

**Presentation to
Mayor and Town Council
Town of Chapel Hill
ZONING AMENDMENT REQUEST
March 20, 2019**

Residents of the Courtyards at Homestead

Concerns about Request for Zoning Amendment

- **Proposed: A high-density 4-story apartment building requiring a major change to the Zoning Atlas and 2020 Master Plan from R-2 to R-5C on a 15-acre sliver of land**
- **Negatively impacts the harmony and quality of life for the adjacent neighborhood**
- **Raises serious traffic and safety issues for residents along the Homestead corridor as well as for the Courtyards**

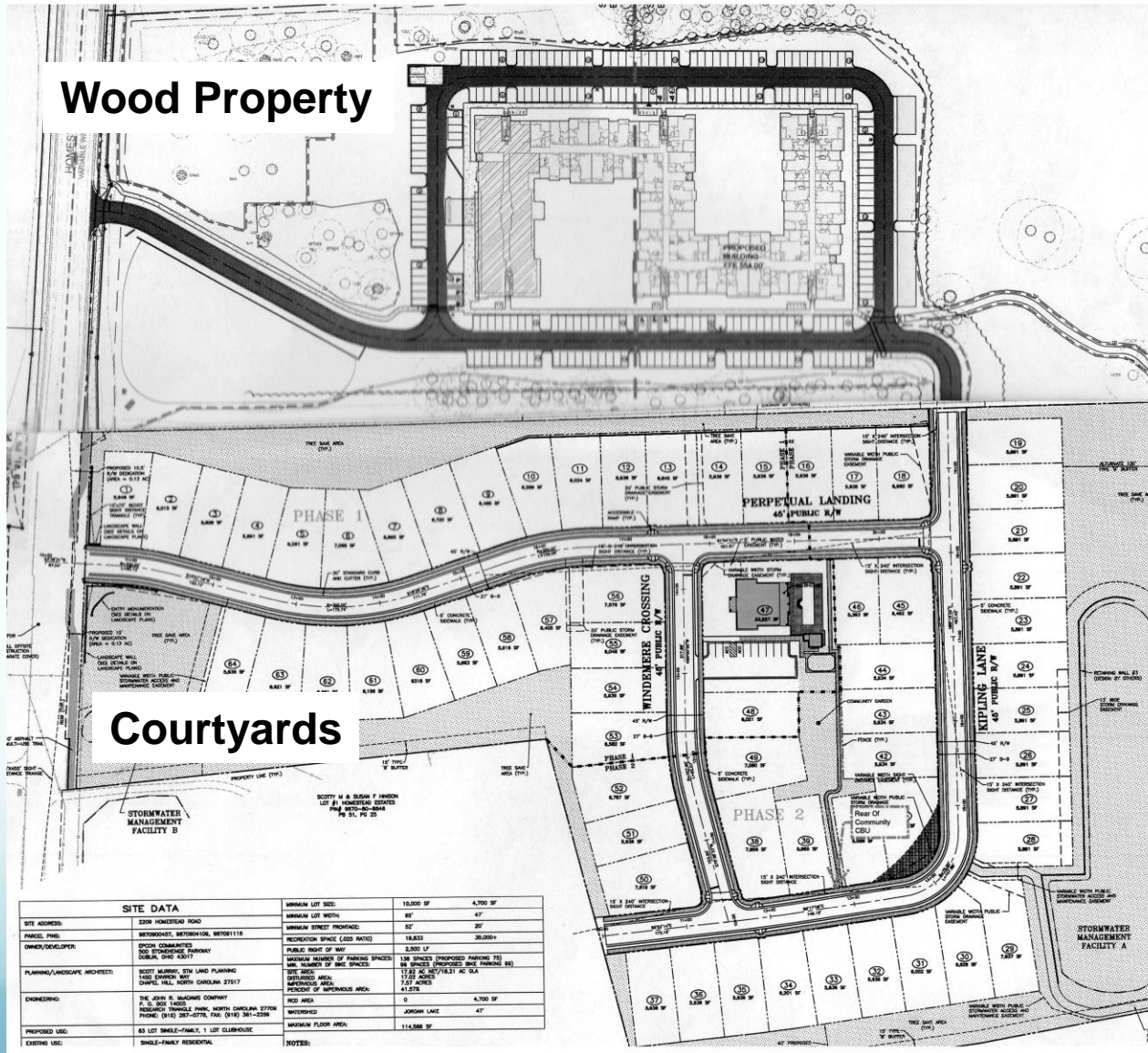
Since Feb. 13 Meeting

- Courtyards and the developers had signed an agreement of cooperation in four areas, the first of which was the condition for a 3-story, not a 4-story, building to be built.
- Understanding at last Council meeting was that developer would submit revisions to the SUP for a 3-story building, and town staff would expedite review for decision at a May council meeting.
- Meetings between developers and town staff could not resolve scheduling differences between the developers' time constraints and the town review process, so the SUP revision for a 3-story building was not submitted.
- **We at Courtyards are disappointed by this outcome, and we now feel we must oppose the R-5 zoning request.**

Facts to Consider

- The Wood property is one of the highest geological points in Chapel Hill and is 15' higher than the Courtyards. The overall impact of the change from R-2 to R-5 would be a **height difference of 75'**.
- This will be the first time an R-5 development has been allowed next to an R-2 (single family homes) development in Chapel Hill.
- **IMPACT: Significant increase in BOTH density (198 units) and height (75') adjacent to the Courtyards.**
- This violates the spirit of the 2020 Master Plan and the Zoning Atlas established to preserve the character and style of neighborhoods.

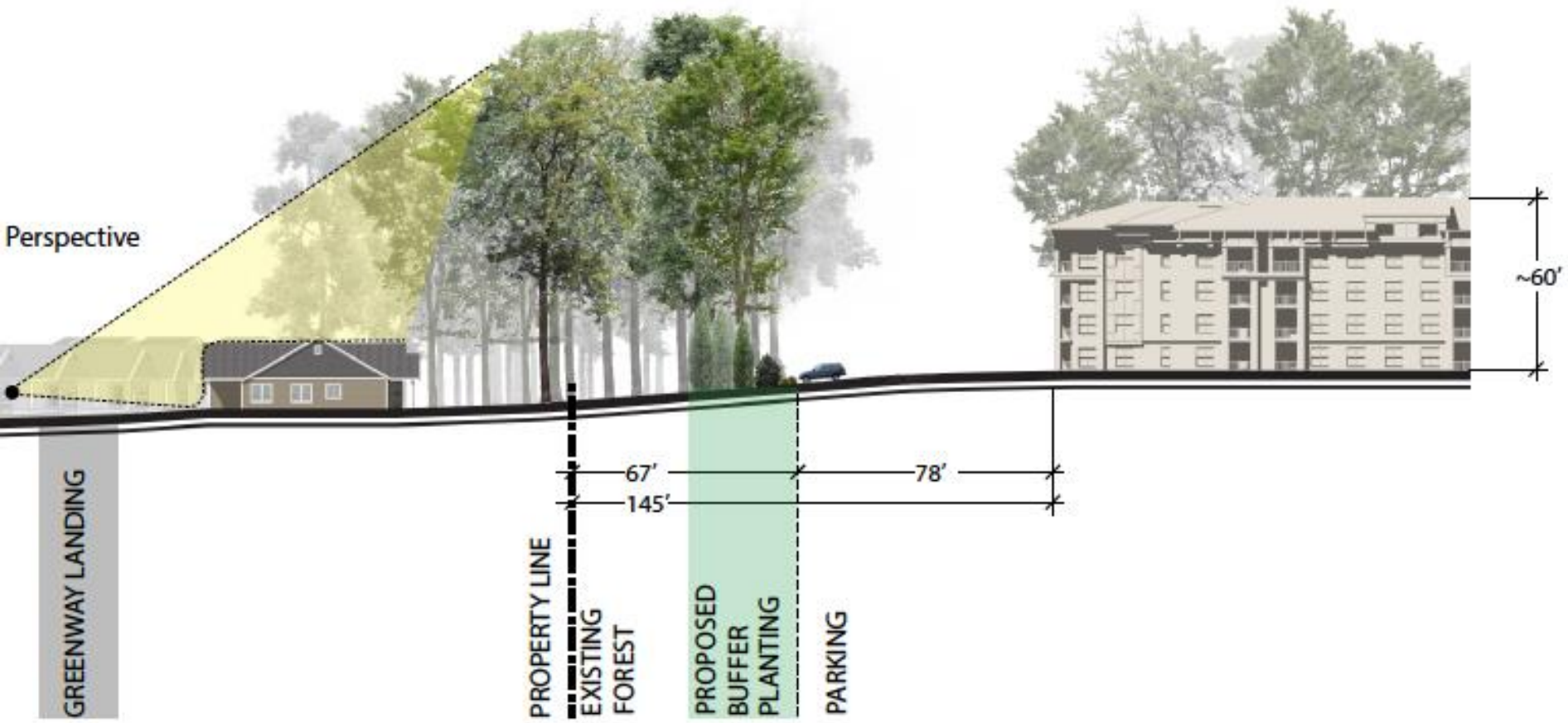
The Problem of Scale



Courtyards Neighborhood Backing up to Wood property



Perspective from 450 Feet Away



The View from 450 Feet Away



Existing Neighborhood with Proposed Building
INDEPENDENT SENIOR HOUSING

02 / 12 / 2009



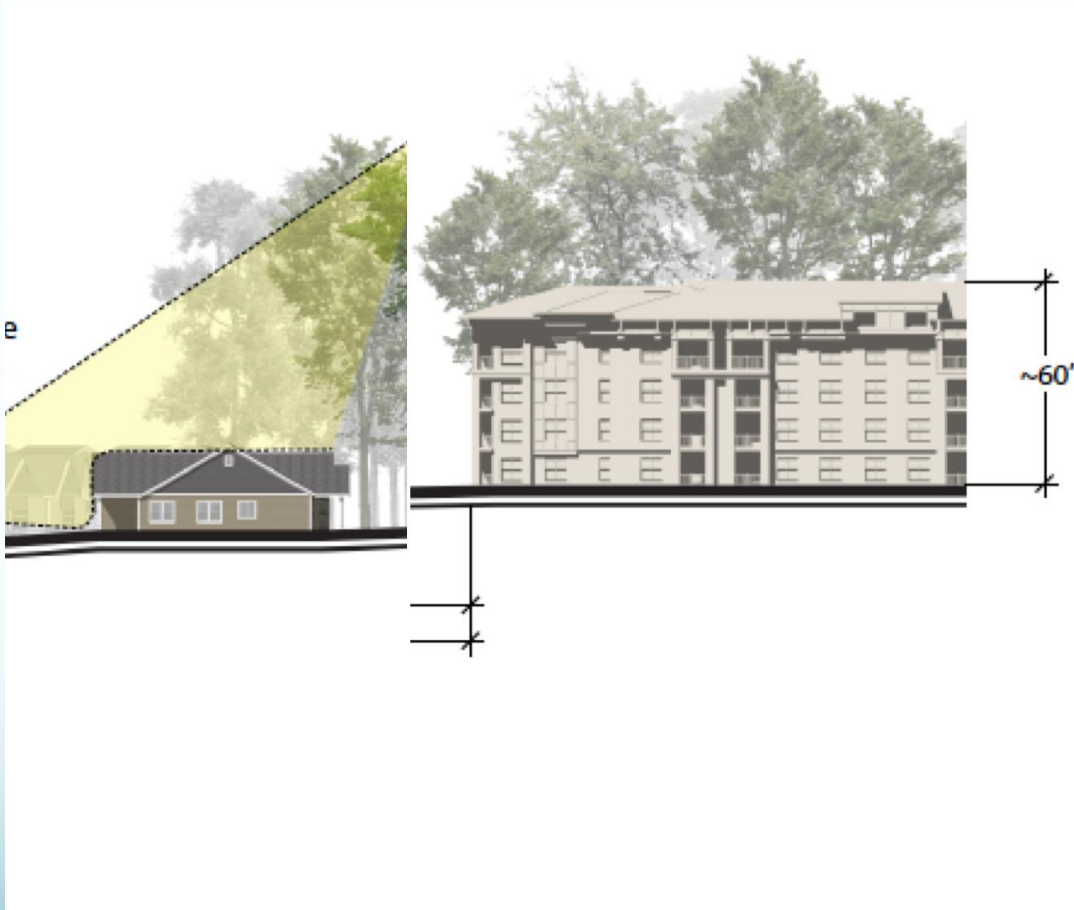
The View from 200 Feet Away

Artist rendering by Developer of 4 story apartment

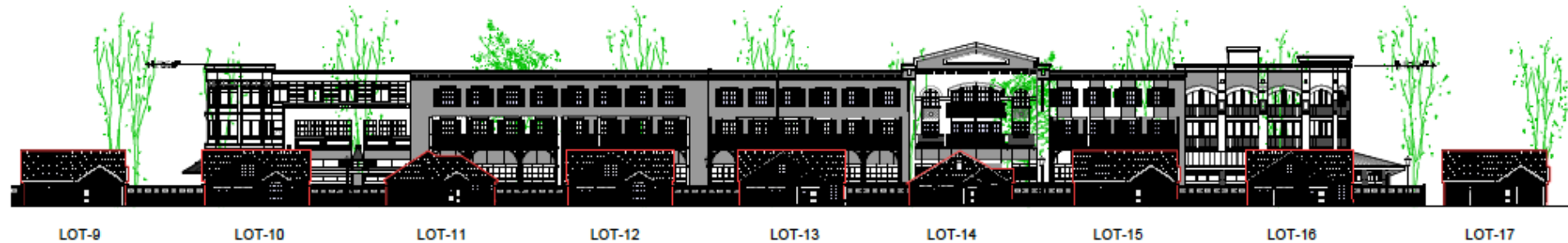


Greenway Landing

The Problem of Scale



Actual **scale** of 3-story and 4-story buildings

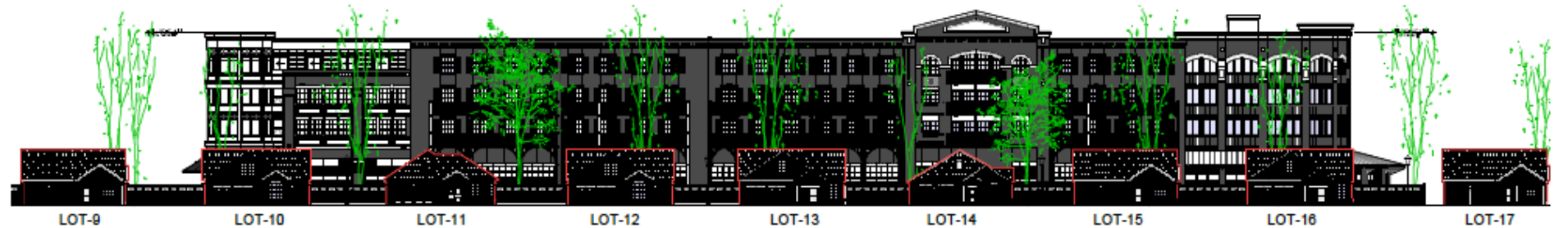


LOT-9 LOT-10 LOT-11 LOT-12 LOT-13 LOT-14 LOT-15 LOT-16 LOT-17

9

ELEVATION VIEW-3 STOREY BUILDING

Significant difference in impact



LOT-9 LOT-10 LOT-11 LOT-12 LOT-13 LOT-14 LOT-15 LOT-16 LOT-17

10

ELEVATION VIEW-4 STOREY BUILDING

Building at 75 feet



From 2020 Chapel Hill Downtown Development Strategy

Harmonize new buildings with the old, so that mid-rises do not tower over houses. This involves stepping building heights down into the neighborhoods to make them compatible.



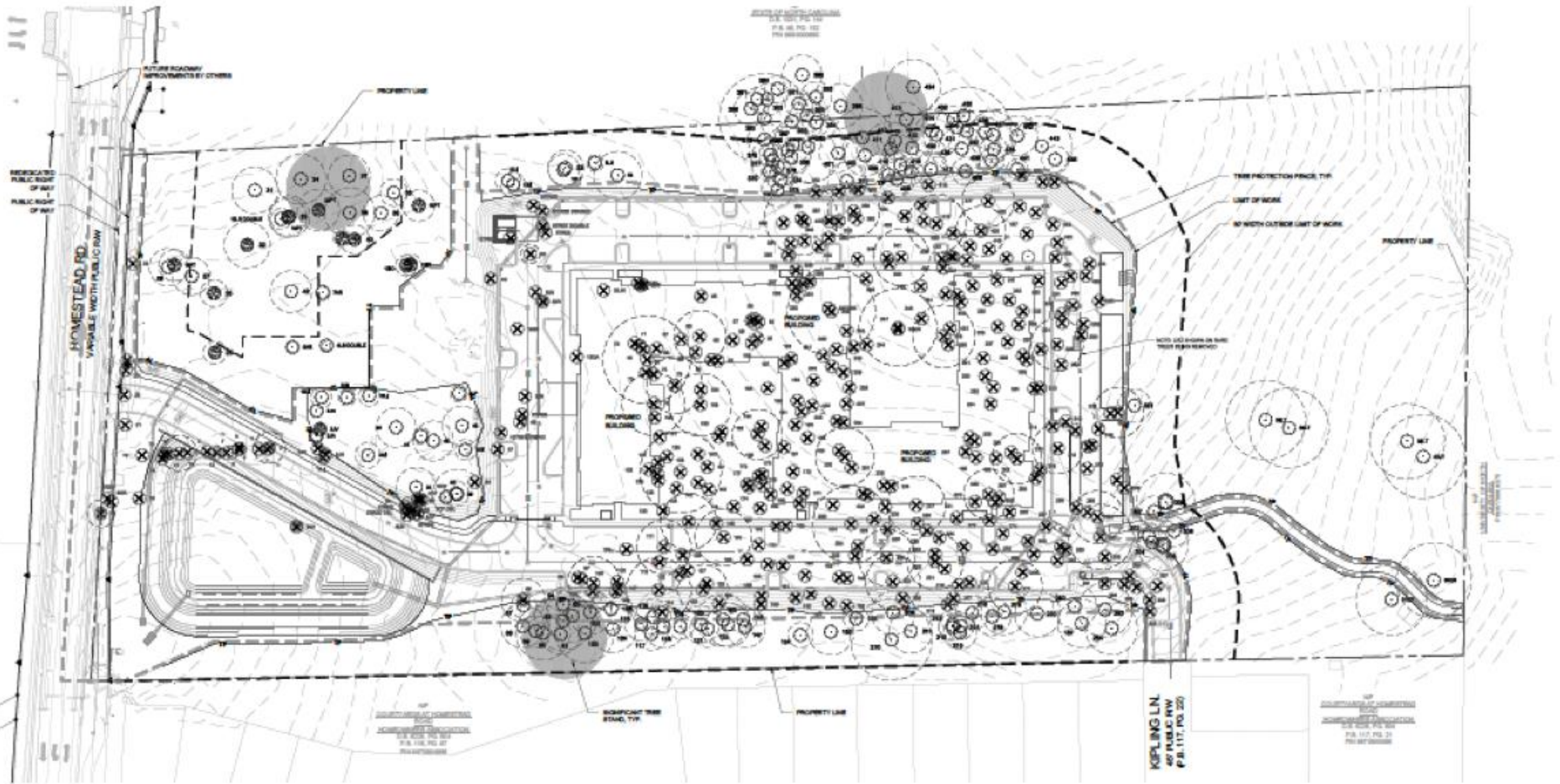
Conclusions

- **R-2 to R-5: Dramatic negative impact** on the character, quality of life, and safety of the Courtyards neighborhood
- Concerns about **height, density, traffic, light and sound pollution, drainage**
- **Breach of trust** on the part of the Council with Vision 2020 Plan to preserve character of neighborhoods
- **Council should deny this zoning change.**

Building at 60 feet high



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



LEGEND
 X RARE AND SPECIMEN TREES PROPOSED TO BE REMOVED

LANDSCAPING PROTECTION NOTES:

1. PRE-CONSTRUCTION CONFERENCE PRIOR TO THE COMMENCEMENT OF ANY ACTIVITY REQUIRING A TREE COMPLIANCE PERMIT. A PRE-CONSTRUCTION CONFERENCE WITH THE TRAVIS LINDSLEY CONSULTING LANDSCAPE ARCHITECT

2. A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE STATE OF FLORIDA, SHALL BE PRESENT ON SITE AT ALL TIMES UNDER THE FOLLOWING ACTIVITIES AND TASKS: PLACING, CLEARING, GRUBBING, BACKFILLING, GRADING, TRANCHING, MOVING OF SOIL, INSTALLATION AND REMOVAL OF TREE PROTECTION FENCING AND THE DELIVERY, TRANSPORTATION AND PLACEMENT OF

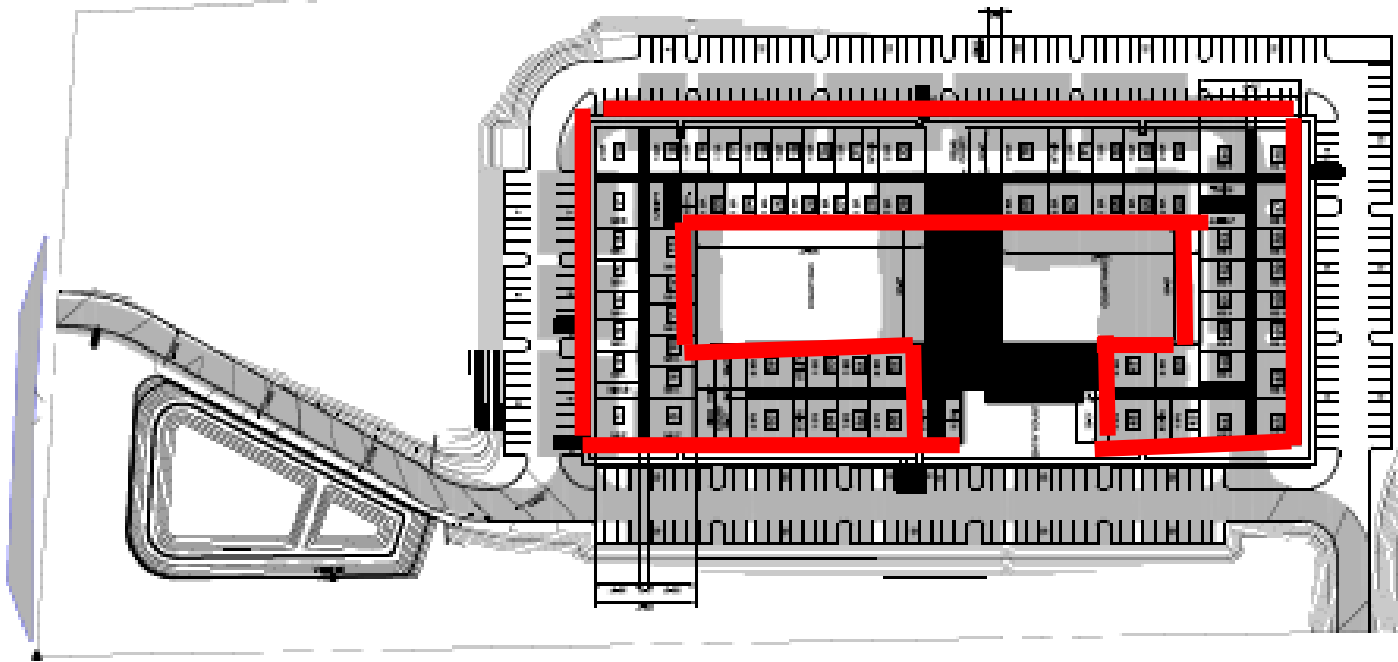
LANDSCAPING NOTES:

17. UNLESS ALL QUANTITIES ARE REPORTED AS QUANTITIES OR QUANTITIES IN THE PLAN TO THE DRAWER'S REPRESENTATIVE PRIOR TO PLANTING.

18. REMOVE ALL LARGE CONCENTRATIONS OF GRAVEL, CLUMPS, BRACKLES OR SOIL ARE TO BE REMOVED PRIOR TO REVEAL OR PLANTING.

20. ALL PLANT MATERIALS ARE TO RECEIVE A MINIMUM OF #10 OF APPROVED TOPSOIL.

**Three Story Option = 32% impervious surface
(5.2% more than four-story)**



Four Story Option = 26% impervious surface

