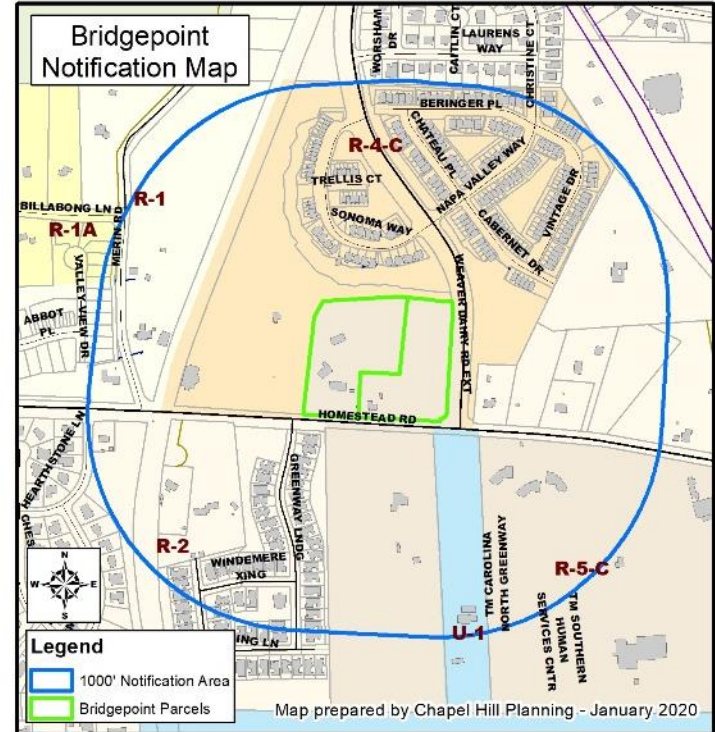




# Bridgepoint—2214 & 2312 Homestead Rd. Conditional Rezoning

Town Council  
Public Hearing

November 18, 2020



- Reopen the Public Hearing
- Receive comments in this meeting at up to 24 hours via email at [mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)
- Move to close the public hearing at that point
- Enact the ordinance on December 9, 2020

# 2312 Homestead Road– Process

**Town  
Evaluation  
of  
Application  
According  
to  
Standards**



**Report  
Presented to  
Advisory  
Boards and  
Commissions**



***Open  
Public Hearing:  
Report and  
Recommendation  
Presented to  
Town Council  
9.30.2020  
(Public Hearing  
closed 24-hours  
after)***



***Reopen  
Public Hearing:  
Report and  
recommendation  
presented to  
Town Council  
11.18.2020***



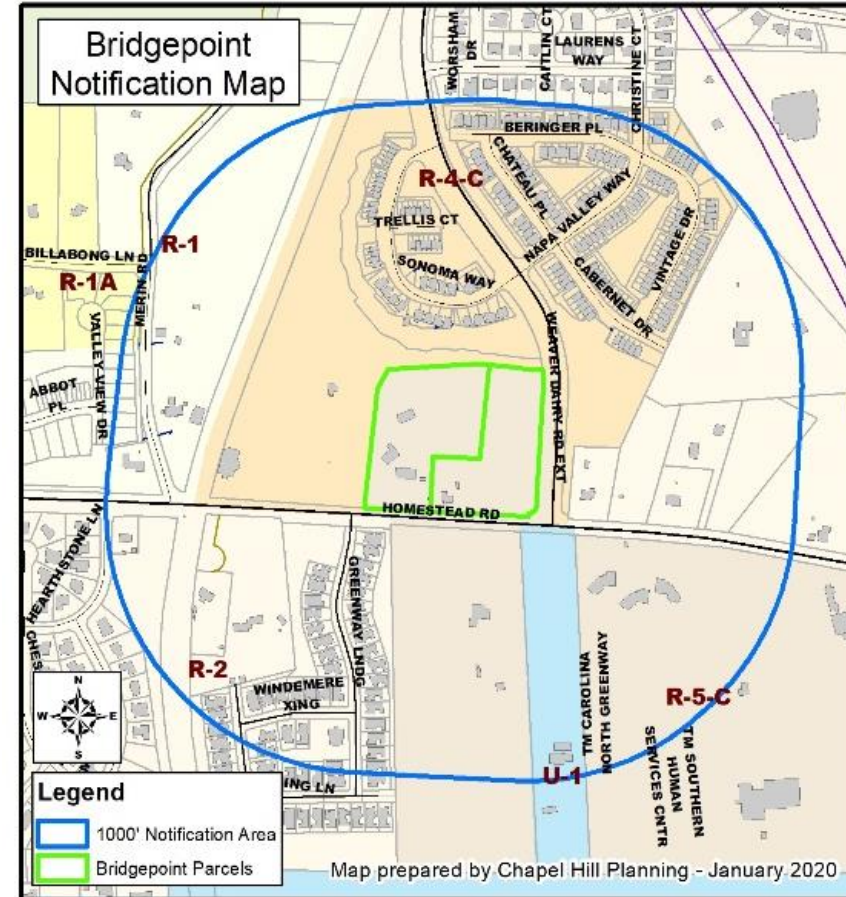
***Continue  
Public  
Hearing:  
Closed  
Hearing on  
11.19.2020  
Council  
Action  
12.9.2020***

## Bridgepoint– Abandon Existing Special Use Permit (SUP)

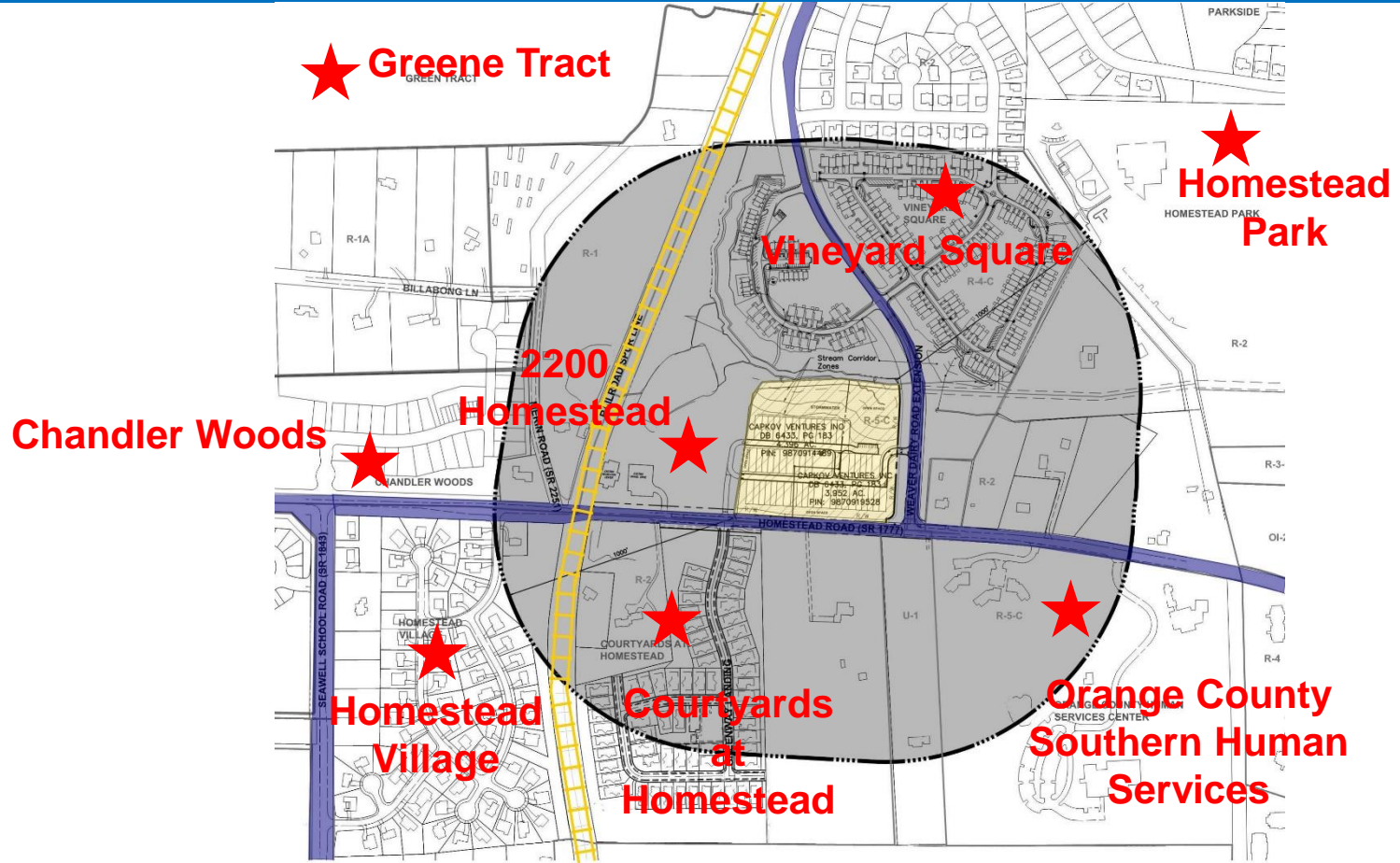
- May 24, 2010: Town Council approved a Special Use Permit (SUP) for commercial and residential development
- Applicant requesting to abandon the existing SUP and replace it with Conditional Zoning District

# 2312 Homestead Rd – Project Summary

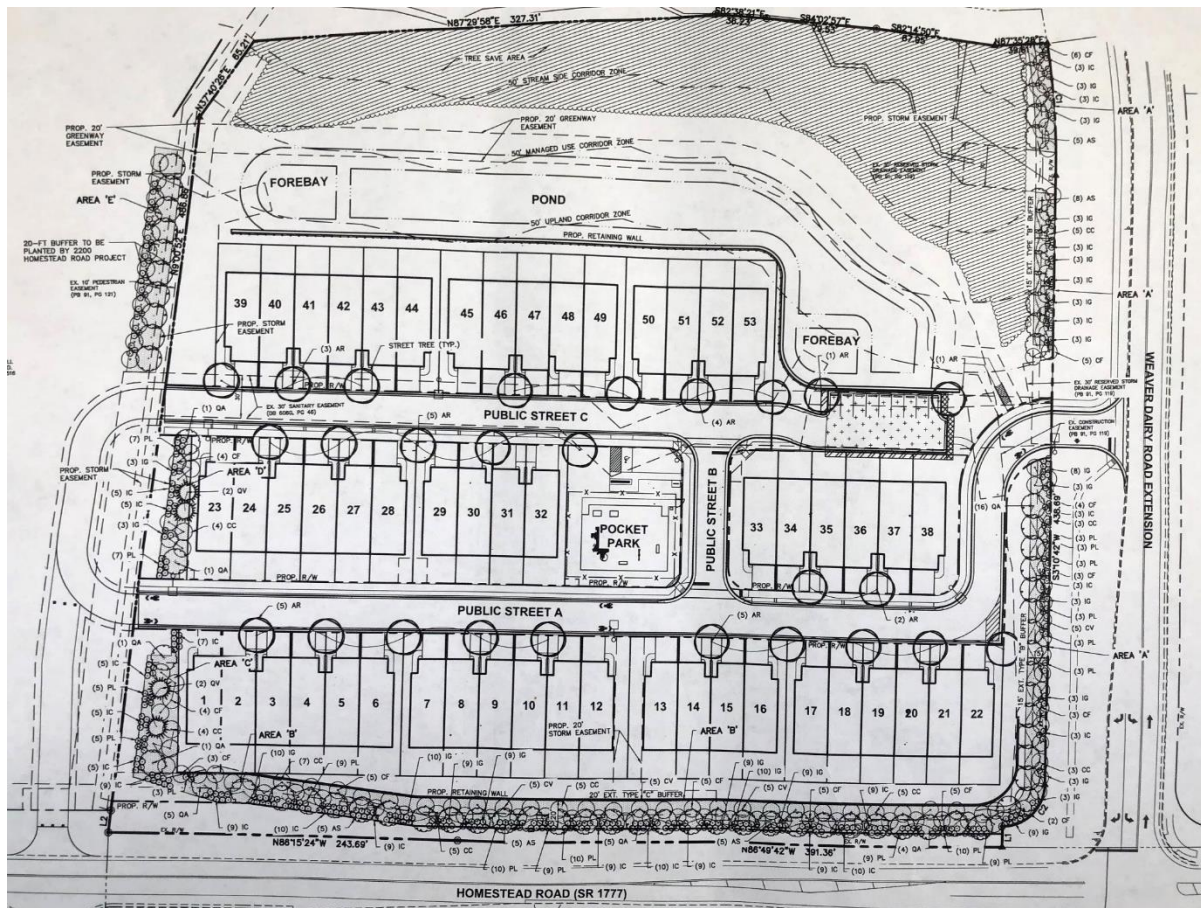
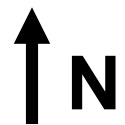
- 9.2-acre site
- Conditional Zoning
  - Currently R-5-C
  - Proposing R-5-CZD
- Relocate two existing dwellings and demolish outbuildings
- Construct 54 townhouses



# 2312 Homestead Rd – Project Location



# 2312 Homestead Rd – Previous Plan



- 53 Units Total

# 2312 Homestead Rd – Revised Plans



N

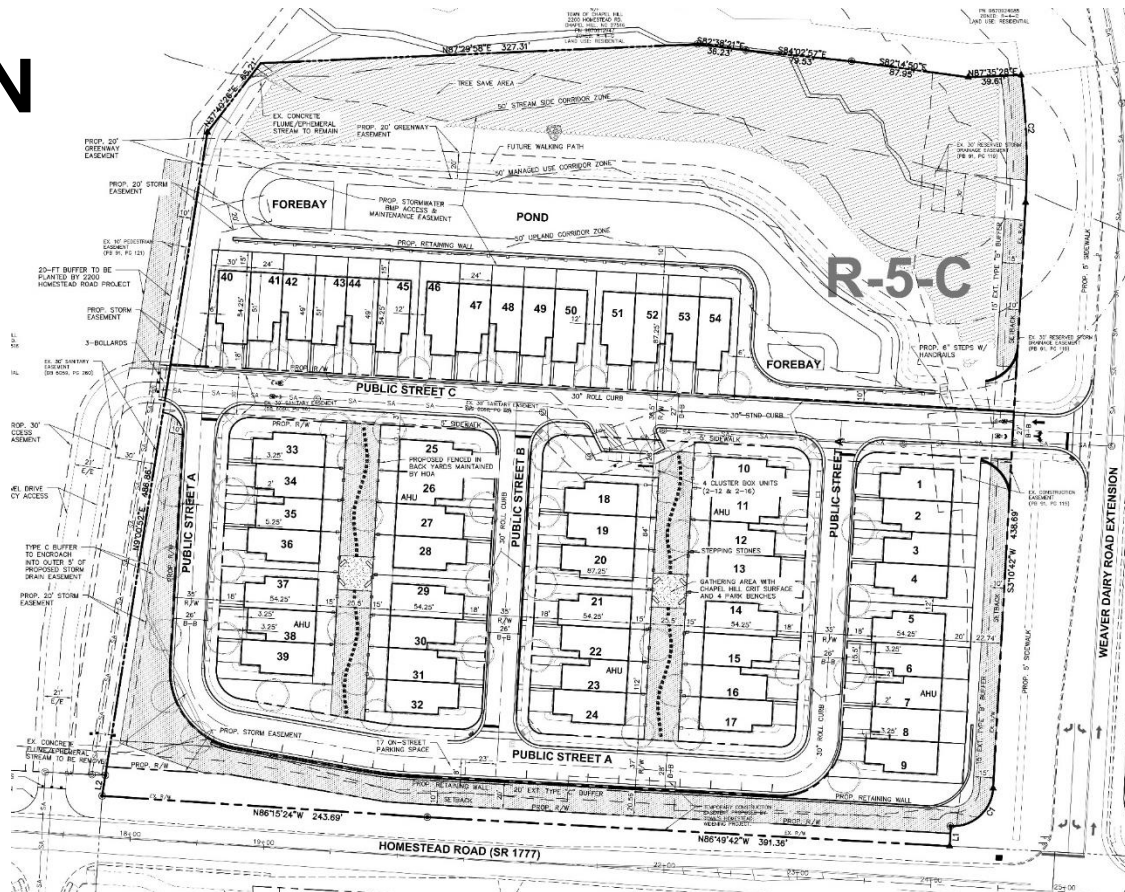


- 54 Units Total
- 26 End Units

1. Neighborhood Green
2. Neighborhood Amenity/Gathering

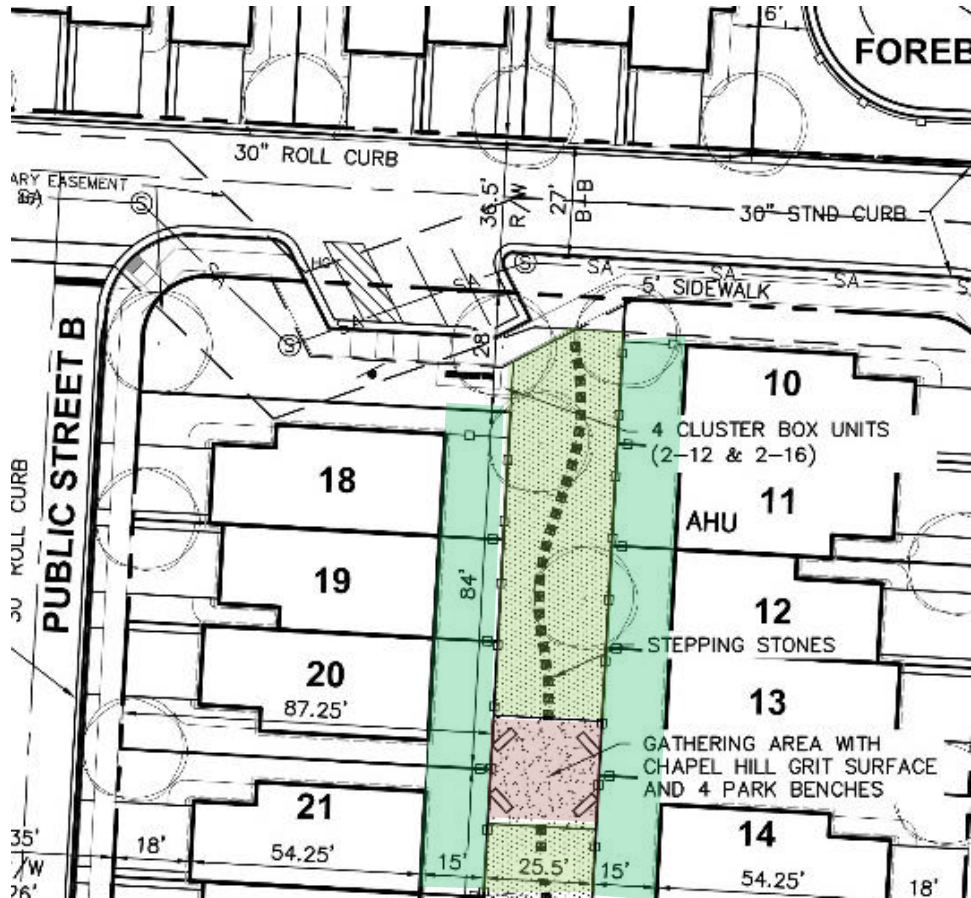


# 2312 Homestead Rd – Revised Plans

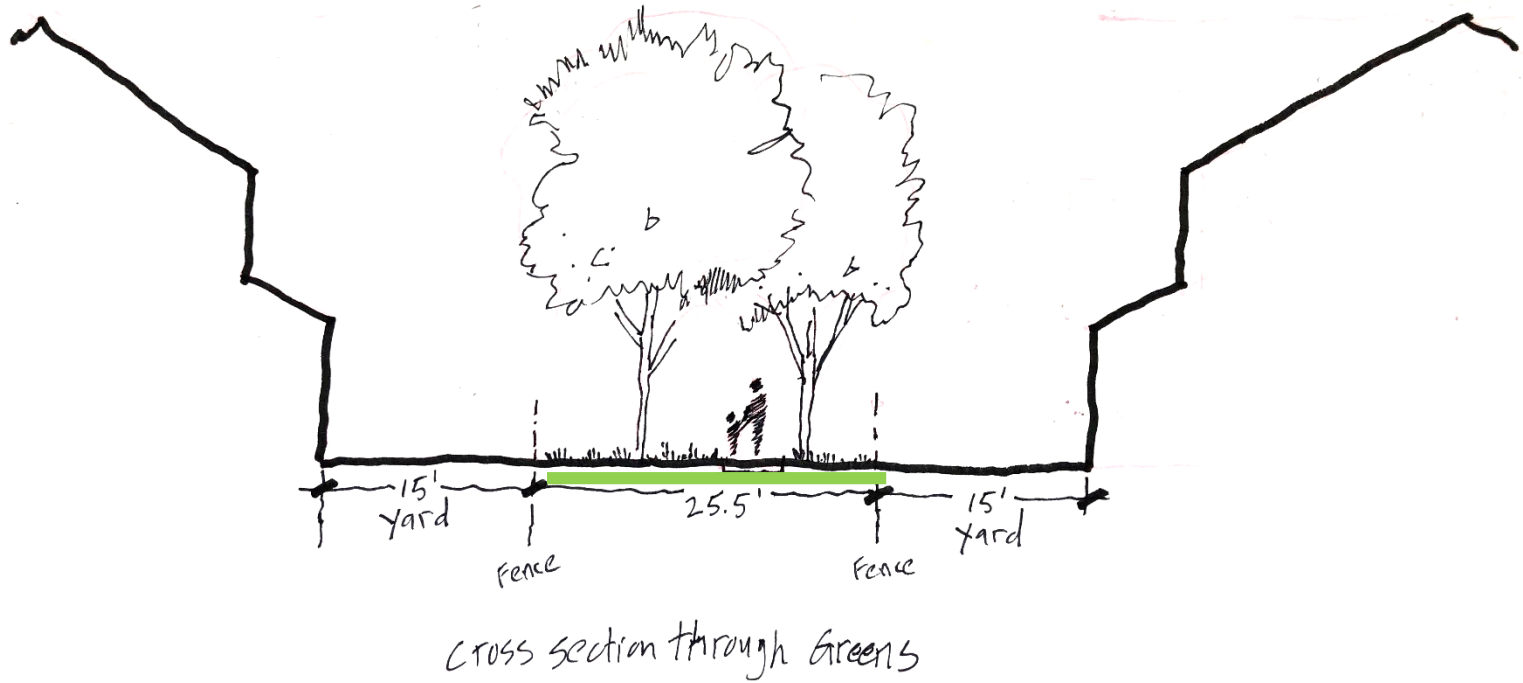


- 54 Units Total, 26 End Units
- Two greens: pathway & gathering area
- Sidewalks on one side of each street
- Mailbox area adjacent to green
- On street parking (17) along Street “A”
- Many three and four unit buildings
- Offset front elevations along streets

# 2312 Homestead Rd – Revised Plans: Neighborhood Green



# 2312 Homestead Rd – Revised Plans: Neighborhood Green



# 2312 Homestead Rd – Revised Plans: Context



Bridgepoint– Updates Since Public Hearing			
	Original Plan:	Revised Plans:	Change:
Units	53	54	+1
Impervious Surface	.385	.414	+0.029
Open Space	3.875 acres	3.704 acres	-0.171 acres
Tree Canopy	94 trees	113 trees	+19 trees
RCD Land Disturbance	58,671 SF	34,959 SF	-23,712 SF
Total Land Disturbance	374,616 SF	358,168 SF	-16,448 SF
Overflow Parking	9 spaces	21 spaces	+12 spaces

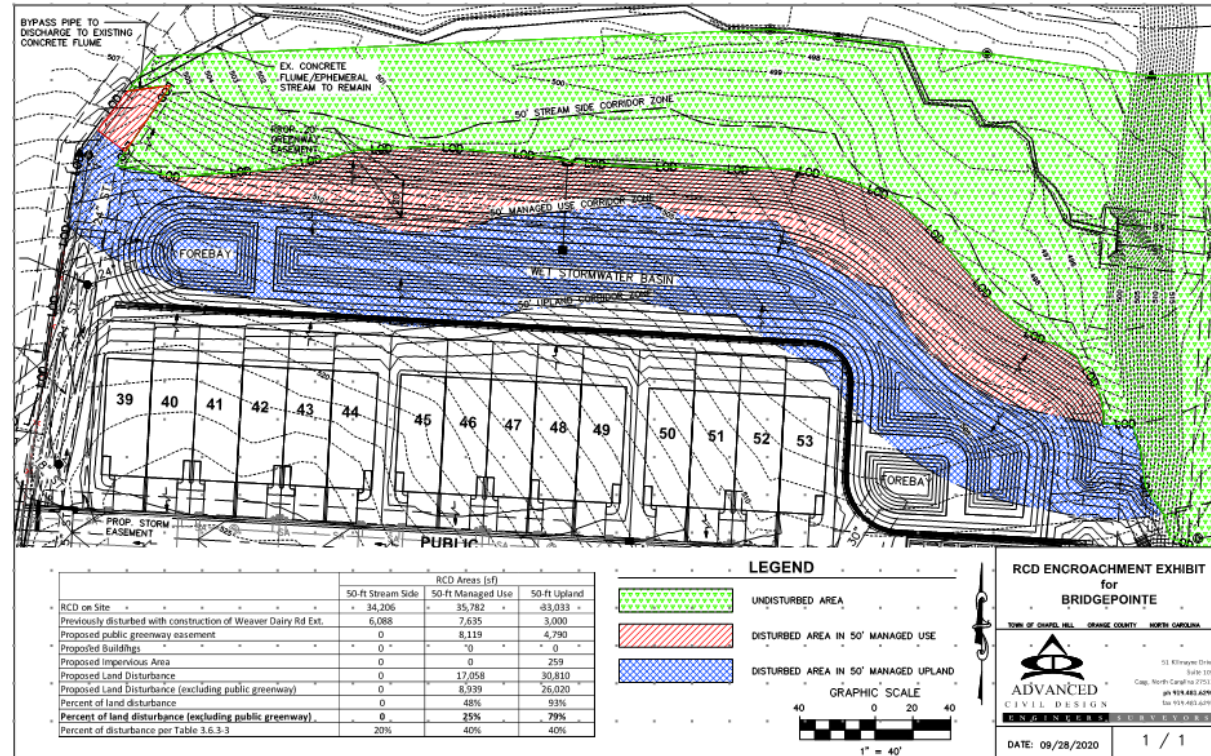
- Reopen the Public Hearing
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2312 Homestead Rd

# 2312 Homestead Rd – Modifications to Regulations

## 1. Section 3.6.3 Land Disturbance in the Resource Conservation District

- Upland and Managed Use Zones limited to 40%
- Proposing 79% disturbance in Upland Zone

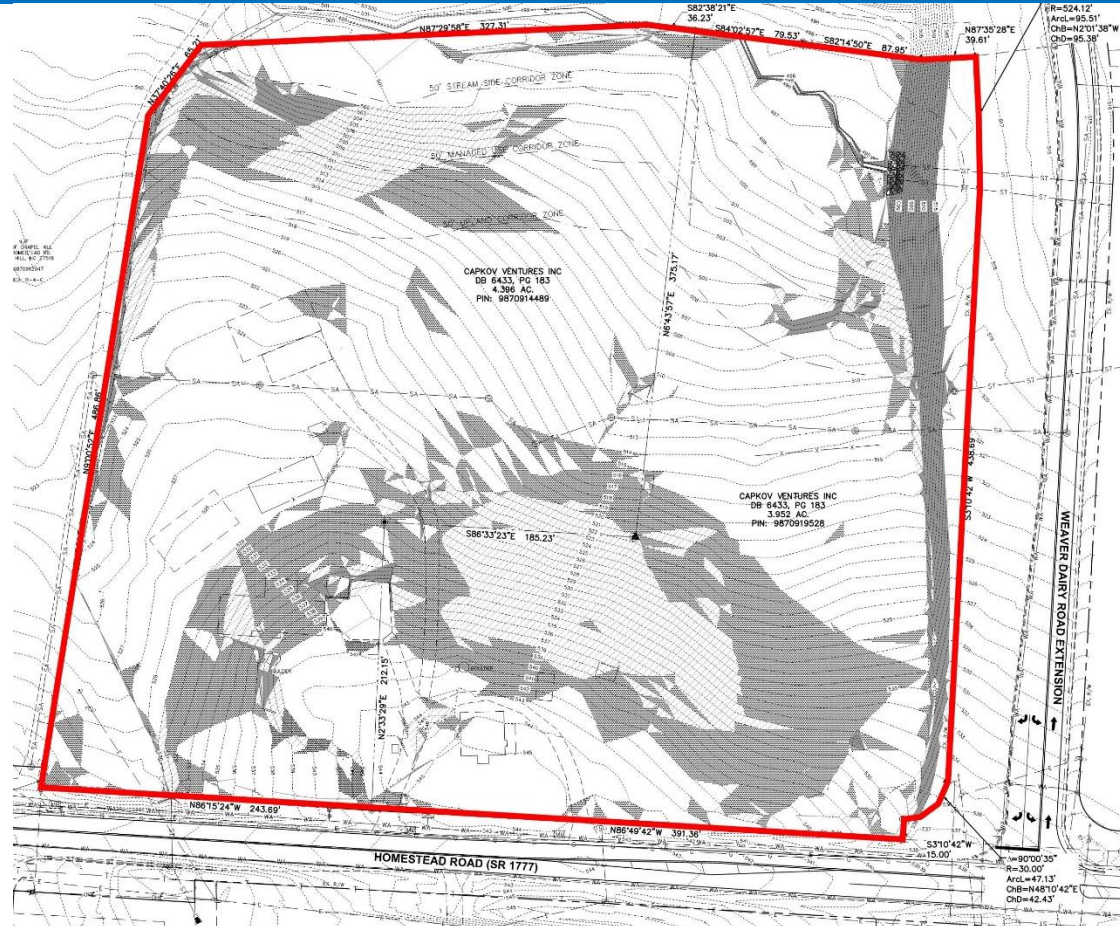




# 2312 Homestead Rd – Modifications to Regulations

## 2. Section 5.3.2 Steep Slopes

- Proposing to exceed 25% of area containing 25% or greater slopes.
- Total disturbed natural slopes 25% or greater is 2,133 SF.



## **3. Section 3.10 Inclusionary Zoning**

- Required to provide 15%
- Proposing 5 units or 10.41%

## **4. Section D103 of the North Carolina Fire Prevention Code**

- Proposing 26 ft. with valley curb and 27 ft. with standard curb adjacent to fire hydrant. Right-of-way width of 35 ft. remains unchanged.

## **5. Section 5.4.6(d) General Performance Criteria for Stormwater Management**

- Proposing to relocate an ephemeral stream

### **Other Considerations**

- Homestead Road Multi-modal project
- Recreation Area Payment-in-Lieu
- Easement for shared access with 2200 Homestead Road Project