

Concept Plan Project Fact Sheet

Site Description		
Project Name	Stanat's Place	
Address	2516 Homestead Road, Chapel Hill, NC 27516	
Property Description	Single tract of land currently occupied by single-family dwelling unit and various accessory structure. The site is partially wooded. The overall site includes a Net Land Area (NLA) of approximately 8.16 acres and a Gross Land Area (GLA) of 8.98 acres.	
Existing Land Use	Single Family	
Proposed Land Use	Single Family with Conditional Zoning	
Orange County Parcel Identifier Numbers	9880028073	
Existing Zoning	R-2	
Proposed Zoning	R-5-CZD	
Application Process	Conditional Zoning	
Comprehensive Plan Elements	(1) Complements adjacent development; (2) Provides orderly redevelopment to achieve appropriate and compatible use of land; (3) Potential future greenway connections along western portion of site; (4) increases the availability of medium income housing; (5) Limit impervious area as delineated in Table 3.8-1; (5) Maintain the Urban Services Area/Rural Buffer Boundary; and (6) Conserve and protect the natural setting of Chapel Hill.	
Overlay Districts	None	

Topic	Requirement	Proposal	Status
Use/Density (Sec 3.7)	Maximum 15 Units/Acre	5.23 Units/Acre	
Dimensional Standards (Sec. 3.8)	Street - 10' Interior - 6' Solar - 8'	Street - 10' Interior - 0' Solar - 8'	
Floor area (Sec. 3.8)	Maximum - 140,509 SF	140,500 SF	
Modifications to Regulations (Sec. 4.5.6)	Yes	See Modifications to Regulations Proposal	
Adequate Public Schools (Sec. 5.16)	Yes	Certificate of Adequacy to be provided with ZCP submittal	
Inclusionary Zoning (Sec. 3.10)	7 Affordable Housing Units	See attached Developer's Plan with Affordable Housing	
Landscape			
Buffer - North (Sec. 5.6.2)	N/A	N/A	
Buffer – East (Sec. 5.6.2)	20-ft Type B external	N/A (existing 20-ft Type B on adjacent property)	
Buffer – South (Sec. 5.6.2)	10-ft Type B internal	10-ft Type B (existing vegetation)	
Buffer - West (Sec. 5.6.2)	10-ft Type A internal	N/A (Existing 10-ft Type B on adjacent property PB 92/56)	



Tree Canopy			
Standards Section 5.9.6 Section 5.9.6 Section 5.9.6		1.420 Acres	1.43 Acres
Resource	Standards		
Conservation District (Sec. 3.6) 150' 150' District (Sec. 3.6) In accordance with LUMO Section 5.3.1 In accordance with LUMO Section 5.3.1 Steep Slopes (Sec. 5.3.2) < 25% of 4:1 slopes disturbed	Environment		
In accordance with LUMO Section 5.3.1 Se	Conservation	150'	150'
Sec. 5.3.2	Erosion Control		Section 5.3.1
Section 2 of the 2005 Design Manual (Sec. 5.4) Land Disturbance N/A Solid Waste & Yes Recycling N/A N/A N/A ACCESS and Circulation Road Improvements (Sec. 5.8) Vehicular Access (Sec. 5.8) Vehicular Access (Sec. 5.8) Fedestrian Improvements Sec. 5.8) Pedestrian Improvements Sec. 5.8) Pedestrian Improvements Sec. 5.8) Pedestrian Improvements Sec. 5.9) Whicular Parking (Sec. 5.9) Minimum 1.5 per unit Sec. 5.9 Vehicular Parking (Sec. 5.9) Transit Sec. 5.9) In accordance with LUMO Section 5.9 In accordance with LUMO Section 5.9		< 25% of 4:1 slopes disturbed	
Impervious Surface (Sec. 3.8) Solid Waste & Recycling Jordan Riparian Buffer (Sec. 5.18) Access and Circulation Road Improvements (Sec. 5.8) Vehicular Access (Sec. 5.8) Pedestrian Improvements (Sec. 5.9) Pohicular Parking (Sec. 5.9) Minimum 1.5 per unit Maximum 2.25 per unit Transit (Sec. 5.9) N/A N/A N/A N/A Sec. 5.9 Parking Lot Standards (Sec. 5.9) In accordance with LUMO Section 5.9 In accordance with LUMO Section 5.9	Stormwater Management	Section 2 of the 2005 Design Manual	Wet Pond
Surface (Sec. 3.8) Solid Waste & Recycling Jordan Riparian Buffer (Sec. 5.18) Road Existing Public Road Improvements - N/A Proposed Internal Street Standards - Yes Sec. 5.8) Wehicular Access (Sec. 5.8) Pedestrian Improvements (Sec. 5.8) Podestrian Improvements (Sec. 5.9) Pohicular Parking (Sec. 5.9) Minimum 1.5 per unit CSec. 5.9) Minimum 1.5 per unit Maximum 2.25 per unit N/A N/A Section 5.9 Parking Lot Standards (Sec. 5.9) Parking Lot Standards (Sec. 5.9) In accordance with LUMO Section 5.9	Land Disturbance	N/A	300,000 sf
Recycling Jordan Riparian Buffer (Sec. 5.18) Access and Circulation Road Improvements (Sec. 5.8) Vehicular Access (Sec. 5.8) Pedestrian Improvements (Sec. 5.8) Pedestrian Improvements (Sec. 5.8) Praffic Impact Analysis (Sec. 5.9) Vehicular Parking (Sec. 5.8) Minimum 1.5 per unit Maximum 2.25 per unit Maximum 2.25 per unit N/A In accordance with LUMO Section 5.9 In accordance with LUMO Section 5.9 In accordance with LUMO Section 5.9 N/A N/A N/A N/A N/A N/A Riow N/A N/A N/A N/A N/A N/A N/A In accordance with LUMO Section 5.9 In accordance with LUMO Section 5.9	Surface	50%	180,000 sf (46%)
Dordan Riparian Buffer (Sec. 5.18)		Yes	Town
Existing Public Road Improvements - N/A Improvements (Sec. 5.8)	Jordan Riparian	N/A	N/A
Improvements (Sec. 5.8) Vehicular Access (Sec. 5.8) Bicycle Improvements (Sec. 5.8) Pedestrian Improvements (Sec. 5.8) Proposed Internal Street Standards - Yes Sidewalk interconnectivity Sidewalk interconnectivity N/A N/A Sidewalk interconnectivity Sec. 5.8) Vehicular Parking (Sec. 5.9) Vehicular Parking (Sec. 5.9) Vehicular Parking (Sec. 5.9) Vehicular Parking (Sec. 5.9) Improvements N/A N/A N/A Sidewalk interconnectivity Sidewalk interconnectivity Sidewalk interconnectivity N/A N/A N/A Sidewalk interconnectivity Sec. 5.9) Vehicular Parking (Sec. 5.9) Vehicular Parking (Sec. 5.9) Improvements N/A N/A N/A N/A Sidewalk interconnectivity Sec. 5.9 In accordance with LUMO Section 5.9 In accordance with LUMO Section 5.9	Access and Circu	ulation	
Vehicular Access (Sec. 5.8)YesTwo entrances providedBicycle Improvements (Sec. 5.8)N/AN/APedestrian 	Improvements		
Improvements (Sec. 5.8) Pedestrian Improvements (Sec. 5.8) Traffic Impact Analysis (Sec. 5.9) Vehicular Parking (Sec. 5.9) Transit (Sec. 5.8) Bicycle Parking (Sec. 5.9) Parking Lot Standards (Sec. 5.9) Improvements Yes Sidewalk interconnectivity N/A N/A Sidewalk interconnectivity 2 per unit 3 per 4 units 1 per 4 units 2 provided near mail kiosk 10 provided in garage 1 naccordance with LUMO Section 5.9 In accordance with LUMO Section 5.9		Yes	Two entrances provided
Improvements (Sec. 5.8)YesSidewalk interconnectivityTraffic Impact Analysis (Sec. 5.9)N/AN/AVehicular Parking (Sec. 5.9)Minimum 1.5 per unit Maximum 2.25 per unit2 per unitTransit (Sec. 5.8)N/AN/ABicycle Parking (Sec. 5.9)1 per 4 units2 provided near mail kiosk 10 provided in garageParking Lot Standards (Sec. 5.9)In accordance with LUMO Section 5.9In accordance with LUMO Section 5.9	Improvements	N/A	N/A
Traffic Impact Analysis (Sec. 5.9) Vehicular Parking (Sec. 5.9) Minimum 1.5 per unit (Sec. 5.9) Maximum 2.25 per unit N/A N/A N/A N/A N/A Sec. 5.8) Bicycle Parking (Sec. 5.9) Parking Lot Standards (Sec. 5.9) In accordance with LUMO Section 5.9 N/A N/A In accordance with LUMO Section 5.9	Improvements	Yes	Sidewalk interconnectivity
Vehicular Parking (Sec. 5.9)Minimum 1.5 per unit Maximum 2.25 per unit2 per unitTransit (Sec. 5.8)N/AN/ABicycle Parking (Sec. 5.9)1 per 4 units2 provided near mail kiosk 10 provided in garageParking Lot Standards (Sec. 5.9)In accordance with LUMO Section 5.9In accordance with LUMO Section 5.9	Traffic Impact Analysis	N/A	N/A
Transit (Sec. 5.8) Bicycle Parking (Sec. 5.9) Parking Lot Standards (Sec. 5.9) In accordance with LUMO Section 5.9 N/A 2 provided near mail kiosk 10 provided in garage In accordance with LUMO Section 5.9	Vehicular Parking		2 per unit
Bicycle Parking (Sec. 5.9) Parking Lot Standards (Sec. 5.9) In accordance with LUMO Section 5.9 2 provided near mail kiosk 10 provided in garage In accordance with LUMO Section 5.9	Transit	N/A	N/A
Standards Section 5.9 Section 5.9 Section 5.9	Bicycle Parking	1 per 4 units	
		Section 5.9	Section 5.9



Fire	In accordance with NC Fire Code	In accordance with NC Fire Code	
Site Improvements	Yes	See proposed Site Plan	
Schools Adequate Public Facilities (Sec. 5.16)	Yes	Certificate of Adequacy to be provided with ZCP submittal	
Recreation Area (Sec. 5.5)	19,556 sf	22,411 sf Neighborhood Green	
Lighting Plan (Sec. 5.11)	In accordance with LUMO Section 5.11	In accordance with LUMO Section 5.11	
Homeowners Association (Sec. 4.6)	Yes	Will provide	

Symbol	Meaning	Symbol	Meaning
\odot	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time