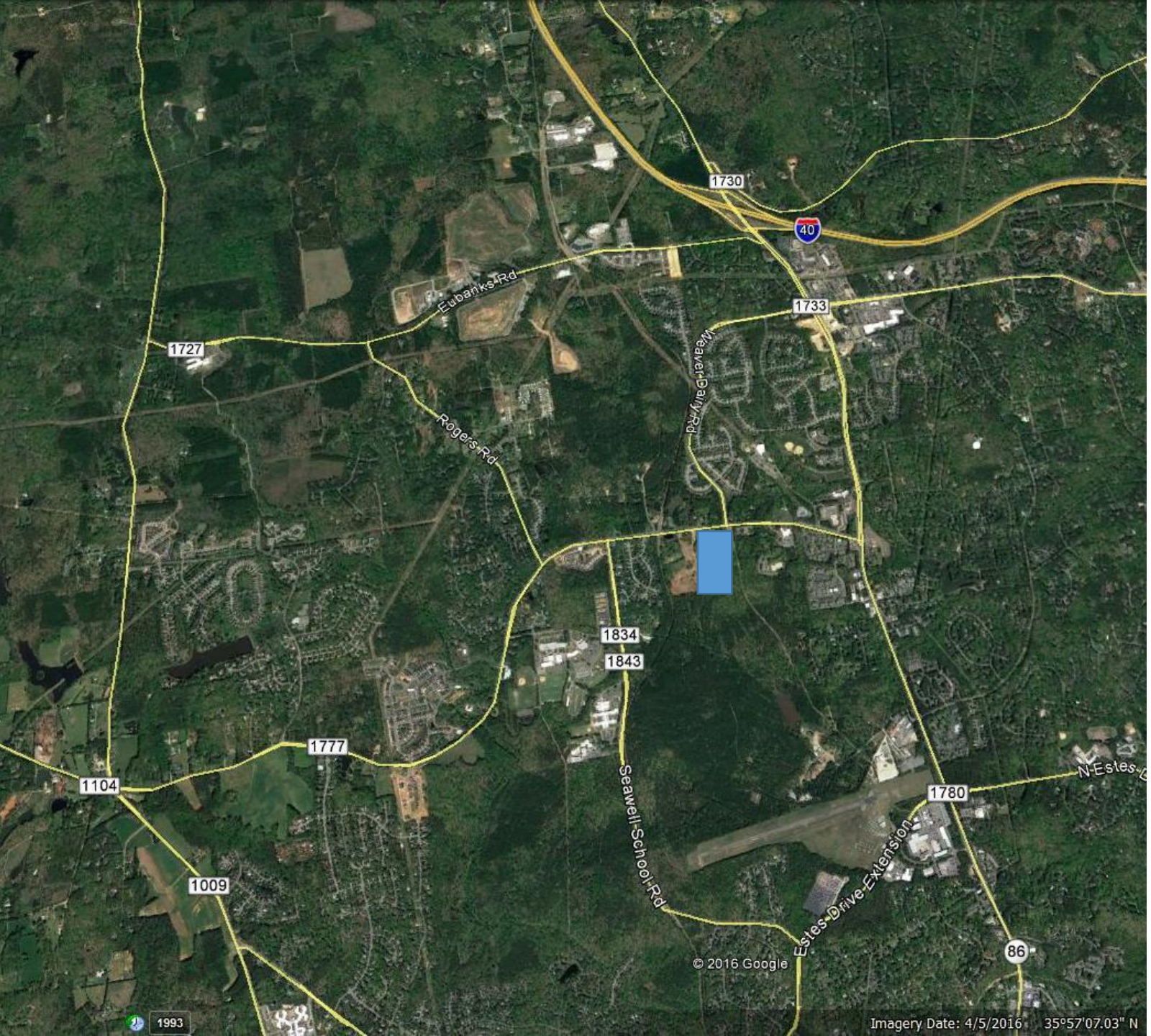


Independent Senior Housing

Town Of Chapel Hill
Town Council

April 10, 2019



Re-Zoning Request

1. Project Overview
2. Rezoning Comments
3. Inclusionary Zoning

Special Use Permit – Four Findings

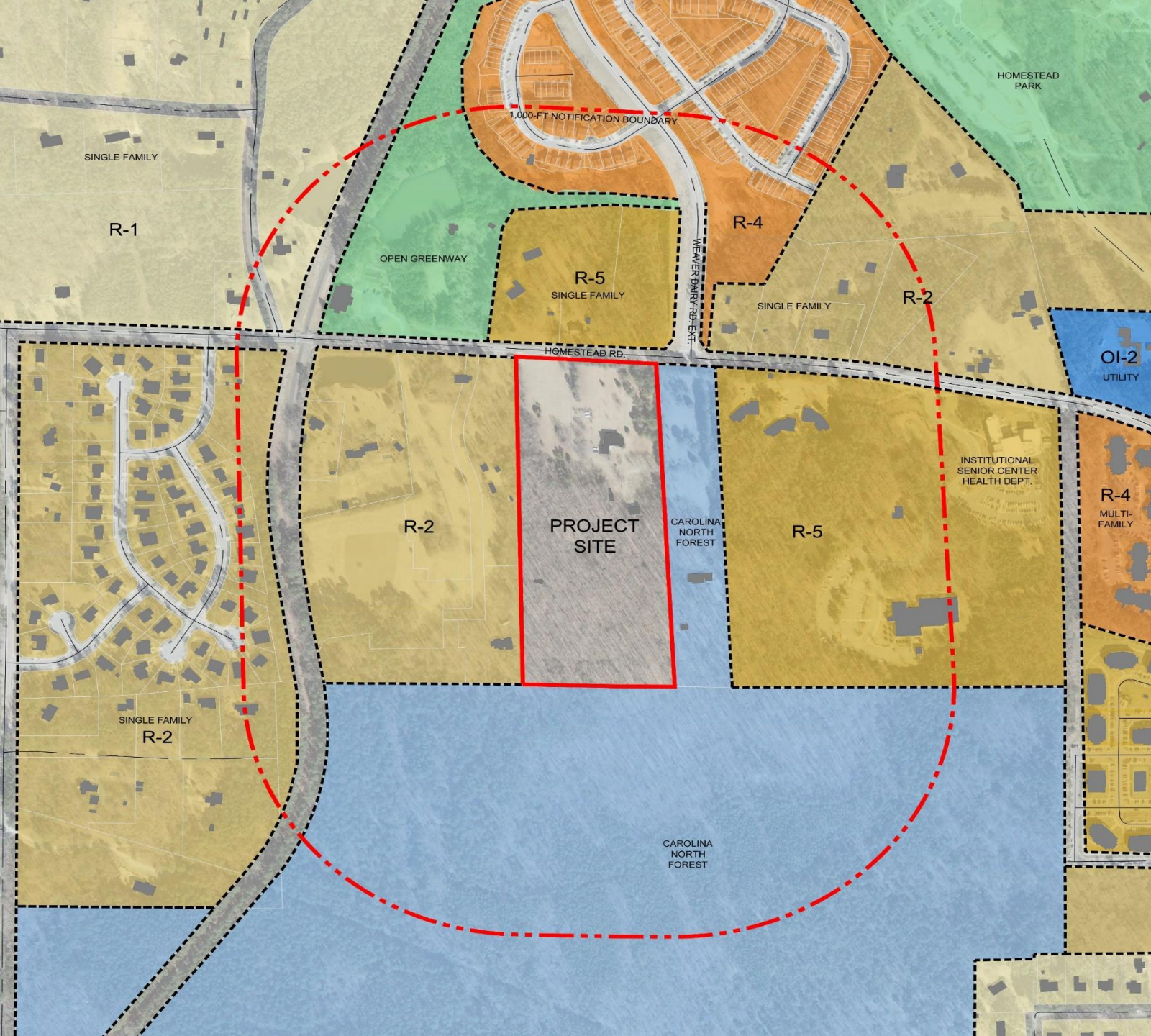
4. Transportation
5. Site Layout and Buffering
6. Stormwater
7. Recreation
8. Future Parking



Surrounding Uses

Surrounding Densities

**Independent
Senior
Housing**



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

Adjacent to UNC Carolina North Entry

Across Homestead Road from proposed mixed use project

Retirement – Senior Living – residential as adjoining neighbor

R-5 Zoning Proposed – Age Restricted Apartments

Independent Senior Housing



Existing Features

Mostly Hardwood Tree Cover

Open Area at Existing Dwelling

Pine buffer with Greenway Entry

Independent Senior Housing

Rezoning Request

**Independent
Senior
Housing**

1. Project Overview

198 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

**Independent
Senior
Housing**

1. Project Overview

Reduced impact on traffic generation - HNTB TIA

Zoned R-2 4units/Acre = 60 single family – ITE Rate .99 = Base 59.4

Zoned R-5 12units/Acre = 190 Senior Housing – ITE Rate .26 = Base 49.4

OVERALL 16% REDUCTION IN TRIPS GENERATED

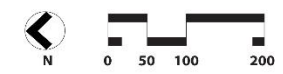
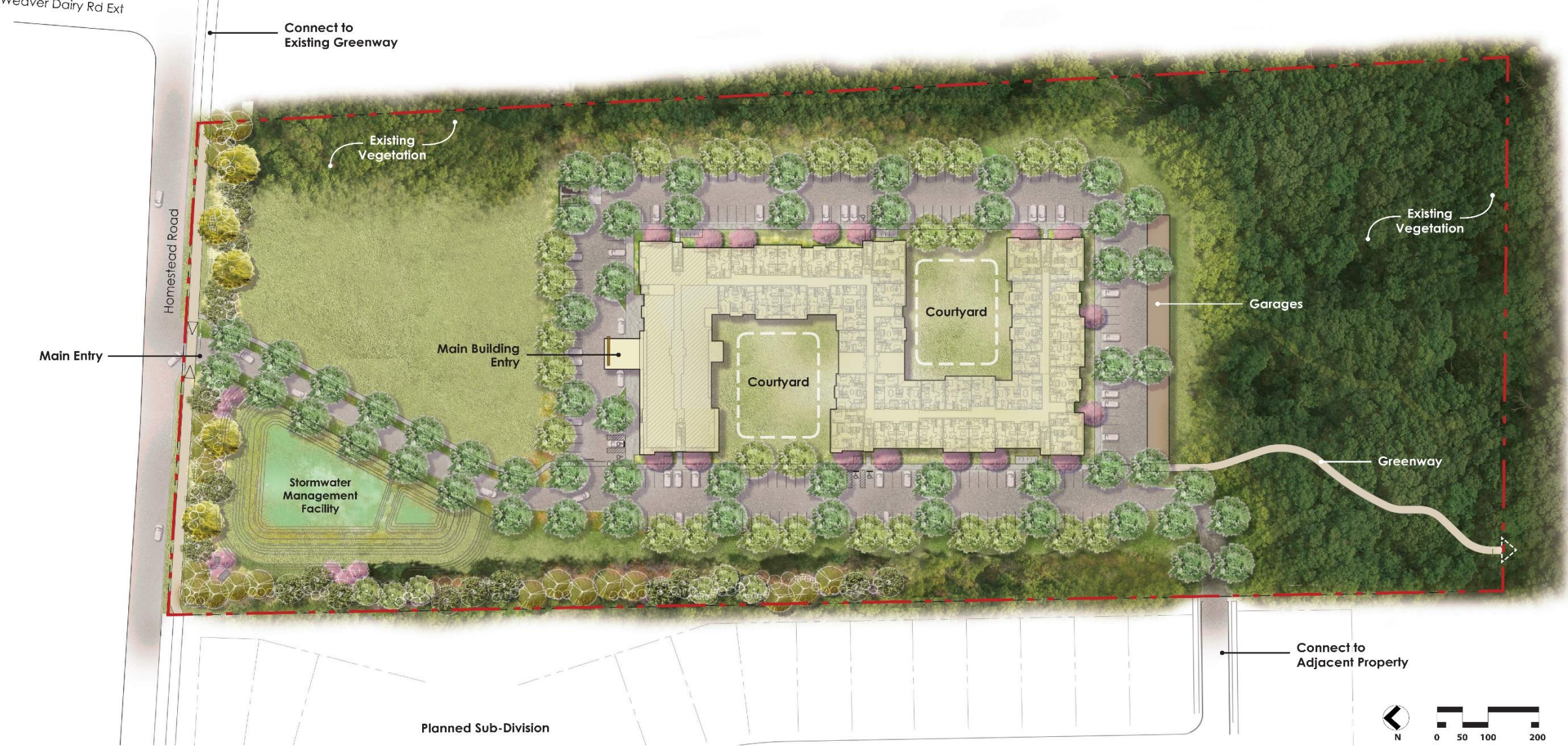
Limited or no impact on school system

Sustainable tax base

Increases in-town economic development – promotes local purchasing

Provides 16 -20 on-site new jobs

**Independent
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Housing**



Independent Senior Housing

198 Age Restricted Apartments – 4 stories

2. Rezoning Comments

1. **2020 Land Use Plan** designation call for residential uses on this site.
2. The **concurrent SUP** will establish standards that address any impacts on surrounding properties.
3. The proposed zoning is **harmonious with the zoning of surrounding properties.**
4. 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.

**Independent
Senior
Housing**

2. Rezoning Comments

5. No significant **environmental constraints** have been identified that would suggest less intense development.
 6. The location allows future development to take advantage of investment in an **expanded transportation network** including sidewalks, greenways, bike paths, streets, and transit, all of which could support more intense use.
 7. The Future Focus Area designation, recent and proposed development nearby, and Town infrastructure projects nearby suggest changing conditions in the area.
 8. The development achieves various purposes of the Comprehensive Plan increasing the **diversity of housing types, promoting connectivity**, and sustaining healthy neighborhoods.
- Independent
Senior
Housing**

3. Inclusionary Zoning

“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.”**

Chapel Hill Land Use Management Ordinance
3.10 – **Inclusionary Zoning**
Purpose Statement

**Independent
Senior
Housing**

Independent Senior Housing

Scale Visualization

02-13-2019



**Independent
Senior
Housing**

DATA SOURCES

Survey Data: Stewart Survey

GIS Data: USGS, Orange County

Geo-referenced Aerial Photography
NC OneMap, Satellite Imagery

Design Drawings

VISUALIZATION SOFTWARE

AutoCAD: 2D and 3D Drawings

Sketchup Pro and Lumion 3D: 3D
Digital Modeling

FINAL GRAPHIC

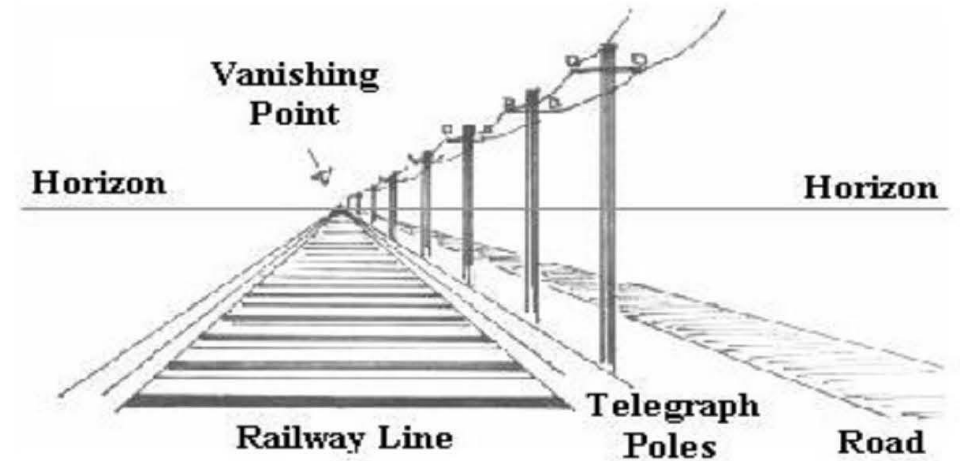
2D and 3D Graphics

Visualization Process

INDEPENDENT SENIOR HOUSING

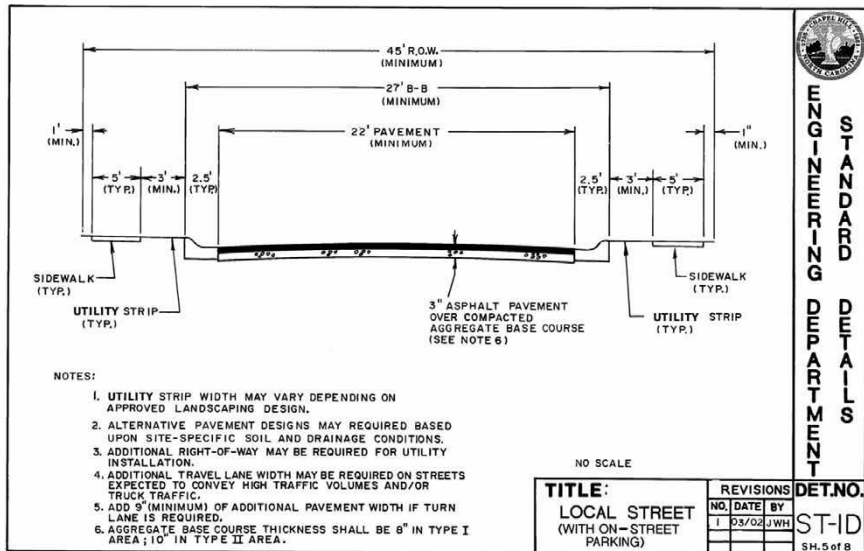


Photo Credit – HC Sorensen Middelgrundten Wind Turbine Cooperative



Vanishing Point and Scale in Perspectives

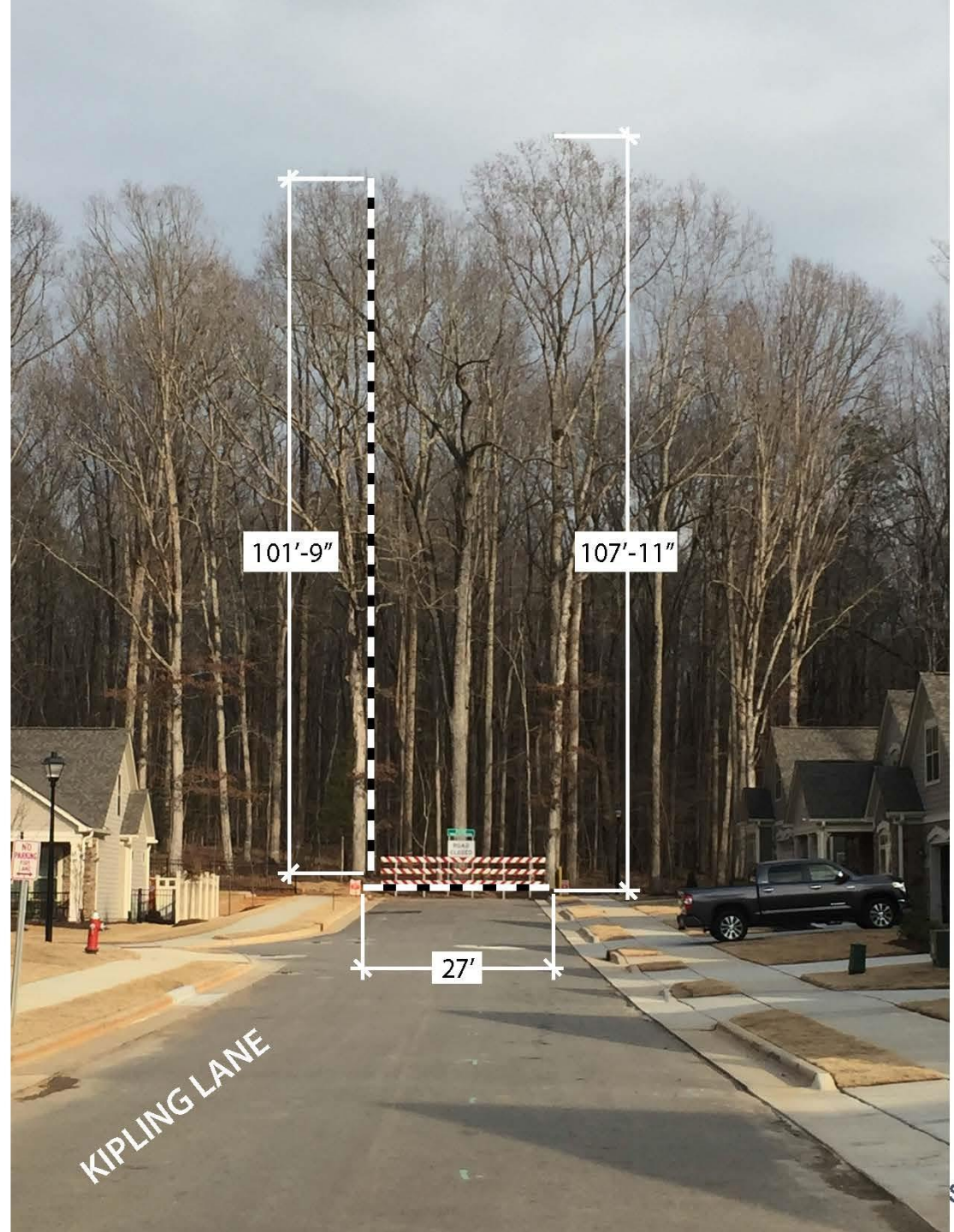
INDEPENDENT SENIOR HOUSING



ROADWAY SECTION

Kipling Lane

INDEPENDENT SENIOR HOUSING



KIPLING LANE



3D Model of Topography, Neighborhood and adjoining Forest

INDEPENDENT SENIOR HOUSING

02 / 13 / 2019



STEWART



Existing View from Neighborhood

INDEPENDENT SENIOR HOUSING

02 / 13 / 2019



STEWART



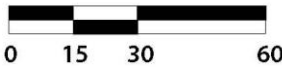
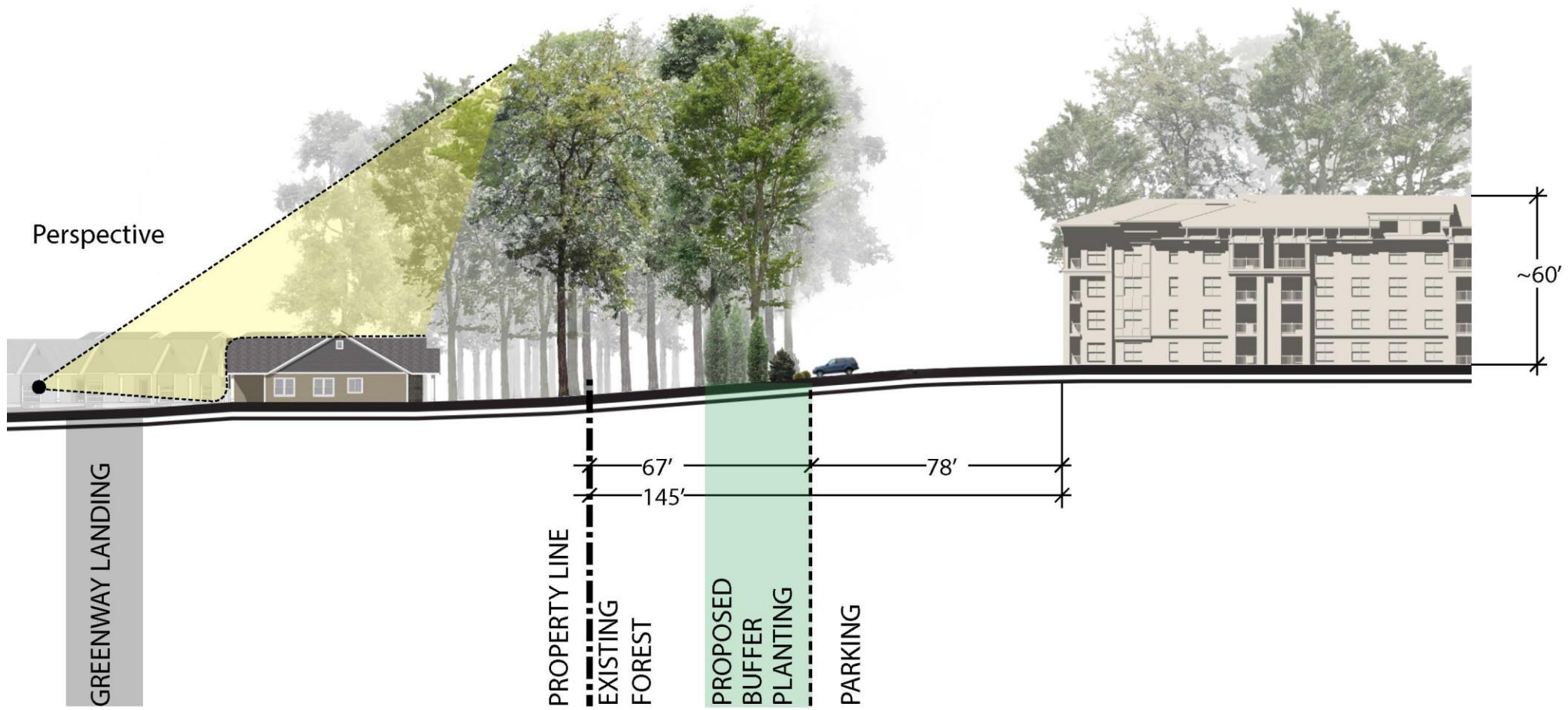
Existing Neighborhood with Proposed Building

INDEPENDENT SENIOR HOUSING

02 / 13 / 2019



STEWART



Site Cross Section
 INDEPENDENT SENIOR HOUSING



Scale Comparison

INDEPENDENT SENIOR HOUSING

02 / 13 / 2019



STEWART



Existing Neighborhood with Proposed Building

INDEPENDENT SENIOR HOUSING



Perspective from Homestead Rd.

INDEPENDENT SENIOR HOUSING



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Special Use Permit

**Independent
Senior
Housing**

Four Findings

- 1 The Development is located, designed, and proposed to be operated so as to maintain or **promote the public health, safety, and general welfare**;
- 2 would comply with all **required regulations** and standards of the Land Use Management Ordinance;
- 3 is located, designed, and proposed to be operated so as to **maintain or enhance the value of contiguous property**, or that the use or development is a public necessity; and
- 4 **conforms to the general plans** for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan.

**Independent
Senior
Housing**

Four Findings

This Development:

- 1 *is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;*

“The public health of the community will be maintained and promoted through this project by providing moderately priced rental housing with features that will allow independent and active adults to age in place and participate fully in the cultural diversity of Chapel Hill.”

Staff Response: We believe, based on the evidence entered into the record to date, that the Council could make the finding that the development would be operated to maintain or promote the public health, safety, and general welfare. We believe that if the Special Use Permit proposes housing, it would to help satisfy a need in the community.

**Independent
Senior
Housing**

Four Findings

This Development:

- 2 would comply with all required regulations and standards of the Land Use Management Ordinance;



Project Details

Overview

Site Description	
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)	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. 4.5.5)	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	✓

(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 (Sec. 3.8)	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.	✓
Vehicular Access (Sec. 5.8)	A \$3,000 payment-in-lieu for optimizing signal timing at Martin Luther King Jr. Blvd. and Homestead Road. 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)	Required: 37,336 sq. ft. Provided: 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

Independent Senior Housing

Four Findings

This Development:

- 3 *is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and*

“The development is located and designed to have a positive impact on the contiguous property. In addition to providing needed **emergency and fire access** to the adjoining property, its operation is aimed at supporting an **aging in place strategy** that **complements the adjoining 55+ neighborhood**. The development is designed to provide **excessive buffers** between it and the adjoining single family housing- more than 85 feet of existing natural and planted buffers – considerably more than required. The building is set back over 400 feet from Homestead Road to similarly respect the character of the existing neighborhood.”

Staff Response: We believe, based on the evidence entered into the record to date, that the Council could make the finding that the development would maintain or enhance the value of contiguous properties, with the conditions in Revised Resolution A of the Special Use Permit approval.

**Independent
Senior
Housing**

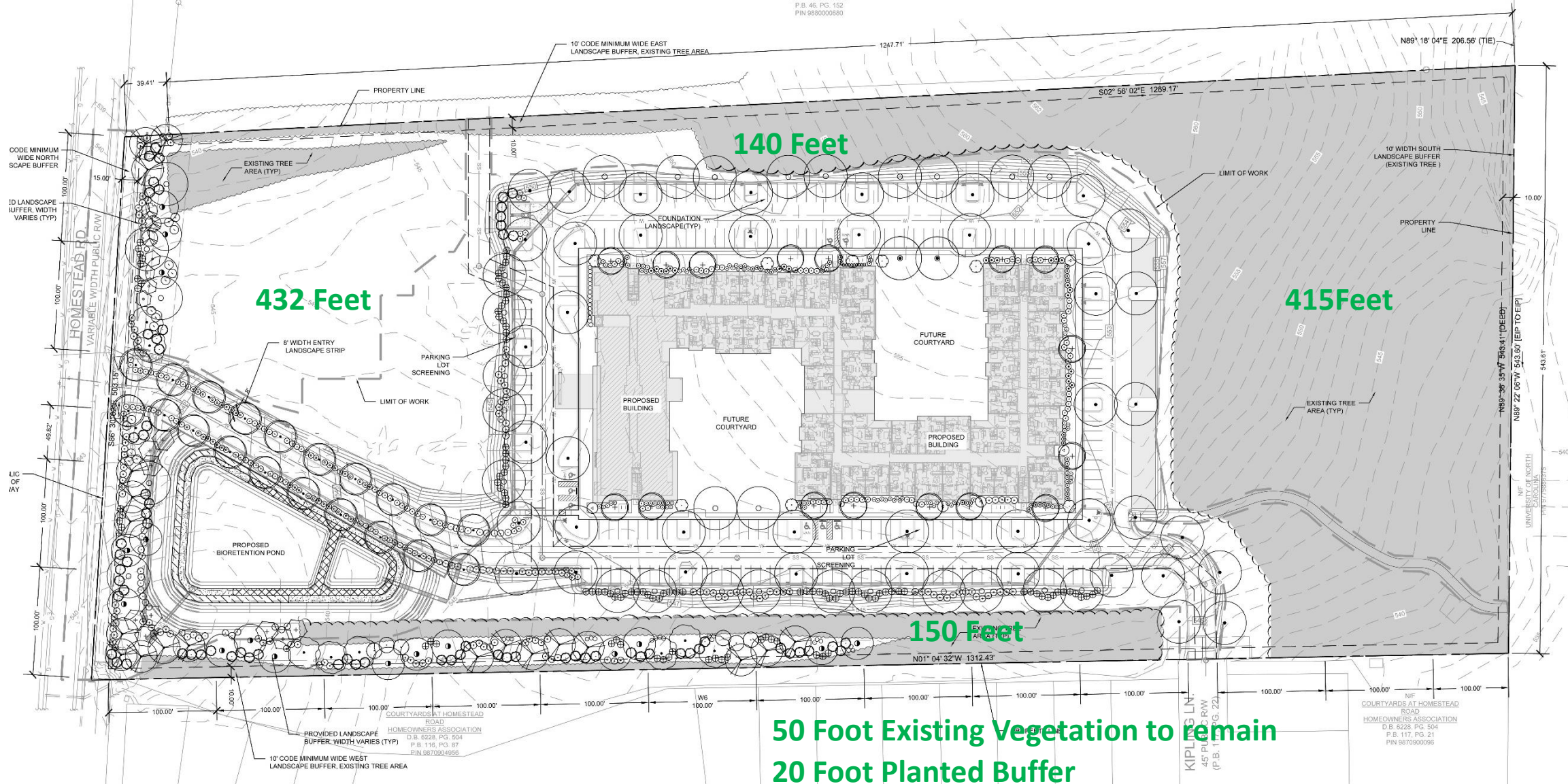
Four Findings

- 4 ***Conforms to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan.***

“**Rental apartment housing** aimed at the targeted range of **age restricted to 55** years old and above is a currently unmet need, **fulfilling the requested goal of a diversity of housing types in Chapel Hill**. This project provides that housing opportunity to Chapel Hill residents.”

Staff Response: We believe the Independent Senior Housing multi-family development proposal generally complies with the land use plan and themes in the 2020 Comprehensive Plan. We believe, based on the evidence entered into the record to date, that the Council could make the finding that the proposed Special Use Permit conforms to the general plans for physical development of the Town as embodied in the 2020 Comprehensive Plan.

**Independent
Senior
Housing**

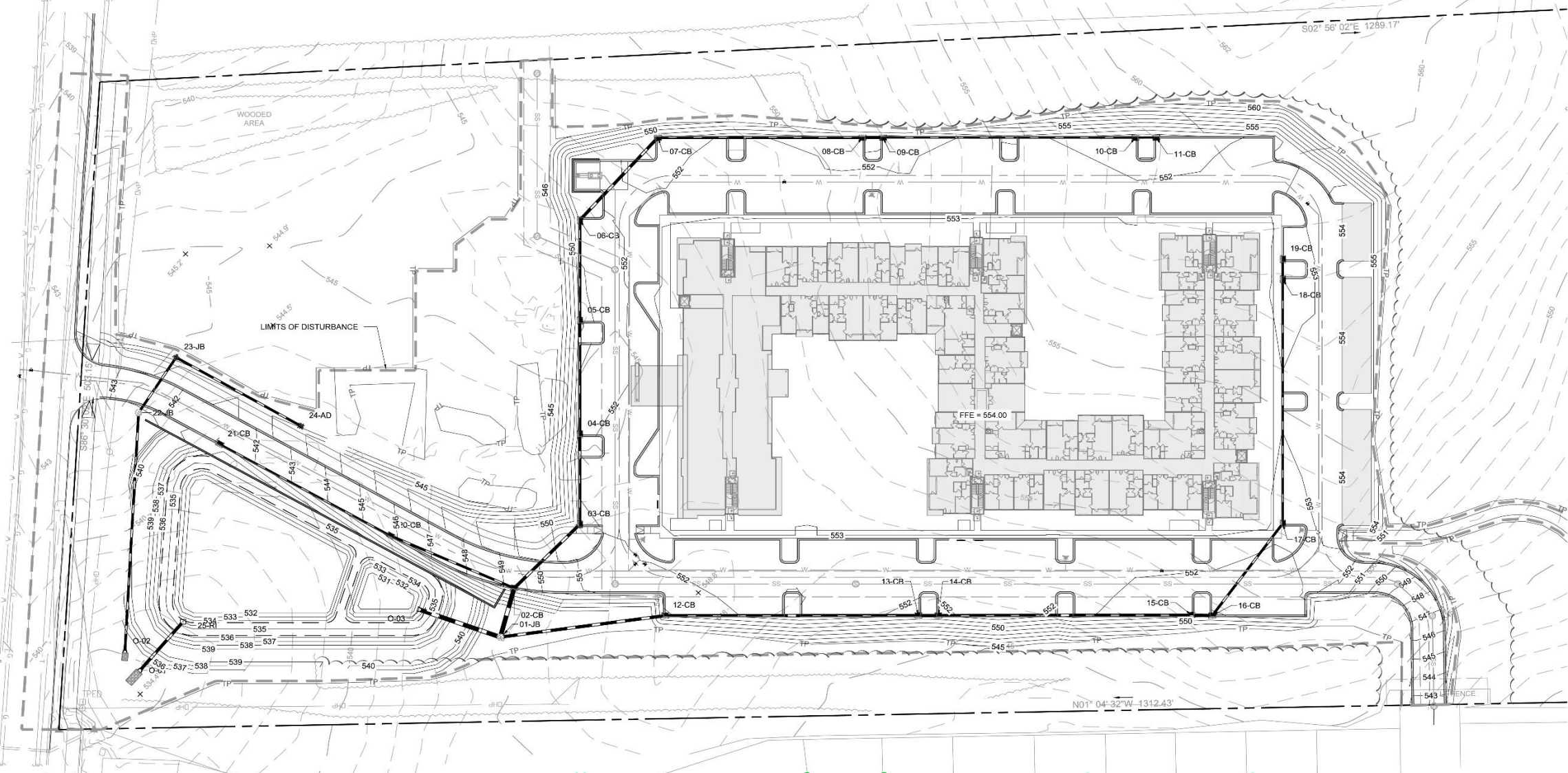


5. SITE LAYOUT AND BUFFERING

**50 Foot Existing Vegetation to remain
20 Foot Planted Buffer**

Independent Senior Housing

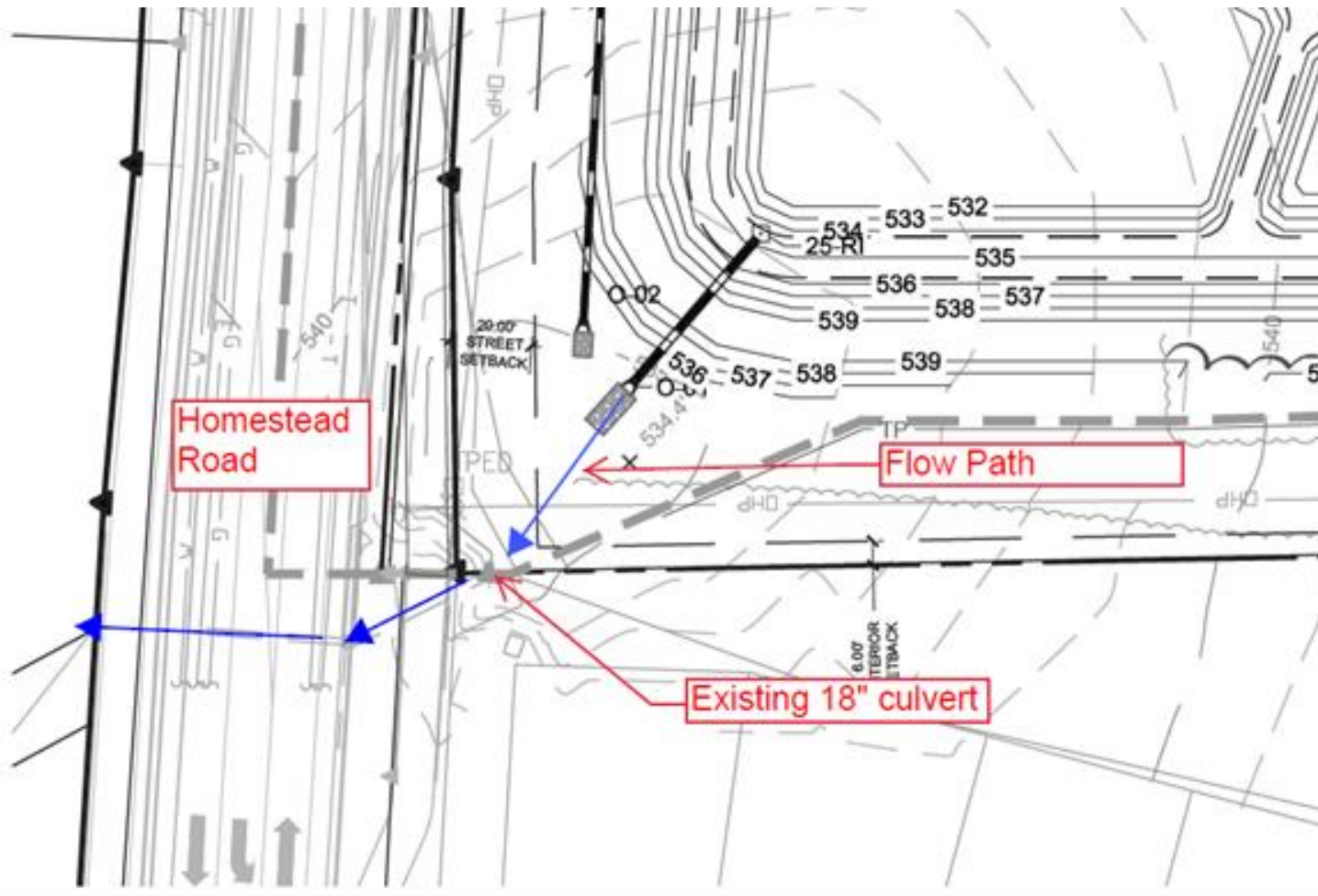
NIP
COURTYARDS AT HOMESTEAD ROAD
HOMEOWNERS ASSOCIATION
D.B. 6228, PG. 504
P.B. 117, PG. 21
PIN 9870900096



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

ISSUE - 6. STORMWATER CONTROL

Independent Senior Housing



During an extreme event like a 100-year storm, there will be an increase in the runoff leaving the site. During such event the earthen spillway will be activated along with the primary spillway. 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

The runoff will 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

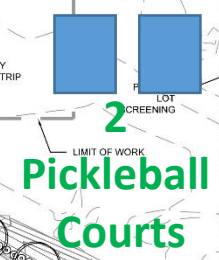
ISSUE - 6. STORMWATER CONTROL

Independent Senior Housing

Multi Use
Trail



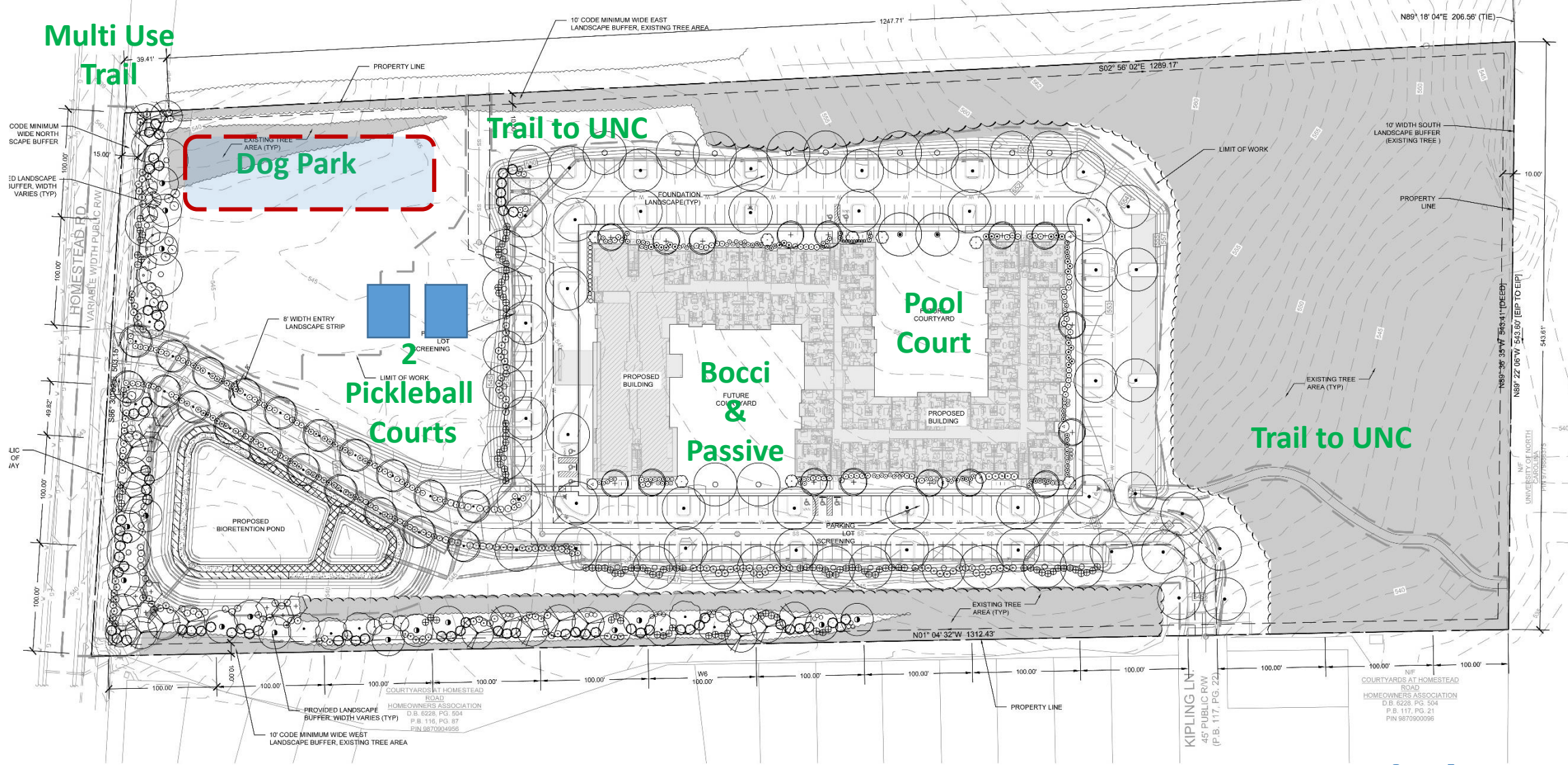
Trail to UNC



Pool
Court

Bocci
&
Passive

Trail to UNC



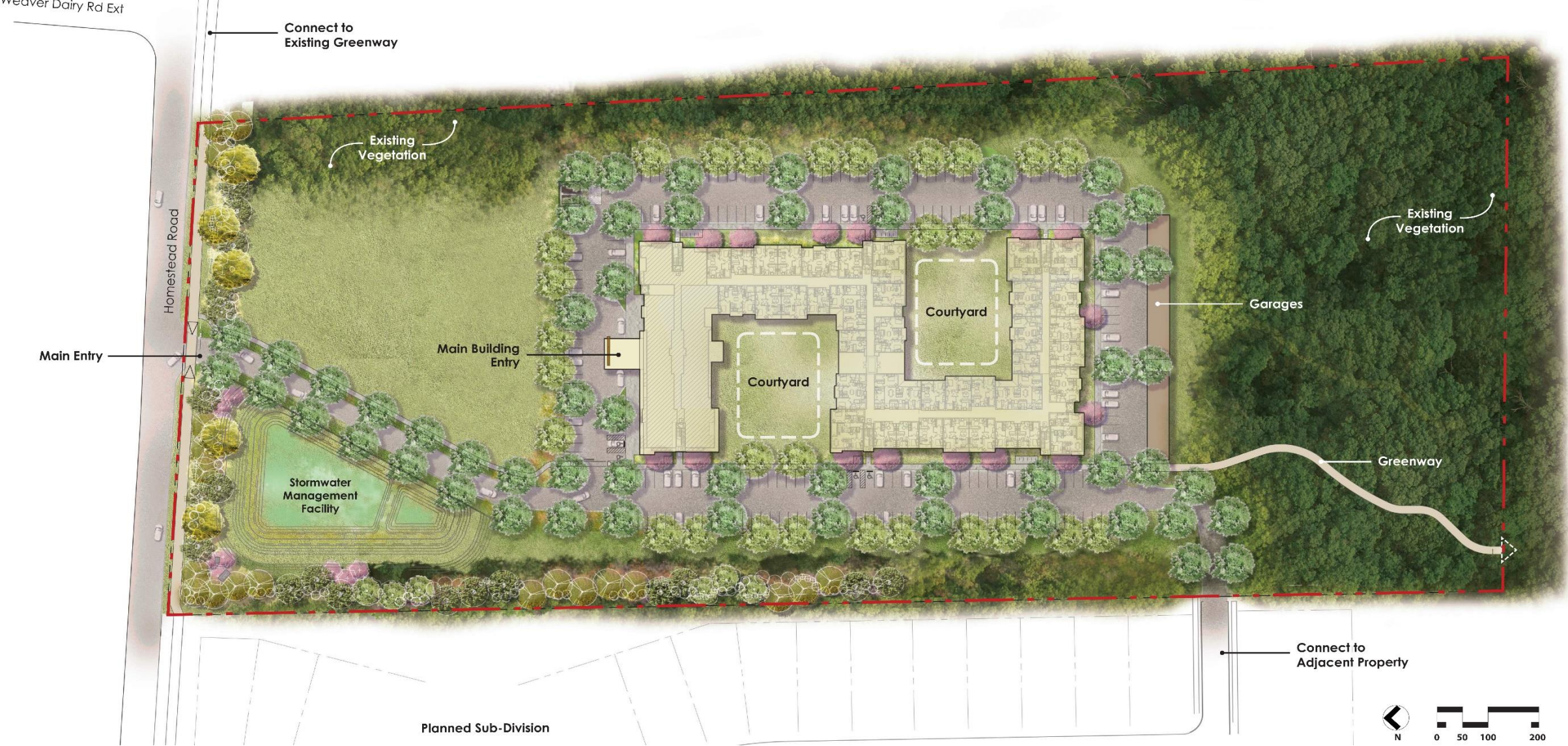
ISSUE - 7. RECREATION

Independent
Senior
Housing

PROVIDED LANDSCAPE
BUFFER, WIDTH VARIES (TYP)
HOMEOWNERS ASSOCIATION
D.B. 6228, PG. 504
P.B. 116, PG. 87
PIN 9870904956

KIPLING LN.
45' PUBLIC R/W
(P.B. 117, PG. 22)

NIF
COURTYARDS AT HOMESTEAD
ROAD
HOMEOWNERS ASSOCIATION
D.B. 6228, PG. 504
P.B. 117, PG. 21
PIN 9870900096



198 Age Restricted Apartments – 4 stories

Independent Senior Housing