

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, February 08, 2023 11:30 AM
To: Richard@gurlitzarchitects.com
Cc: Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: 2217 Homestead Road
Attachments: Chapel Hill Town Council -Feb 6, 2023.pdf; Site Plan-C3.00.pdf

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Richard Gurlitz <Richard@gurlitzarchitects.com>
Sent: Tuesday, February 7, 2023 5:08 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Tasmaya Lagoo <tlagoo@townofchapelhill.org>; Brian Peterson <bpeterson@townofchapelhill.org>
Subject: 2217 Homestead Road

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Council Members,

Please find attached a letter discussing some of the major attributes of the 2217 Homestead Road Townhome project, as well as an updated plan. Our team looks forward to your comments at the February 22nd continuation of the public hearing.

Best Regards,

Richard Gurlitz



Gurlitz Architectural Group PA
121 S. Estes Drive -Suite 100
Chapel Hill, North Carolina 27514
office 919.489.9000
fax 919.930-8754
richard@gurlitzarchitects.com
www.gurlitzarchitects.com

This email may contain drawings, images, and or specifications in digital format. All drawings & images are copyrighted and remain the property of the Architect. Any modification, transmission, or translation of these drawings or images without consent of the architect is strictly forbidden.
Copyright 2023, Gurlitz Architectural

February 6, 2023

2217 Homestead Road

TriPointe Townhomes

Dear Chapel Hill Town Council

At the Council meeting on January 25, 2023, we presented our information for the CZP for 2217 Homestead Road – the TriPointe Homes townhome project. Owing to the late hour, the presentation was fairly rushed and I don't think we had the opportunity to fully explain the project – specifically how we have adapted it through the site plan development process to be different from the concept plan delivered a year ago, and to meet the Town's requests. Primarily I would like to respond to the major issues discussed of density and diversity of housing options.

Density:

The initial application for this project included 100 townhomes on a 15.75 acre site. We stated in our concept plan that the density was about 6.34 units per acre. Through the review process, we met with staff, the neighbors, and each of the advisory groups. We incrementally added units to the project – first three, then five and finally presented 108 units – ending up with an 8% gain. We added to the stock of affordable housing through this increase as well, adding another affordable unit- increasing to 16 affordable.

It was pointed out to us in conversation with Planning, subsequent to the January 25th meeting, that the density of a townhome or single family project as envisioned by the LUMO is substantively different than an apartment project. An apartment project envisions a public street serving the project and all the units and parking are on a single lot. It is quite simply number of units per acre. The public street is not included in the density calculation. For townhome and single family, the matching density would be to also not count the public streets in determining density – just the land that actually supports the units. In this instance, the public streets we will be constructing account for approximately 3 acres. The density of this townhome project is 108 units on approximately 12.75 acres or 8.5 units per acre using that common frame of reference.

We believe we can add an additional 10 units to the site somewhat at the expense of some of the tree save area. This will bring the total project to 118 units and a density of 9 units per acre using the calculation methodology discussed above. The attached site plan indicates 118 units in a mix of 22 and 26 foot wide homes.

Diversity of home types

We are intent on creating a townhome project on this site – not an apartment, condominium or rental community. The homes initially presented were all 26 foot wide and two car garage – mostly with a uniform depth and square footage. Through the review process there was comment of increasing the variety of units. We have thus refined this mix to have roughly half of the units be 22 feet wide with one car garages and the remaining units at 26 feet wide with two car garages.

Additionally, within each townhome width there are now several home layouts of varying depth and square footage. There is a mix of 3 bedroom and 2 bedroom units. Then, within each of these categories varying square footage models to appeal to different market groups – young single professional, families, empty nesters, etc. The change in square footages (depth of the homes) also allows push and pull in the building facades which is a convenient design factor.

The units will be further customizable by the buyer, but the basic floorplans available include:

Plan 1 - 22' wide, 1-bay garage, approx. 1,590sf with 2-3 bedrooms, 2.5 baths
Plan 2 – 22' wide, 1-bay garage, approx. 1,775sf with 3 bedrooms, 2.5 baths;
Plan 3 – 22' wide, 1-bay garage, approx. 1,870sf with 3 bedrooms, 2.5 baths
Plan 4 – 26' wide, 2-bay garage, approx.. 1,950sf with 3 bedrooms, 2.5 baths
Plan 5 – 26' wide, 2-bay garage, approx.. 2,010sf with 3 bedrooms, 2.5 baths
Plan 6 – 26' wide, 2-bay garage, approx. 2,140sf with 3 bedrooms, 2.5 baths

We believe we have responded to the requests for additional density without sacrificing the character of the development. We believe we have also provided significant variety in unit types without changing the essential nature of the neighborhood as a townhome community. Finally we believe we are contributing to the stock of affordable and mid-income housing in the Chapel Hill market that will satisfy a need for a fairly diverse customer base.

We look forward to discussing this further with Council at the February 22, 2023 continuation of the public hearing.

Sincerely,

A handwritten signature in black ink that reads "Richard Gurlitz". The signature is written in a cursive, slightly slanted style.

Richard Gurlitz

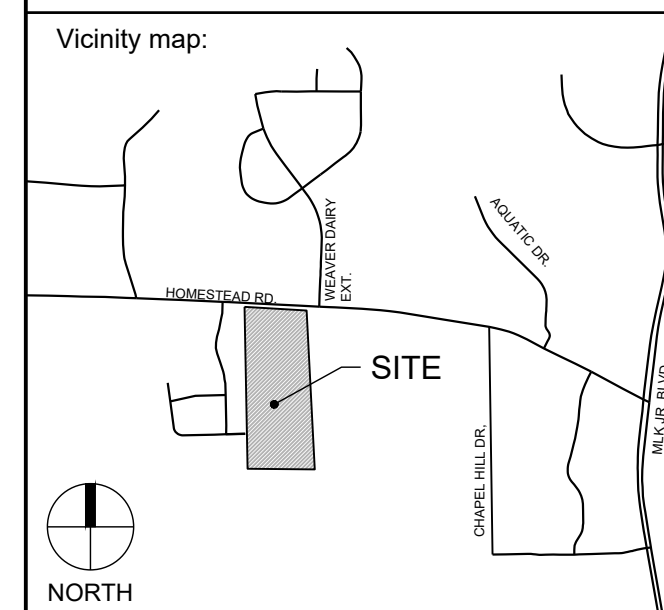


STEWART

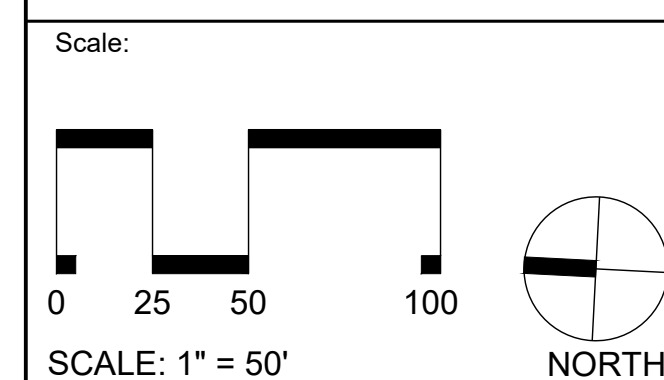
101 WEST MAIN ST.
DURHAM, NC 27701
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C22033

Client:
GS HOMESTEAD, LLC
121 S. ESTES DRIVE, SUITE 100
CHAPEL HILL, NC 27514
PHONE: 919.489.9000
EMAIL: RICHARD@GURLITZARCHITECTS.COM



Seal:
PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



Project:

HOMESTEAD ROAD TOWNHOMES

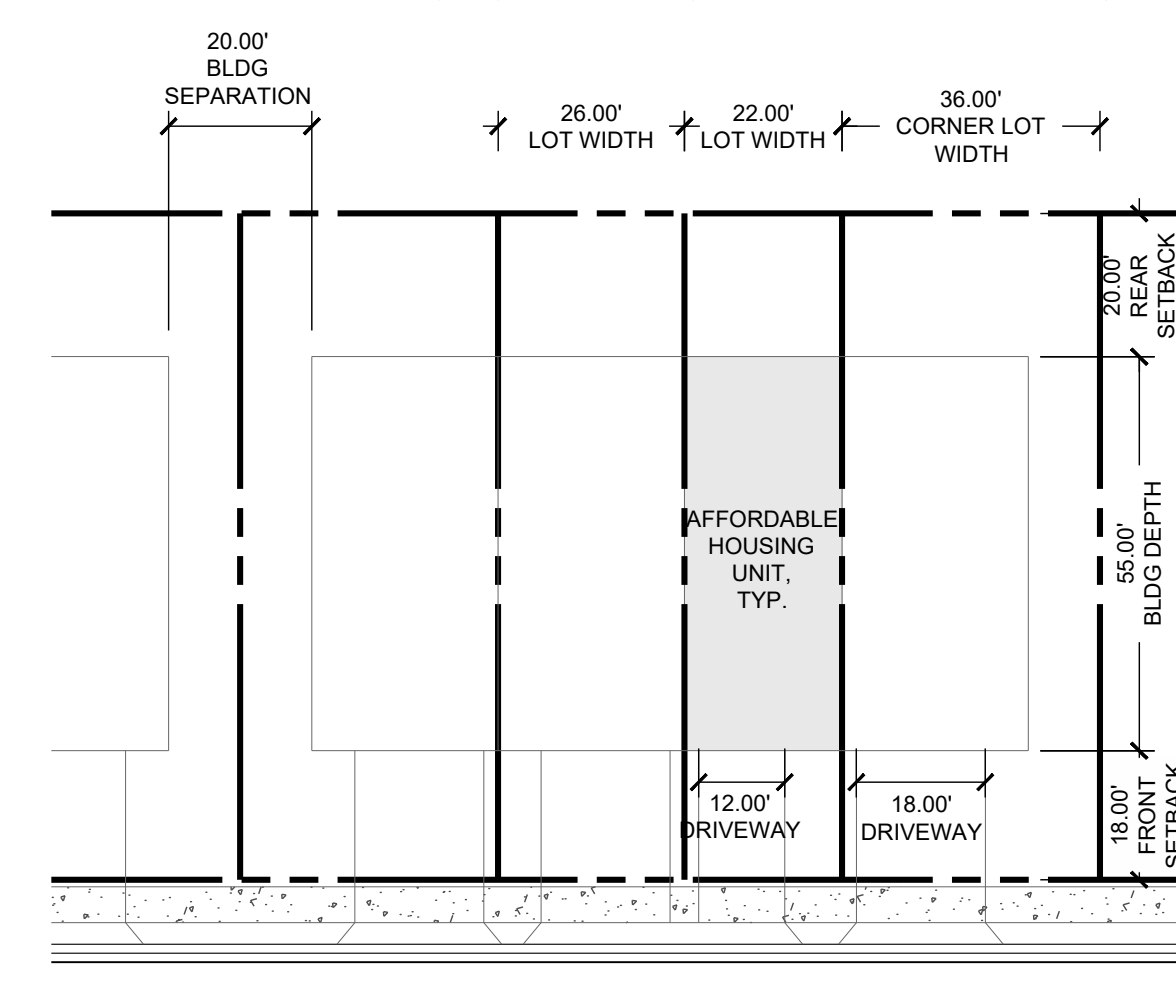
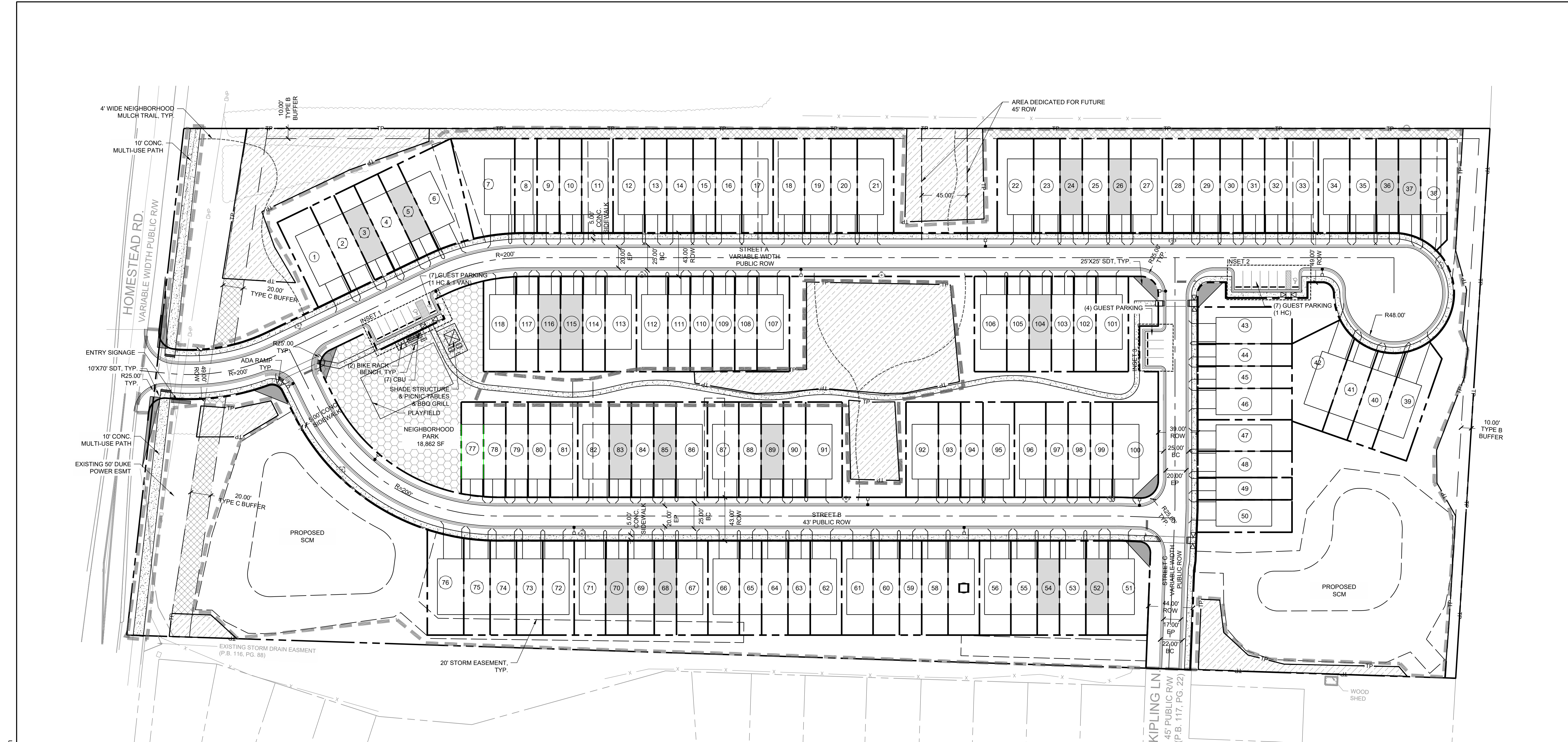
Issued for: CONDITIONAL ZONING PERMIT

No.	Date	Description
1	8/26/2022	1ST RESUBMITTAL
2	10/07/2022	2ND RESUBMITTAL
3	02/06/2023	3RD RESUBMITTAL

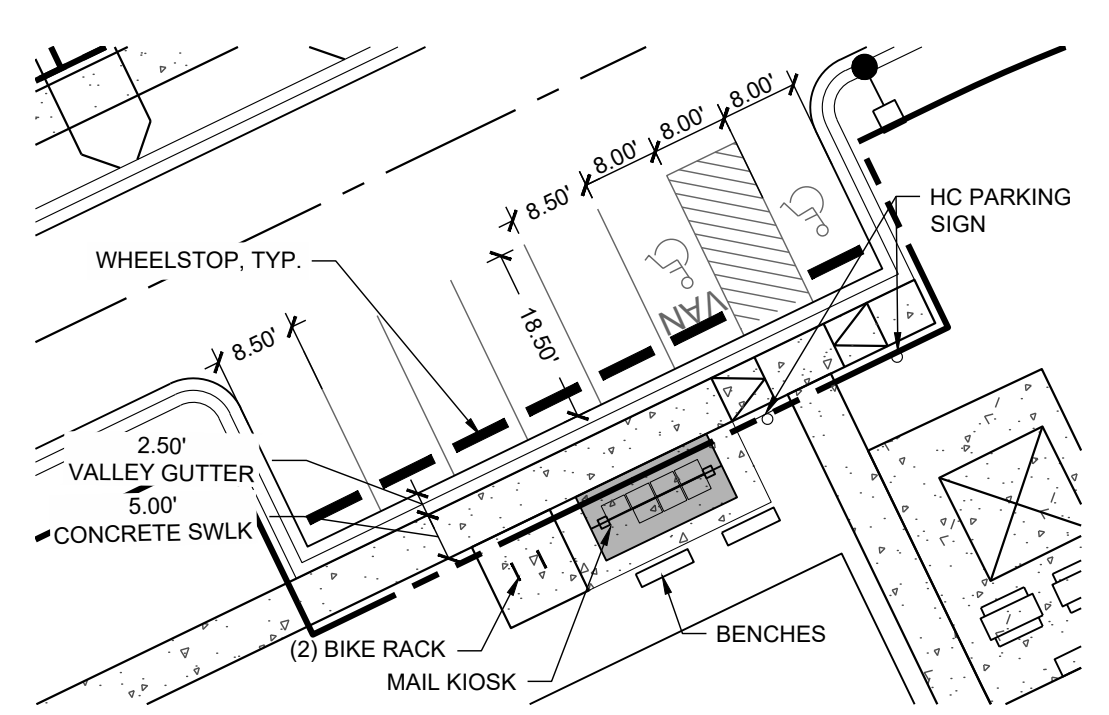
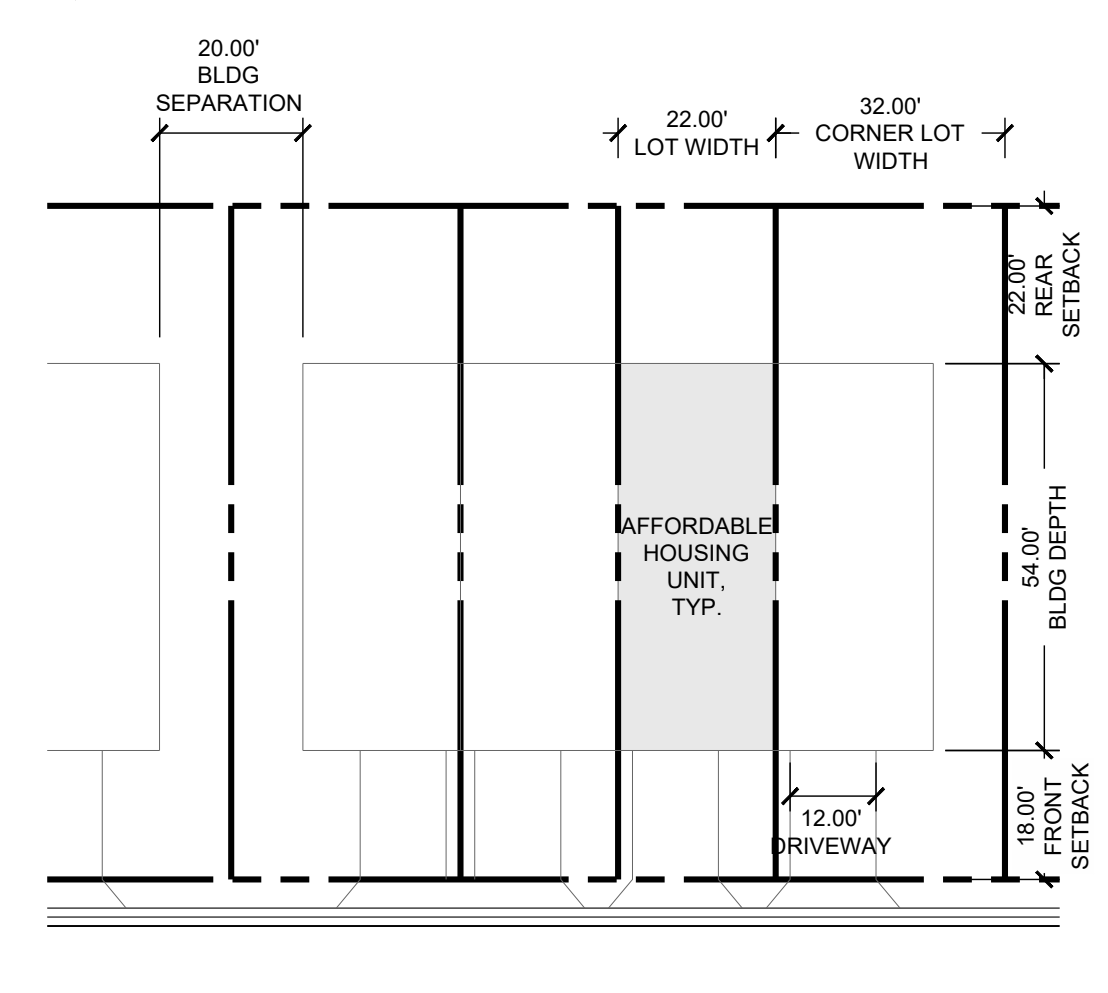
Title:

SITE PLAN

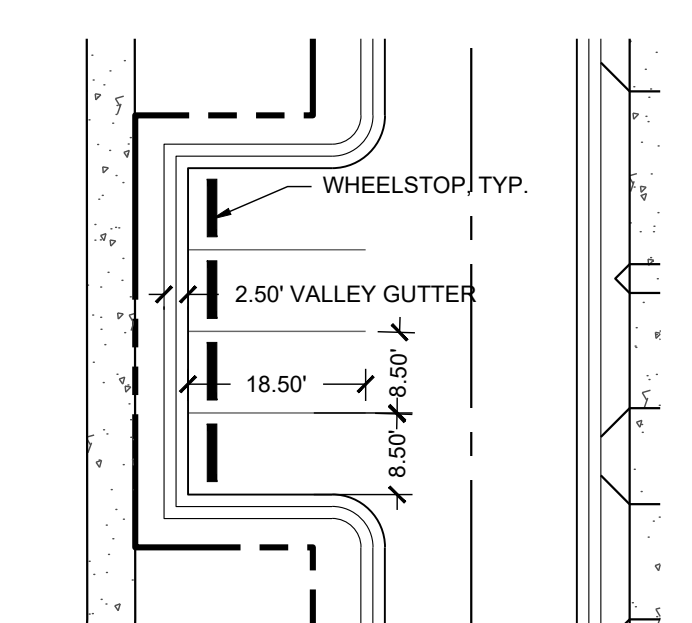
Project number: C22033 Sheet #:
Issued Date: 06.24.2022
Drawn by: SM
Approved by: TS **C3.00**



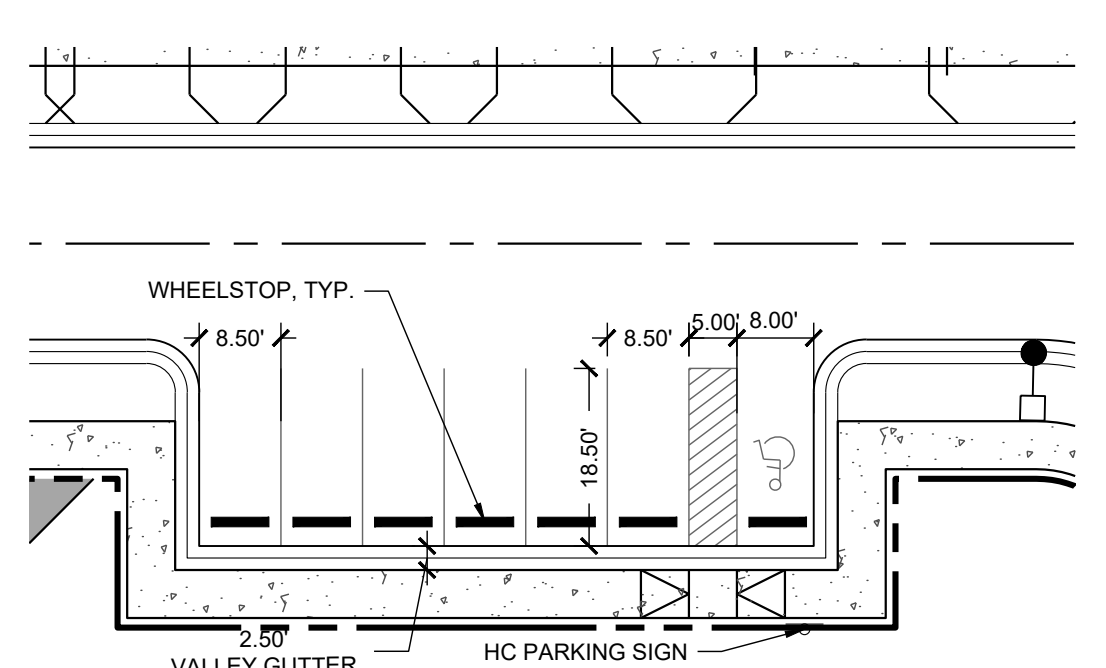
TYPICAL TOWNHOME LAYOUT



INSET 1



INSET 3



INSET 2

RECREATION SPACE CALCULATIONS

RECREATION SPACE REQUIRED:	34,085 SF (0.05 RATIO)
RECREATION SPACE PROVIDED (75%):	25,564 SF
NEIGHBORHOOD PARK:	18,862 SF
10' MULTI-USE PATH:	4,764 SF
WOODED TRAIL:	1,938 SF
PAYMENT IN LIEU (25%):	8,521 SF
PAYMENT IN LIEU FEE CALCULATION:	34,085 X 25% X 1.55 X \$12 = \$158,495

TOWNHOME UNITS BREAKDOWN

TOTAL TOWNHOME UNITS:	118 UNITS (16 AFFORDABLE UNITS)
28' X 55' UNITS:	67 UNITS
22' X 55' UNITS:	51 UNITS (16 AFFORDABLE UNITS)
TOWNHOME SETBACK:	18'
FRONT:	0'
REAR:	0'
BUILDING SEPARATION:	10' MIN.

- NOTES:
- SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.
 - FINAL STREET LIGHTS LOCATION TO BE PROVIDED BY DUKE ENERGY DURING CONSTRUCTION DRAWINGS

SITE LEGEND:	
	PROPOSED BUILDING
	PROPOSED AFFORDABLE HOUSING UNIT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED RECREATIONAL SPACE
	PROPOSED TREE REPLACEMENT AREA
	TREE SAVE AREA
	PROPOSED 4' WIDE NEIGHBORHOOD TRAIL
	PROPOSED SIGN
	PROPOSED ADA PARKING SPACE
	PROPOSED STOP BAR
	PROPOSED 6' WIDE STANDARD CROSSWALK
	LIMITS OF DISTURBANCE
	PROPOSED TREE PROTECTION FENCE
	PROPOSED LIGHT
	PROPOSED VALLEY GUTTER
	PROPOSED STANDARD CURB & GUTTER

L:\Projects\2022\C22033 - Homestead Road Townhomes\DWGS\1-SUP\3-Sheets\C22033-C3.00 Site Plan.dwg Feb 06, 2023 - 4:42pm