



**CONSIDER AN APPLICATION FOR CONDITIONAL ZONING – 2200 HOMESTEAD ROAD (PROJECT 20-081)**

**SUMMARY REPORT**

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
 Colleen Willger, Director  
 Judy Johnson, Assistant Director  
 Anya Grahn, Senior Planner

<b>PROPERTY ADDRESS</b> 2200 Homestead Road	<b>MEETING DATE(S)</b> March 18, 2021 – Environmental Stewardship Advisory Board March 23, 2021 – Transportation and Connectivity Advisory Board March 23, 2021 – Community Design Commission April 6, 2021 – Planning Commission April 8, 2021 – Housing Advisory Board	<b>APPLICANT</b> CJT PA on behalf of the Town of Chapel Hill
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**STAFF RECOMMENDATION**

That the Housing Advisory Board, Environmental Stewardship Advisory Board, Community Design Commission, Transportation and Connectivity Advisory Board, and Planning Commission review and make a recommendation on the application to the Town Council.

**STAFF ANALYSIS**

The applicant is asking for modifications to regulations. See attached Technical Report for additional information.

**PROCESS**

Town Council approved a Special Use Permit (SUP) at this site on June 25, 2001 as part of the Vineyard Square development, and the applicant is requesting to replace that entitlement with this Conditional Zoning application.

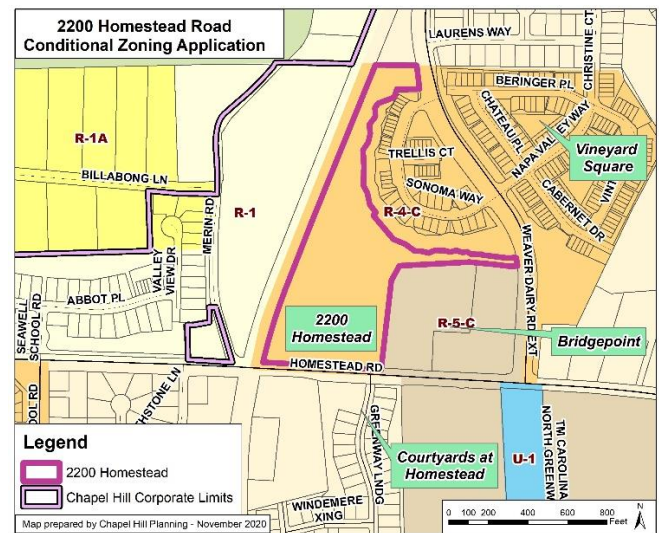
Conditional Zoning is a legislative process that allows Town Council to review the rezoning application for consistency with the Land Use Plan in the Comprehensive Plan. On request by the holder of a SUP, the Town Council can approve the abandonment of the permit if the development authorized by the permit or modification no longer requires a SUP and all conditions of the SUP have been satisfied.

**DECISION POINTS**

The proposed development requests a Modification to Regulations for the following:

- Land Disturbance in the Resource Conservation District (RCD)
- Steep Slopes
- Stormwater Management
- Recreation Space

**PROJECT LOCATION**



**PROJECT OVERVIEW**

In 2001, the Town Council approved a SUP for Vineyard Square, authorizing the construction of a 191-unit multi-family residential development on a 48.11-acre site. As part of the SUP, the applicant deeded this portion of land on the western and southwestern portions of the site to the town for municipal purposes.

The Town is proposing to redevelop this area to include construction of 115 to 129 affordable housing units. Primary access to the development is proposed from Homestead Road. A secondary access is proposed to Weaver Dairy Extension through the approved Bridgepoint development at 2214-2312 Homestead Road, located to the east of the site.

- Existing Zoning: Residential-4-Conditional Zoning District (R-4-CZD)
- Proposed Zoning: Residential-Special Standards-Conditional Zoning District (R-SS-CZD)
- Lot size: 570,066 sq. ft. (13.09 acres)

**ATTACHMENTS**

1. Project Details Table
2. Resolution A, Resolution of Consistency
3. Ordinance A (Approving the Application)
4. Resolution B (Denying the Application)
5. Applicant Materials



# TECHNICAL REPORT

## PROJECT OVERVIEW

- |                  |   |
|------------------|---|
| June 25, 2001    | Town Council approved a Special Use Permit (SUP) for the Vineyard Square multi-family development containing 191-units on a 48.11-acre site. As part the SUP, the property owner dedicated a portion of the site to the Town of Chapel Hill for municipal purposes. |
| June 20, 2018    | Town Council reviewed a concept plan for a mixed-income development containing micro-homes, townhomes, apartments, shared housing, and other amenities.   |
| October 29, 2020 | Applicant submitted a Conditional Zoning District Permit for 115 to 126 mixed-income housing development containing duplexes, townhomes, apartments, and other amenities.   |

The application proposes a Residential–Special Standards–Conditional Zoning District (R-SS-CZD) for the site to accommodate 115 to 126 dwelling units. The site currently consists of a single parcel with an existing gym building and community garden. More details about the proposed development can be found in the applicant’s narrative and statement of justification.

Information about the site and proposed zoning districts can be found below, as well as a list of proposed Modifications to Regulations, other important considerations that staff has identified, and an analysis of the project’s consistency with the Comprehensive Plan and relevant Findings of Fact.

## SITE CONTEXT

Staff has identified the following physical and regulatory characteristics of the land which are relevant to consideration of a Zoning Atlas Amendment:

- The site is currently used for a community garden, which the applicant proposes to relocate to the northern end of the site.
- Properties to the east and southeast are zoned Residential-5 (R-5) and include future multi-family and residential townhouse developments. To the south and southwest are single-family dwelling units zoned Residential-2 (R-2). To the north is the Vineyard Square townhouse development, zoned Residential-4-Conditional Zoning District (R-4-CZD). To the west, across the railroad tracks, is a church with on-site housing zoned Residential-1 (R-1).
- The site fronts on Homestead Road, an NCDOT arterial corridor for Chapel Hill with moderate amounts of existing vehicular traffic. Homestead Road is also served by a weekday bus route. The site is close to where Weaver Dairy Extension, a Town arterial, meets Homestead Road.

- Railroad tracks are located along the western edge of the site. This freight rail line is used infrequently, but the presence of tracks inhibits opportunities for connections to the west.
- The Town has designed a bicycle and pedestrian improvements project for Homestead Road that will include multiuse paths and bike lanes. Construction is anticipated in the near future.
- The application states that the site is generally wooded with some open areas, and that there are short sections of jurisdictional streams near the perimeter of the site – one perennial stream to the east, and two intermittent streams.
- There is also a wetlands area near the middle of the site, which remains after a farm pond was drained. Steeper topography can be found along what used to be the pond banks and dam. The application states that “the soil and topography are conducive to the scale of the proposed housing development.”

## PROPOSED ZONING

The applicant has submitted a Conditional Zoning application, which allows review of the development proposal in conjunction with the rezoning, and which allows site-specific standards to be formulated and applied as conditions through a legislative process. The Conditional Zoning application provides an opportunity to establish conditions that modify use, intensity, and development standards in order to address impacts reasonably expected to be generated by development. Conditions can also address conformance of the development with town regulations and adopted plans. A –CZD suffix would be added to the zoning district designation to incorporate the approved conditions. The applicant has proposed a Conditional Zoning districts for the site, as shown on the site plan: Residential–Special Standards–Conditional Zoning District (R-SS-CZD).

The Residential – Special Standards Conditional Zoning District is appropriate for “residential development and the recreational, open space, and other urban amenities associated with such development”, provided that any rezoning to this district shall demonstrate either:

- Provision of 100% affordable housing
- Achievement of a combination of special standards that meet community interests

The proposed uses meet the intent statement of R-SS-CZD. The Statement of Justification states that 100% of the housing proposed will be affordable – aimed at 30%-115% AMI.

## PROPOSED MODIFICATIONS TO REGULATIONS

### 1) Section 3.6.3 Land Disturbance in the Resource Conservation District (RCD):

The applicant is proposing to exceed the allowable Land Disturbance and Impervious Surface Areas in the RCD for the uses described below:

		Allowable	Proposed	Land Uses
Upland Zone:	Land Disturbance	40%	84.7% (22,992 sq. ft.)	Dumpster Pads, Nature Trail, Residential Dwelling, and
	Impervious Area	20%	30.35% (6,743 sq. ft.)	

				associated Retaining Wall
Managed Use	Land Disturbance	40%	39.5% (8,860 sq. ft.)	Grading for access route, storm pond
	Impervious Area	20%	0.4% (84 sq. ft.)	
Streamside	Land Disturbance	20%	26.2% (22,551 sq. ft.)	Greenway, playground
	Impervious Area	10%	9.7% (8,345 sq. ft.)	

Because the RCD covers almost 29 percent of the site and bisects the site completely, the applicant has located much of the proposed recreational space and other improvements in the RCD areas. The applicant is disturbing a portion of the Upland Zone to maximize protection of the wetland area to the west of the stream.

North Carolina Department of Environmental Quality conducted a stream determination on the project site in August 2020 to identify streams and waterbodies subject to Jordan Riparian Buffer Rules. The stream determination identified an intermittent stream segment on the west side of the project site and a perennial stream segment on the east side. At the time, a connecting wetland was identified between the stream segments, but no identifiable flow path was observed through the wetland. Per the Town of Chapel Hill "Field Procedures for Classification of Streams," this connecting wetland is considered a "Natural Variant Stream" segment which shall be classified the same as the stream segment immediately upslope, which is intermittent. Consequently a 50-foot RCD buffer applies to both sides of the Natural Variant Stream segment. During a January 2021 site visit, Town Stormwater Staff observed that a flow path has formed along the Natural Variant Stream segment. The applicant is proposing land disturbance and impervious surface in the RCD along this segment and will provide final encroachment calculations at the Final Plans stage.

*Staff Comment:* Staff believes that the Council could find a public purpose for the increased land disturbance, as the land disturbance is for the construction of stormwater control measures, parking spaces for the affordable housing units, and recreational amenities to meet Ordinance standards.

- 2) Section 5.3.2 Steep Slopes:** The applicant is proposing to exceed 25% of the area containing 25% or greater slopes. A majority of these disturbed slopes are associated with the manmade farm pond located in the center of the property. The pond has been drained. The total area of slopes exceeding 25% slope is 13,894 square feet and the applicant proposes to disturb 6,058 square feet or 43.6% of this area.

*Staff Comment:* Staff believes the Council could find a public purpose for exceeding the steep slopes, as a majority of the disturbed slope is associated with the farm pond. The pond was drained in order to provide additional space for affordable housing units.

- 3) Section 5.5 Recreation:** Because the RCD zones cover almost 29% of the site and bisect the site completely, much of the proposed recreation space is located within the RCD areas. The Recreation Space Ratio for developments in R-SS-CZD is 0.050 or 28,503 square feet of active, improved space for this site. The applicant is providing 29,570 square feet of active space, which includes the greenway trail, playground, and basketball court. The applicant has also provided 29,400 square feet of other recreation space including a community garden, nature trail, entry park, as well as a common

space with a shelter, seating, and grills. Though only 1,000 linear feet within the project site, the nature trail connects off-site trails to the proposed greenway thereby becoming a trail much longer than 3,000 linear feet. The town council may allow up to thirty (30) percent of the recreation space to consist of passive recreation elements if they are located adjacent to and support the more active recreation elements. For example, some picnic facilities, seating, and lawn games could be counted if they are adjacent to a children's play area and support the mission of the play area.

*Staff Comment:* Staff believes the Council could find a public purpose for reducing the amount of active recreation space provided as the applicant has provided substantial passive recreation areas throughout the site that benefit residents.

**Council Findings and Public Purpose:** The Council has the ability to modify the regulations according to Section 4.5.6 of the Land Use Management Ordinance. Staff believes that the Council could modify the regulations if it makes a finding in this particular case that public purposes are satisfied to an equivalent or greater degree. If the Council chooses to deny a request for modifications to regulations, the developer's alternative is to revise the proposal to comply with the regulations.

For additional information on the proposed modifications and other considerations on timing and flexibility, please refer to the applicant's attached materials.

## OTHER CONSIDERATIONS

- **Homestead Road Multi-modal Project:** The Town will construct improvements associated with the Town's multi-modal improvement project along the Homestead Road frontage of this site.
- **Easement for shared access with Bridgepoint at 2214 and 2312 Homestead Road.** The applicants for the 2200 Homestead and Bridgepoint developments continue to collaborate on an encroachment agreement to share access. The 2200 Homestead development driveway will connect to Street 'C' of the Bridgepoint development to the east and Bridgepoint will access Homestead Road through the 2200 Homestead development. These additional connections will provide a second point of access for each development, as required by Fire Codes. The details of this easement will be worked out in an agreement following approval of this conditional zoning.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN AND OTHER DOCUMENTS

Town staff has reviewed this application for compliance with the themes from the [2020 Comprehensive Plan](#)<sup>1</sup>, the standards of the [Land Use Management Ordinance](#)<sup>2</sup>, and the [Town of Chapel Hill, NC : Design Manual and Standard Details](#)<sup>3</sup> and believes the Weaver's Grove proposal complies with several themes of the 2020 Comprehensive Plan:







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<sup>1</sup> <http://www.townofchapelhill.org/home/showdocument?id=15001>

<sup>2</sup> [https://www.municode.com/library/#!/nc/chapel\\_hill/codes/code\\_of\\_ordinances?nodeId=CO\\_APXALAUSMA](https://www.municode.com/library/#!/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALAUSMA)

<sup>3</sup> <http://www.townofchapelhill.org/town-hall/departments-services/public-works/engineering/design-manual-and-standard-details>

**Comprehensive Plan Themes:** The following are themes from the 2020 Comprehensive Plan, adopted June 25, 2012:

<input checked="" type="checkbox"/>		Create a Place for Everyone	<input checked="" type="checkbox"/>		Develop Good Places, New Spaces
<input checked="" type="checkbox"/>		Support Community Prosperity	<input checked="" type="checkbox"/>		Nurture Our Community
<input checked="" type="checkbox"/>		Facilitate Getting Around	<input checked="" type="checkbox"/>		Grow Town and Gown Collaboration

**Land Use Plan:** The [2020 Land Use Plan](#)<sup>4</sup>, a component of the 2020 Comprehensive Plan, designates this site as a “Development Opportunity Area”.

**Future Land Use Map:** The Future Land Use Map (FLUM) envisions the North MLK Jr Blvd Focus Area as a gateway to the town, with mixed use nodes, inviting streetscapes that blend the built environment with tree canopies, and improved east-west connectivity to link development to the future BRT corridor. The FLUM indicates a range of appropriate Primary and Secondary uses for the Sub-Area where this site is located, including multifamily residential and townhouses.

**Staff Evaluation:** North Carolina General Statute Section 160A-383 requires the Council to approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other applicable officially adopted plan when adopting or rejecting any zoning amendment.

Staff provides the following evaluation of this application’s consistency with the 2020 Comprehensive Plan and other adopted plans:

- The proposed rezoning is also consistent in intensity with the Land Use Plan. The proposed R-SS-CZD zoning is compatible with the other residential zoning districts adjacent to the site. Existing and planned housing that immediately surrounds the site exhibits a variety of densities, including townhomes and multifamily dwellings that would be compatible in scale with the housing shown in the associated Conditional Zoning application.
- The Mobility and Connectivity Plan shows a multi-use sidepath and bike lane for the site’s frontage on Homestead Rd. The Plan also shows an off-road multiuse trail running north-south through the site near the western boundary. A more robust multimodal network in this area would support growth and development. Homestead Rd. facilities are included in a bike/ped improvements project that the Town expects to construct in the near future. Zoning conditions would be useful to ensure that the off-road multiuse trail is provided, along with any contribution (easement, payment, or construction) deemed appropriate for the Homestead Rd. facilities.

## FINDINGS OF FACT

In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town, it is intended that the Land Use Management Ordinance (as stated in Section 4.4) shall not be amended except:

<sup>4</sup> <http://www.townofchapelhill.org/home/showdocument?id=1215>

- 1) To correct a manifest error in the chapter; or
- 2) Because of changed or changing conditions in a particular area or in the jurisdiction generally; or
- 3) To achieve the purposes of the Comprehensive Plan.

All information submitted at the public hearing will be included in the record of the hearing.

- 1) Finding #1:** The proposed zoning amendment is necessary to correct a manifest error.  
*Arguments in Support:* To date, no arguments in support have been submitted or identified by staff.

*Arguments in Opposition:* To date, no arguments in opposition have been submitted or identified by staff.

*Staff Response:* We believe, based on the information entered into the record to date, that there is no manifest error in the Town's Zoning Atlas Amendment related to the project site.

- 2) Finding #2:** The proposed zoning amendment is necessary because of changed or changing conditions in a particular area or in the jurisdiction generally.

*Arguments in Support:* Staff finds that recent approval and construction of multiple residential communities along Homestead Road represents changing conditions that could support rezoning the site to a district compatible with its surroundings. Staff also notes that Council has identified a growing need for affordable housing in Chapel Hill based on changes in housing costs. In addition, ongoing development has resulted in limited land availability for new affordable housing.

*Arguments in Opposition:* To date, no arguments in opposition have been submitted or identified by staff.

*Staff Response:* We believe, based on the information entered into the record to date, that the Council could make the finding that the proposed zoning amendment is necessary because of changing conditions in the S. Martin Luther King, Jr. Blvd. Future Focus Area.

- 3) Finding #3:** The proposed zoning amendment is necessary to achieve the purposes of the comprehensive plan.

*Arguments in Support:* The applicant's Statement of Consistency states that the application would contribute to the following elements of the Comprehensive Plan:

- Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses (*Goal: A Place for Everyone.1*)
- A range of housing options for current and future residents (*Goal: A Place for Everyone.3*)
- Promote a safe, vibrant, and connected (physical and person) community (*Goal: Community Prosperity and Engagement.3*)
- A well-conceived and planned, carefully thought out, integrated, and balanced transportation system that recognizes the importance of automobiles but encourages and facilitates the growth and use of other means of transportation such as bicycle, pedestrian, and public transportation options (*Goal: Getting Around.1*)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (*Goal: Getting Around.2*)

- A community that has a parking system based on strategies that support the overall goals of a holistic transportation system (*Goal: Getting Around.8*)
- A joint Town/University development strategy that aligns initiatives for transportation, housing, environmental protection, and entrepreneurial programs (*Goal: Good Places, New Spaces.4*)
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (*Goal: Good Places, New Spaces.5*)
- Open and accessible common spaces for community gathering, cultural uses, and community development (*Goal: Good Places, New Spaces.7*)
- Maintain and improve air quality and water quality and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction (*Goal: Nurturing Our Community.2*)
- Support the Parks and Recreation Master Plan and the Greenways Master Plan to provide recreation opportunities and ensure safe pedestrian and bicycle connections (*Goal: Nurturing Our Community.4*)
- Support local food producers and access to local foods by encouraging community and backyard gardens, farmers' markets, and community-supported agriculture without encroaching on working farms within or adjacent to the Chapel Hill planning district (*Goal: Nurturing Our Community.6*)
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (*Goal: Nurturing Our Community.8*)
- Housing for students that is safe, sound, affordable, and accessible and meets a demonstrated need conducive to educational and maturational needs of students, and housing for Town, University, and the Health Care System employees that encourages them to reside in the community (*Goal: Town and Gown Collaboration.4*)
- Promote access for all residents to health-care centers, public services, and active lifestyle opportunities (*Goal: Town and Gown Collaboration.6*)

*Arguments in Opposition:* To date, no arguments in opposition have been submitted or identified by staff.

*Staff Response:* We believe, based on the information entered into the record to date, that the Council could make the finding that the proposed zoning amendment is necessary to achieve the purposes of the Comprehensive Plan.

















# PROJECT FACT SHEET




## Overview

Site Description	
<b>Project Name</b>	2200 Homestead Road
<b>Address</b>	2200 Homestead Road
<b>Property Size</b>	570,066 sf (13.09 acres)
<b>Existing</b>	Existing one-story gymnasium building
<b>Orange County Parcel Identifier Number</b>	9870-91-2947
<b>Existing Zoning</b>	Residential-4-Conditional Zoning District (R-4-CZD)
<b>Proposed Zoning</b>	Residential-Special Standards-Conditional Zoning District (R-SS-CZD)


## Site Design

Topic	Comment	Status
<b>Use/Density</b> ( <a href="#">Sec 3.7</a> )	115-126 units of townhouse, apartment, and duplex development	
<b>Dimensional Standards</b> ( <a href="#">Sec. 3.8</a> )	Comply with LUMO Section 3.8; Dimensional standards (setbacks) only apply to exterior property lines	
<b>Floor area</b> ( <a href="#">Sec. 3.8</a> )	<i>Maximum:</i> 513,593 sq. ft. <i>Proposed:</i> 181,575 sq. ft.	
<b>Inclusionary Zoning</b> ( <a href="#">Sec. 3.10</a> )	<i>Required:</i> 17-19 units (15%) <i>Proposed:</i> 115-126 units (100%)	
<b>Landscape</b>		
<b>Buffer – North</b> ( <a href="#">Sec. 5.6.2</a> )	<i>Required:</i> 10' Type "B", <i>Proposed:</i> 10' Type "B"	
<b>Buffer – Northeast</b> ( <a href="#">Sec. 5.6.2</a> )	<i>Required:</i> 10' Type "B", <i>Proposed:</i> 10' Type "B"	
<b>Buffer – East</b> ( <a href="#">Sec. 5.6.2</a> )	<i>Required:</i> 10' Type "B" <i>Proposed:</i> 15' Type "B"	<b>M</b>
<b>Buffer – Southeast</b> ( <a href="#">Sec. 5.6.2</a> )	<i>Required:</i> 10' Type "C" <i>Proposed:</i> 0-20' Type "C" Modified	<b>M</b>
<b>Buffer – South</b> ( <a href="#">Sec. 5.6.2</a> )	<i>Required:</i> 10' Type "C" <i>Proposed:</i> 15' Type "C" Modified	
<b>Buffer - West</b> ( <a href="#">Sec. 5.6.2</a> )	<i>Required:</i> 30' Type "B" <i>Proposed:</i> 30' Type "B"	<b>M</b>
<b>Tree Canopy</b> ( <a href="#">Sec. 5.7</a> )	<i>Required:</i> 30% <i>Proposed:</i> 30% with additional plantings	
<b>Landscape Standards</b> ( <a href="#">Sec. 5.9.6</a> )	Application must comply	

Environment		
<b>Resource Conservation District</b> ( <a href="#">Sec. 3.6</a> )	<i>Required:</i> maximum 40% land disturbance in Upland Zone and 20% in Streamside Zone <i>Proposed:</i> Exceeding 40% in the Upland Zone (84.7% proposed) and Streamside Zone (26.2%)	<b>M</b>
<b>Erosion Control</b> ( <a href="#">Sec. 5.3.1</a> )	Orange County Erosion Control permit required	
<b>Steep Slopes</b> ( <a href="#">Sec. 5.3.2</a> )	<i>Required:</i> Disturb < 25% of slopes greater than 25% slope <i>Proposed:</i> 43.6% (6,058 sq. ft. total)	<b>M</b>
<b>Stormwater Management</b> ( <a href="#">Sec. 5.4</a> )	One wet detention pond designed to meet the standards of LUMO Section 5.4	
<b>Land Disturbance</b>	464,882 sq. ft. (10.67 acres)	
<b>Impervious Surface</b> ( <a href="#">Sec. 3.8</a> )	222,603 sq. ft. (39% of gross land area)	
<b>Solid Waste &amp; Recycling</b>	Individual public refuse pickup	
<b>Jordan Riparian Buffer</b> ( <a href="#">Sec. 5.18</a> )	No disturbance proposed	
Access and Circulation		
<b>Road Improvements</b> ( <a href="#">Sec. 5.8</a> )	No road improvements proposed	<b>NA</b>
<b>Vehicular Access</b> ( <a href="#">Sec. 5.8</a> )	Primary access from Homestead Road; secondary access to Weaver Dairy Extension through the Bridgepoint Development directly to the west	
<b>Bicycle Improvements</b> ( <a href="#">Sec. 5.8</a> )	The Town's greenway will provide additional bicycle pathways and the applicant has proposed bicycle storage onsite.	
<b>Pedestrian Improvements</b> ( <a href="#">Sec. 5.8</a> )	Pedestrian links throughout the site will help connect this site with adjacent parcels, the Town's greenway trail system, and public street sidewalks and transit.	
<b>Traffic Impact Analysis</b> ( <a href="#">Sec. 5.9</a> )	TIA Executive Summary attached	
<b>Transit</b> ( <a href="#">Sec. 5.8</a> )	<b>NA</b>	<b>NA</b>
<b>Bicycle Parking</b> ( <a href="#">Sec. 5.9</a> )	<i>Required:</i> 32 spaces <i>Proposed:</i> 50 spaces	
<b>Parking Lot Standards</b> ( <a href="#">Sec. 5.9</a> )	Application must comply	
Technical		
<b>Fire</b>	Meet Town Standards	
<b>Site Improvements</b>	115-126 units of townhouse, apartment, and duplex development	
<b>Recreation Area</b> ( <a href="#">Sec. 5.5</a> )	<i>Required:</i> 28,503 sq. ft. with 25% payment-in-lieu <i>Proposed:</i> 29,400 sq. ft.	<b>M</b>

<b>Lighting Plan</b> ( <a href="#">Sec. 5.11</a> )	Maximum of 0.3 foot-candles at property line	
<b>Homeowners Association</b> ( <a href="#">Sec. 4.6</a> )	Yes	
<b>Adequate Public Schools</b> ( <a href="#">Sec. 5.16</a> )	Application must comply	

### Project Summary Legend

Symbol	Meaning
	Meets Requirements
<b>M</b>	Seeking Modification
<b>C</b>	Requires Council Endorsement
<b>FP</b>	Required at Final Plan;
<b>NA</b>	Not Applicable

## **ORDINANCE A**

(Approving the Conditional Zoning Application)

### **AN ORDINANCE AMENDING THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 2200 HOMESTEAD ROAD TO RESIDENTIAL-SPECIAL STANDARDS-CONDITIONAL ZONING DISTRICT (R-SS-CZD) (PROJECT #20-081) (2021-x-x/O-X)**

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by CJT, PA, on behalf of owner Town of Chapel Hill to rezone a 10.26 acre parcel located at 2200 Homestead Road and identified as Orange County Parcel Identifier Numbers 9870-91-2947 to Residential-Special Standards-Conditional Zoning District (R-SS-CZD) to allow a multi-family dwelling unit community and finds that the amendment if enacted, is reasonable and in the public's interest and is warranted to achieve the purposes of the Comprehensive Plan, as explained by, but not limited to, the following goals of the Comprehensive Plan:

- Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses (*Goal: A Place for Everyone.1*)
- A range of housing options for current and future residents (*Goal: A Place for Everyone.3*)
- Promote a safe, vibrant, and connected (physical and person) community (*Goal: Community Prosperity and Engagement.3*)
- A well-conceived and planned, carefully thought out, integrated, and balanced transportation system that recognizes the importance of automobiles, but encourages and facilitates the growth and use of other means of transportation such as bicycle, pedestrian, and public transportation options (*Goal: Getting Around.1*)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (*Goal: Getting Around.2*)
- A community that has a parking system based on strategies that support the overall goals of a holistic transportation system (*Goal: Getting Around.8*)
- A joint Town/University development strategy that aligns initiatives for transportation, housing, environmental protection, and entrepreneurial programs (*Goal: Good Places, New Spaces.4*)
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (*Goal: Good Places, New Spaces.5*)
- Open and accessible common spaces for community gathering, cultural uses, and community development (*Goal: Good Places, New Spaces.7*)
- Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction (*Goal: Nurturing Our Community.2*)
- Support the Parks and Recreation Master Plan and the Greenways Master Plan to provide recreation opportunities and ensure safe pedestrian and bicycle connections (*Goal: Nurturing Our Community.4*)
- Support local food producers and access to local foods by encouraging community and backyard gardens, farmers' markets, and community-supported agriculture without encroaching on working farms within or adjacent to the Chapel Hill planning district (*Goal: Nurturing Our Community.6*)

- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (*Goal: Nurturing Our Community.8*)
- Housing for students that is safe, sound, affordable, and accessible and meets a demonstrated need conducive to educational and maturational needs of students, and housing for Town, University, and the Health Care System employees that encourages them to reside in the community (*Goal: Town and Gown Collaboration.4*)
- Promote access for all residents to health-care centers, public services, and active lifestyle opportunities (*Goal: Town and Gown Collaboration.6*)

WHEREAS, the application, if rezoned to Residential–Special Standards–Conditional Zoning District (R-SS-CZD) according to the district-specific plan last revised dated March 4, 2021, would address the impacts reasonably expected to be generated by the development or use of the site and the conditions listed below would:

- 1) Conform with the applicable provisions of the Land Use Management Ordinance and Town Code
- 2) Conform with the Comprehensive Plan
- 3) Be compatible with adjoining uses
- 4) Mitigate impacts on surrounding properties and the Town as a whole
- 5) Be harmonious with existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities
- 6) Be harmonious with natural systems such as hydrology, topography, and other environmental constraints

### **MODIFICATIONS TO REGULATIONS**

WHEREAS, the Council of the Town of Chapel Hill finds, in this particular case, that the proposed development with the following requested modifications to regulations satisfies public purposes to an equivalent or greater degree:

**1. Section 3.6.3 Land Disturbance in the Resource Conservation District (RCD):**

- a. The applicant proposes to exceed the allowable Land Disturbance and Impervious area in the of the RCD per the table below. The applicant is disturbing a portion of the Upland Zone to maximize protection of the wetland area to the west of the stream.

		Allowable	Proposed	Land Uses
Upland Zone	Land Disturbance	40%	84.7% (22,992 sq. ft.)	Dumpster Pads, Nature Trail, Residential Dwelling, and associated Retaining Wall
	Impervious Area	20%	30.35% (6,743 sq. ft.)	
Managed Use	Land Disturbance	40%	39.5% (8,860 sq. ft.)	Grading for access route, storm pond
	Impervious Area	20%	0.4% (84 sq. ft.)	

Streamside	Land Disturbance	20%	26.2% (22,551 sq. ft.)	Greenway, playground
	Impervious Area	10%	9.7% (8,345 sq. ft.)	

- b. The applicant proposes the following land uses that are permitted only upon approval by Town Council:
- i. Trails, greenways, open space, parks, and other similar public recreational uses and private recreational uses that do not require the use of fertilizers, pesticides, or extensive use of fences, or walls
  - ii. Streets, bridges, and other similar transportation facilities where there is a practical necessity to their location within the Resource Conservation District.
  - iii. Public utility and storm drainage facilities where there is a practical necessity to their location within the Resource Conservation District.
  - iv. Sidewalks
  - v. Detention/retention basin and associated infrastructure
- c. North Carolina Department of Environmental Quality conducted a stream determination on the project site in August 2020 to identify streams and waterbodies subject to Jordan Riparian Buffer Rules. The stream determination identified an intermittent stream segment on the west side of the project site and a perennial stream segment on the east side. At the time, a connecting wetland was identified between the stream segments, but no identifiable flow path was observed through the wetland. Per the Town of Chapel Hill "Field Procedures for Classification of Streams," this connecting wetland is considered a "Natural Variant Stream" segment which shall be classified the same as the stream segment immediately upslope, which is intermittent. Consequently a 50 foot RCD buffer applies to both sides of the Natural Variant Stream segment. During a January 2021 site visit, Town Stormwater Staff observed that a flow path has formed along the Natural Variant Stream segment.

The applicant is proposing land disturbance and impervious surface in the RCD along this segment and will provide final encroachment calculations at the Final Plans stage.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree as the land disturbance is for the construction of stormwater control measures, parking spaces for the affordable housing units, and recreational amenities to meet Ordinance standards.

2. **Section 5.3.2 Steep Slopes:** The applicant is proposing to exceed 25 percent of the area containing 25 percent or greater slopes. A majority of these disturbed slopes are associated with the manmade farm pond located in the center of the property. The pond has been drained. The total area of slopes exceeding 25 percent slope is 13,894 square feet and the applicant proposes to disturb 6,058 square feet or 43.6 percent of this area.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree because as a majority of the disturbed slope is associated with the farm pond. The pond was drained in order to provide additional space for affordable housing units.

- Section 5.5 Recreation:** Because the RCD zones cover almost 29 percent of the site and bisect the site completely, much of the proposed recreation space is located within the RCD areas. The Recreation Space Ratio for developments in R-SS-CZD is 0.050 or 28,503 square feet of active, improved space for this site. The applicant is providing 29,570 square feet of active space, which includes the greenway trail, playground, and basketball court. The applicant has also provided 29,400 square feet of other recreation space including a community garden, nature trail, entry park, as well as a common space with a shelter, seating, and grills. Though only 1,000 linear feet within the project site, the nature trail connects off-site trails to the proposed greenway thereby becoming a trail much longer than 3,000 linear feet. The town council may allow up to thirty (30) percent of the recreation space to consist of passive recreation elements if they are located adjacent to and support the more active recreation elements. For example, some picnic facilities, seating, and lawn games could be counted if they are adjacent to a children's play area and support the mission of the play area.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree because the applicant has provided substantial passive recreation areas throughout the site that benefit residents.

## **CONDITIONAL ZONING DISTRICT**

BE IT ORDAINED by the Council of the Town of Chapel Hill finds, in this particular case, the proposed rezoning with the following uses, subject to the conditions below, satisfies the purposes of Residential-Special Standards-Conditional Zoning District (R-SS-CZD).

BE IT FURTHER ORDAINED by the Council of the Town of Chapel Hill that the Chapel Hill Zoning Atlas be amended as follows:

### **SECTION I**

The following Orange County parcels identified by Parcel Identifier Numbers (PIN) 9870-91-2947, described below, shall be rezoned to Residential-Special Standards-Conditional Zoning District (R-SS-CZD):

Commencing at N.C.G.S. Monument "Well" having grid coordinates N = 805, 798.62, E = 1,982,656.94 (NAD 1927) C.F. 0.99991070; thence from said point of commencement South 35 degrees 57' 33" West 3930.51 feet; thence North 89 degrees 15' 46" West 1037.54 feet to the **POINT OF BEGINNING**; thence from said beginning point South 12 degrees 18' 01" East 113.20 feet; thence along the curve of an arc to the left having a radius of 849.00 (chord bearing and length South 12 degrees 43' 10" East 12.42 feet) and an arc length of 12.42 feet to an existing iron pipe; thence South 89 degrees 59' 14" West 115.47 feet; thence South 17 degrees 06' 43" West 42.47 feet; thence South 69 degrees 00' 45" West 86.59 feet; thence South 37 degrees 44' 23" West 26.69 feet; thence South 00 degrees 07' 21" West 44.94 feet; thence South 36 degrees 14' 04" West 50.50 feet; thence South 06 degrees 27' 44" East 44.94 feet; thence South 12 degrees 39' 49" West 44.52 feet; thence South 33 degrees 49' 17" West 48.75 feet; thence South 03 degrees 51' 01" East 80.94 feet; thence South 01 degrees 59' 22" West 98.57 feet; thence South 29 degrees 32' 18" East 39.49 feet; thence South 11 degrees 37' 22" East 63.01 feet; thence South 39 degrees 03' 46" East 48.04 feet; thence South 36 degrees 05' 19" West 20.21 feet; thence South 40 degrees 20' 39" East 155.40 feet; thence South 67 degrees 10' 30" East 66.73 feet; thence South 54 degrees 00' 50" East 55.38; thence South 88 degrees 34' 32" East 33.50 feet; thence South 75 degrees 37' 27" East 40.09 feet; thence North 65 degrees

37' 32" East 31.88 feet; thence South 88 degrees 24' 15" East 48.01 feet; thence South 78 degrees 58' 16" East 31.08 feet; thence North 77 degrees 26' 05" East 33.04 feet; thence South 73 degrees 18' 42" East 31.58 feet; thence North 83 degrees 55' 46" East 25.03 feet; thence South 57 degrees 43' 49" East 22.05 feet; South 89 degrees 40' 18" East 56.51; thence South 26 degrees 19' 20" East 3.52 feet; thence South 82 degrees 44' 39" East 118.74 feet; thence North 87 degrees 35' 21" East 34.67 feet; thence following the curve of an arc to the right having a radius of 524.12 feet (chord bearing and distance North 08 degrees 37' 29" West 25.15 feet) and an arc length of 25.15 feet; thence along the northern line of property owned by Aldon Management Group the courses and distances:

South 87 degrees 35' 21" West 39.61 feet; thence North 82 degrees 14' 57" West 87.95 feet; thence North 84 degrees 03' 03" West 79.53 feet; thence North 82 degrees 38' 28" West 36.23 feet; thence South 87 degrees 36' 57" West 325.75 feet to a point;

thence along the western line of said Aldon Management Group Property South 38 degrees 19' 15" West 66.73 feet to an existing iron pipe set in concrete; thence South 09 degrees 01' 16" West 486.75 feet to a point in the northern right of way of Homestead Road (variable width right of way); thence along and with the northern right of way of Homestead Road North 86 degrees 55' 18" West 637.32 feet to a point in the centerline of a Southern Railway 100' right of way; thence along the centerline of said Southern railway right of way following the curve of an arc to the right having a radius of 2940.69 feet (chord bearing and distance North 18 degrees 19' 10" East 471. 13 feet) and an arc length of 471.64 feet; thence continuing along the centerline of said Southern Railway right of way North 21 degrees 38' 16" East 1117.54 feet to a point; thence leaving the centerline of the Southern Railway right of way South 89 degrees 15' 46" East 53.35 feet to a point; thence along the southern line of property owned by the Town of Chapel Hill South 89 degrees 15' 46" East 208.41 feet to the POINT AND PLACE OF BEGINNING; and being identified as Tract 2, containing 14.251 acres, more or less, as shown on a plat entitled "Division Survey with Right-of-Way and Pedestrian Easement Dedication, Property of Centex Homes," prepared by Riley Surveying, P.A., dated August 06, 2002 (revised December, 2002) and recorded in Plat Book 91, Page 121, Orange County Registry, to which plat reference is hereby made for a more particular description of same plus one-half of the abutting Erwin Road right-of-way.

**SECTION II**

BE IT FURTHER ORDAINED by the Council of the Town of Chapel Hill that the following conditions are hereby incorporated by reference:

1. Expiration of Conditional Zoning Atlas Amendment: An application for Zoning Compliance Permit must be filed by \_\_\_\_\_ (2 years from the date of this approval) or the land shall revert to its previous zoning designation. [LUMO 4.4.5(f)]
2. Consent to Conditions: This approval is not effective until the property owner provides written consent to the approval. Written consent must be provided within ten (10) days of enactment by the Town Council.
3. Land Use Intensity: This Conditional Zoning Atlas Amendment authorizes the following:

<b>Land Use Intensity Multi-Family/Townhouse Development</b>	
Gross Land Area	570,066 sf
Maximum Floor Area	181,575 sf

Maximum Dwelling Units	126
Minimum Affordable Units	100%
Total Impervious Surface	222,603 sf
Maximum Land Disturbance	470,000 sf
Minimum Tree Canopy Coverage	135,660 sf (30%)
Minimum Recreation Area	29,570 sf
Resource Conservation District Upland Zone land disturbance	22,992 sf (84.7%)
Resource Conservation District Managed Use Zone land disturbance	8,860 sf (39.5%)
Resource Conservation District Streamside Zone land disturbance	22,551 sf (26.2%)

4. Bicycle Facility: Prior to issuance of a Zoning Compliance Permit, the developer shall consider providing a bicycle fix-it station. The developer shall include the dimensions and design details of the bicycle fix-it station on the site details sheets.
5. Greenway Easement: Prior to issuance of a Zoning Compliance Permit, the developer shall submit plans showing a dedicated easement for the ten (10) foot wide greenway trail. Final design and construction details must be approved by the Town Manager.
6. Pedestrian Improvements: Prior to issuance of a Zoning Compliance Permit, the developer shall submit plans showing installation of ADA ramps at all internal crosswalk markings. Final design and construction details must be approved by the Town Manager.
7. Homestead Road Improvements: Prior to issuance of Final Zoning Inspection, the developer must submit plans showing the improvements and dedicated right-of-way along the site frontage in relation to the Homestead Road Improvements project, to ensure no conflicts. Final design and construction details must be approved by the Town Manager and N.C. Department of Transportation as approved by a phasing plans.
8. Landscape Bufferyards: The following landscape bufferyards shall be provided:

<b>Location</b>	<b>Required Buffer</b>
North	10' Type "B"
Northeast	10' Type "B"
East	10' Type "B"
Southeast	0' – 20' Type "C" Modified
South	15' Type "C" Modified
West	30' Type "B"

9. Geotechnical Engineer Certification: As part of all building permit applications, the project geotechnical engineer will include a statement addressing the pre-development perched water table(s), that it/they has/have been properly removed in the area of development, that the permanent water table is at a depth in the ground that will not cause problems for the proposed dwellings/buildings and that this property is now suitable for construction of dwellings/buildings. The applicant shall amend the plans, as necessary, to come into compliance.

10. Ephemeral Stream: The applicant shall show the surveyed location of the ephemeral stream as identified by the 2016 Stream Determination as part of the Final Plans for Zoning Compliance Permit. Land disturbance within the stream channel of any ephemeral stream shall be minimized, and prohibited unless explicitly authorized by issuance of a zoning compliance permit after demonstration of the necessity for the disturbance.
11. Natural Variant Stream: Prior to application for Zoning Compliance Permit, the applicant shall survey the location of the Natural Variant Stream channel top of bank. The applicant shall request verification from Town Stormwater Staff if the location of the top of bank is unclear at that time. The applicant shall show the location of the Natural Variant Stream channel top of bank and associated RCD along that segment on the Final Plans submitted for the Zoning Compliance Permit. The applicant shall identify proposed land uses and quantify land disturbance and impervious area located in the RCD on the Final Plans.
12. OWASA Approval: Prior to issuance of a Final Zoning Inspection, any easement plats and documentation as required by OWASA and the Town Manager shall be recorded. [LUMO 5.12]
13. Recreation Area: Prior to issuance of a Zoning Compliance Permit, 29,570 square feet of active space, which includes the greenway trail, playground, and basketball court shall be shown on the plans. The applicant has also provided 29,400 square feet of other recreation space including a community garden, nature trail, entry park, as well as a common space with a shelter, seating, and grills. Though only 1,000 linear feet within the project site, the nature trail connects off-site trails to the proposed greenway thereby becoming a trail much longer than 3,000 linear feet. The town council may allow up to thirty (30) percent of the recreation space to consist of passive recreation elements if they are located adjacent to and support the more active recreation elements. For example, some picnic facilities, seating, and lawn games could be counted if they are adjacent to a children's play area and support the mission of the play area.

#### Fire

14. Fire Access to Homestead Road: The developer shall have a signed encroachment agreement with the Town prior issuance of a Zoning Compliance Permit for the construction of a driveway and utility connection to Bridgepoint at Public Street 'C'.
15. Homestead Road Entrance: As shown on the plans, the entrance will be improved including the westbound right-in and eastbound left-bound turn lanes on Homestead Road should it not be constructed by others.
16. Private Fire Service Mains (Fire Sprinkler Laterals): Private fire service mains and appurtenances shall be installed in accordance with NFPA 24. 2018 NCFC Section 507.
17. Fire Sprinklers: Any building with more than 6000 sf of floor space is required to have a sprinkler system. Town Ordinance 7-56. As per the response letter provided, all buildings on site will be sprinkled to accommodate the lack secondary fire access.
18. Fire Watch: During construction and demolition where hot work, materials subject to spontaneous combustion, or other hazardous construction or demolition is occurring, the owner or their designee shall be responsible for maintaining a fire watch. The fire

watch shall consist of at least one person with a means of communicating an alarm to 911, shall have a written address posted in a conspicuous location, and shall maintain constant patrols.

19. Water Supply for Fire Protection: When required. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
20. ADDRESS IDENTIFICATION: New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address identification shall be maintained.

### **TOWN OF CHAPEL HILL – CONDITIONAL ZONING STANDARD STIPULATIONS**

The following standard conditions are supplemental to site-specific conditions as set by Town Council-approved ordinance. Unless modified by the site-specific conditions noted above, these standards apply to all development permitted by Conditional Zoning.

#### Affordable Housing

21. Affordable Housing Plan/Performance Agreement: That prior to the issuance of a Zoning Compliance Permit, the applicant must submit an Affordable Housing Plan to be incorporated into an Affordable Housing Performance Agreement to be executed by the applicant, the Town Manager (or designee), and the non-profit agency that will administer the affordable dwelling units that will contain the following information:

General information about the nature and scope of the covered development, including:

- a. 100% of the market rate units
- b. The Plan will include information on:
  - i. The total number of Affordable Dwelling Units in the development.
  - ii. The number of bedrooms and bathrooms in each Affordable Dwelling Unit.
  - iii. The approximate square footage of each Affordable Dwelling Unit.
  - iv. The pricing for each Affordable Dwelling Unit. The pricing of each unit or lot shall be determined prior to issuing a Zoning Compliance Permit. At the time of sale, this price may be adjusted if there has been a change in the median income or a change in the formulas used in this ordinance.
  - v. Documentation and plans regarding the exterior appearance, materials and finishes of the development for each of the Affordable Dwelling Units.
- c. Any and all other information that the Town Manager may require that is needed to demonstrate compliance with the Council's Affordable Housing Policies.

The Affordable Housing Plan and Performance Agreement shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit.

22. Housing Plan: The applicant shall provide the following:
  - a. 100 percent of the market rate homes (Up to 126 proposed)
  - b. Size of the affordable dwelling units meet or exceed the minimum size requirements found in Table 3.10-2 of the Land Use Management Ordinance.
  - c. The affordable units to be placed within an organization ensuring their continued affordability for at least ninety-nine years.

#### Access

23. Accessibility Requirements: Prior to issuance of a Certificate of Occupancy, the developer shall provide the minimum required handicapped infrastructure according to the Americans with Disabilities Act and associated codes and standards.

#### Transportation

24. Bicycle Parking: Prior to issuance of a Zoning Compliance Permit, the developer shall provide dimensioned details that comply with the Town parking standards for required and/or proposed bicycle parking spaces. Bicycle parking spaces should be placed near building entrances and located in well-lit and visible areas. The spaces must comply with the Spring 2010 Association of Pedestrian and Bicycle Professionals Guidelines and the Class I and Class II bicycle parking standards required by the Town Design Manual. [LUMO 5.9.7 and Town of Chapel Hill Design Manual]
25. Parking Lot: Any newly proposed parking lots, including additions to existing parking lots, shall be constructed to Town standards for dimensions and pavement design. [LUMO 5.9.5 and Town of Chapel Hill Design Manual]
26. Parking Lot Landscape and Screening: The parking lot landscape design shall adhere to the standards of the Chapel Hill Land Use Management Ordinance. [LUMO 5.9.6]
27. Lighting: Prior to issuance of a Zoning Compliance Permit, the developer shall design and install street lighting along the site frontage. Design and construction details must be approved by the Town Manager and the North Carolina Department of Transportation (NCDOT).
28. Driveway Permit: The developer must obtain an approved driveway permit and/or encroachment agreement(s) prior to beginning any proposed work within the NCDOT right-of-way. As a condition of the permit, the permittee shall be responsible for the design and construction of stipulated improvements in accordance with NCDOT requirements. An approved permit will be issued upon receipt of approved roadway and signal construction plans, inspection fees, and any necessary performance and indemnity bonds.
29. Pavement Markings: Any pavement markings proposed within the public street rights-of-way shall be long life thermoplastic and conform to the standards of the Manual on Uniform Traffic Control Devices (MUTCD). Pavement markings shall be installed if they previously existed on the roadways. [Town of Chapel Hill Design Manual]
30. Off-Site Construction Easements: Prior to any development that involves land disturbance on abutting properties, the developer shall provide documentation of approval from the affected property owner(s). [LUMO 5.8.1]

31. Sight Distance Triangles: Prior to issuance of a Certificate of Occupancy, the developer shall provide the Town of Chapel Hill with standard sight distance triangles at the proposed driveway locations. [Town of Chapel Hill Design Manual]
32. Low Vision Design Features: Any proposed pedestrian facilities should incorporate low vision design features as feasible.
33. Repairs in Public Right-of-Way: Prior to issuance of a Certificate of Occupancy, the developer shall repair all damage for work in the public right-of-way related to the construction of this project, which may include pavement milling and overlay. The design of such repairs must be reviewed and approved by the Town Manager and NCDOT prior to issuance of a Zoning Compliance Permit. [Town Code 17-40]
34. Street Closure Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a street closure plan, subject to Town Manager and NCDOT approval, for any work requiring street, sidewalk, or lane closure(s). [Town Code 21-7.1]
35. Work Zone Traffic Control Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a Work Zone Traffic Control Plan and a Construction Management Plan for approval by the Town Manager and NCDOT. The Work Zone Traffic Control Plan shall comply with the U.S. Department of Transportation Manual on Uniform Traffic Control Devices and include appropriate accommodations for bicycles and pedestrians. The Construction Management Plan shall provide staging, construction worker parking, construction vehicle routes, and hours of construction. [Town Code 17-47]

#### Landscaping and Building Elevations

36. Invasive Exotic Vegetation: Prior to issuance of a Zoning Compliance Permit, the developer shall identify on the planting plan any known invasive exotic species of vegetation, as defined by the Southeast Exotic Pest Plant Council (SE-EPPC), and provide notes indicating removal of these species from the landscape buffer areas prior to planting. [Town Design Manual]
37. Alternate Buffer: Prior to issuance of a Zoning Compliance Permit, review shall be required from the Community Design Commission for any proposed alternate buffer. [LUMO 5.6.8]
38. Landscape Protection: Prior to issuance of a Zoning Compliance Permit, a detailed Landscape Protection Plan shall be approved. The plan shall include a complete and currently updated tree survey showing critical root zones of all rare and specimen trees and labeled according to size and species. The plan shall also indicate which trees will be removed and which will remain. The plan shall also include standard notes, tree protection fencing details, and location of tree protection fencing. [LUMO 5.7.3]
39. Tree Protection Fencing: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a detail of a tree protection fence and a note on the Final Plans indicating that tree protection fencing will be installed prior to land-disturbing activity on the site. The plans shall include continuous tree protection fencing around construction limits and indicated construction parking and materials staging/storage areas, and Town standard landscaping protection notes, subject to Town Manager approval. [LUMO 5.7.3]

40. Landscape Planting Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a detailed Landscape Planting Plan with a detailed planting list, subject to Town Manager approval. [LUMO 4.4]
41. Tree Canopy: A minimum of tree canopy coverage shall be provided through a combination of retained and replanted trees, unless a modification to regulations is approved. Calculations demonstrating compliance with Chapel Hill Land Use Management Ordinance Section 5.7.2 shall be included. [LUMO 5.7.2]
42. Retaining Wall Construction: If applicable, the final design and location of all retaining walls shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
43. Demolition Plan: Prior to beginning any proposed demolition activity, the developer must obtain demolition permits from both the Planning and Inspections departments. While the demolition component may be submitted to Planning in tandem with the Zoning Compliance Permit for new construction, a separate stand-alone demolition permit shall be issued prior to an Inspection's Demolition permit. Further, prior to the issuance of a demolition permit for all existing structures 500 square feet or larger, Orange County Solid Waste staff shall conduct a deconstruction assessment pursuant to the County's Regulated Recyclable Materials Ordinance (RRMO).
44. Lighting Plan Approval: Prior to issuance of a Zoning Compliance Permit, the Community Design Commission shall review a lighting plan and shall take additional care during review to ensure that the proposed lighting plan will minimize upward light pollution and off-site spillage of light. [LUMO 8.5.5]
45. Community Design Commission/Historic District Commission Review: The Community Design Commission shall review the building elevations, including the location and screening of all HVAC/Air Handling Units for the site, prior to issuance of a Zoning Compliance Permit. [LUMO 8.5.5] Within the Town's historic districts, the Historic District Commission will act in place of the Community Design Commission. [LUMO 8.4.6]

#### Environment

46. Stormwater Management Plan: Development projects must comply with *Section 5.4 Stormwater Management* of the Chapel Hill Land Use Management Ordinance. [LUMO 5.4]
47. Phasing Plan: If phasing of the project is proposed, then the applicant shall provide a Phasing Plan as part of the Zoning Compliance Permit. The Phasing Plan also shall detail which public improvements and stormwater management structures will be completed in each phase prior to requesting a Certificate of Occupancy. Construction for any phase shall not begin until all public improvements in previous phases have been completed, and a note to this effect shall be provided on the final plans. [LUMO 4.4]
48. Erosion Control Bond: If one acre or more is to be uncovered by land-disturbing activities for the project, then a performance guarantee in accordance with *Section 5-97.1 Bonds* of the Town Code of Ordinances shall be required prior to final authorization to begin land-disturbing activities. [Town Code 5-98]

49. Sediment Control: The developer shall take appropriate measures to prevent and remove the deposit of wet or dry sediments on adjacent roadways. [Town Code 5-86]
50. Erosion Control Inspections: In addition to the requirement during construction for inspection after every rainfall, the developer shall inspect the erosion and sediment control devices daily, make any necessary repairs or adjustments to the devices, and maintain inspection logs documenting the daily inspections and any necessary repairs. [Orange County Erosion Control]
51. Erosion Control: The developer shall provide a copy of the approved erosion and sediment control permit from Orange County Erosion Control Division prior to receiving a Zoning Compliance Permit. During the construction phase, additional erosion and sediment controls may be required if the proposed measures do not contain the sediment. Sediment leaving the property is a violation of the Town's Erosion and Sediment Control Ordinance. [Town Code 5-98]
52. Stormwater Control Measure: The proposed stormwater control measures for the site shall be designed to meet the current North Carolina Division of Environmental Quality Design Manual and Town of Chapel Hill Public Works Engineering Design Manual. [LUMO 5.4.3]
53. Storm Drain Inlets: The developer shall provide pre-cast inlet hoods and covers stating, "Dump No Waste! Drains to Jordan Lake", in accordance with the specifications of the Town Standard Detail SD-4A, SD-5A, SD-5C include all applicable details\*, for all new inlets for private, Town and State rights-of-way. [Town of Chapel Hill Design Manual]
54. On-Site/Adjacent Stormwater Features: The final plans shall locate and identify existing site conditions, including all on-site and adjacent stormwater drainage features, prior to issuance of a Zoning Compliance Permit. The final plans must provide proper inlet protection for the stormwater drainage inlets on or adjacent to the site to ensure the stormwater drainage system will not be obstructed with construction debris. [Town of Chapel Hill Design Manual]
55. Repair/Replacement of Damaged Stormwater Infrastructure: Existing stormwater infrastructure that is damaged as a result of the project demolition or construction must be repaired or replaced, as specified by the Stormwater Management Engineer, prior to requesting a Certificate of Occupancy. [Town of Chapel Hill Design Manual]
56. Performance Guarantee: A performance and maintenance guarantee in an amount satisfiable to the Town Manager shall be provided to meet the requirement of Section 4.9.3 of the Land Use Management Ordinance prior to the approval of final plat recordation. The performance guarantees and maintenance guarantees shall be satisfactory as to their form and manner of execution, and as to the sufficiency of their amount in securing the satisfactory construction, installation, or maintenance of the required stormwater control measure. The performance surety shall be an amount equal to one hundred and twenty-five percent (125%) of the total cost of uncompleted stormwater control measure(s) and conveyances prior to final plat recordation. The total cost of the storm water control measure(s) and conveyance(s) shall include the value of all materials, piping with size at least 12 inches and other structures, seeding and soil stabilization, design and engineering, grading, excavation, fill, and other work. The applicant shall submit unit cost information pertaining to all storm water control

measure(s) and/or bids from the grading contractor hired to perform the work and any change orders related thereto as a method to determine the basis for cost of the work. The final cost determination shall be made by the Stormwater Management Division, taking into consideration any additional costs as deemed necessary for completion of the stormwater control measure(s) and conveyance(s).

Upon completion of the storm water control measures(s) and related stormwater improvements and acceptance by the Town after final site inspection, the one hundred and twenty-five percent (125%) of the performance surety shall be released to the developer and a maintenance bond in an amount of twenty-five (25) percent of the construction cost estimate shall be submitted by the developer prior to the issuance of certificate of occupancy. No sooner than one year after the recording date of the deed(s), easements and maintenance agreement, the owner may request release of the remainder of the maintenance bond. Upon request by the owner, the Stormwater Management Division shall inspect the stormwater control measures and conveyance to determine that they are performing as required by this Ordinance. The Stormwater Management Division, upon determining that the storm water control measures(s) and conveyances are performing as required by this Ordinance, and after any repairs to the storm water infrastructures are made by the owner, shall release the remaining maintenance bond.

Following the release of the maintenance bond, the developer and/or Homeowners Association shall continue to have a responsibility and obligation to inspect and maintain the stormwater infrastructure as required by the Town's Land Use Management Ordinance.

57. Sediment Control: Sediment leaving the property is a violation of the Town's Erosion and Sediment Control Ordinance. [Town Code 5-98]
58. Stormwater Control Measure: The proposed stormwater control measures for the site shall be designed to meet the current North Carolina Division of Environmental Quality Design Manual and Town of Chapel Hill Public Works Engineering Design Manual. [LUMO 5.4.3]
59. Storm Drain Inlets: The developer shall provide pre-cast inlet hoods and covers stating, "Dump No Waste! Drains to Jordan Lake", in accordance with the specifications of the Town Standard Detail SD-4A, SD-5A, SD-5C include all applicable details\*, for all new inlets for private, Town and State rights-of-way. [Town of Chapel Hill Design Manual]
60. On-Site/Adjacent Stormwater Features: The final plans shall locate and identify existing site conditions, including all on-site and adjacent stormwater drainage features, prior to issuance of a Zoning Compliance Permit. The final plans must provide proper inlet protection for the stormwater drainage inlets on or adjacent to the site to ensure the stormwater drainage system will not be obstructed with construction debris. [Town of Chapel Hill Design Manual]
61. Repair/Replacement of Damaged Stormwater Infrastructure: Existing stormwater infrastructure that is damaged as a result of the project demolition or construction must be repaired or replaced, as specified by the Stormwater Management Engineer, prior to requesting a Certificate of Occupancy. [Town of Chapel Hill Design Manual]
62. Performance Guarantee: A performance and maintenance guarantee in an amount satisfiable to the Town Manager shall be provided to meet the requirement of Section 4.9.3 of the Land Use Management Ordinance prior to the approval of Constructional

plans. The performance guarantees and maintenance guarantees shall be satisfactory as to their form and manner of execution, and as to the sufficiency of their amount in securing the satisfactory construction, installation, or maintenance of the required stormwater control measure. The performance surety shall be an amount equal to one hundred and twenty-five percent (125%) of the total cost of uncompleted stormwater control measure(s) and conveyances prior to final plat recordation. The total cost of the storm water control measure(s) and conveyance(s) shall include the value of all materials, piping and other structures, seeding and soil stabilization, design and engineering, grading, excavation, fill, and other work. The applicant shall submit unit cost information pertaining to all storm water control measure(s) and/or bids from the grading contractor hired to perform the work and any change orders related thereto as a method to determine the basis for cost of the work. The final cost determination shall be made by the Stormwater Management Division, taking into consideration any additional costs as deemed necessary for completion of the stormwater control measure(s) and conveyance(s).

Upon completion of the storm water control measures(s) and other improvements and acceptance by the Town after final site inspection, the one hundred and twenty-five percent (125%) of the performance surety shall be released to the developer and a maintenance bond in an amount of twenty-five (25) percent of the construction cost estimate shall submitted by the developer prior to the issuance of certificate of occupancy. No sooner than one year after the recording date of the deed(s), easements and maintenance agreement, the owner may request release of the remainder of the maintenance bond. Upon request by the owner, the Stormwater Management Division shall inspect the storm water control structure(s) to determine that the storm water measure(s) are performing as required by this Ordinance. The Stormwater Management Division, upon determining that the storm water control(s) are performing as required by this Ordinance, and after any repairs to the storm water control structure(s) are made by the owner, shall release the remaining maintenance bond. [LUMO 4.9.3]

63. Energy Efficiency: Prior to issuance of a Zoning Compliance Permit, an energy efficiency plan shall incorporate a "20 percent more energy efficient" feature relative to the 90.1 energy efficiency standard of the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE), as amended and in effect at the time of Special Use Permit issuance. Comparable standards generally recognized as applicable to building energy consumption, as amended and in effect at the time of building permit issuance, may be used by the applicant when incorporating the "20 percent more energy efficient" feature into the final plans. An energy model should be used to demonstrate that the design will meet the aforementioned energy performance target. [Town Policy April 2007]
64. Energy Management Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall submit an Energy Management Plan (EMP) for Town approval. The plan shall: a) consider utilizing sustainable energy, currently defined as solar, wind, geothermal, biofuels, hydroelectric power; b) consider purchase of carbon offset credits and green power production through coordination with the NC GreenPower program; c) provide for 20 percent more efficiency that also ensures indoor air quality and adequate access to natural lighting, and allows for the proposed utilization of sustainable energy in the project; and (d) if requested, provide for the property owner to report to the Town of Chapel Hill the actual energy performance of the plan, as implemented, during the period ending one year after occupancy. [Town Policy April 2007]

### Water, Sewer, and Other Utilities

65. Utility/Lighting Plan Approval: The final utility/lighting plan shall be approved by Orange Water and Sewer Authority (OWASA), Duke Energy Company, other applicable local utility service providers, and the Town Manager before issuance of a Zoning Compliance Permit. The developer shall be responsible for assuring that these utilities can continue to serve the development. In addition, detailed construction drawings shall be submitted to OWASA for review/approval prior to issuance of a Zoning Compliance Permit. [LUMO 5.12]
66. Lighting Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall submit site plans, sealed by a Professional Engineer, for Town Manager approval, as well as other required documents to satisfy the lighting requirements of Section 5.11 of the Land Use Management Ordinance including: submission of a lighting plan; providing for adequate lighting on public sidewalks, including driveway crossings; and demonstrating compliance with Town standards. [LUMO 5.11]
67. Water/Sewer Line Construction: All public water and sewer plans shall be approved by and constructed according to OWASA standards. Where sewer lines are located beneath drive aisles and parking areas, construction methods approved by OWASA shall be employed to ensure that sewer lines will not be damaged by heavy service vehicles. [LUMO 5.12.1]
68. OWASA Approval: Prior to issuance of a Zoning Compliance Permit, any easement plats and documentation as required by OWASA and the Town Manager shall be recorded. [LUMO 5.12]
69. Irrigation: If permanent irrigation is proposed to support landscaping, an irrigation plan shall be submitted which includes the use of smart technologies to conserve water and energy.

### Homeowner Association

70. Homeowners' Association: A Homeowners' Association shall be created that has the capacity to place a lien on the property of a member who does not pay the annual charges for maintenance of all common areas, however designated. The Homeowners' Association documents shall be approved by the Town Manager prior to recordation at the Orange County Register of Deeds Office and shall be cross-referenced on the final plat. The Homeowners' Association documents shall comply with Section 4.6.7 of the Land Use Management Ordinance. That the Homeowners' Association covenants shall not exclude home occupation businesses as regulated by the Town of Chapel Hill.
71. Homeowners' Association Responsibilities: The Homeowners' Association shall be responsible for the maintenance, repair, and operation of required bufferyard(s), open space, recreation areas, paths, community garden, and shared stormwater management facilities.
72. Dedication and Maintenance of Common Area to Homeowners' Association: The applicant shall provide for Town Manager review and approval, a deed conveying to the Homeowners' Association all common areas, however designated, including the community garden, recreation space, open space and common areas, the bufferyards, and stormwater management facilities. The Homeowners' Association shall be responsible for the maintenance of the proposed internal subdivision roads until the

NCDOT or the Town assumes ownership of the internal streets. These documents shall be reviewed and approved by the Town Manager prior to recordation at the Orange County Register of Deeds Office and cross-referenced on the final plat.

73. Solar Collection Devices: The Homeowners' Association, or similar entity, shall not include covenants or other conditions of sale that restrict or prohibit the use, installation, or maintenance of solar collection devices, including clotheslines.

#### Fire Safety

74. Fire Sprinklers: The developer shall install sprinklers under the North Carolina Fire Protection Code (NC FPC) prior to issuance of a Certificate of Occupancy. Prior to issuance of a Zoning Compliance Permit, the plans shall show all proposed fire department connections to such systems. [TOWN CODE 7-56]
75. Gates and Barricades: Where required or authorized by the fire code official and permanent or temporary (construction), any gates across fire apparatus access roads shall be a minimum width of 20 feet, be of swinging or sliding type, have an emergency means of operation, shall be openable by either forcible entry or keyed, capable of being operated by one person, and shall be installed and maintained according to UL 325 and ASTM F 2200. [NC FPC 2018, 503.5, 503.6, D103.5]
76. Grade and Approach: Fire apparatus access roads shall not exceed 10 percent in grade unless approved by the fire chief, and all approach and departure angles shall be within the limits established based on the Fire Department's apparatus. [NC FPC 2018, 503.2.7, 503.2.8 and D103.2]
77. Fire Protection and Utility Plan: A fire flow report for hydrants within 500 feet of each building shall be provided and demonstrate the calculated gallons per minute with a residual pressure of 20 pounds per square inch. The calculations should be sealed by a professional engineer licensed in the State of North Carolina and accompanied by a water supply flow test conducted within one year of the submittal. Refer to the Town Design Manual for required gallons per minute.
78. Fire Department Connections and Standpipes: When the building being constructed requires standpipes, a temporary standpipe connection will be constructed with ready Fire Department Access when the building is not more than 40 feet in height. Such standpipes shall provide usable connections adjacent to the stairs and shall continue with building progression always being not more than one floor below the highest floor of the building. [NC FPC 912 & NC FPC 2018 3313]
79. Fire Command Center: Where required in the North Carolina Fire Protection Code and in all high rise buildings, a fire command center must be constructed in accordance with Section 508, NC FPC 2018.
80. Aerials: Where a building exceeds 30 feet in height OR 3 stories above the lowest level of Fire Department Access, overhead power and utility lines shall not be allowed within the aerial apparatus access roadway and the roadway shall have an unobstructed width of 26 feet exclusive of the shoulders. At least one of the apparatus access roadways shall be located within a minimum of 15 feet and maximum of 30 feet from one complete side of the building. [NC FPC 2018 D105.1, D105.2, D105.3, D105.4]

81. Fire Apparatus Access Road: Any fire apparatus access roads (any public/private street, parking lot access, fire lanes and access roadways) used for fire department access shall be all-weather and designed to carry the imposed load of fire apparatus weighing at least 80,000 lbs. Fire apparatus access roads shall have a minimum width of 20 feet exclusive of shoulders with an overhead clearance of at least 13 feet 6 inches for structures not exceeding 30 feet in height and shall provide access to within 150 feet of all exterior portions of the building. Structures exceeding 30 feet in height shall be provided with an aerial apparatus access road 26 feet in width in the immediate vicinity of the building or portion thereof and shall provide at least one of the required access roads to be located not less than 15 feet and not more than 30 feet from the structure parallel to one entire side of the structure. [NC FPC 2018 502.1, 503.1.1, 503.2.1, D102.1 SECOND ACCESS DEPENDENT UPON NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVAL]
82. Dead End Access Roads: Dead end fire apparatus access roads exceeding 150 feet shall have a designated turn around. The turnaround shall meet one of the design standards of NC FPC 2018, Appendix D table D 103.4.
83. Building Height: Buildings exceeding 30 feet or three stories in height must have at least two means of fire apparatus access separated by at least one half the diagonal distance of the building. [NC FPC 2018, D104.1, D104.3 DEPENDENT UPON NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVAL]
84. Fire Access: Prior to issuance of a Certificate of Occupancy, fire access shall be reviewed and approved by the Town of Chapel Hill.
85. Fire Apparatus Access Road Authority: The fire code official shall have the authority to increase the minimum access widths where they are deemed inadequate for fire and rescue operations. [NC FPC 2018 503.2.2]
86. Hydrants Active: The developer shall provide active fire hydrant coverage, acceptable to the Fire Department, for any areas where combustible construction materials will be stored or installed, prior to having such materials delivered to the site. All required fire hydrants must be installed, active, and accessible for the Fire Department use prior to the arrival of combustible materials on site. Fire protection systems shall be installed according to Town Ordinance, the NC Fire Protection Code, and National Fire Protection Association Standard #13. [NC Fire Protection Code 2018 Section 501.1 & 3312]
87. Fire Hydrant and FDC Locations: The Final Plans shall indicate the locations of existing and proposed fire hydrants and Fire Department Connections (FDC). Fire Department Connections shall be located on the street side of the building within 100 feet of a hydrant. Hydrant spacing shall comply with the Town Design Manual. Design shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit. [NC FPC 2018 Section 501.5.1.1]
88. Firefighting Access During Construction: Vehicle access for firefighting shall be provided to all construction or demolition sites including vehicle access to within 100 feet of temporary or permanent fire department connections and hydrants. Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions. [NC FPC 2018, Section 3310.1]

89. Premise Identification: Approved building address numbers, placed in a position acceptable to the fire code official, shall be required on all new buildings. [NC FPC 2018, 505.1]
90. Key Boxes: Where required by the fire code official, a secure key box, mounted on the address side of the building, near the main entrance, shall be provided to ensure adequate access to the building based on life safety and/or fire protection needs. [NC FPC 2018, 506]
91. Automatic Fire Sprinkler System Required: An automatic fire sprinkler system meeting the requirements of NFPA Standard #13 and Town Code 7-56 is required to be installed in non-residential construction.
92. Fire Department Connections, Locations: Any required FDCs for any buildings shall meet the design and installation requirements for the current, approved edition of NFPA 13, 13D, 13R, or 14 of the NC FPC 2018 and Town Code 7-38 for location. FDCs shall be installed within 100 feet of a hydrant or unless otherwise approved by the fire code official and shall not be obstructed or hindered by parking or landscaping. FDCs shall be equipped with National Standard Thread (NST) and be a 2.5" siamese.
93. Fire Department Connections, Installation: A working space of not less than 36 inches in width and depth and a working space of 78 inches in height shall be provided on all sides with the exception of wall mounted FDCs unless otherwise approved by the fire code official. The FDCs where required must be physically protected from impacts by an approved barrier. [NC FPC 2018, 912.1, 912.2 912.2.1, 312]
94. Fire Apparatus Access for Chapel Hill Fire Department: All fire department access determinations shall be based upon Chapel Hill Fire Department apparatus specifications (data specifications provided by Office of the Fire Marshal/Life Safety Division) and field verification. All proposed fire department access designs shall be reviewed and shall also pass field inspection.
95. Fire Flow Report: The Final Plan application shall include a fire flow report sealed by an Engineer registered in the State of North Carolina. An OWASA flow test must be provided with the report. Fire flow shall meet the 20 psi or exceed the requirements set forth in the Town Design Manual. The Fire Flow Report shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit. [Town of Chapel Hill Design Manual]
96. Fire Lane: Prior to issuance of a Certificate of Occupancy, any fire lane shall be marked and signed in accordance with Town standards, with the associated plans approved by the Town Manager prior to issuance of a Zoning Compliance Permit. [NC FPC, Sections 2018 503.3, D103.6, D103.6.1, D103.2]
97. Emergency Responder Radio Coverage in New Buildings: All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. [NC FPC 2018 Section 510.1]

#### Solid Waste Management and Recycling

98. Solid Waste Management Plan: Prior to issuance of a Zoning Compliance Permit, a detailed Solid Waste Management Plan, including a recycling plan and a plan for managing and minimizing construction debris, shall be approved by the Town Manager and Orange County Solid Waste (OCSW). The plan shall include dimensioned, scaled details of any proposed refuse/recycling collection areas, associated screening, and protective bollards, if applicable. Each bulk waste container shall be labeled as to type of material to be collected. If a refuse compactor is proposed or if the collection enclosure is not accessible by Town vehicles, the developer shall provide documentation of an agreement for solid waste collection by a private provider prior to issuance of a Zoning Compliance Permit. [Orange County Solid Waste]
99. Construction Waste: Clean wood waste, scrap metal and corrugated cardboard (Regulated Recyclable Materials), all present in construction waste, must be recycled. All haulers of construction waste containing Regulated Recyclable Materials must be properly licensed with Orange County Solid Waste. The developer shall provide the name of the permitted waste disposal facility to which any land clearing or demolition waste will be delivered. [Orange County Solid Waste]
100. Deconstruction Assessment: For any existing structure 500 square feet or larger a deconstruction assessment shall be conducted by OCSW staff prior to the issuance of a demolition permit pursuant to the County's Regulated Recyclable Materials Ordinance (RRMO). Prior to any demolition or construction activity on the site, the developer shall hold a pre-demolition/pre-construction conference with Solid Waste staff. This may be held at the same pre-construction meeting held with other development/enforcement officials.

#### State and Federal Approvals

101. State or Federal Approvals: Any required State or federal permits or encroachment agreements (e.g., 401 water quality certification, 404 permit) shall be approved and copies of the approved permits and agreements be submitted to the Town of Chapel Hill prior to the issuance of a Zoning Compliance Permit.
102. North Carolina Department of Transportation Approvals: Prior to issuance of a Zoning Compliance Permit, plans for any improvements to State-maintained roads or in associated rights-of-way shall be approved by NCDOT.

#### Miscellaneous

103. Construction Management Plan: A Construction Management Plan shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. The construction management plan shall: 1) indicate how construction vehicle traffic will be managed, 2) identify parking areas for on-site construction workers including plans to prohibit parking in residential neighborhoods, 3) indicate construction staging and material storage areas, 4) identify construction trailers and other associated temporary construction management structures, and 5) indicate how the project construction will comply with the Town's Noise Ordinance. [Town Design Manual Chapter 10]
104. Traffic and Pedestrian Control Plan: The developer shall provide a Work Zone Traffic Control Plan for movement of motorized and non-motorized vehicles on any public street that will be disrupted during construction. The plan must include a pedestrian management plan indicating how pedestrian movements will be safely maintained. The plan must be reviewed and approved by the Town Manager prior to the issuance of a

Zoning Compliance Permit. At least 5 working days prior to any proposed lane or street closure the developer must apply to the Town Manager for a lane or street closure permit. [Town of Chapel Hill Design Manual]

105. Construction Sign Required: The developer shall post a construction sign at the development site that lists the property owner's representative and telephone number, the contractor's representative and telephone number, and a telephone number for regulatory information at the time of issuance of a Building Permit, prior to the commencement of any land disturbing activities. The construction sign may have a maximum of 32 square feet of display area and maximum height of 8 feet. The sign shall be non-illuminated. Prior to the issuance of a Zoning Compliance Permit, a detail of the sign shall be reviewed and approved by the Town Manager. [LUMO 5.14.4]
106. Schools Adequate Public Facilities Ordinance: If applicable, the developer shall provide the necessary Certificates of Adequacy of Public School Facilities or an exemption prior to issuance of a Zoning Compliance Permit. [LUMO 5.16]
107. Open Burning: The open burning of trees, limbs, stumps, and construction debris associated with site development is prohibited without a permit from the Town's Fire Marshal. [Town Code 7-7]
108. Detailed Plans: Prior to the issuance of a Zoning Compliance Permit, final detailed site plans, grading plans, utility/lighting plans, stormwater management plans (with hydrologic calculations), landscape plans, and landscape maintenance plans shall be approved by the Town Manager. Such plans shall conform to plans approved by this application and demonstrate compliance with all applicable regulations and the design standards of the Chapel Hill Land Use Management Ordinance and the Design Manual. [LUMO 4.4]
109. Certificates of Occupancy: No Certificates of Occupancy shall be issued until all required public improvements are complete. A note to this effect shall be placed on the final plats.  
  
If the Town Manager approves a phasing plan, no Certificates of Occupancy shall be issued for a phase until all required public improvements for that phase are complete, and no Building Permits for any phase shall be issued until all public improvements required in previous phases are completed to a point adjacent to the new phase. A note to this effect shall be placed on the final plats.
110. Traffic Signs: The developer shall be responsible for placement and maintenance of temporary regulatory signs before issuance of any Certificates of Occupancy.
111. New Street Names and Numbers: The name of the development and its streets and house/building numbers shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
112. As-Built Plans: Prior to the issuance of a Certificate of Occupancy, the developer shall provide certified as-built plans for building footprints, parking lots, street improvements, storm drainage systems and stormwater management structures, and all other impervious surfaces, and a tally of the constructed impervious area. The as-built plans should be in DXF binary format using State plane coordinates and NAVD 88. [Town of Chapel Hill Design Manual]

113. Vested Right: Approval of a Conditional Zoning District and the associated district-specific plan constitutes a site-specific development plan establishing a vested right. During the period of vesting, this permit may be subject to subsequent changes to Town regulations to the extent such regulations have been enacted under authority other than the Town's zoning authority.
114. Continued Validity: Continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.
115. Non-Severability: If any of the above conditions is held to be invalid, approval in its entirety shall be void.
116. Non-Comprehensive: The listing of these standard stipulations and the specific stipulations applicable to this Permit, are not intended to be comprehensive and do not exclude other state and local laws and regulations which may be applicable to this Permit and development project.

BE IT FURTHER RESOLVED that the Council hereby approves the application for a Conditional Zoning for Aura at 1000 Martin Luther King Jr. Blvd.

This the \_\_\_\_ day of \_\_\_\_\_, 2021.

**RESOLUTION A**  
**Resolution of Consistency**

**A RESOLUTION REGARDING THE APPLICATION FOR CONDITIONAL ZONING ATLAS AMENDMENT AT THE PROPERTY LOCATED AT 2200 HOMESTEAD ROAD TO RESIDENTIAL-SPECIAL STANDARDS-CONDITIONAL ZONING DISTRICT (R-SS-CZD) AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2021-X-X/R-X)**

WHEREAS, CJT, PA has filed an application for Conditional Zoning Atlas Amendment to rezone a 10.26 acre parcel located at 2200 Homestead Road and identified as Orange County Parcel Identifier Numbers 9870-91-2947 to Residential-Special Standards-Conditional Zoning (R-SS-CZD) to allow a multi-family dwelling unit community; and

WHEREAS, the Town staff have completed a review of the application for compliance with the Land Use Management Ordinance, Town Code, and for Consistency with the Comprehensive Plan; and

WHEREAS, the Planning Commission reviewed the application on \_\_\_\_\_ and recommended that the Council enact the Conditional Zoning Atlas Amendment rezoning the property; and

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning Atlas Amendment to rezone and finds that the amendment if enacted, is reasonable and in the public's interest and is warranted to achieve the purposes of the Comprehensive Plan, as explained by, but not limited to, the following goals of the Comprehensive Plan:

- Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses (*Goal: A Place for Everyone.1*)
- A range of housing options for current and future residents (*Goal: A Place for Everyone.3*)
- Promote a safe, vibrant, and connected (physical and person) community (*Goal: Community Prosperity and Engagement.3*)
- A well-conceived and planned, carefully thought out, integrated, and balanced transportation system that recognizes the importance of automobiles, but encourages and facilitates the growth and use of other means of transportation such as bicycle, pedestrian, and public transportation options (*Goal: Getting Around.1*)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (*Goal: Getting Around.2*)
- A community that has a parking system based on strategies that support the overall goals of a holistic transportation system (*Goal: Getting Around.8*)
- A joint Town/University development strategy that aligns initiatives for transportation, housing, environmental protection, and entrepreneurial programs (*Goal: Good Places, New Spaces.4*)
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (*Goal: Good Places, New Spaces.5*)
- Open and accessible common spaces for community gathering, cultural uses, and community development (*Goal: Good Places, New Spaces.7*)

- Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction (*Goal: Nurturing Our Community.2*)
- Support the Parks and Recreation Master Plan and the Greenways Master Plan to provide recreation opportunities and ensure safe pedestrian and bicycle connections (*Goal: Nurturing Our Community.4*)
- Support local food producers and access to local foods by encouraging community and backyard gardens, farmers' markets, and community-supported agriculture without encroaching on working farms within or adjacent to the Chapel Hill planning district (*Goal: Nurturing Our Community.6*)
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (*Goal: Nurturing Our Community.8*)
- Housing for students that is safe, sound, affordable, and accessible and meets a demonstrated need conducive to educational and maturational needs of students, and housing for Town, University, and the Health Care System employees that encourages them to reside in the community (*Goal: Town and Gown Collaboration.4*)
- Promote access for all residents to health-care centers, public services, and active lifestyle opportunities (*Goal: Town and Gown Collaboration.6*)

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby finds the proposed Conditional Zoning Atlas Amendment to be reasonable and consistent with the Town Comprehensive Plan.

This the \_\_\_\_ day of \_\_\_\_\_, 2021.

**RESOLUTION B**

(Denying the Conditional Zoning Application)

**A RESOLUTION DENYING AN AMENDMENT OF THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 2200 HOMESTEAD ROAD TO RESIDENTIAL-SPECIAL STANDARDS-CONDITIONAL ZONING DISTRICT (R-SS-CZD) AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (PROJECT #20-081)**

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Conditional Zoning application, proposed by CJT, PA, on behalf of owner Town of Chapel Hill, to rezone a 2200 Homestead Road and identified as Orange County Parcel Identifier Numbers 9870-91-2947, if rezoned to Residential-Special Standards-Conditional Zoning District (R-SS-CZD) according to the rezoning plan dated February 5, 2021, and the conditions listed below would not:

- a) Conform with the applicable provisions of the Land Use Management Ordinance and Town Code
- b) Conform with the Comprehensive Plan
- c) Be compatible with adjoining uses
- d) Mitigate impacts on surrounding properties and the Town as a whole
- e) Be harmonious with existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities
- f) Be harmonious with natural systems such as hydrology, topography, and other environmental constraints

BE IT FURTHER RESOLVED that the Council hereby denies the application for an amendment of the Chapel Hill Zoning Atlas to rezone the property located at 2200 Homestead Road to Residential-Special Standards-Conditional Zoning District (R-SS-CZD).

This the \_\_\_\_ day of \_\_\_\_\_, 2021.

# 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): 9870-91-2947

Date: REV 4 Mar 2021

## Section A: Project Information

Project Name: 2200 Homestead Road

Property Address: 2200 Homestead Road Zip Code: 27514

Use Groups (A, B, and/or C): A Existing Zoning District: R-4-C

Project Description: Development of duplex, town home, and apartment residential with surface parking, landscaping,

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

### Applicant Information (to whom correspondence will be mailed):

Name: CJT PA, Attn Wendi Ramsden

Address: 111 West Main Street

City: Durham State: NC Zip Code: 25501

Phone: 919-682-0368 Email: wramsdn@cjtpa.com

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

Signature: signature on file Date: \_\_\_\_\_

### Owner/Contract Purchaser Information:

**Owner**  **Contract Purchaser**

Name: Town of Chapel Hill

Address: 405 Martin Luther King Jr Blvd

City: Chapel Hill State: NC Zip Code: 27514

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

Signature: signature on file Date: \_\_\_\_\_

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=	541,157.56	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=	28,908.63	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	570,066	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)	464,900 sf
Area of Land Disturbance within RCD	52,012 sf
Area of Land Disturbance within Jordan Buffer	4,200 sf

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)	18,698 sf	18,698 sf	222,603 sf	222,603 sf
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	3.3%	3.3%	39.1%	39.1%
If located in Watershed Protection District, % of impervious surface on 7/1/1993				



**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	1 (5928 sf)	1 (5928 sf)	181,575 sf	181,575 sf
Number of Floors	1	1	2-3	2-3
Recreational Space	0		29,570 sf	29,570 sf

**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)	0			
Total Square Footage of All Units			181,575 sf	181,575 sf
Total Square Footage of Affordable Units			181,575 sf	181,575 sf
Total Residential Density			12 UNITS/AC	12 units/ac
Number of Dwelling Units			115-130	115-130
Number of Affordable Dwelling Units			115-130	115-130
Number of Single Bedroom Units			24-40	
Number of Two Bedroom Units			55	
Number of Three Bedroom Units			26-44	

**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	5,928	0			

Dimensional Requirements		Required by Ordinance	Existing	Proposed
<b>Setbacks (minimum)</b>	Street	10'	71'	15' from future row
	Interior (neighboring property lines)	0'	5.65'	46'
	Solar (northern property line)	N/A	67'	159'
<b>Height (maximum)</b>	Primary	39'	UNK	39'
	Secondary	60'	UNK	50'
<b>Streets</b>	Frontages	N/A	637.32'	574.47'
	Widths	N/A	532'	532'



**PROJECT FACT SHEET**

TOWN OF CHAPEL HILL

Planning Department

**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
Homestead Road	70'	var	2	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
				<input type="checkbox"/> Yes	<input 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
Homestead Road	10' planned DOT work	concrete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

**Section G: Parking Information**

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	169	220	169
Handicap Spaces	6	7	6
Total Spaces	175	227	175
Loading Spaces	n/a	n/a	0
Bicycle Spaces	36	n/a	36
Surface Type	concrete and asphalt		

**Section H: Landscape Buffers**

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
South (Homestead Road)	30'	min 15'	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
West (Railroad)	30'	30'	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes
North	10'	10'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
Northeast (against Vineyard Square)	10'	10'	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes
Southeast (against Bridgepoint)	10'	0-20'		



**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-SS-CZD	1.10	.05					
<b>TOTAL</b>							
<b>RCD Streamside</b>	86,014 sf	0.01					
<b>RCD Managed</b>	18,239 sf	0.019					
<b>RCD Upland</b>	22,215 sf						

**Section J: Utility Service**

Check all that apply:

<b>Water</b>	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
<b>Sewer</b>	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
<b>Electrical</b>	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
<b>Telephone</b>	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
<b>Solid Waste</b>	<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](mailto:planning@townofchapelhill.org).

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

**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



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



**CONDITIONAL ZONING APPLICATION  
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**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



**CONDITIONAL ZONING APPLICATION  
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TOWN OF CHAPEL HILL  
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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)

# 2200 HOMESTEAD

## Conditional Zoning Application

rev 4 March 2021

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### Project Narrative

This is a submittal for a Conditional Zoning application for the 2200 Homestead Residential project. Current zoning on the parcel is R-4-C and this permit will change that to R-SS-C.

The Town of Chapel Hill is working to create a mutually supportive, self-sustaining mixed income community, providing housing opportunities for some of the Town's most at-risk and underserved populations. The design team was engaged in two public input meetings, and after that took the concept plan through the Community Design Commission and the Council in spring of 2018. At this point, the development team has been assembled and have had extensive work sessions with the design team to maximize what can be put on this ± 13-acre site. The application being submitted includes a combination of duplex, townhome, and apartment residences and offers both rental and home ownership options.

The project site is located on the north side of Homestead Road east of Weaver Dairy Road Extension, with the railway tracks running along the western property line. The parcel is irregularly shaped with the majority of the street frontage on Homestead road. But there are two small extensions, a narrow strip to the east with frontage on Weaver Dairy Road Extension south of Vineyard Square, and a wider longer extension north out to Weaver Dairy Extension north of Vineyard Square. The main regularly shaped portion of the lot totals about 8.5 acres and will be the central part of the community. The project will provide between 115 and 126 residential units. Total square footage for the buildings will not exceed 181,575 square feet. The project will also include amenities such as a greenway trail, nature trails, playground, basketball court, and community open space. The plan also accommodates an expanded Hope Gardens, relocating the community garden to the northern portion of the site.

### *Building layout and circulation*

The proposed development is laid out on a generally S-shaped interior driveway. There are townhomes backing onto Homestead Road, with townhomes and duplexes intermingled along the western property line and backing onto their own yards and then the greenway trail. The apartment buildings are more centrally located and adjacent to community green space that will contain elements such as a playground, picnic tables and a shelter and grill space. Sidewalks throughout the development will connect the residences to the central green space, the greenway trail, and a community nature trail that will link the wetland areas, the pond, and

forested areas, as well as adjacent neighborhoods. One of the apartment buildings will include a community room that can be reserved for meetings, celebrations, and community gatherings.

The main entry drive off Homestead Road will provide access to all the residential units. The entry drive will provide access to a second internal private street, and will also provide secondary access to the proposed adjacent townhome development to the east. There will be 175 parking spaces - sufficient surface parking on site to accommodate all residents and their guests. Though all parking is intended to be for the whole community, the spaces have been spread throughout the site to serve the various residences.

A 10' wide multimodal trail will run along the Homestead frontage and will turn north near the railway tracks and run along the entire western project boundary. This will provide access to the basketball court and to the community garden, and will be part of a larger Town-maintained greenway trail system which will extend north in the future. There are several footpaths within the site currently. The new paved greenway and natural surface trail system within the site will make connections to adjacent properties so that the neighbors may continue to utilize trails here for active recreation, and to access other trails beyond this site.

#### *Natural Vegetation and Landscaping*

The existing site contains open areas, high canopy woods, and more dense younger woods. The project will retain much of the woods in the RCD zones, and some vegetation along property lines. New vegetation will be installed to meet landscape buffers and to enhance the developed space within the project. New plantings will be incorporated into existing natural features and vegetation to enhance the resident experience within the community.

There is a requirement for 30% tree coverage on site. This project proposes to retain over 10% of the site in existing trees, and new plantings will be installed to meet and exceed the requirement.

#### *Utilities and Services*

Utilities are available to the site. Water is located in Homestead Road and a main will be extended into the site to serve the multiple buildings proposed. Sanitary sewer is available in multiple places within the site. Given the inverts on existing available lines, sewer service will be extended to connect to the existing sewer main along the eastern property line.

Four dumpster facilities will be located on site to serve all residents. Each facility will include a trash dumpster, a cardboard dumpster, and multiple mixed recycling bins. These facilities will be centrally located and will include handicap parking and access.

Electric vehicle charging stations will be provided on site. There will also be facilities for bicycle storage. A bus stop pad will be constructed in the Homestead frontage of our site, and there are multiple sidewalks to access that bus stop.

A traffic impact study has been completed for this project was submitted with the original application.

### *Requested Modifications*

The applicant is requesting five modifications. The first is a modification to the eastern landscape buffer so that it is shared between the 2200 Homestead project and the adjacent Bridgepoint Townhome project. The final combined plantings will exceed the minimum buffer requirements.

The second modification request is for a reduction of the Homestead Road streetside landscape buffer. The full buffer is accommodated in the current plan, but it is expected that planned DOT improvements to Homestead Road will shift the right of way into the site and reduce the parcel area. If the project development is pushed north it will further intrude into RCD zones. The current layout is an effort to provide adequate buffer along Homestead while minimizing the intrusion into the RCD.

The third modification request is for intrusion into the RCD on site. The intrusion includes grading and impervious surface in the upland RCD zone to provide vehicular access to 16 residential units and recreations amenities in the portion of the site north of the RCD. The parking and dumpster surfaces will be graded so that stormwater is captured and sent to the mitigation / treatment pond prior to being discharged into the stream. The same access route involves grading in the managed RCD zone. There is currently a lot of non-native vegetation in this area which was a previous farm pond and the dam that held it back. The project will remove the bamboo and other invasive vegetation and replant with mostly native material. A small amount of impervious and disturbance in the streamside RCD zone is associated with the construction of the Town's greenway trail connecting the site and points north to the existing system south of Homestead Road. A larger intrusion into the RCD is planned due to the Town's carry down policy of joining separate jurisdictional streams along the same drainage course. This disturbance and the impervious planned for that zone are included in the RCD Encroachment Exemption application.

The fourth modification request is for disturbance of over 25% of the steep slopes on site. Many of the steep slopes being disturbed are associated with the former man-made farm pond which has been drained.

The final modification request is for inclusion of nature trails and some shelter/picnic space on site to count toward required active recreation space, and for all recreation space to count whether it is located in upland areas or in the RCD zones. The nature trail though only 1000 feet on the project site, connects off-site trails to the proposed greenway thereby becoming a trail much longer than 3,000 linear feet. And the shelter and seating are located to complement the adjacent playground space. Both these facilities meet the intent of the recreation requirement. The RCD zones cover almost 29% of the site and bisect the site completely. Given that a large part of the recreation on site is trails and greenways which connect the south and north parcels, as well as off-site developments, the space being constructed in RCD zones solidly contributes to the recreational opportunities in the project and should be included in the required provision of recreation space.

The project has gone through the Town's Concept review process. A concept plan was presented to the Housing Advisory Board, and then to the Community Design Commission in April 2018. There is a separate document responding to the board members' comments. The project also was reviewed by Town Council in June 2018, with an update in May 2020. A separate document addresses and responds to their comments and concerns.

# 2200 HOMESTEAD

Conditional Zoning Application

rev 5 February 2021

Statement of Justification

The proposed 2200 Homestead Residential project is located on the north side of Homestead Road between Weaver Dairy Road Extension and the railroad. Vehicular access will be off Homestead Road across from the Greenway Landing intersection. There will be a secondary access through the development directly to the east, which will allow access directly onto Weaver Dairy Road Extension. The project parcel is oddly shaped with the most developable square portion right on the Homestead frontage. There are stream and wetland intrusions through the center of the site, from west to east. This project proposes to develop the site north and south of those stream intrusions, with a connector road over the wetland area. That wetland space will be culverted where the road crosses allowing both water and wildlife to cross under the road. The full build out being requested in this application is for a mixed residential development of 115 to 126 units in for-sale duplexes and townhomes, and rentals in low rise apartment buildings. This development is intended to be 100% affordable, with rents and carrying costs aimed at 30%-115% AMI.

The specific findings and justification are provided below.

## **Required Findings of Fact (LUMO 4.5.2 (a))**

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

The proposed project is located with access from a public street and will include interior circulation providing full access for emergency vehicles. The new buildings will be constructed in compliance with current health and safety codes to protect employees and the general public.

The project will be served by OWASA water and sanitary sewer services. This project will include water and sewer main extensions but both services and capacity are available to this site.

No FEMA regulated floodplain is located on the site as shown on FEMA Firm panel 9870. There is however a jurisdictional perennial stream in the eastern leg of the site, and a short section of intermittent streams at the west side. The development will comply with LUMO regulations for the associated resource conservation districts (RCD).

The 2200 Homestead project will provide Town residents with a large number of affordable housing choices within a mixed housing type community. The project is well located within Town limits, close to public schools, and handy to public transit. There will be outdoor recreational

amenities on site for the residents, and the project will include the construction of a greenway trail street sidewalks.

**The use or development complies with all required regulations and standards of this chapter, including all applicable provisions of articles 3 and 5, the applicable specific standards contained in the supplemental use regulations (article 6), and with all other applicable regulations**

The project will comply with all required regulations in the LUMO, as well as applicable State or Federal requirements.

Article 6.18 defines special regulations for planned developments, and the proposed 2200 Homestead project meets these special conditions:

- The development will be located and designed to provide direct access to pedestrian networks and public transportation facilities.
  - Utility main extensions will be required but enlargement will not be required to a higher degree than development generally permitted under existing zoning and development policies.
  - The development will have access to public facilities such as schools, parks and playgrounds to the same degree as would development permitted under existing zoning.
  - The development will also be providing some of these facilities: utility main extension, public greenway trails, on-site playground and recreation facilities.
  - The scale and location of the development is not creating a hazard to persons or property on or off the tract. The soil and topography are conducive to the scale of the proposed housing development.
  - The project will be developed to promote energy conservation and efficient use of energy and will include at the very least, electric vehicle charging stations and promotion of the use of public transportation.
  - The project will not require a reduction or increase of land area. It is possible that a portion of the site will be subdivided for future administration of the project, but it would not be a requirement of the project's success.
- **The use or development is located, designed, and proposed to be operated so as to maintain or enhance the value to contiguous property, or that the use of development is a public necessity**

The 2200 Homestead project will be a residential development among other residential developments, and in that way will be compatible with contiguous properties. The residential uses across Homestead Road to the south are single family residences. The use to the northeast and the proposed use to the east area townhomes. In offering duplexes, townhomes, and low rise apartment residences, the 2200 Homestead project will complement the other residential offerings nearby. In addition, the multiple pedestrian links throughout the site help to connect the

adjacent parcels to each other, the Town greenway trail system, and public street sidewalks and transit.

- **The use or development conforms with the general plans for the physical development of the town as embodied in this appendix and in the comprehensive plan.**

This property conforms to the general plans for the physical development of the Town and supports many of the Comprehensive Plan's themes and goals. We believe the development will meet all of the 6 goals identified.

- *A Place for Everyone*

The 2200 Homestead project will provide a mixed-use community of diverse affordable housing options for people who live and work in town. (PFE.3) The mix of housing types and price points, along with family-friendly community spaces and amenities (PFE.1) will offer housing opportunities individuals and families with a range of ages, abilities, and household sizes.

- *Community Prosperity and Engagement*

The 2200 Homestead community will be a project utilizing existing transportation and utility systems to provide an infill residential development connected to the larger community. (CPE.3)

- *Getting Around*

The 2200 Homestead project will be built with onsite parking spaces, but expects the resident population to use public transit and alternate transportation more than the average Chapel Hill community. (GA.1, GA.8) The project is on public bus routes and expects to build a bus shelter on the project's Homestead Road frontage. Additionally, the project will include a greenway trail and nature trails as well as sidewalks to create a comprehensive pedestrian system connection to adjacent neighborhoods and the greater Chapel Hill community. (GA.2)

- *Good Places, New Spaces*

The 2200 Homestead project addresses residential needs not being met in market rate developments (GPNS.5) The development partners are working with a variety of groups, including UNC, to provide a stable housing situation for people with specialized housing needs, (GPNS.4 and GPNS.5) The partners also help families reach financial stability through having stable housing. In addition, the community will include open and accessible common spaces. Sidewalks, a nature trail, and the greenway will connect this development to adjacent developments and encourage neighbors to come through the development for active recreation. The development relocates Hope Gardens to another area on the site where their community gardens and orchard can be easily accessed from both 2200 Homestead and neighborhoods to the south, as well as Vineyard Square to the east. (GPNS.7)

- *Nurturing Our Community*

The 2200 Homestead project will implement sustainable design measures in an effort to lower the construction impact and maximize the long-term life cycle benefits to the owners. These will include, but not be limited to the building materials, HVAC systems, lighting, preservation of tree coverage, relocation of an existing community garden on site (NOC.6), and construction of paved and natural surface trails for residents and the community. The project will install a stormwater mitigation pond to treat runoff from impervious surfaces and will also protect the State regulated buffer adjacent to the jurisdictional stream on site. (NOC.2, NOC.8) The project proposes to encroach into the resource conservation district zones and there is a concurrent application for RCD Encroachment along with this Conditional Zoning application. In building the portion of the greenway trail along the long western property boundary, the project will support the Parks and Recreation Master Plan and the Greenways Master Plan to create safe pedestrian and bicycle facilities. (NOC.4)

- *Town and Gown Collaboration*

The 2200 Homestead project will provide affordable housing for a variety of people, potentially including some who work at UNC. (TGC.4) One of the apartment buildings on site is expected to be master leased by a UNC maternal health care program to providing affordable rental housing and to support to participants and graduates of that program. (TGC.6)

- *North MLK Focus Area 2*

The 2200 Homestead parcel is located in one of 6 focus areas identified in the 2020 Plan. This is the North MLK Focus area which includes the area between the Town's western boundary, east to Martin Luther King Jr Blvd, and Homestead Road north to I-40. The proposed 2200 Homestead project will provide additional public and alternative transportation facilities which will enhance connectivity. It will also provide one more development link toward the Greene Tract in a balanced walkable scale community.

# 2200 HOMESTEAD

Conditional Zoning Application

rev 5 February 2021

Statement of Consistency with Comprehensive Plan

## *2020 PLAN*

The 2200 Homestead project will be a residential development which conforms to the general plans for the physical development of the Town and supports many of the Comprehensive Plan's themes and goals. We believe the development will meet all of the 6 goals identified.

- **A Place for Everyone**

The 2200 Homestead project will provide a mixed-income community of diverse affordable housing options for people who live and work in town. (PFE.3) The mix of housing types and price points, along with family friendly community spaces and amenities, (PFE.1) will offer housing opportunities individuals and families with a range of ages, abilities, and household sizes.

- **Community Prosperity and Engagement**

The 2200 Homestead community will be a project utilizing existing transportation and utility systems to provide an infill residential development connected to the larger community. (CPE.3)

- **Getting Around**

The 2200 Homestead project will be built with onsite parking spaces, but expects the resident population to use public transit and alternate transportation more than the average Chapel Hill community. (GA.1, GA.8) The project is on public bus routes and expects to build a bus shelter on the project's Homestead Road frontage. Additionally, the project will include a greenway trail and nature trails as well as sidewalks to create a comprehensive pedestrian system connection to adjacent neighborhoods and the greater Chapel Hill community. (GA.2)

- **Good Places, New Spaces**

The 2200 Homestead project addresses residential needs not being met in market rate developments (GPNS.5) The development partners are working with a variety of groups, including UNC, to provide a stable housing situation for people with specialized housing needs, (GPNS.4 and

GPNS.5) The partners also help families reach financial stability through having stable housing. In addition, the community will include open and accessible common spaces. Sidewalks, a natural surface trail, and the greenway will connect this development to adjacent developments and encourage neighbors to come through the development for active recreation. The development relocates Hope Gardens to another area on the site where their community gardens and orchard can be easily accessed both from the 2200 Homestead community and the neighborhoods to the south, as well as Vineyard Square to the east. (GPNS.7)

- **Nurturing Our Community**

The 2200 Homestead project will implement sustainable design measures in an effort to lower the construction impact and maximize the long-term life cycle benefits to the owners. These will include, but not be limited to the building materials, HVAC systems, lighting, preservation of tree coverage, re-location of an existing community garden within the site (NOC.6), and construction of paved and natural surface trails for residents and the community. The project will install a stormwater mitigation pond to treat runoff from impervious surfaces and will also protect the stream buffer adjacent to the jurisdictional stream on site. (NOC.2, NOC.8) The project is requesting approval to disturb and construct impervious surface in the managed and upland RCD zones. There is a slight amount of building in the streamside buffer associated with the greenway trail construction which will be a project serving the whole Town. In an effort to reduce the total impervious constructed, there is an intention to construct some boardwalk sections so that natural hydrologic flow will continue in an uninterrupted fashion. The majority of the wetlands on site will be preserved. In building the portion of the greenway trail along the long western property boundary, the project will support the Parks and Recreation Master Plan and the Greenways Master Plan to create safe pedestrian and bicycle facilities. (NOC.4)

- **Town and Gown Collaboration**

The 2200 Homestead project will provide affordable housing for a variety of people, potentially including some who work at UNC. (TGC.4) One of the specially designed apartment buildings on site is expected to be master-leased by a UNC maternal health care program to provide affordable rental housing and support to participants and graduates of that program. (TGC.6)

- **North MLK Focus Area 2**

The 2200 Homestead parcel is located in one of 6 focus areas identified in the 2020 Plan. This is the North MLK Focus area which includes the area between the Town's western boundary, east to Martin Luther King Jr Blvd, and Homestead Road north to I-40. The proposed 2200 Homestead project will provide additional public and alternative transportation facilities which will enhance connectivity. It will also provide one more development link toward the Greene Tract in a balanced walkable scale community.

**From:** Craig Scheffler <CScheffler@HNTB.com>  
**Sent:** Friday, January 29, 2021 11:04 AM  
**To:** wramsdencjtpa.com  
**Cc:** 'Kumar Neppalli'; 'Emily Holt'; 'Nate Broman-Fulks'; 'Jared Martinson'  
**Subject:** RE: 2200 Homestead / Bridgepoint TIA

Wendi,

In looking at the changes in both plans and redoing some quick trip distribution estimates, I'd offer the following points:

- 1) The single linear connecting street between the two developments may provide more convenient access to the Weaver Dairy Extension. I went and redid trip distribution scenarios to "pull" more traffic from both developments to this access point – particularly left-turns exiting the sites at the combined driveway and moving those to the Weaver Dairy Extension southbound left-turn at the current signal. Without going through a detailed capacity analysis, this should improve operations at the unsignalized combined driveway access and not impair the signal operations too much, as there aren't a lot of current southbound left-turns at the signal, this redistribution does not add a significant amount of left-turns, and one of the TIA recommendations was to retime the signal to account for traffic flow changes due to the projects.
- 2) Additional traffic on the internal street through Bridgepoint would not likely necessitate any improvements at its connection with Weaver Dairy Road Extension.
- 3) The design of the combined driveway meets the southbound left-turn storage requirement recommendation and has adequate throat length before the internal parking lot driveway aisles.
- 4) If development densities for the two projects have not substantially changed, again, the impact differences would not likely change much at all.

We can go through a revised capacity analysis, if the Town desires, and produce a short results memo if needed, but based on the points above, I feel that the original TIA recommendations are still valid and would not likely change due to the internal connectivity changes.

If you have any questions, please let me know.

Thanks!  
Craig

---

**From:** wramsdencjtpa.com <wramsdencjtpa.com>  
**Sent:** Thursday, January 28, 2021 5:21 PM  
**To:** Craig Scheffler <CScheffler@HNTB.com>  
**Cc:** 'Kumar Neppalli' <kneppalli@townofchapelhill.org>; 'Emily Holt' <eholt@townofchapelhill.org>; 'Nate Broman-Fulks' <nbfulks@townofchapelhill.org>; 'Jared Martinson' <jmartinson@Mhaworks.com>  
**Subject:** 2200 Homestead / Bridgepoint TIA

Craig

The layout of roads within the Bridgepoint project has changed and been reduced to one connection point between the two projects. Fortunately it is the more northerly street which reduces conflict near the main driveway access onto Homestead.

The long range Planner who reviewed the project noted:

*The preliminary site plan in the recent traffic impact analysis (TIA) study for Bridgepoint & 2200 Homestead does not match the submitted site plan roadway alignment for vehicles enter the site from Homestead Road. Will staff be receiving a revised TIA? (Long Range/Transportation)*

I have attached a pdf of the main portion of our current plan. The community garden is now intended to have its own small driveway and parking lot well north on the site, to accommodate 7 cars and the occasional delivery of mulch, so there is a second attachment showing the whole site with a matchline. I have also attached a pdf of the Bridgepoint plan which was submitted to Council in the fall, but cannot honestly say if this is the most accurate plan for their project as I am not working on it, simply coordinating with their design team. This was the plan submitted to the Town which is currently public record and the adjacent developer has confirmed with me that there will be only one direct vehicular connection between our two projects.

Would these circulation changes have any effect on the recommendations of the TIA you submitted? Would there be a need to revise or reissue the TIA?

Please let me know if you need any additional information to answer this.

Thank you.

Wendi

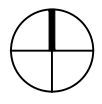
*Wendi Ramsden, RLA*

[Coulter Jewell Thames PA](#)

111 W Main Street, Durham NC 27701

Ph: 919-682-0368 Email: [wramsdn@cjtpe.com](mailto:wramsdn@cjtpe.com)

*This e-mail and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to whom they are addressed. If you are NOT the intended recipient and receive this communication, please delete this message and any attachments. Thank you.*



# 2200 HOMESTEAD PLAN

1"=50'



1-28-2021



APPROX. LOCATION OF WASH 30' SS BASEMENT

PROPOSED BRIDGE ON TOWNHOME PROJECT

8' INTERIOR SETBACK

PUBLIC

PROP. STORM EASEMENT

33  
34  
35  
36  
37  
38  
39

3.25'  
2'  
54.25'  
3.25'  
3.25'  
3.25'

R/W  
B-B



**SITE DATA TABLE**

PROJECT NAME:	BRIDGEPOINT
APPLICANT:	ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE, SUITE 105 CARY, NC 27511
PARCEL ID NUMBERS:	9870914489, 9870919528
LAND AREA CALCULATIONS:	8.348 ACRES
NET LAND AREA:	0.51 ACRES (1/2 HOMESTEAD R/W)
CREDITED STREET AREA:	0.68 ACRES (1/2 WEAVER DAIRY RD R/W)
TOTAL GROSS LAND AREA (GLA):	9.182 ACRES (USED FOR DENSITY CALCULATION)
CURRENT ZONING:	R-5-C
OUTSIDE CORPORATE LIMITS:	NO
OUTSIDE WATERSHED PROTECTION DISTRICT:	YES
OUTSIDE FLOODPLAIN:	YES
OVERLAY DISTRICTS:	NONE
EXISTING LAND USE:	SINGLE FAMILY
PROPOSED LAND USE:	MULTI-FAMILY WITH CONDITIONAL ZONING
ALLOWABLE DENSITY R-5:	15 UNITS/AC GROSS LAND AREA = 9.182 AC # UNITS ALLOWED = 137
PROPOSED SINGLE FAMILY UNITS:	49
PROPOSED AFFORDABLE UNITS:	5 (LABELED "AHU" ON THIS SHEET)
PROPOSED TOTAL # OF UNITS:	54
PROPOSED MINIMUM LOT SIZE:	2,094 SF
RECREATION SPACE REQUIRED:	GROSS LAND AREA x RECREATION SPACE RATIO (399,975 SF) x (0.05) = 19,999 SF
RECREATION SPACE PROVIDED:	17,330 SF GREENWAY EASEMENT (86 %) \$33,600 FEE IN LIEU (14%)
PROPOSED INTERIOR LOT SETBACKS:	FRONT: 0' SIDE: 0' SIDE CORNER: 0' REAR: 0'
REQUIRED PERIMETER SETBACKS:	INTERIOR: 6' STREET: 10' SOLAR: 8'
PROPOSED BUILDING SEPARATION:	12'
MAXIMUM BUILDING HEIGHT (PRIMARY):	39'
MAXIMUM BUILDING HEIGHT (SECONDARY):	60'
MAXIMUM FLOOR AREA RATIO:	0.303
PROPOSED FLOOR AREA RATIO:	0.303
MAXIMUM IMPERVIOUS SURFACE RATIO:	0.50
PROPOSED IMPERVIOUS SURFACE RATIO:	0.414

**TREE CANOPY COVERAGE CALCULATIONS**

TREE CANOPY COVERAGE REQUIRED:	30%
NET LAND AREA:	8.348 AC
AREAS NOT COUNTING TOWARD TREE CANOPY CALCULATIONS:	
RECREATION AREAS (GREENWAY):	0.299 AC
EASEMENTS (EXCLUDING PAVEMENT):	0.237 AC
RIGHT OF WAY:	1.657 AC
TOTAL LAND AREA NOT COUNTED:	3.244 AC
APPLICABLE LAND AREA:	6.155 AC
TREE CANOPY REQUIRED:	6.155 AC x 30% = 1.846 AC
EXISTING TREE CANOPY TO REMAIN:	1.087 AC
SUPPLEMENTAL TREE CANOPY REQUIRED:	0.759 AC
SUPPLEMENTAL TREES REQUIRED:	(0.759 x 43560) / 500 = 67 TREES
SUPPLEMENTAL TREES PROVIDED:	39 STREET TREES 66 BUFFER TREES 113 OTHER SITE TREES

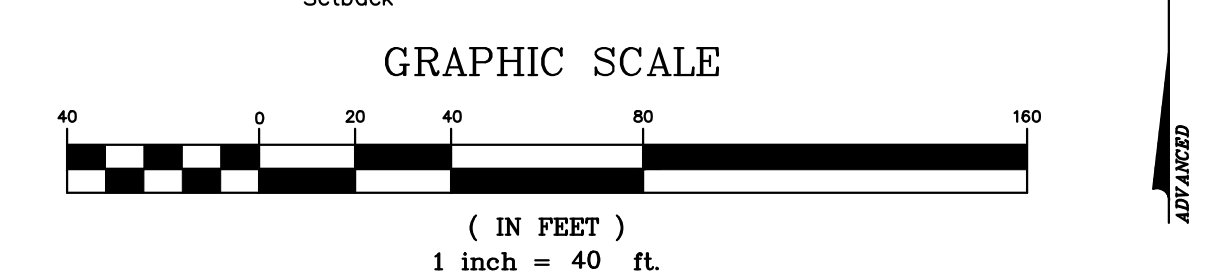
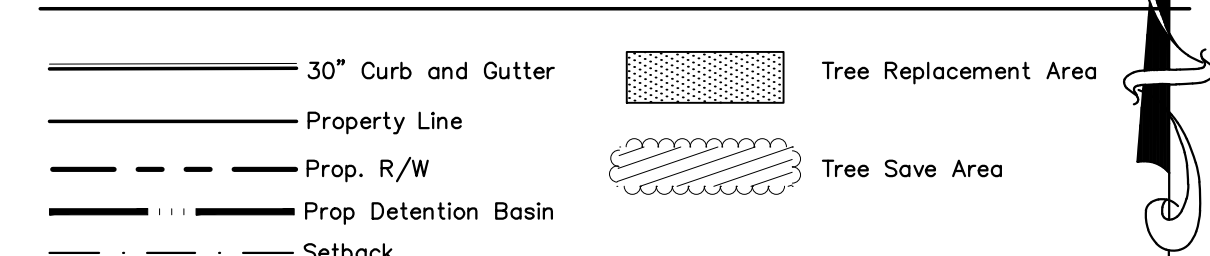
**TOWN OF CHAPEL HILL FIRE DEPARTMENT NOTES:**

1. A NOTE SHALL BE REQUIRED ON THE FINAL PLAT THAT STATES "ALL LOCAL STREETS WITHIN THE BRIDGEPOINT SUBDIVISION SHALL NOT ALLOW ON-STREET PARKING IN ACCORDANCE WITH SECTION D103 OF THE 2018 NORTH CAROLINA FIRE PREVENTION CODE."

**GENERAL NOTES**

1. A DESCRIPTION AND ANALYSIS OF ADJACENT LAND USES, ROADS, TOPOGRAPHY, SOILS, DRAINAGE PATTERNS, ENVIRONMENTAL CONSTRAINTS, FEATURES, EXISTING VEGETATION, AND VISTAS CAN BE FOUND ON SHEET 3 - EXISTING CONDITIONS PLAN.
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 TRASH FOR TOWNHOMES WILL BE COLLECTED BY ROLL-OUT CURBSIDE PICK UP AND SERVICE SHALL BE PROVIDED BY TOWN OF CHAPEL HILL.
5. OVERFLOW PARKING SHOWN ARE 90 DEGREE BAYS AND SPACE MARKINGS PER TOWN OF CHAPEL HILL CODE FOR PARKING LOTS.
6. EACH SINGLE FAMILY TOWNHOME LOT WILL HAVE A MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA OF 1,900 SF. THIS AMOUNT IS SUBJECT TO CHANGE AND WILL BE FINALIZED WITH THE FINAL ZONING COMPLIANCE PLANS.
7. SEE SHEET 16 FOR STREET CROSS SECTION DETAILS.
8. ALL PROPOSED STREETS ARE PUBLIC.

**LEGEND**

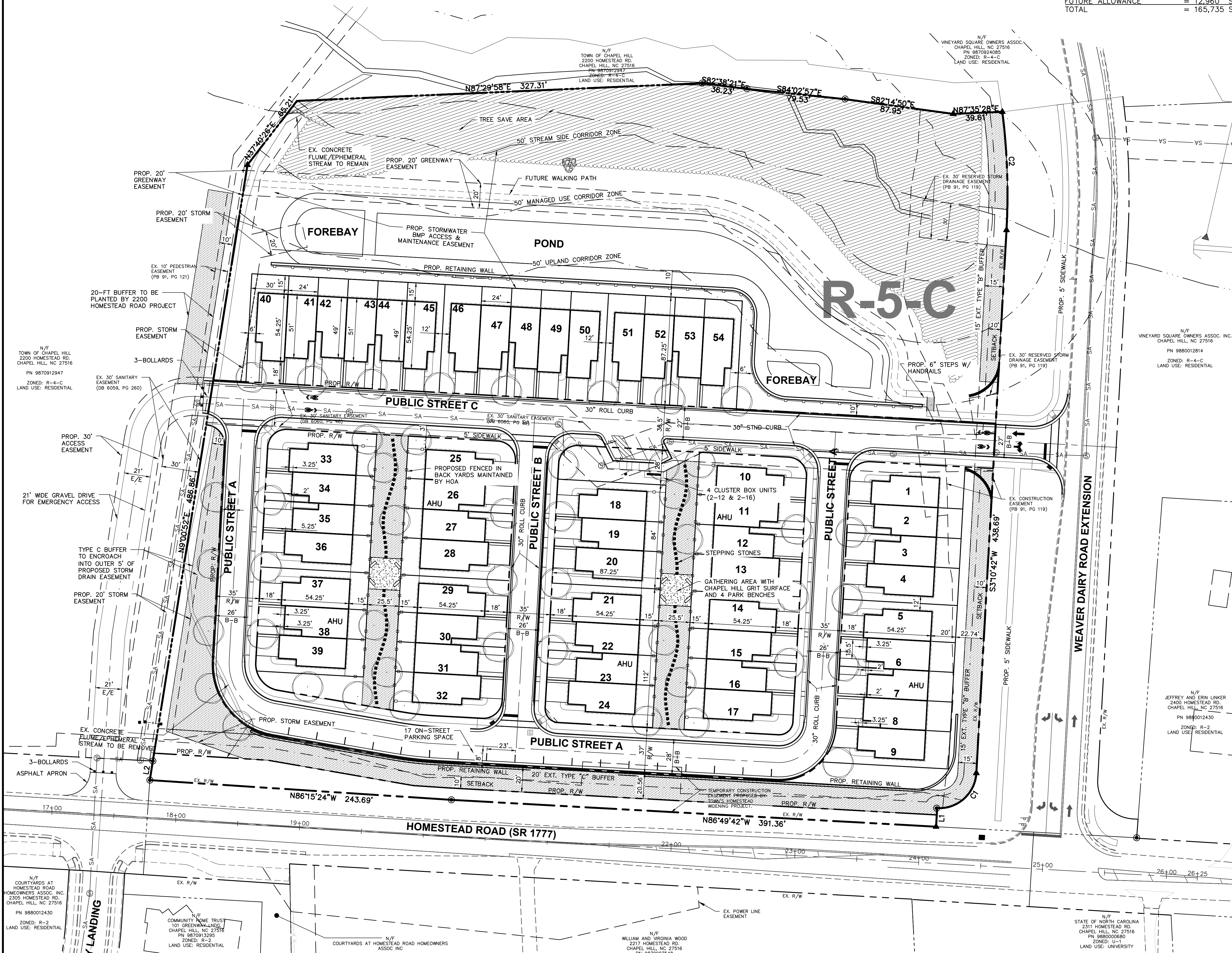


**EXISTING IMPERVIOUS SURFACES**

BUILDINGS	= 8,510 SF
DRIVES	= 9,803 SF
WALLS	= 138 SF
FLUME	= 1,710 SF
BOULDERS	= 118 SF
TOTAL	= 20,279 SF

**PROPOSED IMPERVIOUS SURFACES**

ROADWAY	= 49,526 SF
DRIVEWAYS	= 19,177 SF
PARKING LOT	= 998 SF
BUILDINGS	= 6,780 SF
SIDEWALK	= 11,798 SF
MISC (WALLS, HVAC, STEPS)	= 3,476 SF
FUTURE ALLOWANCE	= 12,960 SF
TOTAL	= 165,735 SF



**CURVE TABLE**

NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	47.13'	30.00'	090°00'35"	42.43'	S48°10'42"W
C2	95.51'	524.12'	010°26'28"	95.38'	N02°01'38"W

**LINE TABLE**

LINE	LENGTH	BEARING
L1	15.00'	S03°10'42"W
L2	15.59'	N09°03'29"E

O:\18-0001-978NC\DWG\Production Drawings\DEVELOPMENT PLAN\0001-978-CZ05.dwg SITE PLAN Nov 12, 2020 - 3:53:29pm crice

PLAN PREPARED BY: ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE, SUITE 105 CARY, NC 27511 PH 919.481.6990 FAX 919.336.5127 ENGINEERS SURVEYORS

PLAN PREPARED FOR: KB HOME CAROLINAS 4506 SOUTH MIAMI BLVD, SUITE 100A DUBLIN, NC 27008 PHONE: 919.768.7960

PROJECT: BRIDGEPOINT

COUNTY: ORANGE COUNTY

ROAD: HOMESTEAD ROAD, CHAPEL HILL, NC

ZONING: R-5-C

PRELIMINARY

DATE: 11/10/2020

SCALE: 1" = 40'

DRAWN BY: JRR CHECKED BY: CMR

PROJECT NUMBER: 18-0001-978

DRAWING NUMBER: 5 / 16

**BRIDGEPOINT - 2200 HOMESTEAD ROAD**

**RESIDENTIAL DEVELOPMENTS**

**TRAFFIC IMPACT STUDY**

**EXECUTIVE SUMMARY**



**Prepared for:**

The Town of Chapel Hill  
Public Works Department - Engineering

**Prepared by:**

***HNTB North Carolina, PC***

*343 East Six Forks Road  
Suite 200  
Raleigh, NC 27609*

*NCBELS License #: C-1554*

June 2020



**BRIDGEPOINT - 2200 HOMESTEAD ROAD  
RESIDENTIAL DEVELOPMENTS**

**TRAFFIC IMPACT STUDY**

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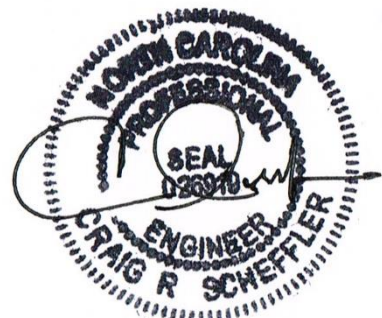
**Prepared by:**

***HNTB North Carolina, PC***

*343 East Six Forks Road  
Suite 200  
Raleigh, NC 27609*

*NCBELS License #: C-1554*

June 2020



6-10-2020



## EXECUTIVE SUMMARY

### **Project Overviews**

Two new residential communities, known for this study as Bridgepoint and 2200 Homestead Road Residential, are being proposed in Chapel Hill along Homestead Road near its intersection with the Weaver Dairy Road Extension. The Bridgepoint project proposes to construct 53 individual residential townhome units and the 2200 Homestead Road development proposes 138 residential units in a mixture of one to three story apartments, duplexes, and townhomes. **Figure ES-1** shows the general location of the two sites. The 2200 Homestead Road project is anticipated to be fully complete and occupied by 2023 and the Bridgepoint project is anticipated to be fully complete and occupied by 2024. This report analyzes the following scenarios:

- 2020 existing year traffic conditions,
- 2024 No-build scenario for 2200 Homestead Road (which includes the assumption that Bridgepoint is complete),
- 2024 Full build-out scenario for 2200 Homestead Road (one year after anticipated completion),
- 2025 No-build scenario for Bridgepoint (which includes the assumption that the 2200 Homestead Road site is complete)
- 2025 Full build-out scenario for Bridgepoint (one year after anticipated completion)
- 2025 Full build-out scenario for Bridgepoint (2200 Homestead Road site is not built and primary access to Bridgepoint is from Weaver Dairy Road Extension)

A proposed combined site plan shows a provision for a full movement access driveway serving both sites that connects to Homestead Road forming a fourth leg with its existing intersection with Greenway Landing and a provision for a full movement access street connection to the Weaver Dairy Road Extension from the Bridgepoint site. No other vehicular access connections are proposed. The main site driveway is proposed to have an internal stop-controlled intersection with local driveway/street connections that will serve on-site parking areas. **Figure ES-2** displays the overall site plan of the Bridgepoint and 2200 Homestead Road Residential developments and nearby land uses and roadways.

This report analyzes and presents the transportation impacts that the 2200 Homestead Road and Bridgepoint developments will have on the following intersections in the project study area:

- Homestead Road and Seawell School Road
- Homestead Road and Greenway Landing / Proposed Combined Main Site Driveway
- Homestead Road and Homestead Road Active Adult Housing Access Driveway (Future)
- Homestead Road and Weaver Dairy Road Extension
- Homestead Road and NC 86 (Martin Luther King, Jr. Boulevard)
- Weaver Dairy Road Extension and Bridgepoint North Access Street

The impacts of the proposed site at the study area intersections will be evaluated during the AM, noon, and PM peak hours of an average weekday.

### **Existing Conditions**

#### **Study Area**

The sites are located in north Chapel Hill along Homestead Road. The study area contains three signalized intersections along Homestead Road at NC 86 (Martin Luther King, Jr. Boulevard), Weaver Dairy Road Extension, and Seawell School Road. All future site traffic is expected use the proposed combined main site driveway at the Homestead Road / Greenway Landing intersection and a North



Access Street driveway that connects to Weaver Dairy Road Extension. Internal driveways shown on the preliminary site plans will circulate site traffic to designated parking areas and residential buildings. NC 86 (Martin Luther King, Jr. Boulevard) is a major north-south arterial providing connectivity between downtown Chapel Hill, north and south Chapel Hill, the I-40 corridor and Hillsborough. Homestead Road is a minor east-west arterial providing connectivity through northern Chapel Hill. Remaining study area network roadways are either suburban collector streets or local neighborhood/commercial access streets.

**Site Traffic Generation**

With the addition of new trips during the weekday AM, noon, and PM peak hours, there are potential site traffic impacts to study area intersections. **Table ES-1** shows the site trip generation details, with rates taken from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, Version 10*.

**Table ES-1. Weekday Vehicle Trip Generation Summary**

Description	Density	Daily			AM Peak			Noon Peak			PM Peak		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
<b>Bridgepoint</b>	53 Units	180	180	360	6	20	26	14	17	31	21	13	34
<b>2200 Homestead Road</b>	138 Units	501	501	1,002	15	50	65	33	40	73	50	29	79

**Background Traffic**

Background traffic growth for the 2024 and 2025 analysis years are expected to come from two sources - ambient regional traffic growth and specific development-related traffic growth. Three Town-approved sites near the project study area were considered for specific development related growth. All remaining estimated traffic volume increases are assumed to occur due to overall region-wide ambient growth (assumed 0.5 percent per year based on NCDOT/Town historic growth data and consistent with recent study area traffic impact studies).

**Impact Analysis**

**Peak Hour Intersection Level of Service**

Existing traffic operations at all study area intersections are acceptable during all three peak hours analyzed. The projected ambient and background development traffic growth will increase impacts by 2024 and 2025. Even with the addition of peak hour site-generated trips to the projected 2020 background traffic volumes, only one study area intersection (Homestead Road and Main Site Driveway / Greenway Landing) is expected to experience deficient traffic operations in any peak hour and projected side street queues at this location are not expected to be excessive. No additional mitigation improvements to this intersection were considered necessary. A summary of the traffic operations for each intersection, related to vehicular delays (intersection average as a whole if signalized, critical movement if stop-controlled) and the corresponding Level-of-Service (LOS) is shown in **Table ES-2**.

**Access Analysis**

Vehicular site access to the two projects is to be accommodated at a proposed full movement local street access connecting to Homestead Road immediately opposite Greenway Landing about 750 feet to the west of Homestead Road’s signalized intersection with the Weaver Dairy Road Extension. The proposed driveway has a single inbound lane and two outbound (left-turn and shared through/right-turn) lanes. A second local street access connection is also proposed along Weaver Dairy Road Extension that would primarily serve the Bridgepoint project but would have internal connectivity through Bridgepoint to the 2200 Homestead Road development. It is proposed to be located 300 feet north of the Weaver Dairy Road Extension intersection with Homestead Road.



**Table ES-2. Peak Hour Intersection Capacity Analysis Summary**

Intersections	Peak Hour	2020 Existing		2025 No-Build Bridgepoint (Build 2200 Homestead)		2025 Build Both Developments		2025 Mitigated	
		LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Homestead Road & Seawell School Road	AM	C	34.0	D	37.9	D	38.3	N/A	N/A
	NOON	B	11.0	B	11.9	B	11.9	N/A	N/A
	PM	B	15.8	B	16.8	B	16.9	N/A	N/A
Homestead Road & Greenway Landing / Combined Main Site Driveway <sup>#</sup>	AM	C	17.0	<b>F</b>	<b>62.5</b>	<b>F</b>	<b>70.3</b>	N/A	N/A
	NOON	B	11.8	C	19.9	C	20.5	N/A	N/A
	PM	B	12.6	E	38.1	E	40.5	N/A	N/A
Homestead Road & Active Adult Housing Site Driveway <sup>#</sup>	AM	N/A	N/A	C	20.6	C	20.8	N/A	N/A
	NOON	N/A	N/A	B	12.1	B	12.2	N/A	N/A
	PM	N/A	N/A	B	14.2	B	14.4	N/A	N/A
Homestead Road & Weaver Dairy Rd Extension	AM	A	8.1	A	8.6	A	8.7	N/A	N/A
	NOON	A	7.1	A	7.9	A	8.0	N/A	N/A
	PM	B	12.2	B	14.3	B	15.3	N/A	N/A
Homestead Road & NC 86 (MLK Jr, Boulevard)	AM	C	24.6	C	27.9	C	28.6	N/A	N/A
	NOON	C	27.8	D	36.0	D	37.2	N/A	N/A
	PM	C	25.1	C	30.2	C	31.0	N/A	N/A
Weaver Dairy Road Extension & Bridgepoint North Site Driveway <sup>#</sup>	AM	N/A	N/A	N/A	N/A	B	13.2	N/A	N/A
	NOON	N/A	N/A	N/A	N/A	B	10.0	N/A	N/A
	PM	N/A	N/A	N/A	N/A	B	12.2	N/A	N/A

N/A – Not Applicable or No Improvements Necessary

**BOLD/ITALICS** – Critical Movement or Overall Intersection Requires Mitigation Per Town TIS Guidelines

# - Worst-Case LOS/Delay for Unsignalized/Stop-Controlled Critical Movement

Driveway throat lengths, and intersection/driveway separation minimum criteria, as set forth in the 2003 *NCDOT Policy on Street and Driveway Access to North Carolina Highways* and the 2017 Town of Chapel Hill Design Manual are acceptable for current site plans for both projects.

Access for pedestrians is adequate in the project study area and will be improved with the construction of the Town’s Homestead Road Improvements project. Crosswalk exists across the NC 86, Seawell School Road, and Weaver Dairy Extension intersections with Homestead Road signalized intersections and across Homestead Road at Northern Park Drive to the east of the Bridgepoint - 2200 Homestead Road Residential sites. No specific bicycle amenities are present along Homestead Road, but bicycle lanes are present on one side of Seawell School Road and the Weaver Dairy Road Extension and along NC 86 north of Homestead Road. These bike facilities will be connected by bicycle lanes/off-road paved paths along Homestead Road at the completion of the Town’s improvement project.

**Signal Warrant Analysis**

Based on projected 2025 traffic volumes and proposed access plans, the unsignalized Combined Main Driveway / Greenway Landing intersection with Homestead Road would not warrant the installation of a traffic signal, based on the Peak Hour warrant methodology found in the *2009 Manual on Uniform Traffic Control Devices (MUTCD)*.



**Crash Analysis**

Data from the NCDOT Traffic Safety Unit was provided for the five-year period 2/1/2015 to 1/31/2020 for the segment Homestead Road in the vicinity of the proposed site. There were 36 crashes reported along Homestead Road study area corridor between Seawell School Road and NC 86 over the five year period. The primary crash type was rear end crashes and crashes were primarily clustered near the NC 86 intersection. Overall, the number and severity of crashes along Homestead Road in the project study area is lower than state-wide averages for similar facilities. There was one pedestrian fatality recorded near the Seymour Senior Center to the east of the project sites.

**Other Transportation-Related Analyses**

Other transportation-related analyses relevant to the 2001 Town of Chapel Hill Guidelines for the preparation of Traffic Impact Studies were completed as appropriate. The following topics listed in **Table ES-3** are germane to the scope of this study.

**Table ES-3. Other Transportation-Related Analyses**

Analysis	Comment
Turn Lane Storage Requirements	Storage bay lengths at study area intersections were analyzed using Synchro and HCS 95 <sup>th</sup> percentile (max) queue length estimates for the 2024 and 2025 Build Scenarios. At the intersection of Homestead Road and Weaver Dairy Extension, the southbound right-turn lane queue may exceed its existing storage regardless of site traffic impacts. Adjustments to signal timing may be necessary to mitigate this issue.  At the intersection of Homestead Road and NC 86 (Martin Luther King, Jr. Blvd), projected 95 <sup>th</sup> percentile queue lengths may exceed the northbound and eastbound existing delineated storage bay lengths if existing signal timings are not adjusted to reflect expected increases in traffic volumes related to those movements.
Appropriateness of Acceleration/Deceleration Lanes	The site concept plans show an eastbound left-turn lane and westbound right-turn lane at the Combined Main Site Driveway intersection with Homestead Road, both will improve intersection capacity and safety. No other specific acceleration/deceleration lane issues were analyzed in the project study area.
Pedestrian and Bicycle Analysis	Existing pedestrian access and connectivity is adequate along the Homestead Road corridor adjacent to the sites, though some gaps exist on both sides of the road in certain areas. Bicycle lanes extend along NC 86 north of Homestead Road and along the Weaver Dairy Road Extension and Seawell School Road, but no bicycle facilities exist along Homestead Road within the project study area. The Town's Homestead Road Improvements project will considerably improve pedestrian and bicycle facilities along Homestead Road in the project study area.
Public Transportation Analysis	Public transportation service to the study area, and to the proposed site is adequate, with bus stops and multiple local and regional bus routes on both NC 86 and Homestead Road proximate to the site

**Mitigation Measures/Recommendations**

**Planned Improvements**

The Town of Chapel Hill has two transportation improvement projects currently slated for construction prior to the 2024 and 2025 site build-out years. The Homestead Road Improvements project (U-4726 IK) will create a consistent three-lane roadway cross-section along the site frontages to Weaver Dairy Road Extension, as well as construct pedestrian and bicycle facility improvements between Seawell School Road and Weaver Dairy Road Extension. Improvements related to this project are shown schematically



on **Figure ES-3**. The Town also has the North-South Bus Rapid Transit Project, which will provide dedicated lanes for transit along the NC 86 corridor, along with other transit amenity improvements scheduled for construction in 2022. As final design details are not complete as of the submittal of this TIS, no specific lane usage changes were analyzed as part of this study.

### **Background Committed Improvements**

There is one specific geometric improvement to the study area roadway intersections related to background private development projects that are expected to be completed between 2020 and 2025. A full access driveway and widening of Homestead Road to a consistent three-lane cross-section was proposed in the Overture (Active Adult Housing) TIS. Several traffic impact studies for development projects in and near the study area recommended signal timing reoptimization for signalized intersections along the NC 86 (Martin Luther King, Jr. Blvd) corridor by their respective build-out years. It is assumed that signal timing reoptimization will occur for the NC 86 corridor by the year 2025, whether or not specifically needed by any of the background traffic generating developments included in this study.

### **Applicant Committed Improvements**

There are several specific transportation-related improvements proposed external to the Bridgepoint - 2200 Homestead Road Residential sites. Site plans, though developed independently, have had and currently have on-going coordination to provide reasonable cross-access and external access opportunities for both sites. External improvements (shown schematically in **Figure ES-3**) include:

- Provision of a combined main access driveway along Homestead Road immediately opposite Greenway Landing with internal connectivity from this driveway to both sites. The driveway location is on 2200 Homestead Road property. It would be constructed regardless of which site actually began development first, but if the Bridgepoint site were constructed first, this location would only serve as a temporary secondary restricted access point. If 2200 Homestead Road were developed first, it would function as a primary full access driveway. The driveway exit would have a left-turn lane with 75 feet of storage and a shared through/right-turn lane when fully developed, as shown in **Figure ES-2**.
- Construction of a full access minor street connection to Weaver Dairy Road Extension with stop-control for the Bridgepoint access eastbound approach. This access would only be built as part of the Bridgepoint project. If the 2200 Homestead Road Residential project is developed first, a temporary secondary gravel/grass restricted-access connection for its use will be established on Homestead Road.
- Construction of continuous sidewalk along west side of Weaver Dairy Road Extension across Bridgepoint site frontage

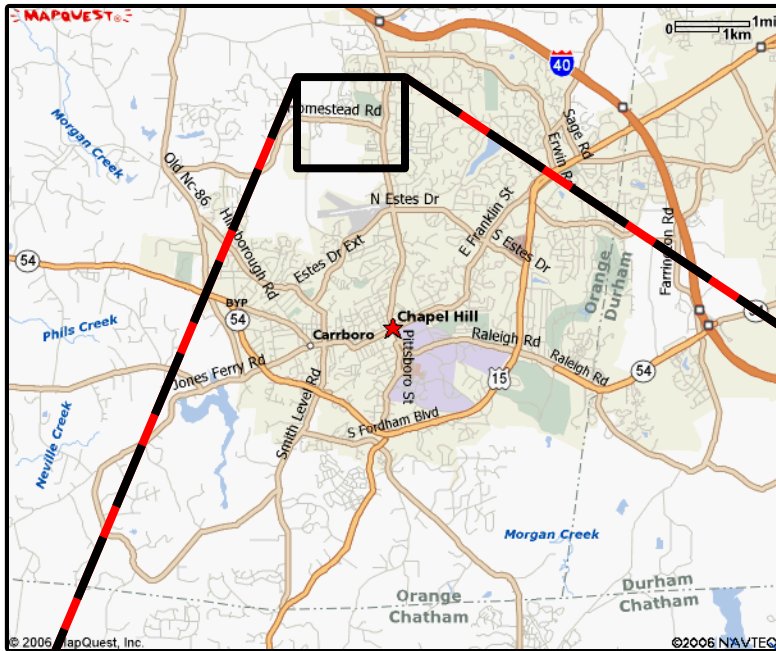
### **Necessary Improvements**

Based on traffic capacity analyses for the 2025 design year (with the most conservative estimates of background and combined traffic from both sites), and analyses of existing study area turning bay storage lengths and site access, the following improvements are recommended as being necessary for adequate transportation network operations (see **Figure ES-3**).

- 1) Retime the Homestead Road and Weaver Dairy Road intersection traffic signal to ensure that the southbound right-turn lane has adequate green time to avoid excessive queue spillback. This improvement is recommended whether or not if the Bridgepoint and 2200 Homestead Road Residential sites are developed.



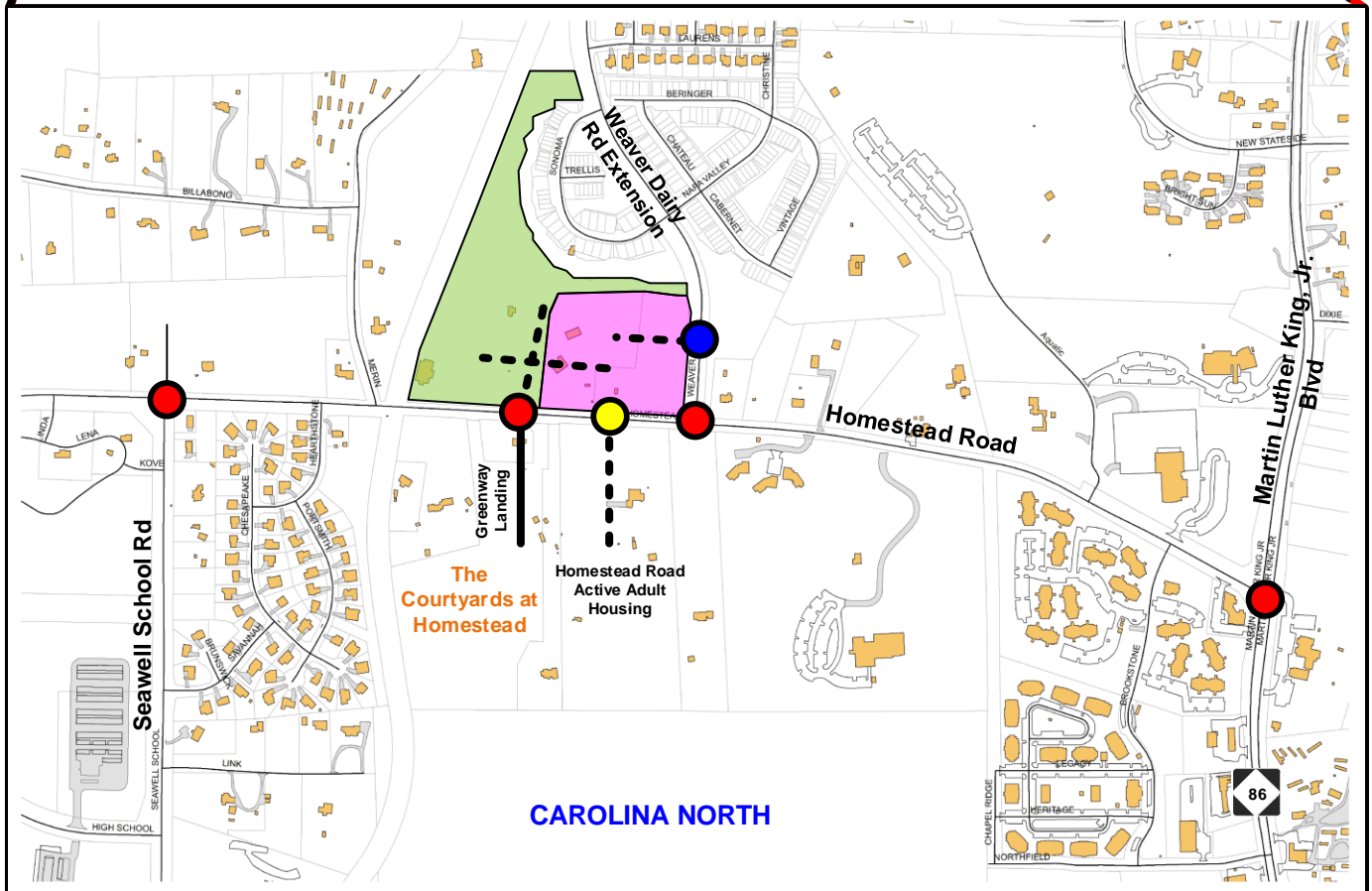
- 2) Provide pavement markings to delineate at least 175 feet of eastbound left-turn bay storage at the Homestead Road and Weaver Dairy Road intersection. The cross-section at this location features a continuous left-turn center lane, so actual storage for vehicles at the intersection can feasibly be longer. 175 feet is recommended as a minimum if the Active Adult Housing project is constructed with its site driveway located as analyzed in the 2017 Traffic Impact Study for this project (then known as Overture). That site driveway, and its 100 foot recommended westbound left-turn lane storage would leave approximately 175 feet of full storage for eastbound left-turning vehicles at the Weaver Dairy Extension intersection. This improvement is recommended whether or not if the Bridgepoint and 2200 Homestead Road Residential sites are developed and can be incorporated in the Town's Homestead Road Improvements project.
  
- 3) Provide 100 feet of full eastbound left-turn storage on Homestead Road at its intersection with the proposed Combined Main Site Driveway/Greenway Landing. This improvement will necessitate a small amount of cross-section widening on Homestead Road along the 2200 Homestead Road Residential parcel site frontage and would require minor adjustments to the current Town of Chapel Hill Homestead Road Improvements roadway design plans. This improvement is recommended for the Bridgepoint - 2200 Homestead Road Residential projects and would be necessary once the 2200 Homestead Road Residential project is built and the Combined Main Site Driveway is opened to access both sites.
  
- 4) Provide a right-turn lane westbound on Homestead Road at the Combined Main Site Driveway with 100 feet of queue storage. The construction of this lane will need coordination with Homestead Road Improvements project plans. This improvement is recommended for the Bridgepoint - 2200 Homestead Road Residential projects and would be necessary once the 2200 Homestead Road Residential project is built and the Combined Main Site Driveway is opened to access both sites.



### LEGEND

- = Existing Building Footprint
- = Existing Study Area Intersection
- = Proposed Site Driveway
- = Future Development Driveway
- = Proposed Bridgepoint Site
- = Proposed 2200 Homestead Site

**NOT  
TO  
SCALE**



Source: Town of Chapel Hill GIS Files








**Bridgepoint - 2200 Homestead Road  
Residential  
Traffic Impact Study  
PROJECT STUDY AREA**

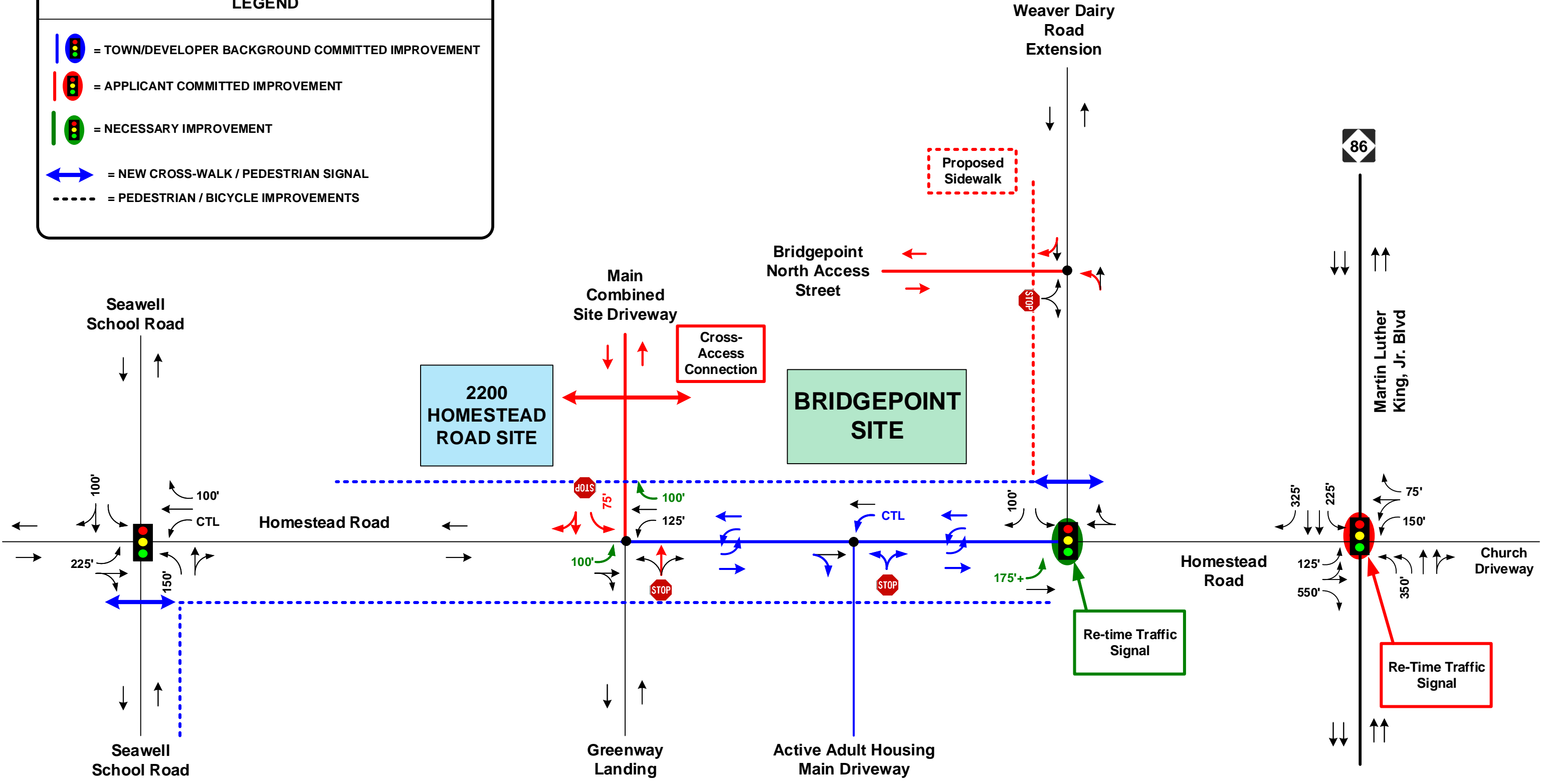
DATE: June 2020

**FIGURE ES-1**



**LEGEND**

-  = TOWN/DEVELOPER BACKGROUND COMMITTED IMPROVEMENT
-  = APPLICANT COMMITTED IMPROVEMENT
-  = NECESSARY IMPROVEMENT
-  = NEW CROSS-WALK / PEDESTRIAN SIGNAL
-  = PEDESTRIAN / BICYCLE IMPROVEMENTS



NOT TO SCALE

**Bridgepoint - 2200 Homestead Road Residential Traffic Impact Study**

COMMITTED AND RECOMMENDED IMPROVEMENTS

DATE: June 2020

FIGURE ES-3

# 2200 HOMESTEAD

Conditional Zoning Application

29 October 2020

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Affordable Housing Proposal

In 2017, the Town of Chapel Hill Council adopted a resolution designating 2200 Homestead Road as a mixed-income affordable housing site, a designation that followed evaluation of the site by Town staff and a Council-led housing task force. After adoption of that resolution, potential beneficiaries and other stakeholders were involved in the creation of the concept plan for this site in 2017 and 2018 through a Town-led public participation process. The concept plan was further refined through input from two of the Town's advisory boards, the Community Design Commission and the Housing Advisory Board. The concept plan developed through that process forms the basis of the proposed project.

The homes at 2200 Homestead will be developed by CASA, Community Home Trust, and Habitat for Humanity, all nonprofit agencies with strong track records in Orange County. In total, the partners propose to develop 115-130 affordable rental and homeownership units serving households earning from below 30% to 115% AMI. The homes will be a mix of apartments, duplexes, and townhomes, ranging from 1-bedroom units to 4-bedroom units.

The homes will be available to low- and moderate-income households that meet the respective development partners' eligibility requirements. In addition, the range of unit sizes and types will provide opportunities to serve several target populations, including persons with disabilities, individuals or families transitioning out of homelessness, holders of housing vouchers, survivors of domestic violence, and veterans, among others.

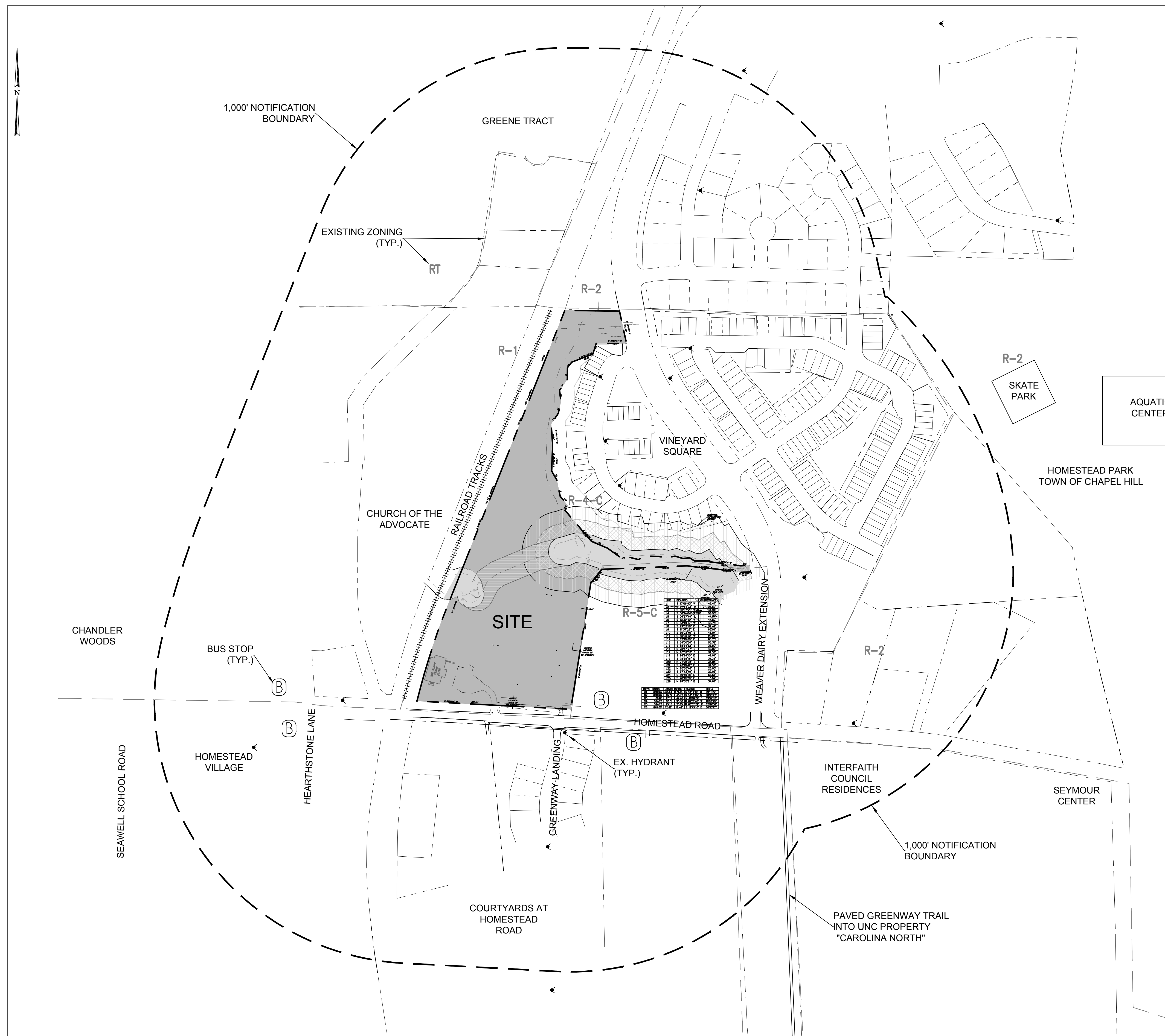
All of the units developed at 2200 Homestead road will be subject to restrictions ensuring long-term affordability. Community Home Trust's townhomes will be sold subject to a 99-year ground lease, giving the Home Trust the ability to limit the appreciation realized by homeowners and keep the homes affordable to future buyers. Community Home Trust homes typically sell for 30-50% below market value.

The Habitat for Humanity homes will be sold using deeds of restrictive covenants requiring 99-year affordability to buyers who earn 80% or less of the AMI. In addition, Habitat retains a right of first refusal on all of its homes. A shared equity agreement allows Habitat buyers to share a percentage of the appreciation of their property based on the ratio of their first mortgage, which is provided by Habitat, and the original sales price of the home, which is determined by a market appraisal at the time of sale, while ensuring that Habitat's homes remain affordable.

CASA has committed to a 30-year affordability restriction for the three apartment buildings, which is standard for affordable multifamily new construction projects.

# HOMESTEAD ROAD HOUSING DEVELOPMENT

2200 HOMESTEAD ROAD, CHAPEL HILL, NC



## SITE DATA

PIN: 9870-91-2947  
 OWNER: TOWN OF CHAPEL HILL  
 ENVIRONMENTAL CONSTRAINTS: JORDAN BUFFER RESOURCE CONSERVATION DISTRICT  
 TOTAL PARCEL LAND AREA: 541,157.56 SF / 12.42 AC (NET)  
 HOMESTEAD FRONTAGE: 586.43 LF, RIGHT OF WAY WIDTH 75'  
 586.43 x 37.5 = 21,991.125  
 WEAVER DAIRY EXT FRONTAGE: 113.20 LF (NORTH) + 25.15 LF (SOUTH),  
 138.35 x 50' = 6,917.5  
 GROSS LAND AREA: 570,066 SF / 13.09 AC

EXISTING ZONING: R-4-C  
 PROPOSED ZONING: R-SS-CZD  
 PROPOSED LAND DISTURBANCE: 464,882 sf / 10.26 AC  
 EXISTING IMPERVIOUS ON-SITE: 18,442 SF / 0.34 AC  
 PROPOSED IMPERVIOUS ON-SITE: 222,603 SF / 5.11 AC

PROPOSED USE TOWNHOMES: 0-10 UNITS X 3 BEDROOM  
 16 UNITS X 2 BEDROOM  
 0-20 X 1 BEDROOM  
 APARTMENTS: 54 X 1 BEDROOM  
 18 X 2 BEDROOM  
 DUPLEXES: 12 UNITS X 3 BEDROOM  
 6 UNITS X 4 BEDROOM  
 115 - 126 UNITS

TOTAL SQUARE FOOTAGE PROPOSED: 181,575 sf

### FLOOR AREA RATIO

DISTRICT AREA FAR: 1.10 X 443,592 SF = 487,951 SF  
 RCD STREAMSIDE: 0.01 X 86,014 ON THIS SITE = 860 SF  
 RCD MANAGED: 0.019 X 18,239 SF ON THIS SITE = 346 SF  
 RCD UPLAND: 1.10 X 22,215 SF IN THIS AREA = 24,436 SF

TOTAL ALLOWED FLOOR AREA: 513,593 SF  
 TOTAL PROPOSED FLOOR AREA: 181,575 SF

### PARKING

MINIMUM REQUIRED: 1 SPACE PER 1 BDRM = 54x1 = 54  
 1.4 / 2 BDRM = 34x1.4 = 48  
 1.75 / 3 BDRM = 22x1.75 = 39  
 2 / 4 BDRM = 6x2 = 12  
 MINIMUM 153 SPACES  
 MAXIMUM ALLOWED: 1.25 / 1 BDRM = 74x1.25 = 93  
 1.75 / 2 BDRM = 34x1.75 = 60  
 2.25 / 3 BDRM = 22x2.25 = 50  
 2.5 / 4 BDRM = 6x2.5 = 15  
 MAXIMUM 227 SPACES

PROVIDED: 164 STANDARD SPACES  
 2 COMPACT SPACES  
 3 VAN SPACES  
 + 6 ADA SPACES  
 175 SPACES TOTAL

SPACES SERVED BY EV CHARGING STATIONS:  
 REQUIRED: 3% = 5.25 SPACES  
 PROVIDED: 3.4% = 6 SPACES  
 NOTE: 35 SPACES MUST BE EV-STATION- READY WITH CONDUIT INSTALLED DURING SITE CONSTRUCTION

### BICYCLE PARKING

MAX. 126 UNITS  
 REQUIRED: 1 SPACE PER 4 UNITS = 32 SPACES  
 Residential: 10% short term = 3-4 (OUTSIDE)  
 90% long term = 28-29 (PROTECTED)  
 PROVIDED: 4 SPACES (2 LOOPS) OUTSIDE -  
 1 loop at basketball court  
 1 loop at middle apartment area  
 50 PROTECTED SPACES IN OUTDOOR PROTECTED AREAS AND WITHIN BUILDINGS  
 9 loops / 18 spaces in locked facilities adjacent to apartment buildings  
 3 loops / 6 spaces at common shelter  
 26 4'x6' lockable porch closets at townhomes

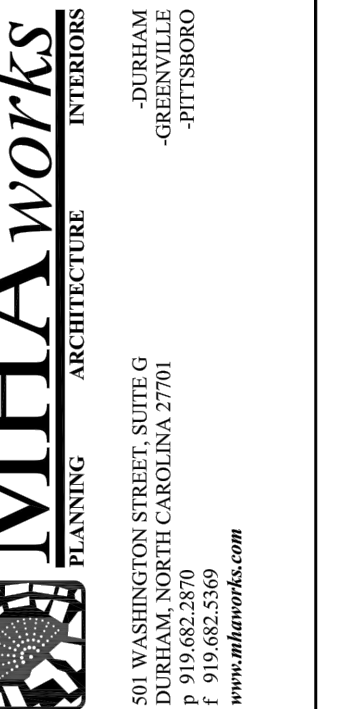
## LIST OF SHEETS

- CZ-0.0 COVER & AREA MAP
- CZ-1.0 EXISTING CONDITIONS
- CZ-1.1 CONSTRUCTION MANAGEMENT PLAN
- CZ-2.0 SITE LAYOUT PLAN
- CZ-3.0 GRADING AND STORMWATER PLAN
- CZ-4.0 reserved for erosion control
- CZ-5.0 UTILITY PLAN
- CZ-6.0 PRELIMINARY LIGHTING PLAN
- CZ-7.0 LANDSCAPE PLAN
- CZ-7.1 LANDSCAPE CALCS AND TREESAVE PLAN
- CZ-8.0 SITE DETAILS
- CZ-8.1 SITE DETAILS
- PD-001 TYPICAL TOWNHOME ELEVATIONS
- PD-002 4-BEDROOM DUPLEX ELEVATIONS
- PD-003 3-BEDROOM DUPLEX ELEVATIONS
- PD-004 CASA BUILDING A ELEVATIONS
- PD-005 CASA BUILDING B ELEVATIONS
- PD-006 CASA BUILDING C ELEVATIONS



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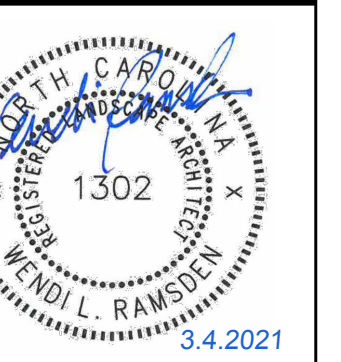


### Project:

2200 Homestead Road

Chapel Hill North Carolina

PIN: 9870912947



PRELIMINARY-DO NOT USE FOR CONSTRUCTION

CJT Job Number: 1748

Drawn	WLR PBR MTC
Checked	WLR PBR
Date	10-29-20
Revisions	CZ RESUBMITTAL 2-9-21
	CZ RESUBMITTAL 3-4-21

Conditional Zoning Plan

Sheet Title:

COVER & AREA MAP

Sheet Number

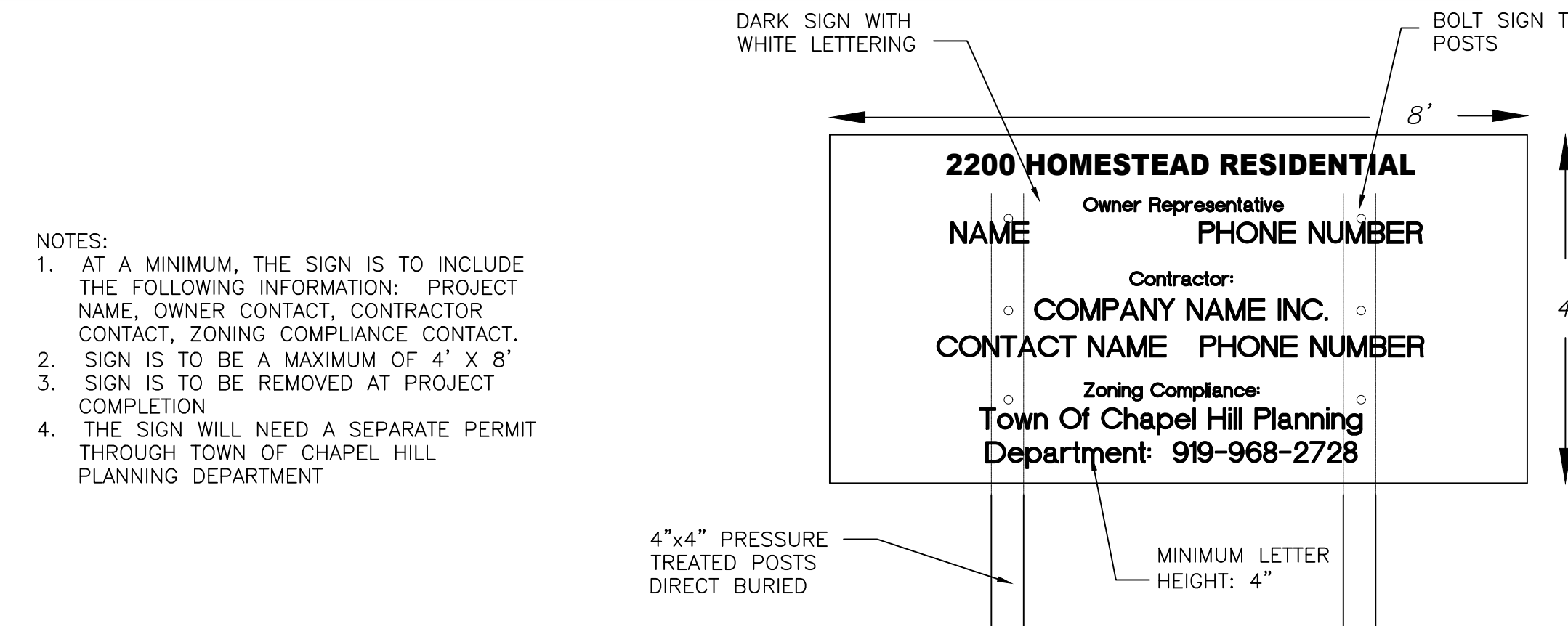
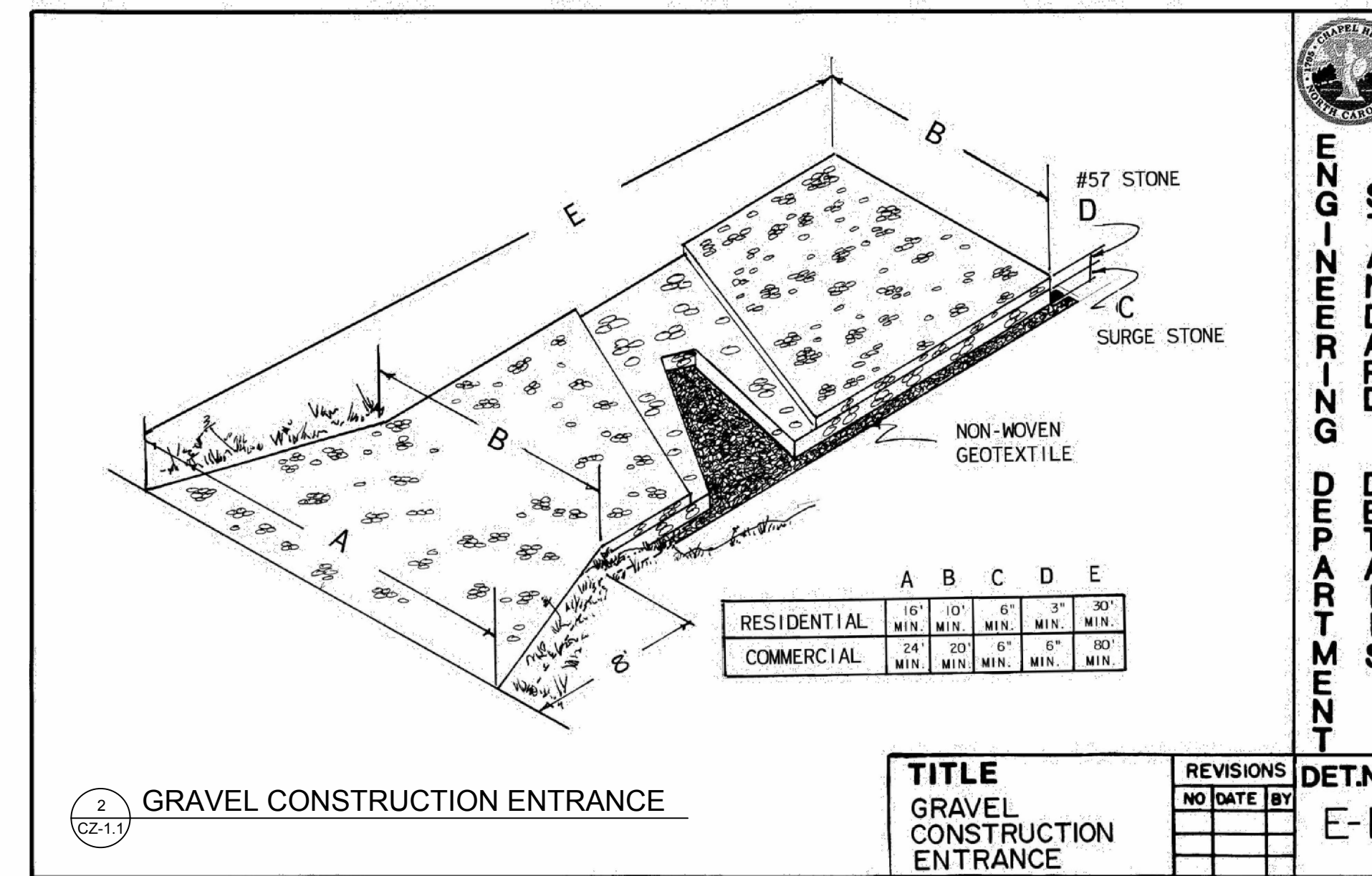
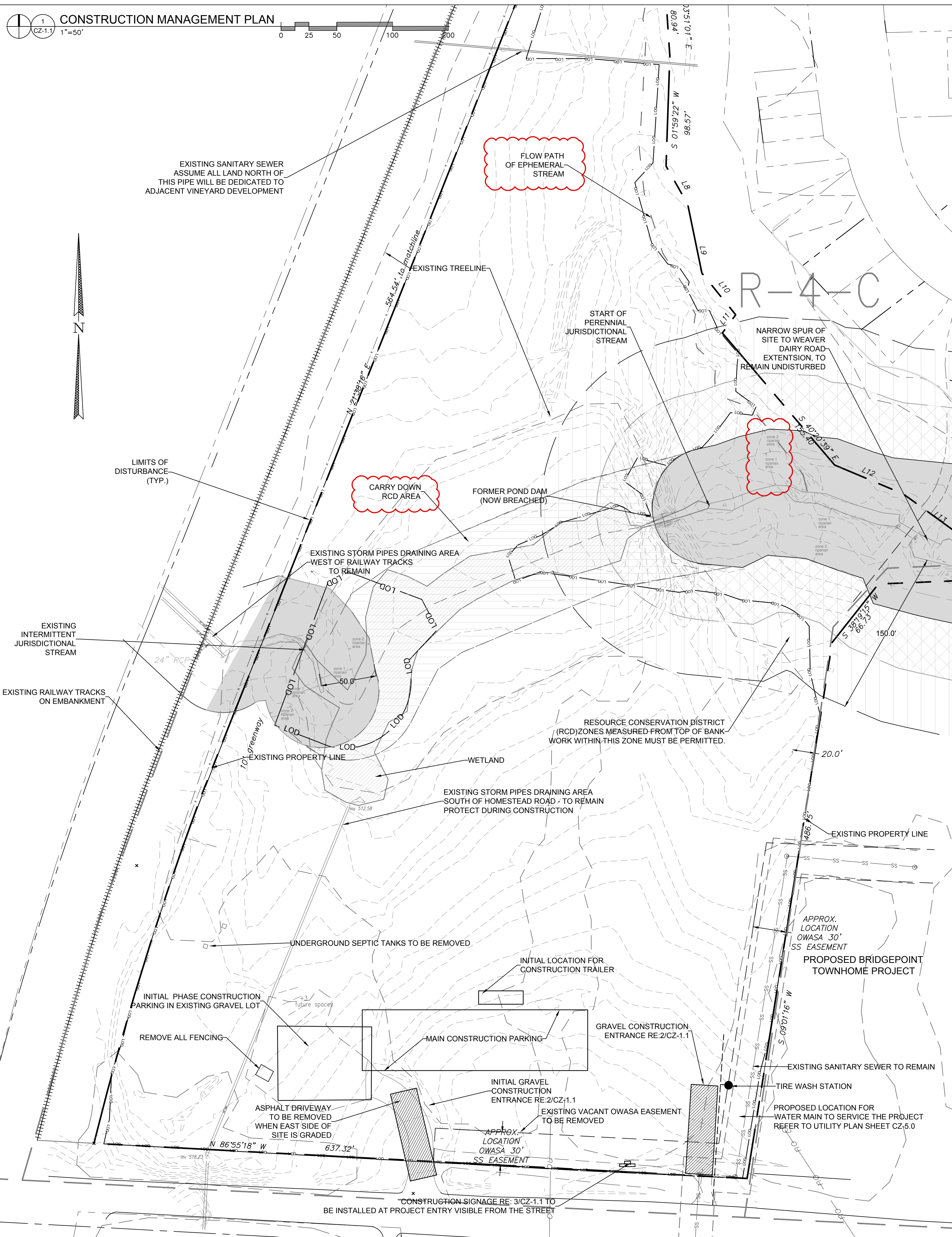
CZ-0.0

AREA MAP  
 CZ-0.0  
 1"=200'





**CONSTRUCTION MANAGEMENT PLAN**  
1  
CZ-1.1  
1"=50'



**CONSTRUCTION STAGING NOTES**

- EXISTING GRAVEL PARKING IS TO BE LEFT INTACT FOR CONSTRUCTION WORKERS UNTIL WORK IS DONE IN EACH AREA AND GRAVEL NEEDS TO BE REMOVED.
- NO CONSTRUCTION PARKING WILL BE ALLOWED ON ADJACENT RESIDENTIAL STREETS.
- CURB AND GUTTER AND AT LEAST THE FIRST LIFT OF ASPHALT MUST BE LAID DOWN AHEAD OF BUILDING CONSTRUCTION.
- ON-SITE PARKING FOR INSPECTORS WILL BE PROVIDED AT EACH BUILDING FOR THE DURATION OF EACH PHASE OF BUILDING CONSTRUCTION.
- THE TOWN OF CHAPEL HILL NOISE ORDINANCE MUST BE COMPLIED WITH. THE TOWN ORDINANCE SPECIFIES CONSTRUCTION OPERATIONS ARE LIMITED TO 7 AM TO 9 PM WEEKDAYS, AND 8 AM TO 9 PM WEEKENDS.
- MATERIAL STORAGE, PARKING, CONSTRUCTION TRAIL, AND TOILET FACILITIES MUST BE LOCATED OUTSIDE OF RCD ZONES, AND LOCATED SO THAT DRAINAGE FROM THESE SPACES DO NOT DIRECTLY DRAIN INTO THE RCD.

**CONSTRUCTION MANAGEMENT NOTES**

- PROJECT CONSTRUCTION WILL BE PHASED. THE MAJORITY OF THE SITE WORK WILL BE COMPLETED FIRST IN ORDER TO PROVIDE BUILDING PADS FOR VERTICAL CONSTRUCTION.
- BUILDING CONSTRUCTION WILL NOT BEGIN UNTIL THE UTILITY MAINS ARE INSTALLED AND THE FIRST LAYER OF PAVEMENT IS COMPLETE.
- A CONSTRUCTION TRAILER WILL BE INSTALLED AT THE SITE AND LOCATED APPROXIMATELY IN THE AREA OF THE PROPOSED APARTMENT BUILDINGS. THE CONSTRUCTION TRAILER MAY BE RELOCATED WITHIN THE SITE AS BUILDING CONSTRUCTION IS PERMITTED AND STARTED.
- CONSTRUCTION PARKING WILL BE ALLOWED ON SITE INITIALLY IN GRAVEL AREAS AND LATER IN PROPOSED FUTURE PARKING AREAS. AS BUILDING CONSTRUCTION BEGINS, THERE WILL BE A PARKING SPACE ALLOCATED FOR AN INSPECTOR AT EACH BUILDING.
- CONSTRUCTION TOILETS MAY NOT BE LOCATED IN RCD AREAS.
- CONSTRUCTION MATERIALS MAY BE STORED IN MULTIPLE AREAS ON SITE. CONSTRUCTION MATERIAL STORAGE WILL NOT BE ALLOWED IN RCD ZONES.

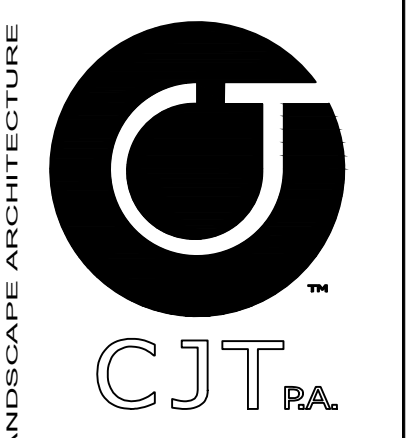
**CONSTRUCTION PHASING NOTES**

**TRAFFIC/PEDESTRIAN CONTROL NOTES**

- ANY CONSTRUCTION REQUIRING TEMPORARY LANE CLOSURES ON PUBLIC STREETS NEED TOWN APPROVAL. TEMPORARY LANE CLOSURES ARE ONLY ALLOWED DURING DAYLIGHT HOURS.
- ALL WORK ZONE SIGNAGE SHALL COMPLY WITH APPLICABLE M.U.T.C.D. STANDARDS AND DETAILS.
- PRIOR TO ANY TRAFFIC LANE CLOSURES, IT WILL BE NECESSARY TO CONTACT ERNIE ROGERS AT 919-968-2833, OF THE CHAPEL HILL ENGINEERING DIVISION, AT LEAST 5 WORKING DAYS BEFORE THE PROPOSED WORK TO APPLY FOR A LANE CLOSURE PERMIT.

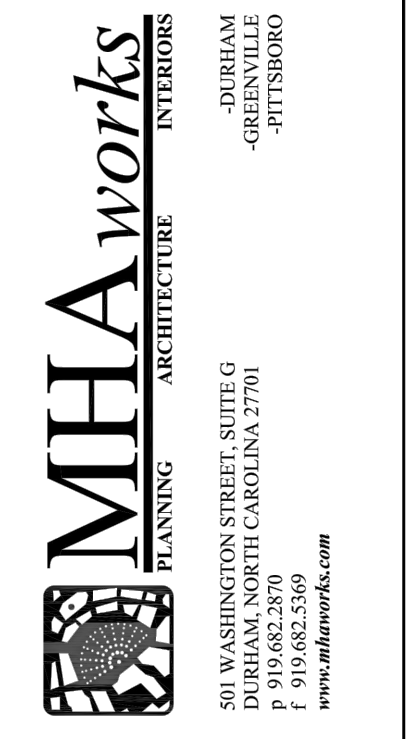
**FIRE PROTECTION NOTES**

- CONTRACTOR SHALL MAINTAIN A FIRE WATCH DURING THE CONSTRUCTION OR DEMOLITION OF "HOT WORK" THAT MAY SUBJECT MATERIALS TO SPONTANEOUS COMBUSTION. THE FIRE WATCH SHALL CONSIST OF AT LEAST ONE PERSON WITH A MEANS OF COMMUNICATING AN ALARM TO 911, SHALL HAVE A WRITTEN ADDRESS POSTED IN A CONSPICUOUS LOCATION, AND SHALL MAINTAIN CONSTANT PATROLS.
- ALL CONSTRUCTION AND DEMOLITION SHALL COMPLY WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC (FIRE CODE).
- ANY PERMANENT OR TEMPORARY GATES ACROSS FIRE ACCESS DRIVES SHALL BE A MINIMUM WIDTH OF 20', EITHER SWINGING OR SLIDING TYPE, HAVE AN EMERGENCY MEANS OF OPERATION, AND SHALL BE OPERABLE BY EITHER FORCIBLE ENTRY OR KEYS, CAPABLE OF BEING OPERATED BY ONE PERSON, AND SHALL BE INSTALLED AND MAINTAINED ACCORDING TO UL 325 AND ASTM F 2200 NC FPC 2012.



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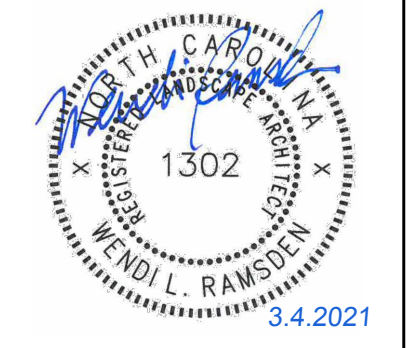


Project:

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Chapel Hill  
North Carolina

PIN: 9870912947



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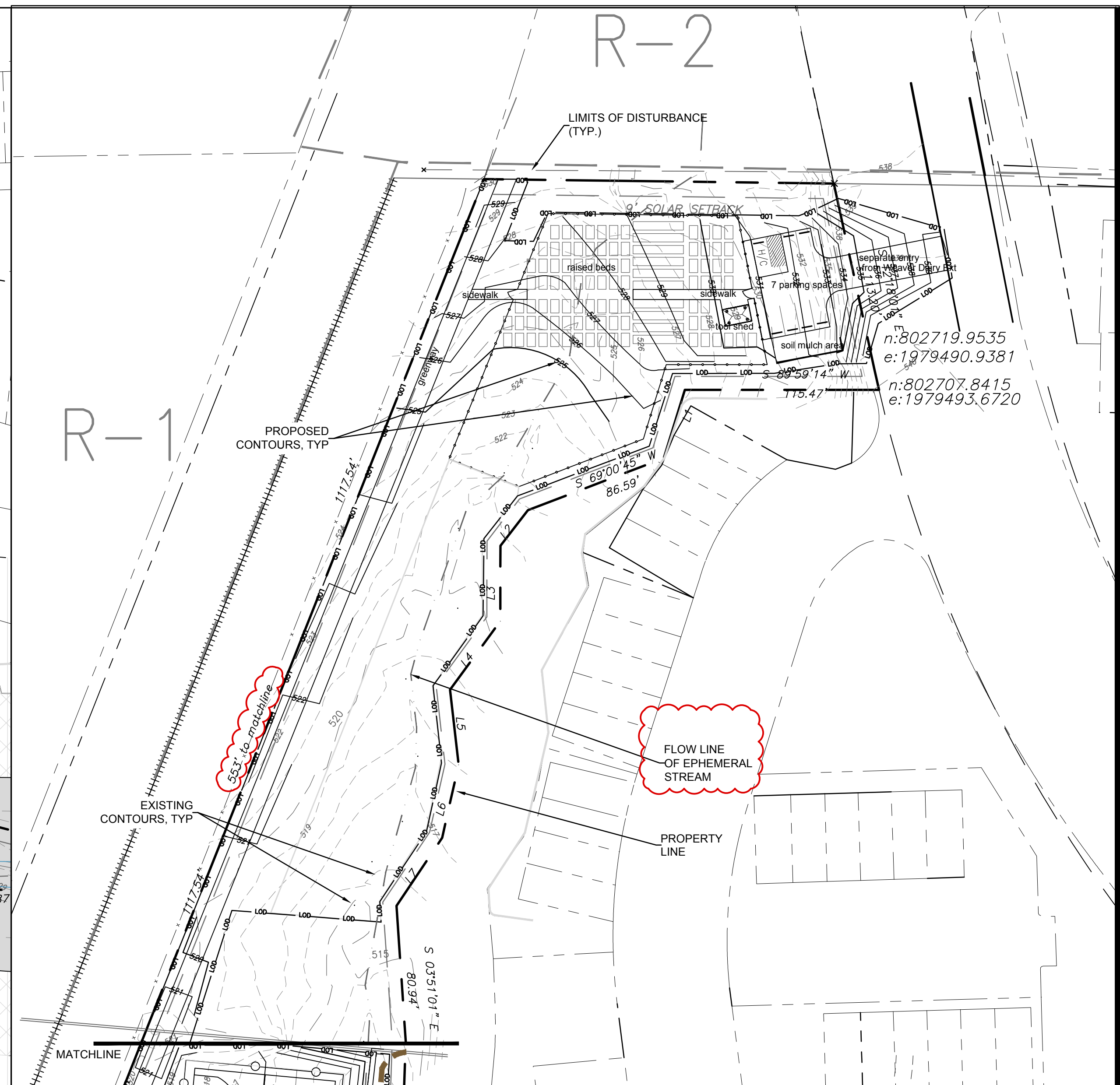
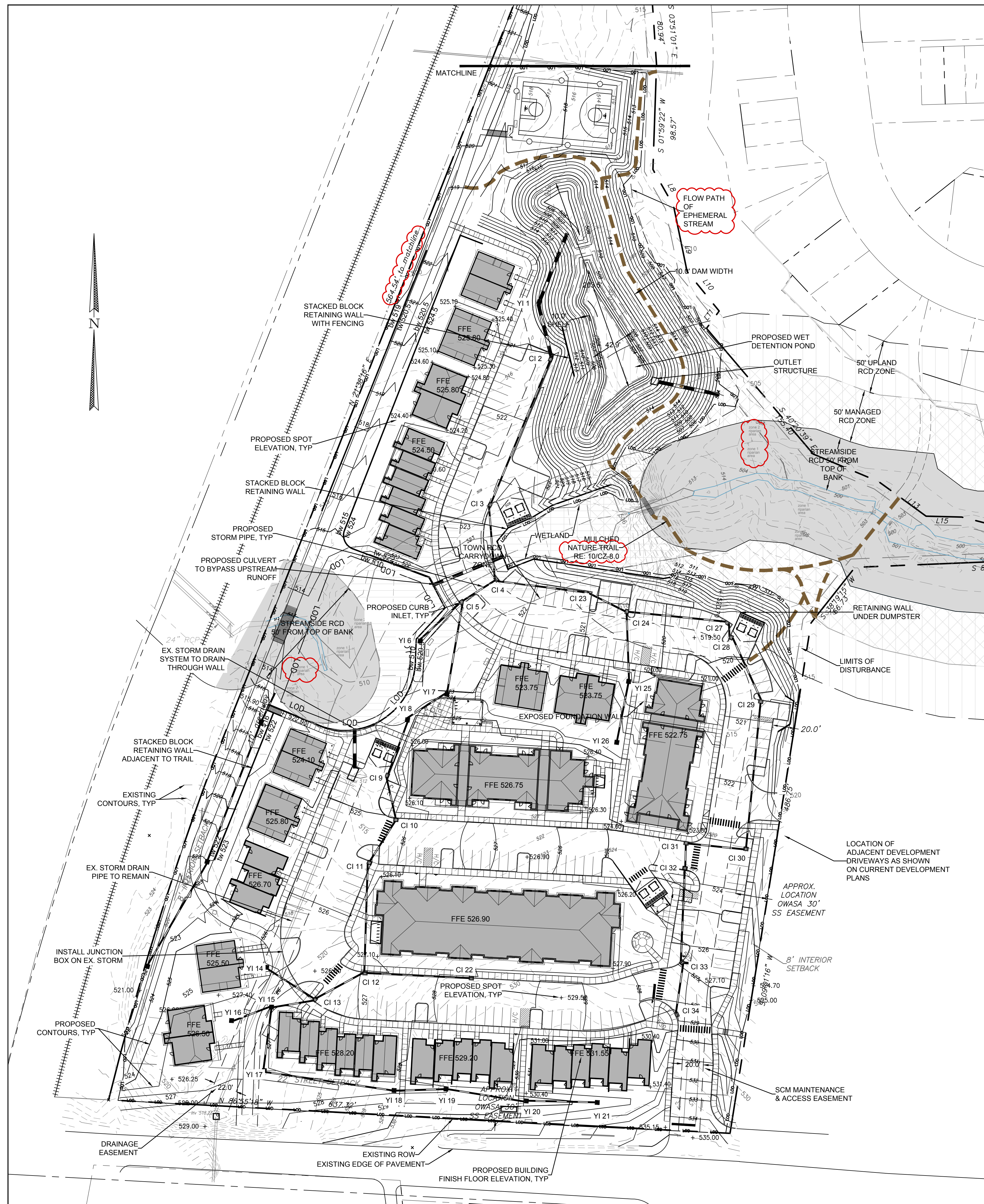
Conditional Zoning Plan

Sheet Title:

**CONSTRUCTION MANAGEMENT PLAN**

Sheet Number  
**CZ-1.1**





2 GRADING AND STORM DRAINAGE PLAN - NORTH  
1"=50'

- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CHAPEL HILL AND NC DOT STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL".
- CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- SOIL UNDER BUILDING PAD, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THESE SOILS SHALL BE COMPACTED AS SPECIFIED UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER. ANY UNDERCUT OF SOILS IN THESE AREAS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER & OWNER. THE UNDERCUT SOILS SHALL ALSO BE QUANTIFIED BY THE GEOTECHNICAL ENGINEER.
- ALL GRADING MUST PRODUCE SURFACE DRAINAGE ADEQUATE TO PREVENT STANDING WATER OR WET LAWN AREAS, AND TO ENSURE THAT ALL STORM WATER FLOWS TO INLETS OR OTHER POINTS OF DISCHARGE.
- ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM 1.8% CROSS SLOPE IN THE DIRECTION SHOWN ON THE PLAN.
- CONNECT ALL ROOF LEADERS AND DOWNSPOUTS TO STORM DRAINAGE SYSTEM WITH PVC PIPE. SEE ARCHITECTURAL PLANS FOR LOCATIONS.
- CURB INLETS: PROVIDE PRE-CAST CURB INLET HOODS AND COVERS STATING, "DUMP NO WASTE! DRAINS TO JORDAN LAKE", IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN STANDARD DETAIL SD-5A, FOR ALL NEW CURB INLETS FOR PRIVATE, TOWN AND STATE RIGHTS-OF-WAY.
- SW (BOTTOM OF WALL) ELEVATION IS FINISH GRADE, NOT THE FOOTING. REFERENCE RETAINING WALL PLANS/DETAILS FOR DEPTH OF FOOTING.

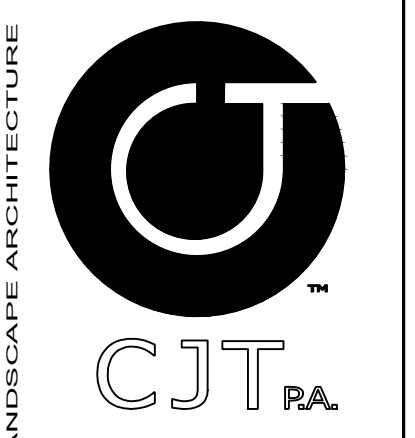
3 GRADING AND STORM DRAINAGE NOTES  
CZ-3

RCD ZONE	TOTAL AREA ON SITE	PROPOSED DISTURBANCE SF	%	ALLOWED BY ORDINANCE	PROPOSED IMPERVIOUS SF	%	ALLOWED BY ORDINANCE
streamside	86,014 SF	22,551 SF	26.2%	20%	8,345 SF	9.7%	10%
managed	22,242 SF	8,860 SF	39.5%	40%	84 SF	0.4%	20%
upland	27,138 SF	22,992 SF	84.7%	40%	6,743 SF	30.35%	20%

THESE CALCULATIONS INCLUDE THE CARRY DOWN ZONE AS STREAMSIDE RCD.

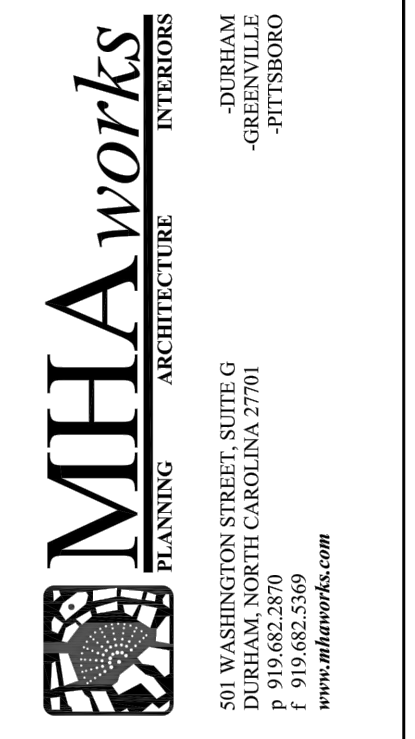
4 RESOURCE CONSERVATION DISTRICT CALCULATIONS  
CZ-3

1 GRADING AND STORM DRAINAGE PLAN  
1"=50'



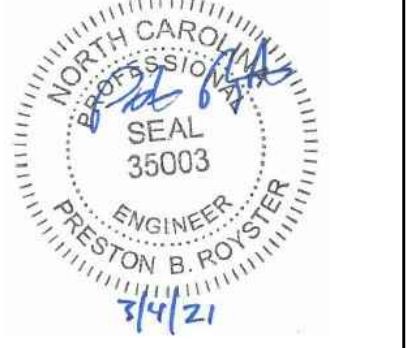
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Project:  
**2200 Homestead Road**  
Chapel Hill  
North Carolina

PIN: 9870912947



PRELIMINARY-DO NOT USE FOR CONSTRUCTION

CJT Job Number: 1748

Drawn	WLR, PBR, MTC
Checked	WLR, PBR
Date	10-29-20
Revisions	CZ RESUBMITTAL 2-9-21
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Conditional Zoning Plan

Sheet Title:

GRADING AND STORM DRAINAGE PLAN

Sheet Number  
**CZ-3.0**



- CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICE INDEPENDENT OF "NORTH CAROLINA ONE CALL".
- ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY OWASA.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE OWASA STANDARDS AND SPECIFICATIONS.
- ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
- BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN: TOWN RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' TRAFFIC ENGINEERING DEPT. FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY. N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE, ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADING CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- POWER, TELEPHONE, AND GAS SERVICES TO BUILDINGS SHALL BE UNDERGROUND. ACCESS AND SERVICE ROUTES TO BE COORDINATED WITH THE PUBLIC UTILITIES, CONTRACTOR AND THE OWNER.
- RESURFACING OF STREET DUE TO UTILITY CUTS SHALL BE REQUIRED AT THE DIRECTION OF ENGINEERING. (MINIMUM 50' TO EITHER SIDE OF UTILITY CUTS).
- PROVIDE 10'-FT OF HORIZONTAL SEPARATION BETWEEN PROPOSED NEW WATER AND SEWER MAINS

**SANITARY SEWER:**

- BACKWATER VALVES SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
- MINIMUM COVER OF 5 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 4 INCHES AND LARGER. IF LESS THAN 5 FEET, DUCTILE IRON PIPE SHALL BE REQUIRED.
- MINIMUM SLOPE FOR 4 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 2.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
- MINIMUM SLOPE FOR 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.

**WATER:**

- LAY WATER MAINS AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SANITARY SEWERS. IF LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT SEPARATION, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER PIPE EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON A BENCH OF UNDISTURBED EARTH.
- WHEN A PROPOSED WATER MAIN CROSSES OVER A PROPOSED OR EXISTING SANITARY SEWER, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER. IF LOCAL CONDITIONS PREVENT AN 18" VERTICAL SEPARATION, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER FOR A DISTANCE OF 10 FEET ON EACH SIDE TO THE POINT OF CROSSING WITH FERROUS PIPE HAVING WATER MAIN QUALITY JOINTS.
- WHEN A PROPOSED WATER MAIN CROSSES UNDER A PROPOSED OR EXISTING SANITARY SEWER, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER OF FERROUS MATERIALS WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. CENTER THE SECTION OF WATER PIPE AT THE POINT OF CROSSING.
- MAINTAIN A MINIMUM COVER OF 36" AND MAXIMUM COVER OF 42" BELOW FINISHED GRADE OVER ALL PIPES UNLESS OTHERWISE DIRECTED OR SHOWN ON THE PLANS. DUE TO THE HEIGHTS OF VALVES, INCREASE THE COVER DEPTHS ADJACENT TO THE VALVES OR VARIED AT POINTS OF TIE-IN TO EXISTING LINES.
- ALL FDC(S) AND HYDRANT(S) SHALL BE SIAMESE CONNECTIONS AND MEET TOWN OF CHAPEL HILL AND OWASA STANDARDS.
- A FIRE HYDRANT IS REQUIRED WITHIN 100' OF THE FIRE DEPARTMENT CONNECTION (FDC).
- WATER LINES WILL CONNECT TO THE WATER MAIN ON THE NORTH SIDE OF HOMESTEAD ROAD. CONSTRUCTION METHOD WILL BE OPEN CUT THE SHORT DISTANCE TO THE MAIN. ANY UTILITY CONNECTIONS REQUIRED TO THE SOUTH SIDE OF HOMESTEAD WILL BE BORED.

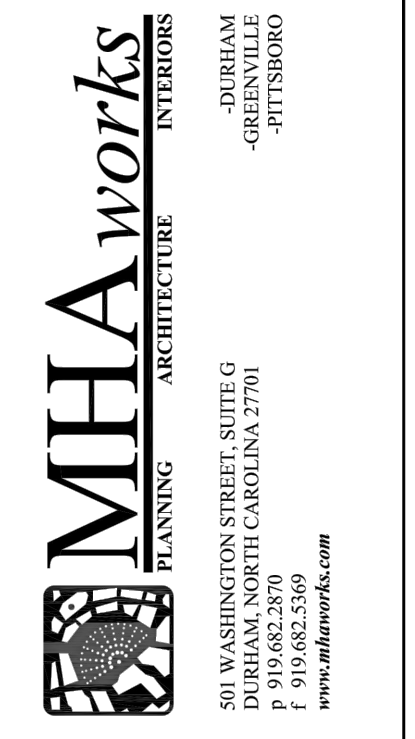
**2 UTILITY NOTES**

**1 UTILITY PLAN**  
CZ-5 1"=50'



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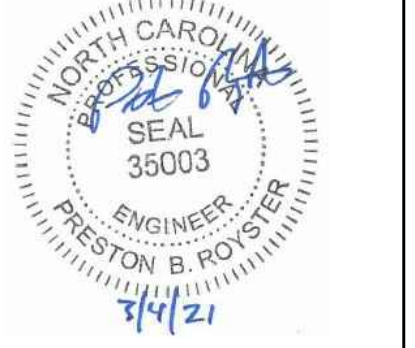


Project:

2200  
Homestead  
Road

Chapel Hill  
North Carolina

PIN: 9870912947



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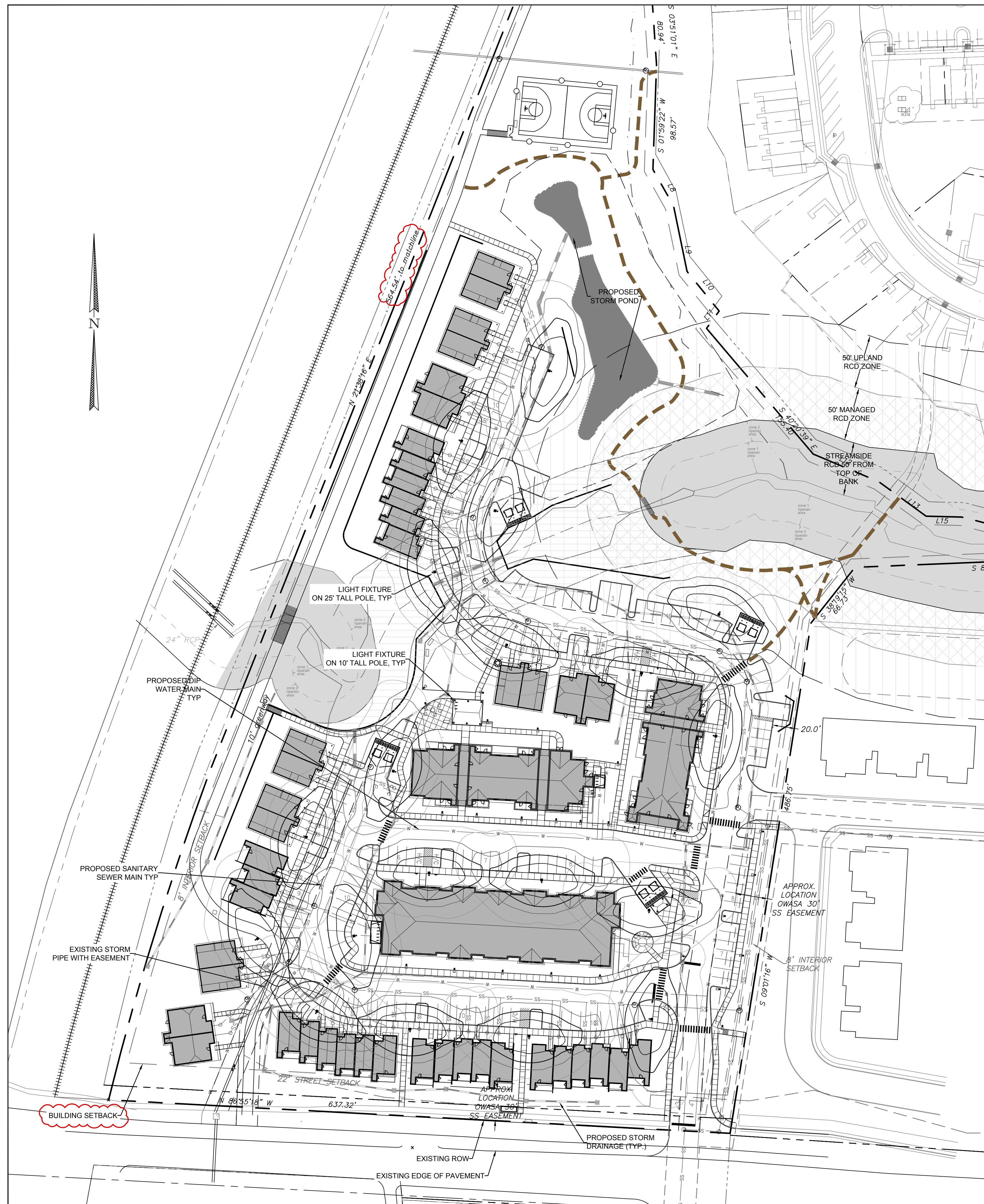
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Conditional Zoning Plan

Sheet Title:

UTILITY PLAN

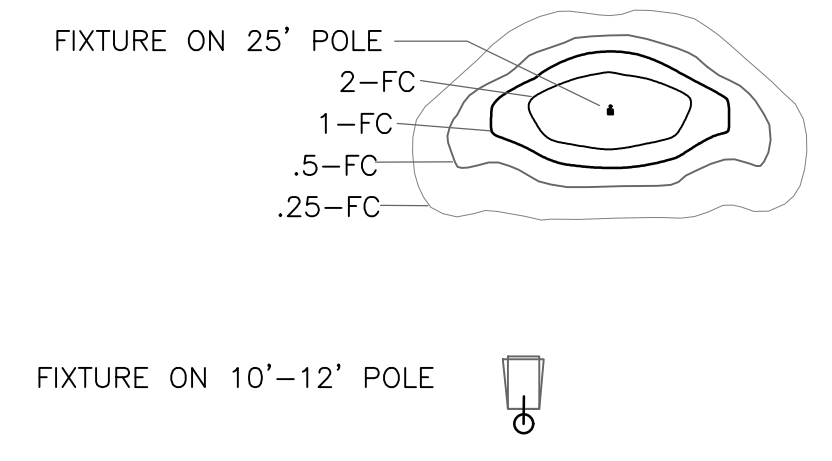
Sheet Number  
CZ-5.0



1. CONTRACTOR TO PROVIDE 2" SCH 40 PVC GRAY ELECTRICAL CONDUIT UNDER PAVEMENT, UNDER HEAVILY LANDSCAPED AREAS AND AS NECESSARY TO PROVIDE ACCESS TO ALL LIGHT FIXTURES/POLES AND CONNECT BACK TO ELECTRICAL TIE IN LOCATIONS.
2. CONTRACTOR TO COORDINATE LIGHT POLE AND CONDUIT LOCATIONS PRIOR TO PAVING.
3. ALL ELECTRICAL CONDUIT SHALL BE FURNISHED BY THE CONTRACTOR. LIGHT POLES AND FIXTURES TO BE FURNISHED BY DUKE ENERGY AND LOCATIONS COORDINATED BY THE CONTRACTOR.
4. ALL CONDUIT ENDS ARE TO BE CAPPED TO PREVENT ENTRY OF DEBRIS.
5. ALL CONDUITS MORE THAN 30' IN LENGTH SHALL HAVE A POLY STRING INSTALLED.
6. ALL JOINTS ARE TO BE SOLVENT WELDED.
7. LIGHTS MUST BE LOCATED AT LEAST 10' FROM EXISTING AND PROPOSED CANOPY TREES.

2 LIGHTING NOTES  
CZ-6

LIGHTING KEY



1 LIGHTING PLAN  
CZ-6  
1"=50'



Project:  
**2200 Homestead Road**  
 Chapel Hill  
 North Carolina  
 PIN: 9870912947

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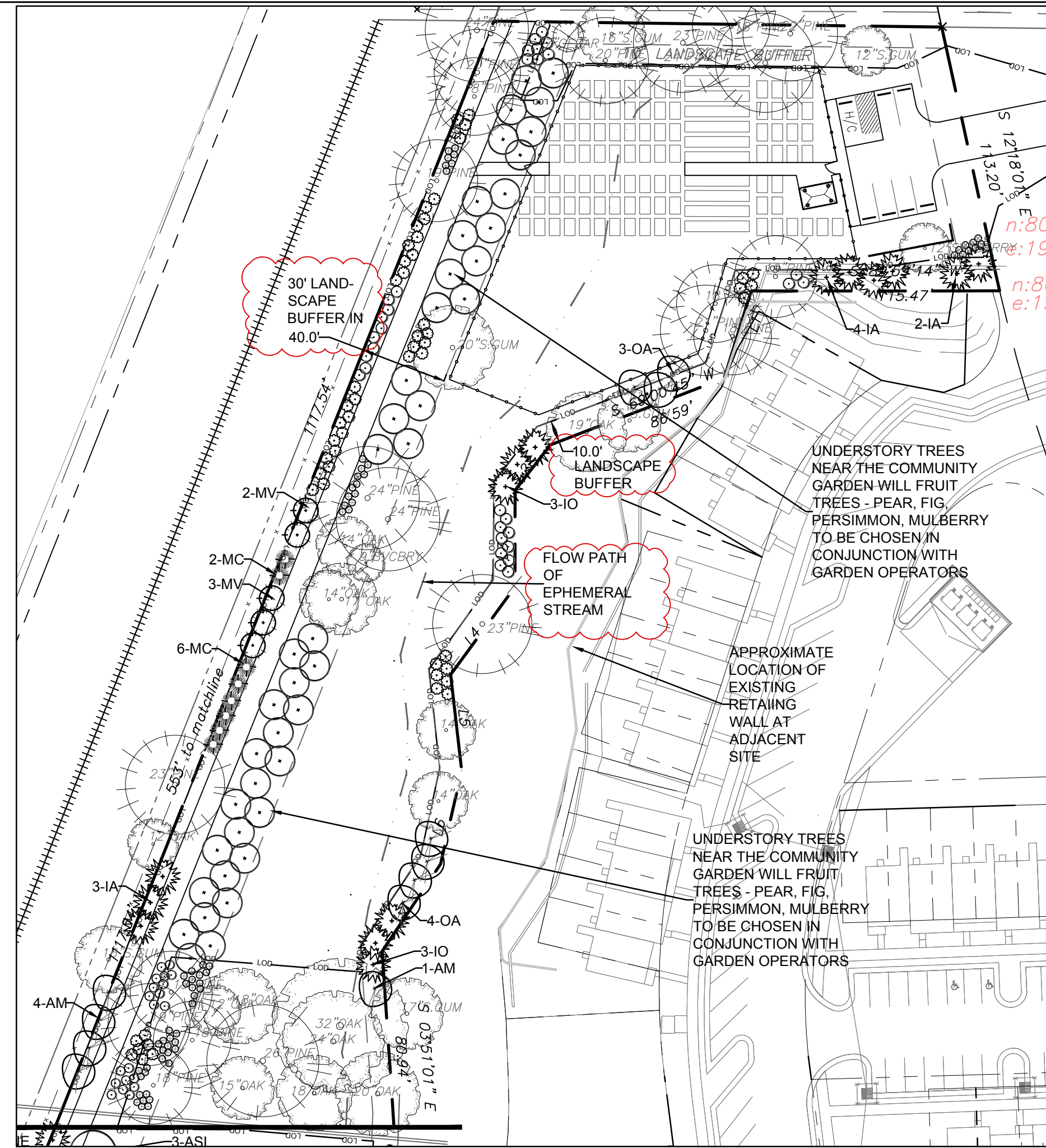
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Conditional Zoning Plan  
 Sheet Title:  
**LIGHTING PLAN**  
 Sheet Number  
**CZ-6.0**

- LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING PROJECT.
- IN AREAS OF GROUND COVER, MAINTAIN A 12" MINIMUM DISTANCE BETWEEN PLANTS AND HARD IMPROVEMENTS.
- BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS. BED LINES SHALL MEET CURBS, WALKS, BUILDINGS, ETC. AT RIGHT ANGLES UNLESS SHOWN OTHERWISE.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ACTUAL CONDITIONS AND VERIFY EXISTING CONDITIONS IN THE FIELD. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT SITE AND PERFORM THE WORK SPECIFIED INCLUDING FINE GRADING AND INCORPORATION OF TOP SOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN, WHETHER SURFACE OR SUBSURFACE, EXCEPT AS PROVIDED FOR IN CONTRACT DOCUMENTS.
- IN LAWN AREAS, 2" TOPSOIL/COMPOST SHALL BE TILLED INTO THE TOP 5" OF GROUND PRIOR TO SEEDING. IN LANDSCAPE BEDS, 3" TOPSOIL/COMPOST SHALL BE TILLED INTO THE TOP 6" OF GROUND PRIOR TO PLANT INSTALLATION.
- CONTRACTOR WILL OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OF SPECIES, SIZE, OR TYPE OF CONTAINER.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE UTILITIES DURING INSTALLATION, AND SHALL PROMPTLY REPAIR AND RESTORE SERVICES AT NO ADDITIONAL COST TO THE OWNER IF DAMAGE OCCURS DURING INSTALLATION. CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE FULL SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR COORDINATION WITH UTILITIES, ARCHITECTURAL FEATURES, ETC.
- CONTRACTOR WILL LEAVE DISTURBED AREAS LEVEL AND RAKED SMOOTH, REMOVING ALL ROCKS AND DEBRIS.
- MULCH IS TO BE A 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH. MULCH IS TO BE KEPT AWAY FROM TREE TRUNKS.
- ANY DAMAGE TO EXISTING CONDITIONS OUTSIDE THE CONTRACT LIMITS, INCLUDING CURBS, SIDEWALKS, TURF AREAS AND PAVING, SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR WITHOUT EXTRA COST TO THE OWNER.
- IN CASE OF DISCREPANCY BETWEEN THE QUANTITY OF PLANTS ON THE PLANS COMPARED TO THE PLANT LIST, THE CONTRACTOR SHALL SUPPLY QUANTITIES AS SHOWN ON THE PLANS.
- ALL UNPAVED SURFACES ARE TO BE COVERED IN PLANTS, MULCH, OR GRASS.
- LINE OF SIGHT NOTE: NO PROPOSED LANDSCAPING WITHIN THE LINE OF SIGHT EASEMENT SHALL EXCEED 24" AT MATURITY. ANY NEW TREES SHALL BE LIMBED TO 7' ABOVE FINISHED GRADE.
- ANY INVASIVE, EXOTIC PLANT MATERIAL WILL BE REMOVED. A SURVEY OF EXISTING THE LANDSCAPE BUFFERS TO REMAIN WILL BE CONDUCTED FOLLOWING INITIAL CLEARING, AND ANY INVASIVE OR EXOTIC SPECIES FOUND WILL BE REMOVED.
- THE AREA WITHIN THE SIGHT TRIANGLE AREA SHALL BE THINNED OF ALL SHRUBS, TREES LARGER THAN 1" CAL SHALL BE LIMBED UP TO 7' ABOVE EXISTING GRADE TO IMPROVE VISIBILITY.

3 PLANTING NOTES

CZ-7



2 LANDSCAPE PLAN - NORTH SITE  
1"=50'



1 LANDSCAPE PLAN  
1"=50'

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
<b>CANOPY TREES</b>						
14	AF	Acer freemanii	Freeman Maple	2.5" CAL.	14' ht.	AS SHOWN SINGLE TRUNK & LEADER
5	AR	Acer rubrum 'Autumn Glory'	Autumn Glory Maple	2.5" CAL.		SINGLE TRUNK & LEADER
23	ASL	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" CAL.		SINGLE TRUNK & LEADER
15	BN	Betula nigra 'heritage'	Heritage River Birch	3" CAL total	14' ht.	AS SHOWN 3 TRUNK MINIMUM
6	MG	Magnolia grandifolia	Southern Magnolia	2.5" CAL.		
16	NS	Nyssa sylvatica	Black gum	2.5" CAL.	14' ht.	AS SHOWN SINGLE TRUNK & LEADER
33	PV	Pinus virginiana	Virginia Pine	2" cal.	12' ht.	AS SHOWN SINGLE TRUNK & LEADER
8	PS	Prunus sargentii	Sargent Cherry	2" cal.		AS SHOWN SINGLE TRUNK & LEADER
8	QS	Quercus shumardii	Shumard Oak	2.5" CAL.	12' ht.	AS SHOWN SINGLE TRUNK & LEADER
3	QV	Quercus virginiana	Live Oak	2.5" CAL.	12' ht.	AS SHOWN SINGLE TRUNK & LEADER
5	TD	Taxodium distichum	Bald Cypress	2.5" CAL.	12' ht.	AS SHOWN SINGLE TRUNK & LEADER
10	UP	Ulmus americana 'Princeton'	Princeton American Elm	2.5" CAL.	14' ht.	AS SHOWN SINGLE TRUNK & LEADER
146						
<b>UNDERSTORY TREES</b>						
26	AM	Amerlanchier arborea	Serviceberry	1" cal.	8' HT.	AS SHOWN MULTI-TRUNK
15	CC	Cercis canadensis 'Hearts of Gold'	Hearts of Gold Redbud	1" cal.	8' HT.	AS SHOWN SINGLE TRUNK & LEADER
28	CF	Cornus florida	Dogwood	1" cal.	8' HT.	AS SHOWN
10	CV	Chionanthus virginiana	Fringetree	1" cal.	8' HT.	AS SHOWN
30	IA	Ilex x attenuata 'Fosteri'	Foster Holly	8" ht.	AS SHOWN	
18	INS	Ilex Nellie Stevens	Nellie Stevens Holly	8" ht.	AS SHOWN	
16	IO	Ilex opaca	American Holly	1" cal.	6' HT.	8' O.C. SINGLE TRUNK & LEADER
28	JV	Juniperus virginiana	Eastern Redcedar	8" HT.	AS SHOWN	FULL AND MATCHING
7	LI	Lagerstroemia indica 'Natchez'	Natchez Grape Myrtle	8-10' HT.	AS SHOWN	MULTI-TRUNK
57	MC	Myrica cerifera	Eastern Waxmyrtle	8" HT.	AS SHOWN	FULL
6	MLG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1.5" cal.	8' ht.	10' O.C. FULL AND MATCHING
22	MV	Magnolia virginiana	Sweetbay Magnolia	1.5" cal.	8' ht.	AS SHOWN FULL
18	OA	Oxydendron arboreum	Sourwood	1.5" cal.	8' HT.	AS SHOWN FULL
27	TGG	Thuja x Green Giant	Green Giant Arborvitae	1.5" cal.	8' HT.	AS SHOWN FULL
42		Fig, pear, persimmon, mulberry trees for planting near community garden		8" ht.	12' O.C.	FULL
350						
<b>SHRUBS</b>						
	CJ	Camellia japonica	Camellia	24" ht.	5' o.c.	FULL AND MATCHING
	CHF	Cephalotaxus harringtonia 'Fastigiata'	Upright Plum Yew	24" ht	5' o.c.	FULL AND MATCHING
	DG	Deutzia gracilis	Slender Deutzia	24" ht	4' o.c.	FULL
	GJ	Gardenia jasminoides	Gardenia	24" ht	5' o.c.	FULL AND MATCHING
	HQ	Hydrangea quercifolia	Oakleaf Hydrangea	24" ht	5' o.c.	FULL AND MATCHING
	ICC	Ilex cornuta 'carissa'	Carissa Holly	15" HT.	30" O.C.	FULL AND MATCHING
	IG	Ilex glabra	Inkberry Holly	15" HT.	36" O.C.	FULL AND MATCHING
	IL	Illicium parvifolia	Anise	24" ht	4' o.c.	FULL AND MATCHING
	IVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	24" ht		
	JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	18" HT.	36" O.C.	FULL AND MATCHING
	LE	Loropetalum chinense 'Emerald'	Emerald Loropetalum	15" HT.	36" O.C.	FULL AND MATCHING
	LOR	Loropetalum chinense	Loropetalum	24" ht	42" O.C.	FULL AND MATCHING
	PEN	Pennisetum	Fountain Grass	1 gal	36" O.C.	FULL AND MATCHING
	PC	Prunus caroliniana 'Otto Luyken'	Otto Luyken	18" HT.	36" O.C.	FULL AND MATCHING
	SR	Sarcococca rustica	Sweetbox	18" HT.	36" O.C.	FULL AND MATCHING
	WS	Weigela 'Florida Variegata'	Variegated Weigela	18" HT.	36" O.C.	FULL AND MATCHING
0						
<b>GROUND COVER</b>						
	AR	LAWN/Fescue	3 var improved seed mix			SEED

3 PLANT LIST

CZ-7

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Chapel Hill North Carolina

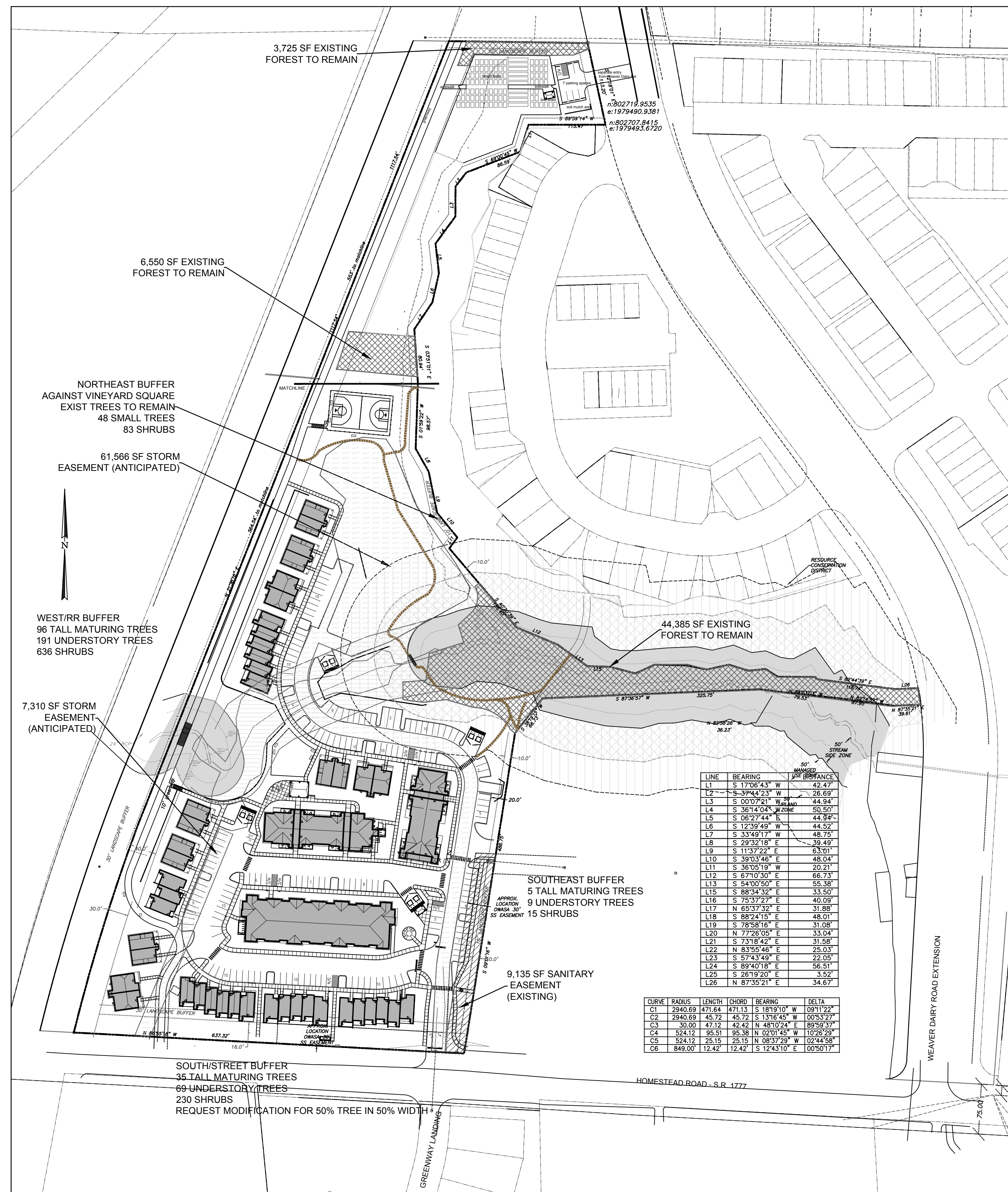
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Conditional Zoning Plan  
Sheet Title:

LANDSCAPE PLAN  
Sheet Number  
**CZ-7.0**



# Required per 100'	Required Plantings:	Existing	
		Plantings	Plantings Provided
<b>West Buffer "D" - against railway tracks</b>			
30' Wide	6 Large Tree = 95.4	96 Large Trees - 0	= 96 Large Trees
1589 LF (Internal)	12 Small Tree = 190.7	191 Small Trees - 0	= 191 Small Trees
	40 Shrubs = 635.6	636 Shrubs - 0	= 636 Shrubs
<b>South Buffer "D" - Homestead Frontage</b>			
Modification request to reduce buffer to 50% requirement due to shifting right of way			
Plant half of:			
30' Wide	6 Large Tree = 34.5	18 Large Trees - 0	= 18 Large Trees
574 LF (External)	12 Small Tree = 68.9	35 Small Trees - 0	= 35 Small Trees
	40 Shrubs = 229.6	115 Shrubs - 0	= 115 Shrubs
<b>Southeast Buffer "B" - Adjacent to Bridgepoint</b>			
Modification request to plant nothing - to be installed on adjacent parcel 313			
Plant none of:			
0 Wide	4 Large Tree = 6.3	7 Large Trees - 0	= 7 Large Trees
313 LF (Internal)	7 Small Tree = 11.0	11 Small Trees - 0	= 11 Small Trees
	12 Shrubs = 18.8	19 Shrubs - 0	= 19 Shrubs
<b>Midwest Buffer "B" - Adjacent to Bridgepoint</b>			
Entire buffer width will be planted on project parcel 181			
10' Wide	4 Large Tree = 3.7	4 Large Trees - 0	= 8 Large Trees
181 LF (Internal)	7 Small Tree = 6.4	7 Small Trees - 0	= 13 Small Trees
	12 Shrubs = 10.9	11 Shrubs - 0	= 22 Shrubs
<b>Northeast Buffer "B" - Adjacent to Vineyard Square</b>			
10' Wide	4 Large Tree = 27.4	28 Large Trees - 28	= 0 Large Trees
1036 LF (Internal)	7 Small Tree = 47.9	48 Small Trees - 0	= 48 Small Trees
	12 Shrubs = 82.1	83 Shrubs - 0	= 83 Shrubs

3 BUFFER CALCULATION SUMMARY

Lot	Paved Area	# Required per 2000 Sf	Required Plantings:	Plantings Provided
South	14,625 SF	1 Canopy Tree	7.4 8 Large Trees	8 Large Trees
West	10,100 SF	1 Canopy Tree	5.1 6 Large Trees	6 Large Trees
Middle	11,555 SF	1 Canopy Tree	5.8 6 Large Trees	6 Large Trees
East	21,255 SF	1 Canopy Tree	10.7 11 Large Trees	11 Large Trees
Northwest	23,720 SF	1 Canopy Tree	11.9 12 Large Trees	12 Large Trees

4 PARKING LOT CALCULATION SUMMARY

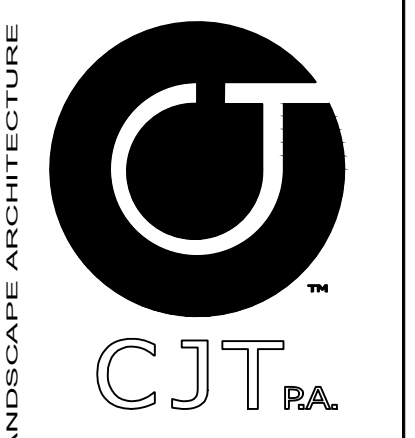
1"=100'

NET LAND AREA: 541,157 SF  
 LESS ANTICIPATED STORM EASEMENT: 68,876 SF  
 LESS EXISTING UTILITY EASEMENTS: 9,135 SF (private water and sewer)  
 LESS ANTICIPATED LAND TO PUBLIC ROW: 11,055 SF  
 NET SITE SIZE: 452,091 SF

REQUIRED TREE COVERAGE 30% OF SITE = 135,627 SF

PROVIDED TREE COVERAGE:

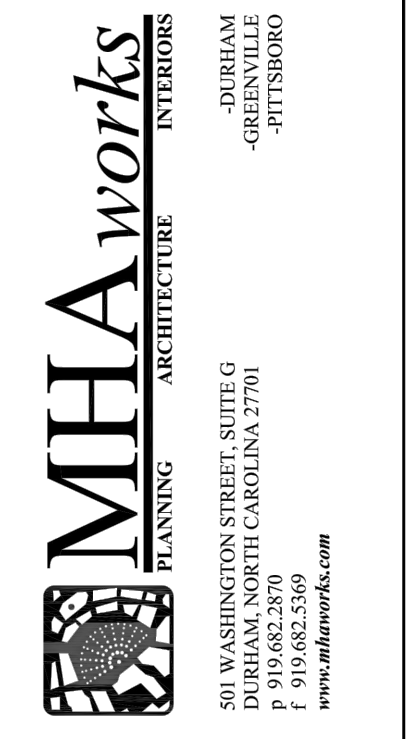
RETAINED CANOPY COVERAGE: 54,660 SF  
 162 NEW CANOPY TREES X 500 SF = 81,000 SF CREDIT  
 TOTAL TREE COVERAGE = 135,660 SF = 30%



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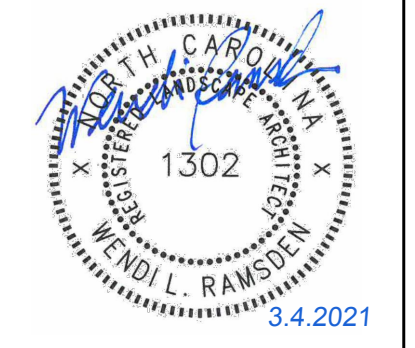


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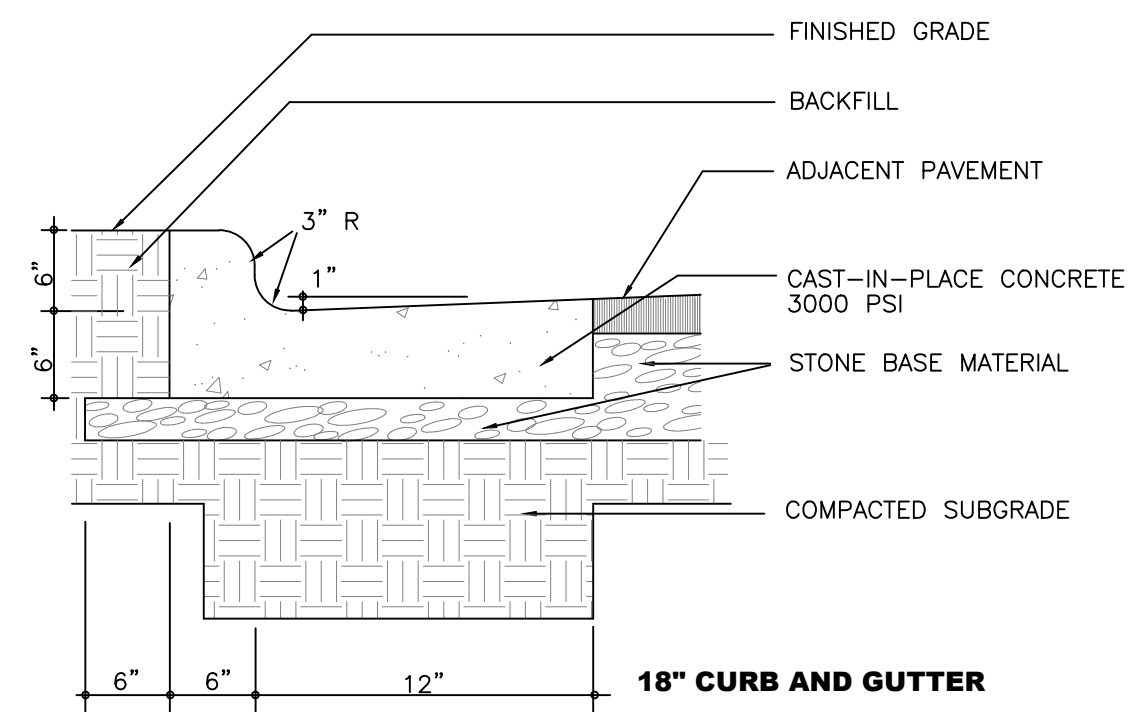
Conditional Zoning Plan

Sheet Title:

LANDSCAPE PLAN

Sheet Number  
 CZ-7.1

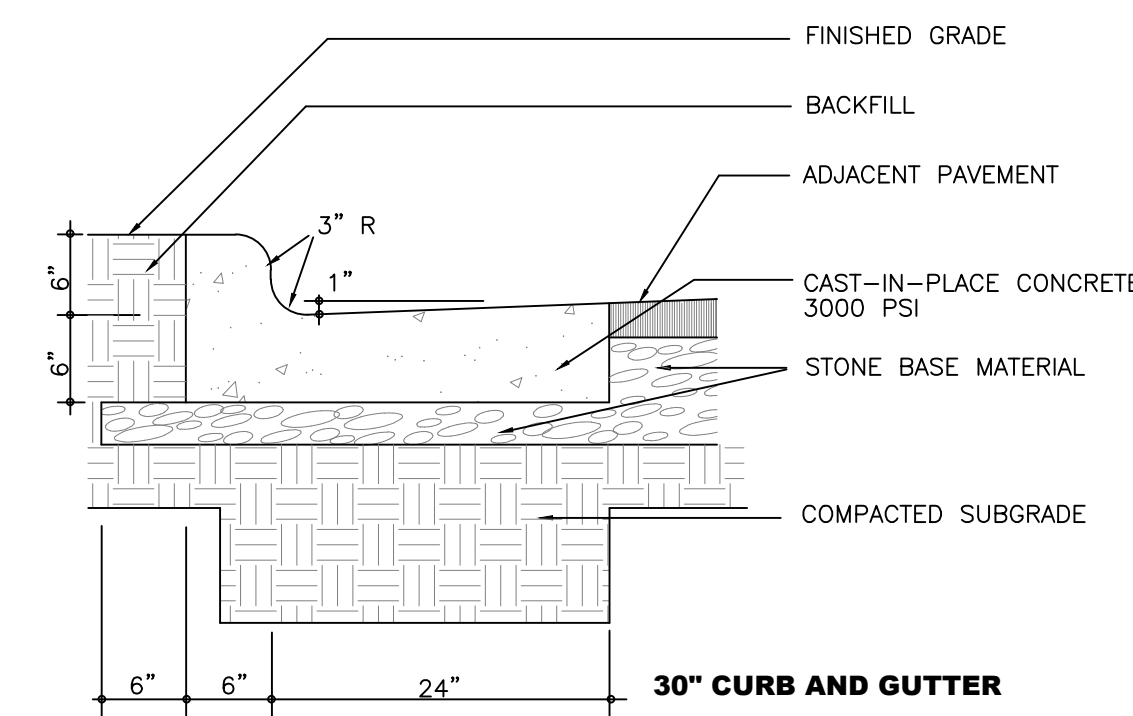
-CONTRACTION JOINTS SHALL BE SPACED AT 10 FOOT INTERVALS. EXCEPT THAT A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10 FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.  
 -CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE MAINTAINED.  
 -ALL CONTRACTION JOINTS SHALL BE FILLED WITH JOINT FILLER.  
 -JOINTS SHALL MATCH LOCATIONS WITH JOINT IN ABUTTING SIDEWALK.  
 -EXPANSION JOINTS SHALL BE SPACED AT 90 FOOT INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.



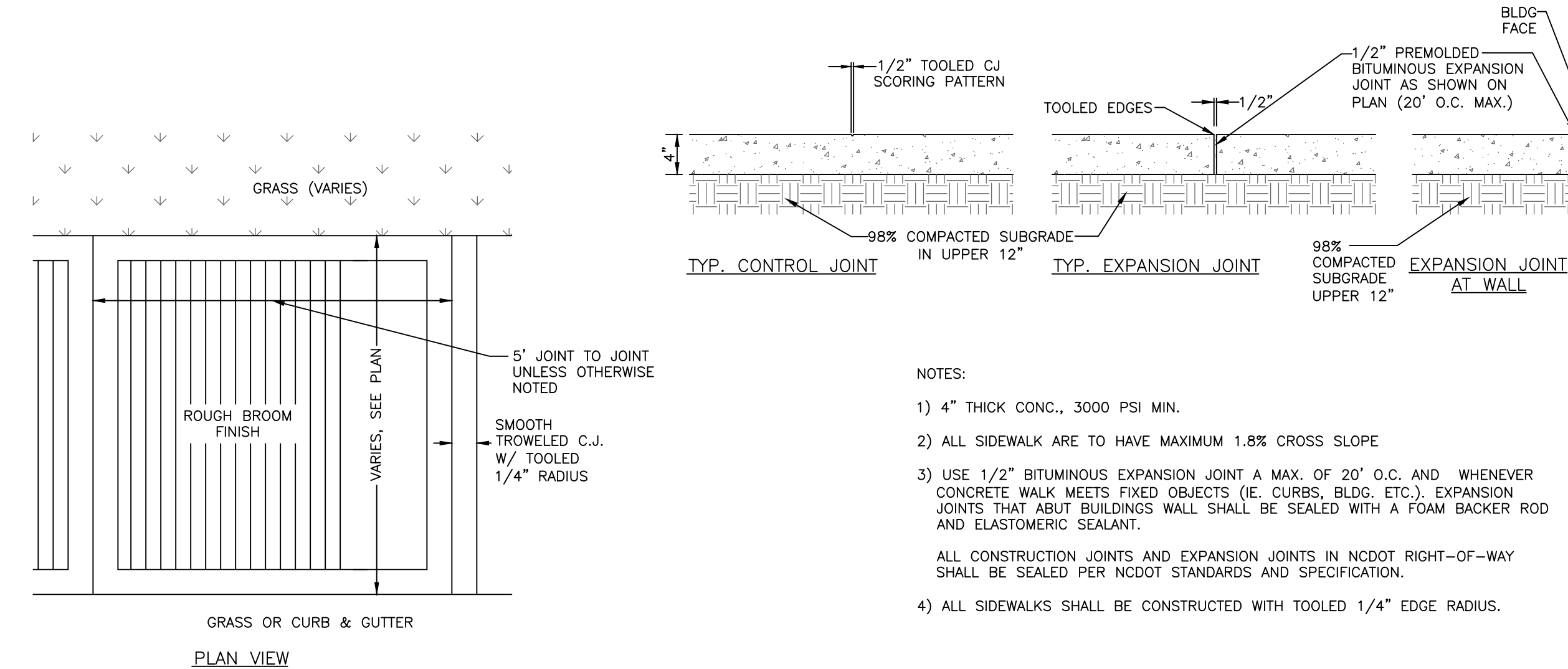
NOTE THAT THIS DETAIL DOES NOT MEET NC DOT REQUIREMENTS. ANY CURB AND GUTTER TO BE CONSTRUCTED IN THE OLD MASON FARM ROAD RIGHT OF WAY IS TO FOLLOW NC DOT STANDARDS RE: 2/C700

1 ON SITE CURB & GUTTER  
 CZ-8.0 no scale

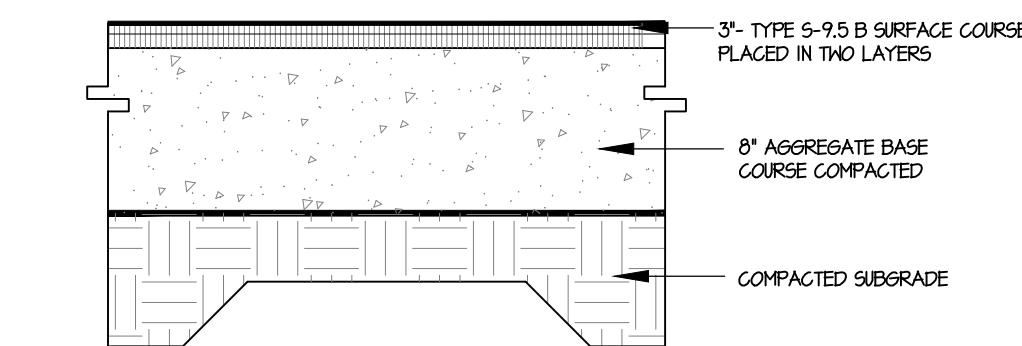
-CONTRACTION JOINTS SHALL BE SPACED AT 10 FOOT INTERVALS. EXCEPT THAT A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10 FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.  
 -CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE MAINTAINED.  
 -ALL CONTRACTION JOINTS SHALL BE FILLED WITH JOINT FILLER.  
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 -EXPANSION JOINTS SHALL BE SPACED AT 90 FOOT INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.



2 OFF SITE CURB & GUTTER  
 CZ-8.0 no scale

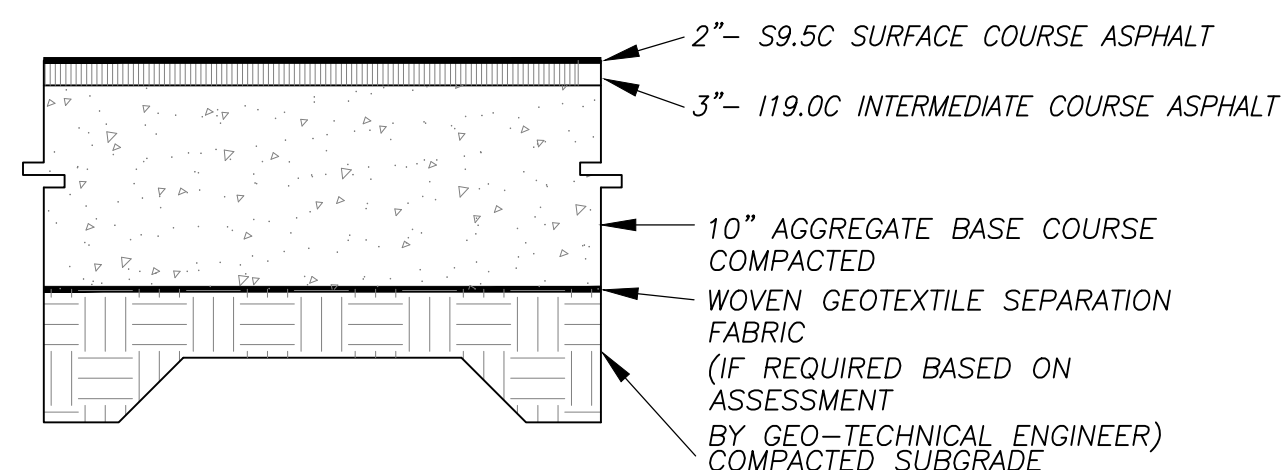


3 CONCRETE SIDEWALK  
 CZ-8.0 no scale



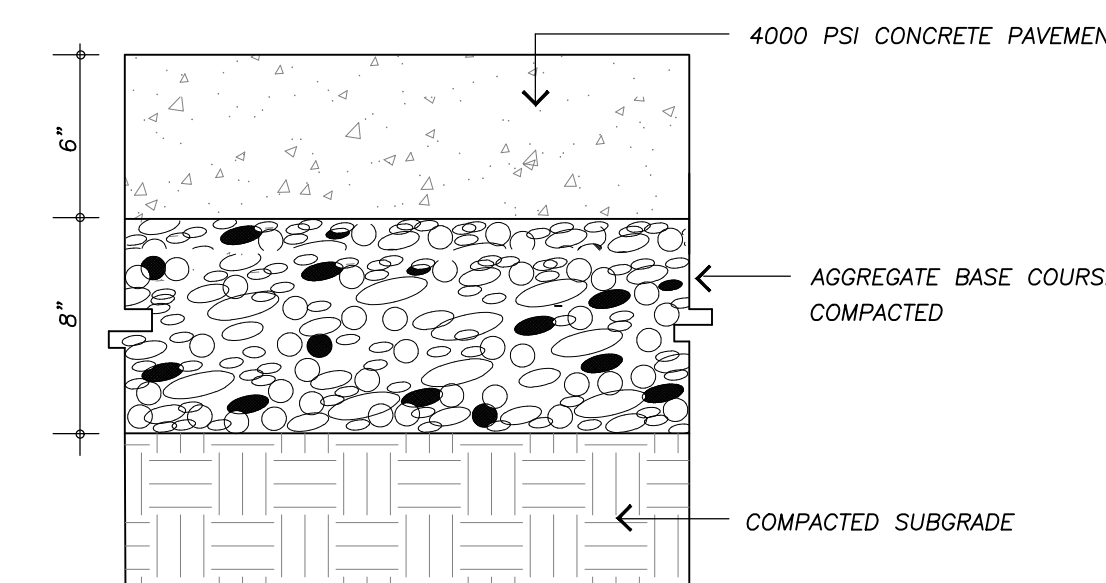
FINAL PAVEMENT SECTION IS PROVIDED BY GEO-TECHNICAL ENGINEER BASED SITE SPECIFIC GEO-TECHNICAL REPORT

4 STANDARD ASPHALT PAVING  
 CZ-8.0 no scale



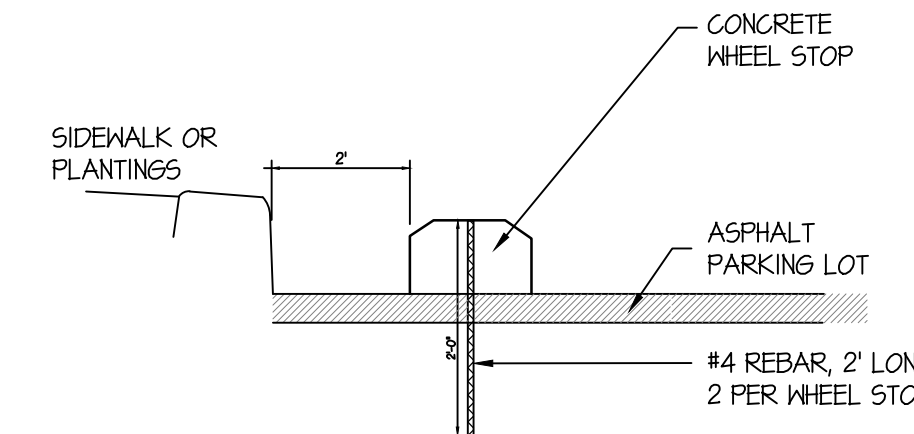
FINAL PAVEMENT SECTION IS PROVIDED BY GEO-TECHNICAL ENGINEER BASED SITE SPECIFIC GEO-TECHNICAL REPORT

5 HEAVY DUTY ASPHALT PAVING  
 CZ-8.0 no scale

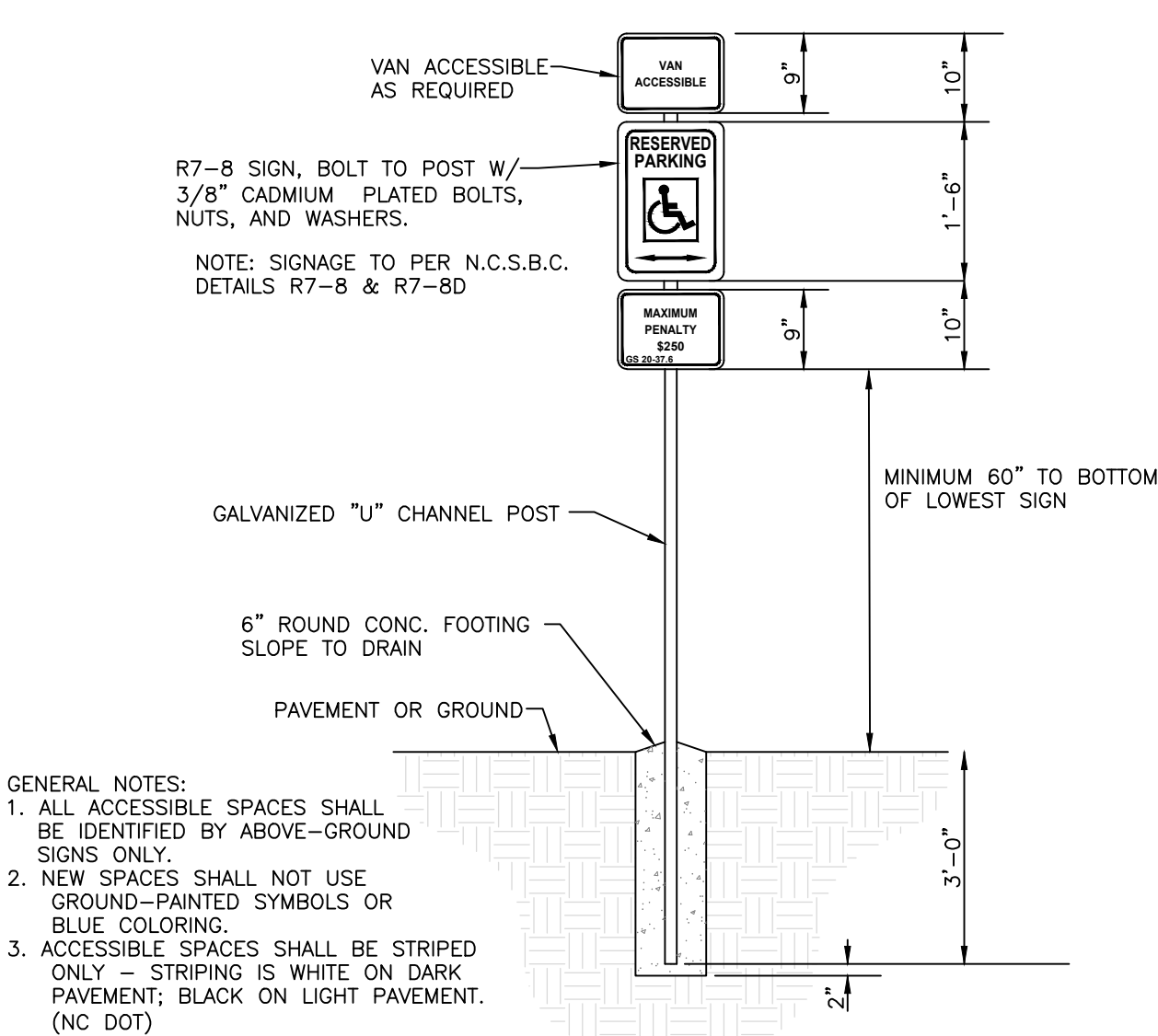


NOTES:  
 1. ALL CONCRETE TO 4000 PSI, PROPERLY AIR ENTRAINED FOR EXTERIOR GRADE CONCRETE MIXES.  
 2. CABC BASE AND SOIL SUBGRADE TO BE COMPACTED TO 98% OF THE ASTM D-698 STD. PROCTOR MOD IN ACCORDANCE WITH THE REPORT BY THE GEOTECHNICAL ENGINEER AND PROFFROLLED AND APPROVED BY GEOTECHNICAL PERSONNEL.  
 3. CONTRACTOR SHALL INSTALL CONTRACTION AND EXPANSION JOINTS AS NECESSARY TO MINIMIZE CRACKING. CONTRACTION JOINTS SHALL BE SPACED AT 10' MAXIMUM EACH WAY WITH ACTUAL PATTERN BASED ON FIELD CONDITIONS. JOINTS SHALL BE TOOLED OR SAW CUT TO A MINIMUM DEPTH OF 2". EXPANSION JOINTS SHALL BE INSTALLED BETWEEN PAVEMENT AND ANY RIGID OBJECTS AND SPACED AS SPECIFIED IN LATEST VERSION OF ACI STANDARDS.  
 4. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST VERSION OF ACI STANDARDS AND THE REPORT BY THE GEOTECHNICAL ENGINEER.

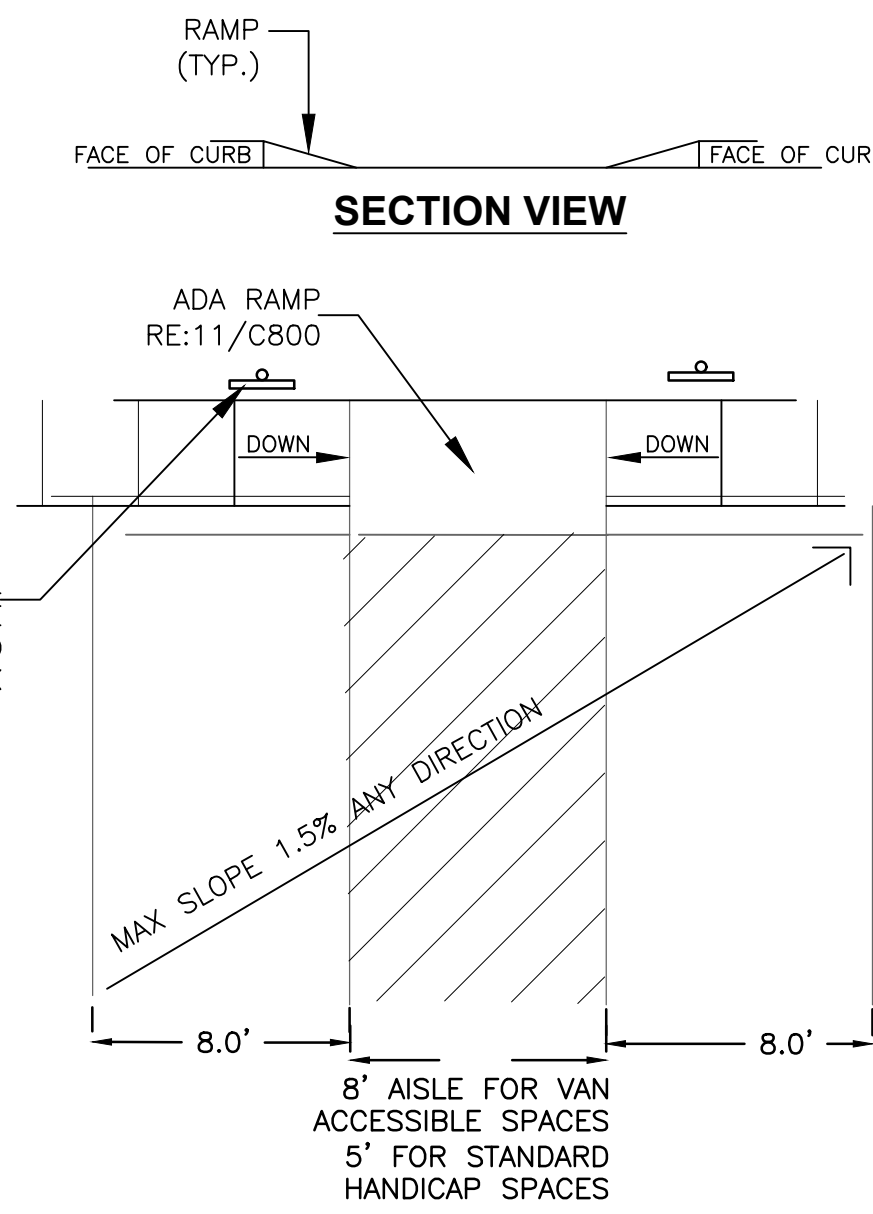
6 HEAVY DUTY CONCRETE PAVING  
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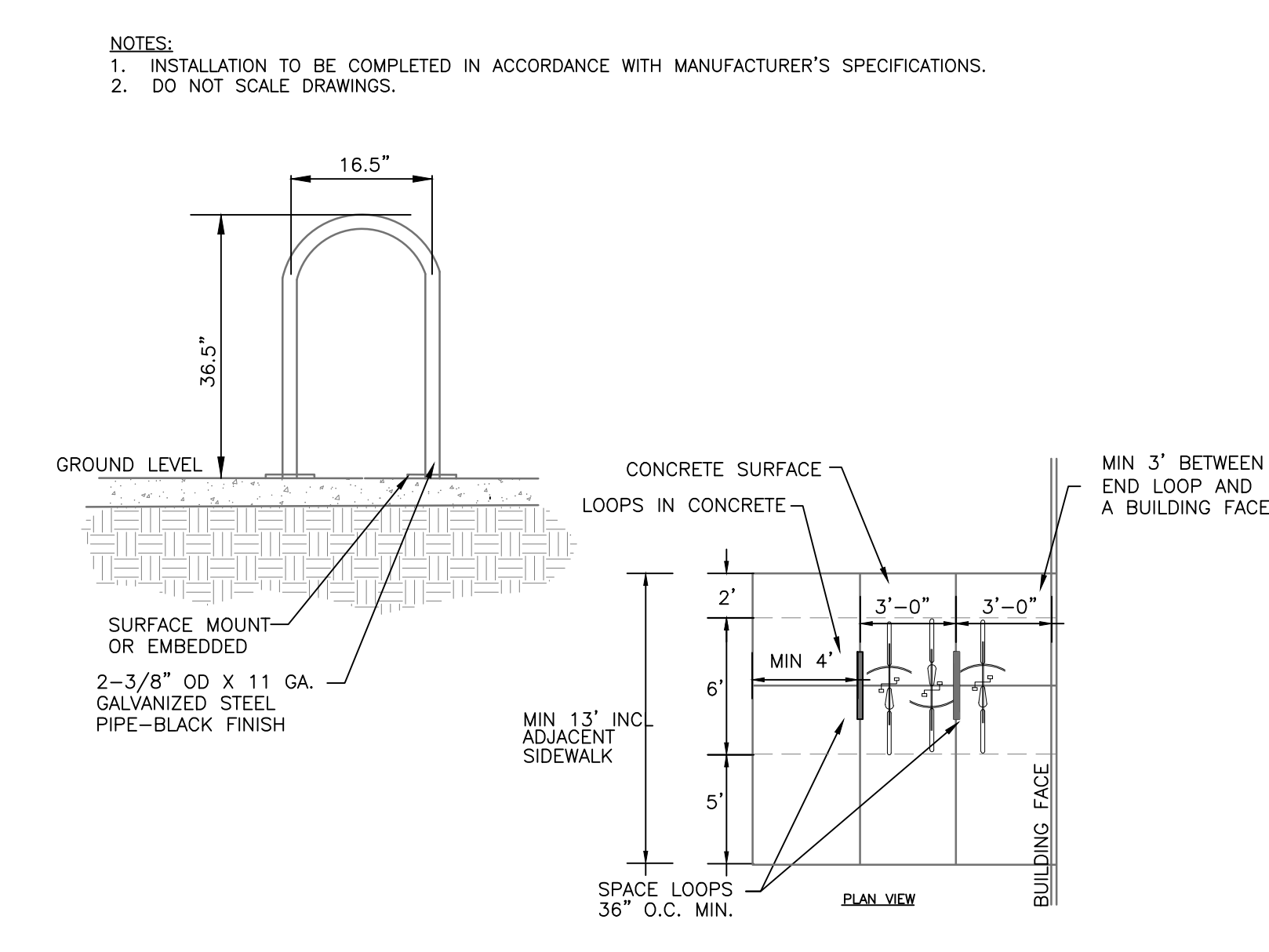
7 WHEELSTOP  
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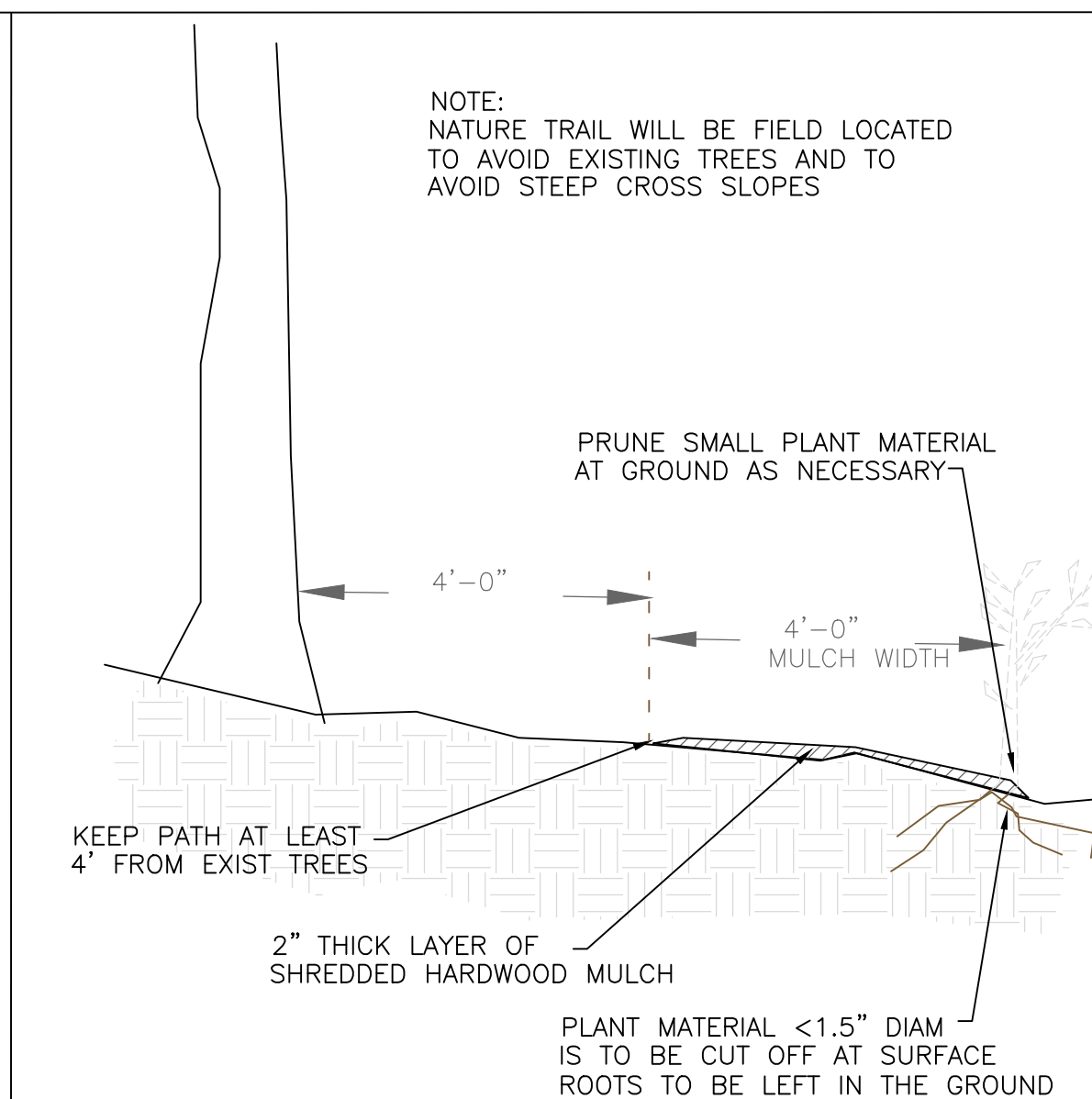
8 ADA PARKING LAYOUT AND SIGNAGE  
 CZ-8.0 no scale



PLAN VIEW



9 EXTERIOR BICYCLE PARKING  
 CZ-8.0 no scale



10 NATURE TRAIL PROFILE  
 CZ-8.0 no scale



111 West Main Street  
 Durham, N.C. 27701  
 p 919.682.0368  
 f 919.688.5646  
 www.cjtpa.com

NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LIC # C-1209  
 NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

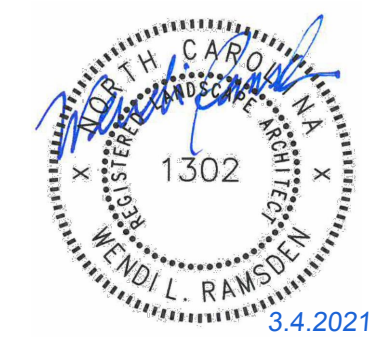


Project:

2200 Homestead Road

Chapel Hill North Carolina

PIN: 9870912947



PRELIMINARY-DO NOT USE FOR CONSTRUCTION

CJT Job Number: 1748

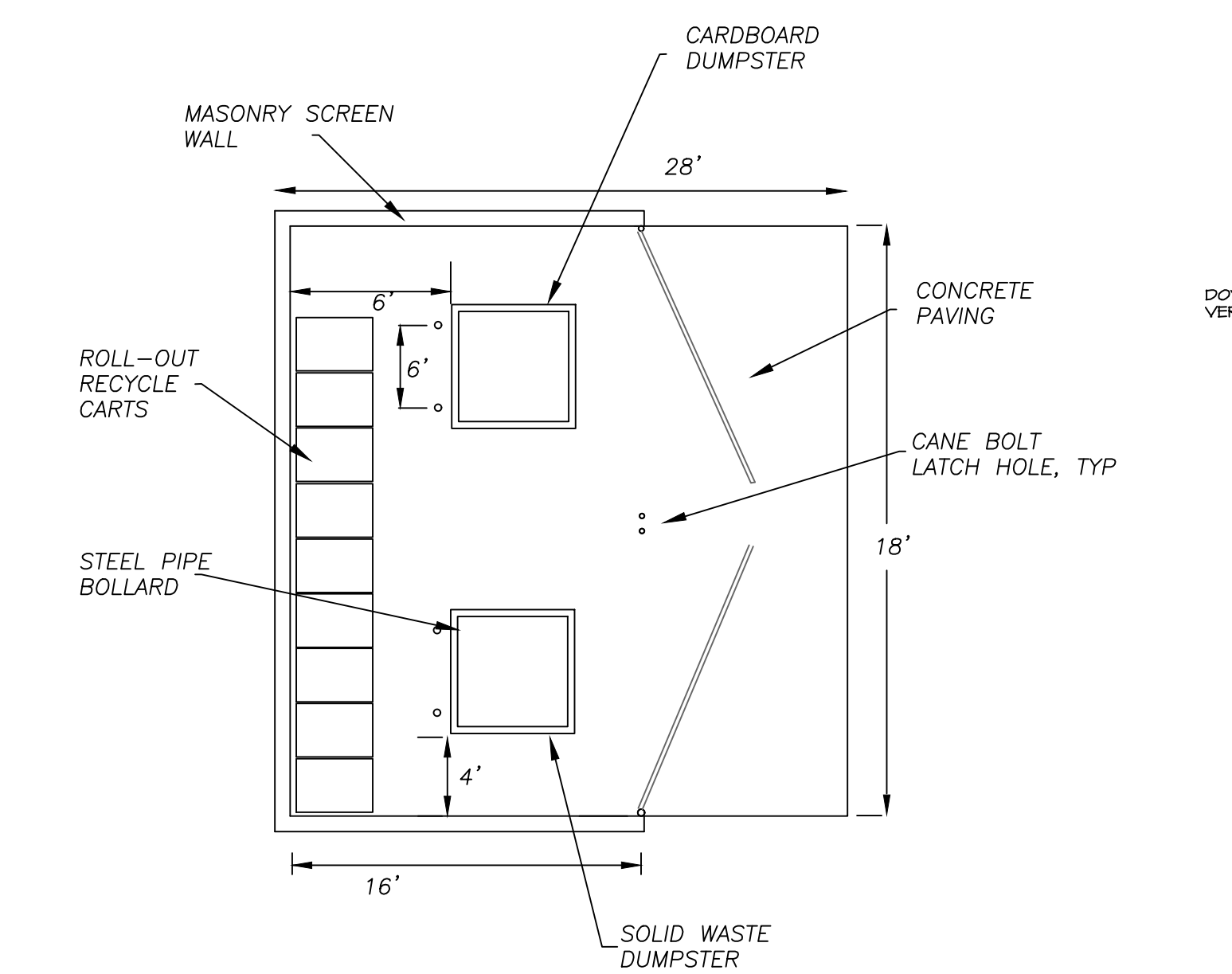
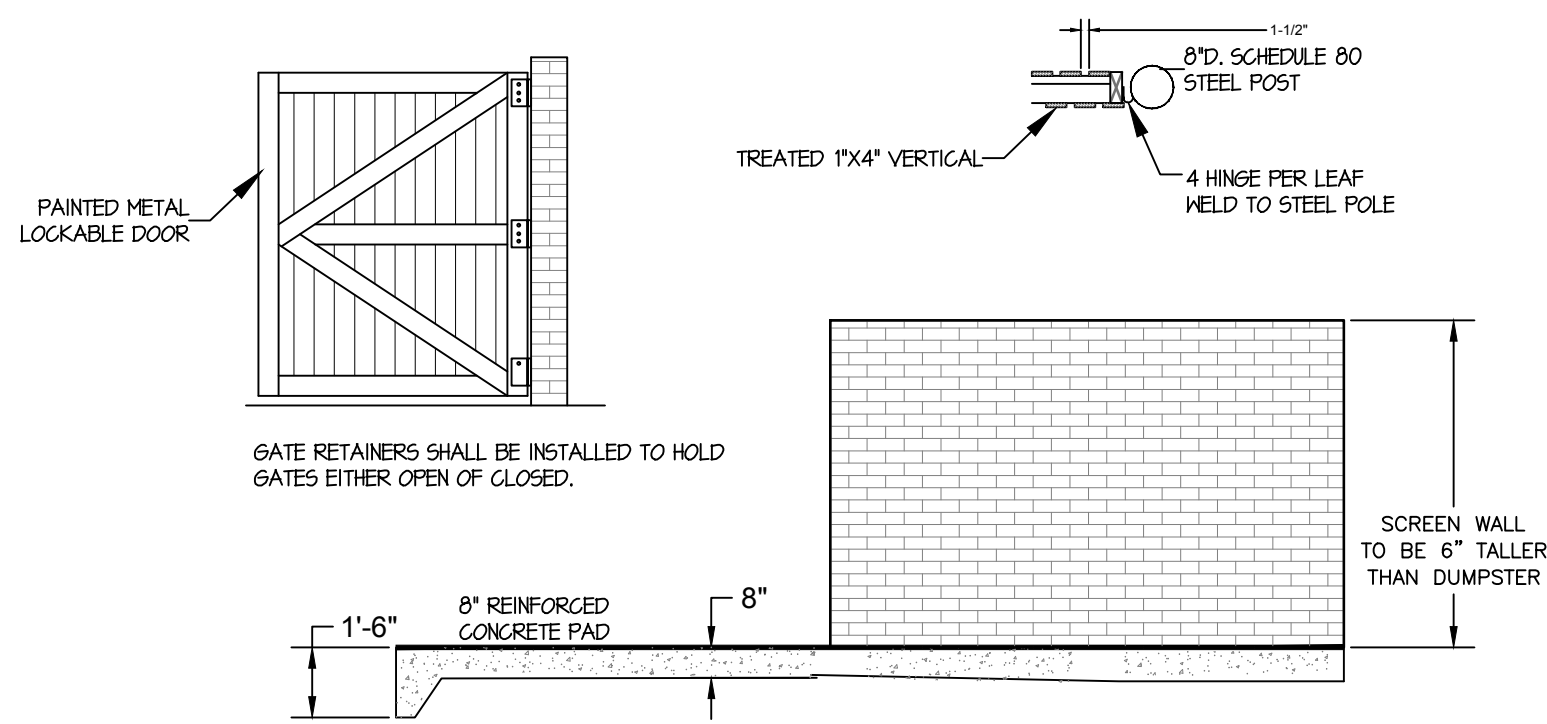
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Checked	WLR PBR
Date	10-29-20
Revisions	CZ RESUBMITTAL 2-9-21
	CZ RESUBMITTAL 3-4-21

Conditional Zoning Plan

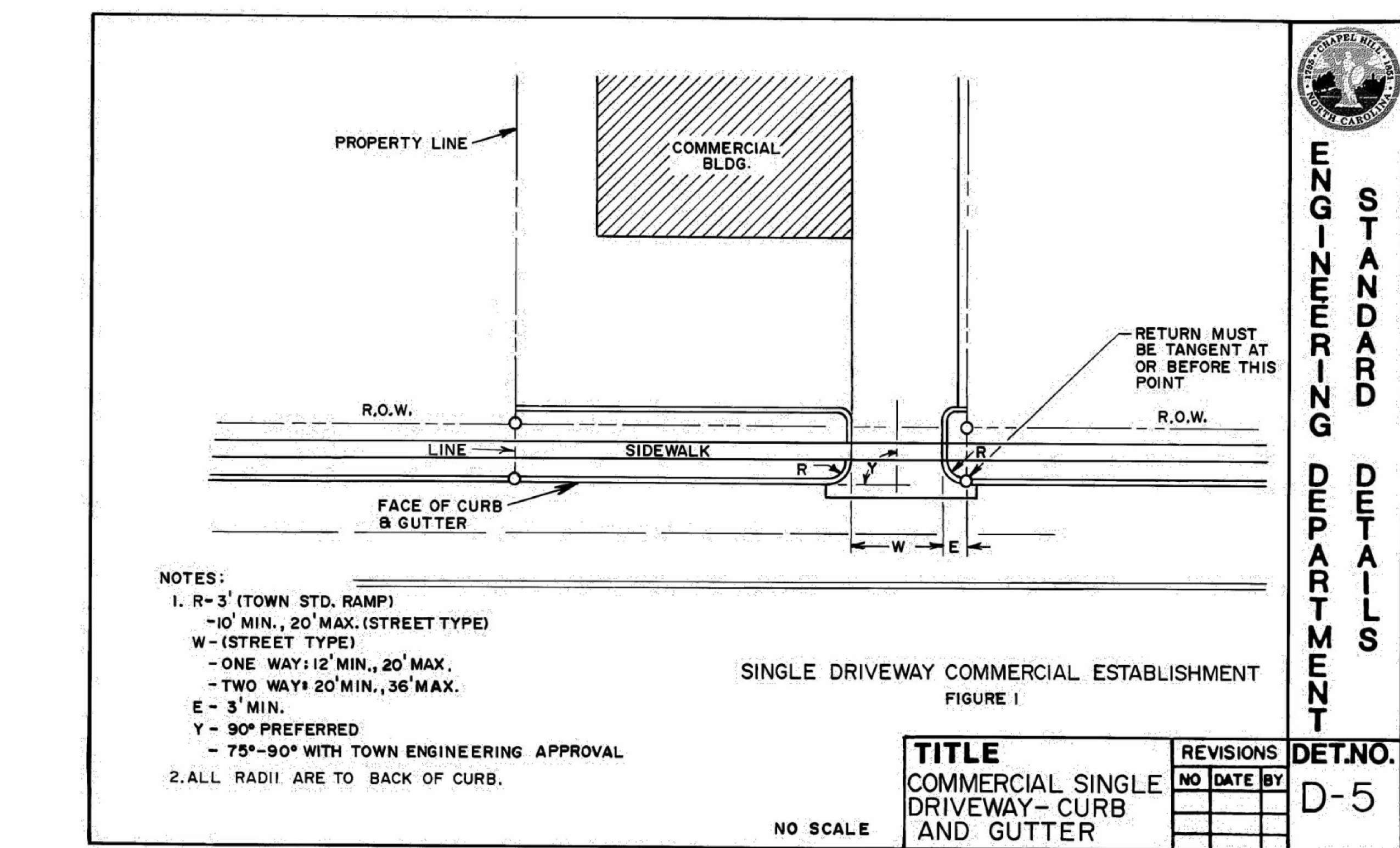
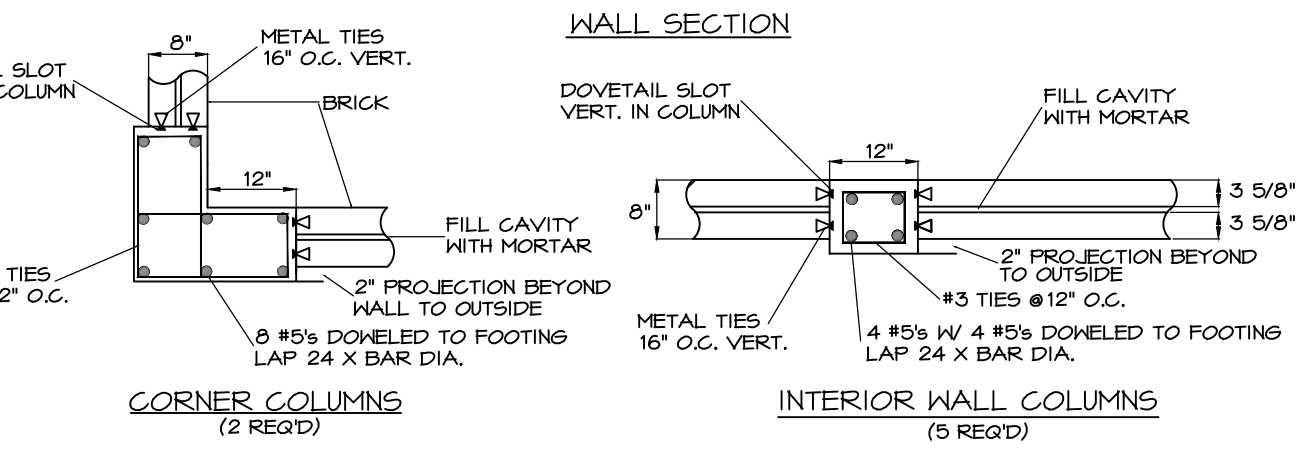
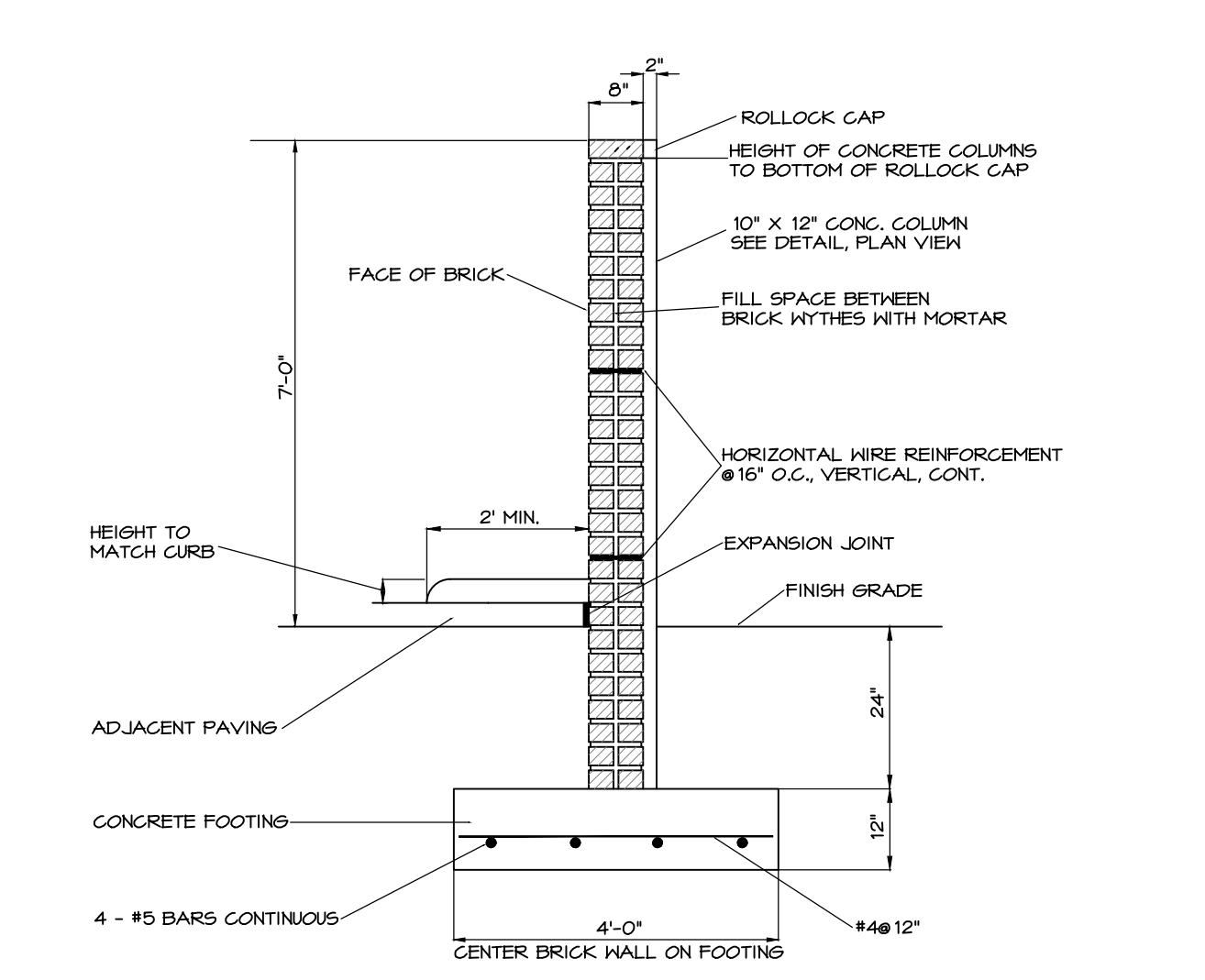
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SITE DETAILS

Sheet Number  
 CZ-8.0

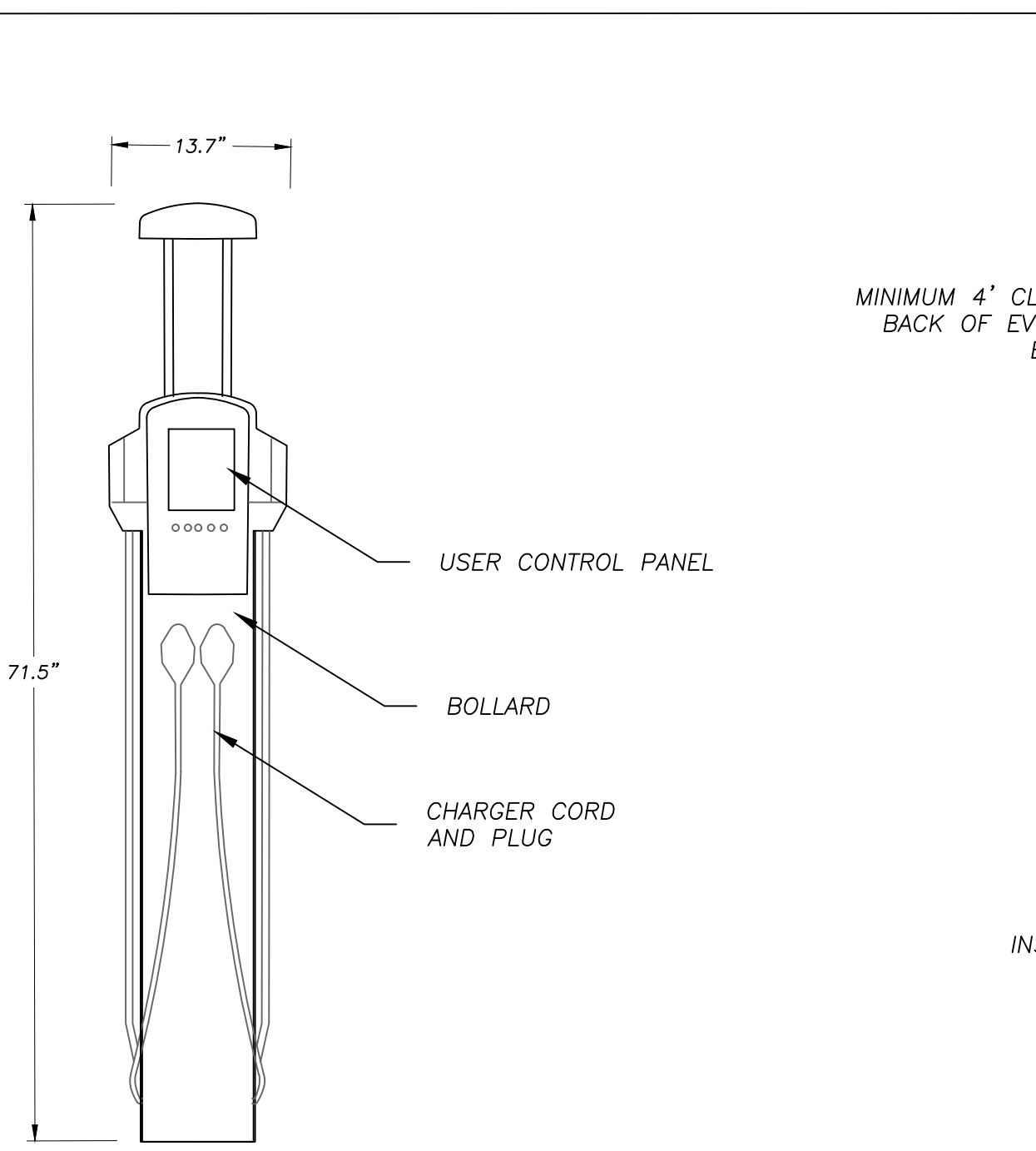


**1 DUMPSTER W/ MASONRY SCREEN ENCLOSURE**  
 SCALE: 1" = 10'

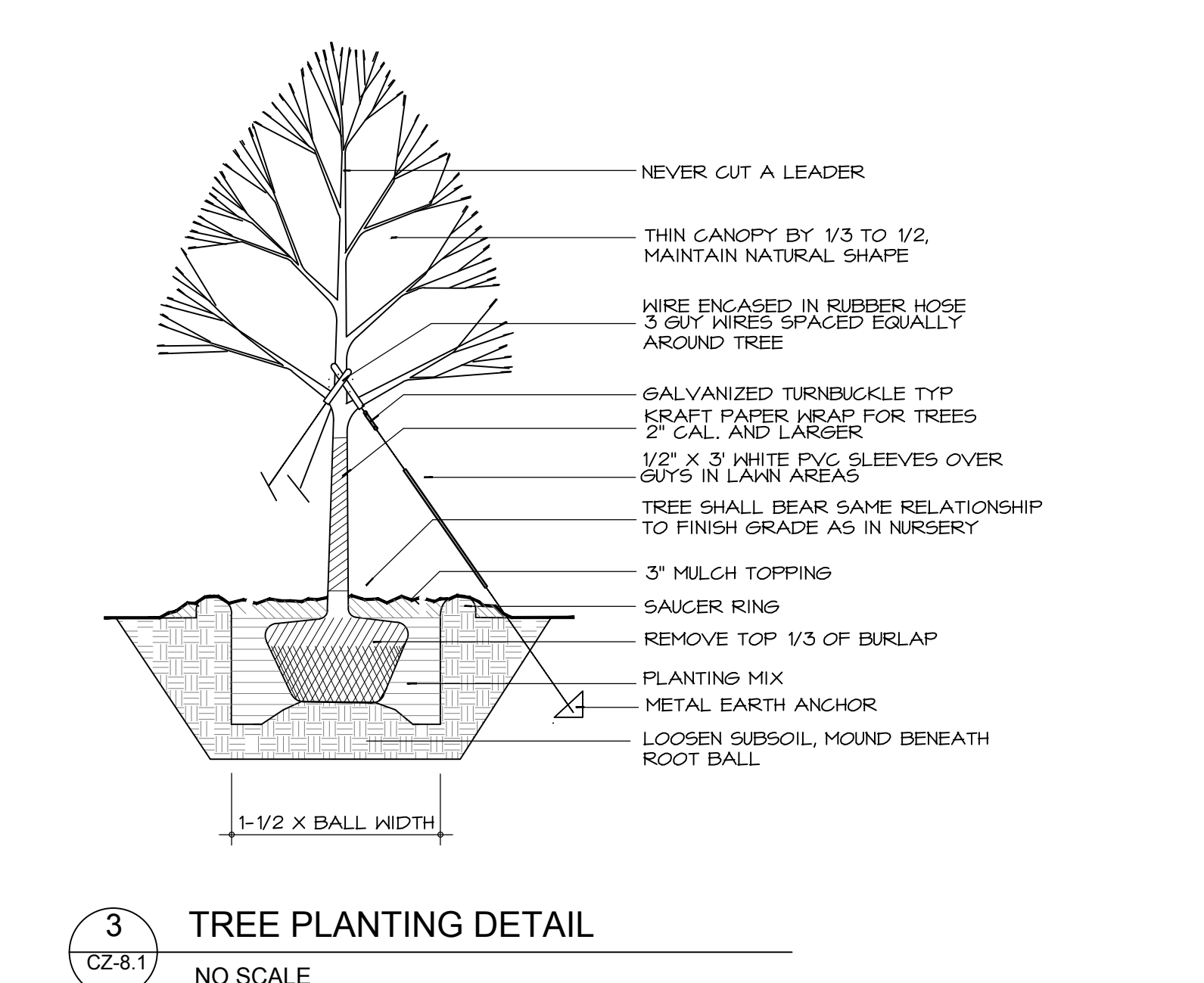


**4 DRIVEWAY APRON**  
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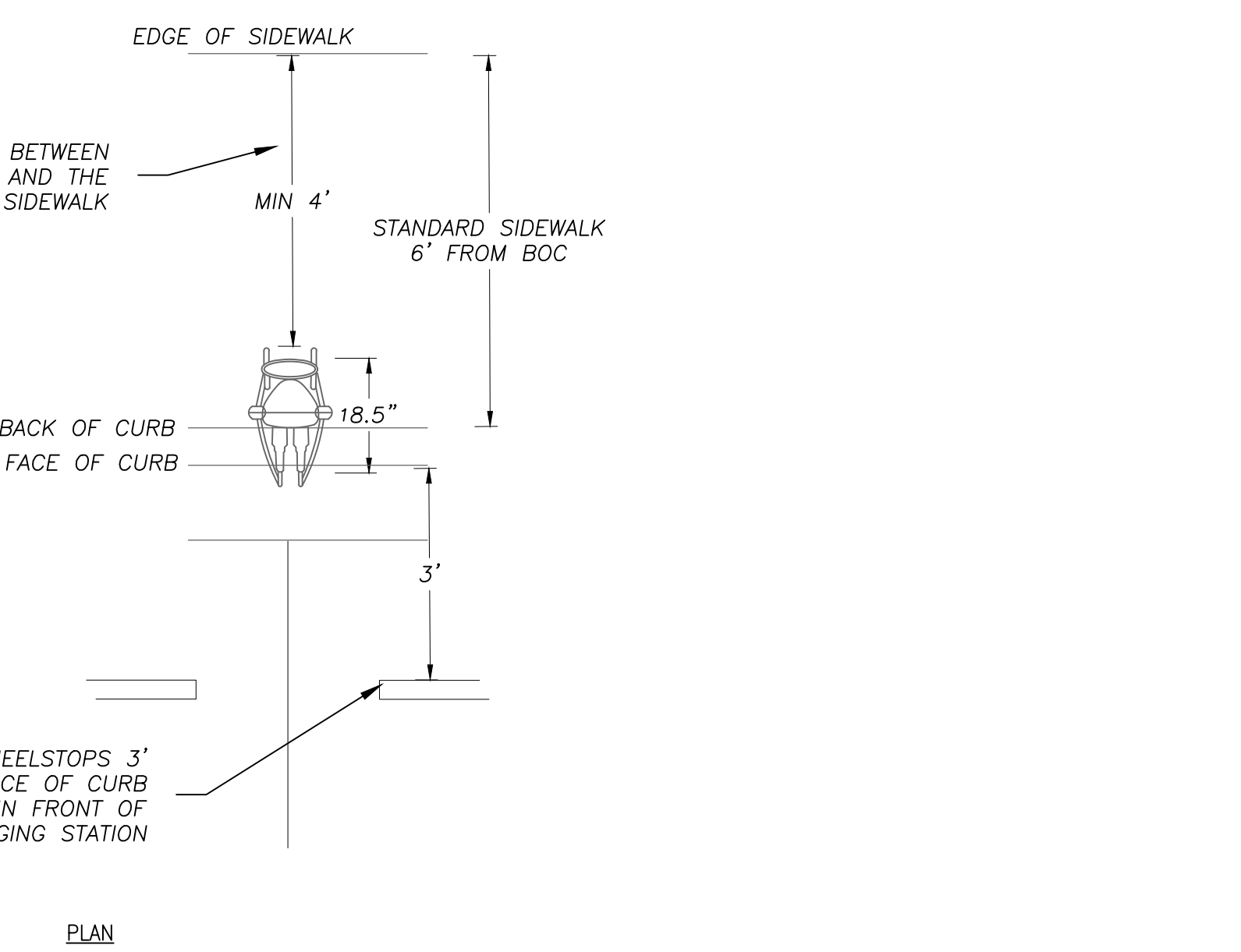
**2 SHRUB DETAIL**  
 NO SCALE



**5 EV CHARGING STATION AND ADJACENT SIDEWALK**  
 no scale



**3 TREE PLANTING DETAIL**  
 NO SCALE



NOTES:  
 -BASIS OF DESIGN: CHARGEPOINT MODEL CT4021  
 -BOLLARD TYPE CHARGING STATION  
 -2-VEHICLE SIMULTANEOUS CHARGE CAPACITY

**CJT PA**  
 111 West Main Street  
 Durham, N.C. 27701  
 p 919.682.0368  
 f 919.688.5646  
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NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LIC # C-1209  
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**MHAworks**  
 INTERIORS ARCHITECTURE PLANNING  
 501 WASHINGTON STREET, SUITE G  
 DURHAM, NORTH CAROLINA 27701  
 p 919.682.2500  
 www.mhaworks.com

Project:  
 2200 Homestead Road  
 Chapel Hill North Carolina

PIN: 9870912947

Professional Engineer Seal for Wendell L. Ramsey, License No. 1302, dated 3.4.2021.

PRELIMINARY-DO NOT USE FOR CONSTRUCTION

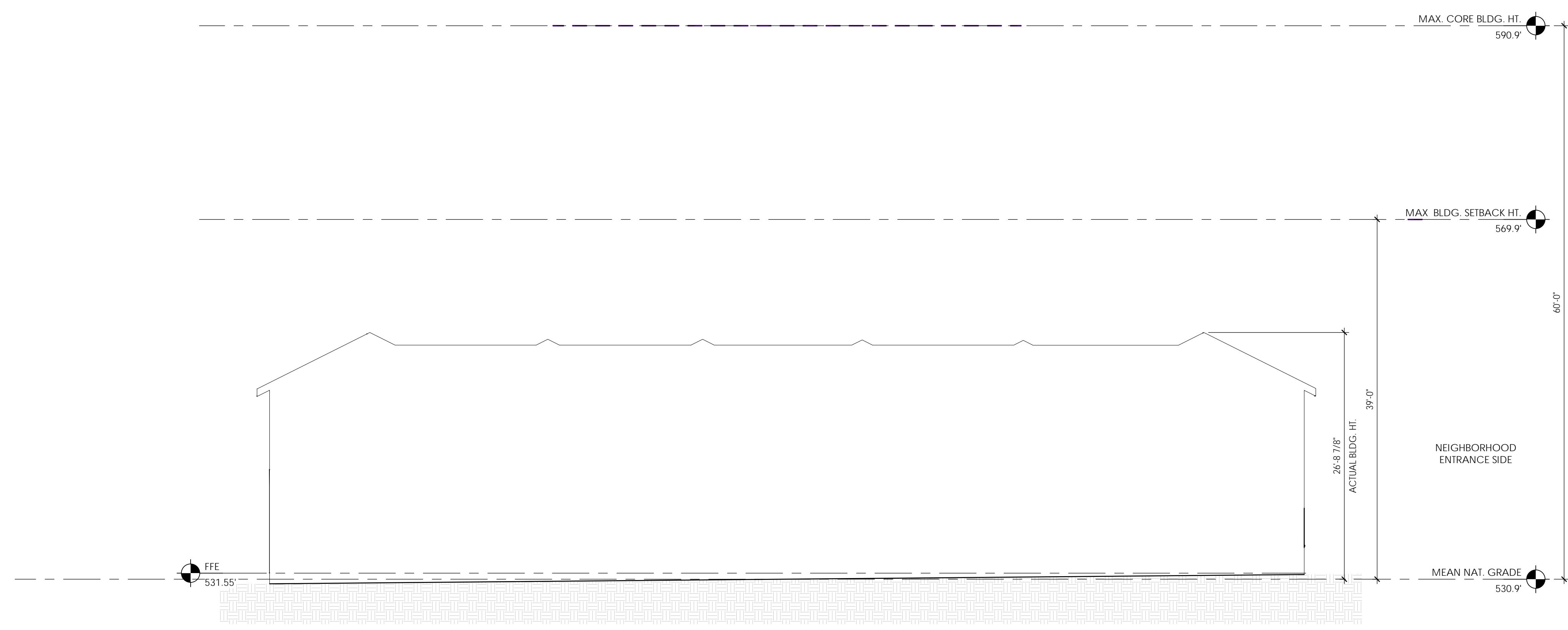
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Checked	WLR PBR
Date	10-29-20
Revisions	CZ RESUBMITTAL 2-9-21
	CZ RESUBMITTAL 3-4-21

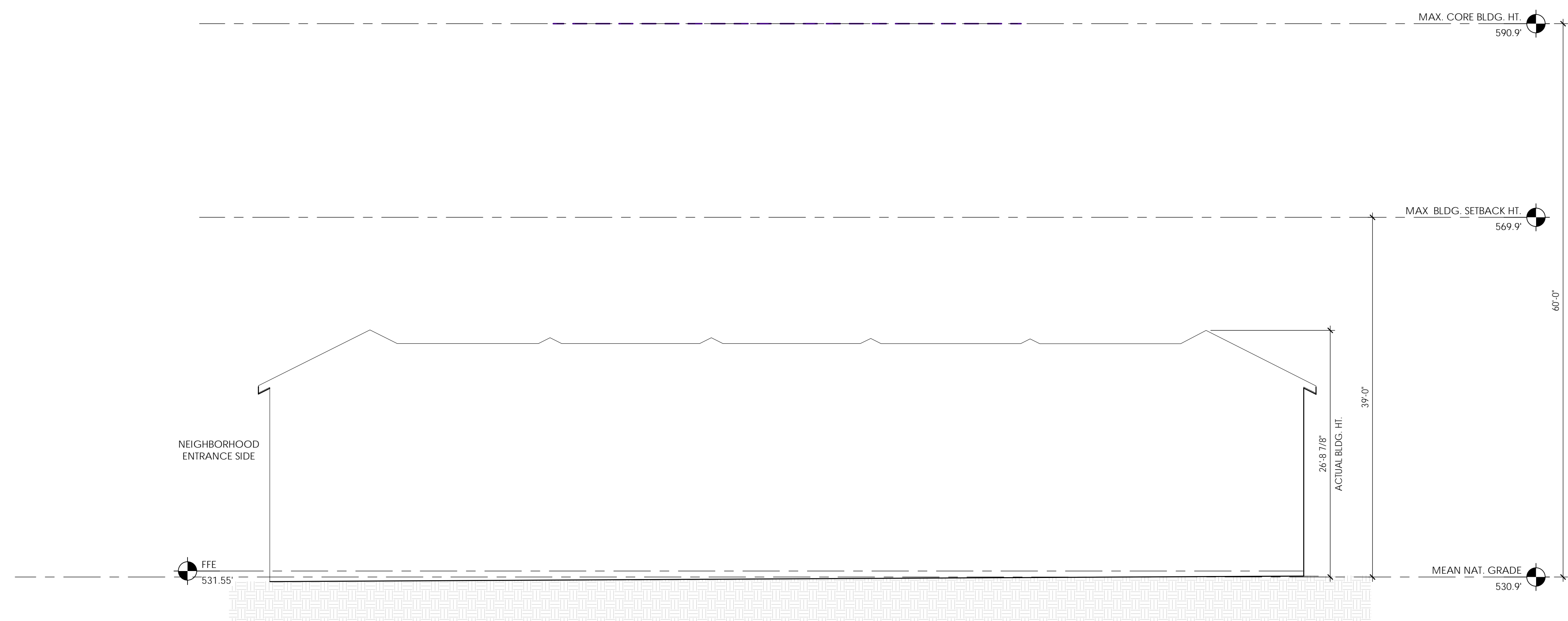
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 SITE DETAILS  
 Sheet Number  
 CZ-8.1

10/28/2020 10:10:36 PM  
 BIM 360://17147\_Homestead Rd/17147\_CH HS townhome R20.rvt

A B C D E F G H



2 TOWNHOME Elevation - South - Homestead Rd. side  
 1/8" = 1'-0"



1 TOWNHOME - Elevation - North - Neighborhood side  
 1/8" = 1'-0"

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**HOMESTEAD RD.  
 NEIGHBORHOOD  
 TOWN OF CHAPEL HILL  
 2200 HOMESTEAD RD.**

REVISIONS:

#	DESCRIPTION	DATE

SHEET NAME:  
**TYPICAL TOWNHOME ELEVATIONS**

PHASE:  
**SITE PLAN APPROVAL**

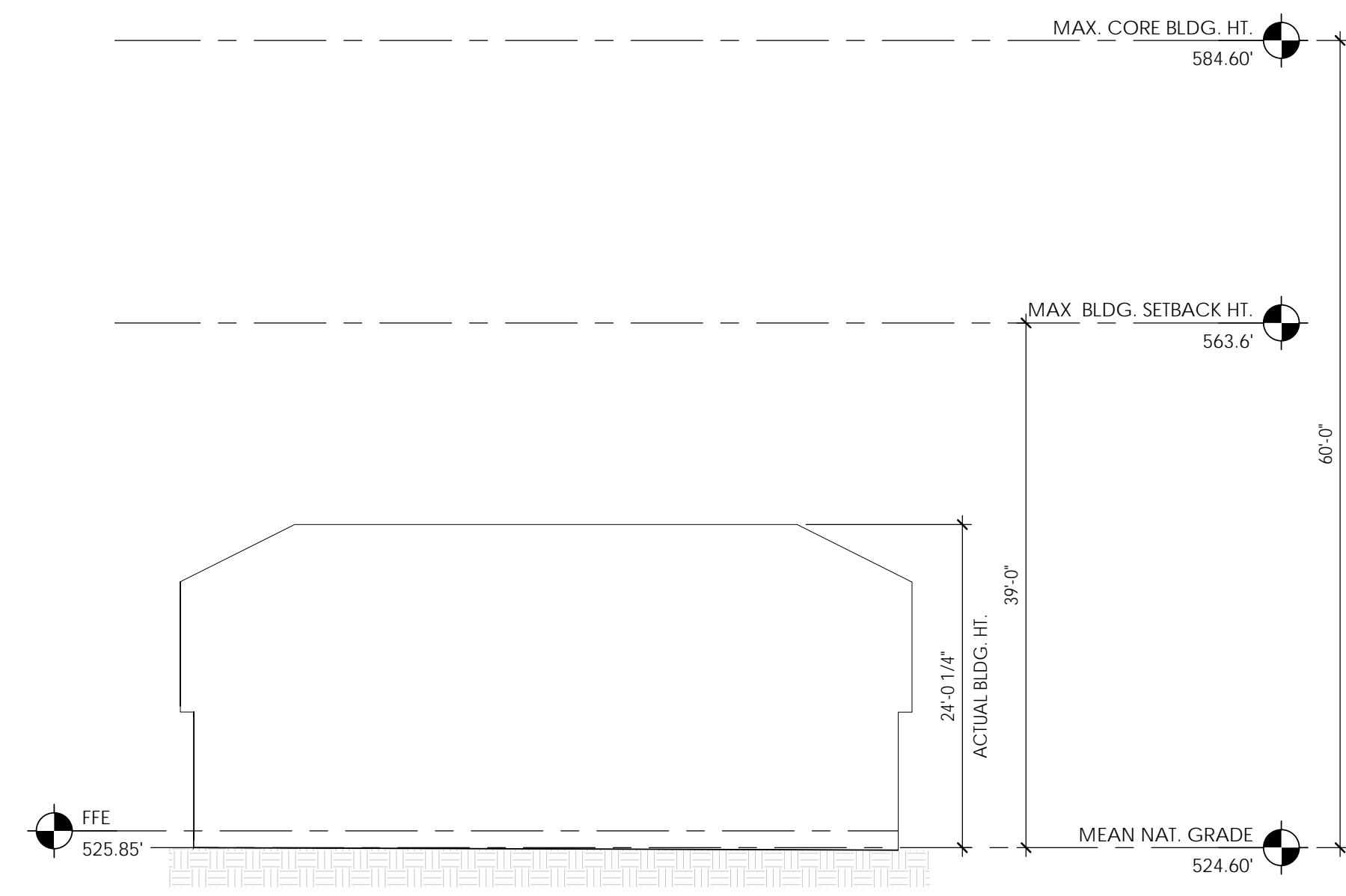
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 DRAWN BY: **DRH**

SHEET NUMBER  
**PD 001**

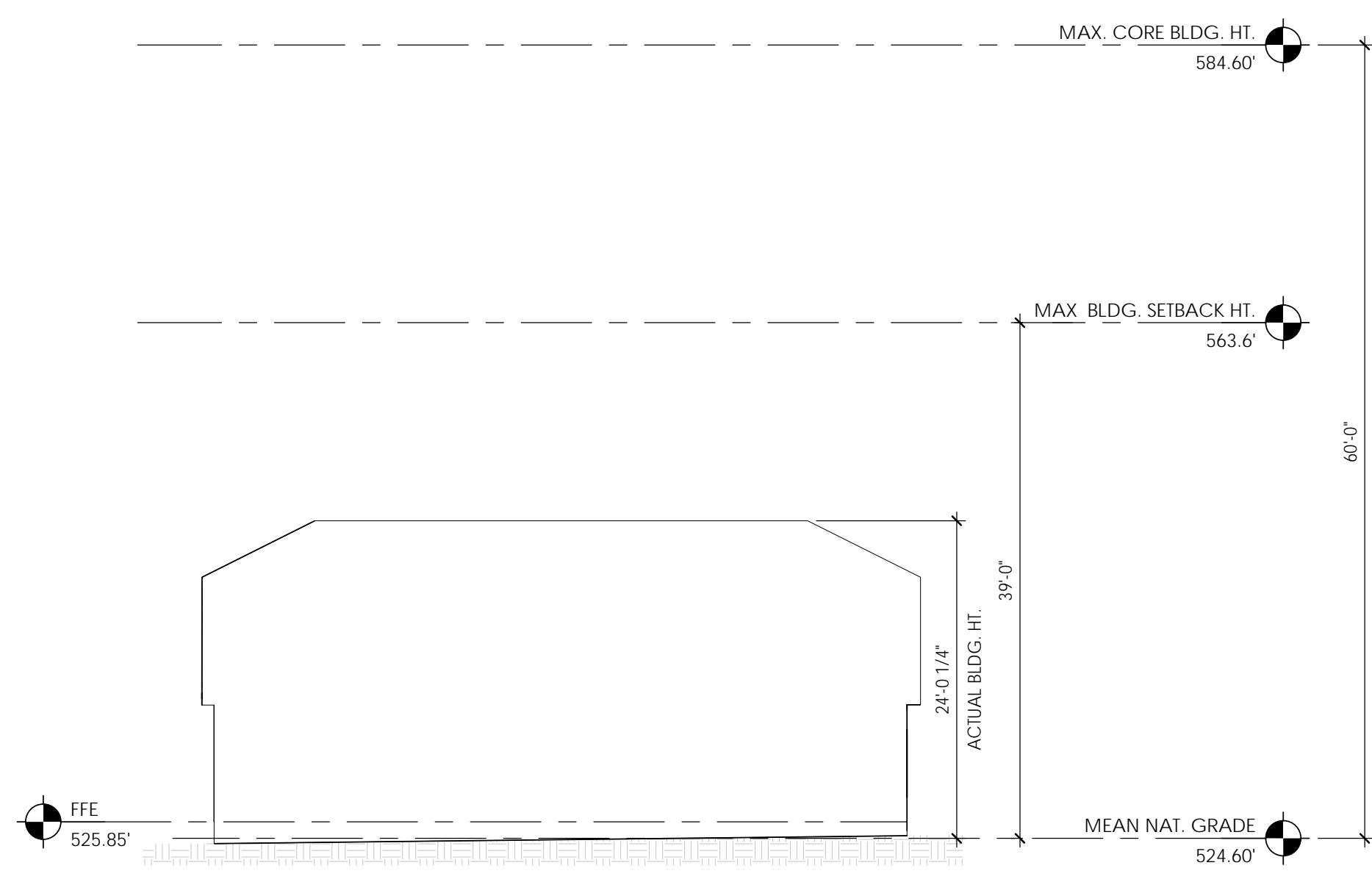
1 2 3 4 5 6 7 8 9

A B C D E F G H

1 2 3 4 5 6 7 8 9



2 4 BD DUPLEX - West - Greenway Side  
 3/32" = 1'-0"



1 4 BD DUPLEX - East - Neighborhood Side  
 3/32" = 1'-0"

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HOMESTEAD RD.  
 HOUSING  
 TOWN OF CHAPEL HILL  
 2200 HOMESTEAD RD.

REVISIONS:

#	DESCRIPTION	DATE

SHEET NAME:  
 TYPICAL 4 BED DUPLEX ELEVATIONS

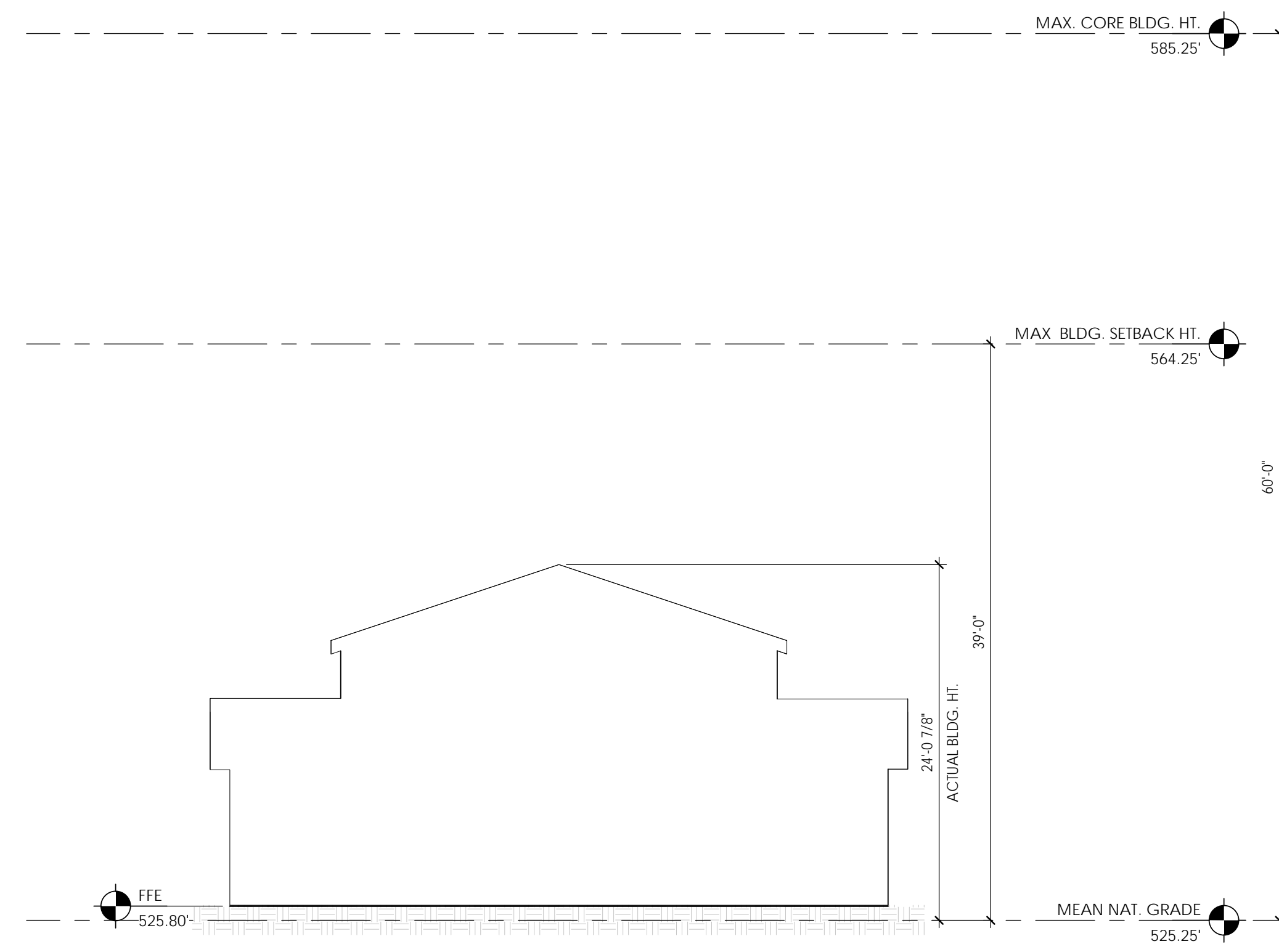
PHASE:  
 SITE PLAN APPROVAL

ISSUE DATE: 10/28/20  
 PROJECT #: 17147  
 DRAWN BY: DRH

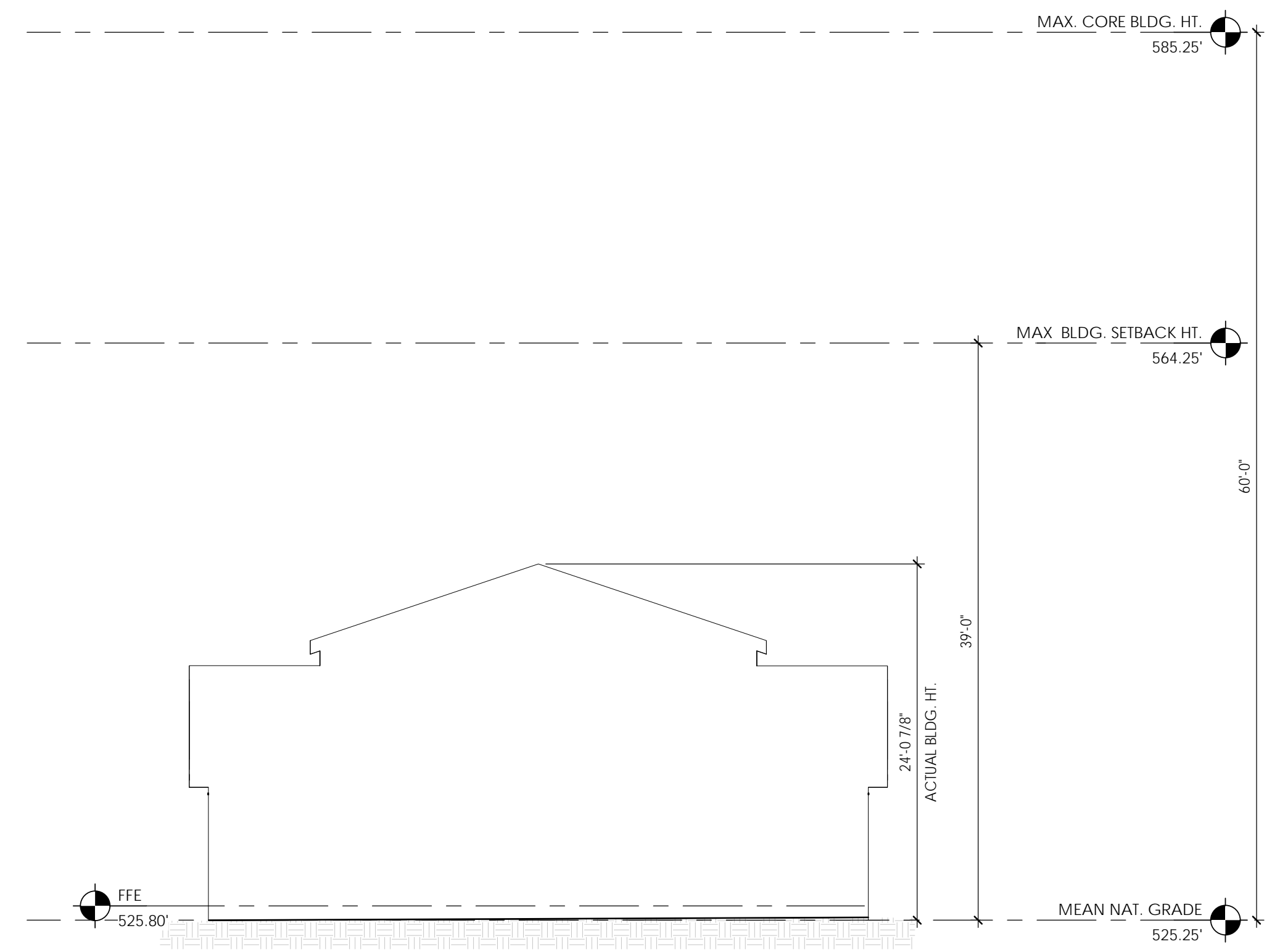
SHEET NUMBER  
**PD 002**

H  
G  
F  
E  
D  
C  
B  
A

1 2 3 4 5 6 7 8 9



1 3 BD DUPLEX - West - Greenway Side  
 1/8" = 1'-0"



2 3 BD DUPLEX - East - Neighborhood Side  
 1/8" = 1'-0"

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 HOUSING  
 TOWN OF CHAPEL HILL  
 2200 HOMESTEAD RD.**

REVISIONS:

#	DESCRIPTION	DATE

SHEET NAME:  
**TYPICAL 3 BD DUPLEX ELEVATIONS**

PHASE:  
**SITE PLAN APPROVAL**

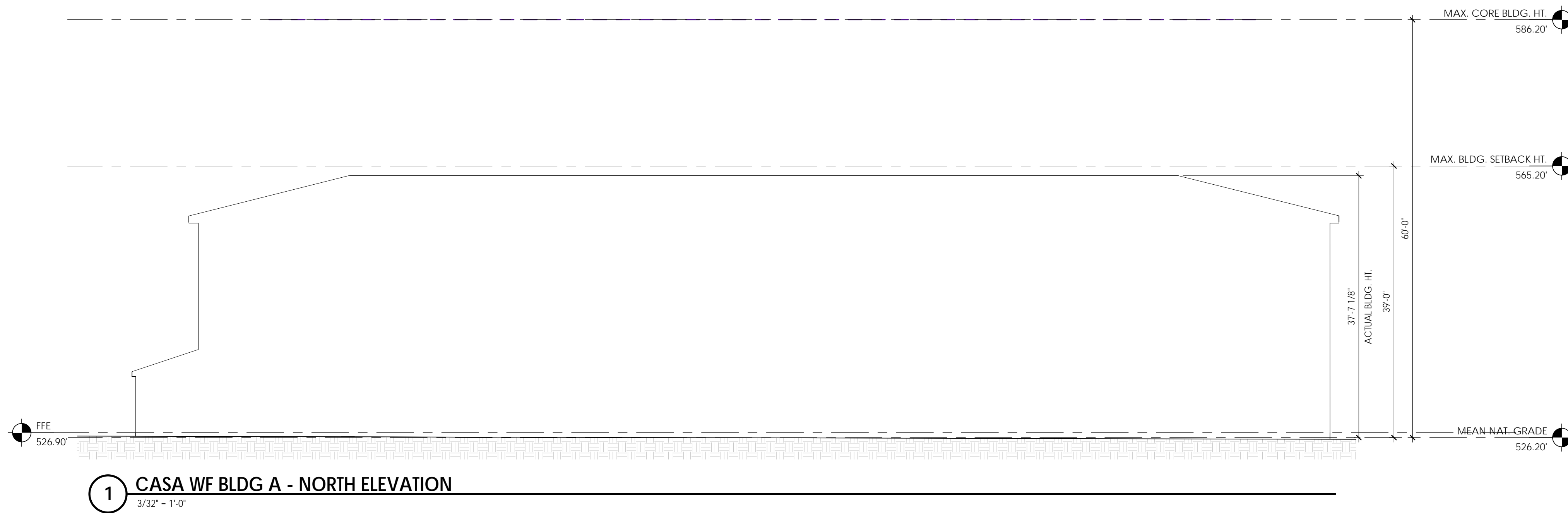
ISSUE DATE: **10/28/20**  
 PROJECT #: **17147**  
 DRAWN BY: **DRH**

SHEET NUMBER  
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A B C D E F G H

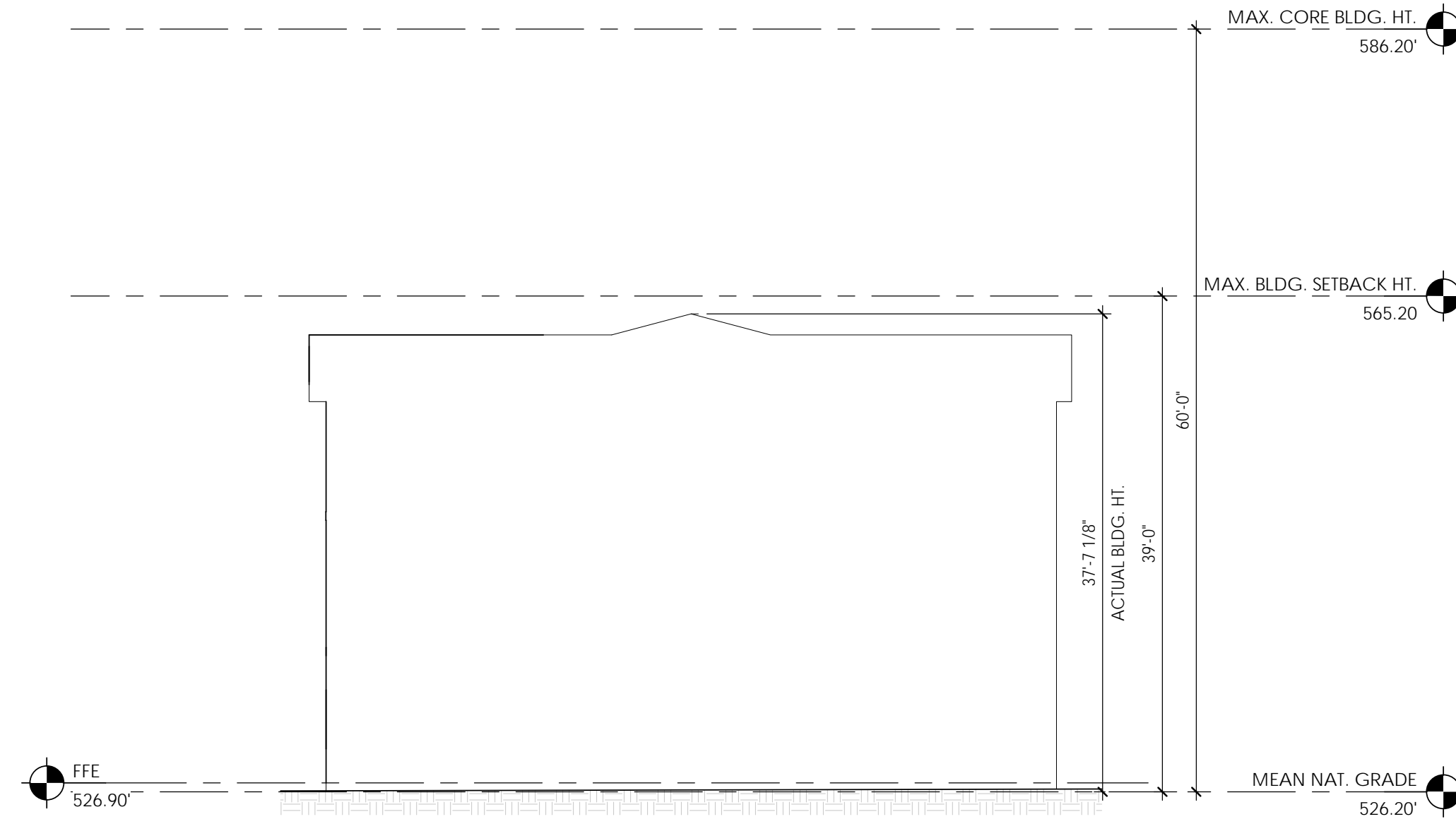
1 2 3 4 5 6 7 8 9



**1** CASA WF BLDG A - NORTH ELEVATION  
 3/32" = 1'-0"



**2** CASA WF BLDG A - SOUTH ELEVATION  
 3/32" = 1'-0"



**3** CASA WF BLDG A - EAST ELEVATION  
 3/32" = 1'-0"

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**HOMESTEAD RD.  
 NEIGHBORHOOD**

**TOWN OF CHAPEL HILL  
 2200 HOMESTEAD RD.**

REVISIONS:

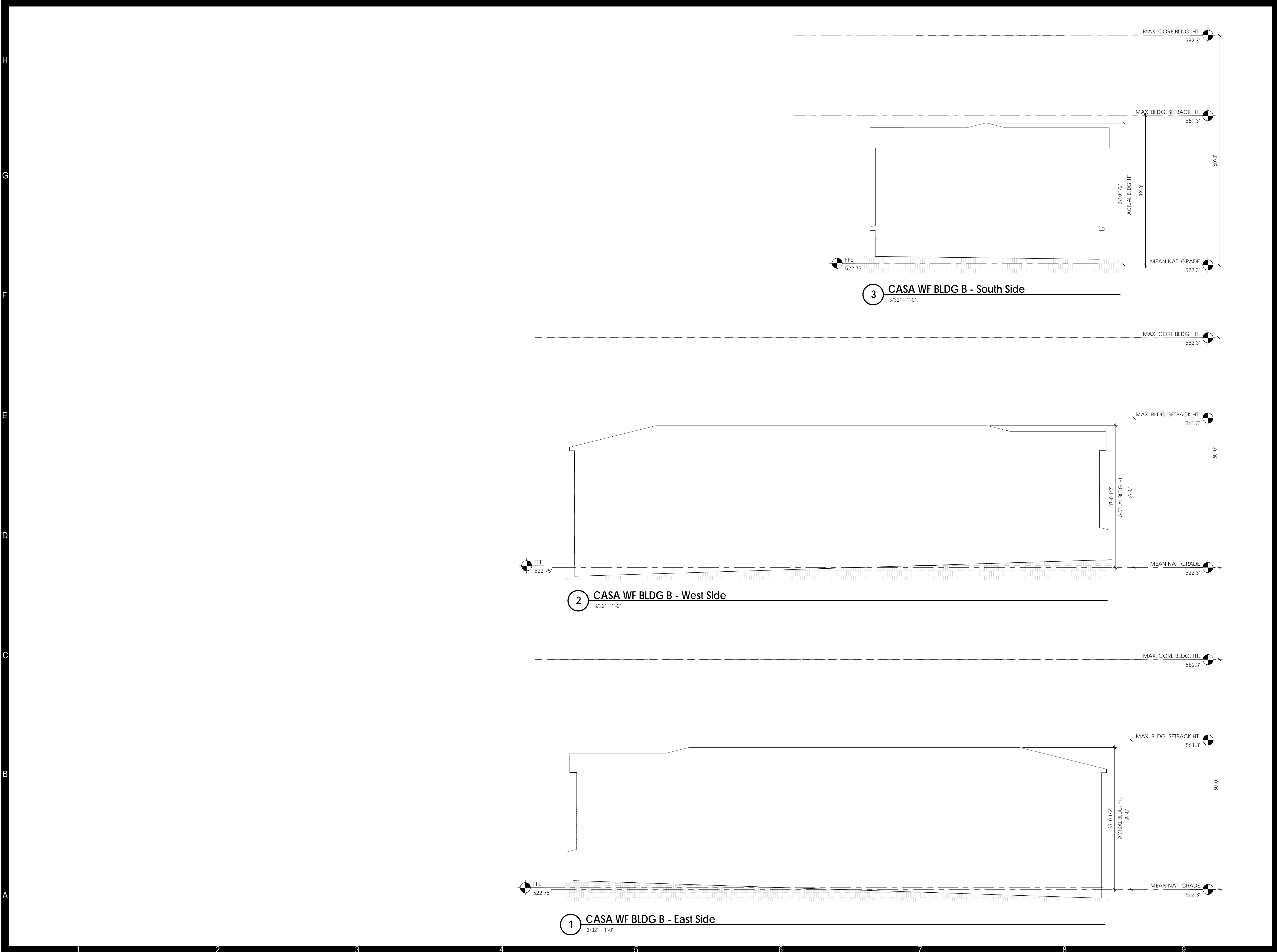
#	DESCRIPTION	DATE

SHEET NAME:  
**CASA WF APARTMENT BLDG. A ELEVATIONS**

PHASE:  
**SITE PLAN APPROVAL**

ISSUE DATE: **10/29/20**  
 PROJECT #: **17147**  
 DRAWN BY: **DRH**

SHEET NUMBER  
**PD 004**



A  
B  
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1 2 3 4 5 6 7 8 9

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 NEIGHBORHOOD**  
**TOWN OF CHAPEL HILL  
 2200 HOMESTEAD RD.**

REVISIONS:

#	DESCRIPTION	DATE

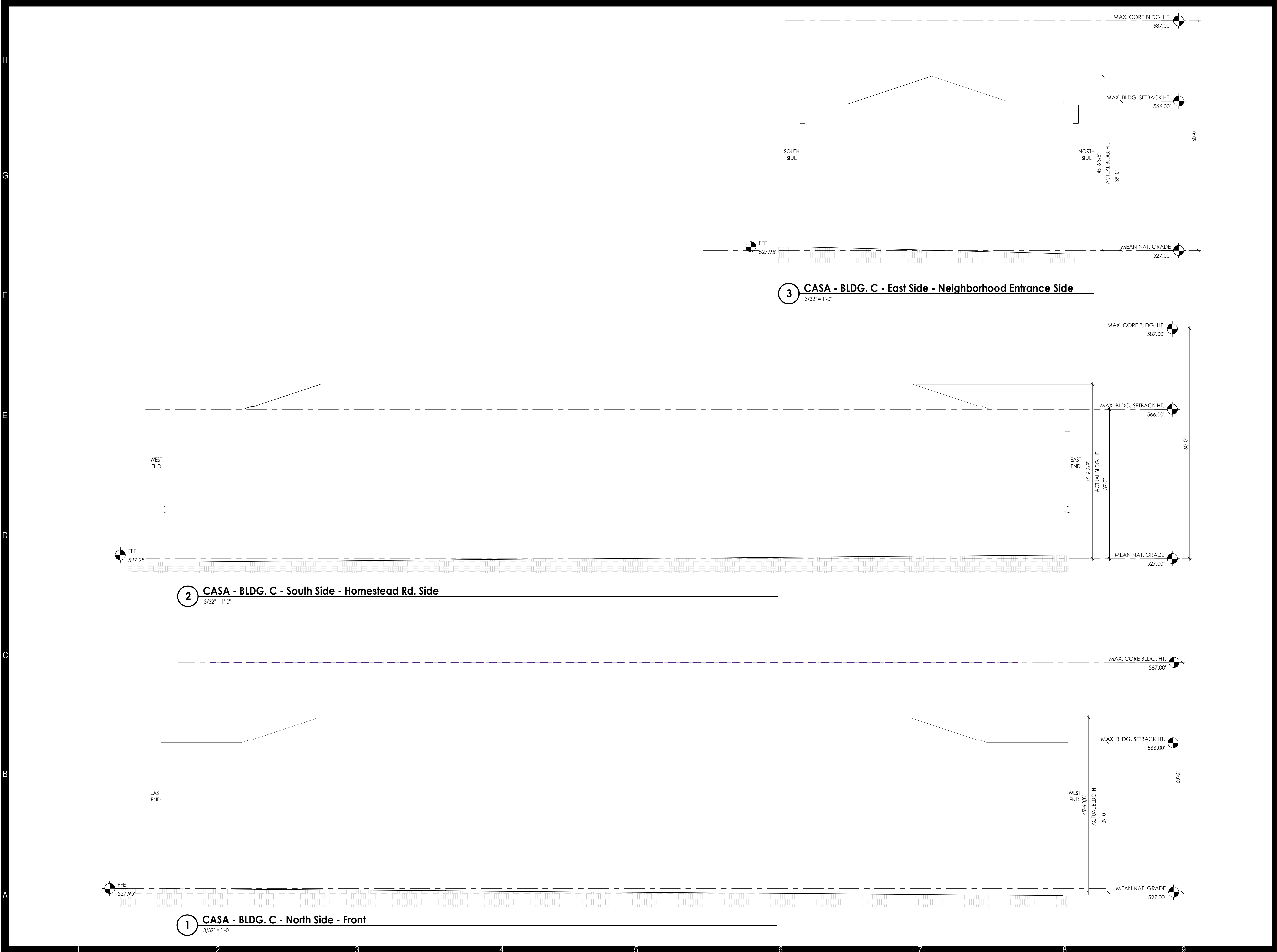
SHEET NAME:  
**CASA WF APARTMENT BLDG. B  
 ELEVATION OUTLINES**

PHASE:  
**SITE PLAN APPROVAL**

ISSUE DATE: **10/28/20**  
 PROJECT #: **17147**  
 DRAWN BY: **DRH**

SHEET NUMBER  
**PD 005**

10/29/2020 9:11:47 AM  
 BIM 360://17147\_Homestead Rd/17147\_CH HS\_CASA HORIZONS\_azlpperXASHM.rvt



**1** CASA - BLDG. C - North Side - Front  
 3/32" = 1'-0"

**2** CASA - BLDG. C - South Side - Homestead Rd. Side  
 3/32" = 1'-0"

**3** CASA - BLDG. C - East Side - Neighborhood Entrance Side  
 3/32" = 1'-0"

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**HOMESTEAD RD.  
 NEIGHBORHOOD**  
**TOWN OF CHAPEL HILL**  
**2200 HOMESTEAD RD.**

REVISIONS:

#	DESCRIPTION	DATE

SHEET NAME:  
**CASA - BLDG. C ELEVATION OUTLINES**

PHASE:  
**SITE PLAN APPROVAL**

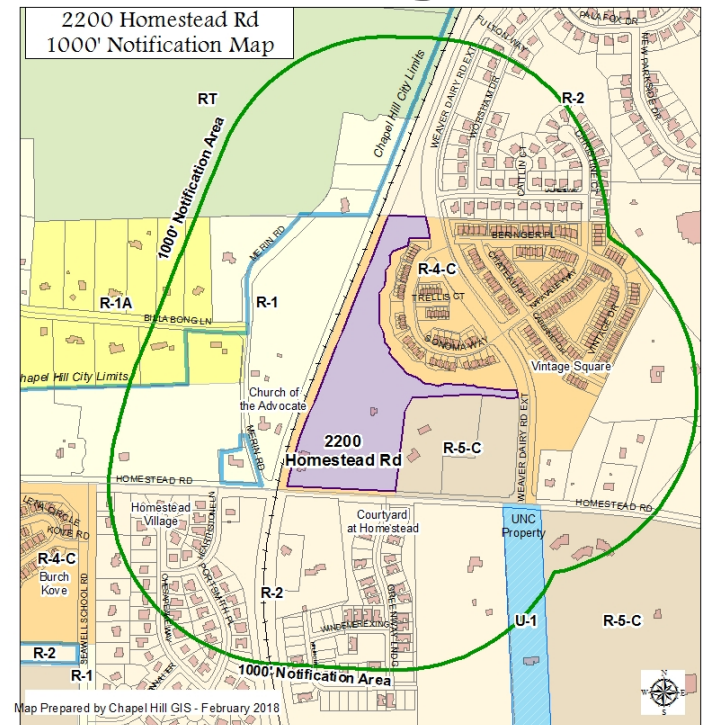
ISSUE DATE: **10/29/20**  
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 DRAWN BY: **DRH**

SHEET NUMBER  
**PD 006**



# 2200 Homestead Road Conditional Rezoning

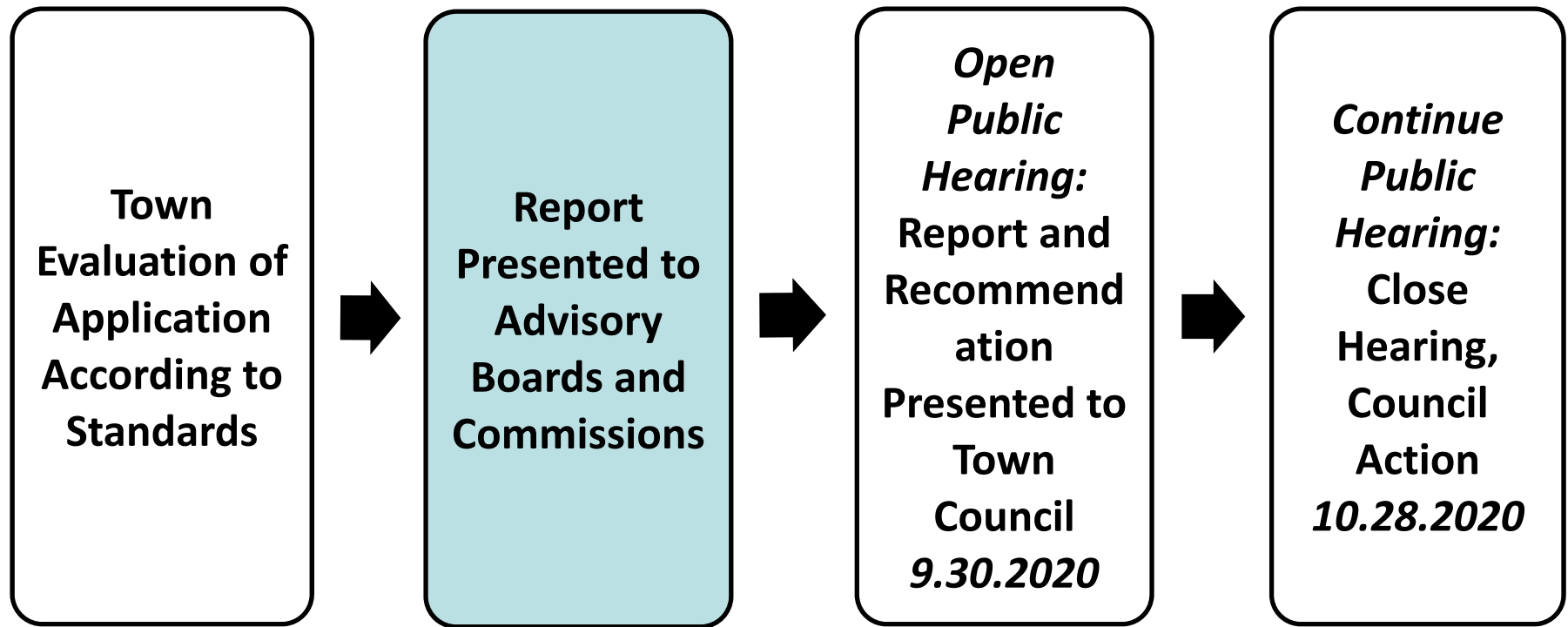
**NAME OF  
ADVISORY BOARD  
DATE**



## 2200 Homestead Rd – Recommendation

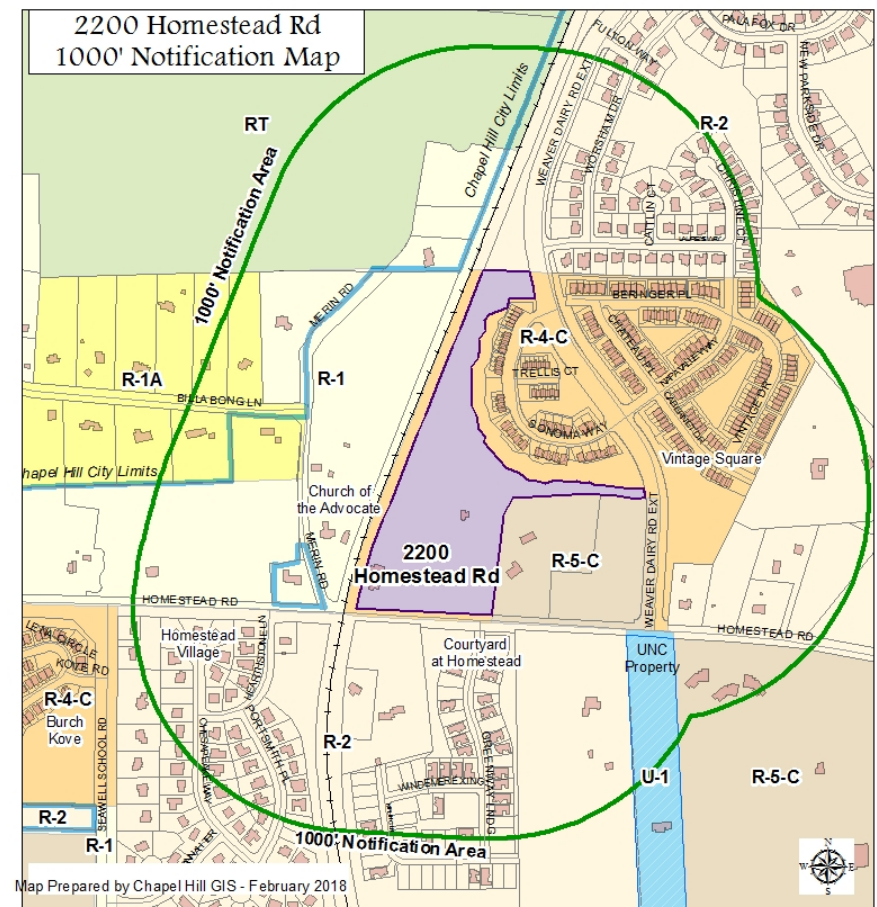
Review the proposal and forward a recommendation to Town Council for the approval of Ordinance A, approving the Conditional Zoning.

## 2200 Homestead Road– Process

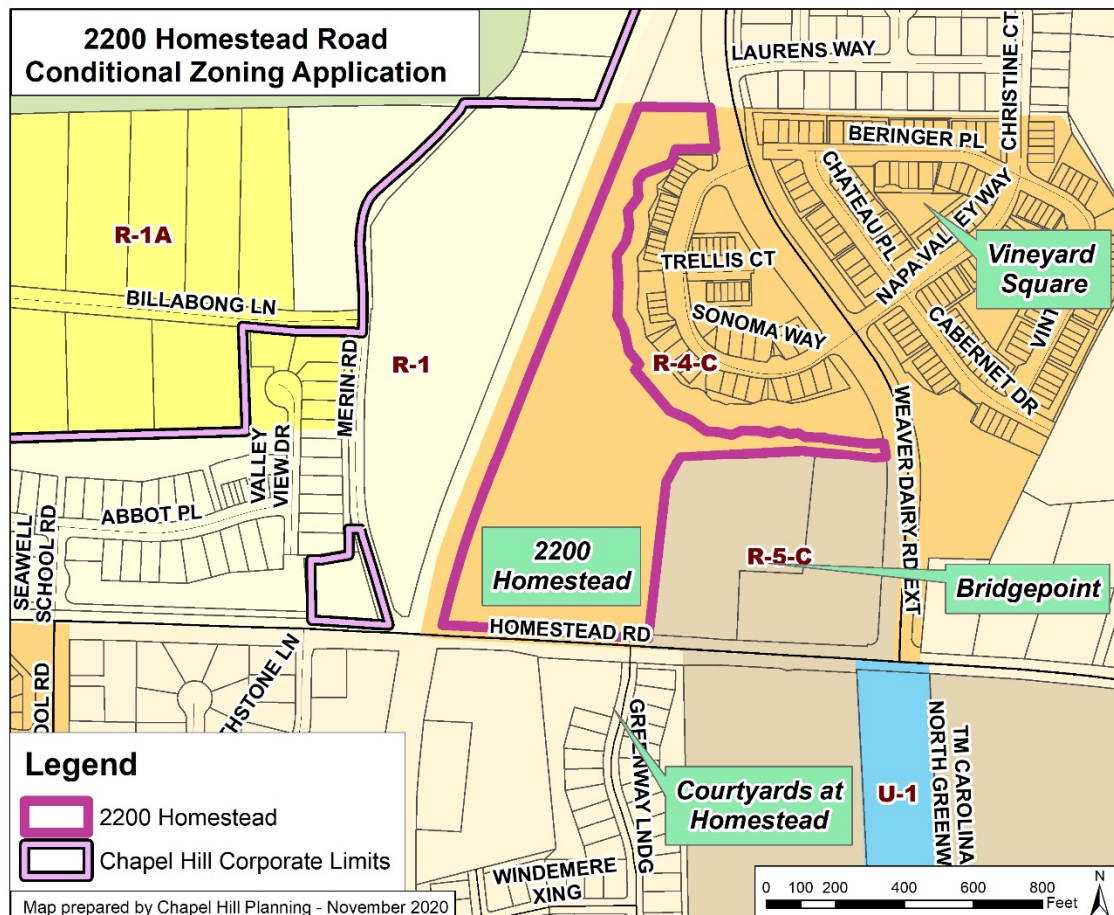


## 2200 Homestead Rd – Project Summary

- 13.09 acre site
- Conditional Zoning
  - Currently R-4-CZD
  - Proposing R-SS-CZD
- Demolish an existing gym building
- 115-126 affordable housing units (duplex, townhouse, and apartments)



# 2200 Homestead Rd – Location



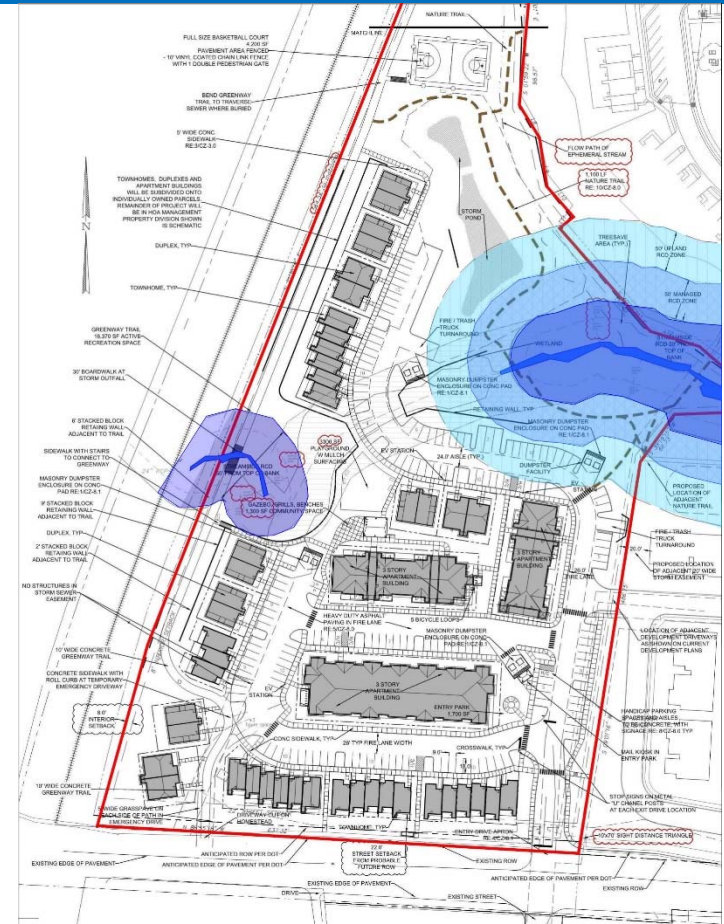




# 2200 Homestead Rd – Modifications to Regulations

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

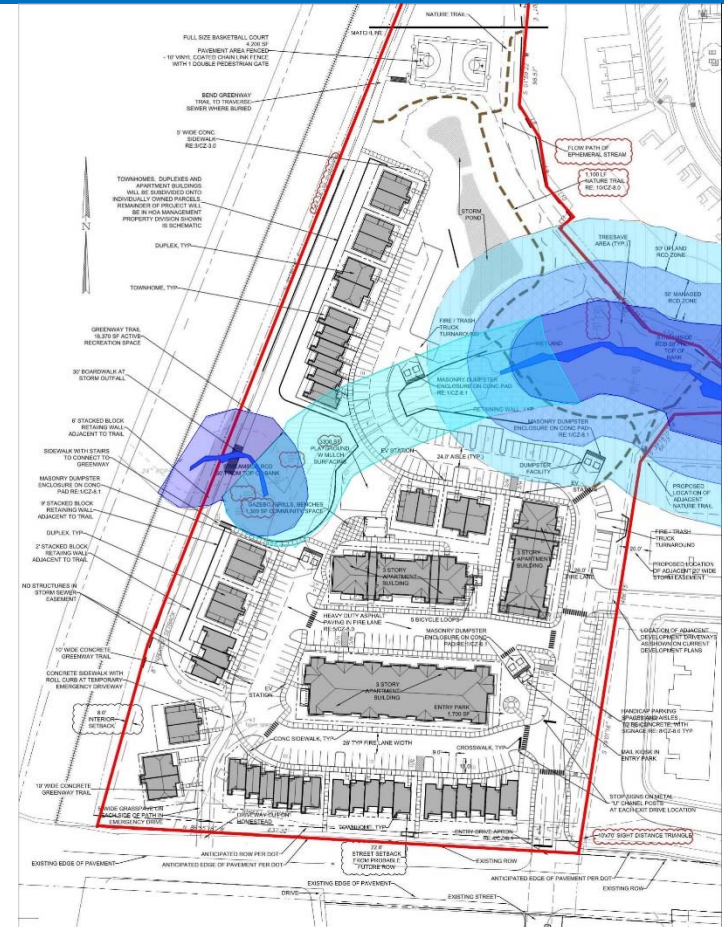
- Upland Zone limited to 40%
- Streamside Zone limited to 20%
- Proposing 84.7% Upland Zone
- Proposing 26.2% Streamside Zone
- Disturbing upland zone to minimize wetland area



# 2200 Homestead Rd – Modifications to Regulations

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

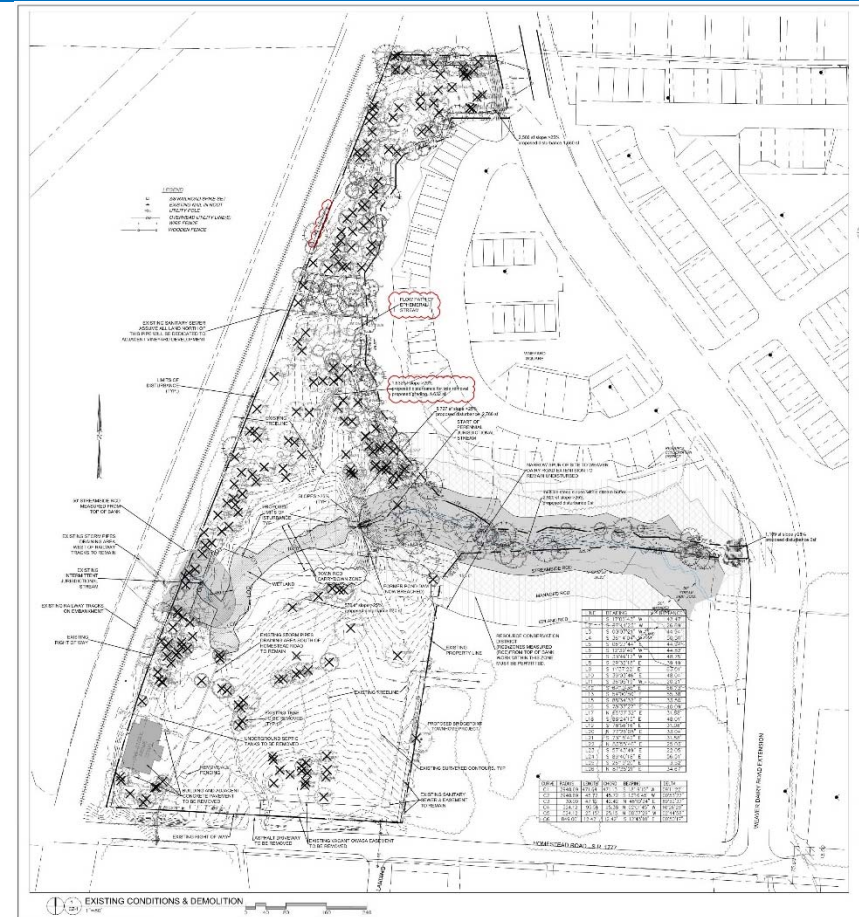
- Disturbing upland zone to minimize wetland area
- “Carry Down Rule” requires applicant to connect the stream segments within the wetland area and apply 50 ft. RCD buffer.
- Proposed land disturbance within this segment
- Applicant will provide final encroachment calculations at Final Plans Stage



# 2200 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 13,894 sq. ft.
- Applicant proposing to disturb 6,058 sq. ft. or 43.6%



## 2200 Homestead Rd – Modifications to Regulations

### 3. Section 5.5 Recreation

- Recreation space located in RCD, which covers some 29% of the site
- Required to provide .050 or 28,503 sq. ft. of active recreation
- Proposing 29,400 sq. ft. of active recreation + 29,400 sq. ft. of passive recreation

## 2200 Homestead Rd – Advisory Boards

Advisory Boards/Commissions	Meeting Date
Environmental Stewardship Housing Advisory Board	March 18
Transportation and Connectivity Board	March 23
Community Design Commission	March 23
Planning Commission	April 6
Housing Advisory Board	April 8

## 2200 Homestead Rd – Recommendation

Review the proposal and forward a recommendation to Town Council for the approval of Ordinance A, approving the Conditional Zoning.