

# University Inn Redevelopment

## Developer's Written Narrative

February 7, 2020

Revised February 17, 2020

- 1) **General Description of the Developer's Program** – The proposed redevelopment of the University Inn property will demolish the existing buildings on-site and will construct approximately 341 one and two bedroom residential units and approximately 18,450 square feet of commercial space within the northerly portion of the site (Fordham Blvd/Ephesus Church Road intersection). This proposed site layout will promote activity along both the Fordham Boulevard and Ephesus Church Road frontages and provide convenient access to the Rams Plaza (north of the site) and East Gate (west of the site) Shopping Centers. With the exception of a few spaces, all parking for the development will be structured. The structured parking is provided internal to the site and will be setback from the front facades by 35 feet or more. The development also proposes to dedicate right-of-way to the Town of Chapel Hill along the southerly portion of the site. This dedication will enable Legion Road to be extended (approximately 240-feet) into the southeasterly portion of the site and for a life-safety access route to be provided between Ephesus Church Road and Fordham Boulevard. Courtyards, a community garden and recreation space are provided within the site and fees in-lieu will also be provided to satisfy code requirements.
- 2) **Statement of Compliance With Intent of Form District Regulations and Regulating Plan (LUMO 3.11)** – The plans prepared in conjunction with this Blue Hill Form District Permit Application comply with LUMO 3.11. The proposed design and arrangement of the buildings and site improvements has been prepared to be visually harmonious within the surrounding environment and with improved stormwater treatment for improved water quality.
- 3) **Description and Analysis of Adjacent Land Uses, Road, Topography, Soils, Drainage Patterns, Environmental Constraints, Environmental Features and Existing Vegetation** –

The adjacent uses to the east of the site (along Ephesus Church Road) are mixed and consist of apartments (Hamlin Park), a convenience store (Buy & Go) and a used car business (University Pre-Owned). The adjacent uses to the north and of the site consist of shopping centers with Rams Plaza to the east (along Ephesus Church Road) and Eastgate Shopping Center (along Fordham Boulevard). To the south, the adjacent uses consist of the UPS Store and Greenleaf Vineyard Church.

This triangular-shaped lot which is bounded by Fordham Boulevard to the west and Ephesus Church Road to the east at the southerly side of the Fordham Boulevard/Ephesus Church Road intersection. Portions of this site along the westerly property line are located within floodplain as shown on FIRM Panel Map Number 3710979900L (last revised 10/19/18).

Within the developed area, the site is relatively flat and drains to the southerly and westerly property lines. The area which drains to the south is to a perennial stream (which was classified by the Town of Chapel Hill on 1/27/20); this stream drains to the west towards Fordham Boulevard. The remaining portions of the site drain to the west towards a perennial stream (classified by the Town of Chapel Hill on 1/27/20) located along the Fordham Boulevard/NCDOT ROW. Portions of the site along the southerly and westerly property lines exhibit steep slopes from the delineated top of bank to the channel invert. Soils within this site have been developed and have been classified as Urban Land.

The vegetation on site is not significant. On the westerly side of the site, along the southerly property line there are several trees located within the bank/channel area. Dense vegetation exists along the westerly side of Fordham Boulevard (southern half of the site), however this vegetation is located within NCDOT right-of-way.