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 (Sec. 5.7)	1.420 Acres	1.43 Acres	
Landscape Standards (Sec. 5.9.6)	In accordance with LUMO Section 5.9.6	In accordance with LUMO Section 5.9.6	
Environment			
Resource Conservation District (Sec. 3.6)	150'	150'	
Erosion Control (Sec. 5.3.1)	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	99% of 4:1 man-made slopes disturbed	
Stormwater Management (Sec. 5.4)	Section 2 of the 2005 Design Manual	Wet Pond	
Land Disturbance	N/A	300,000 sf	
Impervious Surface (Sec. 3.8)	50%	180,000 sf (46%)	
Solid Waste & Recycling	Yes	Town	
Jordan Riparian Buffer (Sec. 5.18)	N/A	N/A	
Access and Circulation			
Road Improvements (Sec. 5.8)	Existing Public Road Improvements - N/A Proposed Internal Street Standards - Yes	N/A 25' B/B	
Vehicular Access (Sec. 5.8)	Yes	Two entrances provided	
Bicycle Improvements (Sec. 5.8)	N/A	N/A	
Pedestrian Improvements (Sec. 5.8)	Yes	Sidewalk interconnectivity	
Traffic Impact Analysis (Sec. 5.9)	N/A	N/A	
Vehicular Parking (Sec. 5.9)	Minimum 1.5 per unit Maximum 2.25 per unit	2 per unit	
Transit (Sec. 5.8)	N/A	N/A	
Bicycle Parking (Sec. 5.9)	1 per 4 units	2 provided near mail kiosk 10 provided in garage	
Parking Lot Standards (Sec. 5.9)	In accordance with LUMO Section 5.9	In accordance with LUMO Section 5.9	
Technical			

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
✓	Meets Standard	**M**	Modification necessary
NA	Not Applicable	UNK	Not known at this time