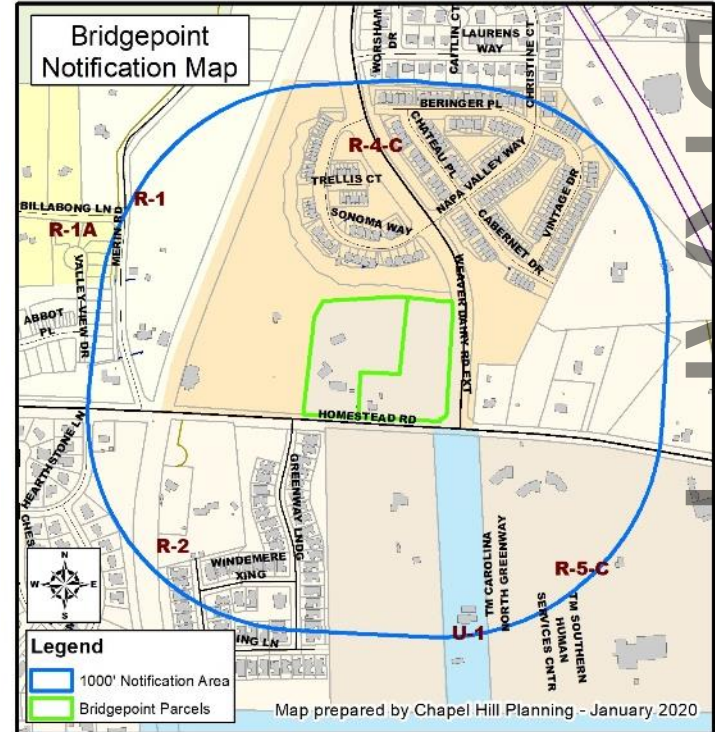




# Bridgepoint—2214 & 2312 Homestead Rd. Conditional Rezoning

Town Council  
Public Hearing

November 18, 2020



DRAFT

- Redesign of the Site Plan based on CDC input
- Changes to:
  - Impervious Surface (increased by .029%)
  - Increased open space and tree canopy
  - Increase in number of units (+1)
  - Decrease in land disturbance (-16,448 SF)
  - Increase in overflow parking (+12 spaces)

DRAFT

- Reopen the Public Hearing
- Receive comments in this meeting at up to 24 hours via email at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)
- Move to close the public hearing at that point
- Enact the ordinance on December 9, 2020

DRAFT

# 2312 Homestead Road– Process

Town  
Evaluation  
of  
Application  
According  
to  
Standards



Report  
Presented to  
Advisory  
Boards and  
Commissions



*Open  
Public Hearing:  
Report and  
Recommendation  
Presented to  
Town Council  
9.30.2020  
(Public Hearing  
closed 24-hours  
after)*



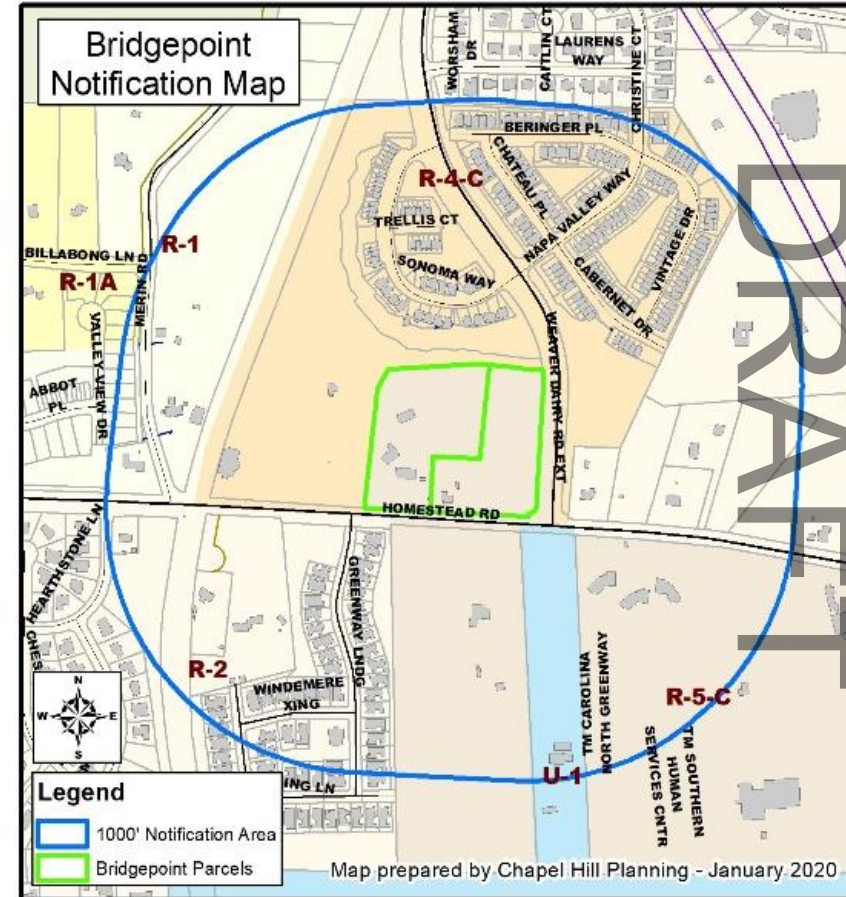
*Reopen  
Public Hearing:  
Report and  
recommendation  
presented to  
Town Council  
11.18.2020*



*Continue  
Public  
Hearing:  
Closed  
Hearing on  
11.19.2020  
Council  
Action  
12.9.2020*

# 2312 Homestead Rd – Project Summary

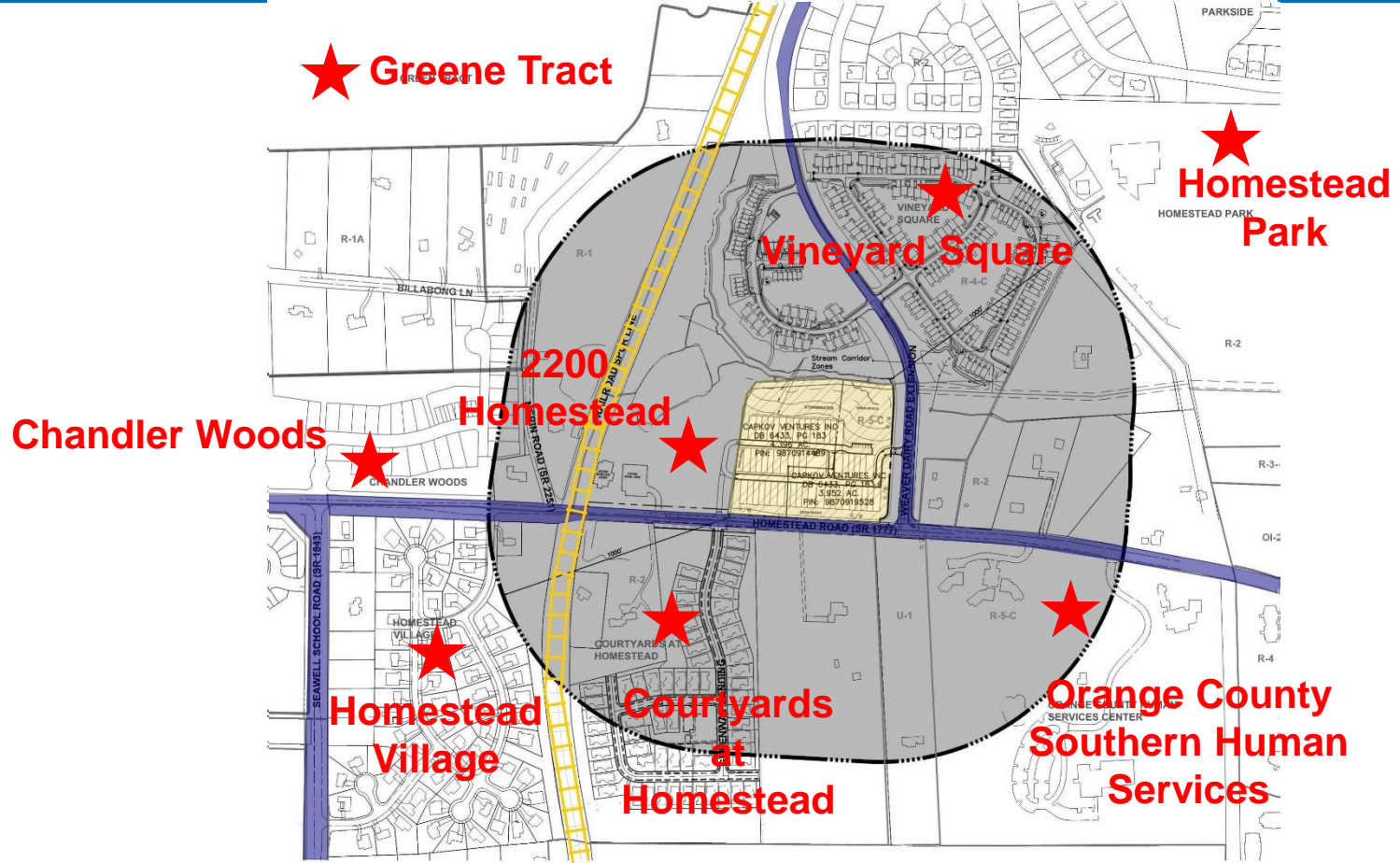
- 9.2-acre site
- Conditional Zoning
  - Currently R-5-C
  - Proposing R-5-CZD
- Relocate two existing dwellings and demolish outbuildings
- Construct 54 townhouses



- May 24, 2010: Town Council approved a Special Use Permit (SUP) for commercial and residential development
- Applicant requesting to abandon the existing SUP and replace it with Conditional Zoning District

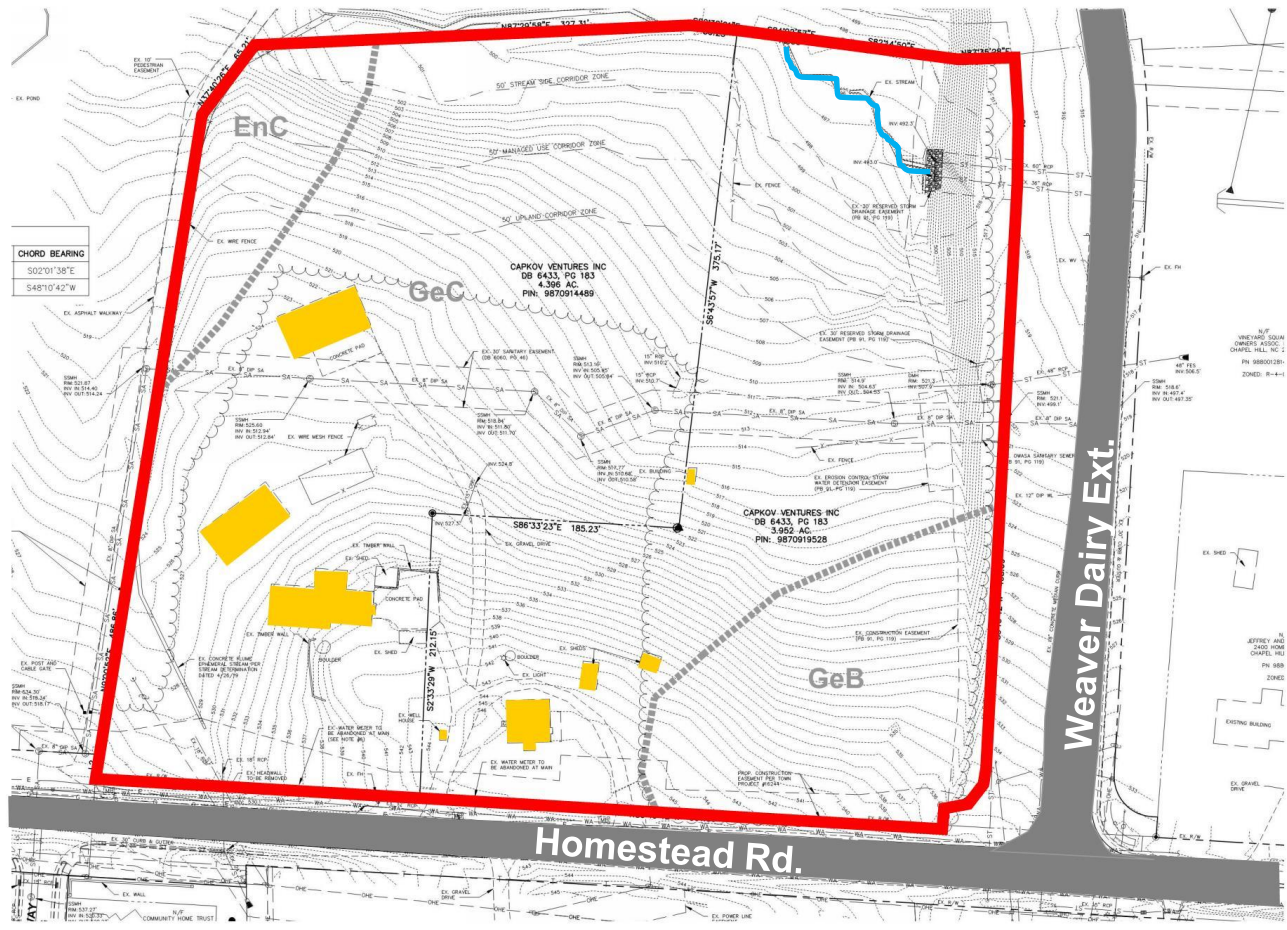
DRAFT

# 2312 Homestead Rd – Project Location



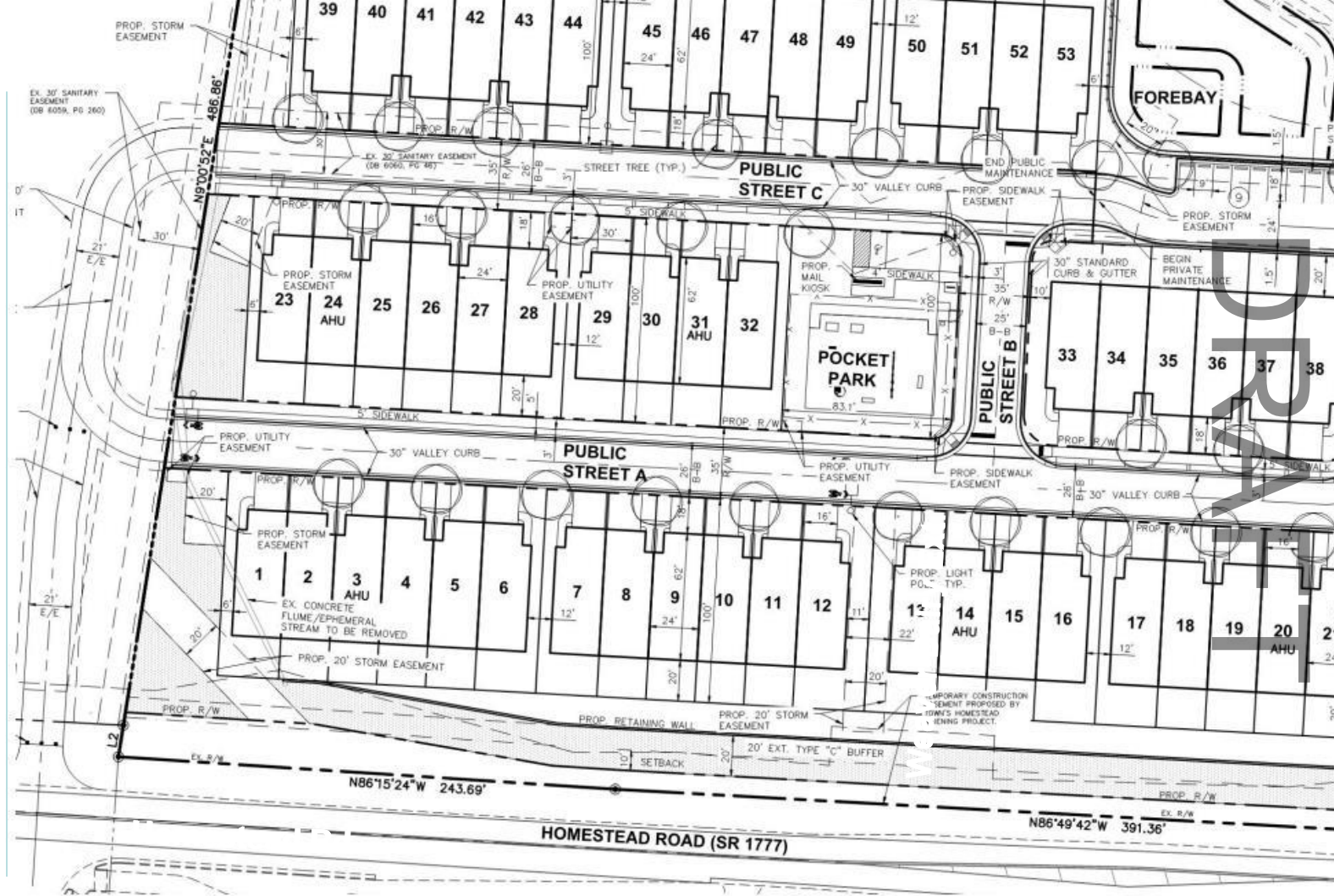
DRAFT

# 2312 Homestead Rd – Existing Conditions

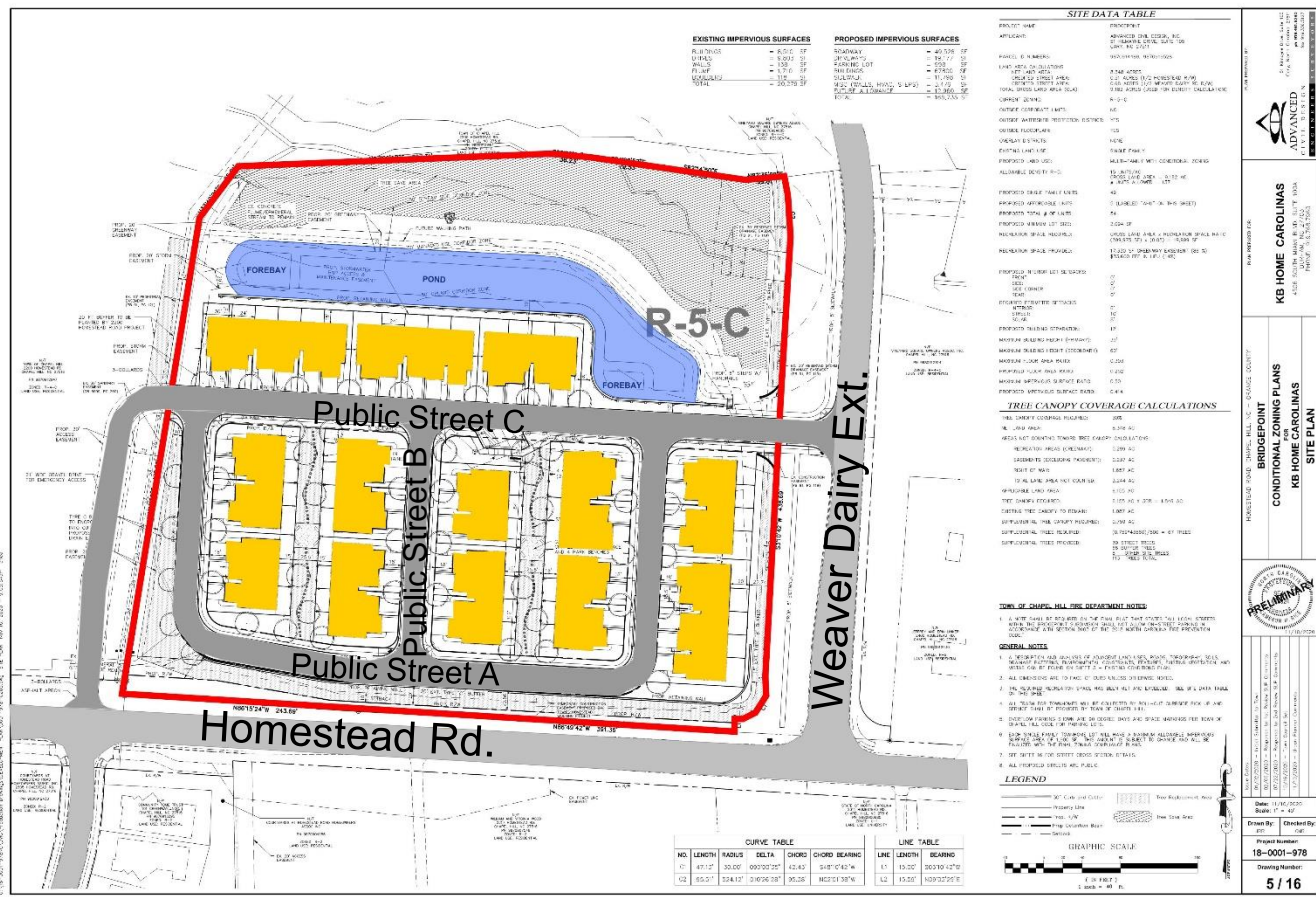


DRAFT





# 2312 Homestead Rd – Revised Site Plan



DRAFT

**ADVANCED**

**KB HOME CAROLINAS**

**CONDITIONAL ZONING PLANS**

**KB HOME CAROLINAS**

**SITE PLAN**

**PRELIMINARY**

Scale: 1" = 40'

Drawn By: [Name]

Checked By: [Name]

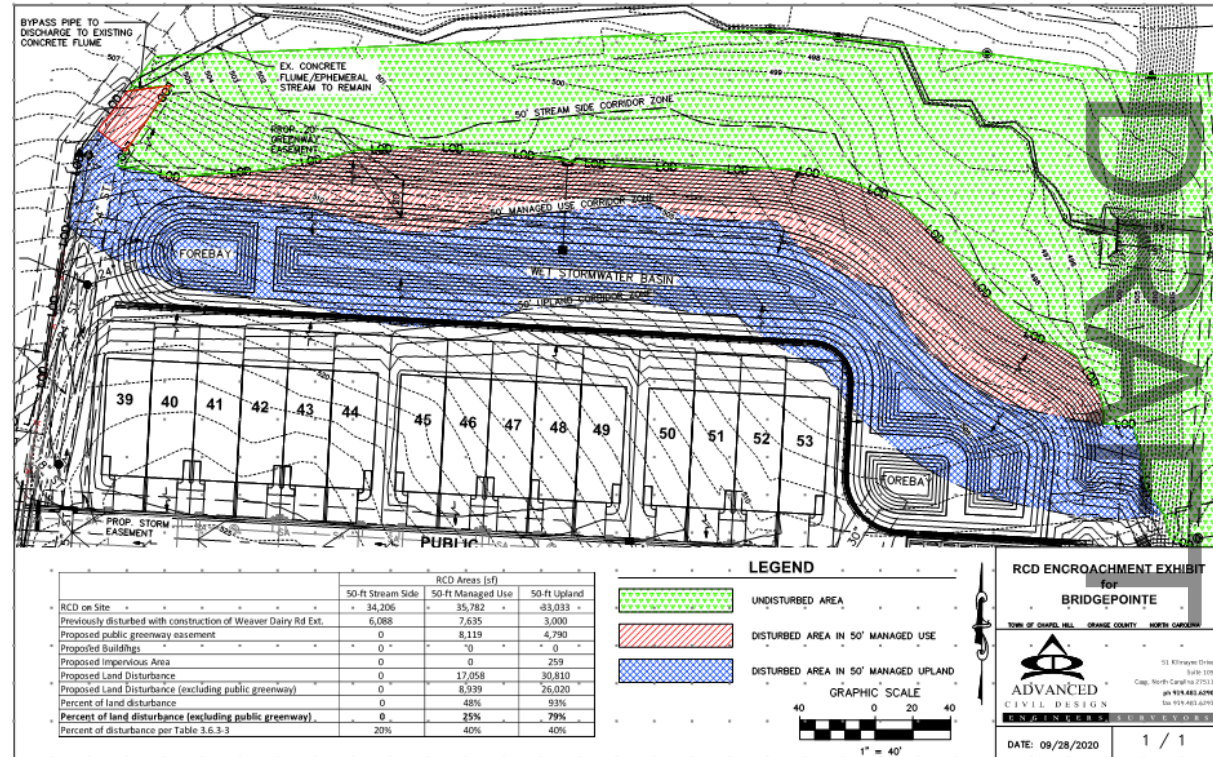
Project Number: 18-0001-978

Drawing Number: 5/16

# 2312 Homestead Rd – Modifications to Regulations

## 1. Section 3.6.3 Land Disturbance in the Resource Conservation District

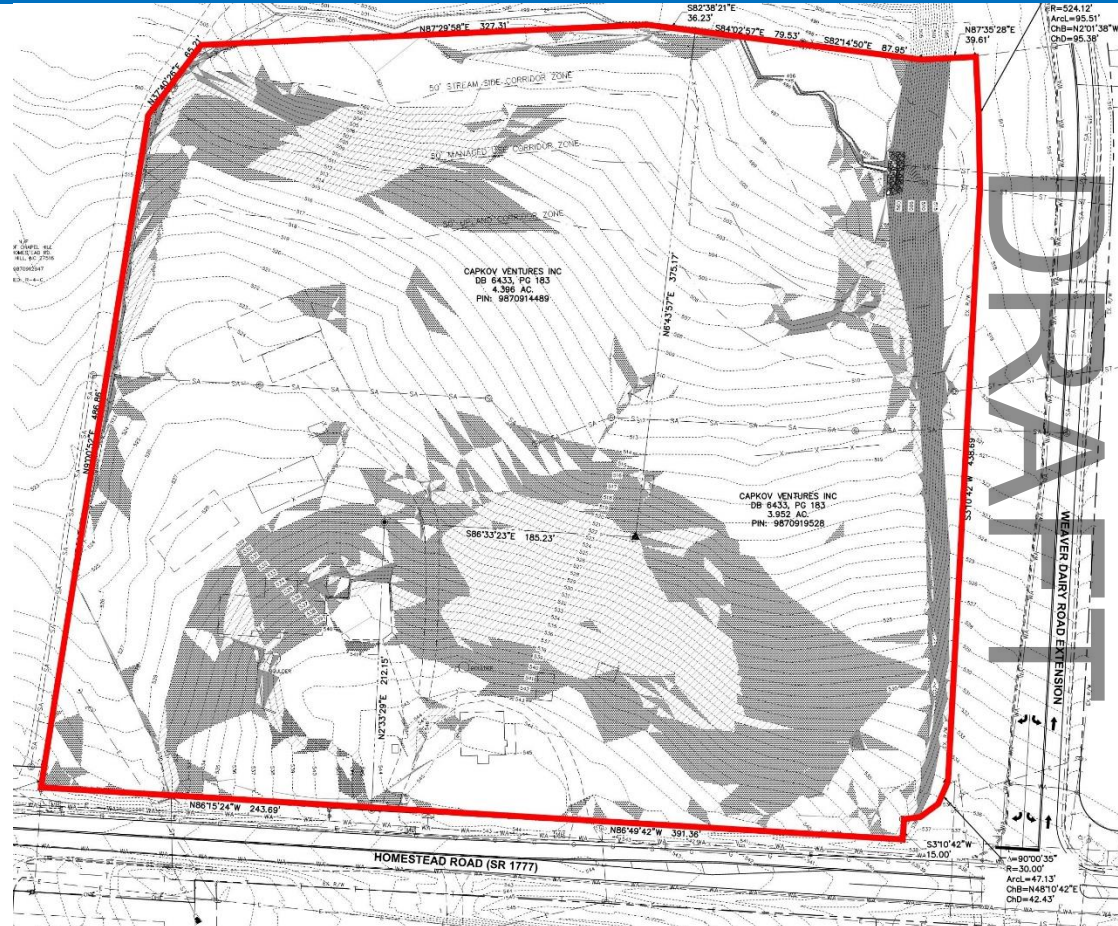
- Upland and Managed Use Zones limited to 40%
- Proposing 79% disturbance in Upland Zone



# 2312 Homestead Rd – Modifications to Regulations

## 2. Section 5.3.2 Steep Slopes

- Proposing to exceed 25% of area containing 25% or greater slopes.
- Total disturbed natural slopes 25% or greater is 2,133 SF.



## **3. Section 3.10 Inclusionary Zoning**

- Required to provide 15%
- Proposing 5 units or 10.41%

## **4. Section D103 of the North Carolina Fire Prevention Code**

- Proposing 26 ft. with valley curb and 27 ft. with standard curb adjacent to fire hydrant. Right-of-way width of 35 ft. remains unchanged.

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## **5. Section 5.4.6(d) General Performance Criteria for Stormwater Management**

- Proposing to relocate an ephemeral stream

### **Other Considerations**

- Homestead Road Multi-modal project
- Easement for shared access with 2200 Homestead Road Project

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