



# Town Council

9.14.2022

## 2516 Homestead Road - Stanat's Place



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# PROCESS

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Staff Review



Advisory  
Boards and  
Commissions  
Review



Open  
Legislative  
Hearing  
9/14/22



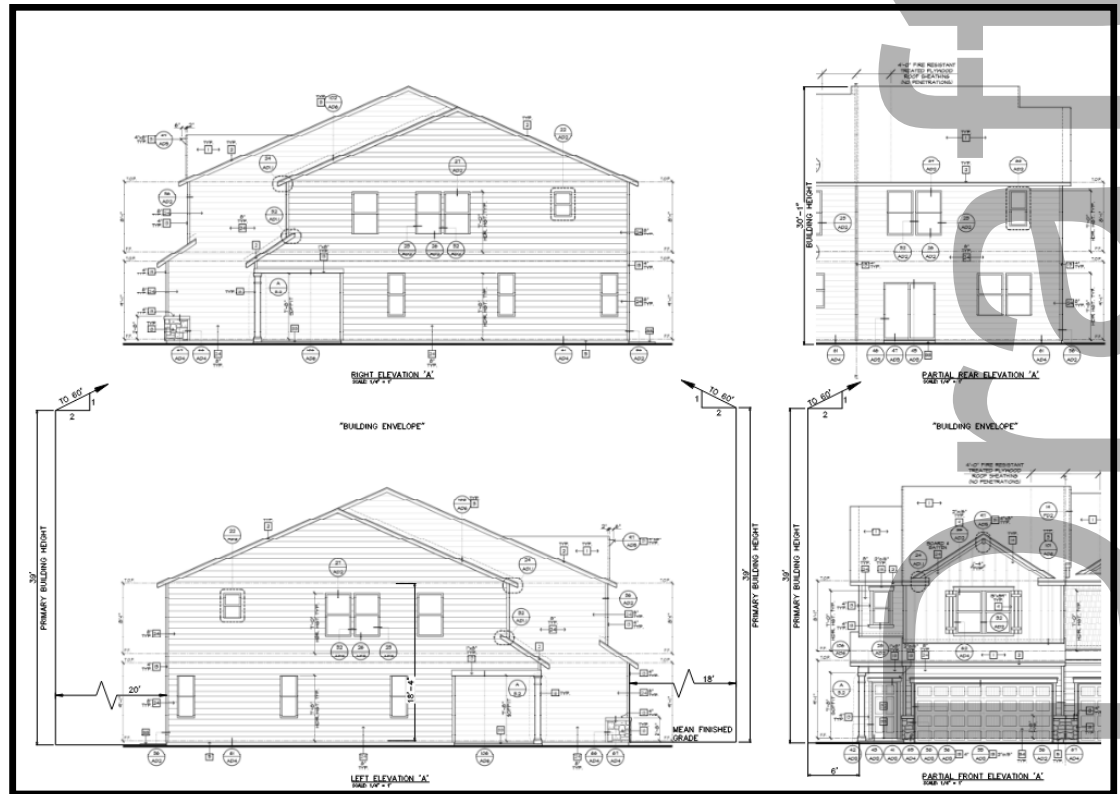
Council Action  
10/12/2022

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# RECOMMENDATION

- Open the Legislative Hearing
- Hear public comment
- Continue Hearing to October 12, 2022

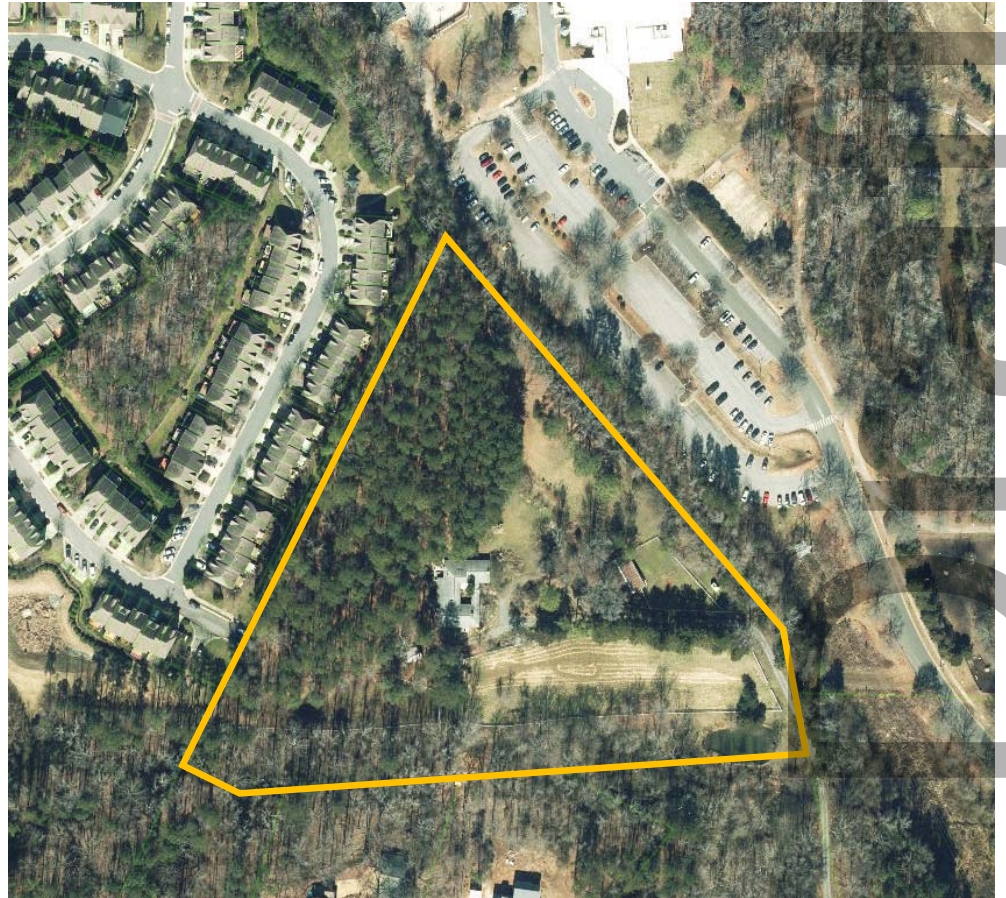






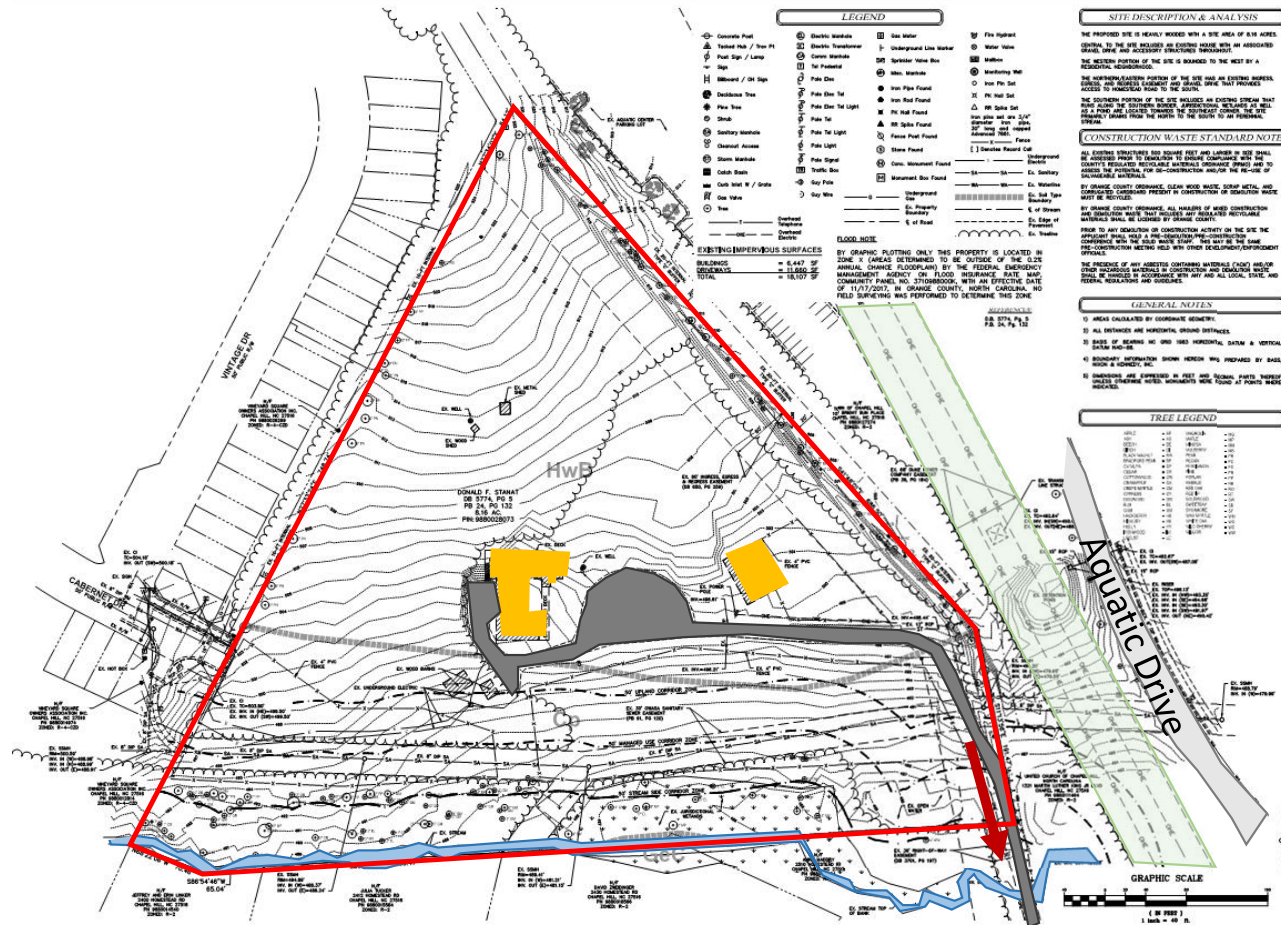
# PROJECT SUMMARY

- 8.97 acre site
- Conditional Zoning
- Currently R-2
- Proposing R-5-CZD
- Single Family Home
- 47-unit Townhome Development





# SITE PLAN



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# SITE PLAN

## CODED NOTES

- ① OPENING OVER AREA WITH GOLF GREENS
- ② PROTECT TREE ON SMALL HILL
- ③ STORE FACADE RETAINING WALL
- ④ MATCHED GROUND 2'-10 1/2"
- ⑤ 10'-0"
- ⑥ OPENING SPACE @: DRAINAGE TREAT STRUCTURE WITH POND TABLE
- ⑦ OPENING SPACE @: 2'-0" MIN W/IN CHANNEL ALL OUT SURFACE
- ⑧ 4'-0" MIN SWAMP
- ⑨ 4' SIDEWALK CONC AND WALKER
- ⑩ 4" SIDEWALK CONC AND WALKER
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## EXISTING IMPERVIOUS SURFACES

## PROPOSED IMPERVIOUS SURFACES (CONST)

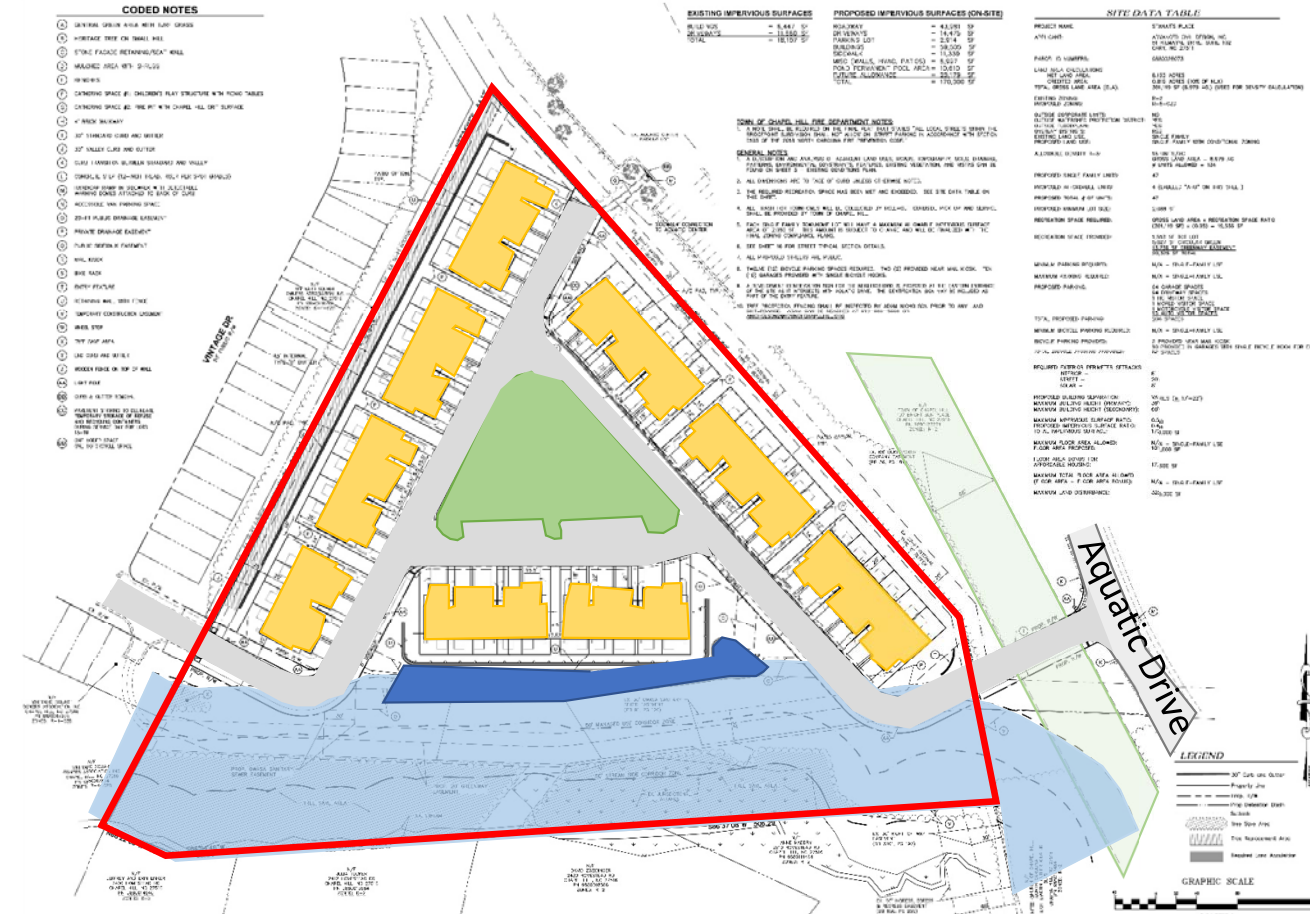
ASPH. DRIVE	= 1,844 SF	RESIDENT	= 4,320 SF
DRIVEWAY	= 1,844 SF	DRIVEWAY	= 1,844 SF
PAVING LOT	= 2,874 SF	BUILDING	= 2,874 SF
ROADWAY	= 2,874 SF	RECREATION	= 11,200 SF
TOTAL	= 10,000 SF		

## TABLE OF CHAPEL HILL TREE REPLACEMENT NOTES

1. A TREE SHALL BE REPLACED ON THE SITE WITH A TREE OF EQUAL OR GREATER SIZE AND SPECIES AS THE TREE BEING REPLACED. THE REPLACEMENT TREE SHALL BE PLANTED WITHIN 18 MONTHS OF THE END OF CONSTRUCTION. THE TREE SHALL BE GUARANTEED FOR 100% SURVIVAL.
2. ALL TREE REPLACEMENTS SHALL BE PLANNED TO OCCUR AT THE SAME TIME AS THE CONSTRUCTION OF THE PROJECT.
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## SITE DATA TABLE

PROJECT NAME	STAFFORD PLACE
ATTN:	CHAPL HILL PLANNING
PROJECT LOCATION	405 MARTIN LUTHER KING JR. BLVD. NE, CHAPEL HILL, NC 27514
PROJECT DATE	08/20/2013
PROJECT OWNER	STAFFORD PLACE
PROJECT ARCHITECT	STAFFORD PLACE
PROJECT ENGINEER	STAFFORD PLACE
PROJECT LANDSCAPE	STAFFORD PLACE
PROJECT PLANNING	STAFFORD PLACE
PROJECT SURVEY	STAFFORD PLACE
PROJECT UTILITIES	STAFFORD PLACE
PROJECT EROSION CONTROL	STAFFORD PLACE
PROJECT ENVIRONMENTAL	STAFFORD PLACE
PROJECT HISTORIC	STAFFORD PLACE
PROJECT TRAFFIC	STAFFORD PLACE
PROJECT WATER	STAFFORD PLACE
PROJECT SEWER	STAFFORD PLACE
PROJECT POWER	STAFFORD PLACE
PROJECT GAS	STAFFORD PLACE
PROJECT TELEPHONE	STAFFORD PLACE
PROJECT CABLE	STAFFORD PLACE
PROJECT OTHER	STAFFORD PLACE



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# PROPOSED MODIFICATIONS

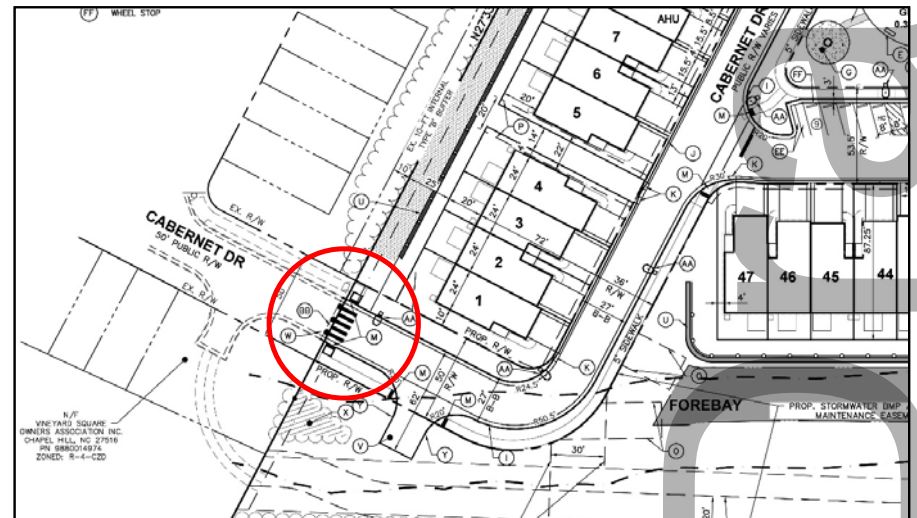
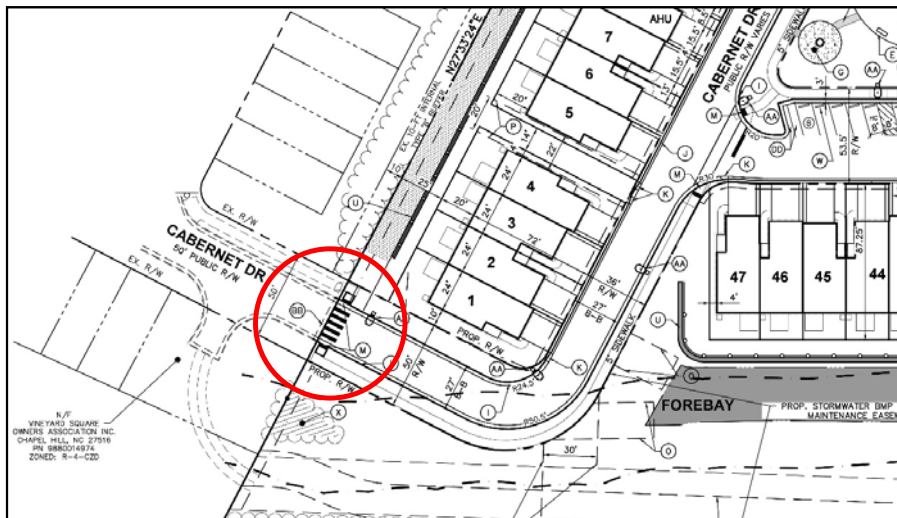
Requesting modification to regulations for:

	Allowed:	Requested:
LUMO 3.6.3 Resource Conservation District (RCD) Encroachment	26,386 SF (40%)	29,904 SF (73%)
LUMO 3.10 Inclusionary Zoning	6 Affordable Units (15%)	4 Affordable Units (9.3%)
LUMO 5.3.2 Steep Slopes (Slopes 25% or more in steepness)	25% Disturbance of Steep Slopes	95% Disturbance of Slopes
LUMO 5.6 Landscaping, Screening, and Buffering	Type B 10 ft. Buffer with specified plant mix	Maintain Existing 50 ft. Forested Area



# OTHER CONSIDERATIONS

## Extension of Cabernet Drive







# OTHER CONSIDERATIONS

## Extension of Cabernet Drive

- Connectivity improves safety by reducing traffic and providing direct routes, reducing lefthand turns, and limiting idling
- Bollards delay emergency vehicle access and damage those vehicles
- The following plans support connectivity:
  - Chapel Hill 2020
  - Chapel Hill Bike Plan
  - Mobility & Connectivity Plan
  - FLUM
  - Climate Action & Response Plan
  - Northern Area Task Force Report



*FLUM shows a proposed connection between Vineyard Square and Homestead Park*



# OTHER CONSIDERATIONS

## Connection to Aquatic Drive

*#15. Connectivity to Aquatics Drive: The developer shall obtain appropriate interest in the easement for Aquatic Drive. The Town of Chapel Hill, as part of the approval, will grant access to Aquatics Drive.*

## Vineyard Square Greenway Extension

- Only available space is to construct the greenway on top of the Vineyard Square Berm
- Or use the public sidewalk along Cabernet

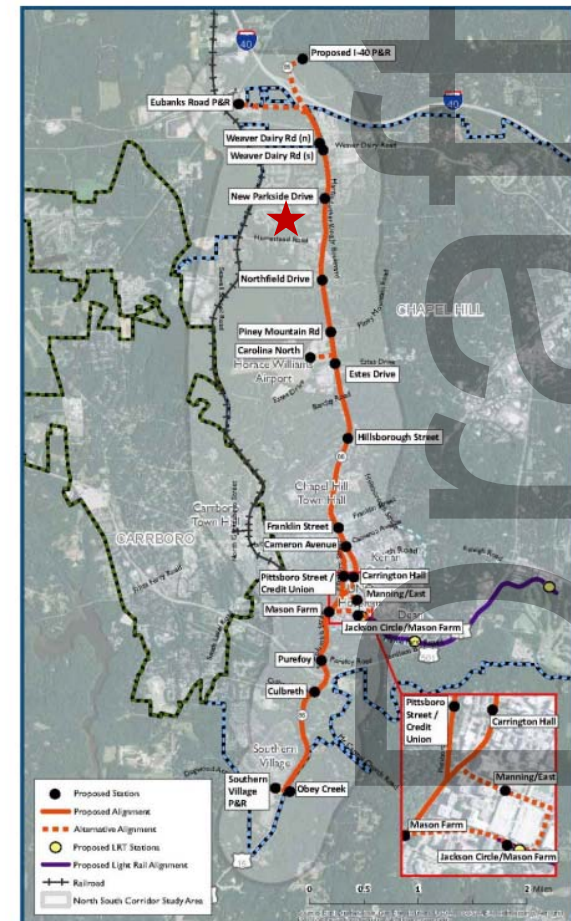




# OTHER CONSIDERATIONS

## Transit Voluntary Payment - \$25,000

- Increased ridership requires improvements to existing transit infrastructure
- \$25,000 is minimum request for developments on high frequency service corridors and within quarter-mile walkshed of future BRT route







# Advisory Boards

Advisory Board/ Commission:	Recommendations:
ESAB	<ul style="list-style-type: none"><li>• Drought-resistant turf and native plantings</li><li>• No permanent irrigation systems</li><li>• Seasonal Energy Efficiency Ratio (SEER) rating to 17 or 18</li></ul>
HAB	<ul style="list-style-type: none"><li>• Approve as proposed</li></ul>
CDC	<ul style="list-style-type: none"><li>• Approve as proposed</li></ul>
TCAB	<ul style="list-style-type: none"><li>• Full vehicle access on Cabernet Drive</li><li>• Bike racks inside garages</li><li>• Promote availability of bike parking</li><li>• 220-volt outlets in the garages</li><li>• Conduit or other electrical access to the visitor parking</li></ul>
PC	<ul style="list-style-type: none"><li>• No recommendation</li></ul>

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## RECOMMENDATION

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