



Town Council

9.14.2022

2516 Homestead Road - Stanat's Place





PROCESS

Staff Review



Advisory
Boards and
Commissions
Review



Open
Legislative
Hearing
9/14/22



Council Action
10/12/2022



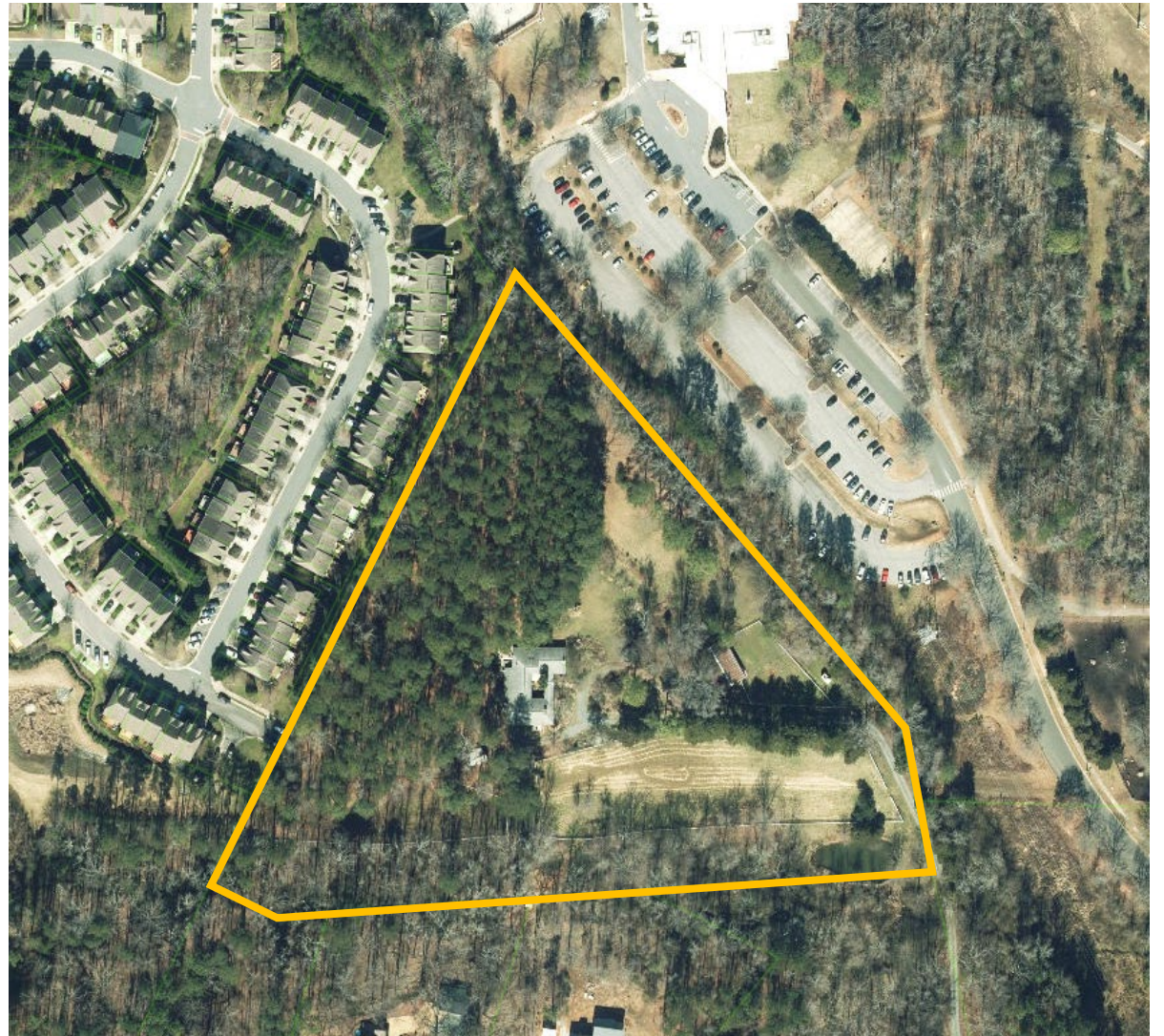
RECOMMENDATION

- Open the Legislative Hearing
- Hear public comment
- Continue Hearing to October 12, 2022



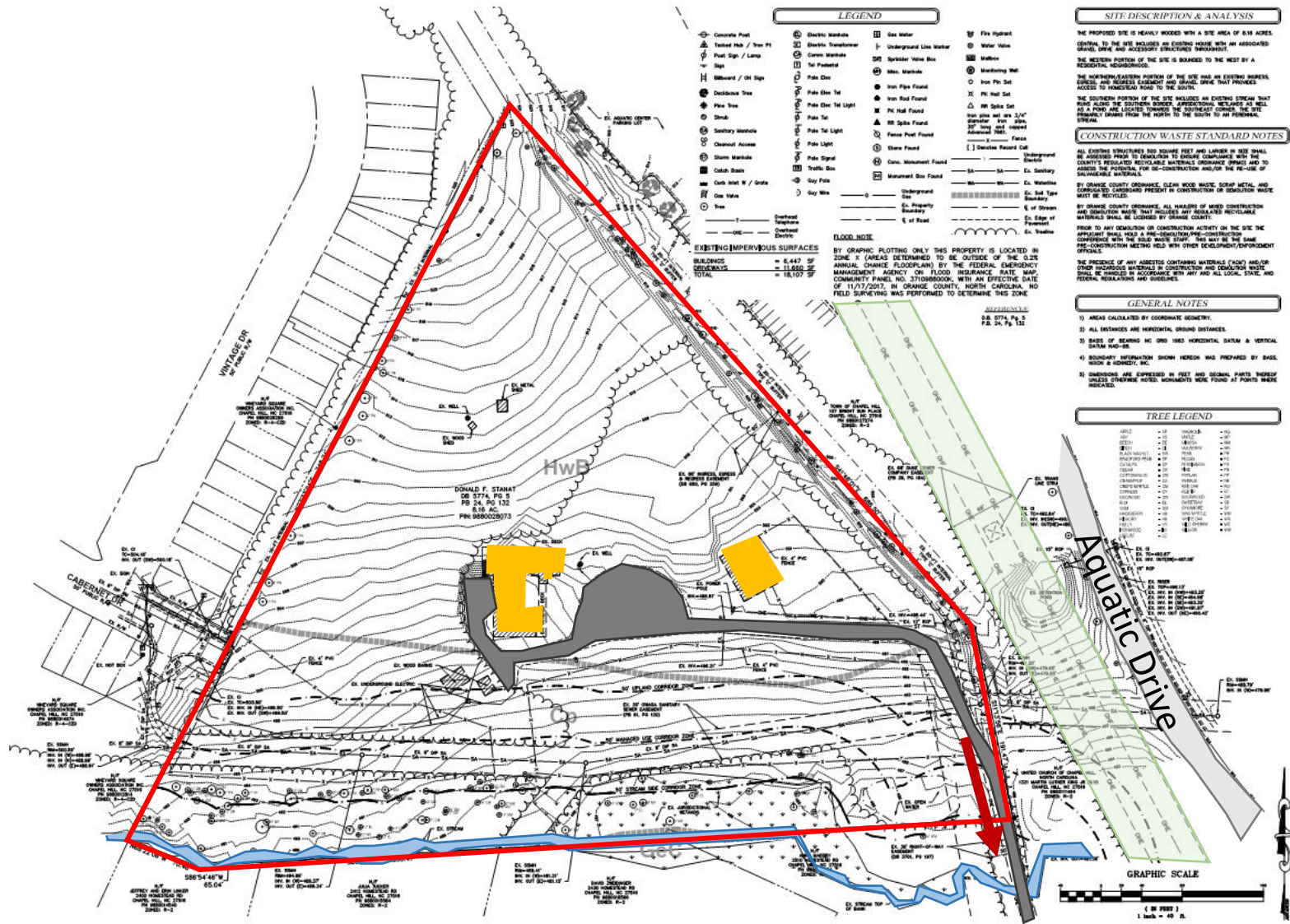
PROJECT SUMMARY

- ❑ 8.97 acre site
- ❑ Conditional Zoning
- ❑ Currently R-2
- ❑ Proposing R-5-CZD
- ❑ Single Family Home
- ❑ 47-unit Townhome Development





SITE PLAN





PROPOSED MODIFICATIONS

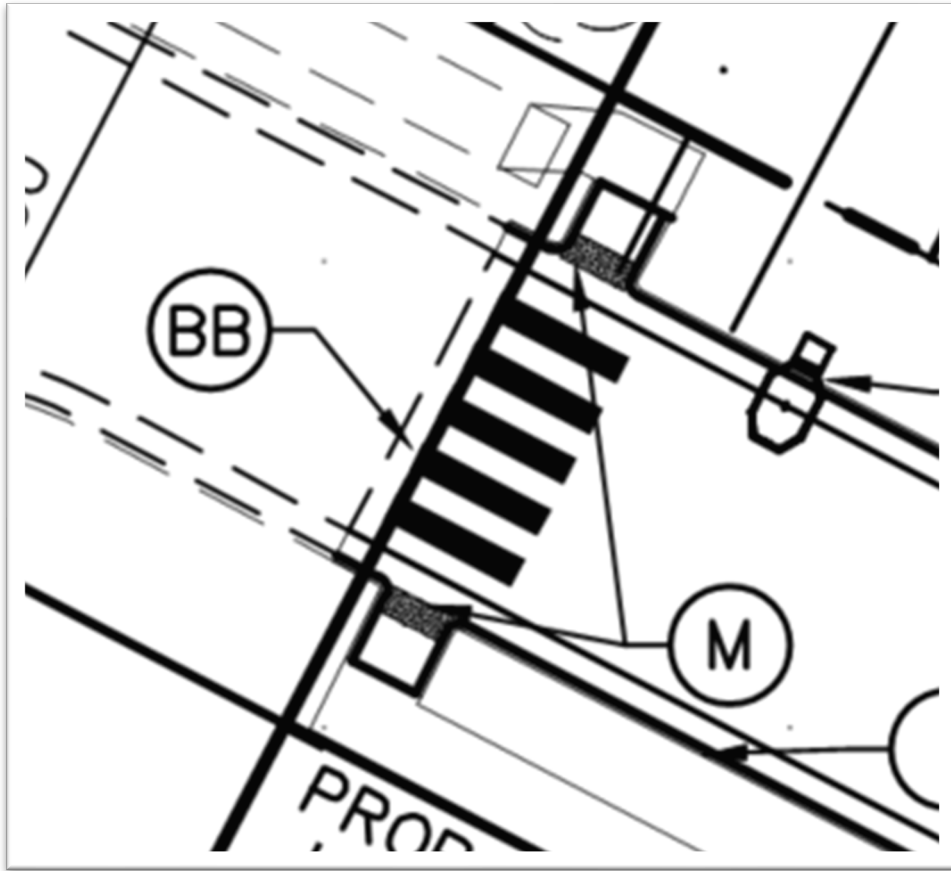
Requesting modification to regulations for:

	Allowed:	Requested:
LUMO 3.6.3 Resource Conservation District (RCD) Encroachment	26,386 SF (40%)	29,904 SF (73%)
LUMO 3.10 Inclusionary Zoning	6 Affordable Units (15%)	4 Affordable Units (9.3%)
LUMO 5.3.2 Steep Slopes (Slopes 25% or more in steepness)	25% Disturbance of Steep Slopes	95% Disturbance of Slopes
LUMO 5.6 Landscaping, Screening, and Buffering	Type B 10 ft. Buffer with specified plant mix	Maintain Existing 50 ft. Forested Area

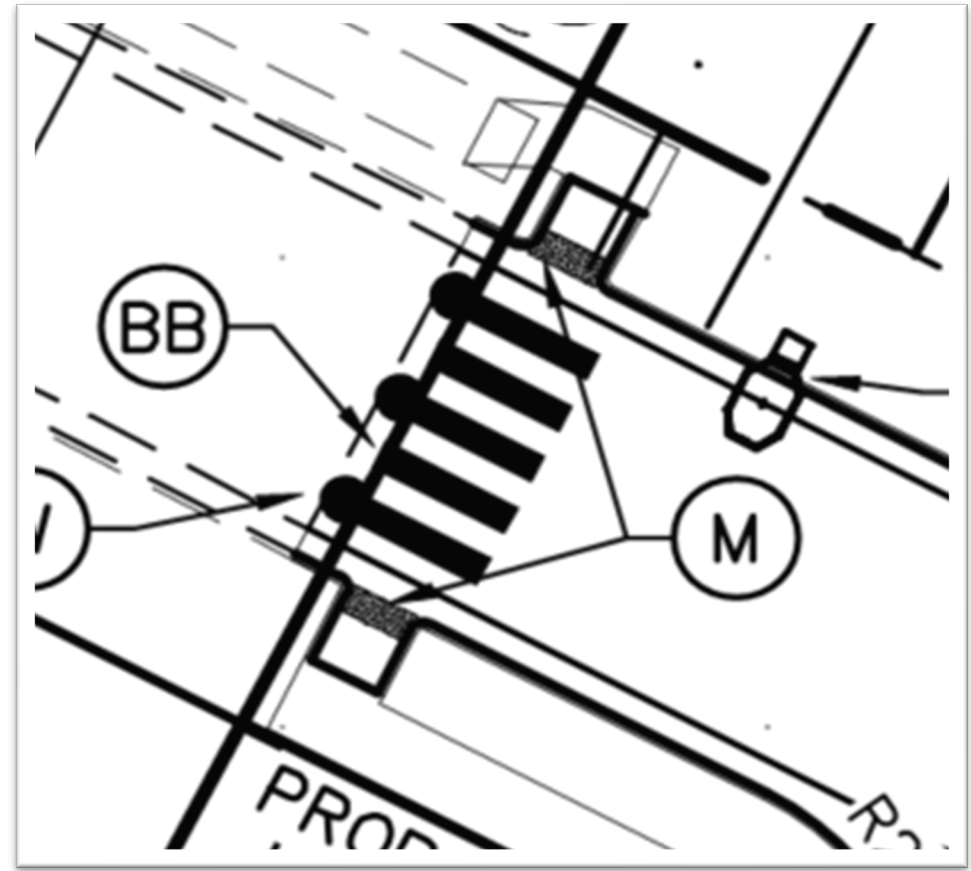


OTHER CONSIDERATIONS

Extension of Cabernet Drive



Option A



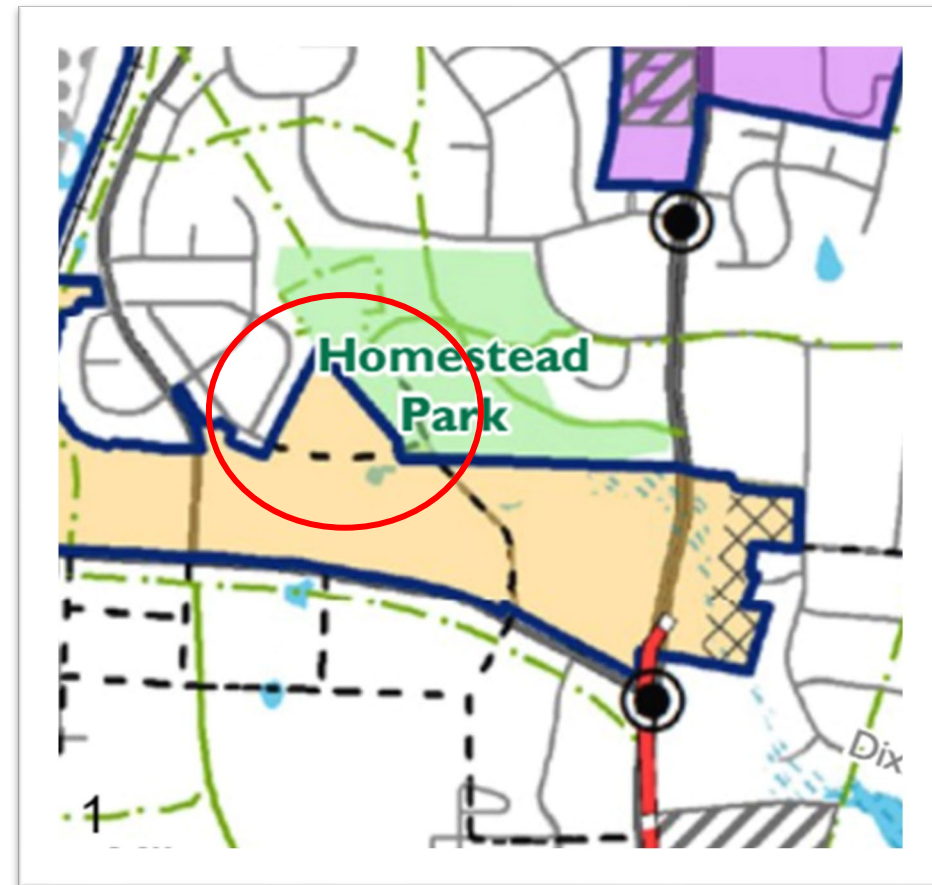
Option B



OTHER CONSIDERATIONS

Extension of Cabernet Drive

- Staff supports full connectivity:
 - Provides direct access to neighborhoods and amenities
 - Decreases vehicle miles traveled
 - Improves response time for emergency services
 - Identified as a goal of long-range plans
- Ordinance A includes a condition of approval for full connectivity



FLUM shows a proposed connection between Vineyard Square and Homestead Park



OTHER CONSIDERATIONS

- Connection to Aquatic Drive
- Vineyard Square Greenway Extension
- Transit Voluntary Payment - \$25,000





Advisory Boards

Advisory Board/ Commission:	Recommendations:
ESAB	<ul style="list-style-type: none">• Drought-resistant turf and native plantings• No permanent irrigation systems• Seasonal Energy Efficiency Ratio (SEER) rating to 17 or 18
HAB	<ul style="list-style-type: none">• Approve as proposed
CDC	<ul style="list-style-type: none">• Approve as proposed
TCAB	<ul style="list-style-type: none">• Full vehicle access on Cabernet Drive• Bike racks inside garages• Promote availability of bike parking• 220-volt outlets in the garages• Conduit or other electrical access to the visitor parking
PC	<ul style="list-style-type: none">• Approve as proposed



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OTHER CONSIDERATIONS

Traffic Impact Analysis

Stanat's Place to generate 314 additional trips per day

Intersection:	AM Peak Flow (7:30am-8:30am)	PM Peak Flow (4:00pm-5:00pm)
Stanat's Place and Aquatic Drive	11 (Approximately 1 car every 5 minutes)	7 (Approximately 1 car every 8.5 minutes)
Weaver Dairy Road Extension and Sonoma Way/Napa Valley Way	8 (Approximately 1 car every 7.5 minutes)	5 (Approximately 1 car every 12 minutes)



CONNECTIVITY

Extension of Cabernet Drive

- The following plans support connectivity:
 - Chapel Hill 2020
 - Chapel Hill Bike Plan
 - Mobility & Connectivity Plan
 - FLUM
 - Climate Action & Response Plan
 - Northern Area Task Force Report



CONNECTIVITY

Extension of Cabernet Drive

1. Gaps in our street levels create barriers between neighborhoods and destinations.
2. Land Use Management Ordinance (LUMO) encourages continuing existing streets in adjoining areas where necessary to the neighborhood pattern and encourages construction of connectors.
3. Connectivity is a reoccurring goal in the long-range plans as it:
 - Upholds town goals of more equitable and safer communities
 - Street connectivity found to reduce vehicle crashes
 - Mitigates congestion by distributing trips
 - Direct paths
 - Increased accessibility
 - Improves emergency response times
 - Addresses climate change concerns
 - Reduces vehicle miles traveled
 - Lowers CO2 emissions