

CONDITIONAL ZONING APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
(919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9880028073

Date: 04/20/22

Section A: Project Information

Project Name: Stanat's Place

Property Address: 2516 Homestead Rd, Chapel Hill, NC Zip Code: 27516

Use Groups (A, B, and/or C): A Existing Zoning District: R-2

Project Description: A residential community with 47 lots designated for townhomes.

Section B: Applicant, Owner, and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed):

Name: Adanced Civil Design, Inc.

Address: 51 Kilmayne Drive, Suite 102

City: Cary State: NC Zip Code: 27511

Phone: 919-481-6290 Email: crice@advancedcivildesign.com

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: _____ Date: April 20, 2022

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: CapKov Ventures, Inc.

Address: P.O. Box 16815

City: Chapel Hill State: NC Zip Code: 27516

Phone: 919-942-8005 (office), 919-260-7262 (Cell) Email: ericbchupp@bellsouth.net

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature:  Date: April 20, 2022

[Click here](#) for application submittal instructions.



CONDITIONAL ZONING

TOWN OF CHAPEL HILL

Planning Department

Conditional Rezoning applications are reviewed by staff, Planning Commission, and Town Council. The application is part of an open public process that enables Town Council to discuss and decide on the key issues of a rezoning proposal. If a rezoning is approved, the applicant may then submit a detailed final plan application to staff for compliance review with the technical development standards and with the Council rezoning approval.

The establishment of a Conditional Zoning District shall be consistent with the Land Use Plan in the Comprehensive Plan. A proposed Conditional Zoning District is deemed consistent if the proposed District will be located in conformance with an adopted small area plan and/or in one of the following Land Use Categories:

- Medium Residential
- High Residential
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Development Opportunity Area
- Light Industrial Opportunity Area

If the proposed conditional zoning districts is located in a Low Residential or a Rural Residential Land Use Category, the Town Council must approve a Land Use Plan amendment prior to proceeding.

SIGNED CONDITIONS: All conditions shall be in writing, prepared by the owner of the property or an attorney and must be signed by all property owners and contract purchasers, if applicable. The Town Attorney may require additional signatures if necessary and will determine whether or not the conditions statement is legally sufficient. Within thirty (30) days after receipt of the conditions the Planning Division Manager will notify the applicant of any deficiencies in the conditions statement or if any additional information is needed. The applicant may make changes to the written conditions statement provided it is submitted at least thirty (30) prior to Planning Commission meeting or thirty (30) days prior to Town Council public hearing.

RECORDATION OF CONDITIONS: After a rezoning has been approved by the Town Council, the conditions statement shall be recorded with the Register of Deeds Office. After a rezoning has been approved by Town Council and recorded by the Register of Deeds Office, the conditions may not be amended except through a new rezoning application.



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section A: Project Information

Use Type: (check/list all that apply)

Office/Institutional Residential Mixed-Use Other: _____

Overlay District: (check all that apply)

Historic District Neighborhood Conservation District Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	355,563	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=	0	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=	35,556	sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	391,119	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, and all grading, including off-site clearing)	325,000
Area of Land Disturbance within RCD	58,000
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)	18,107	18,107	170,000	170,000
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	0.046	0.046	0.44	0.44
If located in Watershed Protection District, % of impervious surface on 7/1/1993	N/A	N/A	N/A	N/A



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	(4) 5,786	(4) 5,786	(47) 85,000	(47) 85,000
Number of Floors	1 - 1.5	1 - 1.5	2	2
Recreational Space	0	0	27,956	27,956

Residential Space

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Floor Area (all floors – heated and unheated)	3,190	3,190	101,000q	101,000
Total Square Footage of All Units	3,190	3,190	85,000	85,000
Total Square Footage of Affordable Units	0	0	6,759	6,759
Total Residential Density	15 units/ac	15 units/ac	5.23 units/ac	5.23 units/ac
Number of Dwelling Units	1	1	47	47
Number of Affordable Dwelling Units	0	0	4	4
Number of Single Bedroom Units	0	0	0	0
Number of Two Bedroom Units	0	0	0	0
Number of Three Bedroom Units	1	1	43	43

Non-Residential Space (Gross Floor Area in Square Feet)

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial					
Restaurant			# of Seats		
Government					
Institutional					
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	20'	0'	20'
	Interior (neighboring property lines)	6'	0'	6'
	Solar (northern property line)	8'	N/A	8'
Height (maximum)	Primary	39'	N/A	39'
	Secondary	60'	N/A	60'
Streets	Frontages	40'	0	0
	Widths	50'	0	0



Section F: Adjoining or Connecting Streets and Sidewalks

Note: For approval of proposed street names, contact the Engineering Department.

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
Cabernet Dr	50'	22'	2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Aquatic Dr	60' Public Access Easement	28'	2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes

List Proposed Points of Access (Ex: Number, Street Name):

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
Cabernet Drive	27' b/b (36',40.5', 50' R/W)	Asphalt	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Street A	27' b/b (40.5' R/W)	Asphalt	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Street B	27' b/b (52.5' R/W)	Asphalt	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	n/a	n/a	16
Handicap Spaces	n/a	n/a	1
Total Spaces	n/a	n/a	17
Loading Spaces	0	0	0
Bicycle Spaces	n/a	n/a	13 total (11 will be wall-mounted bike hook within garage)
Surface Type	Asphalt		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
Eastern Property Line	20'	20	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Western Property Line	10'	20	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
Southern Property Line	10'	10'	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes



PROJECT FACT SHEET
TOWN OF CHAPEL HILL
 Planning Department

Section I: Land Use Intensity

Existing Zoning District:
 Proposed Zoning Change (if any):

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
R-5-CZD	n/a	n/s	n/a			n/a	n/a
TOTAL							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

Section J: Utility Service

Check all that apply:

Water	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
Electrical	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Telephone	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Solid Waste	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Private		



**CONDITIONAL ZONING APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 968-2728 or at planning@townofchapelhill.org.

cmr	Application fee (including Engineering Review fee) (refer to fee schedule)	Amount Paid \$	35,986.40
cmr	Pre-application meeting –with appropriate staff		
cmr	Digital Files – provide digital files of all plans and documents		
cmr	Recorded Plat or Deed of Property		
cmr	Project Fact Sheet		
n/a	Traffic Impact Statement – completed by Town’s consultant (or exemption)		
n/a	Description of Public Art Proposal , if applicable		
cmr	Statement of Justification		
n/a	Response to Community Design Commission and Town Council Concept Plan comments , if applicable		
cmr	Affordable Housing Proposal , if applicable		
cmr	Statement of Consistency with Comprehensive Plan or request to amend Comprehensive Plan		
cmr	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
cmr	Mailing fee for above mailing list (mailing fee is double due to 2 mailings)	Amount Paid \$	450.00
cmr	Written Narrative describing the proposal, including proposed land uses and proposed conditions		
cmr	Resource Conservation District, Floodplain, & Jordan Buffers Determination – necessary for all submittals		
cmr	Jurisdictional Wetland Determination – if applicable		
n/a	Resource Conservation District Encroachment Exemption or Variance (determined by Planning)		
n/a	Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)		
cmr	Reduced Site Plan Set (reduced to 8.5” x 11”)		

Stormwater Impact Statement (1 copy to be submitted)

- a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
- b) Description of land uses and area (in square footage)
- c) Existing and proposed impervious surface area in square feet for all subareas and project area
- d) Ground cover and uses information
- e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- f) Time of concentration calculations and assumptions
- g) Topography (2-foot contours)
- h) Pertinent on-site and off-site drainage conditions
- i) Upstream and/or downstream volumes
- j) Discharges and velocities
- k) Backwater elevations and effects on existing drainage conveyance facilities
- l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
- m) Water quality volume calculations
- n) Drainage areas and sub-areas delineated
- o) Peak discharge calculations and rates (1, 2, and 25-year storms)
- p) Hydrographs for pre- & post-development without mitigation, post-development with mitigation
- q) Volume calculations and documentation of retention for 2-year storm



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Planning and Development Services**

- r) 85% TSS removal for post-development stormwater runoff
- s) Nutrient loading calculations
- t) BMP sizing calculations
- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

Plan Sets (10 copies to be submitted no larger than 24" x 36")

Plans should be legible and clearly drawn. All plan set sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

Cover Sheet

- a) Include Project Name, Project fact information, PIN, and Design Team

Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries



**CONDITIONAL ZONING APPLICATION
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TOWN OF CHAPEL HILL
Planning and Development Services**

Detailed Site Plan

- a) Existing and proposed building locations
- b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on and off-site)
- c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking. Typical pavement sections & surface type.
- d) Location of existing and proposed fire hydrants
- e) Location and dimension of all vehicle entrances, exits, and drives
- f) Dimensioned street cross-sections and rights-of-way widths
- g) Pavement and curb & gutter construction details
- h) Dimensioned sidewalk and tree lawn cross sections
- i) Proposed transit improvements including bus pull-off and/or bus shelter
- j) Required landscape buffers (or proposed alternate/modified buffers)
- k) Required recreation area/space (including written statement of recreation plans)
- l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
- m) Construction parking, staging, storage area, and construction trailer location
- n) Sight distance triangles at intersections
- o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
- p) Easements
- q) Clearing and construction limits
- r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

Stormwater Management Plan

- a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams; note ephemeral streams on site)
- d) Proposed drainage and stormwater conditions
- e) Drainage conveyance system (piping)
- f) Roof drains
- g) Easements
- h) BMP plans, dimensions, details, and cross-sections
- i) Planting and stabilization plans and specifications

Landscape Protection Plan

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Certified arborist tree evaluation, if applicable
- e) Significant tree stand survey
- f) Clearing limit line
- g) Proposed tree protection/silt fence location
- h) Pre-construction/demolition conference note
- i) Landscape protection supervisor note
- j) Existing and proposed tree canopy calculations, if applicable



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Planning and Development Services**

Planting Plan

- a) Dimensioned and labeled perimeter buffers
- b) Off-site buffer easement, if applicable
- c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement)

Steep Slope Plan

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25%, and 25% and greater
- b) Show and quantify areas of disturbance in each slope category
- c) Provide/show specialized site design and construction techniques

Grading and Erosion Control Plan

- a) Topography (2-foot contours)
- b) Limits of Disturbance
- c) Pertinent off-site drainage features
- d) Existing and proposed impervious surface tallies

Streetscape Plan, if applicable

- a) Public right-of-way existing conditions plan
- b) Streetscape demolition plan
- c) Streetscape proposed improvement plan
- d) Streetscape proposed utility plan and details
- e) Streetscape proposed pavement/sidewalk details
- f) Streetscape proposed furnishing details
- g) Streetscape proposed lighting detail

Solid Waste Plan

- a) Preliminary Solid Waste Management Plan
- b) Existing and proposed dumpster pads
- c) Proposed dumpster pad layout design
- d) Proposed heavy duty pavement locations and pavement construction detail
- e) Preliminary shared dumpster agreement, if applicable



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Construction Management Plan

- a) Construction trailer location
- b) Location of construction personnel parking and construction equipment parking
- c) Location and size of staging and materials storage area
- d) Description of emergency vehicle access to and around project site during construction
- e) Delivery truck routes shown or noted on plan sheets

Energy Management Plan

- a) Description of how project will be 20% more energy efficient than ASHRAE standards
- b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
- c) Participation in NC GreenPower program
- d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
- e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
- f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

Exterior Elevations

- a) An outline of each elevation of the building, including the finished grade line along the foundation (height of building measured from mean natural grade)



Stanat's Place Project Narrative

Developers Background: Capkov Ventures Inc. is a Chapel Hill owned and operated development company that has been building communities in Chapel Hill and Carrboro for the last 30 years. Capkov Ventures is owned by Scott Kovens who has lived in Chapel Hill for his entire adult life. Communities that have been designed and developed by Capkov Ventures Inc. include;

- 1) Weatherhill Pointe, Carrboro
- 2) Bolin Forest, Carrboro
- 3) Erwin Village, Chapel Hill
- 4) Columbia Place, Chapel Hill
- 5) Pickard Oaks, Chapel Hill
- 6) The Cedars at Bolin Forest, Carrboro
- 7) Franklin Grove, Chapel Hill
- 8) Chancellors View, Chapel Hill
- 9) Winmore, Carrboro
- 10) The Goddard School, Chapel Hill
- 11) Burch Kove, Chapel Hill (design and entitlements only)
- 12) Chandlers Woods (design and entitlements only)

Overview: Capkov Ventures is proposing to develop a community of 47 town homes on a wonderful infill site located between the Vineyard Square town home community and Homestead Park. Cabernet Drive will extend through the community and intersect with Aquatic Dive which leads directly to Homestead Park. Stanat's Place is an ideal location for a town home community immediately adjacent to Chapel Hill's signature park and aquatics center.

Capkov recently received approval for the Bridgepoint town home community just across Weaver Dairy Road Extension from this proposed site. We have taken the feedback we received from the Town Council, the Community Design Commission, and the Town Review Boards during the approval process for Bridgepoint and tried to incorporate that feedback into the design of this new community.

The roughly eight (8) acre property has been owned by the Stanat family for the last 30 years. The Stanat's are hoping to downsize and move to a community for active seniors with less maintenance.

Stanat's Place will serve a wide range of age groups focusing on first time home buyers, families, and downsizing seniors who are looking for lower maintenance than a single-family home. The community is designed to serve the middle-income price range often referred to in Chapel Hill as the "Missing Middle". As we are all aware it has become virtually impossible to find homes in Chapel Hill in the middle-income price range. Stanat's Place will add diversity and depth to the available housing opportunities in Chapel Hill.

Proposal Specifics: Stanat's Place is roughly eight-acres. Capkov is requesting a Conditional Zoning Permit for 47 town homes. The current zoning of R-2 will need to be revised to Conditional Zoning (CZ)-R-5. The property is located north of Homestead Road, west of Aquatic Drive, east of Weaver Dairy Extension Road, and south of the Vineyard Square community. As proposed Stanat's Place will have two means of ingress and egress. One from the natural extension of Cabernet Drive on the west, and a second from Aquatic Drive on the east side of the community. All utilities are currently available to the site and a 30' OWASA sewer easement with a public-main runs west to east through the site. The property is triangular in shape with a stream running from west to east across the southern property line. A 20' Greenway Trail Easement will run along the stream and will be dedicated to the Town of Chapel Hill creating an important link in the Greenway Trail System. A water quality pond will be constructed just south of the town homes overlooking the Greenway Trail and the creek. The water quality pond will be a wet pond that is heavily landscaped.

Access and Circulation: Two vehicular access points have been proposed for Stanat's Place both conforming to the Chapel Hill Land Use Ordinance and the State Fire Code. The first access point will be facilitated by the extension of Cabernet Drive from Vineyard Square. Cabernet Drive was designed to extend into Stanat's Place when Vineyard Square was developed. A sign stating that "This Road May Continue in the Future" was required at the termination of Cabernet Drive when Vineyard Square was developed. The Cabernet Drive access point will provide direct access to I-40 via Weaver Dairy Road Extension. The second access will be formed by connecting Cabernet Drive to Aquatic Drive. Aquatic Drive then travels south to Homestead Road. The entry point of Cabernet Drive onto Aquatic Drive is south of any of the Homestead Park amenities. An extensive Traffic Impact Analysis was prepared for this area just over a year ago which indicated that both Weaver Dairy Road Extension and Homestead Road had sufficient capacity for additional development. The Traffic Impact Analysis is currently being updated. The soon to be constructed Homestead Road Improvement Project, and the signal light improvements being done as part of Bridgepoint, will enhance traffic safety along Homestead Road. All roads will be built to public standards and dedicated to the Town of Chapel Hill as public roadways. Stanat's Place will also provide an important link in the Chapel Hill Greenway System that will eventually connect the Green Tract and all the communities to the south to Homestead Park. Currently Greenway Trail Easements are in place across the Towns 2200 Homestead Road site, Bridgepoint, and as proposed Stanat's Place.

Buffers and Natural Constraints: ~~Buffers and Natural Constraints:~~ Stanat's Place has been designed with vegetative buffers around the perimeter of the community and street trees along the internal public streets. The buffers will conform to both the Design Guidelines and the Chapel Hill Land Use Ordinance. There is an existing buffer between Stanat's Place and Homestead Park that is roughly 40' of both hardwood and evergreen trees. The community will feature a central park with over half of an acre public green. The southern property line has a perennial stream running west to east across the site. The proposed plan takes advantage of the Resource Conservation District (RCD) surrounding the stream by allowing it to become a beautiful natural area with an extension of the Chapel Hill Greenway Trail running along the creek. We will place benches along the Greenway Trail and dedicate it to the Town of Chapel Hill Parks and Recreation System. The town homes which front Public Street "B" will overlook a heavily landscaped pond, the Greenway Trail, and the stream and associated buffers. The site is generally flat sloping from north to south. There are small unconnected areas of moderately steep slopes resulting from the house and driveway construction. The site is naturally gently sloping.

Stormwater Management: As proposed Stanat's Place will have an elongated wet pond running parallel, but separated from, the perennial stream running along the southern portion of the site. The pond will be heavily landscaped with three tiers of plantings above and below the water line and will be an attractive amenity. The pond will be designed to conform with volume, velocity, and water quality standards laid out in the Chapel Hill Land Use Management Ordinance and the Design Guidelines.

Recreational Amenities: Stanat's Place will provide onsite recreational facilities. The Applicant proposes constructing an important link in the Chapel Hill Greenway Trail leading to Homestead Park. It will eventually connect Bridgepoint, the Town owned 2200 Homestead Road community, and future communities to the north. A Greenway Trail link was provided by the Bridgepoint site community to the east and the Town owned 2200 Homestead Road site as part of their respective approvals. The only remaining link will be across the Vineyard Square Open Space and Chapel Hill Parks and Recreation Department is working to acquire that last segment. With the inspiration of Brian Peterson, we have designed a central park which all of the homes will look out onto. The park will have an open green with a Chapel Hill stone wall running along the north side for sitting. It will have a reading area with a community library and fire pit, and a separate small children's playground with benches and picnic tables. One of the wonderful things about this unique location is that it shares a property line with Homestead Park with its soccer fields, baseball fields, dog park, aquatics center, skateboard park, and several wonderful playgrounds for the children.

Home Design: The town homes in the Stanat's Place community will be a traditionally designed homes with attached two car garages. There will be two full parking spaces outside the garage providing two off-street parking spaces. The lot size will allow for a town home with a footprint of 24' X 62' providing great flexibility in design and size of the homes. Each town home will have a private courtyard. The homes will be designed for middle income families that will enjoy the nearby schools and recreational opportunities and downsizing adults moving from single family homes. Both upstairs and downstairs master plans will be

available with three-bedroom two bath town homes being the most frequently purchased. The town homes will be arranged in buildings ranging between 4-6 units.

Impact on Neighboring Properties: Stanat's Place is entirely consistent with the adjacent town homes in the Vineyard Square community. The connection to Vineyard Square will allow neighboring residents to access Homestead Park more easily by either driving or walking. We believe connectivity in this location is important as it promotes all of the many attributes of connectivity.

We are very excited about the possibility of having an opportunity to bring Stanat's Place to Chapel Hill. We believe the town home market in Chapel Hill is badly underserved as is middle income homes across the region. We believe that Stanat's will fill an essential part of the communities' housing needs and we ask for your support.

Thank you, Eric Chupp

Director of Development
Capkov Ventures Inc.
(919) 260-7262
ericbchupp@bellsouth.net



Stanat's Place Statement of Compliance with the Comprehensive Plan

The proposed Stanat's Place townhome community has been designed to comply with the Town of Chapel Hill's Comprehensive Plan, Northern Area Task Force Report, and the Future Land Use Map. The site plan has been designed to meet the plans in the following ways;

A. Compliance with the Comprehensive Plan

1) A Place for Everyone

One of the major goals under the theme "A Place for Everyone" is to provide "A range of housing options for current and future residents". Diversity of housing options has become a significant problem in Chapel Hill. Stanat's Place will provide 47 town homes and make a significant contribution to "Missing Middle". In the last several years over 3,500 for rent apartment units have been built in Chapel Hill but only one town home community has been approved which was Bridgepoint. If approved Stanat's Place will fill an essential housing that is almost missing in Chapel Hill, homes for middle income families and downsizing seniors. As the University of North Carolina tries to attract the best and the brightest to Chapel Hill, those potential employees who have children, or anticipate having children, will have as one of their primary considerations the availability of for sale housing. The same is true for the wider community as Chapel Hill tries to encourage innovative businesses to locate in Chapel Hill. While Stanat's Place will not solve the problem of providing diversity in housing it will provide some additional options for middle income families who are looking for something other than an apartment home.

2) Community Prosperity and Engagement

One of the major goals under the theme "Community Prosperity and Engagement" is to "Foster success of local businesses." The Town of Chapel Hill has consistently expressed the desire to promote our world-class university and to attract new employers who can utilize the talents and technologies developed at UNC to launch new and creative businesses. As mentioned in the preceding paragraph, to successfully attract such businesses the Town must provide appropriate housing to meet the needs of the prospective employees. Stanat's

Place will add diversity to the existing housing stock, which is terribly underserved. The proposed Stanat's Place is ideally located. The site surrounded by Homestead Park and Aquatics Center, across the street from the Seymore Senior Center, the Orange County Health and Human Services Center, right down the street from all three levels of public schools. It is also next door to the Horace Williams tract, the University of North Carolina's next big campus.

3) *Getting Around*

The goal is to promote "A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation." The Stanat's Place as proposed will provide a critical link in providing a holistic transportation system in Chapel Hill. Stanat's Place is proposing to construct an important link in a branch of the Chapel Hill Greenway System connecting the communities north of Homestead Road to Homestead Park. The Town owned and soon to be developed 2200 Homestead Road Community, Bridgepoint, Vineyard Square, and now Stanat's Place have or will dedicate Greenway Trail easements which connect to Homestead Park. Eventually the Greenway Trail could stretch north all the way to the Green Tract and Eubanks Road. Stanat's Place will have two access points. One from Cabernet Drive on the western side of the site that will feed into Weaver Dairy Extension Road and provide direct access to I-40. The second entrance will be at Aquatic Drive, which will provide access to Homestead Road. The second entrance at Aquatic Drive will also provide two means of access to Homestead Park increasing the public safety for all of those using the park and enhance overall connectivity.

4) *Good Places, New Spaces*

Stanat's Place will promote several of the goals of "Good Places, New Spaces" including the goal of providing "Open and accessible common spaces for community gathering, cultural uses, and community development." As mentioned above, Stanat's Place will provide a Greenway System link between the communities to the north of Homestead Road and Homestead Park. The trail will run parallel with the creek, be appointed with benches, and open for the entire Chapel Hill community to enjoy. There are few places more community oriented than Homestead Park with the Aquatics Center, soccer fields, baseball fields, skate park, dog park, and several playgrounds for children. We have also located a "Central Park" in the middle of the community. As designed, it will have an open green, stone retaining walls, an area for reading with a community book exchange and a fire pit, and a separate area for a young children's playground with picnic tables and benches.

5) *Nurturing Our Community*

In the design of the proposed Stanat's Place community we have made a conscious effort to leave the southern part of the site undisturbed where a perennial stream runs west to east through the site. The only exception will be the natural mulched surface Greenway Trail running along the stream. North of the stream and Greenway Trail we will construct a wet

pond that will serve as the water quality device but also as a continuation of the natural area being created on the southern portion of the property. We will heavily landscape the pond with three different tiers of landscaping both above and below the water line. We propose meeting or exceeding the rigorous Chapel Hill storm water, open space, and tree canopy standards.

6) *Town and Gown Collaboration*

While the proposed Stanat's Place community may not directly affect the operations of the University of North Carolina, we believe that adding to the diversity of the Chapel Hill housing stock near the Universities' future northern campus on the Horace Williams site will provide opportunities for the families who move to Chapel Hill to work at the University. With the future supply of town homes seriously in question this may be important factor in the University of North Carolina's ability to attract the best and the brightest work force.

Best Regards, Eric Chupp

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Stanat's Place Townhome Community Statement of Reasonableness Chapel Hill Land Use Ordinance Section 4.4.3(f)(2)

Section 4.3.3(f)(2) of the Town of Chapel Hill's Land Use Management Ordinance states that "When adopting or rejecting any petition for a zoning atlas amendment a statement analyzing the reasonableness of the proposed rezoning shall be approved by the Town Council. The statement of reasonableness may consider, among other factors.

- (i) The size, physical conditions, and other attributes of the area proposed to be rezoned.
- (ii) The benefits and detriments to the landowners, the neighbors, and the surrounding community.
- (iii) The relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendments.
- (iv) Why the action taken is in the public interest,
- (v) Any changed conditions warranting the amendment.

The applicant hereby submits the following "Statement of Reasonableness" as evidence that the proposed Stanat's Place townhome community meets the standard of reasonableness found under NCGS-160D-605(b).

- (i) The size, physical conditions, and other attributes of the area proposed to be rezoned.

The Stanat's Place property is located just north of Homestead Road between the Aquatic Center in Homestead Park and Weaver Dairy Road. Vineyard Square townhomes are located immediately north of the site. The site is just over eight acres in size and is triangular shaped. It slopes gently towards the south where a perennial stream runs west to east along the southern property line.

Stanat's Place is designed to help meet the middle-income housing needs of the Chapel Hill community. The proposed site plan has forty-seven townhome lots that are twenty-four' wide and ninety-five' deep and will accommodate townhomes in the 1700 – 2100 square foot range. The proposed density is consistent with the immediately adjacent neighborhoods and is aligned with the Chapel Hill 2020 Comprehensive Plan and the recently approved Future land Use Map. The size of the lots, the overall density and the size of the homes is almost identical to the Vineyard Square community which adjoins the site to the north, and the Bridgepoint

community across Weaver Dairy Extension Road to the west. Chapel View and Chapel Ridge Apartments are located south of the site across Homestead Road. Stanat's Place serves as a perfect transition between the single-family homes north of Vineyard Square townhomes and the apartment homes south of Homestead Road and is consistent with the adjoining residential uses.

In addition to the surrounding residential uses Stanat's Place is surrounded by public amenities and services which make it a wonderful location for medium density residential. Homestead Park will share a property line with Stanat's Place, and we have designed several pedestrian connections so that future residents can take advantage of the Park's walkability. The Aquatics Center, skate park, soccer fields, dog park, playgrounds, and baseball field will all be walkable from Stanat's Place. The Seymore Senior Center is just across Homestead Road from Stanat's Place, as is the Orange County Health and Human Services Complex. All three public school levels are within one mile and public sidewalks will provide walkability the entire way. The site is close to numerous bus stops and the BRT (Bus Rapid Transit) planned for Martin Luther King Jr. Blvd. will be within a short walk providing quick and efficient commutes to downtown Chapel Hill and the University. As proposed, Stanat's Place is a perfect infill community.

The Chapel Hill Future Land Use Map shows the Stanat's Place property within the North MLK Boulevard Focus Area and shows townhomes as a primary recommended use. The map also shows the connection between the Vineyard Square townhomes running through Stanat's Place as a "proposed connection."

- (ii) The benefits and detriments to the landowners, the neighbors, and the surrounding community.

Stanat's Place provides multiple benefits for the adjacent landowners, neighbors, and the wider Chapel Hill community.

1. The proposed plan for Stanat's Place includes the dedication of a Greenway Trail easement and the improvement of the trail with a Chapel Hill Gravel surface that will make a connection to Homestead Park. The section of Greenway Trail provides a vital link in the overall approved Greenway Trail Plan for Chapel Hill. The link to be provided by the Stanat's Place development is a spur off the "Rail Trail" section of the Greenway and will eventually connect the Horace Williams Tract with the Green Tract and proceed north to Millhouse Road.
2. The proposed plan for Stanat's Place will provide a new sidewalk connection for adjacent communities to use to access Homestead Park and the BRT (Bus Rapid Transit) stops along MLK Blvd. One connection will be directly to the Aquatic Center's parking lot and the other will provide access to Aquatics Drive and Cabernet Drive.
3. The only undeveloped adjacent property is the Maddry property which shares the southern property line of Stanat's Place. We have been contacted by a representative of Ms. Maddry's about the potential future development of her property for a senior living condominium. We have agreed to work with them on an access easement, sewer easement and to work together to provide the best developments on both sites.
4. Chapel Hill has seen very few middle-income housing in the last 20 years. A recent housing needs report commissioned by the Town stressed the need for additional housing to be built

to accommodate the “Missing Middle.” Stanat’s Place will provide middle income housing at a time when the community needs it most.

5. Stanat’s Place as proposed will provide (4) affordable homes to the Community Home Trust for perpetual affordability. Two of the homes will be built for those earning 65% or less of the median income and two of the homes will be build for those earning less than 80% of the median income.
6. The homes will be attractive to downsizing seniors who live in Chapel Hill or who are moving here. Seniors are Chapel Hill’s fastest growing age demographic and Stanat’s Place will provide them with a townhome alternative.

- (iii) The relationship between the current actual permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment.

There is little difference in what the current zoning will allow in terms of the number of allowable homes or the potential use. The current Zoning is R-2 which given the net land area of approximately nine acres would allow thirty-six homes. The R-5 would allow up to fifteen units per acre or 135 homes. We are not changing the allowable uses under the current zoning. We are requesting R-5CZD which will only allow the forty-seven homes we are providing as shown on our site plan. The constraining factor of R-2 zoning is floor area. To make a financially viable community, forty-seven homes is the minimum threshold. As stated earlier the R-5 CZD zoning is entirely consistent with the adjacent and surrounding uses.

- (iv) Why the action taken is in the public interest.

1. As described above providing middle income housing has been a challenge in Chapel Hill for the better part of the last two decades. Predictions in the recently commissioned Housing Needs Report state that if more middle-income housing is not provided Chapel Hill risks losing its major employers to other areas where more affordable housing is available. UNC Hospital could start moving facilities to Hillsborough and Wake County. Providing middle income housing as is being proposed with Stanat’s Place is a public interest.
2. As stated above the Stanat’s Place proposal is offering to build (4) perpetually affordable homes for dedication to the Community Home Trust. This is a public interest.
3. The Stanat’s Place proposal provides a vital link in the Chapel Hill Greenway Plan. This is a public interest.
4. Stanat’s Place is an infill community surrounded by public utilities, public amenities, and public services. This type of infill development allows for the most efficient use of public resources and is a public interest.
5. Through multiple sidewalk connections to Homestead Park the Stanat’s Place community will add over 1,000 feet to the public sidewalk system in Chapel Hill. This is a public interest.

- (v) Any change in conditions warranting the amendment.

At the risk of sounding redundant a major shift in housing production and housing prices has occurred in Chapel Hill over the last 20 years. Single-family housing in Chapel Hill is virtually impossible to build with the limited land left for development. Townhomes have become a viable option for downsizing seniors and young families alike and everyone in between. Housing cost have risen dramatically over the last 10 years where a single-family home is often unattainable for those who work in Chapel Hill. Townhome communities like Stanat's Place will need to replace single family communities to adapt to these changing conditions.

Please contact me at 919-780-8005 if you have any questions or concerns.

Sincerely,

ADVANCED CIVIL DESIGN, INC.

Cameron M. Rice

Cameron M. Rice, P.E.
Senior Project Manager

cc: 21-0002-978
KB Homes
CapKov