



# Town Council

9.14.2022

## 2516 Homestead Road - Stanat's Place





# RECOMMENDATION

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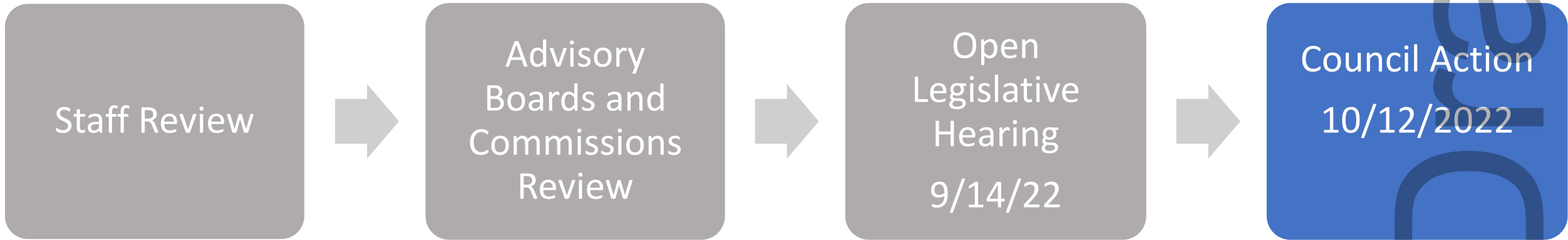
- Close the Legislative Hearing
- Adopt the Resolution of Consistency
- Enact Ordinance-X, approving the Conditional Zoning Atlas Amendment

Draft



# PROCESS

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# UPDATES SINCE SEPTEMBER 14, 2022:

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- Greenway Trail connection between Cabernet and proposed mulched trail
- No changes to the stormwater pond
- Increased guest bike parking and storage
- Traffic calming and narrowing of connection at Cabernet Drive
- Complete Community assessment
- Prohibition of Short-Term Rentals

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# PROJECT SUMMARY

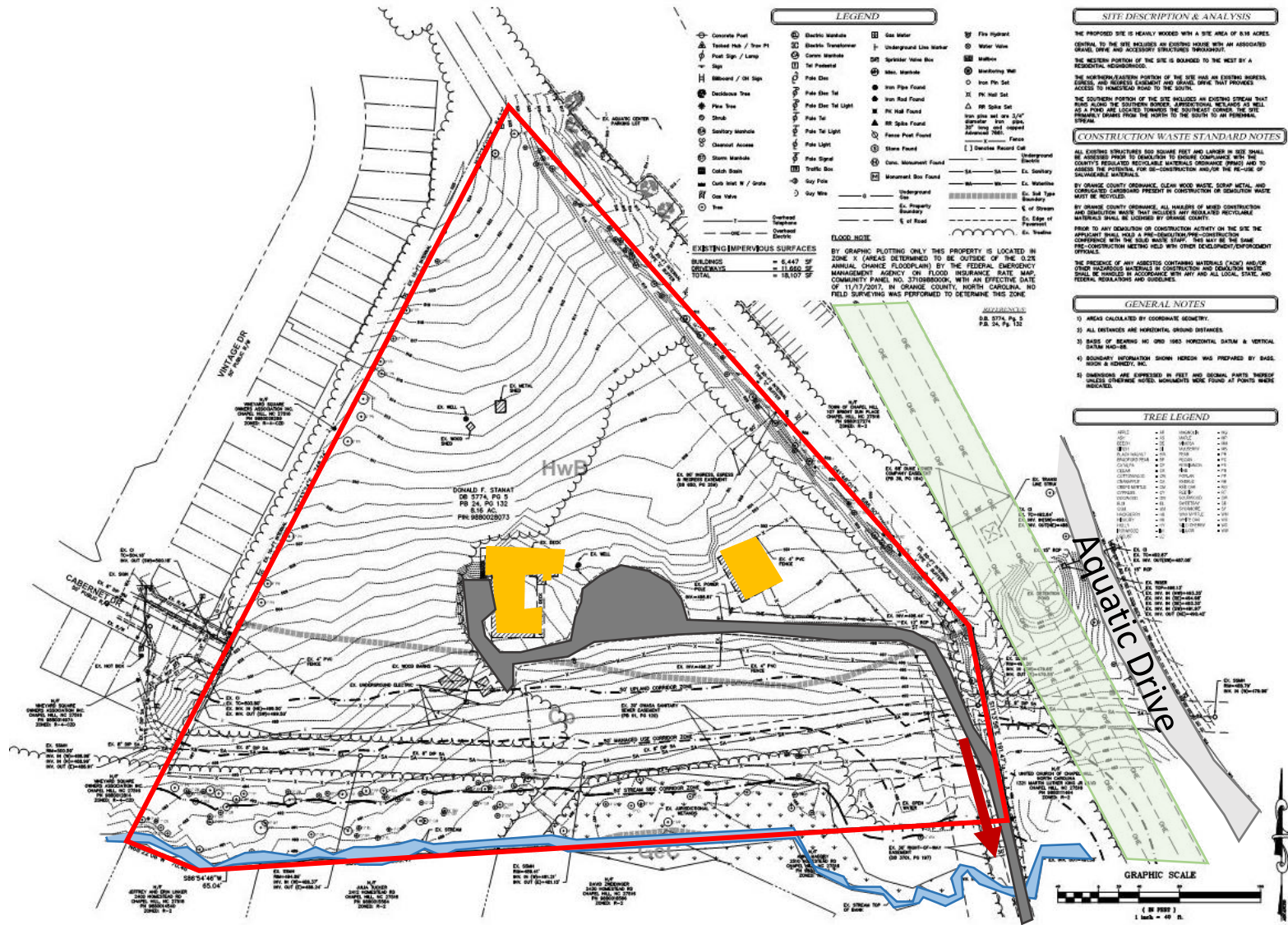
- 8.97 acre site
- Conditional Zoning
- Currently R-2
- Proposing R-5-CZD
- Single Family Home
- 47-unit Townhome Development







# SITE PLAN



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# SITE PLAN

- CODED NOTES**
- 1 GENERAL GREEN AREA WITH LOW GRASS
  - 2 HERITAGE TREE ON SMALL HILL
  - 3 STONE FACADE RETAINING/SEAT WALL
  - 4 MALLIED AREA WITH SEATING
  - 5 SPACERS
  - 6 CATERING SPACE #1 CHILDREN'S PLAY STRUCTURE WITH FOUNTAIN TABLES
  - 7 CATERING SPACE #2 FIRE PIT WITH CHAPEL HILL DR SURFACE
  - 8 BRICK WALKWAY
  - 9 30" STANDARD CURB AND UTILITY
  - 10 30" VALLEY CURB AND UTILITY
  - 11 CURB EDGE ON DUALIN STANDARD AND VALLEY
  - 12 CONCRETE 5' WIDE (24" HIGH) ISLAND, 18" HIGH SPOT (MOUNTAIN)
  - 13 LANDSCAPE GRASS BY SIDEWALK WITH SELECTED PLANTING BOXES ATTACHED TO BACK OF CURB
  - 14 ACCESSIBLE VAN PARKING SPACE
  - 15 22'-11" PUBLIC DRAINAGE EASEMENT
  - 16 PRIVATE DRAINAGE EASEMENT
  - 17 PLANT BEDS/PAVEMENT
  - 18 WALL, BENCH
  - 19 BIKE RACK
  - 20 ENTRY FEATURE
  - 21 RETAINING WALL WITH FENCE
  - 22 IMPACTY CONSTRUCTION ZONING
  - 23 WHEEL STOP
  - 24 TRIP STOP AREA
  - 25 ONE CURB AND UTILITY
  - 26 WOODEN FENCE OR TOP OF WALL
  - 27 LOW FENCE
  - 28 CURB & 4" TYPED CURB
  - 29 HERITAGE TREE TO BE MAINTAINED, PROTECTIVE ZONE OF FENCE TO BE MAINTAINED, PROTECTIVE ZONE OF FENCE TO BE MAINTAINED, PROTECTIVE ZONE OF FENCE TO BE MAINTAINED
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EXISTING IMPERVIOUS SURFACES	PROPOSED IMPERVIOUS SURFACES (ON-SITE)
BIKES WAYS - 6,447 SF	ROADWAY - 43,931 SF
DRIVEWAYS - 11,580 SF	DRIVEWAYS - 14,470 SF
DECKWAYS - 18,197 SF	PARKING LOT - 2,314 SF
	BUILDINGS - 59,000 SF
	SEWAGE - 11,539 SF
	MISC. WALLS, HVAC PATIOS - 5,337 SF
	POOL PERMANENT POOL AREA - 10,210 SF
	PLANTING ALLOWANCES - 20,179 SF
	TOTAL - 170,000 SF

**SITE DATA TABLE**

PROJECT NAME	STANFORD PLACE
APPLICANT	ATLANTIC TRAIL DEVELOPMENT, INC.
PARCEL ID NUMBER	640339673
LAND AREA CALCULATIONS	6,452 ACRES
NET LAND AREA	6,452 ACRES (100% OF TOTAL)
CREDITED AREA	200.19 SF (0.0003 AC)
TOTAL GROSS LAND AREA (CALC.)	6,452 ACRES
EXISTING ZONING	R-2
PROPOSED ZONING	R-2
OUTSIDE CORPORATE LIMITS	NO
OUTSIDE 40' BUFFER PROTECTION SERVICE	YES
OUTSIDE 100' BUFFER PROTECTION SERVICE	YES
OUTSIDE 200' BUFFER PROTECTION SERVICE	NO
PROPOSED LAND USE	SINGLE FAMILY WITH COVINGTON ZONING
ALLOWABLE DENSITY (R-2)	15 UNITS/AC
PROPOSED SINGLE FAMILY UNITS	6,452 UNITS/AC * 15 UNITS/AC = 96,780 UNITS
PROPOSED TOTAL # OF UNITS	47
PROPOSED MINIMUM LOT SIZE	2,049 SF
RECREATION SPACE REQUIRED	GROSS LAND AREA * RECREATION SPACE RATIO (150:1) = 967,800 SF
RECREATION SPACE PROVIDED	1,500 SF (0.0002 AC)
MINIMUM PARKING REQUIRED	N/A - SINGLE-FAMILY LOT
MAXIMUM PARKING ALLOWED	N/A - SINGLE-FAMILY LOT
PROPOSED PARKING	54 GARAGE SPACES
TOTAL PROPOSED PARKING	54 GARAGE SPACES
MINIMUM BIKEWAY PARKING REQUIRED	N/A - SINGLE-FAMILY LOT
BIKEWAY PARKING PROVIDED	2 PROVIDED NEAR MAIN WALKWAY
REQUIRED PARKWAY PERMITS (STREETS)	0
STREET	0
BIKEWAY	0
PROPOSED BUILDING SEPARATION	10 FEET (15'-20')
MAXIMUM BUILDING HEIGHT (REGULATORY)	20'
MAXIMUM WINDSPEED SURVIVAL RATIO	60%
PROPOSED WINDSPEED SURVIVAL RATIO	60%
TOTAL IMPERVIOUS SURFACING	170,000 SF
MAXIMUM FLOOR AREA ALLOWED	N/A - SINGLE-FAMILY USE
FLOOR AREA PROVIDED	19,000 SF
FLOOR AREA USED FOR AFFORDABLE HOUSING	17,000 SF
MAXIMUM TOTAL FLOOR AREA ALLOWED (IF FLOOR AREA = FLOOR AREA REQUIRED)	N/A - SINGLE-FAMILY LOT
MAXIMUM LAND DISTURBANCE	333,333 SF

**TOWN OF CHAPEL HILL FIRE DEPARTMENT NOTES**

2. A 20' WIDE DRIVE REQUIRED ON THE FINAL DRIVE SHALL BE MAINTAINED THROUGH THE ENTIRE SUBDIVISION. DRIVE SHALL NOT BE USED FOR STREET PARKING IN ACCORDANCE WITH SECTION 10.03 OF THE 2015 NORTH CAROLINA FIRE DEPARTMENT CODE.

**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. THE REQUIRED RECREATION SPACE HAS BEEN MET AND EXCEEDED. SEE SITE DATA TABLE ON THIS SHEET.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. GENERAL NOTES AND SPECIFICATIONS SHALL BE PROVIDED BY TOWN OF CHAPEL HILL.
4. EACH SINGLE-FAMILY DWELLING UNIT MUST HAVE A MAXIMUM 40' MAXIMUM HORIZONTAL SEPARATION AREA OF 2,049 SF. THIS AMOUNT IS SUBJECT TO CHANGE AND WILL BE FINALIZED IN THE FINAL CONSTRUCTION PERMITS.
5. SEE SHEET 16 FOR STREET TYPICAL SECTION DETAILS.
6. ALL PROPOSED STREETS ARE PUBLIC.
7. MAXIMUM 15' BIKEWAY PARKING SPACES REQUIRED. TWO (2) PROVIDED NEAR MAIN WALKWAY (10' GARAGE PROVIDED WITH BIKEWAY BIKEWAY).
8. A 20' WIDE DRIVE REQUIRED ON THE FINAL DRIVE SHALL BE MAINTAINED THROUGH THE ENTIRE SUBDIVISION. DRIVE SHALL NOT BE USED FOR STREET PARKING IN ACCORDANCE WITH SECTION 10.03 OF THE 2015 NORTH CAROLINA FIRE DEPARTMENT CODE.
9. THE REQUIRED RECREATION SPACE HAS BEEN MET AND EXCEEDED. SEE SITE DATA TABLE ON THIS SHEET.
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# PROPOSED MODIFICATIONS

Requesting modification to regulations for:

	Required:	Requested:
LUMO 3.6.3 Resource Conservation District (RCD) Disturbance	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

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- Connection to Aquatic Drive
- Vineyard Square Greenway Extension
- Transit Payment-in-Lieu

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# RECOMMENDATION

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- Close the Legislative Hearing
- Adopt the Resolution of Consistency-#
- Enact Ordinance-X, approving the Conditional Zoning Atlas Amendment

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