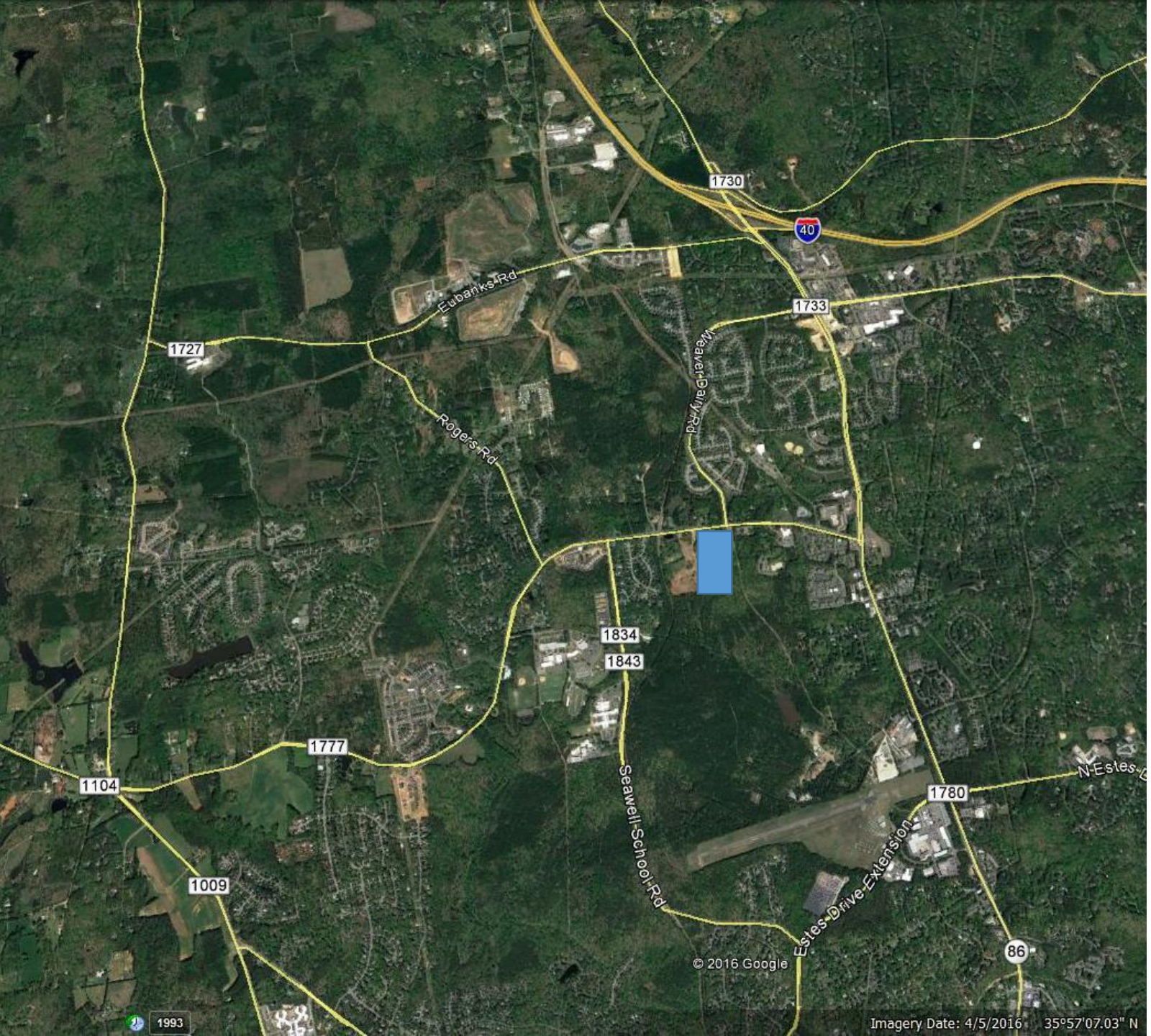


Independent Senior Housing

Town Of Chapel Hill
Town Council

January 30, 2019



Re-Zoning Request

1. Project Overview
2. Rezoning Comments
3. Inclusionary Zoning

Special Use Permit

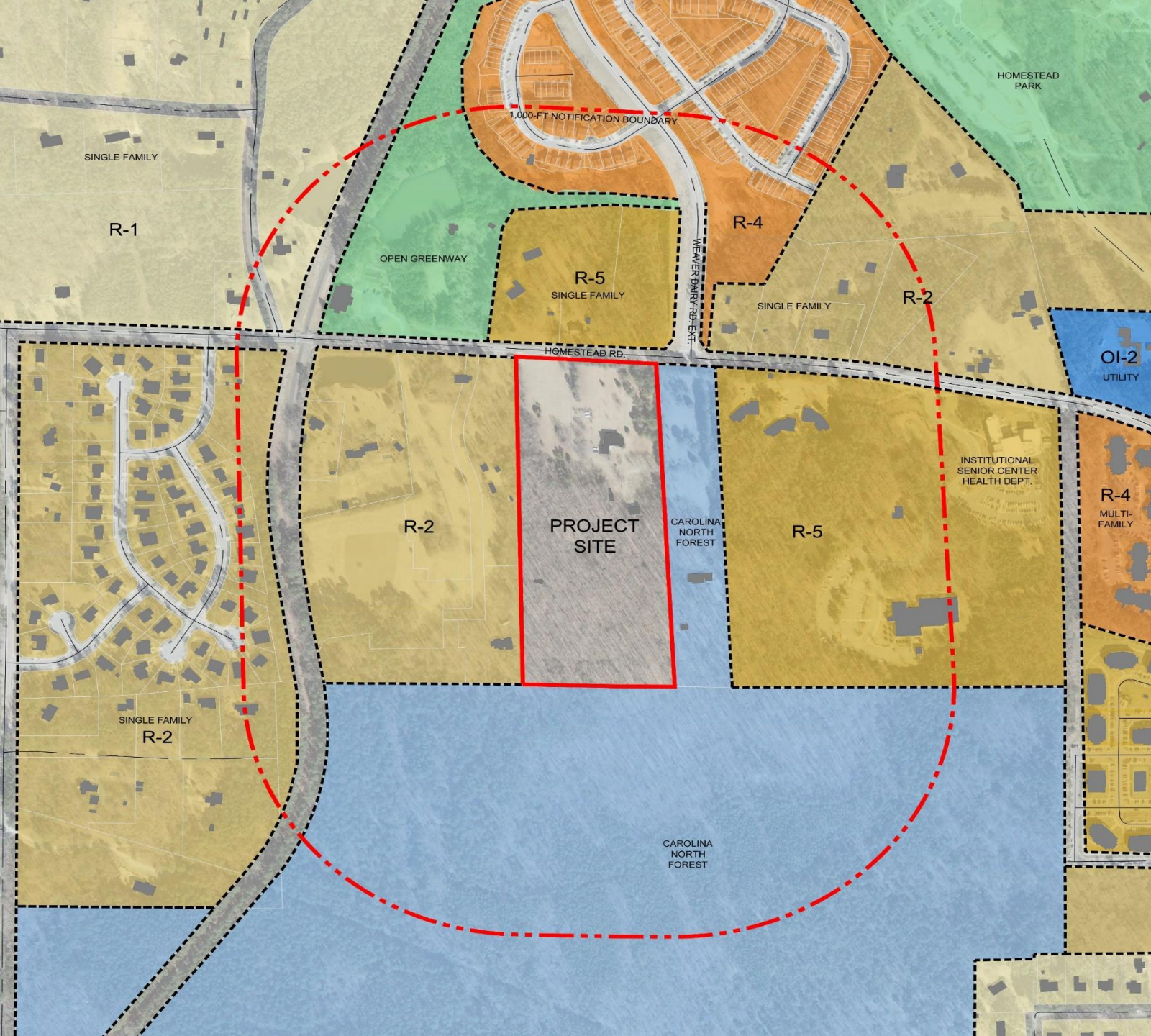
4. Transportation
5. Site Layout and Buffering
6. Stormwater
7. Recreation



Surrounding Uses

Surrounding Densities

**Independent
Senior
Housing**



Project site surrounded by current R-5 and R-2 zoning.

Adjacent to UNC Carolina North Entry

Across Homestead Road from proposed mixed use project

Retirement – Senior Living – residential as adjoining neighbor

R-5 Zoning Proposed – Age Restricted Apartments

Independent Senior Housing



Existing Features

Mostly Hardwood Tree Cover

Open Area at Existing Dwelling

Pine buffer with Greenway Entry

Independent Senior Housing

Rezoning Request

**Independent
Senior
Housing**

1. Project Overview

198 Age Restricted Rental Apartments

Amenities and Design for a specific demographic

Community need for rental housing for this population segment

Allows aging in place - social network – contributions to the community

Allows Chapel Hill to maintain a diversity of ages and income levels through moderately priced rental housing

Not health related 55+ housing

**Independent
Senior
Housing**

1. Project Overview

Reduced impact on traffic generation - HNTB TIA

Zoned R-2 4units/Acre = 60 single family – ITE Rate .99 = Base 59.4

Zoned R-5 12units/Acre = 190 Senior Housing – ITE Rate .26 = Base 49.4

OVERALL 16% REDUCTION IN TRIPS GENERATED

Limited or no impact on school system

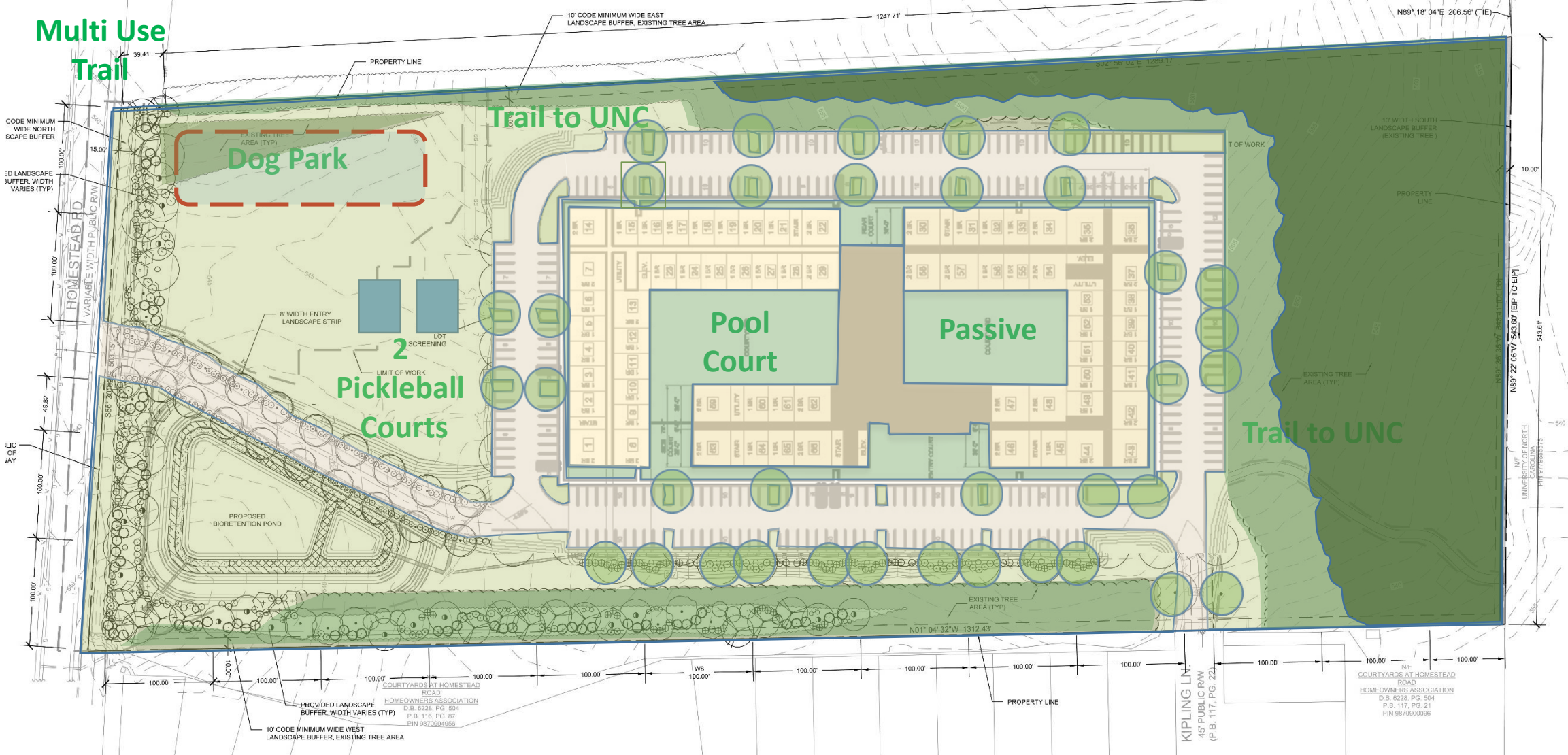
Sustainable tax base

Increases in-town economic development – promotes local purchasing

Provides 16 -20 on-site new jobs

**Independent
Senior
Housing**

**Independent
Senior
Housing**



Multi Use Trail

Trail to UNC

Dog Park

2 Pickleball Courts

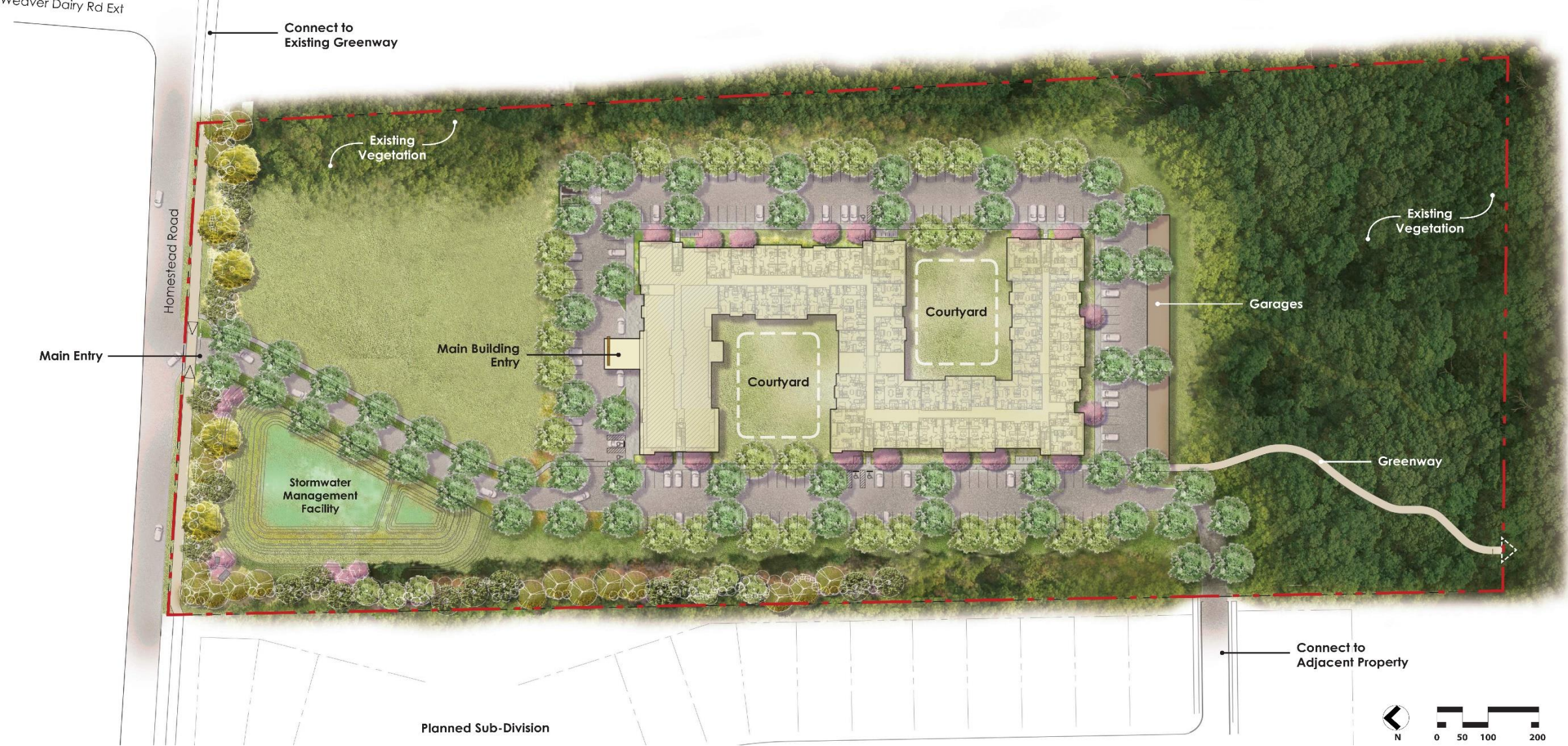
Pool Court

Passive

Trail to UNC

198 Age Restricted Apartments – 3 stories

Independent Senior Housing



198 Age Restricted Apartments – 4 stories

Independent Senior Housing

A north arrow pointing upwards and a scale bar with markings at 0, 50, 100, and 200 units.

2. Rezoning Comments

1. **2020 Land Use Plan** designation call for residential uses on this site.
2. The **concurrent SUP** will establish standards that address any impacts on surrounding properties.
3. The proposed zoning is **harmonious with the zoning of surrounding properties.**
4. The property is located at the intersection of Homestead Road and Weaver Dairy Extension. Properties on **two of the other corners of this intersection are currently zoned R-5-C**, similar to the proposed zoning designation for this project.

**Independent
Senior
Housing**

2. Rezoning Comments

5. No significant **environmental constraints** have been identified that would suggest less intense development.
 6. The location allows future development to take advantage of investment in an **expanded transportation network** including sidewalks, greenways, bike paths, streets, and transit, all of which could support more intense use.
 7. The Future Focus Area designation, recent and proposed development nearby, and Town infrastructure projects nearby suggest changing conditions in the area.
 8. The development achieves various purposes of the Comprehensive Plan increasing the **diversity of housing types, promoting connectivity**, and sustaining healthy neighborhoods.
- Independent
Senior
Housing**

3. Inclusionary Zoning

“This section promotes the public health, safety and welfare of the town by promoting housing of high quality located in neighborhoods throughout the community for households of a variety of income levels, **ages and sizes in order to meet the Town’s goal of preserving and promoting a **culturally** and economically **diverse population** in our community.”**

Chapel Hill Land Use Management Ordinance
3.10 – **Inclusionary Zoning**
Purpose Statement

**Independent
Senior
Housing**

Independent Senior Housing

Scale Visualization

02-13-2019



**Independent
Senior
Housing**

DATA SOURCES

Survey Data: Stewart Survey

GIS Data: USGS, Orange County

Geo-referenced Aerial Photography
NC OneMap, Satellite Imagery

Design Drawings

VISUALIZATION SOFTWARE

AutoCAD: 2D and 3D Drawings

Sketchup Pro and Lumion 3D: 3D
Digital Modeling

FINAL GRAPHIC

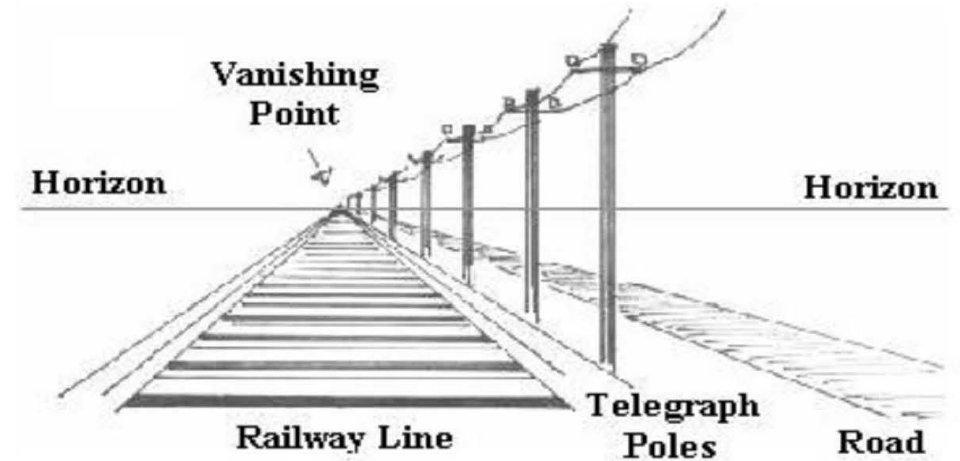
2D and 3D Graphics

Visualization Process

INDEPENDENT SENIOR HOUSING

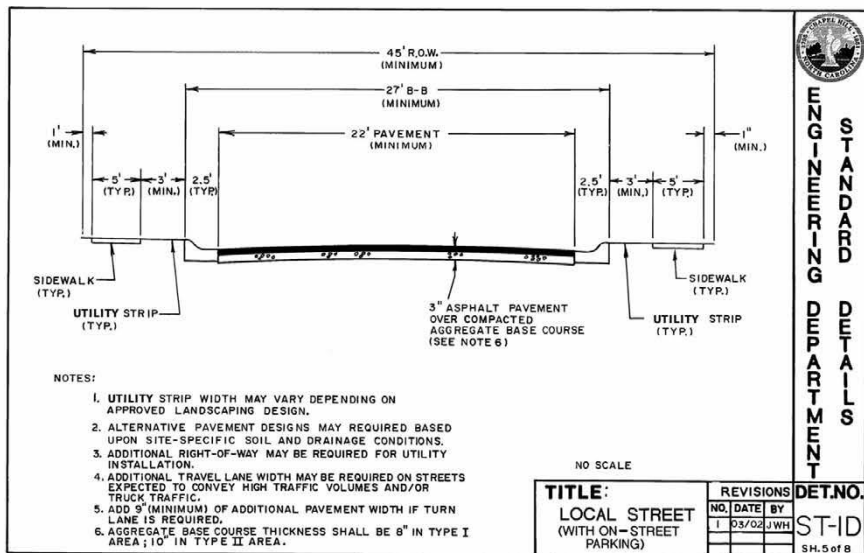


Photo Credit – HC Sorensen Middelgrundten Wind Turbine Cooperative



Vanishing Point and Scale in Perspectives

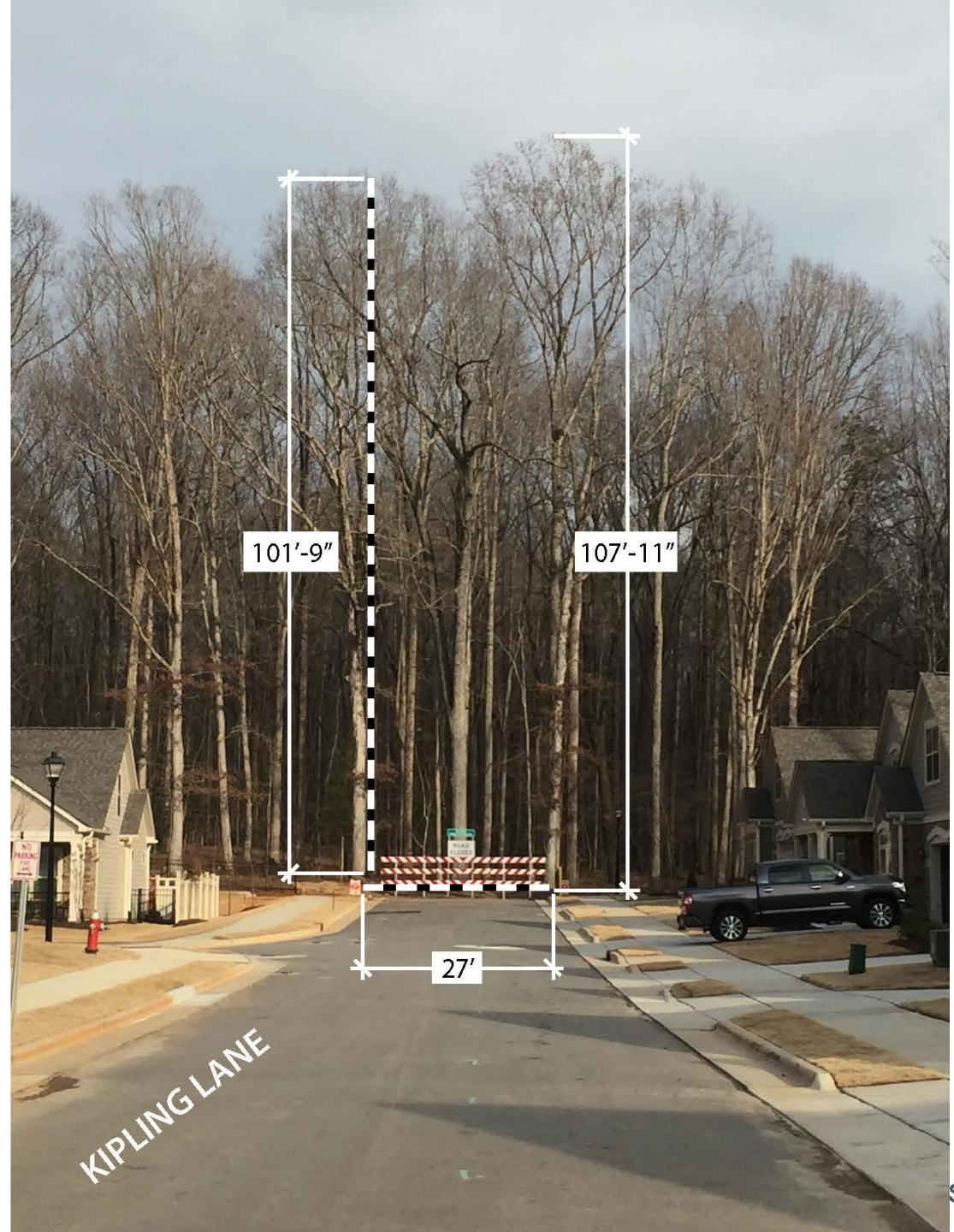
INDEPENDENT SENIOR HOUSING



ROADWAY SECTION

Kipling Lane

INDEPENDENT SENIOR HOUSING



KIPLING LANE





3D Model of Topography, Neighborhood and adjoining Forest

INDEPENDENT SENIOR HOUSING

02 / 13 / 2019



STEWART



Existing View from Neighborhood

INDEPENDENT SENIOR HOUSING

02 / 13 / 2019



STEWART



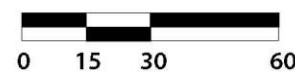
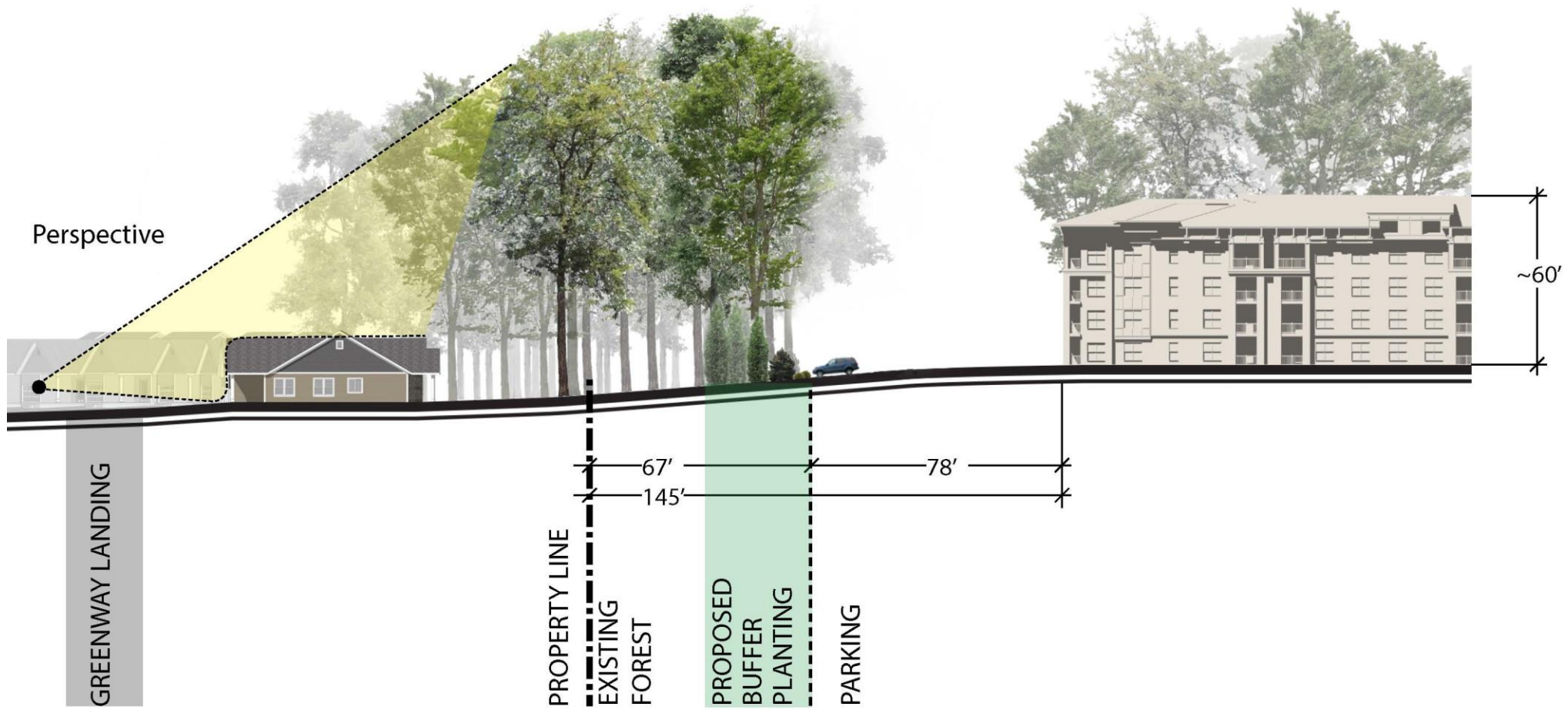
Existing Neighborhood with Proposed Building

INDEPENDENT SENIOR HOUSING

02 / 13 / 2019



STEWART



Site Cross Section
INDEPENDENT SENIOR HOUSING



Scale Comparison

INDEPENDENT SENIOR HOUSING

02 / 13 / 2019



STEWART



Existing Neighborhood with Proposed Building

INDEPENDENT SENIOR HOUSING



Perspective from Homestead Rd.

INDEPENDENT SENIOR HOUSING



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Housing**



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Housing**

Special Use Permit

**Independent
Senior
Housing**

NOTES: 1. ALL DIMENSION CALLOUTS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
 2. CONTRACTOR TO REPLACE SIGNAL LOOPS IF DAMAGED DURING CONSTRUCTION.

TEMPORARY AND PERMANENT EASEMENT AREAS				
PARCEL NO.	PROPERTY OWNER'S NAME	TEMP. CONSTRUCTION EASEMENT	PERMANENT DRAINAGE EASEMENT	PERMANENT ROW
3	DONALD F. FRALEY, SR. & DEBROAH H. FRALEY	4,641.56 SQ. FT.	730.61 SQ. FT.	2,524.12 SQ. FT.
4	DONALD F. FRALEY, SR. & DEBROAH H. FRALEY	3,657.24 SQ. FT.	-	3,730.65 SQ. FT.
5	WILLIAM BANISTER WOOD & VIRGINIA WOOD	5,560.32 SQ. FT.	-	4,801.20 SQ. FT.
6	THE STATE OF NORTH CAROLINA	1,849.74 SQ. FT.	369.86 SQ. FT.	2,793.00 SQ. FT.

PROJECT NO. 6



Town of Chapel Hill
 TRANSPORTATION AND COMMUNITY DEVELOPMENT

HOMESTEAD ROAD IMPROVEMENTS

PLAN SHEET

INCOMPLETE PLANS
 PRELIMINARY PLANS

HYDRAULICS ENGINEER

REVISIONS

NO.	DESCRIPTION

SCALES

H-SCALE - 1" = 30'

V-SCALE - N/A

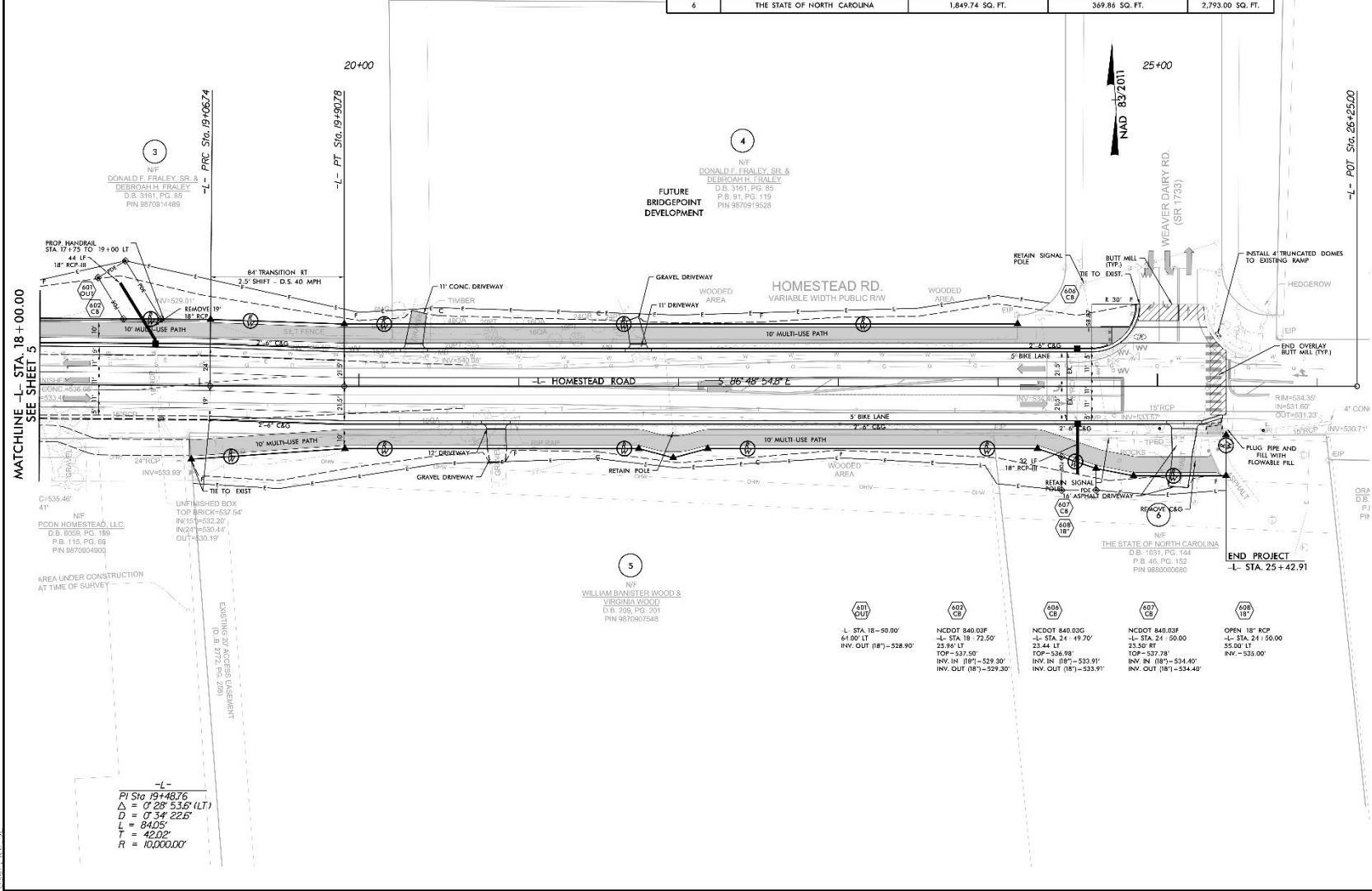
DATE: 6/7/17

DESIGNED BY: KMW

CHECKED BY: LSH



5608 Farringdon Place
 Suite 100
 Raleigh, North Carolina 27608
 Phone: (919) 872-5115
 Fax: (919) 878-8418
 www.rameykemp.com
 NC License No. LC-26910

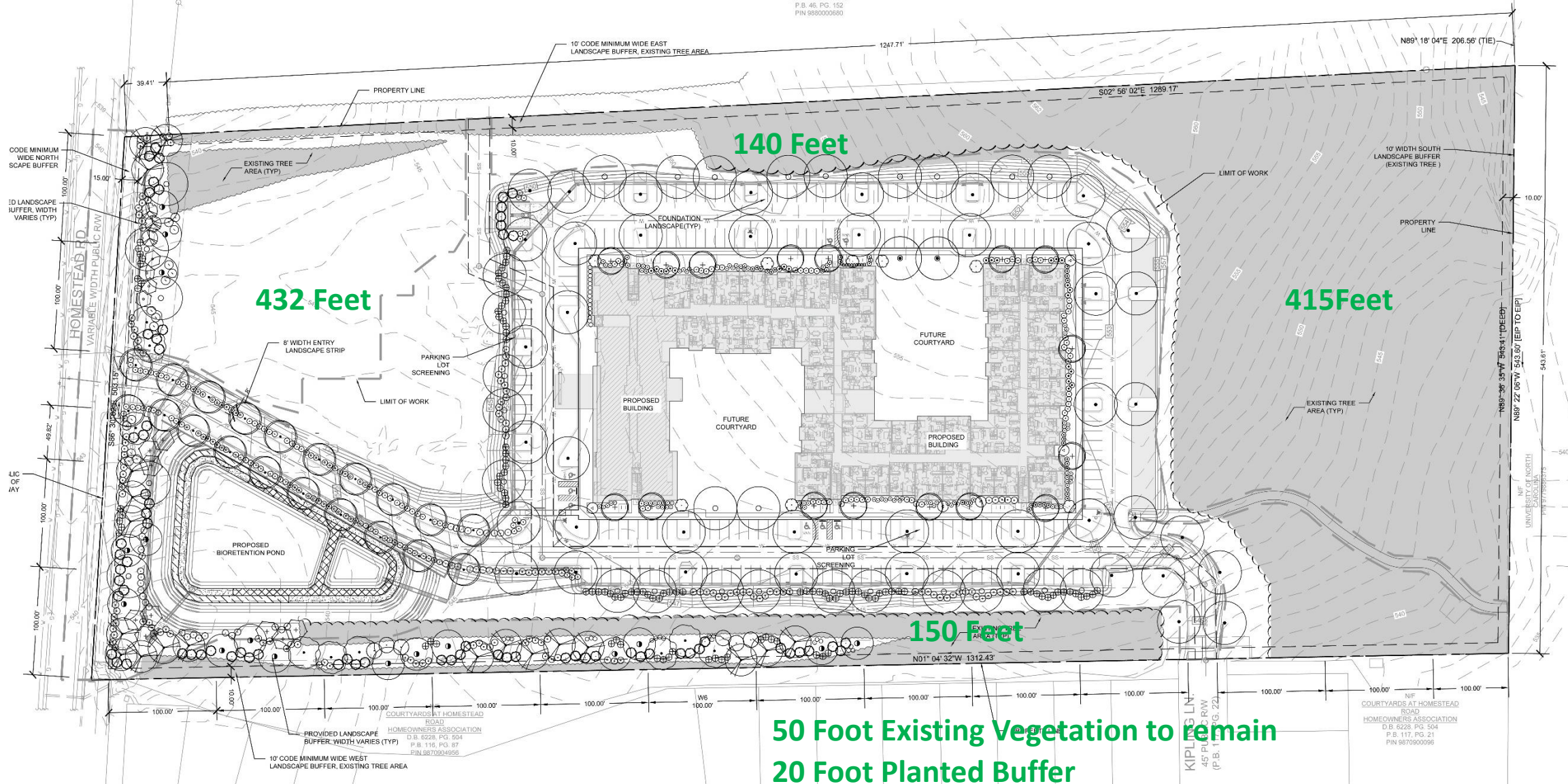


MATCHLINE - L- STA. 18+00.00
 SEE SHEET 5

-L-
 PI Sta 19+48.76
 $\Delta = 0^\circ 23' 53.62''$ (LT)
 $D = 0^\circ 34' 22.6''$
 $L = 84.05'$
 $T = 42.02'$
 $R = 10,000.00'$

4. TRANSPORTATION - Homestead Road Widening and Multi-Use Path

Independent Senior Housing

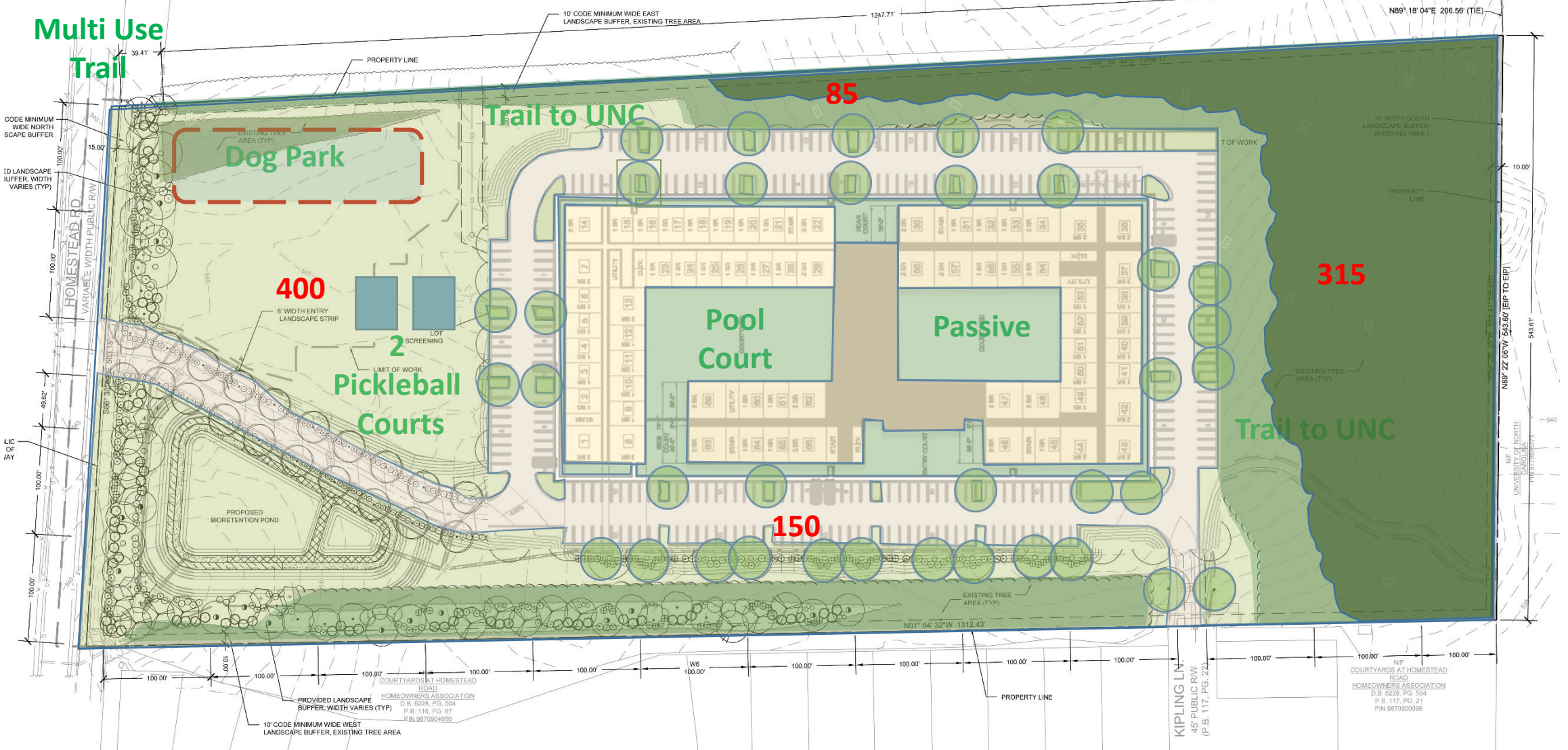


5. SITE LAYOUT AND BUFFERING

**50 Foot Existing Vegetation to remain
20 Foot Planted Buffer**

Independent Senior Housing

NIP
COURTYARDS AT HOMESTEAD
ROAD
HOMEOWNERS ASSOCIATION
D.B. 6228, PG. 504
P.B. 117, PG. 21
PIN 9870900096



Multi Use Trail

Trail to UNC

Dog Park

400

2
Pickleball Courts

Pool Court

Passive

150

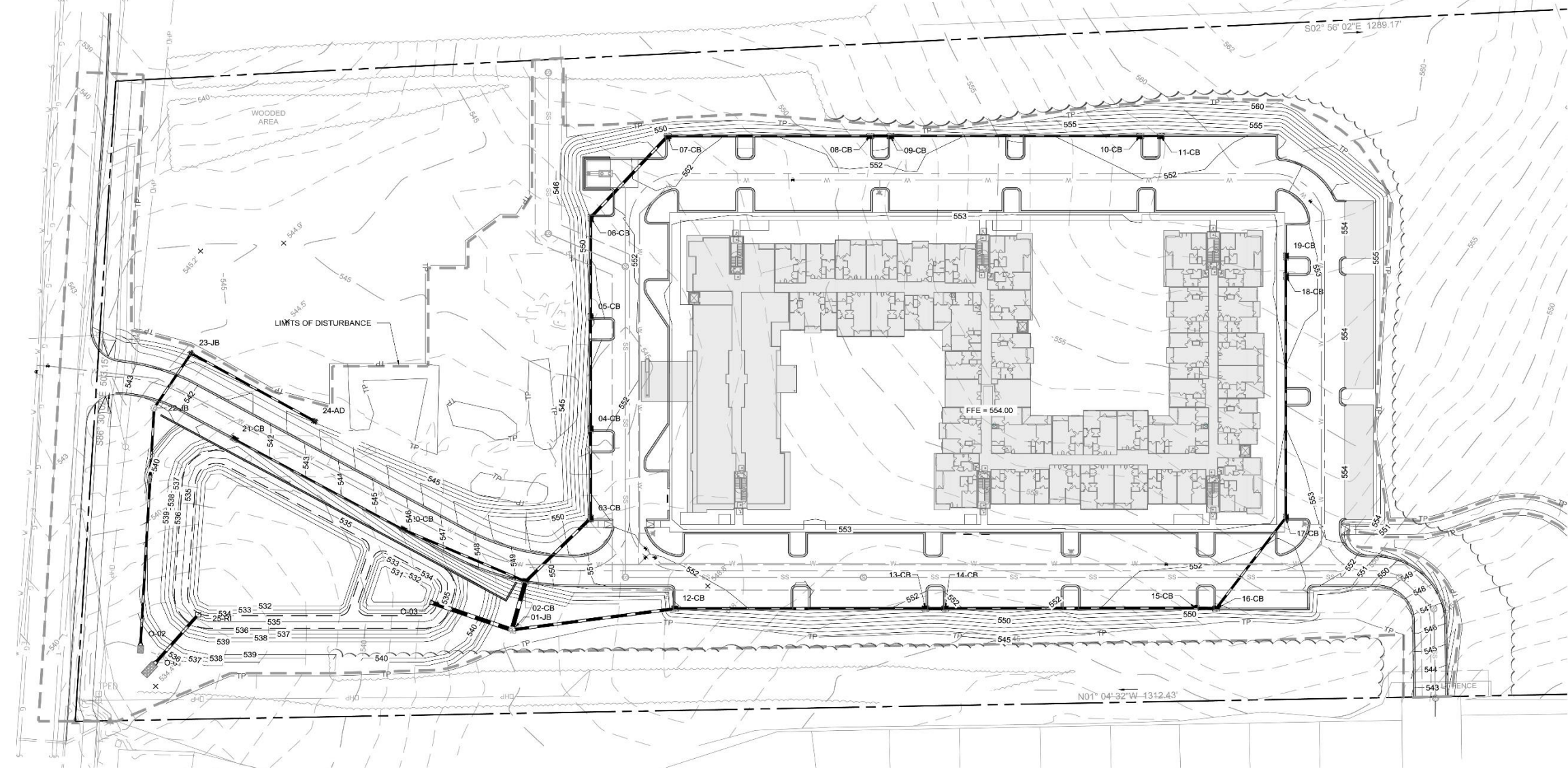
85

315

Trail to UNC

198 Age Restricted Apartments – 3 stories

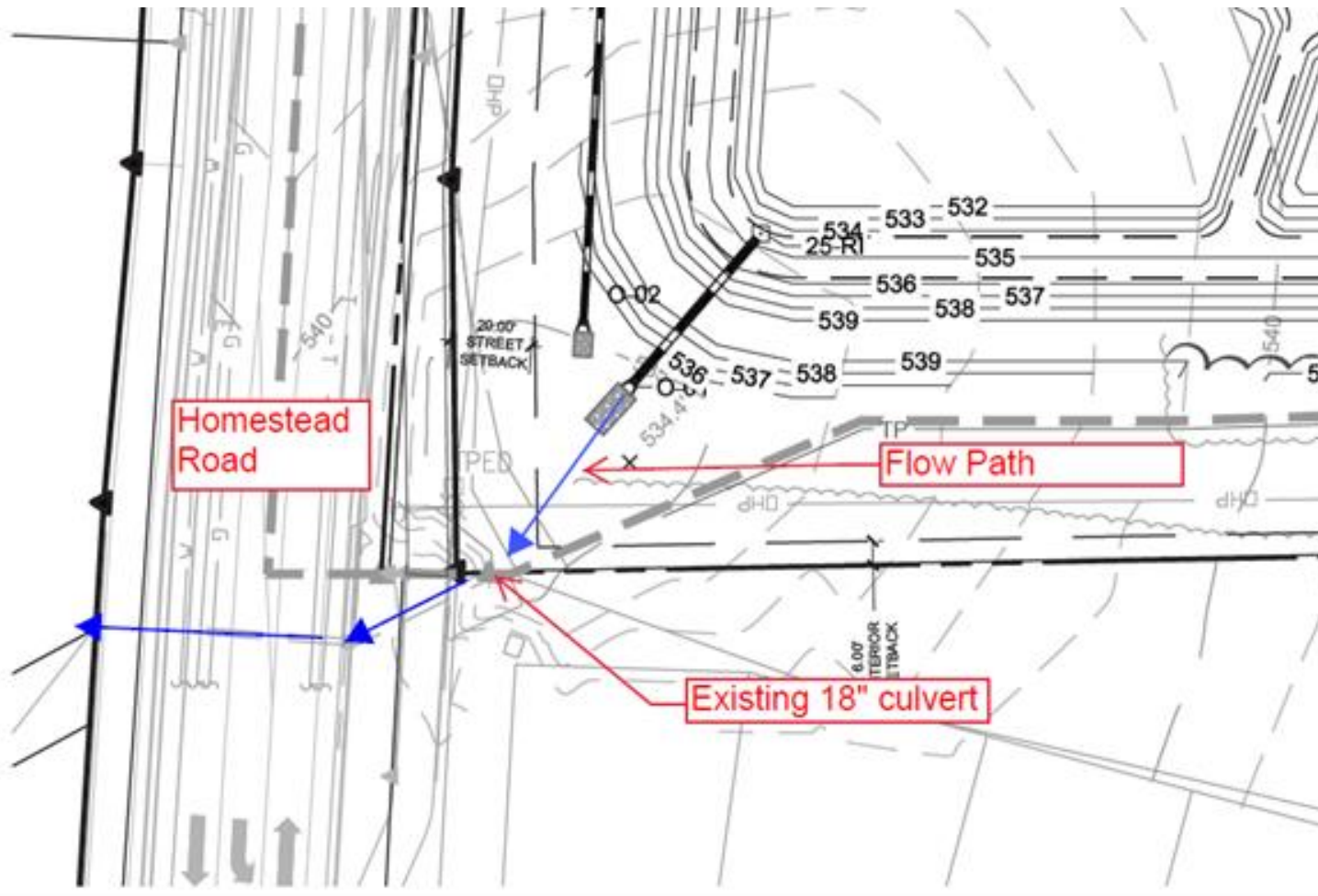
Independent Senior Housing



All impervious surfaces for 1,2,5,10 and 25 year 24 hour events channeled to pond for detention and filtration

6. STORMWATER CONTROL

Independent Senior Housing



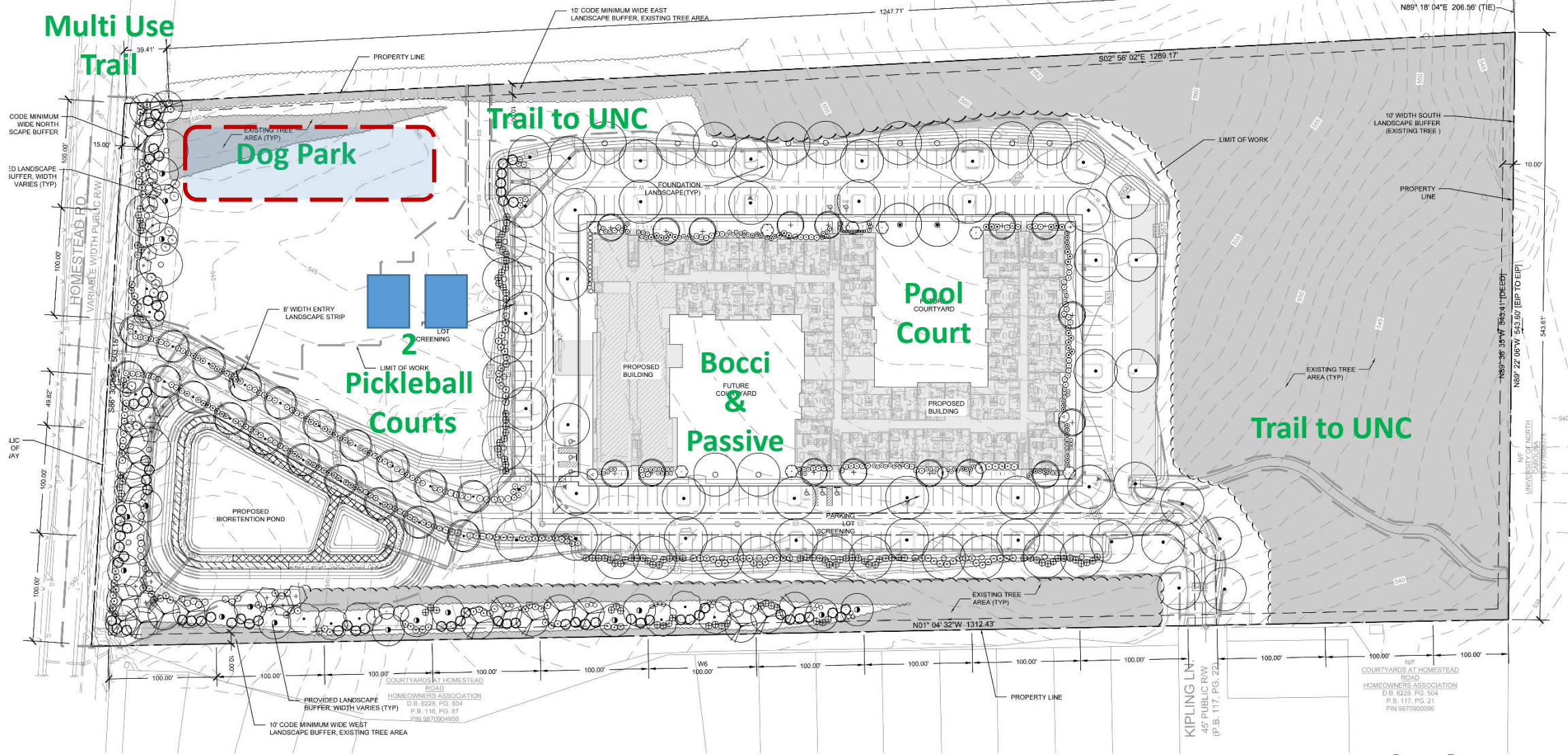
During an extreme event like a 100-year storm, there will be an increase in the runoff leaving the site. During such event the earthen spillway will be activated along with the primary spillway. Water will discharge from spillways to the northern edge of the property near Homestead road. Runoff will then travel 50' to an existing roadside culvert at the north west corner

The runoff will travel under Homestead road to an existing draw on the north side of the road. This draw runs 500' and then ties into an unnamed portion of Booker Creek

6. STORMWATER CONTROL

Independent Senior Housing

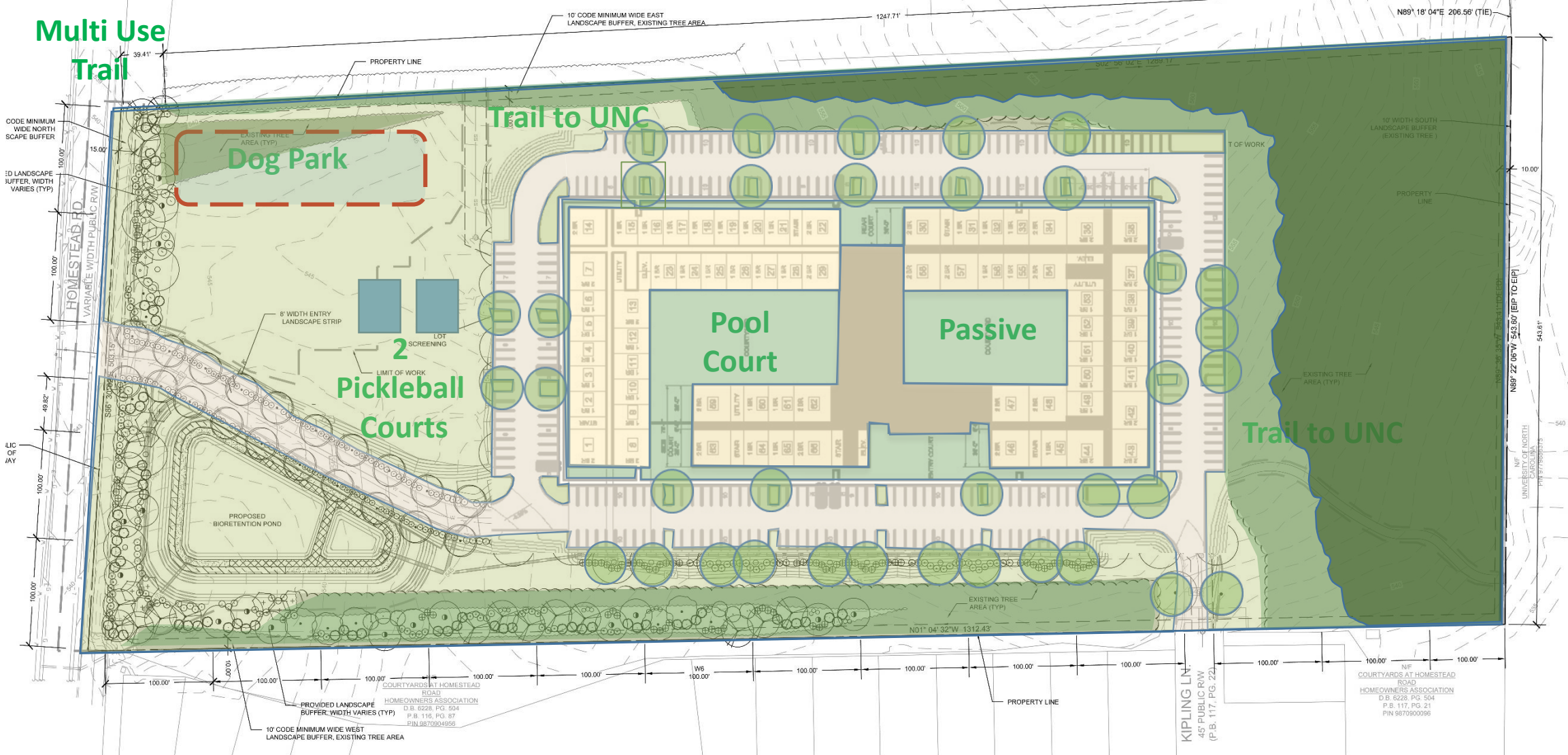
Multi Use
Trail



7. RECREATION

Independent Senior Housing

N/F
COURTYARDS AT HOMESTEAD
ROAD
HOMEOWNERS ASSOCIATION
D.B. 6228, PG. 504
P.B. 117, PG. 21
PIN 9870900096



Multi Use Trail

Trail to UNC

Dog Park

2 Screening
Pickleball Courts

Pool Court

Passive

Trail to UNC

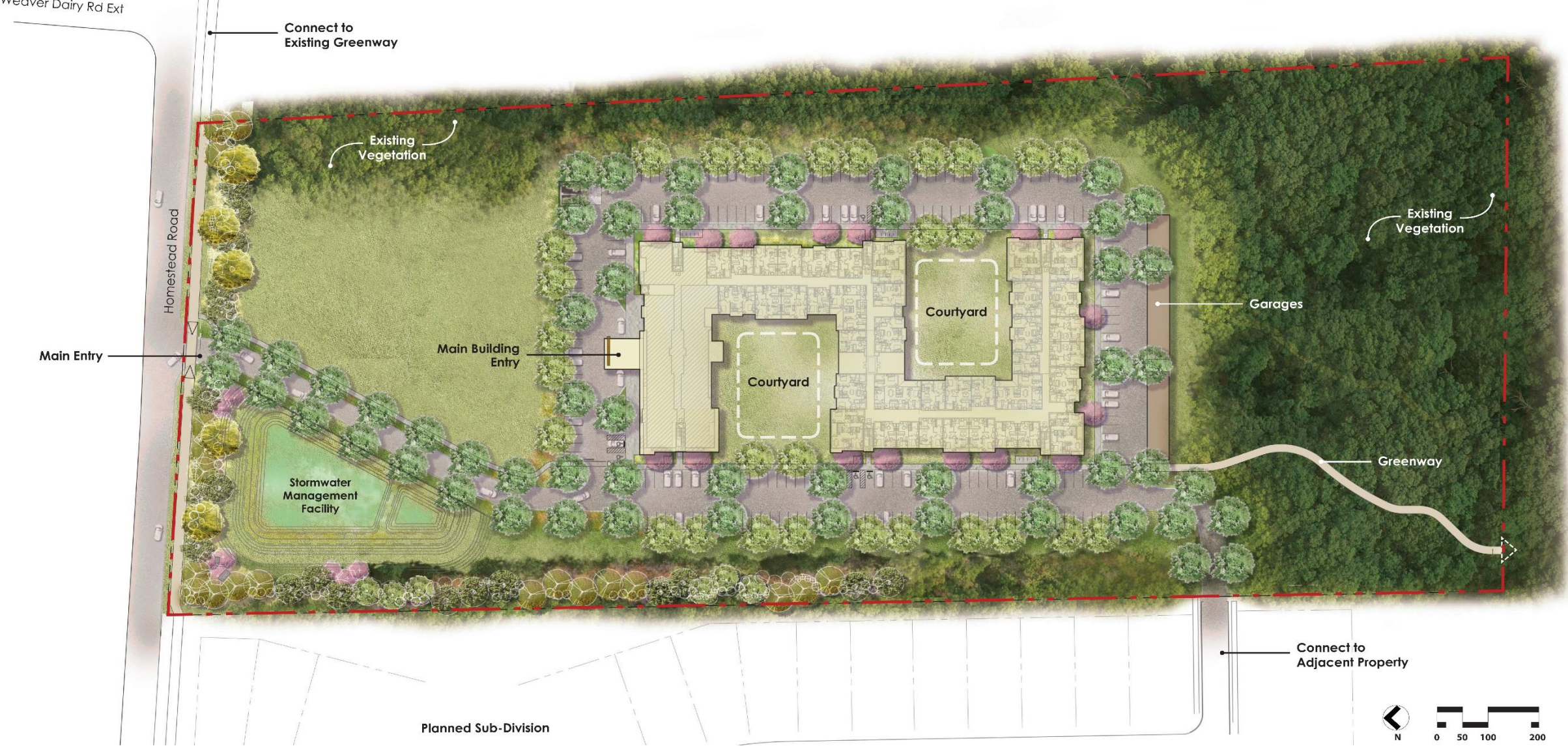
198 Age Restricted Apartments – 3 stories

Independent Senior Housing

PROVIDED LANDSCAPE BUFFER, WIDTH VARIES (TYP)
HOMEOWNERS ASSOCIATION
D.B. 6228, PG. 504
P.B. 116, PG. 87
PIN 9870904956

NIF COURTYARDS AT HOMESTEAD ROAD
HOMEOWNERS ASSOCIATION
D.B. 6228, PG. 504
P.B. 117, PG. 21
PIN 9870900096

KIPLING LN
45' PUBLIC R/W
(P.B. 117, PG. 22)



198 Age Restricted Apartments – 4 stories

Independent Senior Housing