



Town Council

10.12.2022

2516 Homestead Road - Stanat's Place





RECOMMENDATION

- Close the Legislative Hearing
- Adopt the Resolution of Consistency – R-10
- Enact Ordinance 5, approving the Conditional Zoning Atlas Amendment



PROCESS

Staff Review



Advisory
Boards and
Commissions
Review



Open
Legislative
Hearing
9/14/22



Council Action
10/12/2022



UPDATES SINCE SEPTEMBER 14, 2022:

- Greenway Trail connection between Cabernet and proposed mulched trail
- No changes to the stormwater pond
- Increased guest bike parking and storage
- Traffic calming and narrowing of connection at Cabernet Drive
- Prohibition of Short-Term Rentals



Amended Condition:

#12. Pedestrian Crossing at Weaver Dairy Road Extension: If the Town successfully acquires the Greenway easement or property through the Vineyard Square Homeowners Association property, subject to Town approval, the developer shall construct a pedestrian crosswalk on Weaver Dairy Road Extension linking the two segments of the proposed greenway. A rapid rectangular flashing beacon pedestrian crossing shall be installed prior to Zoning Final Inspection. ~~If the Town does not approve the pedestrian crossing location, the developer shall improve the traffic signal at Weaver Dairy Road Extension and Homestead Road with pedestrian signal heads.~~



SITE PLAN

CODED NOTES

- ① GENERAL GREEN AREA WITH LOW GRASS
- ② HERITAGE TREE ON SMALL HILL
- ③ STONE FACIADÉ RETAINING/WALL
- ④ MOWED AREA WITH STRIPES
- ⑤ SWIMMER
- ⑥ CATERING SPACE #1 CHILDREN'S PLAY STRUCTURE WITH FOUNTAIN TABLES
- ⑦ CATERING SPACE #2 FIRE PIT WITH CHAPEL HILL DR. SURFACE
- ⑧ BRICK WALKWAY
- ⑨ 30" STANDARD CURB AND GUTTER
- ⑩ 30" VALLEY CURB AND GUTTER
- ⑪ CURB EDGE ON BULFINCH STANDARD AND VALLEY
- ⑫ CONCRETE 2' W/ 6" HIGH RISEL. 10' W/ 4" SPOT (RAMPED)
- ⑬ WALKWAY BOARD W/ 2" WALKW. IN 10' JUNCTIONAL WALKING SPACE ATTACHED TO BACK OF CURB
- ⑭ ACCESSIBLE VAN PARKING SPACE
- ⑮ 25'-11" PUBLIC DRAINAGE EASEMENT
- ⑯ PRIVATE DRAINAGE EASEMENT
- ⑰ PLAN 80' DEPTH X 6' FAYMENT
- ⑱ MAIL BOXES
- ⑲ BIKE RACK
- ⑳ ENTRY FEATURE
- ㉑ RETAINING WALL WITH FENCE
- ㉒ IMPERMEABLE CONSTRUCTION
- ㉓ WHEEL STOP
- ㉔ TRIP STOP AREA
- ㉕ ONE CURB AND GUTTER
- ㉖ MOVED FENCE OR TOP OF WALL
- ㉗ LOW EDGE
- ㉘ CURB & 4" TYP. FINISH
- ㉙ CURB WITH 4" TYP. FINISH
- ㉚ IMPERMEABLE CONSTRUCTION
- ㉛ 8" TYP. WALKWAY
- ㉜ 8" TYP. WALKWAY
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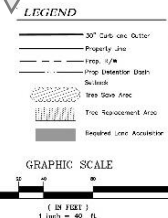
EXISTING IMPERVIOUS SURFACES	PROPOSED IMPERVIOUS SURFACES (ON-SITE)
DRIVEWAYS - 6,447 SF	DRIVEWAYS - 4,621 SF
PARKING LOTS - 11,550 SF	PARKING LOTS - 14,470 SF
BUILDINGS - 18,157 SF	BUILDINGS - 59,000 SF
TOTAL - 36,154 SF	TOTAL - 78,111 SF
	PERMANENT POOL AREA - 5,937 SF
	PERMANENT POOL DECK - 2,217 SF
	TOTAL - 170,000 SF

SITE DATA TABLE

PROJECT NAME	STANLEY PLACE
APPLICANT	ATLANCITY TRS. FERRAL, INC. 50 ATLANTA, W.P.A. STATE 102 CHRY. NO. 2121
PARCEL ID NUMBER	664036073
LAND AREA CALCULATIONS NET LAND AREA	6,822 ACRES
CREDITED AREA	0.815 ACRES (10% OF NET)
TOTAL GROSS LAND AREA (G.L.A.)	200.195 SF (2879 AC.) USED FOR DENSITY CALCULATION
EXISTING ZONING	R-2
PROPOSED ZONING	R-2
OUTSIDE CORPORATE LIMITS	NO
OUTSIDE 40' SETBACK PROTECTION SERVICE	YES
OUTSIDE 10' SETBACK	NO
OUTSIDE 5' SETBACK	NO
PROPOSED LAND USE	SINGLE FAMILY WITH CO-HOUSING ZONING
ALLOWABLE DENSITY 1-R-2	15 UNITS/AC
PROPOSED SINGLE FAMILY LINES	PROPOSED AT GENERAL LIMITS
PROPOSED TOTAL # OF UNITS	47
PROPOSED MINIMUM LOT SIZE	2,049 SF
RECREATION SPACE REQUIRED	GROSS LAND AREA x RECREATION SPACE RATIO (20% TO 25% x 0.025) = 10,255 SF
RECREATION SPACE PROVIDED	1,362 SF (101 LOT) 14,292 SF (10,941 WALKWAY) 30,651 SF TOTAL
MINIMUM PARKING REQUIRED	N/A - SINGLE-FAMILY LOT
MAXIMUM PARKING ALLOWED	N/A - SINGLE-FAMILY USE
PROPOSED PARKING	54 GARAGE SPACES 44 OFF-STREET SPACES 146 WALKWAY SPACES 1 WALKWAY BIKE SPACE 1 WALKWAY BIKE SPACE 506 WALKWAY SPACES
TOTAL PROPOSED PARKING	N/A - SINGLE-FAMILY USE
MINIMUM BIKECYCLE PARKING REQUIRED	2 PROVIDED NEAR MAIL ROOM
BIKECYCLE PARKING PROVIDED	33 PROVIDED IN GARAGES WITH SINGLE BIKECYCLE HOOD FOR EACH BIKE SPACE
REQUIRED PARKING PERMITTER TRACKS	F - STREET S - SIDEWALK R -
PROPOSED BUILDING SEPARATION	10' (5'-17'-20')
MAXIMUM BUILDING HEIGHT (SCREENINGS)	60'
MAXIMUM IMPERVIOUS SURFACE RATIO	0.20
PROPOSED IMPERVIOUS SURFACE RATIO	0.44
TOTAL IMPERVIOUS SURFACE	170,000 SF
MAXIMUM FLOOR AREA ALLOWED	N/A - SINGLE-FAMILY USE
FLOOR AREA PROVIDED	170,000 SF
FLOOR AREA USED FOR AFFORDABLE HOUSING	17,000 SF
MAXIMUM BIRTH TO BORN AREA ELEMENTS (FLOOR AREA + FLOOR AREA REQUIRED)	N/A - SINGLE-FAMILY USE
MAXIMUM LAND DISTURBANCE	333,333 SF

TOWN OF CHAPEL HILL FIRE DEPARTMENT NOTES

1. A 2" HOSE SHALL BE PROVIDED ON THE FIRE TRUCK. THIS SHALL BE ALL LOCAL SERVICE WITHIN THE SUBSTATION SUBDIVISION SHALL NOT ALLOW DRIFT PARKING IN ACCORDANCE WITH SECTION 10.02 OF THE 2021 NORTH CAROLINA FIRE DEPARTMENT CODE.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. THE REQUIRED RECREATION SPACE HAS BEEN MET AND EXCEEDED. SEE SITE DATA TABLE ON THIS SHEET.
4. ALL 8" WALKWAY DIMENSIONS WILL BE COLLECTED BY HOLES-IN-CURB. GENERAL HOLES-IN-CURB SHALL BE PROVIDED BY TOWN OF CHAPEL HILL.
5. EACH SINGLE-FAMILY TYPING LOT WILL HAVE A MAXIMUM 40' OWNED HYPOTHENUSE CONTACT AREA OF 2,049 SQ. FT. THIS AMOUNT IS SUBJECT TO CHANGE AND WILL BE FINALIZED WITH THE FINAL CONSTRUCTION PERMITS.
6. SEE SHEET 14 FOR STREET TYPICAL SECTION DETAILS.
7. ALL IMPERVIOUS SURFACES SHALL BE PUBLIC.
8. MAXIMUM 15' BIKECYCLE PARKING SPACES REQUIRED. THIS IS PROVIDED NEAR MAIL ROOM. TEN (10) GARAGES PROVIDED WITH BIKECYCLE HOODS.
9. A 30' WALKWAY TO SERVICE TRUCKS FOR THE BIKECYCLE HOODS IS PROVIDED AT THE EASTERN END OF THE SITE. THE BIKECYCLE HOODS SHALL BE PROVIDED AS PART OF THE BIKECYCLE HOODS.
10. TRIP STOP AREAS SHALL BE PROVIDED BY ADAM MOORE SIGN DESIGN TO ANY AND ALL SIGNAGE. SIGNAGE SHALL BE PROVIDED BY ADAM MOORE SIGN DESIGN TO ANY AND ALL SIGNAGE. SIGNAGE SHALL BE PROVIDED BY ADAM MOORE SIGN DESIGN TO ANY AND ALL SIGNAGE.





PROPOSED MODIFICATIONS

Requesting modification to regulations for:

	Required:	Requested:
LUMO 3.6.3 Resource Conservation District (RCD) Disturbance	26,386 SF (40%)	29,904 SF (73%)
LUMO 3.10 Inclusionary Zoning	6 Affordable Units (15%)	4 Affordable Units (9.3%)
LUMO 5.3.2 Steep Slopes (Slopes 25% or more in steepness)	25% Disturbance of Steep Slopes	95% Disturbance of Slopes
LUMO 5.6 Landscaping, Screening, and Buffering	Type B 10 ft. Buffer with specified plant mix	Maintain Existing 50 ft. Forested Area



RECOMMENDATION

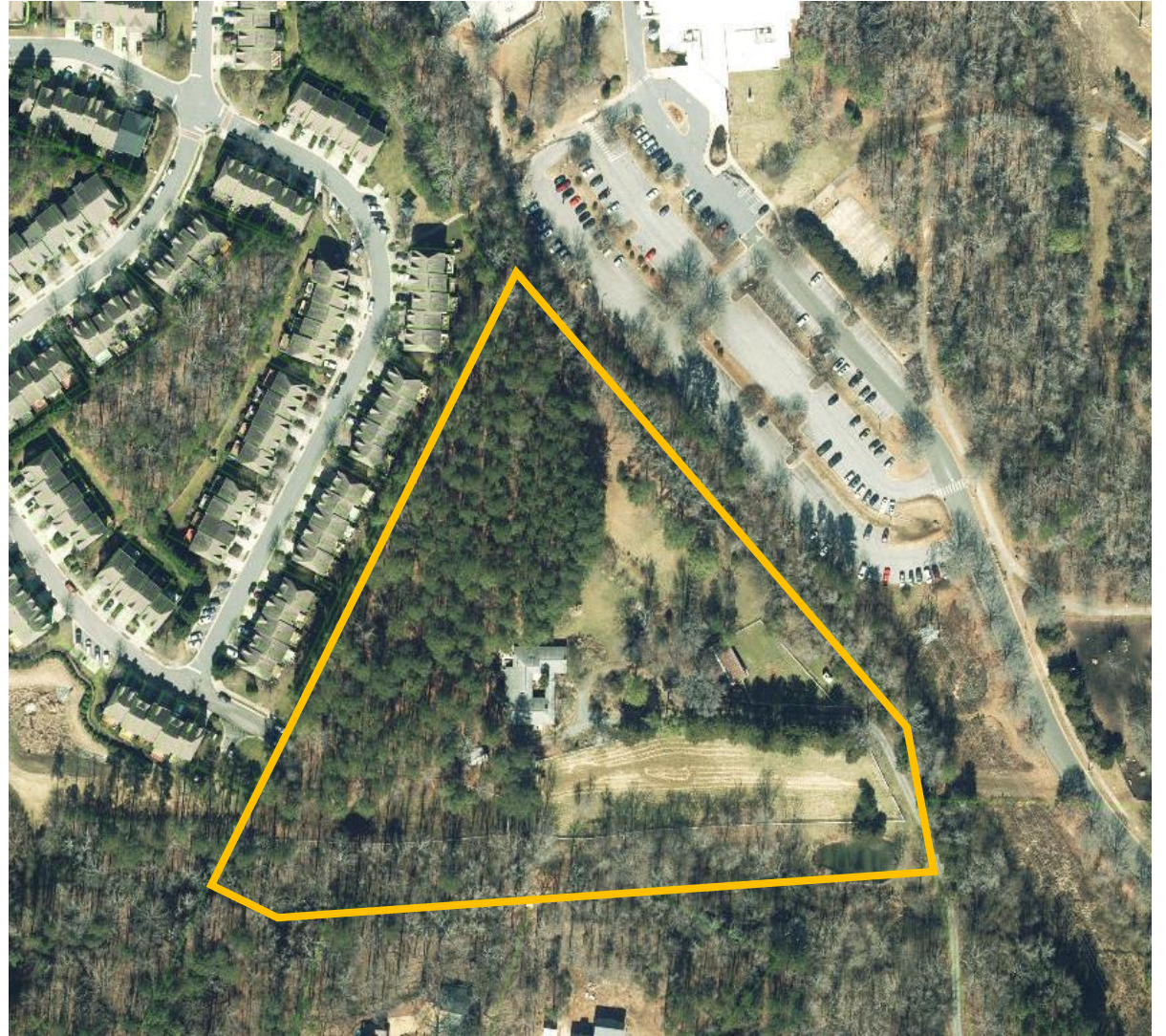
- Close the Legislative Hearing
- Adopt the Resolution of Consistency-R-10
- Enact Ordinance-5, approving the Conditional Zoning Atlas Amendment





PROJECT SUMMARY

- ❑ 8.97 acre site
- ❑ Conditional Zoning
- ❑ Currently R-2
- ❑ Proposing R-5-CZD
- ❑ Single Family Home
- ❑ 47-unit Townhome Development





SITE PLAN

