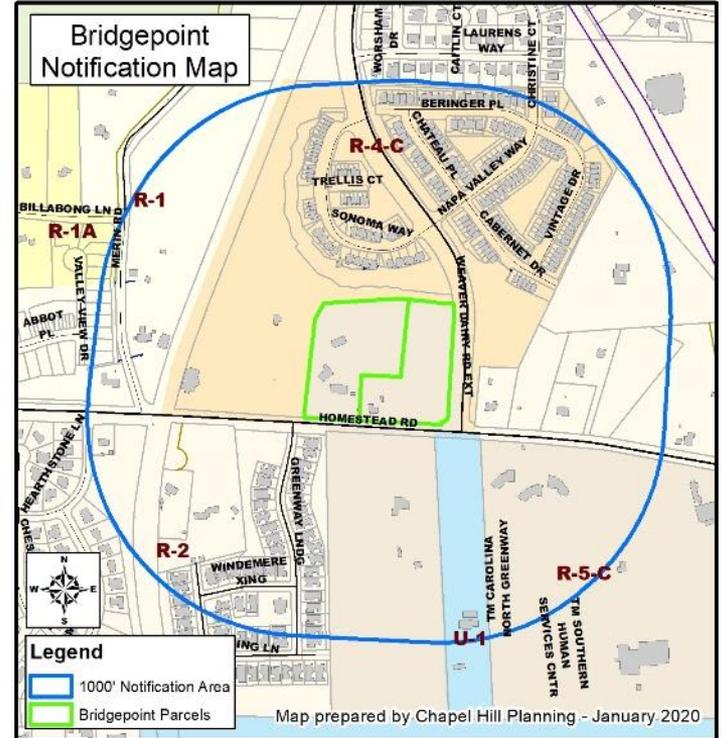




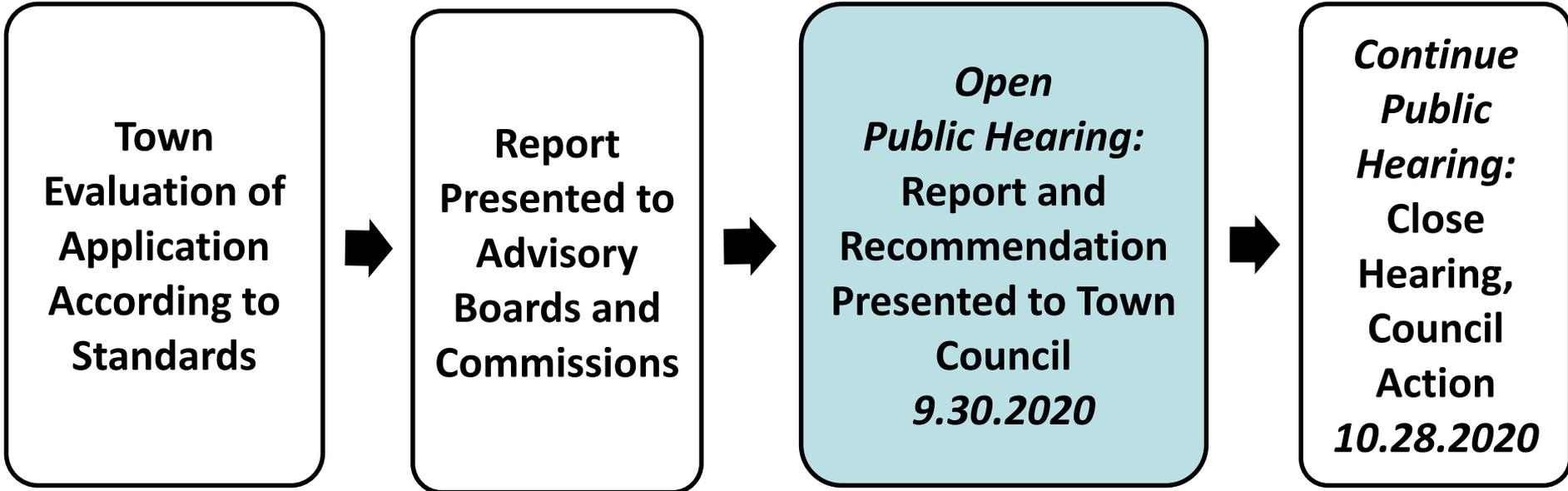
Bridgepoint—2214 & 2312 Homestead Rd. Conditional Rezoning

Town Council
Public Hearing

September 30, 2020

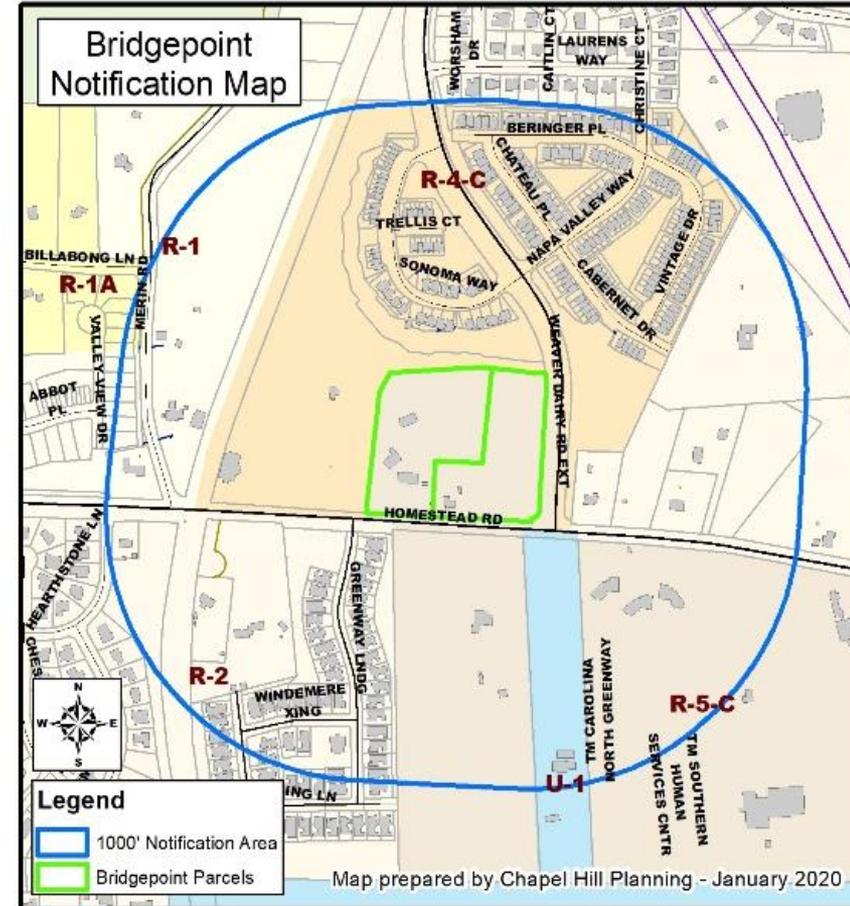


- Open the Public Hearing
- Receive comments in this meeting and up to 24 hours via email at planning@townofchapelhill.org
- Enact the ordinance on October 28, 2020



2312 Homestead Rd – Project Summary

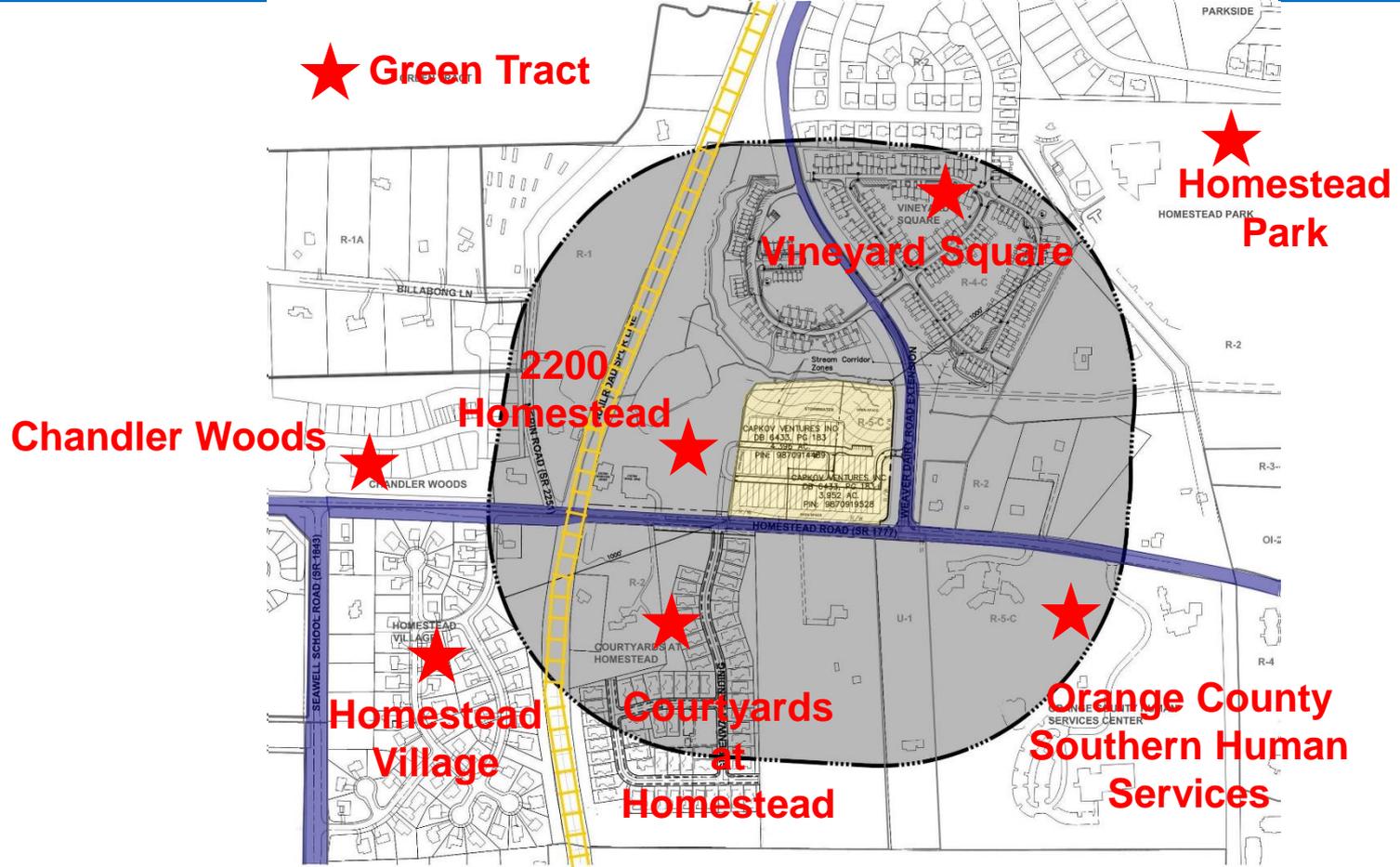
- 9.2 acre site
- Conditional Zoning
 - Currently R-5-C
 - Proposing R-5-CZD
- Demolish two existing dwellings and outbuildings
- Construct 53 townhouses



Bridgepoint– Revoke Existing Special Use Permit (SUP)

- May 24, 2010: Town Council approved a Special Use Permit (SUP) for commercial and residential development
- Applicant requesting to revoke the existing SUP and replace it with Conditional Zoning District

2312 Homestead Rd – Project Location



2312 Homestead Rd – Site Plan



2312 Homestead Rd – Modifications to Regulations

1. Section 3.6.3 Land Disturbance in the Resource Conservation District

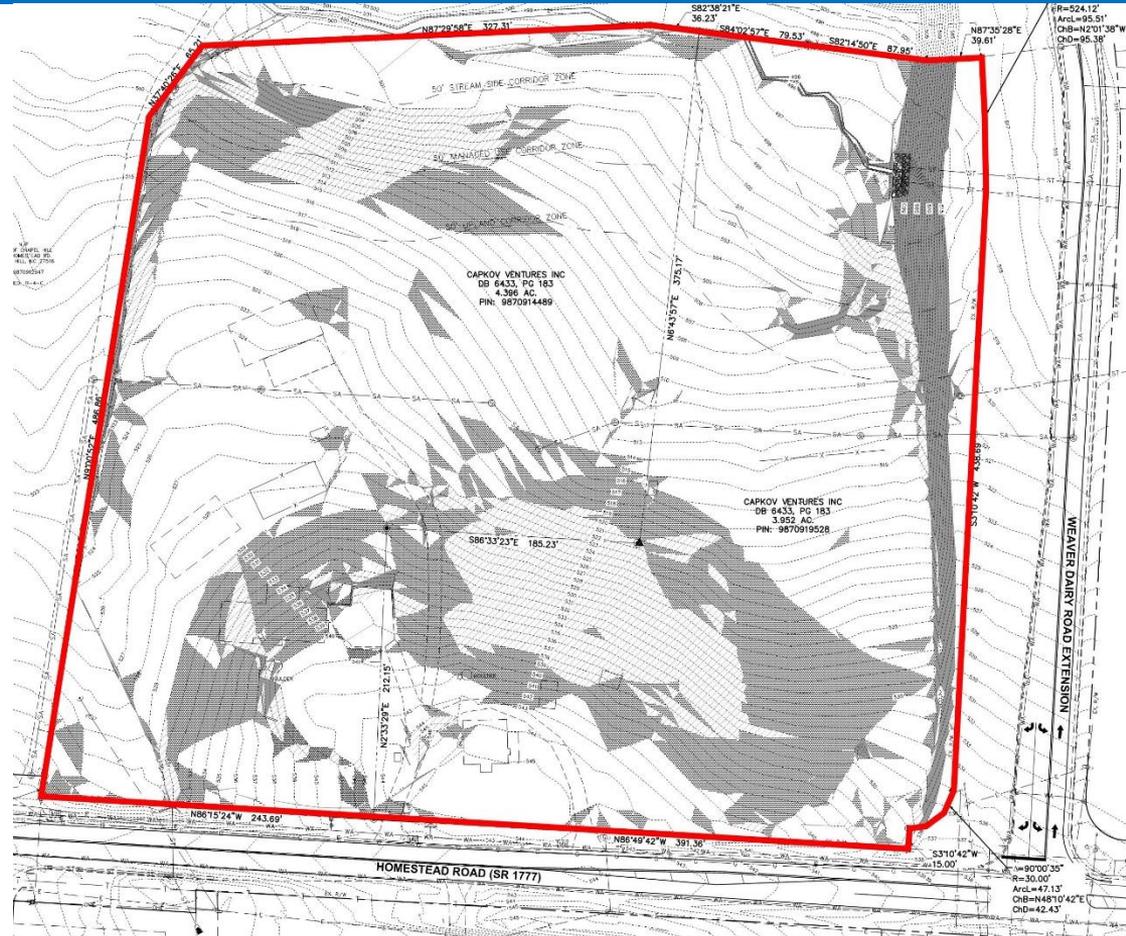
- Upland and Managed Use Zones limited to 40%
- Proposing 54.5% Upland Zone



2312 Homestead Rd – Modifications to Regulations

2. Section 5.3.2 Steep Slopes

- Proposing to exceed 25% of area containing 25% or greater slopes.
- Total disturbed natural slopes 25% or greater is 2,133 SF.



3. Section 3.10 Inclusionary Zoning

- Required to provide 15%
- Proposing 5 units or 10.41%

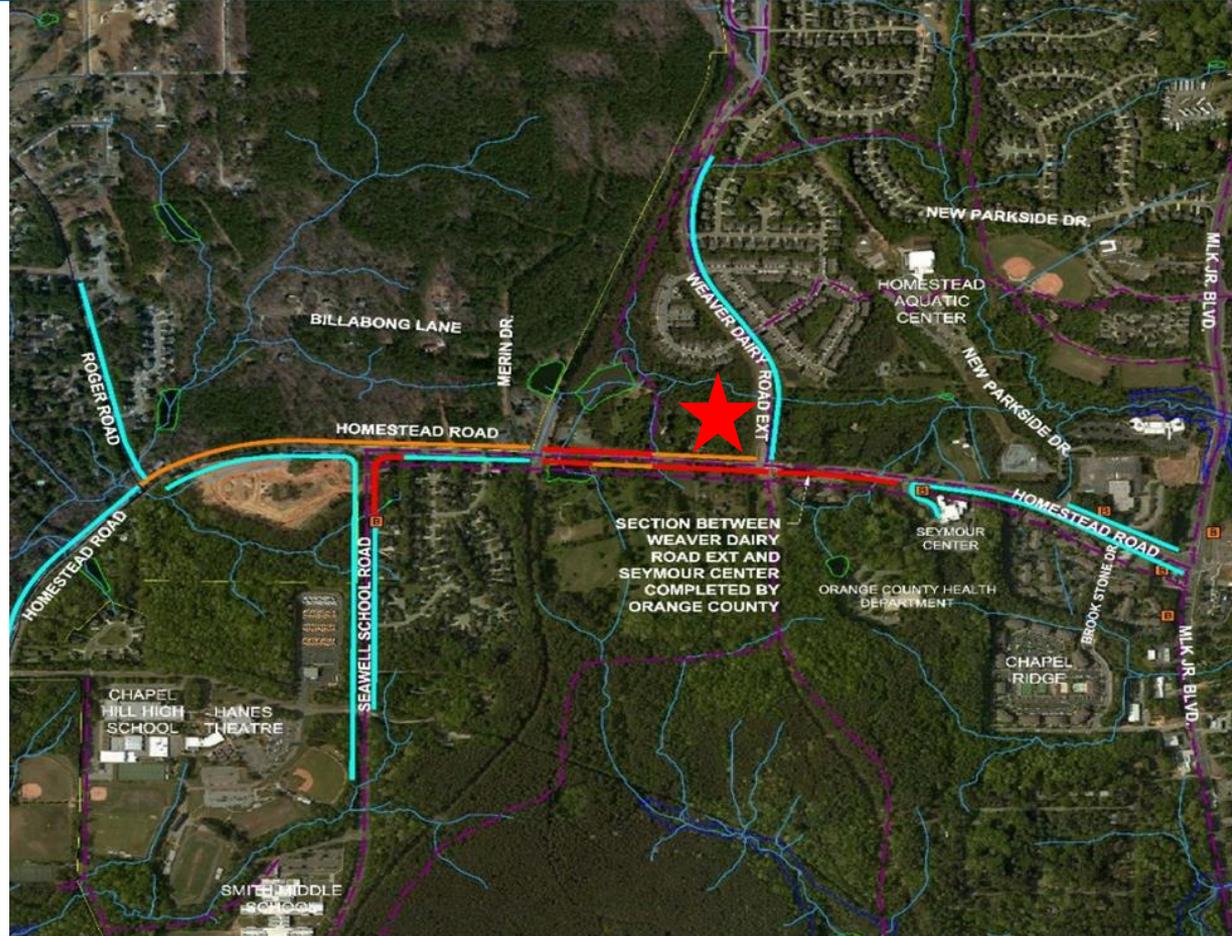
4. Section D103 of the North Carolina Fire Prevention Code

- Proposing 26 ft. with valley curb and 27 ft. with standard curb adjacent to fire hydrant. Right-of-way width of 35 ft. remains unchanged.

Other Considerations

- Recreation Area Payment in-lieu
- Homestead Road Multi-modal project

Homestead Road Improvement Project



2312 Homestead Rd – Advisory Boards

Advisory Boards/Commissions	Date	Recommendation
Housing Advisory Board	8/18	Approval
Transportation and Connectivity Board	9/10	Approval with Conditions
Environmental Stewardship	9/14	Approval with Conditions
Planning Commission	9/15	Approval
Community Design Commission	9/22, 10/27	Reviewing

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