

TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

RECOMMENDATION FOR CONDITIONAL ZONING DISTRICT AT 2217 HOMESTEAD ROAD

November 22, 2022

Recommendation to Council: Approval Approval with Conditions/Considerations
Denial Motion was Defeated

Motion: Noah Upchurch made a motion, seconded by Heather Brutz, to recommend that the Council approve the conditional zoning district application for the property located at 2217 Homestead Road with the conditions listed below:

Vote: 8-0

Aye: Heather Brutz, Nikki Abija, Stephen Bevington, Mary Breeden, Brian Hageman, Katie Huge, Denise Matthews, and Noah Upchurch

Nay:

Conditions:

- That the proposed connection to Kipling Lane be an emergency-only option for motor vehicles in both directions.
- That the connection be open and made accessible and welcoming for bicycles, pedestrians, and people with mobility devices in both directions.
- That safe access be provided across Homestead Road to support access to bus stops.
- That additional public bicycle parking be added in gathering spaces, including near the trail connection.
- That the development provide conduit to at least 20% of the guest parking spaces.

HOUSING ADVISORY BOARD

The charge of the Housing Advisory Board is to assist the Chapel Hill Town Council in promoting and developing a full spectrum of housing opportunities that meet the needs of the Chapel Hill community.

RECOMMENDATION TRI-POINTE HOMES 2217 HOMESTEAD ROAD

Recommendation: Approval Approval with Conditions Denial

Motion: A motion was made by Dowling, seconded by Hoole, that the Tri Pointe Homes - 2217 Homestead Conditional Zoning Application be recommended for approval by the Town Council.

Vote: 7-0

Ayes: Sue Hunter (Chair), Robert Dowling, Anne Hoole, Rex Mercer,
Dustin Mills, Brandon Morande, Anthony Williams

Nays:

Additional Comments:

Prepared by: Emily Holt, Staff

COMMUNITY DESIGN COMMISSION

The charge of the Community Design Commission is to assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.

RECOMMENDATION FOR CONDITIONAL ZONING AT 2217 Homestead Road

November 17, 2022

Recommendation: Approval Approval with Conditions Denial

Motion: Susan Lyons moved and Megan Patnaik seconded a motion to recommend that Council approve the Conditional Zoning request for Tri Pointe Townhomes at 2217 Homestead Road, with the following conditions noted.

1. That prior to Final Plans approval, the Community Design Commission provide a courtesy review of the building elevations.

Vote: 5-0

Yeas: Ted Hoskins
Scott Levitan
Susan Lyons
Megan Patnaik
John Weis

Nays: None

ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

The charge of the environmental stewardship advisory board will be to assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.

RECOMMENDATION FOR A CONDITIONAL ZONING DISTRICT FOR 2217 HOMESTEAD ROAD

December 13, 2022

Recommendation to Council: Approval Approval with Conditions/Considerations
Denial Motion was Defeated

Motion: Stefan Klakovich moved and Lucy Vanderkamp seconded a motion to recommend that the Council approve the conditional zoning district application for the property located at 2217 Homestead Road if the following conditions and special considerations are met:

Vote: 5-0

Aye: Chair Tom Henkel, Marirosa Molina, Judy Gaitens-Arneson, Stefan Klakovich, Lucy Vanderkamp

Nay:

Conditions:

- All trees and plantings should be native
- To the greatest extent possible, preserve the mature trees that currently exist along the western buffer

Special Considerations:

- Allow existing trail along Kipling Drive per UNC's wishes
- Mr. Derek Ross' letter to the Environmental Stewardship Advisory Board (attached)

Prepared by: Tom Henkel, Chair, Environmental Stewardship Advisory Board
Anthony Henage, Vice-Chair, Environmental Stewardship Advisory Board
John Richardson, Community Sustainability Manager, Staff Liaison to ESAB

Attachment 1: Letter Presented to the ESAB by Mr. Derek Ross

Environmental Stewardship Advisory Board: 2217 Homestead Rd Review

Comments and Questions from the Courtyards at Homestead Residents

As residents next door to 2217 Homestead Road, we welcome new neighbors. As you conduct your review, we want to ensure you are aware of concerns specific to this proposal.

Topography:

The 2217 plot is one of the highest points in Chapel Hill, and the immediate subsurface is rocky (Bridgepoint, immediately across from 2217, has had significant issues with rock on the site and with large rocks situated on the edge of Homestead Road.)

2217 slopes down quite steeply east to west, and this has proven to be a significant flooding issue for the Courtyards Community from its inception. Town staff have worked to mitigate this issue, but residents continued to have flooding issues, which required them to provide new drainage channels for each residence that backed onto 2217. To this day we have residents who fear flooding surges.

Stormwater:

- 1) The grading plan for the 2217 shows that a section of the land on either side of the Tree Preservation Area (TPA) on the western boundary will be graded higher which would make the stormwater runoff path to the Courtyards even steeper, and the water would flow much faster and more powerfully into the Courtyards.
- 2) Erosion: The site plan shows a very steep slope right at the edge of the Tree Preservation Area (TPA) halfway up the western edge of the plot. We are concerned about erosion at this point and subsequent tree damage in this TPA. Possible mitigation strategies could be creating more space here by moving houses slightly away from the TPA or some form of restraining wall at the edge of the TPA.
- 3) Flooding of Kipling Lane and Capacity Concerns of Courtyards Pond. The 2217 land slopes down toward Kipling Lane Extension, shunting runoff down the steep slope of the paved road. A stormwater grate situated at the north edge of Kipling Lane could catch water before it floods over the street. Water flowing down Kipling Lane would dump into the Courtyards retention pond, which town staff tell us is already at full capacity.

Buffer:

1) The applicant claims that a buffer is not required between the two properties. The plan shows 3 types of trees and bushes along the common boundary.

Does this meet town ordinance?

We would like the inclusion of these trees and bushes to be a condition of approval

Tree Protection:

1) Some large mature trees straddle the property boundary between 2217 and the Courtyards. These are a resource that took decades to grow. Grading up to the property line will damage the roots on the 2217 side and likely kill the trees.

Proposal: We request that these trees and their roots are provided several feet of additional protection as a condition of your approval.

Derek Ross, on behalf of the Courtyards at Homestead