale public, educational and institutional uses."
- The parcel is not located within a special flood hazard area as defined by the Federal Emergency Management Agency (FEMA).
- The project will include a 1,766 square-foot accessory structure. The accessory structure will be a onestory open-air pavilion on a concrete pad for student group gatherings adjacent to the existing Sklut Hillel Center. The structure will also include a 237 square-foot unconditioned storage shed for storage of chairs.
- The structure will contain no mechanical or plumbing work.

- The landscaping plan states that all LDO requirements shall be met for this project. The Staff and TRC Committee will review the landscaping plan during construction plan review.
 - The requirements include a 15' wide rear yard buffer installation per LDO standards.

Procedural Information

The review process for Major Development Plans requires a Planning Board recommendation prior to a final decision by the Town Council. The plans submitted with the review request meet the requirements for a Major Development Plan.

Envision Elon 2040 Comprehensive Plan and Pedestrian Plan

The Envision Elon 2040 Comprehensive Land Use Plan identifies the site as Institutional.

• <u>Institutional</u>- These areas include Elon University, other campus-style development, and large-scale civic and government uses. As significant components of the development pattern, these areas are typically key destinations in town and can include community landmarks. Sites are designed and buildings are oriented to establish a positive relationship with and connections to adjacent development. Buildings, which typically have large footprints, vary in height up to five stories. Parking is located in large and small surface lots as well as along private and public streets to adequately serve multiple buildings. Facilities to support pedestrian and bicycle access are integrated. Small and moderately-sized schools and churches may be included within these areas; however, such uses are also appropriate in other land use categories.

Staff proposes that the plan meets the future land use classification descriptions and goals and objectives outlined in the Envision Elon 2040 Comprehensive Plan. Such goals and objectives include:

Land Use and Development Design

Goal LU-2

• Encourage development consistent with the pattern of land use depicted in the Future Land Use and Conservation Map.

Goal LU-5

• Focus on quality and experience of each place.

Economic Development

Goal ED-2

• Continue working closely with Elon University and collaborate on the implementation of the campus master plan.

Additional Considerations

The Technical Review Committee (TRC) reviewed the major development plan project at their April 26th, 2023 meeting. The primary discussions during the meetings were the nature of the pavilion, nature of irrigation

and adequate landscaping, and the coinciding county permit approval process. The TRC Committee approved the Major Development Plan, MDP-2023-01.

Recommendations and Suggested Motions

The applicant is requesting a Major Development Plan review and approval.

Based on the information contained in this report, staff recommends approval of the requested Major Development Plan.

Staff recommends that the Planning Board consider this application, accept public comment during the scheduled meeting, and consider a recommendation to the Town Council on the proposal at their earliest convenience.

Possible

Motion:

The Town of Elon Planning Board recommends (approval/denial) of Major Development Plan MDP-2023-01.

Approval motion can include: The proposed Major Development Plan has specific site constraints and has an acceptable level of impact on both the immediate area and the community as a whole. Furthermore, the action is reasonable and in the public interest because the use is compatible with the area. The Future Land Use Map contained within the 2040 Envision Elon Comprehensive Land Use Plan identifies this site as Institutional - which the submitted project addresses and supports with its design.

Denial motion can include: The proposed Major Development Plan is not in keeping with the 2040 Envision Elon Comprehensive Plan Future Land Use Map and is not compatible with the surrounding land uses. It is not reasonable and in the public interest and it will have an unacceptable level of impact on both the immediate area and the community as a whole.

Submitted by: Mary Kathryn Harward, Planner

Enclosures: Major Development Plan Application Elon Hillel Center Pavilion Plan Set Aerial Map Zoning Map Future Land Use Map

DEVELOPMENT REVIEW APPLICATION	FORM										
Image: State of the state of											
PLAN TYPE:	REVIEW FEE:										
Development Plan or Subdivision - Minor - Major Preliminary Subdivision Plan Review Site Plan Review	 \$250.00 \$450.00 + cost of mailed notices (calculated based on # of adjoining properties) \$500.00 + \$10 per lot Multifamily = \$1,000; Non-Residential = \$500 + \$50 per 1,000 SF of Gross Floor 										
	Area										
Special Use Permit (includes Dev. Plan approva	1) \$500.00										
Final Plat (Major)	\$200.00										
Final Plat (Minor)	\$100.00 (Exempt s/d, recombination, or easement plats = \$50.00) \$600.00 (includes two resubmittels); \$150.00 (ner each submittel over two)										
Traffic Impact Analysis Review	\$300.00 (includes two resubilitials), \$150.00 (per each subilitial over two)										
Construction Plan Submittal	To be determined upon plan review.										
Minor Subdivision = less than 5 SF lots; Majo	r Subdivision = 5 or more SF lots or any number of non-residential lots.										
Minor Development Plan = Minor subdivision or residential uses on existing lots, not requiring the dedic	development of up to 2 individual building or building additions associated with single-family ation of new streets or rights-of-way.										
Major Development Plan = Major subdivision where more than 2 individual buildings or build requires dedication of new streets or rights-of-w	or any of the following: multi-family uses, Mixed-use, Non-residential development, ing additions are proposed for single-family residential property, where the development ay, or development plans associated with special use permits.										
Submit three (3) printed copies and an	electronic set of plans to the Planning Office for review.										
PROJECT SUMMARY:											
A. Project Name: Hillel House Pavilion B. Type of Plan: Minor I	Dev. Plan X Major Dev. Plan Special Use Construction Plans										
Final Plat TRC Review Other	Traffic Impact Analysis Schematic Design (Pre-application review)										
C. Property Street Address: <u>401 E College</u>	Ave										
Property Description: <u>Elon University</u>											
D.Owner/Applicant: Elon University											
E. Report Commentsto: Brad Moore											
Telephone Number: 336-278-5492	Fax Number:										
E-Mail: bmooreb@elon.edu											
Telephone Number: 000 070 5400	n Dengler Fax Number										
E-Mail:	Fax Number.										
E Tay Man / Block / Parcel # (c): 115 105											
G Total Tract Acreage: 212											
H. Zoning District: Dublic Institutional											
I. Flood Plain: yes χ no (A Flood plain Development Permit may also be required if property is in the Flood plain)											
J. Proposed Use: Institutional											
K. Number of Lots: 1											
L. Multifamily Developments: # of Units N/A											
Type:ApartmentsTownhomesCondominiums											
M. Non-Residential Developments: Existing Gross Floor Area (GFA): 2517 Proposed GFA: 1766											
N. Amount of Existing Built-upon Area (BUA)	<u>3000 SF</u> Amount of Proposed BUA: <u>5066 SF</u>										
PLAN SUBMISSION GUIDELINES *Please	PLAN SUBMISSION GUIDELINES *Please see the updated online meeting schedule*										

Plans submitted for Major Development Plan Review must be submitted in accordance with the online meeting schedule prior to
the desired Planning Board meeting in order to be included on the agenda. Final Decision by the Town Council shall be provided
at their next available meeting. Submittals must be complete in order to be scheduled for review.

I have read, understood, and completed the attached plan to the best of my knowledge and ability.								
Applicant Signature:	Phone: 336-269-6863	Date: 4/19/2023						
0								



May 3, 2023

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ential (Existing School Property)	\bigotimes
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ng Neighborhood Living)	11
greement with Gibsonville	

DRAWING INDEX

ARCHITECTURE

C-2.00 A2.01 A5.00

SITE PLAN FLOOR PLAN ELEVATIONS



630 N. Liberty Street I Winston-Salem, NC 27101 p. 336.701.0130 I www.stitchdesignshop.com

DATE: 04/19/2023

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DETAIL REFERENCE



ABBREVIATIONS

0	and	СЦ	coiling boight	E.C.	electrical contractor	H.B.	hose bibb	MAX.	maximum	Q T	quarry tile
α.	anu	C.II.	cast iron	E.J.	expansion joint	H.C.	hollow core	MBR.	member	Q	quality inc
\angle	angle	0.1.	cast non	E.W.C.	electric water cooler	H.M.	hollow metal	MECH.	mechanic (al)	R.	riser, radius
0	at	0.5.		EA.	each	HP	horsepower	MED.	medium	R.A.	return air
W		0 M T		ELAS.	elastometric	HDW	hardware	MEMB.	membrane	R.C.P.	reinforced concre
ଜ	centerline	C.M.T.	ceramic mosaic tile	ELEC.	electric (al)	HDWD	hardwood	MTL.	metal	R.D.	roof drain
r	channel	C.M.U.	concrete masonry unit	ELEC. CAB	. electric cabinet	HORIZ	horizontal	MEZZ.	mezzanine	R.H.	right hand
l ~		C.T.	ceramic tile	ELEV.	elevator, elevation	HT	height	MFGR.	manufacture (er)	R.O.	rough opening
Ø	diameter or round	C. to C.	center to center	EMER.	emergency		heating/ventilating	MIN.	minimum	R.O.W.	right of way
\perp	perpendicular	CAB.	cabinet	ENCL.	enclose (ure)	IIVAC.	/air conditioning	MISC.	miscellaneous	REBAR.	rienforcing bar
Þ	nlate	CARP.	carpet	ENTR.	entrance		highway	MOD.	modified	REC.	recessed
'L	plate	CEM.	cement	EQ.	equal	11001.	Highway	MTD.	mounted	RECT.	rectangular
#	pound or number	CER.	ceramic	EQUIP.	equipment	100	iron nino oizo	MUL.	mullion	REF.	reference
		CLG.	ceiling	ESTB.	establish	1.2.3.	inon pipe size	N	in a white	REFR'G.	refrigerator
		CLO.	closet	EXP.	expansion	ID.		N.	norin	REG	register
		CLR.	clear	FXSTG	existing	IN.	inches	N.I.C.	not in contract	REINE	reinforced
A.B.	anchor bolt	CNTR.	counter	FXT	exterior	INCL.	include (ed) (sion)	N.I.S.	not to scale	REO	required
A.F.F.	above finish floor	COL.	column	L /(1)	oxionol	INSUL.	insulation (ed)	NO. or #	number	RESI	reguired
A.P.	access panel	COMP.	composition	F.B.O.	furnished by others	INT'R.	interior	NOM.	nominal	DET	roturn
A.C.T.	acoustical tile ceiling	CONC.	concrete	F.D.	floor drain	INV.	invert	0 to 0	out to out		retuini
A/C.	air conditioning	CONF.	conference	FF	fire extinguisher	INV. EL.	invert elevation	0.100.	on center (s)	REV.	reafing
ABV.	above	CONN	connection	FEC	fire extinguisher cab	1.4.5.1	1 14	0.0.	outsido diamotor	RFG.	rooning
ACOUS.	acoustical	CONSTR	construction	FHC	fire base cabinet	JAN.	Janitor	O.D.		RIVI.	room
ADD	addendum	CONT	continuous	F O C	face of concrete	JI.	joint			S-P	single-ply
AD.I	adjacent or adjustable	CONTR	contractor	F.O.C.	face of finish	K.D.	kiln dried or knock down	U.H.		S	south
AGG	angregate	CORR.	corridor	F.O.F.		KIT	kitchen	OPN'G.	opening	S.C	solid core
AI	aluminum	CSMT	casement	F.U.S.		KO	knockout	OPP.	opposite	S.C.I	structural control
	alternate	COMT.	center	г.З. ГТГ			hiloonout	001.	outvert	S.D.	soan dispenser o
	anodizo	CTRK.	countercink (ounk)		face to face	1	left length	OZ.	ounce	0.0.	drain
	anouize	CISK.	countersink (sunk)	FDN.	foundation	L.	left hand	PC	nlumbing contractor	SND	conitory popkin d
AFFIOA.	approximate	D.	diameter	FIN.	finish (ed)	L.I.I.	live load		pounds per cubic feet	S.N.D.	sanitary napkin u
	apartinent	D.F.	drinking fountain	FL.	floor (ing)		low point		pounds per cubic root	3.N.K.	samary naprin n
		D.H.	double hung	FLASH'G.	flashing		living room		pourius per intear toot	5.5.	stamess steel
AUTO.	automatic	D.L.	dead load	FLUOR.	fluorescent		linktusiskt	P.LAIVI.		5.1.0.	sound transmiss
AVG.	average	DBL.	double	FRPF.	fireproof (ing)	L.VV.		P.S.F.	pounds per square foot	0.40	classification
B.U.R.	built-up roofing	DEM.	demolish, demolition	F.P.W.H.	freeze proof wall hydrant	LAB.		P.S.I.	pounds per square inch	S4S.	surfaced 4 sides
BD	board	DEPT	department	FT.	foot or feet	LAM.	laminate (d)	P.T.D.	paper towel dispenser	SAN.	sanitary
BEV	beveled		diagonal diagram	FTG.	footing	LAV.	lavatory	P.I.R.	paper towel receptacle	SCHED.	schedule
BITLIM	bituminous	DIFE	diffuser	FURN.	furnish	LI.	light	P.T.	pressure treat (ed)	SECT.	section
BLDG	building		dimension	FURR.	furring	LIG.	lighting	PLAS.	plaster	SFTWD.	softwood
BLBO.	block		demountable	FUT.	future	LVR.	louver	PLYWD.	plywood	SHT.	sheet
BLKC	block		down	F.V.	field verifv			PNL.	panel	SIM.	similar
BLKG.	DIOCKING	DN.	door opening		,	M.C.	medicine cabinet or	PNT(d).	paint (ed)	SPEC.	specification
	beam of bench mark	DO.	door opening	G.B.	grab bar		mechanical contractor	PR.	pair	SQ.	square
	bedroom	DR.		G.C.	general contractor	M.H.	manhole	PT.	point	SQ. FT.	square foot
BRCG.	bracing	DS.	downspout	GA.	gage, gauge	M.O.	masonry opening	PTD/R.	combination paper towel	STD.	standard
DKG.	bearing	DIL.	detall	GALV.	galvanized	MACH.	machine		dispenser & receptacle	STL.	steel
BSMI.	basement	DWG.	drawing	GL.	glass, glazing	MAINT.	maintenance	PTN.	partition	STOR.	storage
BIW.	between	DWR.	drawer	GR.	grade	MAS.	masonry	PVC.	polyvinyl chloride	STRUC.	structure (al)
C.B.	catch basin	E.	east	GYP.	avpsum	MATI	material (s)	PVMT	pavement	SURF	surface
					571		(-)			- •	

PROJECT NUMBER:23-110



us	SUSP. SW. SYM.	suspended switch symmetry (ical)
l concrete pipe ening ay g bar ar or l	T&B. T&G. T. T.C. T.P. T.P.D. T.W. TEL. TEMP. TERZ. THK. THRES. TLT. TV. TYP.	top and bottom tongue and groove tread top of curb top of pavement toilet paper dispen top of wall telephone tempered or tempe terrazzo thick (ness) threshold toilet television typical
s), revised	U.O.N. UNFIN. UTIL.	unless otherwise n unfinished utility
control joint enser or storm apkin dispenser apkin receptacle steel nsmission tion	V.B. V.C.T. V.I.F. V.F. V.T. V.W.F. VENT. VENT. VERT. VEST. VOL.	vinyl base vinyl composition t verify in field vinyl fabric vinyl tile vinyl wall fabric ventilating vertical vestibule volume
	W. W.C. W.F. W.I. W.W.F. W/	west, women water closet wide flange wrought iron welded wire fabric with
ot	W/O WD. WDW. WP. WSCT.	without wood window waterproofing wainscot
(-1)	VVI.	weight

YD. yard

ELON HILLEL CENTER PAVILION

<u>401 E College Ave</u> <u>Elon, NC 27244</u>



MATERIAL DESIGNATIONS

		EARTH	[][]]]	<u>11 / 1</u>	FINISHED WOOD	
		GRAVEL			PLYWOOD	
		CONCRETE		\leq	ROUGH WOOD FRAMING	
		TERRAZZO			BLOCKING	
		PLASTER,SAND,GROUT, GYPSUM			BATT INSULATION	
		BRICK			RIGID INSULATION	
		СМИ			ACOUSTICAL TILE	
1)		ALUMINUM			CERAMIC TILE	
n oove		STEEL			CARPET	
ent						
spenser	CVMD	OLC REFE		ES:		
emperature			1H			
		•	A9.02		MBER	
ise noted	A6.01 A6.01	SECTION REFERENCE	(N)	COLUI	VIN GRID DESIGNATION	
			B	WINDO	DW\LOUVER\OTHER OPENING	
tion tile	A5.01 EXTERIO	OR ELEVATION REFERENCE	+ 8'-0 "	NEW S	SPOT ELEVATION	
с	2F DETAIL A9.01 LARGE	REFERENCE / SCALE PLAN REFERENCE	⊕ ^{+8'-0"}	EXIST	NG SPOT ELEVATION	
		OR ELEVATION REFERENCE	C2	SPECI	AL WALL TYPE	
	3F- A9.01			REVIS	ION	
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bric	(100) DOOR N	NUMBER +	N			
	ROOM NAME 100 ROOM N			NORT	HARROWS	
		TRUE NORTH PL	AN NORTH			



STRUCTURAL ENGINEER

SELECT Engineering 1250 Revolution Mill Drive Greensboro, NC 27405 336-501-6886

ELECTRICAL ENGINEER

Applied Engineering 1405 Old Mill Circle Winston-Salem, NC 27103 336-765-7503



HILLEL





SITE DATA

APPLICANT INFORMATION

AUTHORIZED AGENT: ADDRESS: PHONE / EMAIL:	BRAD MOORE ELON UNIVERSITY, 2060 CAMPUS BOX, ELON, NC 27244 336-278-5492 / BMOORE6@ELON.EDU							
PROJECT INFORMATION								
NAME OF PROJECT:	ELON HILLEL CENTER PAVILION							
ADDRESS:	401 E. COLLEGE AVE, ELON , NC 27244							
TAX PARCEL:	#115425							
SIZE OF TOTAL TRACT:	2.115 DEED ACRES							
SIZE OF INDIVIDUAL PRO	PERTY: 0.86 ACRES							
PLANNING DISTRICT:	PI - PUBLIC INSTITUTIONAL							
PLANNING OVERLAY:	NONE							
BUILDING SETBACKS FRONT: REAR: SIDE: ACCESSORY STRUCTURE	30' - 0" 25' - 0" 10' - 0" E: 10' - 0"							
PROJECT DESCRIPTION: 1,766 SF ACCESSORY STF GATHERING ADJACENT T CONSTRUCTION WITH EX WORK LOCATED WITHIN BUILDING W/ 15' LANDSC	RUCTURE: OPEN-AIR PAVILION FOR STUDENT GROUP O THE EXISTING HILLEL CENTER HOUSE. TYPE V-5 WOOD TERIOR LIGHTING, NO MECHANICAL OR PLUMBING WORI 10'-0" SETBACK REQUIREMENT FOR ACCESSORY APE BUFFER PER TOWN OF ELON LDO STANDARDS.							
PAVILION DIMENSIONS:	52' - 0" X 39' - 0"							
PROPOSED USE: PL	JBLIC INSTITUTIONAL- OUTDOOR GATHERING SPACE + NCONDITIONED FURNITURE STORAGE							
SITE PLAN LEGEND								

PROPERTY LINE

----- SETBACK LINE

---- RIGHT OF WAY



CLIENT:

HILLEL ELON, NC

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CEN

ELON UNIVERSITY 100 CAMPUS DRIVE ELON, NC 27244-9423

PLANS FOR:

TRC REVIEW

PERMITTING

CONSTRUCTION

DRAWN: ΤG 22-133 JOB. NO: SHEET TITLE:

SITE PLAN









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F 1	Copyright 2023 STITCH design + development, PLLC 2 3 4	<u>4</u> Г	5	6	7	8	









Parc East CRZ-2022-04 Conditional District Rezoning

Property Owner:	Cable Murray, LLC			
Applicant:	Tony Tate, TMTLA Associates			
Request:	Conditional District Rezoning (CRZ) Review and Recommendation			
Location: University Drive and Shallowford Church Road				
Parcel ID:	#110296, #116972, and a portion of #116971 located above University Drive.			
Site Acreage:	32.7 acres			
Current Zoning:	NR-TND-O (Neighborhood Residential – Traditional Neighborhood Development Overlay), VC – TND - O (Village Center – Traditional Neighborhood Development Overlay) and SR (Suburban Residential)			
Proposed Zoning:	UR-CPD (Urban Residential – Conditional Planning District)			

At the April 18th, 2023, Planning Board meeting, the Board was presented with CRZ-2022-04. Ms. Harward gave a presentation to the board, followed by the applicant and his team, and the Board then received comments from the public. Due to the nature of the project and the concerns from the neighboring community, the Board decided to table the recommendation decision to allow staff time to communicate with DOT and gather additional information that would address concerns and aid the Board in their decision. Board members were also encouraged to visit the site of the proposed plan and neighborhood to inspect general road and traffic conditions. Comments gathered by staff during their meeting with NCDOT representatives are discussed further in the "Additional Considerations" section of the staff report.

-Previously Submitted Staff Report-

Petition CRZ-2022-04 is a request by the applicant Tony Tate, TMTLA Associates, on behalf of the property owner, Cable Murray, LLC, for conditional district rezoning for a residential project, consisting of 44 single-family dwelling units, and 85 townhomes on Parcels 110296, 116972, and the northern portion of Parcel 116971 at the intersection of University Drive and Shallowford Church Road.

Existing Site Conditions (Aerial imagery exhibit attached)

The parcels currently contain woodlands and two single-family dwellings, with the rest of the acreage being vacant. The site is located at the Northeast corner of the intersection of University Drive and Shallowford Church Road.

 To the West – Single-family dwellings and vacant land zoned NR – CPD (Neighborhood Residential – Conditional Planning District), VC - CPD (Village Center – Conditional Planning District) and TND-O (Traditional Neighborhood Development Overlay) which was approved as part of the Parc Northwest mixed-use development.

- To the South Wooded land with a portion of an Elon University parking lot zoned PI (Public Institutional) and University Drive.
- To the East Single-family dwellings zoned SR (Suburban Residential) that are located in Elon's ETJ and not within the municipal limits.
- To the North Single-family dwellings and cleared, vacant land zoned NR (Neighborhood Residential) and SR (Suburban Residential).

Zoning, Property History, and General Site Plan Conditions

- The parcels are currently zoned NR-TND-O (Neighborhood Residential Traditional Neighborhood Development Overlay), VC TND O (Village Center Traditional Neighborhood Development Overlay) and SR (Suburban Residential). The existing districts are described in the LDO as follows:
 - <u>Neighborhood Residential</u> accommodates "existing medium-density single-family residential neighborhoods and provides opportunities for future single-family residential development primarily within the Town's northwest growth area. This district provides for some higher-density residential development within walking distance of designated Neighborhood and Village Center Districts, as identified on the Land Development Ordinance Map. Streets in the Neighborhood Residential District must be interconnected, as required in Section 5.7 Street and Greenway Design Regulations. Urban Open Space must be provided according to Section 5.5 Open space Preservation and Design Regulations. A range of housing types is encouraged. Low-intensity business activity is permitted in mixed-use buildings at a residential scale, in and around designated Town, Neighborhood and Village Center Districts. The intensity to which permitted uses may be built is regulated by the building type corresponding with the intended use, and permitted within the planning district".
 - <u>Village Center</u> accommodates "the clustering of workplace, storefront, civic, and live/work buildings in a central location to serve one or more neighborhoods. Activity Centers are designed to be pedestrian-friendly, with architectural building styles compatible with one another, and with surrounding residential buildings. Neighborhood and Village Centers are generally located at key intersections along collector roads. The Proposed Land Use Map in the Elon Land Development Plan shows the approximate location of designated potential Neighborhood and Village Centers. For example, the plan designates a potential Neighborhood Center at the Shallowford Church Road and NC87 intersection, and a Village Center at the Shallowford Church Road and Elon By-Pass intersection".
 - <u>Suburban Residential</u> "accommodates most of the Town's existing conventional single-family residential subdivisions and provides for some residential infill development within and surrounding existing neighborhoods. Streets in the Suburban Residential District must be interconnected, as required in Section 5.7 Street and Greenway Design Regulations, Urban Open Space must be provided according to Section 5.5 Open Space Preservation and Design Regulations. A range of housing types and low-intensity business uses is permitted in mixed-use

buildings at a residential scale, in and around designated Neighborhood and Village Center Districts. The intensity to which permitted uses may be built is regulated by the building type corresponding with the intended use and as permitted within the planning district".

- The <u>Traditional Neighborhood Overlay</u> "provides an alternative to conventional large-lot, singleuse subdivisions. The TND Overlay encourages development of neighborhoods with small blocks, interconnected, pedestrian-oriented streets and sidewalks, and a mixture of buildings, uses, and public spaces. The intent of this overlay district is to minimize traffic congestion, suburban sprawl, infrastructure costs, and environmental degradation. The TND Overlay District calls for neighborhoods with a recognizable center and clearly defined edges. The optimum size is a quarter mile from center to edge – about a fifteen-minute walk. TNDs contain a mixture of uses and housing types in close proximity to one another and have a variety of civic buildings and public spaces which are prominently sited, to provide a strong sense of community. The TND Overlay District may be applied in all general planning districts through map adoption for TNDs with completed designs and overlay district approval".
- The **requested zoning** of UR-CPD (Urban Residential Conditional Planning District) is intended for the development of a single-family neighborhood subject to specific conditions. The requested district is described in the LDO as follows:
 - "...accommodates existing high-density residential uses, and provides opportunities for future high-density single- and multi-family residential development within and near the Town Center and designated Neighborhood and Village Center Districts, as identified on the Land Development Ordinance Map. Streets in the Urban Residential District must be interconnected, as required in Section 5.7 Street and Greenway Design Regulations. Urban Open Space must be provided according to Section 5.5 Open Space Preservation and Design Regulations. A range of housing types is encouraged. Low-intensity business activity is permitted in mixed use buildings at a residential scale, in and around designated Town, Neighborhood and Village Center Districts. The intensity to which permitted uses may be built is regulated by the building type corresponding with the intended use, and permitted within the planning district".
- The parcel is currently contains an existing Stream Protection Overlay, which shall remain.
- The parcel is currently located within the ETJ (extraterritorial jurisdiction) of the Town of Elon. Should the property owner decide to utilize town utilities and services, they will need to submit a petition to the Town of Elon for annexation.
- The proposed project will meet or exceed LDO requirements for parking.
- The project will be constructed in 2 phases and the phasing lines are depicted on the plans. Phase 1 will include the detached single-family lots on the eastern portion of the property and the larger single-family attached (townhome) lots. Phase 2 will include the remaining single-family attached lots (townhomes) on the western side of the property.
- The project will include 14.9 acres of common open space, which will include a 10,800 square foot courtyard, a 21,500 square foot courtyard, a 40,000 square foot park, and a greenway running vertically through the development to the northern border of the property.
- Per the conditions on the plan, no on-street parking will be allowed on streets A, B, and C. This was requested during TRC by the Elon Fire Chief, as was "no parking" signage for designated areas.
- The plan calls for several <u>development standard deviations</u> from the requirements in Elon's current LDO. These deviations can be found on page Z-2 of the Master Plan and include:

- Single Family Attached deviations
 - Setting a 20'/25' front minimum and maximum setback
 - Setting a 0' side minimum setback (our current LDO does not address side yard setbacks for town homes)
 - Setting a 15' rear minimum setback
 - Adding one additional story height to the maximum 2 stories.
 - Setting a 1,200 square foot deviation from the minimum lot area (a decrease)
 - Setting a 20' minimum lot width for townhomes
 - Increased buffers between University Drive, Cable Road, and Shallowford Church Road.
- o Single Family Detached deviations
 - Adding 10' to the front maximum setback
 - Adding half an additional story to the maximum of 2 stories
 - Adding 3,000 sf to the minimum lot area and 2,000 sf to the maximum lot area
 - Increased buffers between University Drive, Cable Road, and Shallowford Church Road.
- o Additional listed deviations from LDO
 - Buffers greater than 15 feet
 - All setbacks for single family detached are greater than LDO standards and reduced for single family attached.
 - Certain streets do not contain 27-foot back-to-back distance to allow for on-street parking; no on-street parking on the main through street "A."
 - 100% of the single family detached lots may be one width.
- Additional listed development standards
 - Lamp posts shall be installed around the common open spaces only.
 - The maximum block length without a cross street shall be 800 feet.
 - Landscape buffers shall not be required between any uses within the boundary of the project.
 - The height of the top of project identification sign board, or any of the posts, brackets, or other supporting elements will not exceed 12 feet from the ground.
- The applicant has also listed all zoning proffered conditions on the plans which include:
 - 1. The maximum number of single-family detached residential dwelling units shall be 44 units.
 - 2. The maximum number of single-family attached residential dwelling units shall be 85 units.
 - 3. The project shall provide customized standards for architecture, design, and landscaping for review and approval prior to the first phase construction documents.
 - 4. On street parking spaces shall be counted toward visitor spaces.
 - 5. Only single-family detached and single-family attached uses shall be allowed in this urban residential conditional planning district.
 - 6. On street public parking shall only be in designated marked spaces.
 - 7. Development shall be in substantial compliance with the Master Plan, Development Standards, Dimensional Standards, and Committed Architectural Elements dated ****.
 - 8. Streets will be developed in accordance with street sections approved with the Master Plan, Development Standards, Dimensional Standards, and Committed Architectural Elements dated ****.

- 9. The development shall be held in unified ownership or control through owner's association documents.
- 10. The project proposes additional typical street sections of 27-ft back to back, 52' R/W and 29-ft back to back, 55' R/W.
- 11. The project proposed to sign Streets A, B and C as "No Parking". Streets D and E shall allow onstreet parking in designated spaces only.
- 12. Single family detached residential units shall be limited to a maximum of 2.5 stories. Single-family attached homes shall be limited to a maximum of 3 stories.
- 13. Each single family detached and attached lot shall provide a minimum of 18 linear feet of parking space between the garage door and the public sidewalk.
- 14. Deviation from minimum centerline radius for modified cul-de-sacs. The LDO allows for modified cul-de-sacs however a 'close' as designed here (Streets D&E) is preferred.
- 15. Sidewalks shall be installed on both sides of all public streets interior to the site.
- 16. 100% of the SF Detached may be one width.
- 17. All interior streets shall be maintained by Town of Elon.
- 18. No On-Street parking for streets A, B & C.
- 19. Streets D & E shall allow on-street parking, only in designated spaces.
- 20. 6' wide Natural Organic Hiking/Nature Trail to be maintained by HOA for the length of 2 years, and then transferred to maintenance by the Town. Pathway will be constructed to Town standards and specifications. (LDO 5.7.7 & 5.7.8 Greenway Engineering and Design Specifications) Trail will be built in Phase 1.
- The landscaping plan states that all LDO requirements shall be met for this project. The Staff and TRC Committee will review the landscaping plan during construction plan review.
- The parcel is not located within a special flood hazard area as defined by the Federal Emergency Management Agency (FEMA). It is located within the Cape Fear River basin and the Jordan Lake watershed. There are two streams on the property along with a 50' stream buffer overlay that has been identified on the plans.
- All remaining conditions as offered by the petitioner are listed on page Z-2 of the Master Plan set.

Procedural Information

Rezonings are treated as amendments to the Land Development Ordinance and Map and are referred to the Planning Board for consideration after a neighborhood meeting between the development team and neighbors, and in advance of a public hearing and final decision by the Town Council.

Upon review of the issues relevant to spot zoning, staff does not consider the proposal to be vulnerable to a challenge of the proposed zoning categories. The request is for a large tract, staff considers it compatible with the Land Development Plan (see below), the benefits and detriments to the owner, neighbors and community are balanced, and the proposed uses are equal to or more limiting than the current uses allowed for the property and the area.

Envision Elon 2040 Comprehensive Plan and Pedestrian Plan

The Envision Elon 2040 Comprehensive Land Use Plan identifies the site as Neighborhood Living, Parks and Open Space, and Conservation area.

- Neighborhood Living This area is comprised of single-family detached homes on small lots, duplexes, triplexes, quadruplexes, townhouses, and higher-end condominiums. The mix of housing types are intended to create neighborhoods with a moderate density range of 4 to 6 dwelling units per acre. Homes are minimally set back from local streets with sidewalks on both sides. Sidewalks and greenways connecting to downtown, schools, and mixed-use areas are key features of these neighborhoods, which are located in areas already served or easily served by infrastructure. Alleys provide access to garages and small parking areas. Private open space is minimal, so common open spaces are mixed in and may include neighborhood parks, natural areas, and other amenities.
- Parks and Open Space This area is comprised of various types of passive and active parks and other recreation facilities. Where depicted on the Future Land Use and Conservation Map, park areas may be developed as community-serving facilities, such as public greenways, nature preserves, and neighborhood or community parks that support a variety of activities (league sports, playgrounds, walking trails, splash pads, picnicking, etc.). Access via multiple modes (vehicular, pedestrian, and bicycle) should be considered in the design of facilities and each should be connected to adjacent development. Location near concentrations of population and schools is encouraged.
- Conservation Conservation areas encompass creek corridors, floodplains, wetlands, and other environmentally sensitive features. They are designated as a separate land use classification to emphasize the importance of conservation. However, compatible uses, including greenway trails, may be suitable provided the materials used and the construction and maintenance techniques employed ensure that potentially negative impacts are minimized and mitigated.

Staff proposes that the plan meets the future land use classification descriptions and goals and objectives outlined in the Envision Elon 2040 Comprehensive Plan. Such goals and objectives include:

Land Use and Development Design

Goal LU-2

• Encourage development consistent with the pattern of land use depicted in the Future Land Use and Conservation Map.

Goal LU-4

• Expand housing choices. Appeal to a diverse range of preferences and income levels. Encourage product mix for multi-generational and age-in-place neighborhoods.

Goal LU-5

• Focus on quality and experience of each place.

Goal LU-6

• Organize development around a system of open space.

Economic Development

Goal ED-6.3

• Increase housing choice to attract talent.

The 2017 Town of Elon Bicycle, Pedestrian and Lighting Plan identifies and prioritizes "key opportunities for improving Elon's bicycles, pedestrian, and lighting systems over the next 20 years." In order to encourage well-designed bicycle and pedestrian-friendly communities, the plan identifies characteristics that include connectivity, supportive land-use patterns designed for the pedestrian (mixed use, higher density), designated space for pedestrian traffic, and improvements to transit connections.

Staff proposes that the plan addresses the goals and objectives outlined in the 2017 Town of Elon Bicycle, Pedestrian and Lighting Plan. When presented with the Bike-Ped Plan, the applicant and their team discussed ways for the project to be improved in accordance with the outlined goals and objectives. As a result, a greenway was added to the plan that extends from the 40,000-sf park located in the south of the project to the northern-most property boundary in accordance with the "Proposed Pedestrian Facilities" map in the Plan. This greenway will be built according to LDO standards and will be initially maintained by the HOA, with maintenance transferred over to the Town of Elon after 2 years' time. The greenway will also be accessible to the public.

In addition, sidewalks will be provided on both sides of the street throughout the development, and down the west side of the property facing Shallowford Church Road to increase walkability. The feasibility of a sidewalk along the southern property boundary along University Drive was also accessed. Ultimately, it was concluded that a sidewalk in that location would be difficult due to the variable and dramatic nature of the topography.

A potential future transit stop area has also been added to the plans to encourage future connection to local transit services that will connect residents of parc east to the surrounding community.

Additional Considerations

The Technical Review Committee (TRC) reviewed the conditional district rezoning project at their February 23rd, 2023, and March 8th & 23rd, 2023 meetings. The primary discussions during the meetings were items that needed to be amended or added to the site plan. The Fire Marshal's office and the Fire Department Chief expressed concerns about street widths throughout the project and turn around on street C. The DOT Asst. Engineer and Town's Consulting Engineer discussed street widths, areas of on-street parking, a potential TIA (Traffic Improvement Analysis) and access to the site. DOT determined that a TIA would not be required as the project did not meet their threshold requirements for a study. All of the items mentioned during the TRC meetings were addressed by the applicant and his engineering/architectural team. The TRC Committee approved the conditional district rezoning plans.

Staff would also like to cite NC State Fire Code Appendix D- Fire Apparatus Access Roads (attached as an enclosure). On page 3, the code states that "Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads".

In accordance with this code, and seeing as the plans for Parc East exceed 30 single-family dwellings, staff recommends and supports the inclusion of two access points for Parc East.

Town Planning Staff Lori Oakley and Mary Kathryn Harward met with NCDOT District Engineer Chuck Edwards and NCDOT Assistant District Engineer Tarsher Felton on April 28th, 2023. The conversation was based on a set of questions Harward had previously sent to Edwards on behalf of the Planning Board and community. Mr. Edwards, in preparation for the meeting, had conducted a site visit to assess the condition and nature of Cable Road, Spanish Oak Road, and Powerline Road. Mr. Edwards also reviewed the data gathered from the TIA provided during the Parc Northwest development review process. No formal TIA was required by NCDOT during the TRC of Parc East due to the insufficient trip generation (less than 1,000 trips).

Mr. Edwards began by explaining the history of the roads, which were incorporated into the DOT system in the 1960s. The roads were in fact initially gravel roads and they were subsequently paved by NCDOT. The curve that exists on Cable Road and causes concern among the residents was in fact plated as a right turn, which over time has changed with use. DOT stated that the turn is currently operating acceptably, as there is little evidence or reports that vehicles have veered off the road. Because of property boundaries and placement of DOT right of way, there is approximately 5 feet of possible space for the inside of the "curve" to be widened. Widening beyond 5 feet would require the property owner bordering the turn to dedicate additional right-of-way (i.e., property) to DOT. The conditions of the two roads in general were also assessed. Mr. Edwards stated that the 20-foot-wide paved subdivision streets appear to be structurally adequate for residential-type traffic. He noticed cracking due to age, and crack sealing. Cable Road and Spanish Oak Road are scheduled for resurfacing in fiscal year 2025, although it was stated that the road has an estimated 5 more years of life.

As stated before, Mr. Edwards used numbers and distribution from the TIA provided by Parc Northwest to analyze future trips and how they would affect Cable Road and Spanish Oak Road. It was estimated that the new development would trigger about 17 trips entering and 67 trips exiting the site in the morning, and 66 trips entering and 36 exiting the site in the evening. Assuming 40% of the trips generated by Parc East would use the connection to Cable Road (with the remaining vehicles using the Shallowford Church connection), the traffic on Cable Road would double from its current rate of 30 trips to 60 trips. That number is still considered a small volume by DOT, and Cable Road and Spanish Oak Road were stated to be capable of handling all generated additional trips.

Concerns about the turning radius onto Cable Road from the Parc East neighborhood were also discussed. DOT stated that with the 20-foot-wide subdivision roadway, street connections would have to meet the road width radius set forth in DOT standards which would allow an acceptable turning situation. Mr. Edwards concluded that options that the community and developer could consider include the allowed widening (of approximately 5' of width in pavement) of the turn on Cable Road, further widening of the same turn with additional right-of-way that would be negotiated between the DOT, property owner, and/or Parc East Developer, and possible traffic calming improvements proffered by the Developer.

Recommendations and Suggested Motions

The applicant is requesting a conditional district rezoning from NR-TND-O (Neighborhood Residential – Traditional Neighborhood Development Overlay), VC – TND - O (Village Center – Traditional Neighborhood Development Overlay) and SR (Suburban Residential) to UR-CPD (Urban Residential – Conditional Planning District).

Based on the information contained in this report, staff recommends approval of the requested conditional district rezoning to UR-CPD (Urban Residential-Conditional Planning District) and proffered site plan conditions contained in CRZ-2022-04.

Staff recommends that the Planning Board consider this application, accept public comment during the scheduled meeting, and consider a recommendation to the Town Council on the proposal at their earliest convenience.

Possible

Motion:

The Town of Elon Planning Board recommends (approval/denial) of Conditional District Rezoning Request CRZ-2022-04.

Approval motion can include: The proposed conditional district rezoning has specific site constraints and has an acceptable level of impact on both the immediate area and the community as a whole. Furthermore, the action is reasonable and in the public interest because the uses allowed in the proposed conditional zoning district are compatible with the area. The Future Land Use Map contained within the 2040 Envision Elon Comprehensive Land Use Plan shall identify this site as Neighborhood Living, Parks and Open Space, and Conservation Area- which the submitted project addresses and supports with its design.

[Please note that is a conditional district rezoning request, and therefore, additional conditions can be placed upon the approval per Planning Board and Town Council negotiation with the applicant].

Denial motion can include: The proposed conditional district rezoning is not in keeping with the 2040 Envision Elon Comprehensive Plan Future Land Use Map and is not compatible with the surrounding land uses. It is not reasonable and in the public interest and it will have an unacceptable level of impact on both the immediate area and the community as a whole.

Submitted by: Mary Kathryn Harward, Planner

Enclosures: Conditional District Rezoning Application Parc East Conditional Zoning Master Plan Report Parc East Conditional Zoning Plan Set Aerial Map Zoning Map Future Land Use Map Proposed Pedestrian Facilities Map NC Fire Code Appendix D Additional Proffered Conditions Offered by Applicant

1893	CONDITIONAL DIS Town of 104	Fee: <u>\$450</u> (plus cost of mailing due at later date) <u>12/36/22</u> Date Received <u>CRZ-2022-04</u> Application Number			
APPLICANT INF	ORMATION		item no livies an	denies with a Feature	the second states of the second
Name: <u>Tony</u>	Fate. TMTLA Associates		Teleph	one: <u>919 484-8</u>	880
Mailing Address: 5	011 Southpark Dr. Ste 20	0			07740
City: Durham			State: <u>NC</u>		Zip: 27713
Email: <u>tony@tmt</u>	a.com				
PROPERTY OWN	VER INFORMATION CABLE MURRAY LLC C/O-E JOSEPH MURR	ecolog time, 2 to RY	Teleph	none: <u>919 258-2</u>	087
City:	ELON, NC 27244-0324		State:		Zip:
Email: JMedlin@g	reenhawkcorp.com Je	eremy Medlin,	GreenHawk C	orp.	
PROPERTY INFO	ORMATION	u fotéser a ser	enn in onnie uit		
Address: 763 Shal	owford Church Rd	_City: <u>Elon</u>		State: <u>NC</u>	Zip: <u>27244</u>
Parcel Identificatio	n Number(s): <u>8856000351,</u>	8846907954,	8856009326	Township:	one Station
Total Acreage: <u>32</u>	.66 Water	shed: <u>Jordan L</u>	.ake	_ Floodplain: 📋	Yes 🔀 No
Utilities (check all t	hat apply): 🛛 Public Sewe	er 🛛 🕅 Put	olic Water	Septic	🗋 Well
Existing Zoning:	NR-TND-O, VC-TND-O	& SR Reque	ested Zoning: U	R-CPD	
Current Use of Lan	d: General Farm and 2-fa	mily residental			
Surrounding Land L	Jses: General Farm, reside	ental & vacant			
Proposed Land Use	(s): Residential, attached	and detached	dwelling units.		

Proposed Zoning Condition(s) if applicable: <u>Multi-family residential and non-residential shall not be allowed.</u> See attached conditional zoning master plan report for entire list of proposed zoning conditions.

AFFIDAVID OF OWNERSHIP AND ACKNOWLEDGEMENT

An application has been duly filed requesting a rezoning according to the attached conditions and listed above. I certify that I am the owner of the requested property. It is understood and acknowledged that if the property is rezoned as requested and the Conditional District authorized, the property involved in this request will be perpetually bound to the uses and conditions as imposed unless subsequently changed or amended by the Town of Elon Town Council.

ung LLC Date 12/15/

APPLICATION SUBMITTAL REQUIREMENTS

Community Meeting:

Prior to the scheduled meeting of the Planning Board, the petitioner must file with the LDO Administrator a written report of at least one community meeting held by the petitioner. The report shall include, among other items, a listing of those persons and organizations contacted about the meeting and the manner and date of contact, the date, time, and location of the meeting, a roster of the persons in attendance at the meeting, a summary of issues discussed at the meeting, and a description of any changes to the rezoning petition made by the petitioner as a result of the meeting. Please see Section 8.4.H.1 of the Land Development Ordinance (LDO) for additional information regarding the community meeting.

Master Site Plan and Additional Information:

A petition for a conditional planning district shall include: (attached as separate documents):

- 1. A master site plan prepared in accordance with Chapter 5, and pursuant to the requirements in Chapter 6 for Major Development Plans; included
- 2. Written supporting documentation that specifies the actual use or uses proposed for the property; included
- Proposed rules, regulations, and conditions that, in addition to all predetermined requirements of this Ordinance, will govern the development and use of the property in conjunction with the requirements of this Land Development Ordinance, and/or in lieu of specified portions of this Land Development Ordinance as authorized by N.C.G.S. 160d-703; and included
- 4. A statement analyzing the reasonableness of the proposed rezoning. This statement of reasonableness may consider, among other factors: included
 - The size, physical conditions, and other attributes of the area proposed to be rezoned;
 - The benefits and detriments to the landowners, the neighbors, and the surrounding community;
 - The relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment;
 - Why the action taken is in the public interest; and
 - Any changed conditions warranting the amendment.

All rules, regulations, and conditions of any corresponding general district and all other requirements of the Town of Elon Land Development Ordinance apply to a conditional planning district except as specifically modified through the use of additional development conditions by the Town Council, and as agreed upon by the petitioner.

SIGNATURES AND ACKNOWLEDGEMENT

The undersigned hereby certify that the forgoing application is complete and accurate. Furthermore, the undersigned hereby authorizes the Town of Elon Planning Director or designated representative to enter upon the above referenced property for the purpose of inspecting and verifying compliance with the Town of Elon's Ordinances.

Signature of Applicant

- Monager perty Owner

Date 12/15/22

OFFICE USE ONLY

Completed Application Submitted On: <u>12/30/2022</u>	Receipt Number:0000132467							
Date Property was Posted:								
ate of Planning Board Meeting:								
Action of Planning Board:								
Date of Town Council Hearing:								
Dates Notices Published & Name of Newspaper:								
Action of Town Council:								



LANDSCAPE ARCHITECTURE & LAND PLANNING

TO:	Town of Eld	on Planı	ning	JOB NO.		DATE: 12/21/22	
100	104 South Williamson Avenue		RE: parc east				
29	Elon NC 27244			Cond	Conditional Rezoning Request		
	EIOII, NC 272	.44		Cond	intionial recoming re		
ATTENTION:	N: Lori Oakley						
We are sending you: X Attached Under separate cover Facsimile							
VIA: Overnight Regular Mail Pick-up X Hand Delivered							
	[]	-	. []	·] ๗		
The following i	tems: Sh	op Draw	ings Prints		Plans Observes Order	Samples Deports	
		ecificatio	ons x Copy of Le	tter	Change Order	x Reports	
CODIES	DATE	NO			DESCRIPTION		
2	DATE	NO.	Conditional Zoning Ma	ster Plans 24	x36		
2			Conditional Zoning Ma	ster Plan Bo	ok		
1	Application						
1	Environmental Report Map						
1	\$450.00 Application Fee Check						
1	Signed Narrative and Justification Statement						
THESE ARE TRANSMITTED as checked below: For Approval As requested For your use Sor review and comment Remarks: Please let me know if you need anything else.							
COPY TO:				SIGNED:	Tony M. Tate, PL	Α	
TMTLA Associates 5011 Southpark Drive Suite 200 - Durham, NC 27713 p: (919) 484-8880 - e: info@tmtla.com							



Drawing 5 2019 Satellite Imagery from ESRI and Pilot GPS Data Scale: 1" = 300' Date: 10.13.22



University Drive (Northeastern) Approximate 34-Acre Tract Elon, Alamance County, NC Pilot Project 7163.1

Project Narrative and Statement of Reasonableness and Compliance with the Town of Elon 2040 Land Use Plan

parc east is in the northeast corner of the intersection of University Drive and Shallowford Church Road. The site is 32.66 acres in size and can be further identified as a portion of Alamance County GPIN 8856-00-0351, 8846-90-7954 and 8856-00-9326. The property is in the extra territorial jurisdiction of the Town of Elon but is currently not in the Town's corporate limits.

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parc east has been carefully crafted in its rezoning request to fulfill the requirements of the Town and its vision for a quality development for a walkable community close to the university. Sustainable development and a variety of housing options for residents to choose from fulfills the desires of the Towns long range objectives. Building types are situated in clusters to provide a series of communities and a street layout to give the sense that the automobile is secondary. Tree lined streets are seamlessly connected within the neighborhood and to adjacent development and properties extending in the future.

Design standards have been crafted to enhance the Town's Urban Residential regulations. The conditions of the request will offer the Town comfort and assurance that the neighborhood will be constructed as offered and maintained with its vision intact.

The project and the District Conditions proposed are in conformance with the Town of Elon 2040 Land Use Map in regard to the location at the intersection of University and Shallowford Church. The transitioning density to the east within the neighborhood brings conformity and compatibility to surrounding uses.

The neighborhood design minimizes the adverse effects to the environment in regard to stream and wetland impacts, traffic by working with NCDOT and our Traffic Engineer on access points and circulation internal to the neighborhood.

The neighborhood components are nestled in between the riparian buffers which serve as natural buffers between them and conserving them allows for most of the units to back up to conservation areas.

Public services and facilities impacts are minimized via tax revenues supporting the improvements made by the developer.
The health, safety and welfare of the existing residents, students and faculty of the university are improved by our commitment to providing an offsite pedestrian path from the neighborhood to the university property along Williamson Avenue.

The proposed neighborhood will be a benefit to adjoining properties and the town by providing quality residential homes in accordance with Town Guidelines in respect to location, transitioning densities moving south toward the busy intersection of University and Shallowford Church and by providing the pedestrian connection to parc northwest neighborhood service uses.

The densities proposed for parc east are lower than allowed per the current zoning designations of Neighborhood Residential and Village Center with the Traditional Neighborhood Overlay District. Traffic impacts to surrounding properties, neighborhoods and existing residential properties are minimized by directing the majority of the development's traffic toward Shallowford Church Road. A proposed street stub to the neighborhood at the north may be connected for the purposes of future connectivity and for reducing traffic for trips offsite and allowing emergency medical services multiple options to reach residents in the event of an emergency.

Signed: Jewy M. Mussim Date: 12/21/22 Jewy M. Mussim Gerrow, The.







Map 11: Proposed Pedestrian Facilities





Town of Elon - Bicycle, Pedestrian and Lighting Plan (2017)

- 37 -

parc east CONDITIONAL ZONING MASTER PLAN ELON, NORTH CAROLINA

developer: GreenHawk Corporation, Inc. 1330 Sunday Drive, Suite 105 Raleigh, NC 27607 919-861-2929

landscape architecture/land planning:

TMTLA Associates

5011 Southpark Drive, Suite 200 Durham, North Carolina 27713 919-484-8880

civil engineering: LEADS Group, Pa.

> 505 East Davis Street Burlington, NC 27215 336-229-8724

environmental consultants:

Pilot Environmental, Inc.

PO Box 158 Kernersville, NC 27285 336-310-4527

traffic consultants:

Gannett Flemming

28 Schenck Parkway, Suite 200 Asheville, NC 28803 828-771-0871



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VICINITY MAP Scale 1"=800'

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The neighborhood components are nestled in between the riparian buffers which serve as natural buffers between them, and conserving them allows for most of the units to back up to conservation areas.

INDEX OF SHEETS

COVER SHEET	
EXISTING CONDITIONS & ZONING	Z-1
PRELIMINARY MASTER PLAN	Z-2
PRELIMINARY UTILITY PLAN	Z-3
DETAILS	Z-4

FIRST SUBMITTAL	12/20/22
SECOND SUBMITTAL	03/02/23
THIRD SUBMITTAL	03/16/23
FOURTH SUBMITTAL	03/31/23





S PLANNING 27713 LAND RHAM, NC **~~~** ARCHITECTURE 8 SOUTHPARK DRIVE, STE.200-I p: (919) 484-8880 e: infoo 5 LANDSCAPE 5011

8



LEADS GROUP, PA

505 E. Davis Street Burlington, NC

REVISIONS:

Resp	to	TRC	comments	03-02-23
Resp	to	TRC	comments	03-16-23
Resp	to	TRC	comments	03-30-23
Resp	to	TRC	comments	04-07-23







- 3. The project will complete a non-FEMA flood study. 4. All stormwater SCM devices are proposed to be wet ponds or constructed
- wetlands.
- 5. One of the two culvert crossings shall be designed for a 100-yr storm.

LEGEND:	
	STORM
	WATER
	SAN SEWER
	GRADING

STORMWATER CERTIFICATION:

I certify that, pursuant to generally accepted engineering standards in the community, it is my professional opinion that runoff from this project is controlled and treated for water quality and water quantity in accordance with the Town of Elon's Stormwater Manual and that this project complies with the Town of Elon's Stormwater Ordinances.



 $\mathcal{C}\mathcal{D}$ PLANNING 27713 LAND RHAM, NC **~~~** ARCHITECTURE 8 SOUTHPARK DRIVE, STE.200-I p: (919) 484-8880 e: info C LANDSCAPE 5011 DBA TNTLA ASSOCIATES LEADS GROUP, PA 505 E. Davis Street Burlington, NC REVISIONS: Resp to TRC comments 03-02-23 Resp to TRC comments 03-16-23 Resp to TRC comments 03-30-23 Resp to TRC comments 04-07-23 ND \sim \bigcirc \succ UTILITY \succ R **PRELIMIN** SCALE: AS NOTED DRAWN BY: TMT PROJECT # 22153 DATE: 12-20-2022 SHEET Z-3

OF



- 1. All streets shall be public and turned over to the Town of Elon for maintenance upon completion except as noted on Sheet Z-3. 2. Street sections are designed in accordance with the Town of Elon LDO and the
- NCDOT Guidelines. Sidewalks shall be installed on both sides of all public streets interior to the site.
- See street section designs on detail sheets. 4.
- 5. Street trees shall be installed at a rate of 1 tree per 40 linear feet of street and be planted within the designated tree lawn in the right of way. Placement of Street Trees along University Parkway, Elon Ossipee and Shallowford Church Roads shall be installed per NCDOT Guidelines.
- 6. Street trees shall be maintained by the homeowners association.
- 7. The street layout is conceptual and subject to change. Approval by Town Staff is required.
- 8. All inside turning radii for streets without designated on street parking shall be 30'. Streets with designated parking shall have a curb radii of 20' and maintain an effective radius of greater than 30'.
- 9. An encroachment agreement with NCDOT will be required prior to construction on University Parkway and Elon-Ossipee Road
- 10. Refuse collection shall be provided via private contractor service. Specific site locations shall be reviewed and approved at the Major Development Plan Phase.
- 11. Mail CBU's shall be reviewed and approved at the Major Development Plan Phase.
- 12. All site signage will meet Elon LDO Standards.



- 2. ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 3. ALL PLANTINGS AND SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
- SET TOP OF TREE ROOT BALL 3" ABOVE GRADE, SHRUBS 2" ABOVE GRADE.
 THE SIZE OF ALL ROOT BALLS SHALL CONFORM TO AAN STANDARDS.
 FERTILIZE ALL PLANTS WITH AGRIFORM FERTILIZER TABLETS OR EQUAL APPLIED
- AT MANUFACTURERS RECOMMENDED RATE PER SOIL TEST REPORT.
- . GUYING AND STAKING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON. 8. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING. 9. ALL TREES HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES
- AND STRUCTURES, VERIFY ANY FIELD ADJUST WITH OWNER OR AGENT.
- 10. REPORT ANY DESCREPANCIES TO THE PROJECT OWNER OR AGENT. 11. SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION BY THE OWNER OR GOVERNORING AUTHORITY. 12. APPLY 3" OF TRIPLE SHREDDED HARDWOOD MULCH TO ALL PLANTING AREAS.
- 13. IF ADVERSE PLANTING CONDITION EXIST, REPORT ISSUES TO PROJECT OWNER OR AGENT. 14. ALL NEWLY INSTALLED TREES, SHRUBS AND BEDDING PLANTS SHALL BE GUARANTEED FOR ONE YEAR.







20'-30' UNIVERSITY DRIVE STREETSCAPE BUFFER DETAIL 100' SECTIONS NOTE: EX. VEGETATION SHALL COUNT TOWARD BUFFER PLANTING REQUIREMENTS



15' LANDSCAPE BUFFER DETAIL 15'x100' SECTION NOTE: EX. VEGETATION SHALL COUNT TOWARD BUFFER PLANTING REQUIREMENTS. SEE PLAN FOR LOCATIONS

S PLANNING 27713 LAND RHAM, NC **~** ARCHITECTURE 8 SOUTHPARK DRIVE, STE.200-1 p: (919) 484-8880 e: info S 5 LANDSCAPE 5011

8



LEADS GROUP, PA

505 E. Davis Street Burlington, NC

| REVISIONS:

Resn	to		comments	03-02-23
Resp	$\frac{10}{10}$		comments	03-16-23
Resp	to	TRC	comments	03-30-23
Resp	to	TRC	comments	04-07-23



parc east

elon, north carolina



conditional zoning master plan report



LANDSCAPE ARCHITECTURE & LAND PLANNING 5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713 p: (919) 484-8880 e: Info@tmtla.cem

April 10, 2023

developer:

GreenHawk Corporation, Inc. 1330 Sunday Drive, Suite 105 Raleigh, NC 27607 919 861-2929

landscape architect/land planning:

TMTLA Associates Tony M. Tate, PLA - Robin McAdoo 5011 Southpark Drive, Suite 200 Durham, NC 27713 919 484-8880

civil engineering:

LEADS Group, PA 505 East Davis Street Burlington, NC 27215 336 229-8724

environmental consultants:

Pilot Environmental, Inc. PO Box 158 Kernersville, NC 27285 336 310-4527

traffic consultants:

Gannett Flemming 28 Schenck Parkway, Suite 200 Asheville, NC 28803 336 771-0871

TMTLA Associates 5011 Southpark Drive Suite 200 - Durham, NC 27713 p: (919) 484-8880 - e: info@tmtla.com 4/6/2023

contents:

4	project narrative
6	vicinity map
7	existing conditions & zoning
8	environmental assessment
9	zoning conditions
12	development standards
13	master plan
14	preliminary utility plan
15	committed architectural elements:
	 residential detached residential attached mixed use open space, amenities & streetscapes
19	details

project narrative:

Project Narrative and Statement of Reasonableness and Compliance with the Town of Elon 2040 Land Use Plan

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TMTLA Associates 5011 Southpark Drive Suite 200 - Durham, NC 27713 p: (919) 484-8880 - e: info@tmtla.com

vicinity map:



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4/6/2023



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Page 8

zoning: proffered conditions

- 1. The maximum number of single-family detached residential dwelling units shall be 44 units.
- 2. The maximum number of single-family attached residential dwelling units shall be 85 units.
- 3. The project shall provide customized standards for architecture, design, and landscaping for review and approval prior to the first phase construction documents.
- 4. On street parking spaces shall be counted toward visitor spaces.
- 5. Only single-family detached and single-family attached uses shall be allowed in this urban residential conditional planning district.
- 6. On street public parking shall only be in designated marked spaces.
- 7. Development shall be in substantial compliance with the Master Plan, Development Standards, Dimensional Standards, and Committed Architectural Elements dated ****.
- 8. Streets will be developed in accordance with street sections approved with the Master Plan, Development Standards, Dimensional Standards, and Committed Architectural Elements dated ****.
- 9. The development shall be held in unified ownership or control through owner's association documents.
- 10. The project proposes additional typical street sections of 27-ft back to back, 52' R/W and 29 -ft back to back, 55' R/W.
- 11. The project proposes to sign streets A, B and C as "No Parking". Streets D and E shall allow on -street parking in designated spaces only.
- 12. Single family detached residential units shall be limited to a maximum of 2.5 stories. Singlefamily attached homes shall be limited to a maximum of 3 stories.
- 13. Each single family detached and attached lot shall provide a minimum of 18 linear feet of parking space between the garage door and the public sidewalk.
- 14. Deviation from minimum centerline radius for modified cul-de-sacs. The LDO allows for modified cul-de-sacs however a 'close' as designed here (Streets D&E) is preferred.
- 15. Sidewalks shall be installed on both sides of all public streets interior to the site

zoning: proffered conditions cont'd

- 16. 100% of the SF Detached may be one width.
- 17. All interior streets shall be maintained by Town of Elon.
- 18. No On-Street parking for streets A, B & C.
- 19. Streets D & E shall allow on-street parking, only in designated spaces.
- 20. 6' wide Natural Organic Hiking/Nature Trail to be maintained by HOA for the length of 2 years, and then transferred to maintenance by the Town. Pathway will be constructed to Town standards and specifications. (LDO 5.7.7 & 5.7.8 - Greenway Engineering and Design Specifications) Trail will be built in Phase 1.

zoning map notes:

- 1. Boundary and Topographic information provided by Landmark Surveying, dated Sept. 8, 2022.
- 2. Planimetrics for property and adjacent properties provided Landmark Surveying.
- 3. There are no F.E.M.A. floodplains on this site.
- 4. Preliminary wetlands linework provided by Pilot Environmental, Inc. dated 10/13/2022.
- 5. Stream and Cape Fear Riparian Buffer delineations by Pilot Environmental, Inc. dated 10/13/2022.
- 6. All construction shall conform to the standards and specifications of the Town of Elon and the North Carolina Department of Transportation.
- 7. Annexation into the Town of Elon is required prior to approval of water and sewer permits.
- 8. All open space shall be owned and maintained by a duly created Homeowners Association for the development.
- 9. This development is located within the Jordan Lake Watershed and is subject to all associated requirements.

fire protection notes:

- 1. Curb painting, signage, or pavement striping shall be used in front of hydrant locations designating "No Parking Areas" in all areas of the development.
- 2. No burning of cleared materials shall occur on site.

4/6/2023

development standards:

	SINGLE F	AMILY A	TTACHED	SINGLE FAMILY DETACHED		
DEVELOPMENT STANDARDS:	LDO STANDARD	UR-CD	LDO DEVIATION	LDO STANDARD	UR-CD	LDO DEVIATION
	URBAN RES	IDENTIAL	DISTRICT	URBAN RESI	DENTIAL DI	STRICT
A. BUILDING SETBACKS T	O PUBLIC S	TREETS				
Front Min./Max	10'/20'	20'/25'	+10'/+5'	10'/20'	20'	+10'
Side Min.	8'	0'	-8'	5'	5'	NONE
Rear Min.	25'	15'	-10	25'	15'	-10'
Corner Side along Local St.	10'	10'	NONE	10'	10'	NONE
Corner Side along Mnr Thfr	15'	15'	NONE	15'	15'	NONE
Corner Side along Mjr Thfr	20'	20'	NONE	20'	20'	NONE
Accessory Struct./Garage	3'	3'	NONE	 3'	3'	NONE
B. MAX. BUILDING HEIGHT	S					
Stories	2	3	1	2	2.5	+0.5
C. MINIMUM LOT AREA						
Single Family Detached				3,000 min/ 6,000 max	6,000 min/ 8,000 max	+3,000 min/ 2,000 max
S.F. Attached(Townhome)	3,000 sf	1,800 sf	1,200 sf			
D. MINIMUM LOT WIDTH			•			
Single Family Detached				40'	51'	11'
S.F. Attached(Townhome)	N/A	20'	20'			
Min. Street Fronage on Public St.				12'	12'	NONE
E. SPECIAL BUFFERS						
University Drive	15'	30'	+15'	15'	30'	+15'
Cable Road	15'	30'	+15'	15'	30'	+15'
Shallowford Church Road	15'	30'	+15'	15'	30'	+15'
F. MAXIMUM DENSITY						
Residential Units		80			43	NONE
Minimum Open Space Pres.				10%	10%	NONE
Max. Imperv Surface Lot coverage				50%		
NI/A indicates that a standard	deee net enn			 District		

N/A indicates that a standard does not apply to a particular use within a District

1 100% of the S.F. Detached may be one width.

2 Lamp posts shall be installed around the common open spaces only. Ref. LDO Sec. 3.12.5.C.10. A detailed lighting plan shall be designed and approved in the Major Development Phase of the Project.

3 The maximum block length without a cross street shall be 800'. Ref. LDO Sec. 5.7.4.4

4 Landscape Buffers shall not be required between any uses within the boundary of the project. Ref. LDO Sec. 5.8.3.2

5 The height of the top of project identification sign board, or any of the posts, brackets, or other supporting elements will not exceed 12 feet from the ground. Ref. LDO Sec. 5.10.3.1.C

TMTLA Associates

p: (919) 484-8880 - e: info@tmtla.com

⁵⁰¹¹ Southpark Drive Suite 200 - Durham, NC 27713

residential detached

- 1. All buildings shall have exterior siding from fiber cement (hardi-plank or similar, lap, shake and or board and batten), brick, stone, and/or cultured stone. Vinyl siding is prohibited.
- 2. Vinyl may be utilized for soffit, fascia, windows and trim.
- 3. All units shall have a covered front stoop or porch. Minimum depth of a porch is 8'. Minimum depth of a covered stoop is 5'.
- 4. All front doors shall have glazing, transom or sidelights.
- 5. All front facing garage doors shall have window inserts and carriage style hardware adornments.
- 6. All roofs shall have 30 year architectural asphalt shingles and or standing seam metal.
- 7. All roof eaves shall have a minimum 10" overhang.

8. Vertical chimneys rising above the eave shall be brick or stone wrapped. Lap siding chimneys are prohibited.

Note: All photographs are provided for size and massing. Actual unit architecture will vary.



residential attached

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- 4. All front doors shall have glazing, transom or sidelights.
- 5. All roofs shall have 30 year architectural asphalt shingles.
- 6. All roof eaves shall have a minimum 10" overhang.
- 7. All townhome lots shall be maintained by the HOA to include mowing turf, pruning and mulch.



Note: All photographs are provided for size and massing. Actual unit architecture will vary.

TMTLA Associates 5011 Southpark Drive Suite 200 - Durham, NC 27713 p: (919) 484-8880 - e: info@tmtla.com 4/6/2023

residential attached



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TMTLA Associates 5011 Southpark Drive Suite 200 - Durham, NC 27713 p: (919) 484-8880 - e: info@tmtla.com

Page 17

open space, amenities, streetscapes &

art installations





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TMTLA Associates 5011 Southpark Drive Suite 200 - Durham, NC 27713 p: (919) 484-8880 - e: info@tmtla.com

details:

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- 2. Sidewalks shall be installed on both sides of all public streets interior to the site.
- 3. See street section designs on detail sheets.
- 4. Street trees shall be installed at a rate of 1 tree per 40 linear feet of street and be planted within the designated tree lawn in the right of way. Placement of Street Trees along University Drive, Shallowford Church Road and Cable Road shall be installed per NCDOT Guidelines. Existing trees along Cable Road may be utilized to meet requirements.
- 5. Street trees shall be maintained by the home owners association.
- 6. The street layout is conceptual and subject to change. Approval by Town Staff is required.
- 7. All inside turning radii for streets without designated on-street parking shall be 30'.
- 8. An encroachment agreement with NCDOT will be required prior to construction on Shallowford Church Road and Cable Road.
- 9. Refuse collection shall be provided via private contractor service. Specific site locations shall be reviewed and approved at the Major Development Plan Phase.
- 10. Mail CBU's shall be reviewed and approved at the Major Development Plan Phase.

parc east: conditional zoning master plan report



5011 Southpark Drive Suite 200 - Durham, NC 27713 p: (919) 484-8880 - e: info@tmtla.com



TMTLA Associates 5011 Southpark Drive Suite 200 - Durham, NC 27713 p: (919) 484-8880 - e: info@tmtla.com

4/6/2023





STREET LAWF DETA

TMTLA Associates

5011 Southpark Drive Suite 200 - Durham, NC 27713 p: (919) 484-8880 - e: info@tmtla.com



TMTLA Associates 5011 Southpark Drive Suite 200 - Durham, NC 27713 p: (919) 484-8880 - e: info@tmtla.com

See Section D107.1 on Page 3

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the International Fire Code.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 **MINIMUM SPECIFICATIONS**

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire chief.

D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED	
0-150	20	None required	
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accor- dance with Figure D103.1	
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accor- dance with Figure D103.1	
Over 750		Special approval required	

26'

20'

For SI: 1 foot = 304.8 mm.



TO 120' HAMMERHEAD 120' HAMMERHEAD

For SI: 1 foot = 304.8 mm.

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

2018 NORTH CAROLINA FIRE CODE

APPENDIX D

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

- 1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
- 2. Gates shall be of the swinging or sliding type.
- 3. Construction of gates shall be of materials that allow manual operation by one person.
- 4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
- 5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved* by the *fire code official*.
- 6. Methods of locking shall be submitted for approval by the *fire code official*.
- 7. Electric gate operators, where provided, shall be *listed* in accordance with UL 325.
- 8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

D103.6 Signs. Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.



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FIGURE D103.6
FIRE LANE SIGNS
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D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one

side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross *building area* of more than 62,000 square feet (5760 m^2) shall be provided with two separate and *approved* fire apparatus access roads.

Exception: Projects having a gross *building area* of up to 124,000 square feet $(11 520 \text{ m}^2)$ that have a single *approved* fire apparatus access road when all buildings are equipped throughout with *approved automatic sprinkler* systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*.

SECTION D106 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

Exception: Projects having up to 200 *dwelling units* may have a single *approved* fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system*.

D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads.

Exceptions:

- 1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the *International Fire Code*, access from two directions shall not be required.
- 2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D108 REFERENCED STANDARDS

ASTM	F220013	Standard Specification for Automated Vehicular Gate	
		Construction	D103.5
ICC	IFC—15	International Fire Code	D101.1, D107.1
UL	325—02	Door, Drapery, Gate, Louver, and Window Operators and Systems, with Revisions	
		through June 2013	D103.5


Parc east Conditional Zoning April 18, 2023

Additional proffered zoning conditions

- 1. The development shall provide an undisturbed 30' buffer yard along the frontage of Cable Road with supplemental evergreen plantings.
- 2. The development shall provide additional evergreen plantings along the adjacent property lines of the Luck Property.
- 3. The development clearing construction process shall not burn the debris created.
- 4. The development shall barricade the access to Cable Road except for construction of improvements associated with Cable Road.
- 5. The development shall provide public access to the open space areas of the neighborhood.
- 6. The development shall provide an 8" public waterline on the west side of Cable Road from the proposed access road north to the extent of the development frontage.