



Project Details

Overview

Site Description	
Project Name	Homestead Road Active Adult Apartments
Address	2217 Homestead Road
Property Description	746,726 sq. ft. (17.1 acres)
Existing	Single Family Residence
Orange County Parcel Identifier Numbers	9870-90-7548
Zoning	Residential-2 (R-2) Residential-5-Conditional (R-5-C)

Topic	Comment				Status
Use/Density (Sec 3.7)	Planned Development-Housing Multi-family dwelling units Maximum: 15 units/acre; Proposed: 11 units/acre				
Height (Sec. 3.8)	Maximum: 60 ft. Proposed: Less than 60 ft.				
Setbacks (Sec. 3.8)		Street	Interior	Solar	
	Required	20 ft.	6 ft.	8 ft.	
	Provided	432 ft.	150 ft.	140 ft.	
Lot Size (Sec. 3.8)	Minimum: 5,500 sq. ft.; Proposed: 685,198 sq. ft. (15.7 acres)				
Floor area (Sec. 3.8)	Maximum floor area: 226,258 sq. ft., with 351,658 sq. ft. available utilizing affordable housing bonus. Proposed floor area: 232,000 sq. ft. (Utilizing affordable housing bonus)				
Modifications to Regulations (Sec. 4.5.6)	None				N/A
Adequate Public Schools (Sec. 5.16)	Not Applicable to Age Restricted Living				
Inclusionary Zoning (Sec. 3.10)	Required: 15 percent on-site Provided: Payment-in-Lieu				
Landscape					
Buffer – North (Sec. 5.6.2)	Required: 30 ft. Type D buffer. Provided: 30 ft. Type D buffer.				
Buffer – East (Sec. 5.6.2)	Required: 20’ Type C buffer. Provided: >220’ Buffer utilizing existing forest.				
Buffer – South (Sec. 5.6.2)	Required: 10’ Type B buffer. Provided: ~45’ Utilization of existing forest.				
Buffer - West (Sec. 5.6.2)	Required: 20’ Type C buffer. Provided: ~60’ Utilization of existing forest.				
Tree Canopy (Sec. 5.7)	Required: 30% Proposed: 41%				

Landscape Standards (Sec. 5.9.6)	Constructed to Town standards	
Environment		
Resource Conservation District (Sec. 3.6)	No RCD is present.	
Erosion Control (Sec. 5.3.1)	More than 1 acre of land disturbance proposed, so a performance bond required.	
Steep Slopes (Sec. 5.3.2)	The application must comply.	
Stormwater Management (Sec. 5.4)	Stormwater management will be provided in a wet pond.	
Jordan Riparian Buffer (Sec. 5.18)	N/A	N/A
Land Disturbance	387,684 sq. ft. (8.90 acres)	
Impervious Surface (Sec. 3.8)	194,940 sq. ft. (26.1%)	
Solid Waste & Recycling	A Solid Waste Management Plan has been submitted.	
Access and Circulation		
Road Improvements (Sec. 5.8)	Dedicated left-turn lane from westbound Homestead Road	
Vehicular Access (Sec. 5.8)	Full access to Homestead Road, and one access connecting to the Courtyards at Homestead community to the west.	
Bicycle Improvements (Sec. 5.8)	A multi-use path along Homestead Road frontage. The path will be coordinated with the Town project for Homestead Road improvements.	
Pedestrian Improvements (Sec. 5.8)	10' multi-use path along Homestead Road frontage; 8' mulched path to connect with Carolina North Forest.	
Traffic Impact Analysis (Sec. 5.9)	TIA completed	
Vehicular Parking (Sec. 5.9)	Minimum: 223 parking spaces Maximum: 279 parking spaces Proposed: 235 parking spaces	
Transit (Sec. 5.8)	Bus shelter with pad, bench, shelter, "nextbus" sign, and refuse receptacle	
Bicycle Parking (Sec. 5.9)	81 bicycle parking spaces will be provided; 43 of which will be Class I bicycle spaces in the building.	
Parking Lot Standards (Sec. 5.9)	The parking lot meets Town standards.	
Electric Vehicle Parking	Four electric vehicle parking spaces and two charging stations.	
Technical		

Fire	The loop design of the parking lot serves as fire access.	
Site Improvements	New building and parking lot that are ADA compliant	
Recreation Area (Sec. 5.5)	<u>Required</u> : 0.05 recreation space ratio (37,336 sf.) <u>Provided</u> : 28,505 sq. ft. (75%) + Payment in lieu for 8,831sf. (25%)	
Lighting Plan (Sec. 5.11)	0.3 foot-candles at property line is required.	
Homeowners Association (Sec. 4.6)	N/A	N/A

Project Summary Legend

Symbol	Meaning	Symbol	Meaning
	Meets Requirements	CDC	Community Design Commission
M	Seeking Modification	HAB	Housing Advisory Board
C	Requires Council Endorsement	TCAB	Transportation and Connectivity Board
FP	Required at Final Plan;	ESAB	Environmental and Sustainability Board
NA	Not Applicable	OCSW	Orange County Solid Waste
PC	Planning Commission	NCDOT	North Carolina Department of Transportation