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Overview


| Site Description | |
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| Project Name | Independent Senior Housing Chapel Hill |
| Address | 2217 Homestead Road |
| Property Description | 746,726 sq. ft. (17.1 acres) |
| Existing | Single Family Residence |
| Orange County Parcel Identifier Number | 9870-90-7548 |
| Existing Zoning | Residential-2 (R-2) |
| Proposed Zoning | Residential-5-Conditional (R-5-C) |

| Development Intensity | | | | |
|---|-----------------|---|----------|------------|
| Topic | | Comment | | Status |
| Use/Density (Sec 3.7) | | Planned Development-Housing Multi-family dwelling units Maximum: 15 units/acre Proposed: 11.6 units/acre | | |
| Dimensional Standards (Sec. 3.8) | Maximum/Minimum | | Proposed | |
| | Height | 60 ft. (max.) | 60 ft. | |
| | Street | 20 ft. (min.) | 432 ft. | |
| | Interior | 6 ft. (min.) | 150 ft. | |
| | Solar | 8 ft. (min.) | 140 ft. | |
| Lot Size (Sec. 3.8) | | Minimum: 5,500 sq. ft. Proposed: 746,726 sq. ft. (17.1 acres) | | |
| Floor area (Sec. 3.8) | | Maximum floor area: 226,258 sq. ft. Proposed floor area: 240,000 sq. ft. (Utilizing affordable housing bonus) | | |
| Modifications to Regulations (Sec. 4.5.6) | | None | | N/A |
| Adequate Public Schools (Sec. 5.16) | | The application must comply | | |
| Inclusionary Zoning (Sec. 3.10) | | Not required as rental proposal; voluntary compliance with Inclusionary Zoning Ordinance Provided: 10% of units affordable for households earning up to 60% AMI (20 units based on the proposed project size of 198 units) for thirty years. | | |
| Landscape | | | | |
| Buffer – North (Sec. 5.6.2) | | Required: 30 ft. Type D buffer Provided: 30 ft. Type D buffer | | |
| Buffer – East (Sec. 5.6.2) | | Required: 20 ft. Type C buffer Provided: >220 ft. Buffer utilizing existing vegetation | | |
| Buffer – South (Sec. 5.6.2) | | Required: 10 ft. Type B buffer Provided: ~45 ft. utilizing existing vegetation | | |
| Buffer - West | | Required: 20 ft. Type C buffer | | |

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| (Sec. 5.6.2) | Provided: ~60 ft. utilizing existing vegetation |  |
| Tree Canopy (Sec. 5.7) | Required: 30% |  |
| | Proposed: 41% |  |
| Landscape Standards (Sec. 5.9.6) | Constructed to Town standards |  |
| Environment | | |
| Resource Conservation District (Sec. 3.6) | No RCD is present |  |
| Erosion Control (Sec. 5.3.1) | More than 1 acre of land disturbance proposed, so a performance bond required. |  |
| Steep Slopes (Sec. 5.3.2) | The application must comply |  |
| Stormwater Management (Sec. 5.4) | Stormwater management will be provided in a wet pond. |  |
| Jordan Riparian Buffer (Sec. 5.18) | N/A | N/A |
| Land Disturbance | 387,684 sq. ft. (8.9 acres) |  |
| Impervious Surface (Sec. 3.8) | 196,940 sq. ft. (26.4%) |  |
| Solid Waste & Recycling | A Solid Waste Management Plan has been submitted. |  |
| Access and Circulation | | |
| Road Improvements (Sec. 5.8) | Widen Homestead Road along the site frontage to provide a consistent three-lane cross-section with an exclusive left-turn lane into the site with 100 ft. of vehicular storage. A \$3,000 payment-in-lieu for optimizing signal timing at Martin Luther King Jr. Blvd. and Homestead Road. |  |
| Vehicular Access (Sec. 5.8) | Full access to Homestead Road and one-way access connecting to the Courtyards at Homestead community to the west. |  |
| Bicycle Improvements (Sec. 5.8) | 10 ft.-wide multi-use path along Homestead Road frontage. The path will be coordinated with the Town project for Homestead Road improvements. |  |
| Pedestrian Improvements (Sec. 5.8) | 10 ft.-wide multi-use path along Homestead Road frontage; 8 ft.-wide mulched path to connect with Carolina North Forest. |  |
| Traffic Impact Analysis (Sec. 5.9) | TIA Executive Summary attached |  |
| Vehicular Parking (Sec. 5.9) | Minimum: 232 parking spaces Maximum: 289 parking spaces Proposed: 235 parking spaces |  |
| Transit (Sec. 5.8) | Bus shelter with pad, bench, shelter, real-time signage, and refuse receptacle |  |
| Bicycle Parking (Sec. 5.9) | Minimum: 50 bicycle parking spaces Proposed: 38 bicycle parking spaces | M |

| | | |
|---|--|---|
| Parking Lot Standards (Sec. 5.9) | Built to Town standards |  |
| Electric Vehicle Parking | Four electric vehicle parking spaces and two charging stations. |  |
| Technical | | |
| Fire | Full fire flow study and report will be provided during the Final Plan phase |  |
| Site Improvements | New building and parking lot that are ADA compliant |  |
| Recreation Area (Sec. 5.5) | <u>Required:</u> 37,336 sf. ft. <u>Provided:</u> 37,336 sq. ft. |  |
| Lighting Plan (Sec. 5.11) | Town standard of 0.3 foot-candles at property line |  |
| Homeowners Association (Sec. 4.6) | Not applicable | N/A |

Project Summary Legend

| Symbol | Meaning |
|--|------------------------------|
|  | Meets Requirements |
| M | Seeking Modification |
| C | Requires Council Endorsement |
| FP | Required at Final Plan; |
| NA | Not Applicable |