

HOUSING ADVISORY BOARD

The charge of the housing advisory board is to assist the Chapel Hill Town Council in promoting and developing a full spectrum of housing opportunities that meet the needs of the Chapel Hill community.

RECOMMENDATION

BRIDGEPOINT, 2214 AND 2312 HOMESTEAD ROAD (PROJECT #20-001)

Recommendation: Approval Approval with Conditions Denial

Motion: A motion was made by Anne Hoole to recommend approval of the development application as the applicant was providing a meaningful amount of affordable housing and a significant increase from their concept plan proposal, the application proposed three and four bedroom affordable units, the market rate units are proposed to be comparable and compatible with the affordable units, and the transparency and thoroughness of the project's financial information provided in the presentation to the Housing Advisory Board; Jared Brown-Rabinowitz seconded this motion.

Vote: 4-0

Ayes: Dawna Jones (Chair), Mary Jean Seyda (Vice-Chair), Jared Brown-Rabinowitz, Anne Hoole

Nays:

Prepared by: Dawna Jones, Chair, Housing Advisory Board
Nate Broman-Fulks, Staff

TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

To assist the Chapel Hill Town Council in creating an inclusive connected community by recommending, advocating and planning for comprehensive, safe, effective and sustainable multi-modal transportation and connectivity

RECOMMENDATION

Bridgepoint

(Project #20-001)

September 10, 2020

Recommendation: **Approved** **Approval with Conditions** **Denied**

Motion: Heather Brutz moved and Brian Hageman seconded to recommend approval for the conditional zoning application of Bridgepoint with the following conditions:

- a) Extend the existing bicycle lane on Weaver Dairy Road Ext to Homestead Road.
- b) Developer to find opportunities to reduce the total number of parking spaces.

Vote: 7-0

Ayes: Jason Merrill (Chair), Susanne Kjemtrup-Lovelace (Vice-Chair), Eric Allman, Brian Hageman, Rudy Juliano, Heather Brutz and David Hallen

Nays:

Prepared by: Jason Merrill, Chair, Transportation and Connectivity Advisory Board
Jomar Pastorelle, Transportation Planner I

ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

The charge of the environmental stewardship advisory board will be to assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.

RECOMMENDATION FOR CONDITIONAL ZONING FOR BRIDGEPOINT LOCATED AT 2214 & 2312 HOMESTEAD ROAD

September 14, 2020

Recommendation to Council: Approval Approval with Conditions Denial

Motion: Julie McClintock moved and Tom Henkel seconded a motion to recommend that the Council approve the conditional zoning for Bridgepoint, located at 2214 and 2312 Homestead Road, with the following special considerations.

Vote: 7-0

Yeas: Adrienne Tucker (Chair), Maripat Metcalf (Vice-Chair), Bruce Sinclair, Gregory Ames, John Wallace, Julie McClintock, Tom Henkel

Nays:

Special Considerations:

- Have the project reviewed by the Stormwater Utility Advisory Board
- Include native and non-invasive plantings only
- A/C SEER rating of 16 or greater for all homes
- Solar-ready rooftop design, including wiring

Prepared by: Adrienne Tucker, Chair, Environmental Stewardship Advisory Board
John Richardson, Community Resilience Officer, Staff Liaison to ESAB

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION FOR CONDITIONAL ZONING FOR BRIDGEPOINT LOCATED AT 2214 & 2312 HOMESTEAD ROAD

September 15, 2020

Recommendation: Approval Approval with Conditions Denial

Motion: Neal Bench moved and Whit Rummel seconded a motion to recommend that the Council find the Conditional Zoning consistent with the Comprehensive Plan.

Vote: 8 – 0

Yeas: John Rees (Chair), Louie Rivers (Vice-Chair), Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, Stephen Whitlow

Nays:

Recommendation: Approval Approval with Conditions Denial

Motion: Neal Bench moved and Melissa McCullough seconded a motion to recommend that the Council approve the Conditional Rezoning, as proposed.

Vote: 8 – 0

Yeas: John Rees (Chair), Louie Rivers (Vice-Chair), Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, Stephen Whitlow

Nays:

Prepared by: Anya Grahn, Senior Planner

COMMUNITY DESIGN COMMISSION

The charge of the Community Design Commission is to assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.

RECOMMENDATION FOR CONDITIONAL ZONING PERMIT AT 2312 HOMESTEAD ROAD

October 27, 2020

Recommendation: Approval Approval with Conditions Denial

Motion: John Weis moved and Polly Van de Velde seconded a motion to recommend approval of the project presented by the applicant, with the following conditions:

(Conditions 1-16 are intended to memorialize changes that have been made or will be made, according to the applicant. Some conditions may already be reflected in the plan set.)

1. Reduce the width of the driveways and create a 4-foot landscape strip between driveways to provide visual breaks.
2. Construct pergolas between each common entrance to eliminate the appearance of the garages protruding.
3. Stagger or step each townhome 4-6 feet between townhomes to provide visual depth.
4. Change garage door design to de-emphasize garage doors.
5. Heavily landscape wide open space in front of common entrances, the landscape strip between driveways, and focus on native evergreen species.
6. Increase the caliper of shade trees from 2 ½" to 3", and understory trees from 2" to 2 ½" in Homestead Road buffer, and street tree plantings.
7. Propose constructing five 1700 square foot affordable homes with two garages to the community. The homes will be evenly dispersed throughout the community.
8. Remove a townhome lot adjacent to the Central Pocket Park to provide more active recreation space, provide a centralized mail kiosk, and bike racks.
9. Reduce the market rate units by implementing the changes above from 54 homes to 48 homes.
10. Refine the design and location of the Greenway Trail Easement to allow better accessibility to the proposed open space of the Town-owned site next door.
11. Share the landscape buffer design with the Town of Chapel Hill, each installing buffer where we are best suited to do so, or where the other is unable to do so. The result is that the Bridgepoint site will install the required landscape buffer south of Street "C" and the Town of Chapel Hill will install the landscape buffer north of street "C" and double the overall width to 20 feet.

12. Design the most appealing streetscape along Homestead Road taking into consideration the existing grades in Weaver Dairy Extension Road and the need to provide appropriate grades to allow for connectivity to the Town of Chapel Hill owned 2200 Homestead Road site. Provided over 60 feet of separation between Homestead Road and the homes.
13. Numerous pedestrian travel related improvements including signal light upgrades, bicycle loops and extending the bike lane on Weaver Dairy Road Extension.
14. Provide 115% of recreation required by the Land Use Ordinance.
15. Add sprinkler systems to 100% of the homes.
16. Commitment to an environmentally progressive, Energy Star home.

17. That the Applicant engage with the Town's Urban Designer to revise the site plan and building elevations to address the following priorities:
 - a. Reduce the amount of impact to the RCD area.
 - b. Reorient the site plan to create an environment that invites more engagement between residents and to provide clear boundaries between public and private spaces.
 - c. Include landscaping and fencing for back yards that front streets.
 - d. Create a pedestrian-oriented design that reduces the dominance of cars.
 - e. Soften the visual impact of garages and add articulation to the unit entrances.

18. That the Community Design Commission review and approve the building elevations, landscaping, fencing strategies and site plan at the Final Plans stage.

Vote: 7-0

Yeas:	Christine Berndt Susana Dancy Susan Lyons Ted Hoskins Megan Patnaik Polly van de Velde John Weis	Nays: none
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Prepared by: Corey Liles, Principal Planner

COMMUNITY DESIGN COMMISSION

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UPDATED RECOMMENDATION FOR CONDITIONAL ZONING PERMIT AT 2312 HOMESTEAD ROAD

November 11, 2020

Recommendation: Approval Approval with Conditions Denial

Motion: John Weis moved and Susan Lyons seconded a motion to recommend approval of the project presented by the applicant, with the following updated conditions:

1. The Commission has reviewed the plans prepared in consultation with the Town's Urban Designer, and finds that priorities 17b-d (as listed in the Recommendation provided by the Commission on October 27, 2020) have been met. The applicant should continue to revise the site plan and building elevations to address the following priorities:
 - a. Reduce the amount of impact to the RCD area.
 - b. Soften the visual impact of garages and add articulation to the unit entrances, beyond measures already incorporated.
2. That the Community Design Commission review and approve the building elevations and landscaping at the Final Plans stage.

Vote: 7-0

Yeas: Christine Berndt
Susana Dancy
Susan Lyons
Ted Hoskins
Megan Patnaik
Polly van de Velde
John Weis

Nays: none

Prepared by: Corey Liles, Principal Planner