

Town of Chapel Hill

Homestead Road
Independent Senior
Housing

December 5, 2018

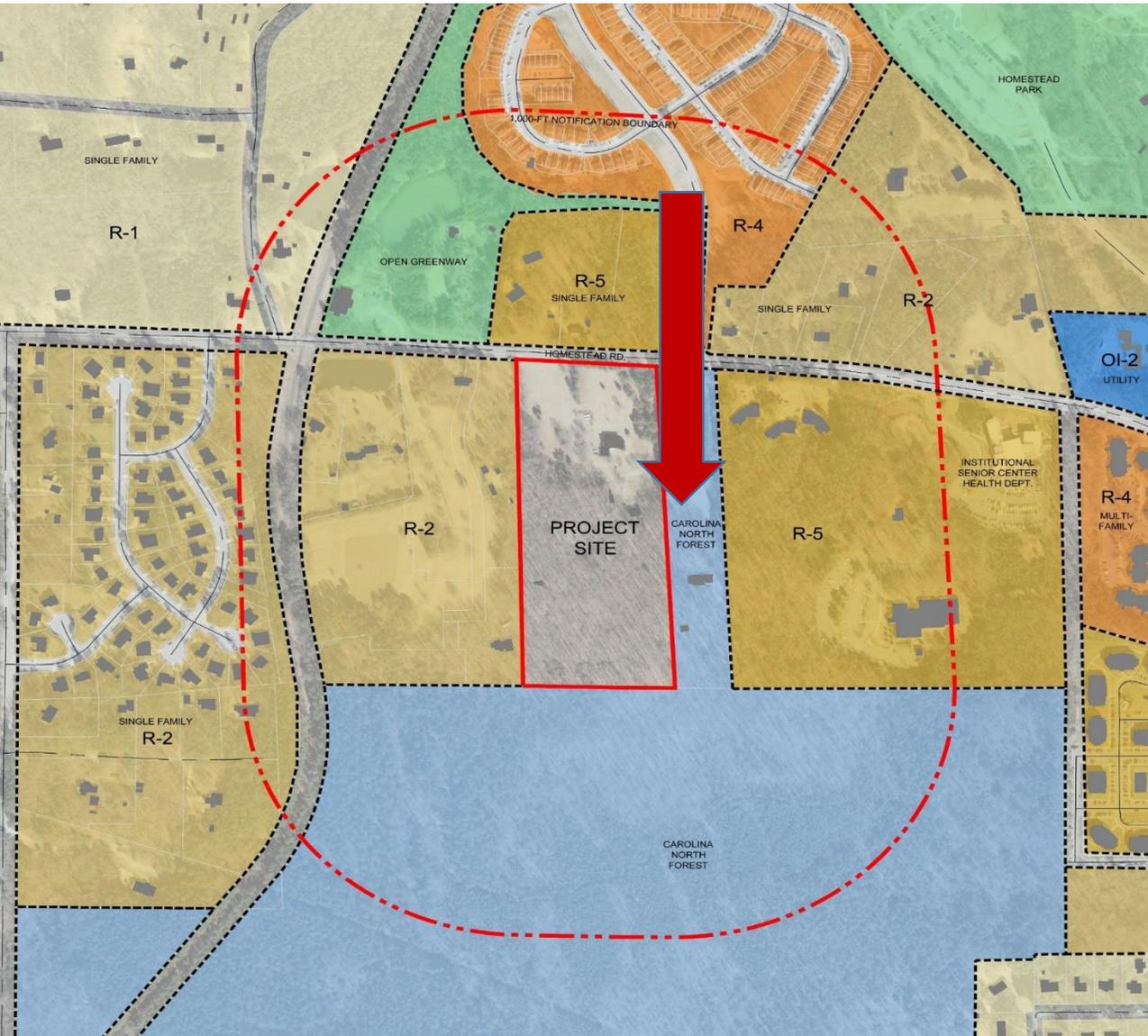
Independent
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Housing

Re-Zoning Request

1. General Comments
2. Density
3. Traffic
4. Impervious Surface - Environment
5. Inclusionary Zoning

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General Comments



Project site surrounded by current R-4, R-5 and R-2 zoning.

Adjacent to UNC Carolina Major North Entry

Across Homestead Road from proposed mixed use project

Retirement – Senior Living – residential as adjoining neighbor

R-5C Zoning Proposed – Age Restricted Apartments

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General Comments

2020 Land Use Plan designation call for residential uses on this site.

The **concurrent SUP** will establish standards that address any impacts on surrounding properties.

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.

The project's Eastern Boundary is UNC property and designated as a future entry to Chapel Hill North – incompatible with single family backyards.

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Height & Density

R-2

4 Units/Acre = **70**

Height = **50' Allowed**

Predicted Population – 224 (units x 3.2)

R-5

15 Units/Acre = **255**

Height = **60' Allowed**

Requested R-5C

11 Units/Acre = **190**

Height = **50' Requested**

Predicted Population – 247 (Units x 1.3)

Increase in population - 23

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Traffic



Durham-Chapel Hill-Carrboro Metropolitan Planning Organization

Comprehensive Transportation Plan
November 2017

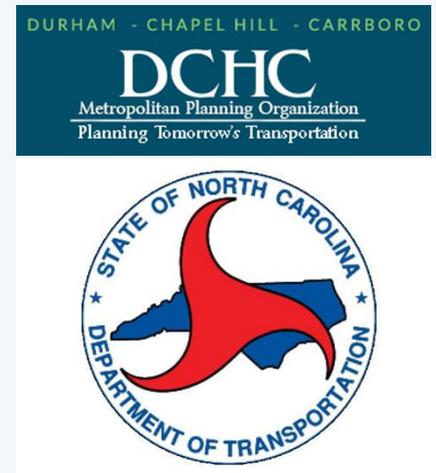
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Traffic

Homestead Road (SR 1777) (Rogers Road (SR 1729) to NC 86 (Martin Luther King Jr Boulevard)), 2040 MTP#: 35

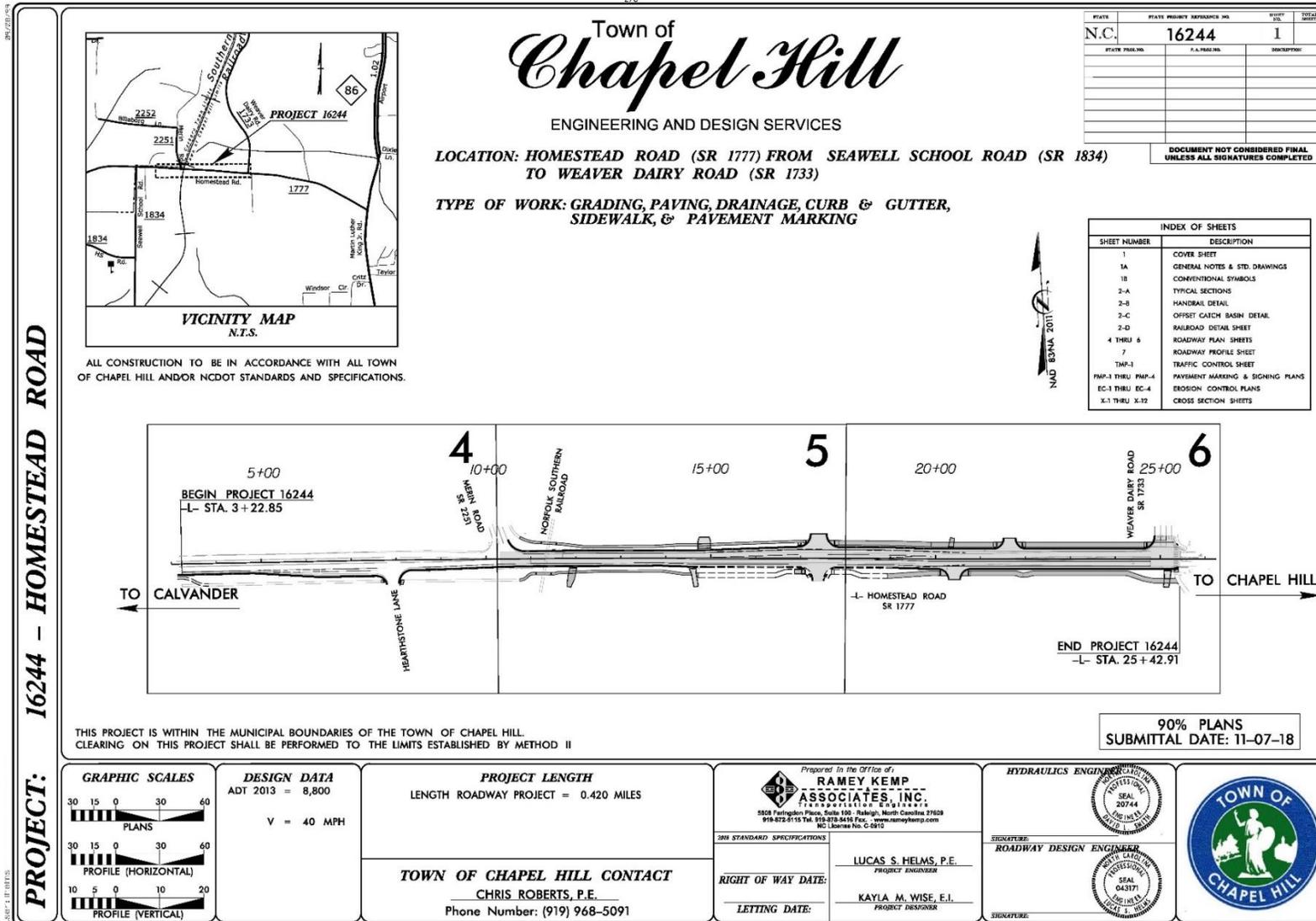
Homestead Road (SR 1777), from Rogers Road (SR 1729) to NC 86 (Martin Luther King Jr Boulevard), is currently a two-lane undivided minor thoroughfare road. Improvements are needed to adequately accommodate pedestrian and on-road bicycle traffic.

This section of Homestead Road currently has a 60-foot right-of-way, sidewalks at certain locations, and no bicycle lanes. The 2015 AADT is 8,100 vehicles per day (vpd); **by 2040**, the AADT is expected to be 13,600 vpd compared to a LOS D capacity of 11,600 vpd for the existing roadway. Currently, there are mostly residential units and a couple of religious institutions along Homestead Road. There are plans for the construction of new residential, office, town/village center, and university developments near Homestead Road. The university development is planned to be the north campus of UNC (however, plans are currently indefinite), which will likely create the need for the many other supporting developments and a significant increase in traffic. With current and existing development along Homestead Road, a complete widening may not be feasible, but improvements to intersections and spot improvements could be possible and are recommended.



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Traffic



**Ramey Kemp
Engineers**

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Traffic

ITE Code used for Traffic Study

252 – Senior Adult Housing-Attached

Senior Adult Housing consists of attached independent living developments, including retirement communities, age restricted housing, and active adults communities. These developments may include limited social and recreations services. However, they generally lack centralized dining and on-site medical facilities. Residents in these communities live independently, are typically active (requiring little to no medical supervision) and may or may not be retired.

The logo for HNTB, consisting of the letters 'HNTB' in a bold, black, sans-serif font. The letter 'H' has a small orange square at its top-left corner.

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Traffic

R-2

70 Single Family

AM Peak **52 Trips**

PM Peak **69 Trips**

R-5C

190 Senior Adult Housing

AM-Peak **38 Trips**

PM Peak **44 Trips**

31 % Reduction in peak traffic with R-5C over R-2

HNTB

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Traffic

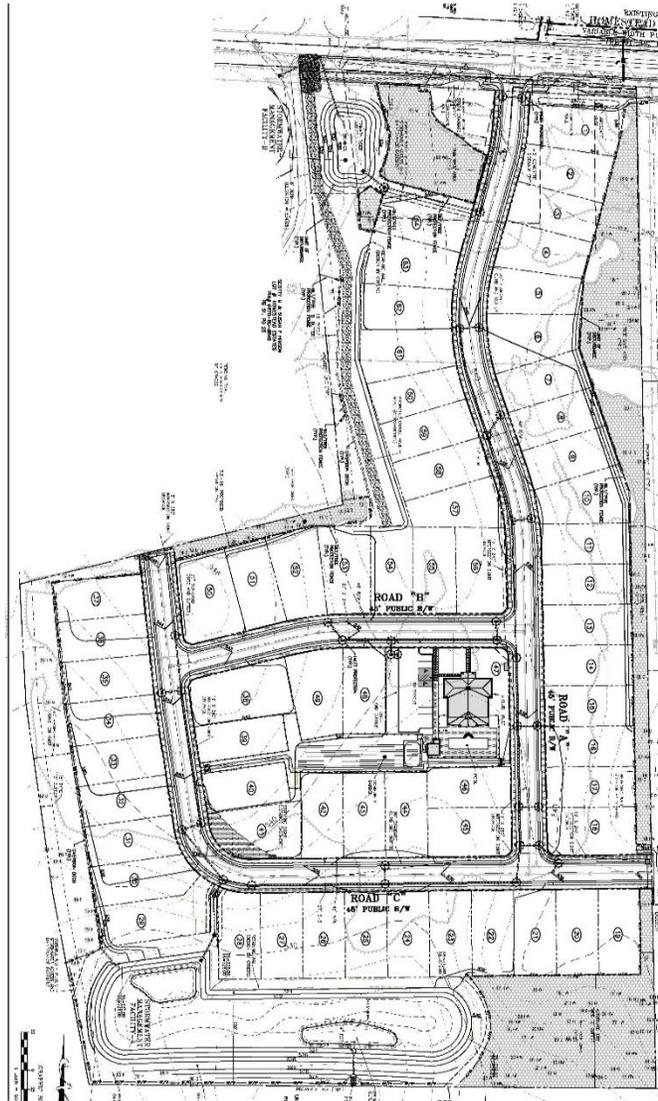
Impact Summary/ Recommendations

“As Shown in Tables 2 and 3, and consistent with the analysis results and recommendations provided in the original TIS, **all project study area intersections are expected to operate at an acceptable LOS (overall intersection, if signalized and critical stop-controlled movement, if unsignalized) in the 2020 Without Site and With Site scenarios.** There are some anticipated operational changes due to the Merin Road Community Development access roadway connection at the existing Homestead Road/Seawell School Road intersection, but nothing that results in deficient peak hour LOS or queue spillback issues.”

HNTB

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Impervious Surface





PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning Department

Section A: Project Information

Application type: Special Use Permit Date: March 24, 2014
 Project Name: Courtyards of Homestead

Use Type: (check/list all that apply)

Office/Institutional Residential Mixed-Use Other: _____

Overlay District: (check all those that apply)

Historic District Neighborhood Conservation District Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries	NLA=	780,737	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x 1/2 width of public right-of-way	CSA=	12,600 sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x 1/2 public or dedicated open space	COS=	0 sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)	GLA=	793,337	sq. ft.

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

Special Protection Areas: (check all those that apply)

Jordan Buffer Resource Conservation District 100 Year Floodplain Watershed Protection District

Land Disturbance	Total (sq ft)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, all grading, including off-site clearing)	
Area of Land Disturbance within RCD	0
Area of Land Disturbance within Jordan Buffer	0

Impervious Areas	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)	22,216 sf/ .51 ac	22,216 sf/ .51 ac	329,749 sf/ 7.57 ac	329,749 sf/ 7.57 ac
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	2.8%	2.8%	43%	43%
If located in Watershed Protection District, % of impervious surface on 7/1/1993	n/a	n/a	n/a	n/a

Revised 02.04.14

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Permit Number: 9870900457, 9870904109 & 9870911164

R-2

Impervious Surface

43%

Independent Senior Housing

Impervious Surface



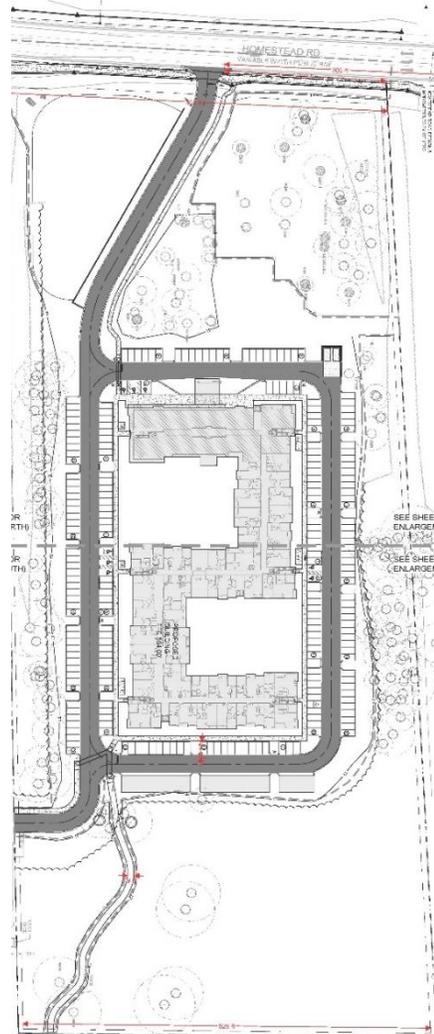
R-2
60 Units

Impervious
Surface

43%

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Impervious Surface



TOWN OF CHAPEL HILL

PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning Department

Section A: Project Information

Application type: Special Use Permit Date: September 8, 2017
Project Name: Greystar Overture

Use Type: (check/list all that apply)
 Office/Institutional Residential Mixed-Use Other: Age Restricted rental apartments

Overlay District: (check all those that apply)
 Historic District Neighborhood Conservation District Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries	NLA=	678842	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	15,094 sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space (Residual SF - to max at 110% NLA)	COS=	52,790 sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)	GLA=	746,726	sq. ft.

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

Special Protection Areas: (check all those that apply)
 Jordan Buffer Resource Conservation District 100 Year Floodplain Watershed Protection District

Land Disturbance	Total (sq ft)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, all grading, including off-site clearing)	319,114
Area of Land Disturbance within RCD	0
Area of Land Disturbance within Jordan Buffer	0

Impervious Areas	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)	13,140	13,140	182,175	182,175
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) % If located in Watershed Protection District, % of impervious surface on 7/1/1993				24.39%

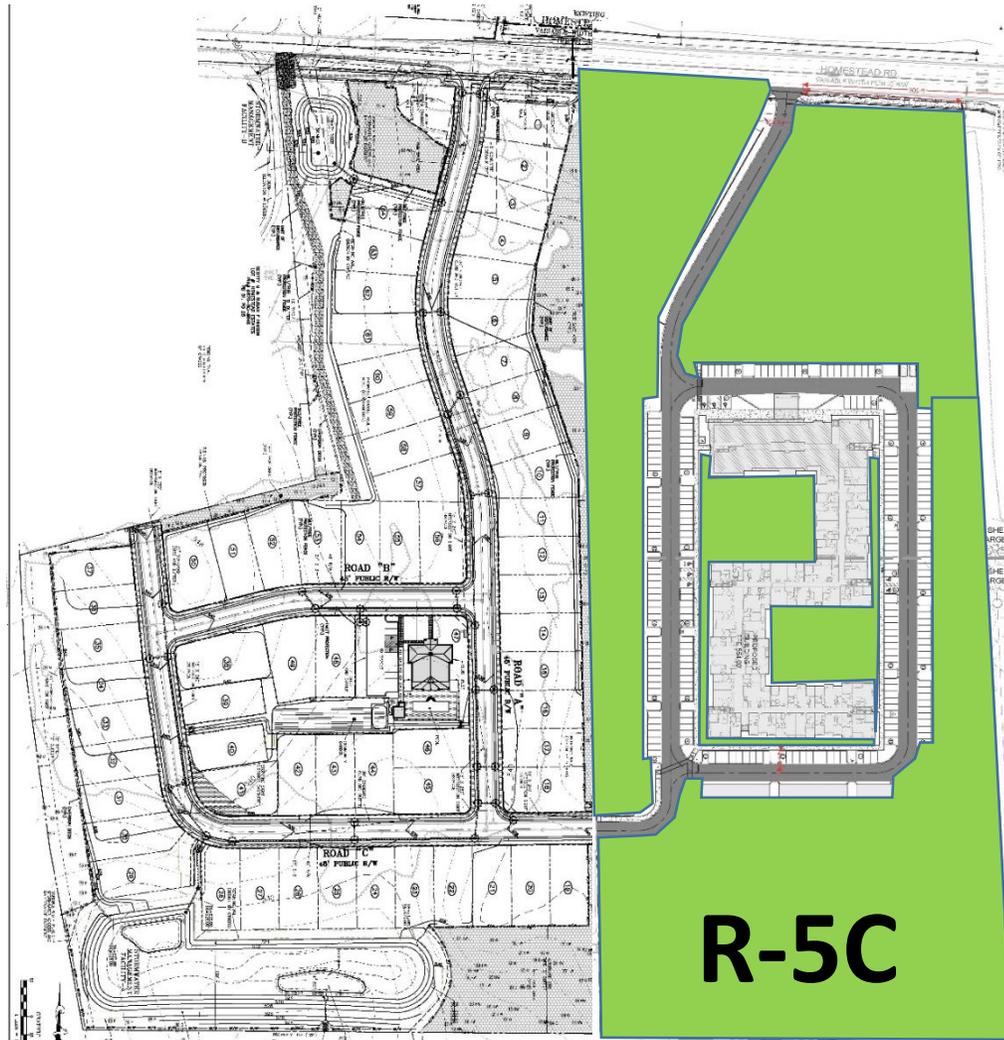
Revised 02.04.14 Page 2 of 10 Permit Number: _____

R-5C
190 Units
Impervious
Surface

26.1%

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Impervious Surface



VS



R-5C

Impervious
Surface

44%
Reduction in
Impervious
Surface

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Inclusionary Zoning

Addressing a Need

Housing Advisory Board Recommendation

Process Issues

Previous Projects Payments

Added Town Project Costs

Agreement

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Inclusionary Zoning

3.10 - Inclusionary zoning.

Purpose statement. 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.

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Inclusionary Zoning- Addressing a Need

Senior Apartments

HUD Subsidized Senior Apartments

Senior Homes to Own

Carol Woods CCRC

Adult Care Homes

Nursing Homes

Home Care Agencies

Orange County
Department on
Aging – Senior
Housing Report 2018



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Inclusionary Zoning- Addressing a Need

Senior Apartments: We have two 55+ apartment complexes, Eno Haven and Carolina Spring. Both complexes say they accept a limited number of Section 8 Housing Choice Vouchers but practically speaking, these vouchers are rarely available.¹

Apartment Complex	Address	Units	Voucher?	Other Info
Carolina Spring	600 W Poplar Ave, Carrboro	124	Yes	May not accept vouchers in the near future.
Eno Haven	815 US-70 BUS, Hillsborough	76	Yes	Exclusive of housing choice vouchers, Eno Haven offers 30% - 60% discounts to eligible residents, based on an income-referenced sliding scale. ²

Cost: The rate for a one bedroom senior apartment at Carolina Spring is \$986/month and a two-bedroom apartment is \$1181/month. These fees do not include a \$30 application fee. Housing Choice Vouchers may not be accepted if total monthly payments are less than \$799 for a one bedroom apartment or \$900 for two bedroom. At Eno Haven, depending on sliding scale discounts, the rent for a one-bedroom apartment ranges from \$350-635/month and the rent for a two bedroom apartment ranges from \$410-750/month.

Availability: Both senior apartment complexes report no vacancies as of October 2018. Eno Haven has a 37 person wait-list.

Orange County
Department on
Aging – Senior
Housing Report 2018



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HAB Recommendation

“The Housing Advisory Board recommend approval of the proposal with an amended payment-in-lieu of providing affordable housing in the amount of **\$315,000**; “

“Because of the cooperation from the applicant, the demographic this project would serve, and since the housing would fill a need for the Chapel Hill community, the HAB recommends a payment-in-lieu of \$315,000 in order to **subsidize 14 permanently affordable homes**, half of the 28 units that would be expected by the inclusionary zoning ordinance, **at an average of \$22,500 of subsidy per unit.**”

“The motion carried unanimously.”

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Previous Rental Projects

Project	Total Units	Affordable Units	% Affordable	Payment in Lieu	Payment per unit
Grove Park	346	6	1.7%	0	0
Alexan	266	0	0	0	0
Graduate	100	15	15%	0	0
Timber Hollow	307	14	4.5%	0	0
Lux	194	0	0	\$120,000	\$618.56
Carolina Com.	300	0	0	\$250,000	\$833.33
Evolve	154	0	0	\$233,000	\$1,512.99
Shortbread	85	0	0	\$25,000	\$294.12
Hawthorn	152	0	0	\$100,000	\$666.66
Totals	885	44	2.4%	\$728,000	\$785 AVG.

190 x \$785 = \$149,074

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Issues:

No set policy at process initiation

Added Town Request Project Costs

Amount based on previous projects

Worked closely with HAB

Risk of Approvals Costs

Added Costs of Town Suggestions:

ESAB – Solar Collectors 85% of the roof +/- \$232,000

Transportation– Road Widening - \$210,000

Transportation– Signalization Payment - \$3,000

Planning–Multi-use Trail on UNC Property – \$35,000

Parks & Rec – Required Payment In Lieu - \$112,000

Fire Marshall – Roadway Connection to Kipling - \$42,000

Council Suggestion – Detention Pond as amenity - \$85,000

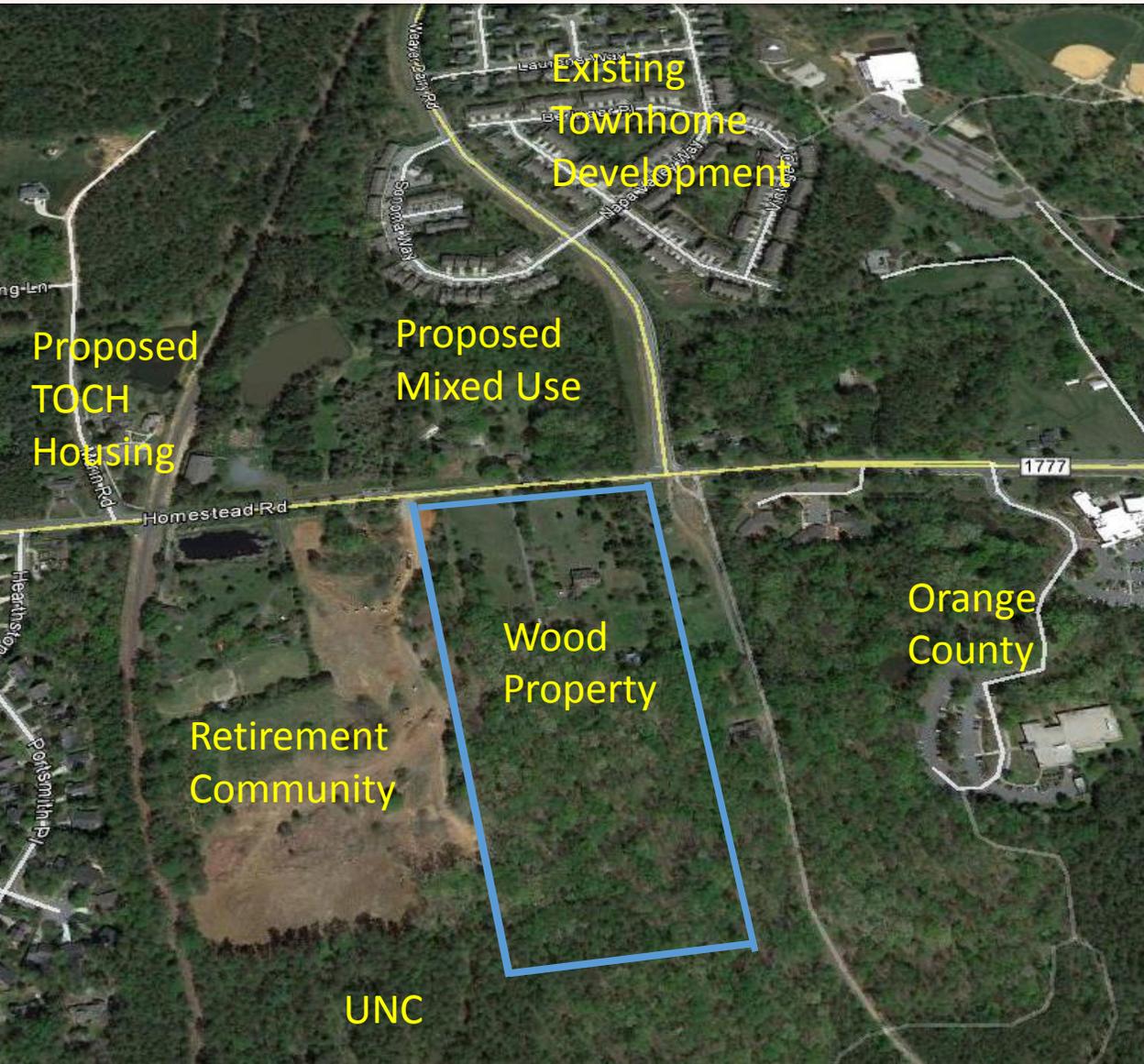
Added Costs - \$719,000

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Special Use Permit

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Project Overview



Surrounding Uses

Surrounding Densities

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Project Overview

190 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

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Project Overview

Reduced impact on traffic generation - HNTB TIA

Limited or no impact on school system

Sustainable tax base

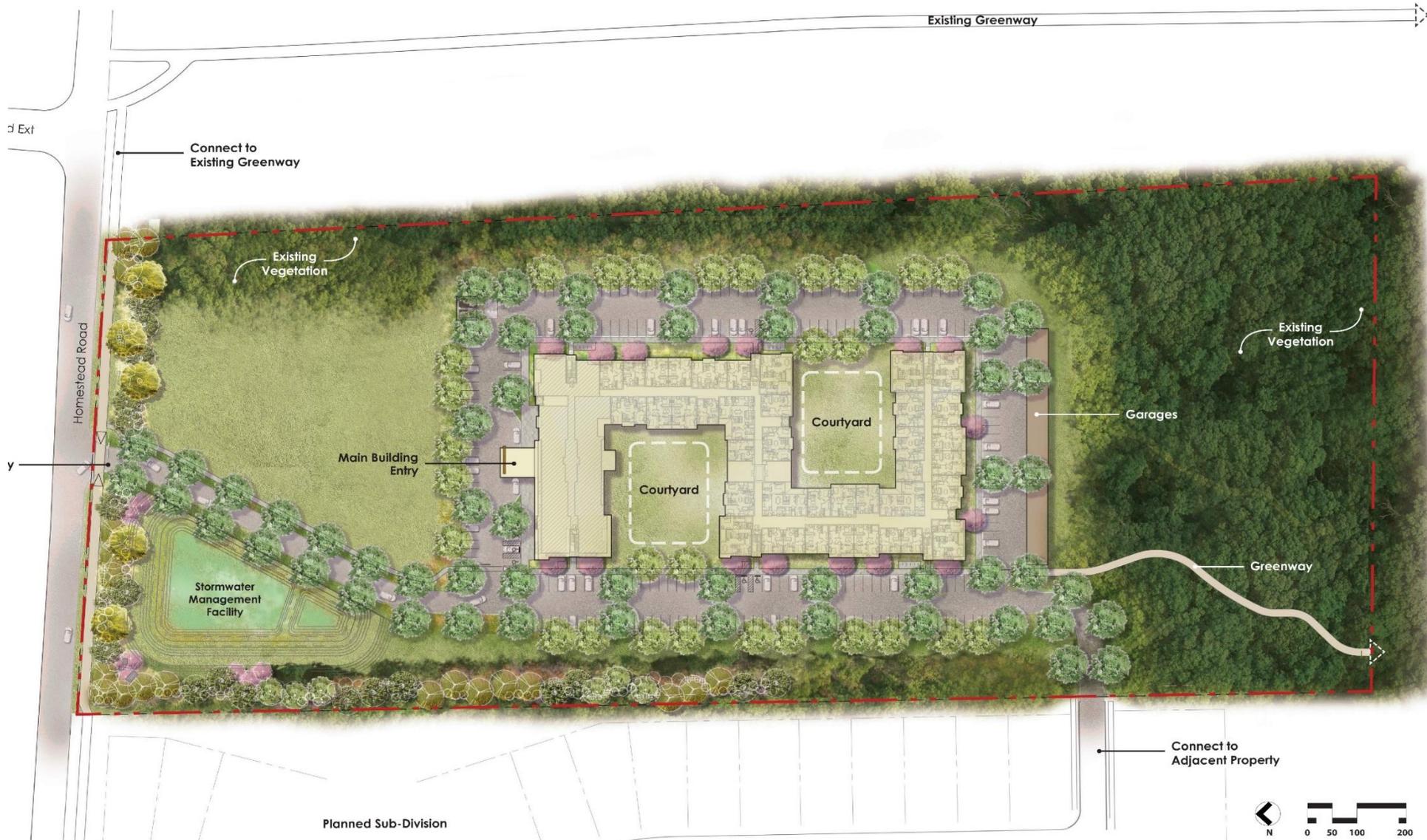
Increases in-town economic development – promotes local purchasing

Provides 16 -20 on-site new jobs

Provides subsidy for affordable housing

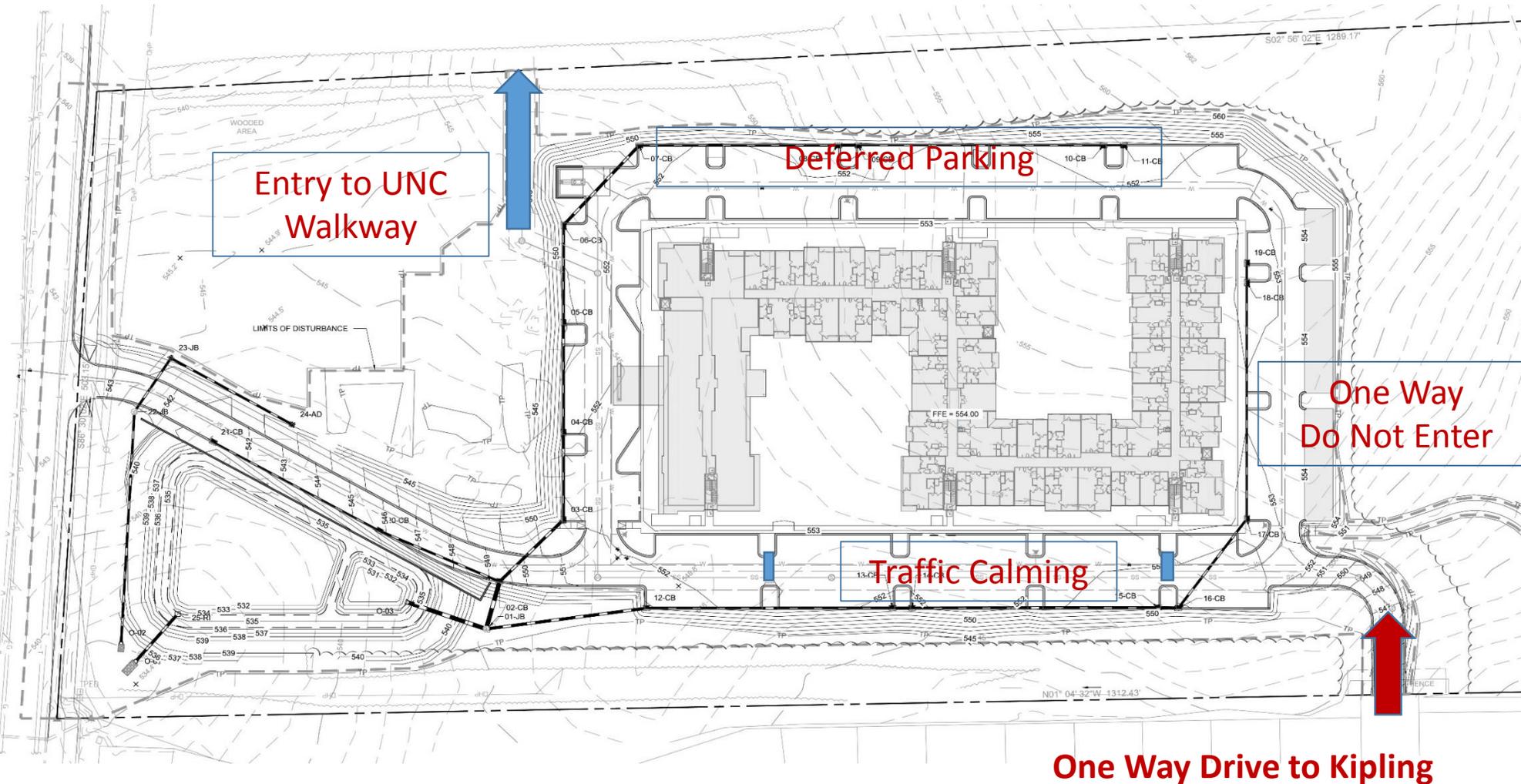
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Project Overview



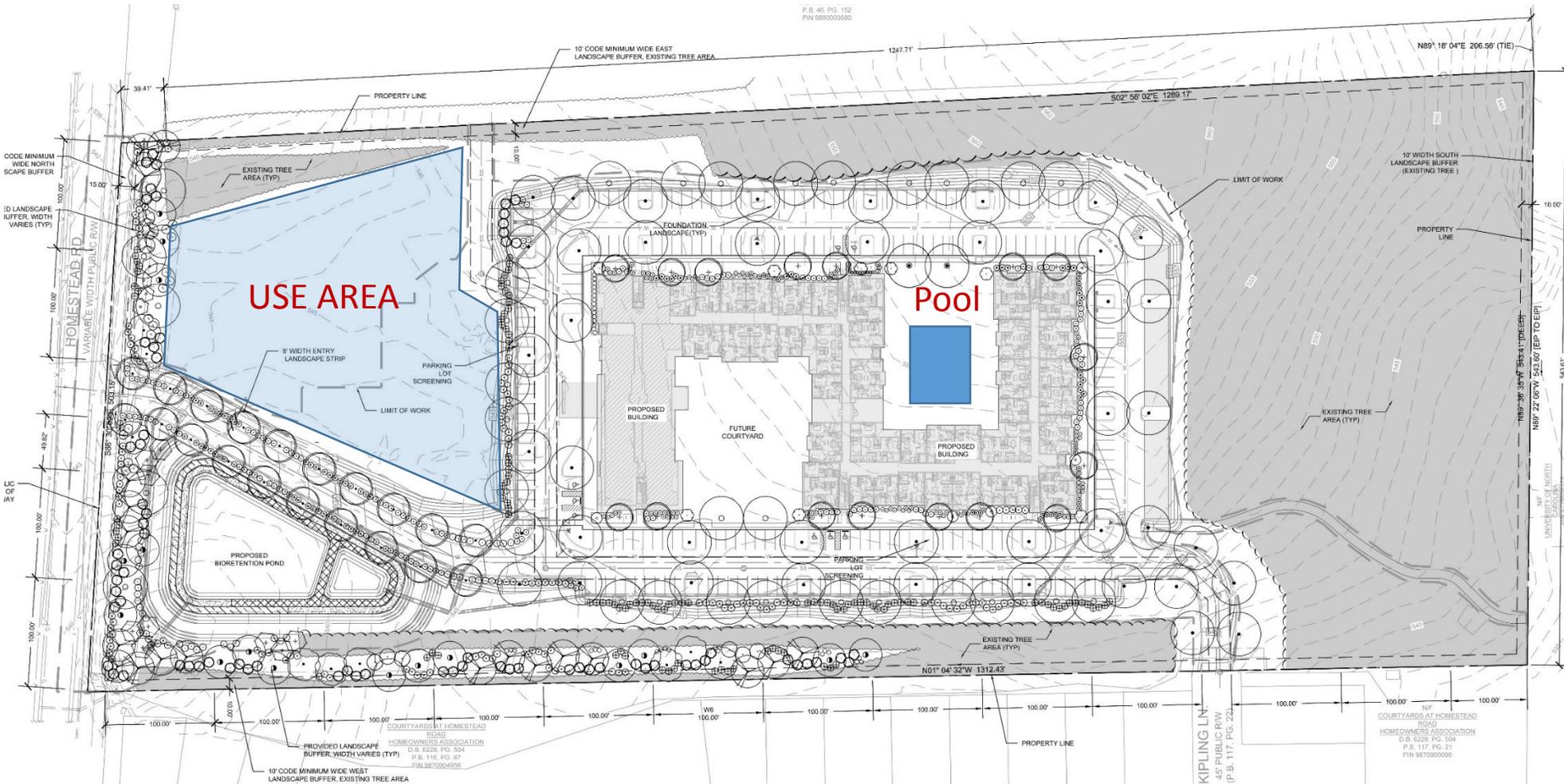
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Connectivity



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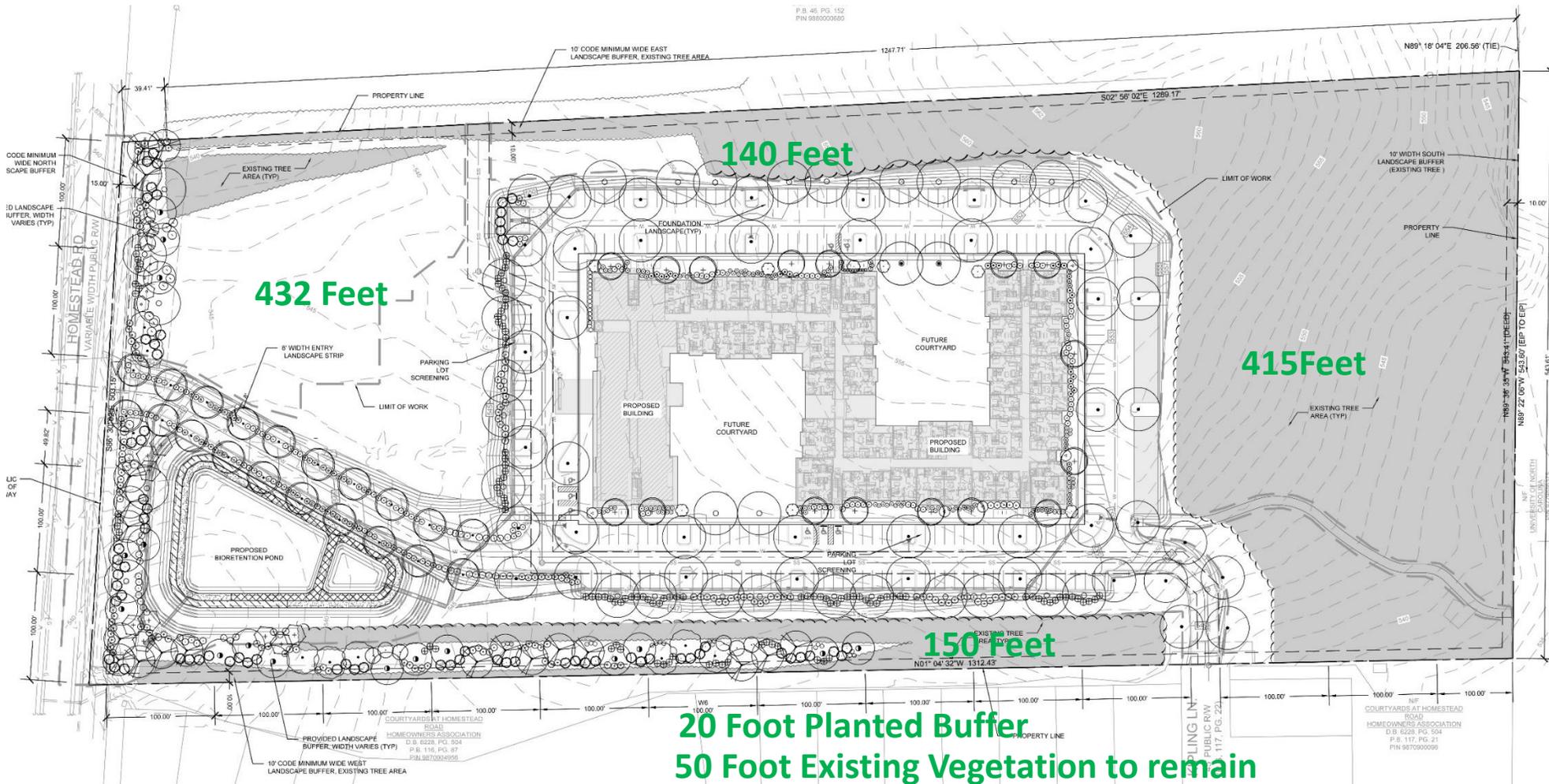
Recreation



- Resident Gardens
- Orchard
- Putting Green
- Pickleball Court
- Bocce Ball Court
- Dog Park

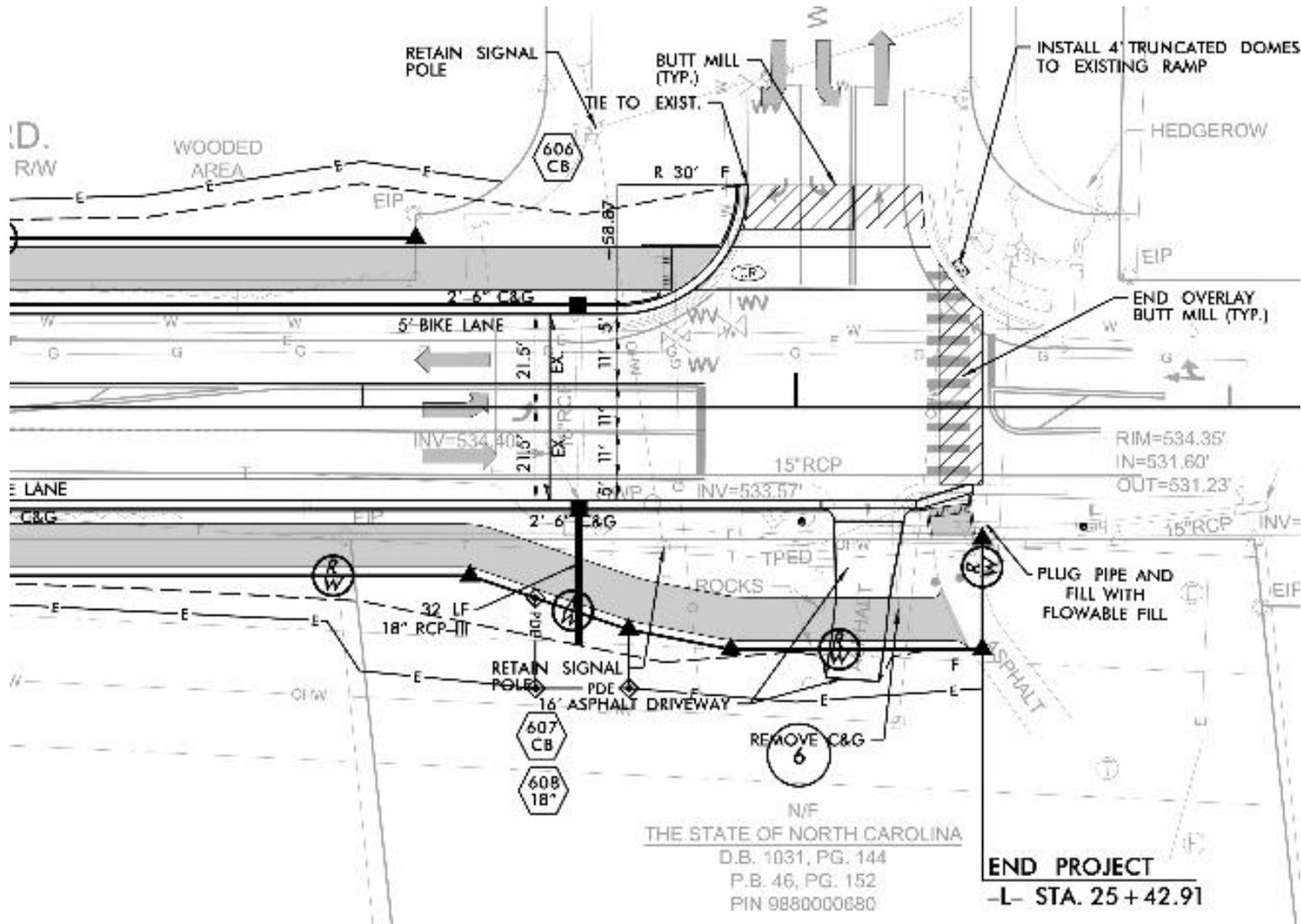
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Building Setbacks



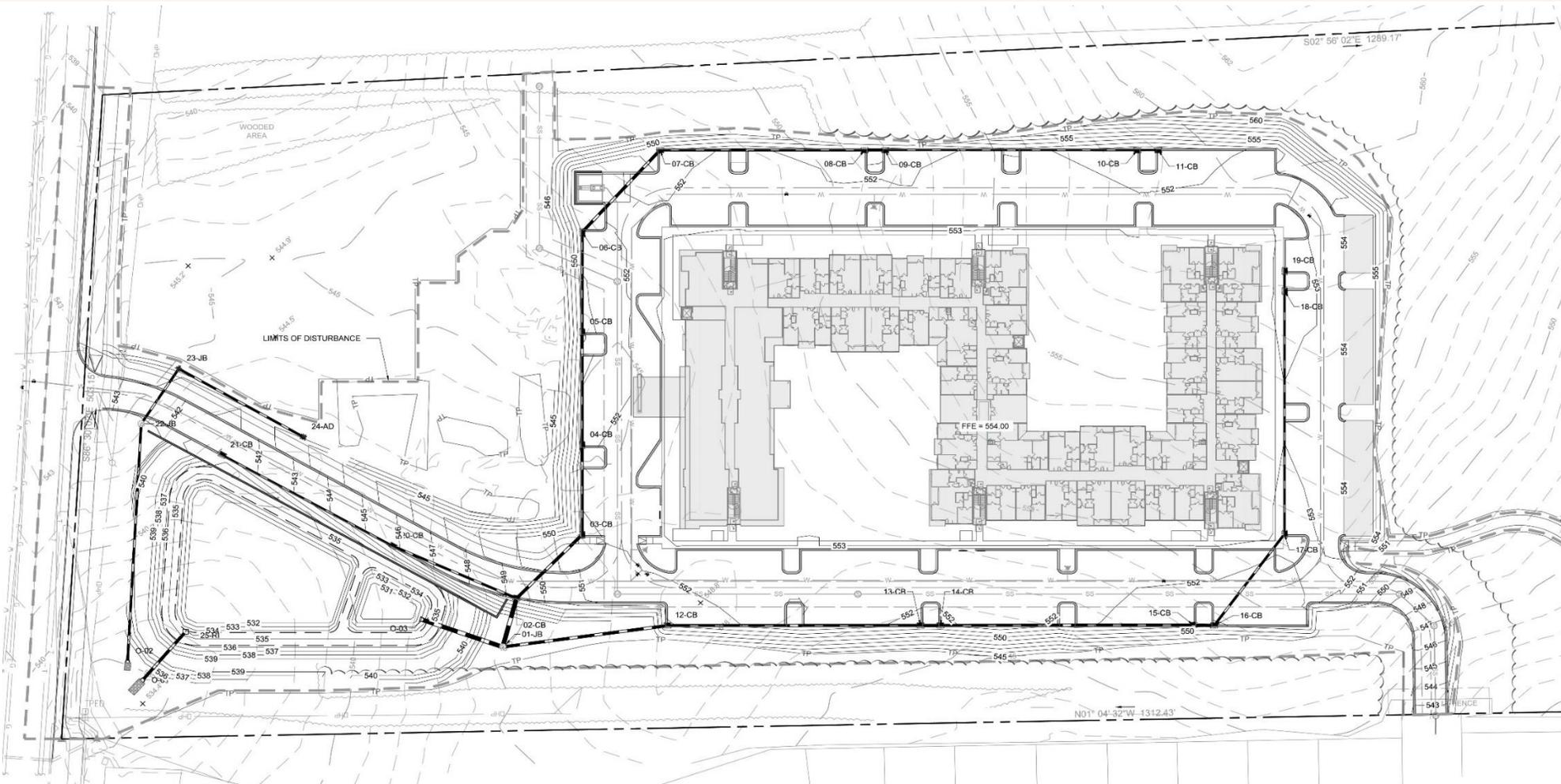
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Multi-Use Path on UNC Property



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Stormwater Control

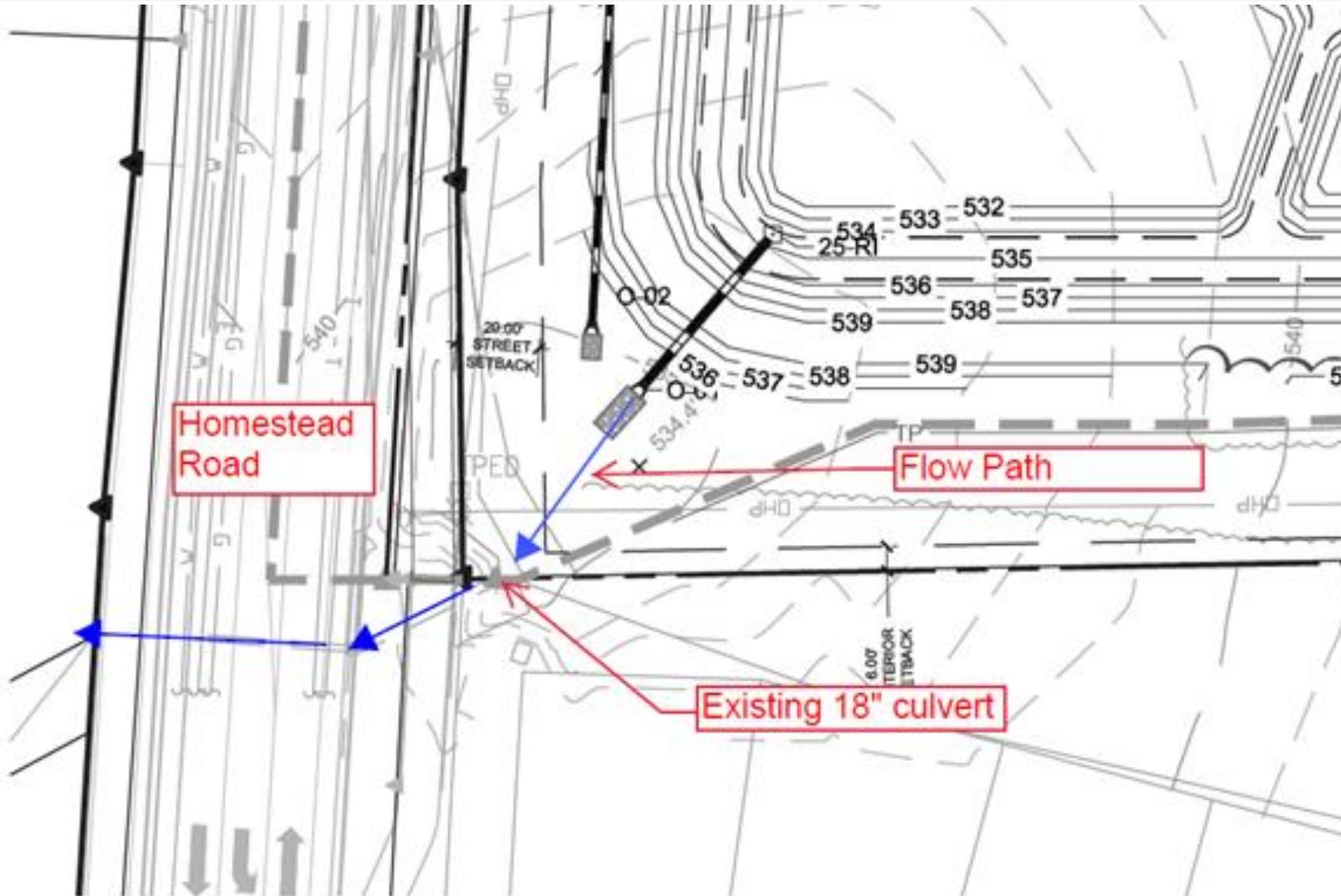


All impervious surfaces for 1,2,5,10 and 25 year 24 hour events channeled to pond for detention and filtration

Reduced run-off to neighboring properties

Independent Senior Housing

Stormwater Control



100 Year Event

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

Independent Senior Housing

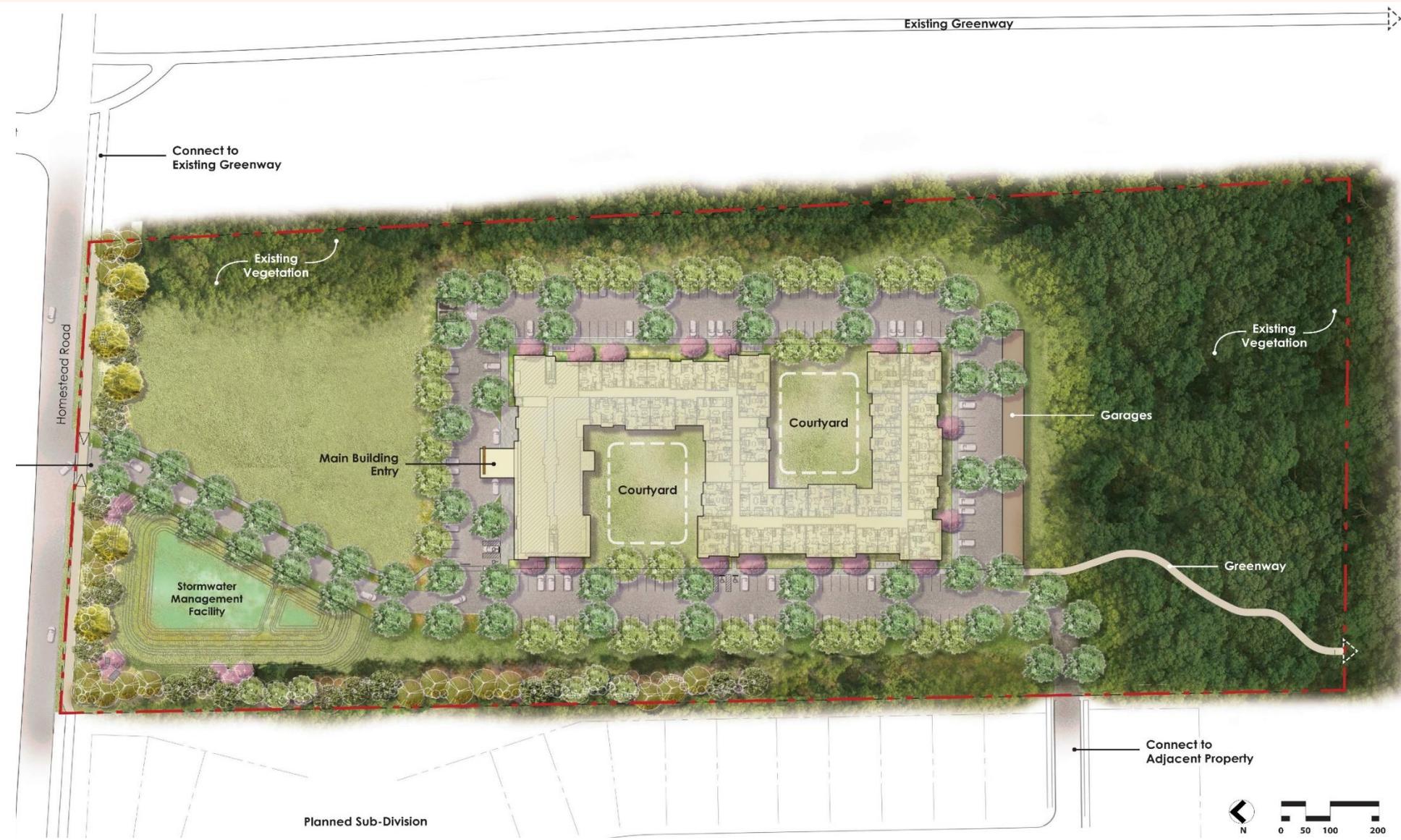
Stormwater Control



100 Year Event

The runoff will then 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

Independent Senior Housing



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