

**Presentation to
Mayor and Town Council
Town of Chapel Hill
REZONING REQUEST
Jan. 30, 2019**

Residents of the Courtyards at Homestead

**Concerns about Request for
Zoning Change**

- **Proposed: A high-density 4-story apartment building requiring a major change to Zoning Atlas from R-2 to R-5C on a 15-acre sliver of land**
- **Negative impact on the harmony and quality of life of the neighborhood**
- **Major traffic and safety concerns – to be addressed in the SUP discussion**
- **Does NOT address the need for moderate and affordable rental housing in Chapel Hill**

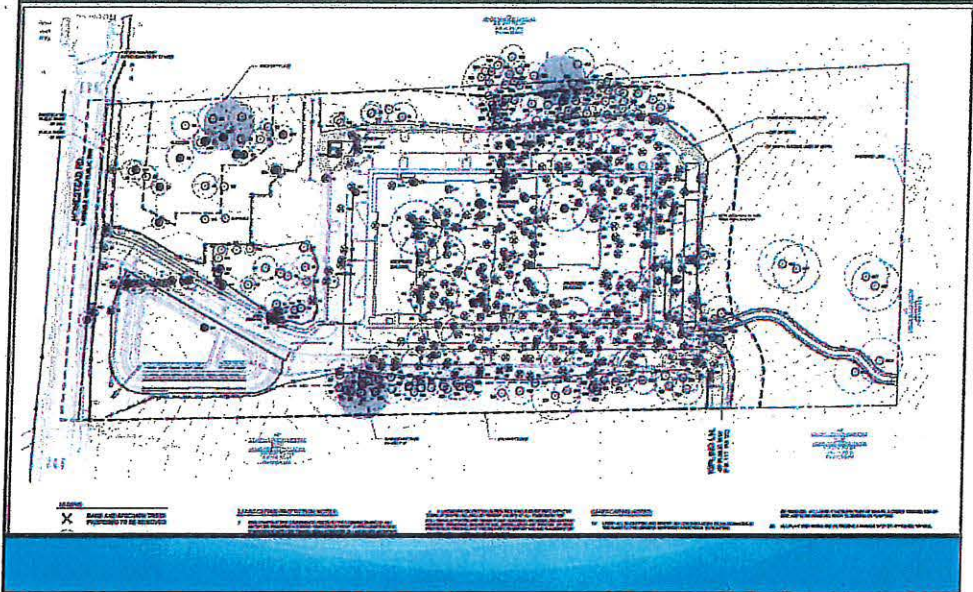
Environmental Impact: Front of Property



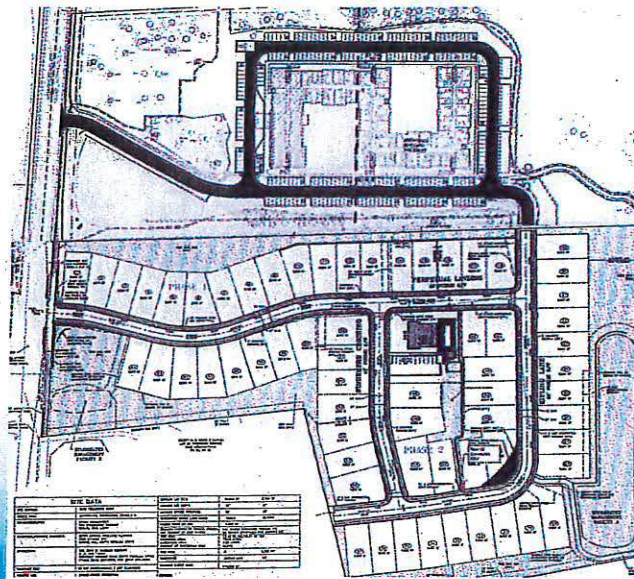
Back of the Wood Property



Most rare and specimen hardwood trees are at the back of the lot and would be removed.



The Problem of Scale



**Courtyards Neighborhood
Backing up to Wood property**



A Four-Story Apartment Building



A four-story apartment building looming over the Courtyards neighborhood!



Conclusions

- **Negative impact** on the character and quality of life of the adjacent neighborhood
- **Breach of trust** on the part of the Council with Vision 2020 to preserve neighborhoods
- Chapel Hill does not need another luxury apartment building with “amenities”
- Does **NOT** meet the need for moderate and affordable senior rental housing
- **There are other options!**