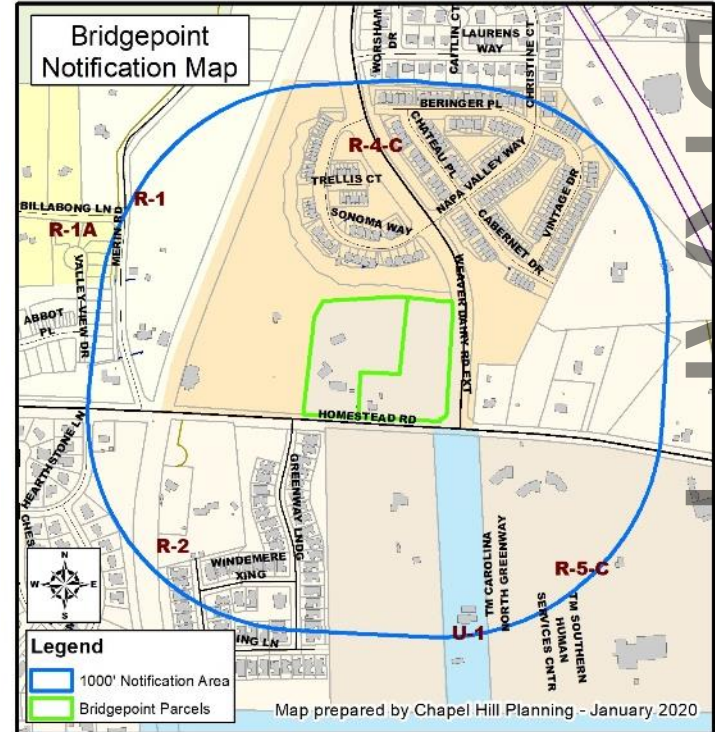




Bridgepoint—2214 & 2312 Homestead Rd. Conditional Rezoning

Town Council
Regular Meeting

December 9, 2020



DRAFT

- Adopt the Resolution abandoning the 2010 Special Use Permit
- Adopt the Resolution of Consistency
- Enact Ordinance A, approving the Conditional Zoning Atlas Amendment

DRAFT

2312 Homestead Road– Process

Town
Evaluation
of
Application
According
to
Standards



Report
Presented to
Advisory
Boards and
Commissions



*Open
Public Hearing:
Report and
Recommendation
Presented to
Town Council
9.30.2020
(Public Hearing
closed 24-hours
after)*



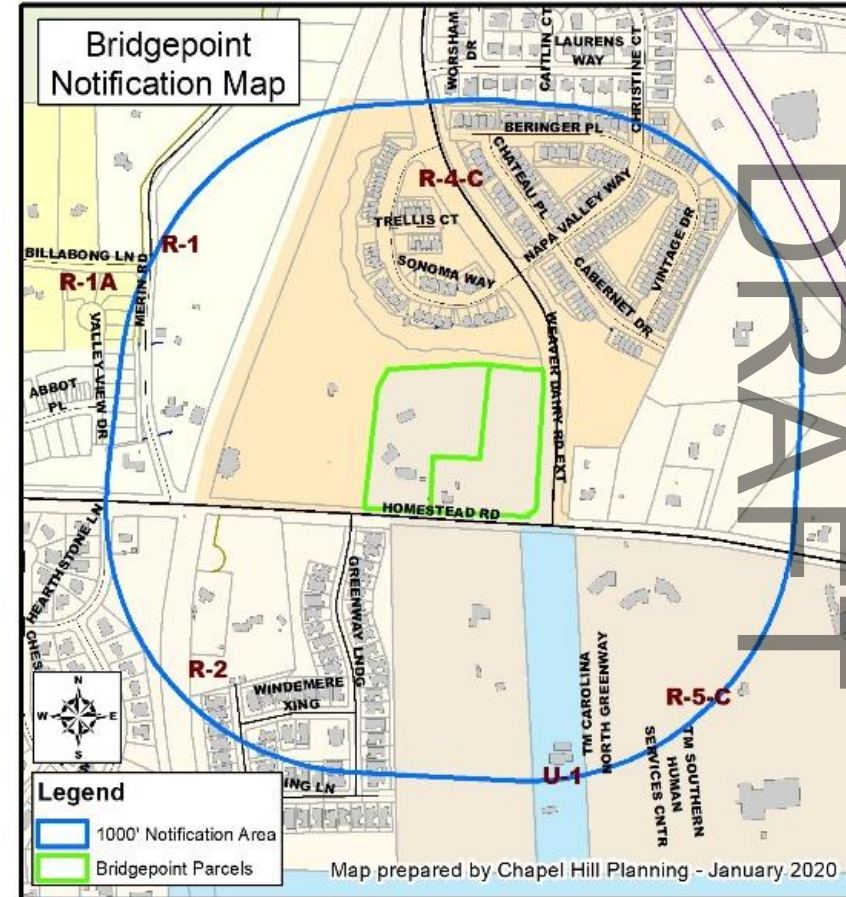
*Reopen
Public Hearing:
Report and
recommendation
presented to
Town Council
11.18.2020*



*Continue
Public
Hearing:
Closed
Hearing on
11.18.2020
Council
Action
12.9.2020*

2312 Homestead Rd – Project Summary

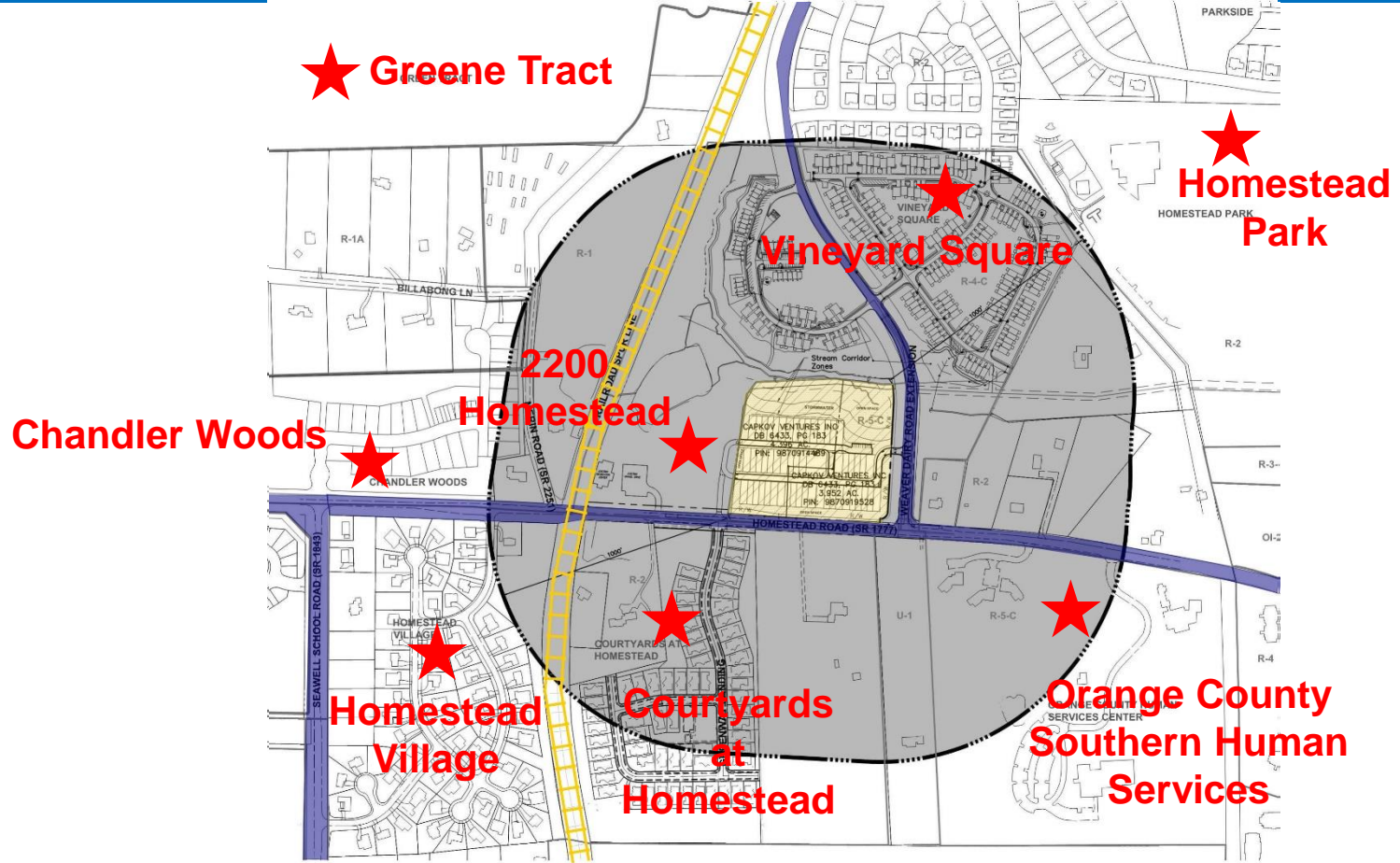
- 9.2-acre site
- Conditional Zoning
 - Currently R-5-C
 - Proposing R-5-CZD
- Relocate two existing dwellings and demolish outbuildings
- Construct 54 townhouses



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

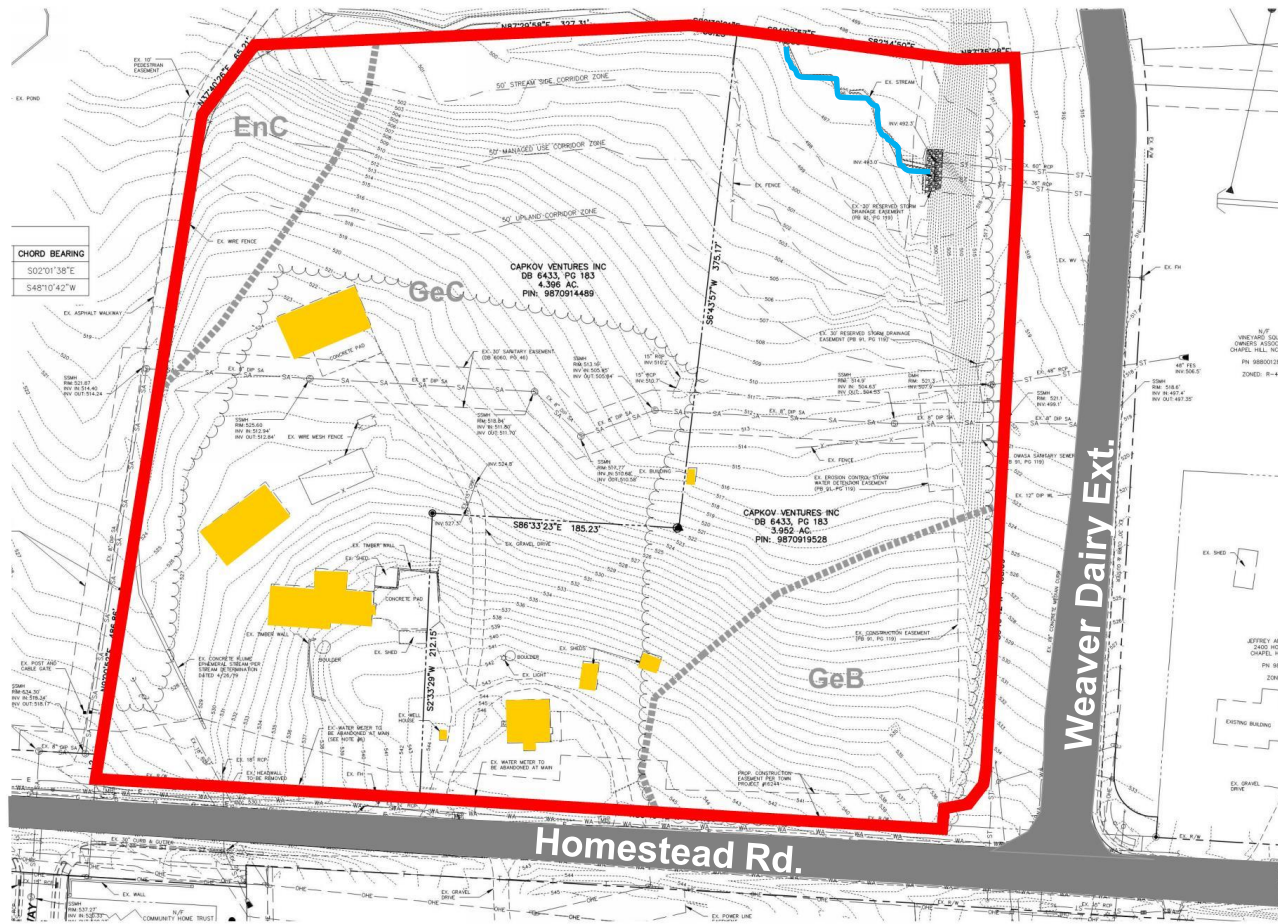
DRAFT

2312 Homestead Rd – Project Location



DRAFT

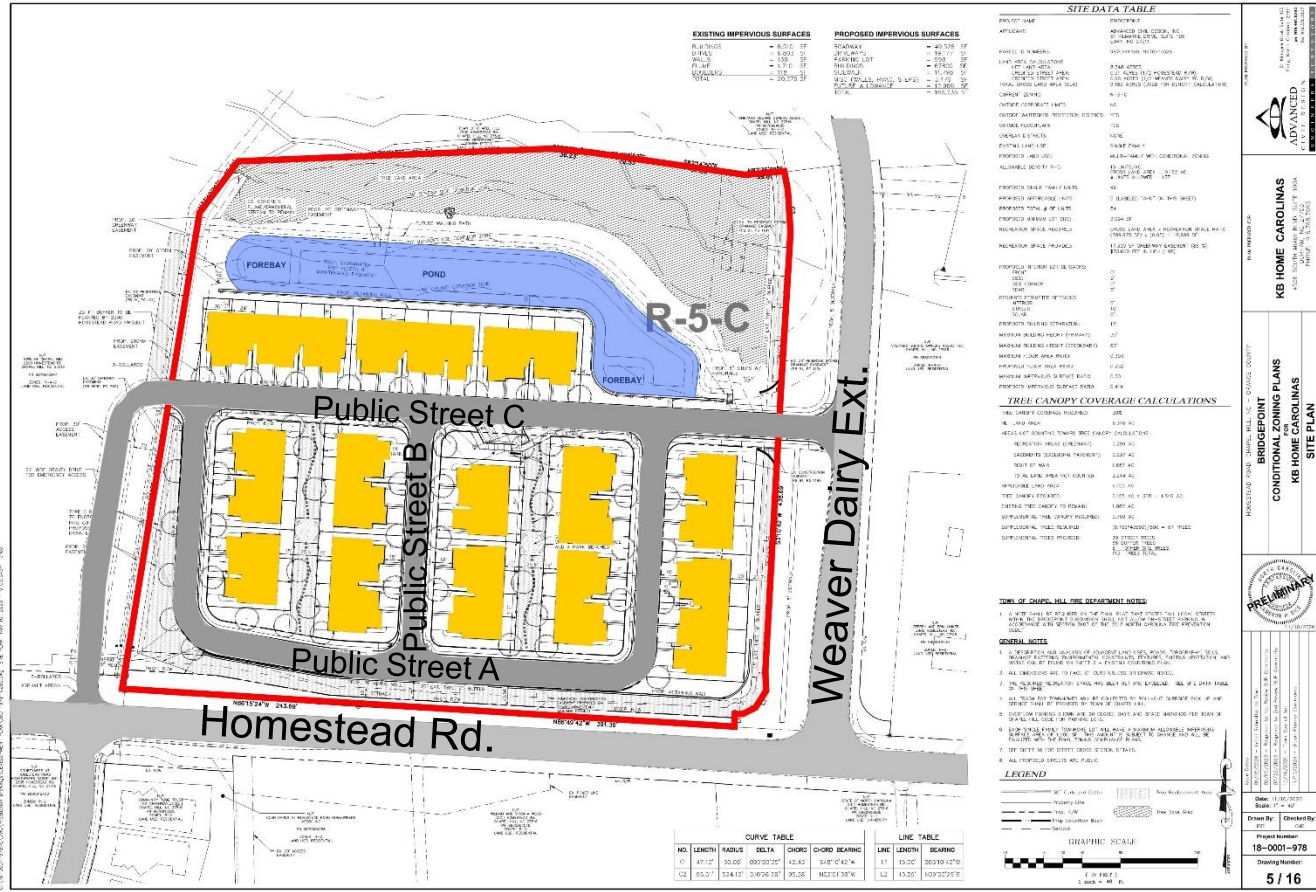
2312 Homestead Rd – Existing Conditions



DRAFT

2312 Homestead Rd – Revised Site Plan

DRAFT



APPROVED FOR SUBMITTAL TO CHAPEL HILL ZONING DEPARTMENT

BRIDGEPOINT CONSULTING, INC.
2312 HOMESTEAD ROAD, CHAPEL HILL, NC 27517
919.966.8000
www.bridgepointconsulting.com

ADVANCED CIVIL ENGINEERS, INC.
1000 W. MARKET STREET, SUITE 100, CHAPEL HILL, NC 27517
919.966.8000
www.advancedcivil.com

KB HOME CAROLINAS
CONDITIONAL ZONING PLANS
KB HOME CAROLINAS
SITE PLAN

DATE: 11/08/2018
SHEET: 17 OF 47
DRAWN BY: [Signature]
CHECKED BY: [Signature]

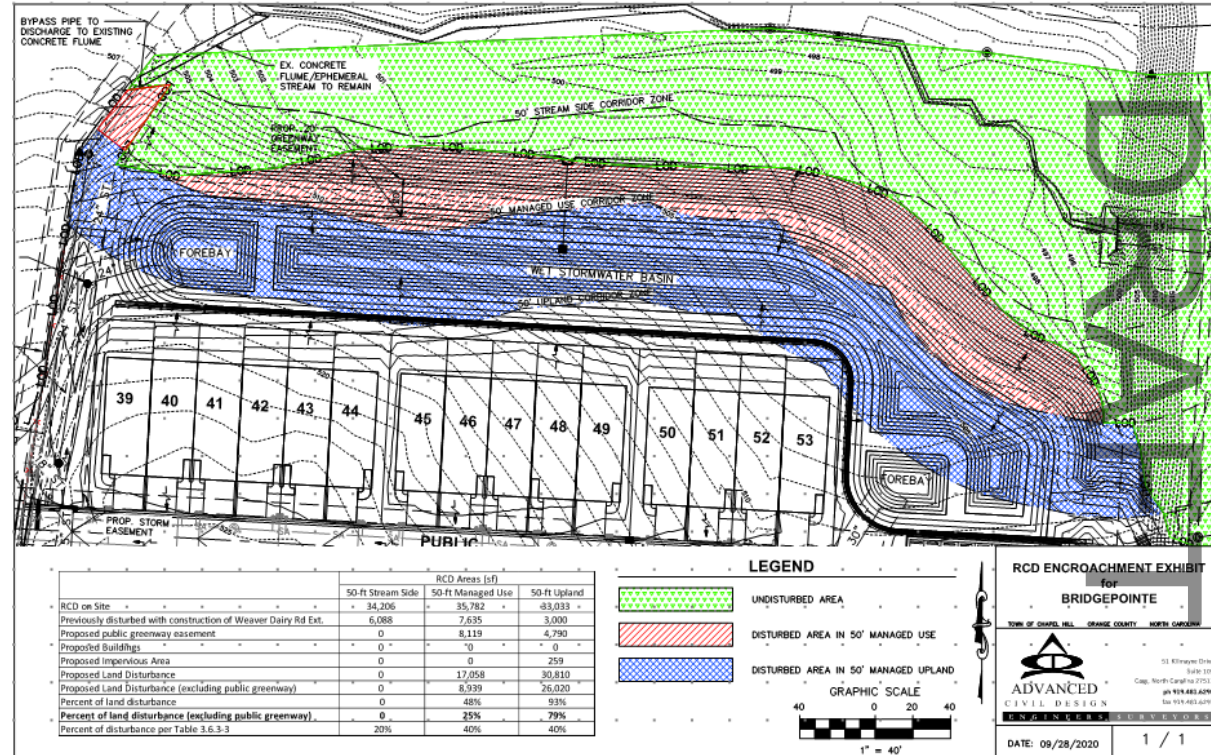
PROJECT NUMBER: 18-0001-078
DRAWING NUMBER: 5/16

PRELIMINARY

2312 Homestead Rd – Modifications to Regulations

1. Section 3.6.3 Land Disturbance in the Resource Conservation District

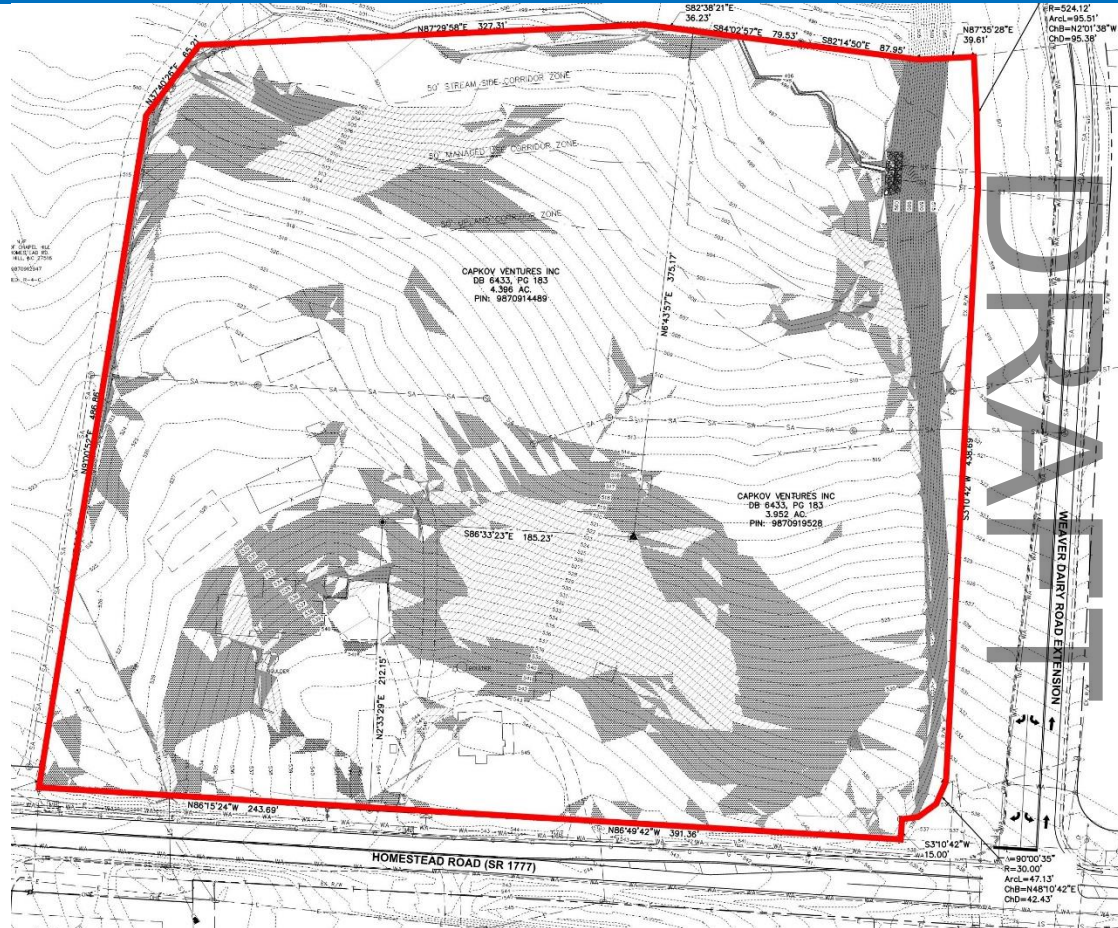
- Upland and Managed Use Zones limited to 40%
- Proposing 79% disturbance in Upland Zone



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 9.25%

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.

DRAFT

5. Section 5.4.6(d) General Performance Criteria for Stormwater Management

- Proposing to relocate an ephemeral stream

Other Considerations

- Homestead Road Multi-modal project
- Easement for shared access with 2200 Homestead Road Project

DRAFT

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DRAFT