

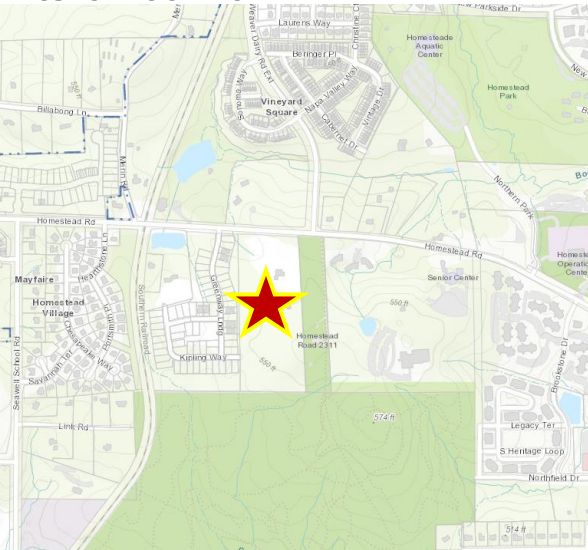
CONCEPT PLAN REPORT



CONCEPT PLAN REVIEW: HOMESTEAD ROAD TRI-POINT, 2217 HOMESTEAD ROAD (PROJECT #21-083)

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Colleen Willger, Director
Judy Johnson, Assistant Director

PROPERTY ADDRESS 2217 Homestead Road	MEETING DATE February 9, 2022	APPLICANT Gurlitz Architecture Group on behalf of GS Homestead LLC
STAFF RECOMMENDATION That the Council adopt the resolution transmitting comments to the applicant regarding the proposed development.		
PROCESS <ul style="list-style-type: none"> The Council will hear the applicant’s presentation, receive comments from the Community Design Commission, Housing Advisory Board, and Stormwater Management Utility Advisory Board, hear public comments, and offer suggestions to the applicant. Because this review is a Concept Plan submittal, statements by individual Council members this evening do not represent an official position or commitment on the part of a Council member with respect to the position they may take when and if the Council considers a formal application. Advisory Board review dates: <ul style="list-style-type: none"> Community Design Commission – December 16, 2021 Housing Advisory Board – December 9, 2021 Stormwater Management Utility Advisory Board – December 15, 2021 	DECISION POINTS <ul style="list-style-type: none"> The site is in the South MLK Jr Blvd Focus Area of the Future Land Use Map (FLUM). The FLUM identifies Townhomes & Residences and Multifamily Residential as some of the primary land uses. 	
PROJECT OVERVIEW This approximately 15.7-acre site is located south of Homestead Road, to the east of Courtyards of Homestead. The site is zoned Residential-5-Conditional Zoning District (R-5-CZD). There are currently a single-family dwelling unit and several outbuildings on the property. The applicant proposes to construct a 100-lot townhome community with 15 percent of the units as affordable. The plan shows a neighborhood green/open spaces. The plan includes street connection to the adjoining Courtyards at Homestead property. The applicant has consulted with the Town’s Urban Designer. The proposed site plan incorporates elements from that consultation.	PROJECT LOCATION 	
ATTACHMENTS	<ol style="list-style-type: none"> Long-Range Plans Evaluation Draft Staff Presentation Resolution A, transmitting comments to the applicant Town’s Urban Designer review Advisory Board recommendations Applicant Materials 	



LONG-RANGE PLANS EVALUATION

Homestead Road Tri-Point

The following report provides an evaluation by Planning staff of the Concept Plan site, based on long-range planning considerations.

PROPERTY ADDRESS 2217 Homestead Road	APPLICANT Gurlitz Architecture Group	CURRENT ZONING DISTRICT Residential-5-Conditional Zoning District (R-5-CZD)
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EXISTING LAND USE Rural Residential	PROPOSED LAND USE Townhomes
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SURROUNDING PROPERTIES – EXISTING LAND USES


Courtyards at Homestead single-family dwelling units and University of North Carolina at Chapel Hill’s Carolina North forest

FUTURE LAND USE MAP (FLUM) FOCUS AREA South MLK Jr Blvd	FLUM SUB-AREA A
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OTHER APPLICABLE ADOPTED PLANS

- | | |
|--|---|
| <input checked="" type="checkbox"/> Mobility and Connectivity Plan | <input checked="" type="checkbox"/> Stormwater Management Master Plan |
| <input checked="" type="checkbox"/> Parks Comprehensive Plan | <input checked="" type="checkbox"/> Climate Action and Response Plan (NEW) |
| <input checked="" type="checkbox"/> Greenways Master Plan | <input type="checkbox"/> West Rosemary Street Development Guide |
| <input checked="" type="checkbox"/> Chapel Hill Bike Plan | <input type="checkbox"/> Central West Small Area Plan |
| <input checked="" type="checkbox"/> Cultural Arts Plan | |

SUMMARY OF PLAN CONSIDERATIONS AFFECTING SITE

Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of Homestead Road Tri-Point is marked with the  symbol.

Future Land Use Map (FLUM)

- The site is in the S MLK Jr Blvd Focus Area, Sub-Area A.
- Multifamily Residential and Townhomes & Residences are listed as some of the appropriate primary land uses.
- Typical height in the Sub-Area is 4-6 stories, and may be anywhere from 48 ft. to 72 ft. tall if the average floor to ceiling height is 12 ft.
- A Proposed Connection extends from the site to the adjoining properties to the east and west.
- No features are shown for Transitional Area, Activated Street Frontages, or Future Parks & Open Space on or adjacent to this site.

Mobility and Connectivity Plan

- The Plan does propose multi-use facilities on Homestead Road.
- Future *Bus Rapid Transit (BRT) stations* are located near the site. The applicant should **coordinate with Chapel Hill Transit** for the latest information on BRT design, station locations and any potential connections.

Parks Comprehensive Plan

- The site is near Homestead Park and falls within its Community Park Service Area / Neighborhood Park Service Area.
- No additional Neighborhood Parks or Community Parks are proposed in the vicinity of the site.

Greenways Master Plan

The Plan proposes multi-use facilities along Homestead Road adjacent to this site.

Chapel Hill Bike Plan

- Mapping of future bike facilities is governed by the Mobility and Connectivity Plan. The Bike Plan provides some additional detail on facility design.

Cultural Arts Plan

- The Plan does not identify any opportunities for integrating public art on or adjacent to this site.

Stormwater Management Master Plan

- The site is in the Booker Headwaters Subwatershed (BL6). The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

Climate Action and Response Plan (NEW)

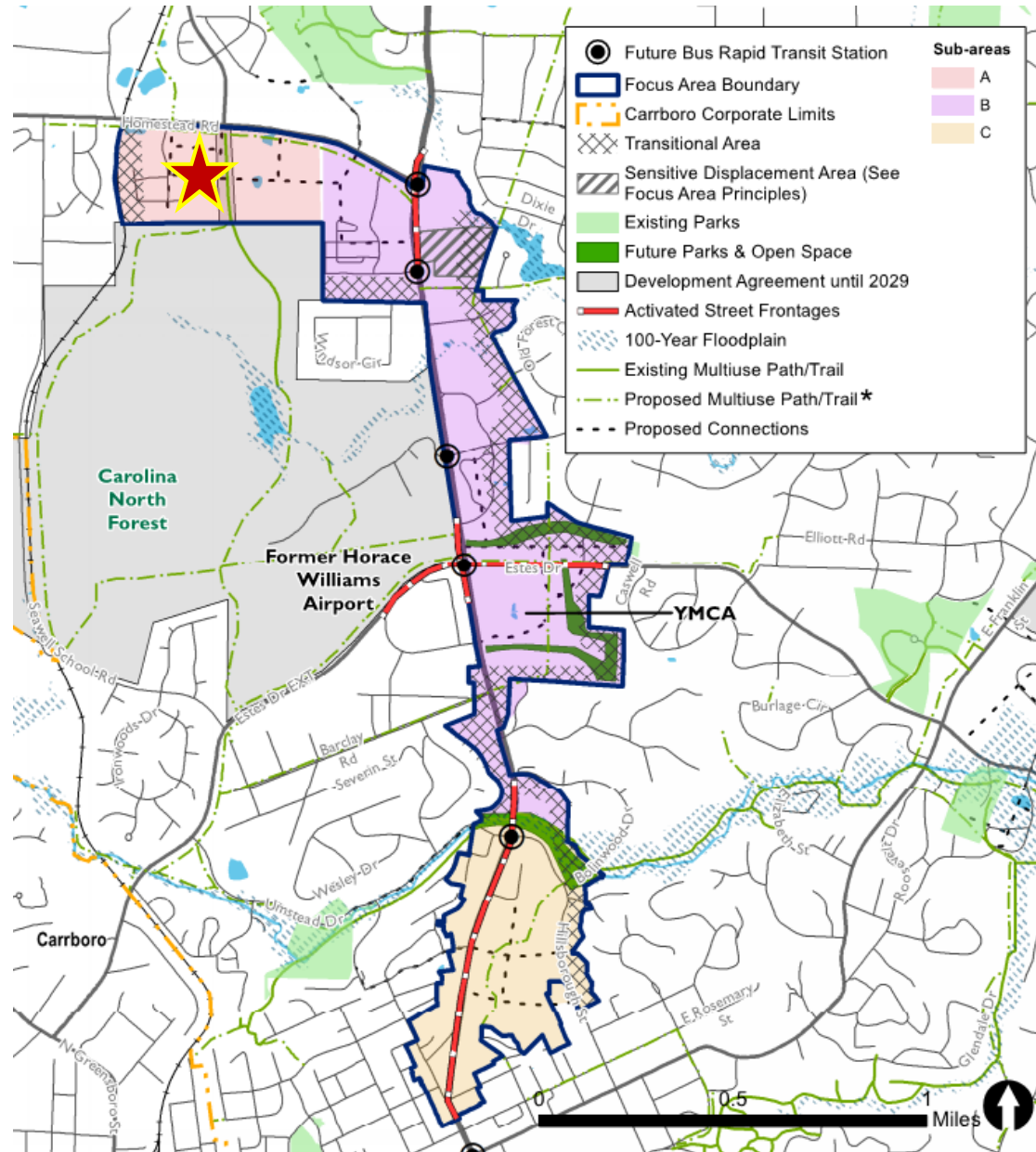
(Note: no map excerpt provided, as the Plan is generally text-based)

- Developing the site in accordance with the Future Land Use Map would contribute to the following Plan actions:
 - Create walkable, bikeable, transit-served neighborhoods
 - Increase bicycling, walking, and transit use
- Conditions for development could contribute to the other actions in the plan such as:
 - Net-zero emissions for new construction
 - Create a town-wide EV charging station network
 - Protect water quality, natural, and agricultural resources
 - Enhance green infrastructure

CONCEPT PLAN REPORT – LONG RANGE PLANS EVALUATION

Homestead Tri-Pointe, 2217 Homestead Road

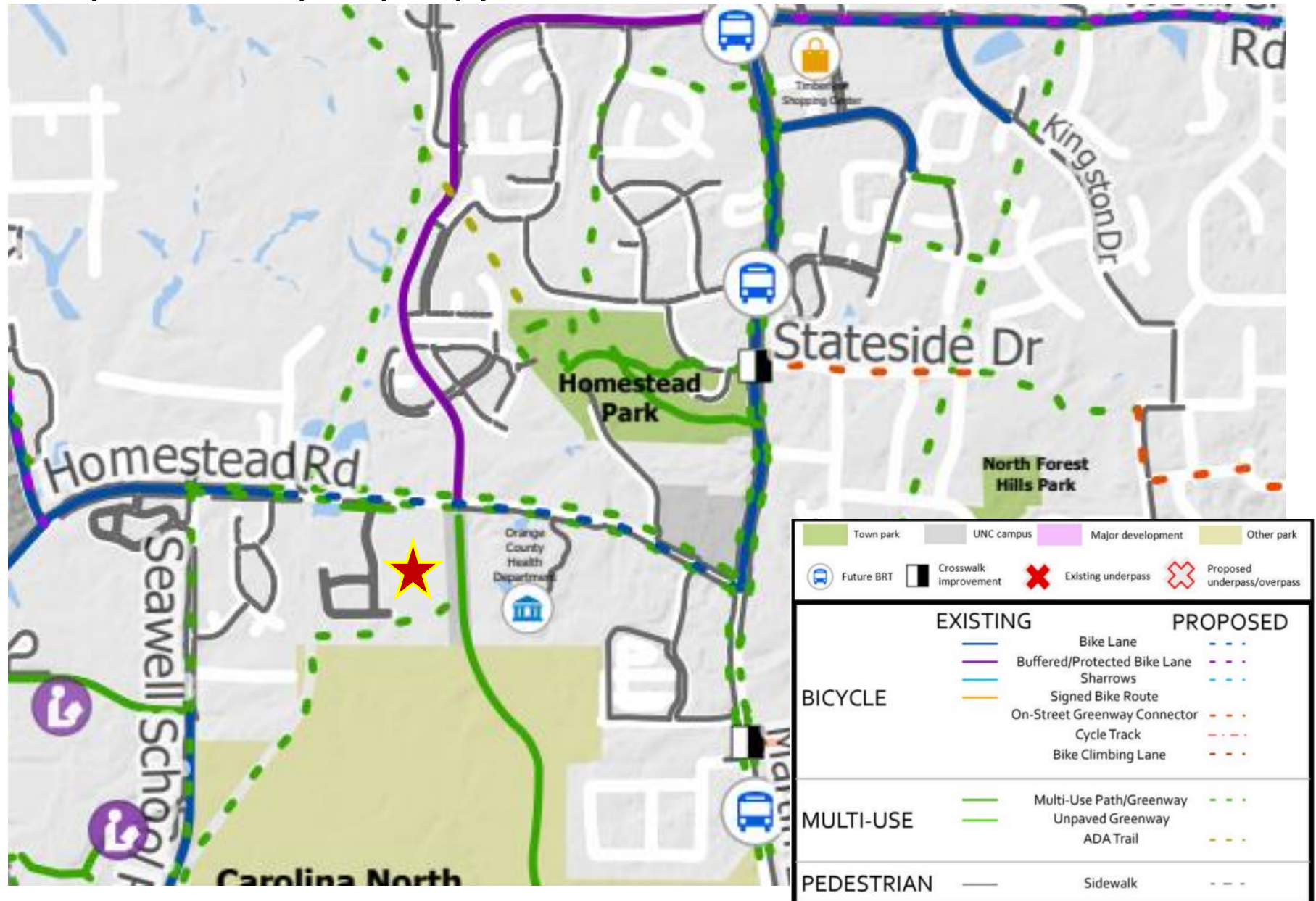
Future Land Use Map (Excerpt)



CONCEPT PLAN REPORT – LONG RANGE PLANS EVALUATION

Homestead Tri-Pointe, 2217 Homestead Road

Mobility and Connectivity Plan (Excerpt)



CONCEPT PLAN REPORT – LONG RANGE PLANS EVALUATION

Homestead Tri-Pointe, 2217 Homestead Road

Parks Comprehensive Plan (Excerpt)

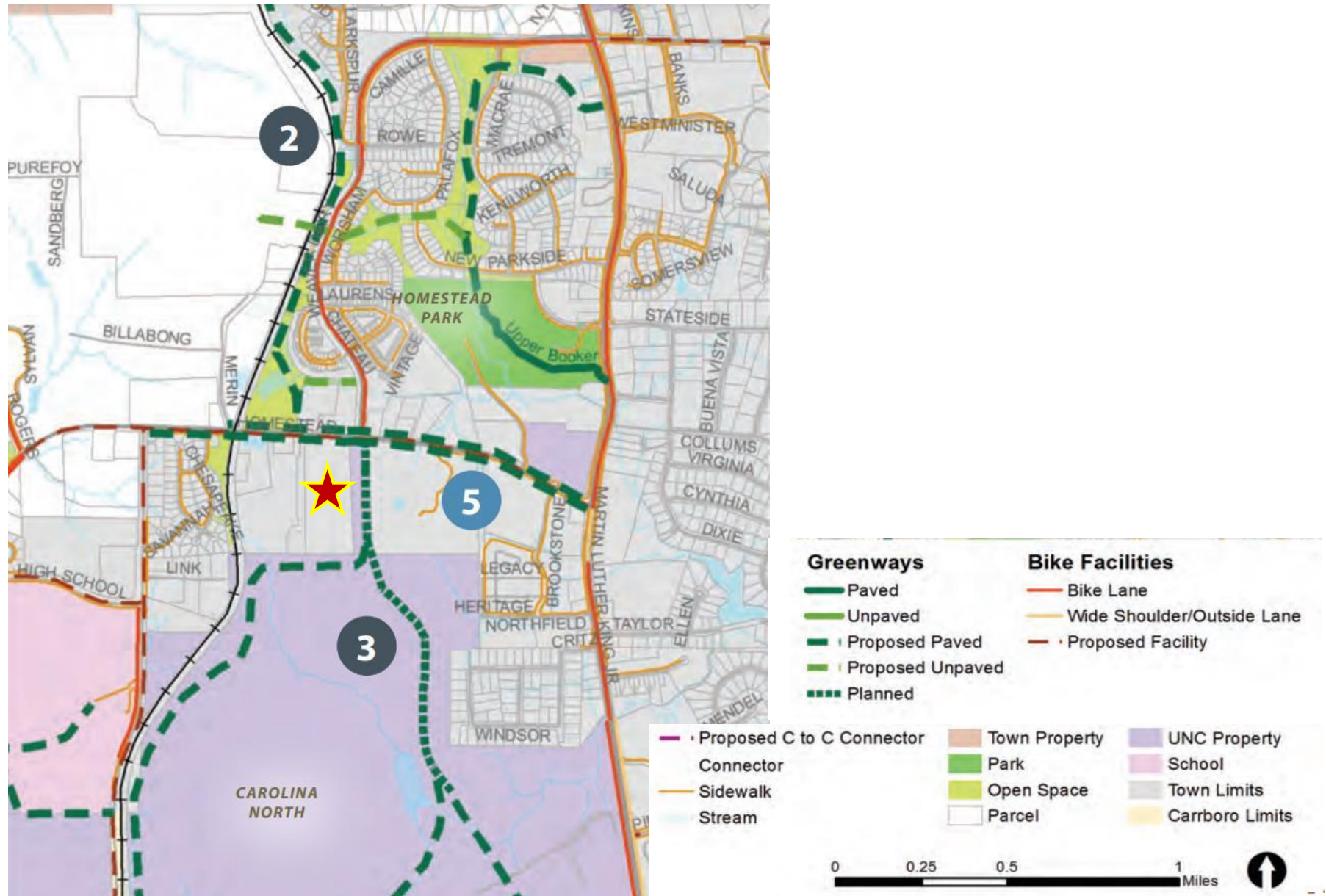


Legend		COMMUNITY PARK FACILITIES (Community Park Serving as Neighborhood Park)	
	Neighborhood Park	1	HOMESTEAD PARK
	Service Radius 1/2 Mile	2	CEDAR FALLS PARK
	Community Park Serving as Neighborhood Park	3	COMMUNITY CENTER PARK
	Proposed Neighborhood Park 1/2 Mile radius	4	SOUTHERN COMMUNITY PARK
	Community Park	NEIGHBORHOOD PARK FACILITIES	
	Service Radius 1.5 Mile	5	NORTH FOREST HILLS PARK
	Proposed Community Park 1.5 Mile radius	6	PRITCHARD PARK
	Chapel Hill Town Limits	7	EPHESUS PARK
		8	UMSTEAD PARK
		9	HARGRAVES PARK
		10	OAKWOOD PARK
		11	MEADOWMONT PARK

CONCEPT PLAN REPORT – LONG RANGE PLANS EVALUATION

Homestead Tri-Pointe, 2217 Homestead Road

Greenways Master Plan (Excerpt)



CONCEPT PLAN REPORT – LONG RANGE PLANS EVALUATION

Homestead Tri-Pointe, 2217 Homestead Road

Cultural Arts Plan (Excerpt)



Legend

Opportunities for Integrating Public Art into Town Master Plans & Action Plans

- Gateway
- Node of Intersecting Plans
- ▬ Shared Improvement Corridor
- ▬ Entranceway or Major Cross-Connector

Future Non-Street Pedestrian and Transit Facilities

- ▬ Future Nature Trail
- ▬ Proposed Paved Greenway
- ▬ TTA Rail Corridor (Adapted 9-14-05)

Town Public Art: Existing or Funded

- Existing Public Art
- ▲ Funded & Planned Public Art

Public Lands & Town Boundaries

- Town Owned Land
- UNC Owned Land
- ▭ Chapel Hill Town Limits
- ▬ Chapel Hill Urban Services Boundary



Stormwater Management Master Plan (Excerpt)

