

**Presentation to
Mayor and Town Council
Town of Chapel Hill
ZONING AMENDMENT REQUEST
April 10, 2019**

Residents of the Courtyards at Homestead

Concerns about Request for Zoning Amendment

- **Proposed: A high-density 4-story apartment building requiring a major change to the Zoning Atlas and 2020 Master Plan from R-2 to R-5C - Sets precedent as the only R-5 zoning next to R-2 zoning in Chapel Hill.**
- **Negatively impacts the harmony and quality of life for the adjacent neighborhood**
- **Raises serious traffic and safety issues for residents along the Homestead corridor as well as for the Courtyards**

At March 20 Meeting

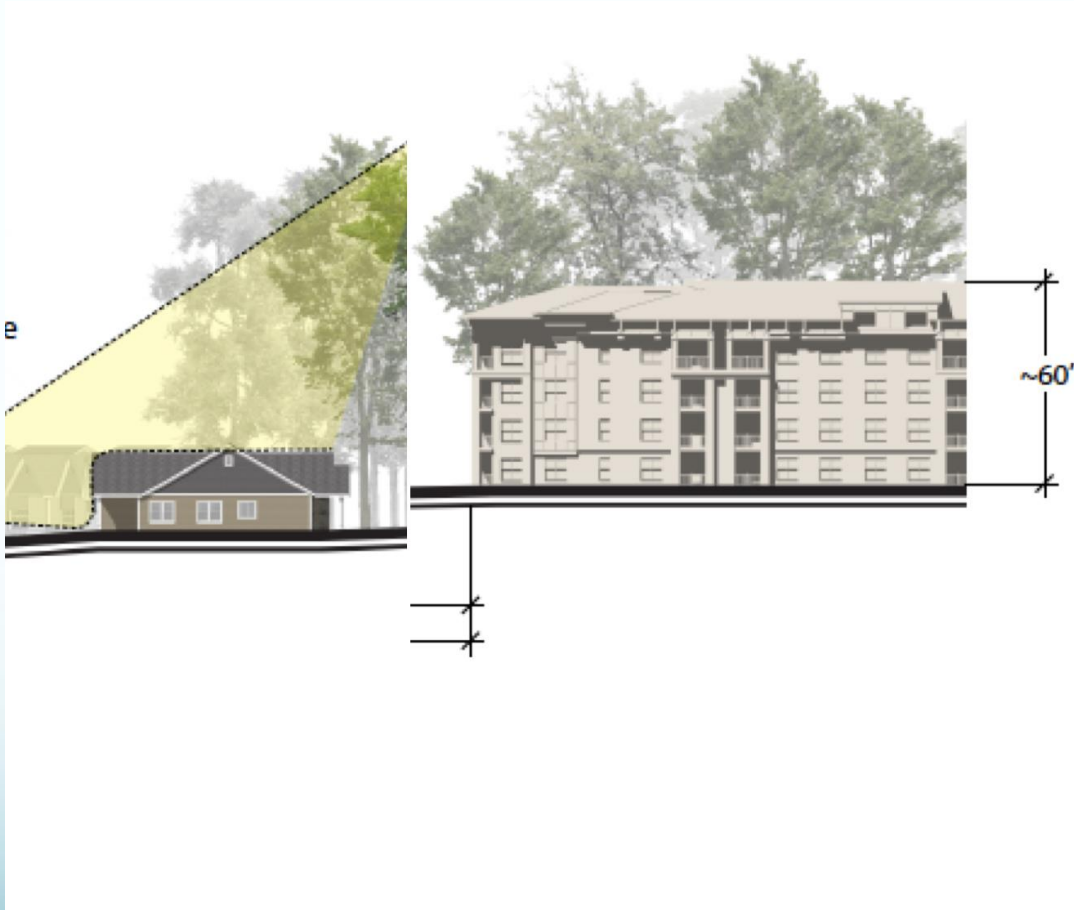
- **Council members: Do we fear change?**

Our opposition to this rezoning is based upon a betrayal of trust, not a fear of change.

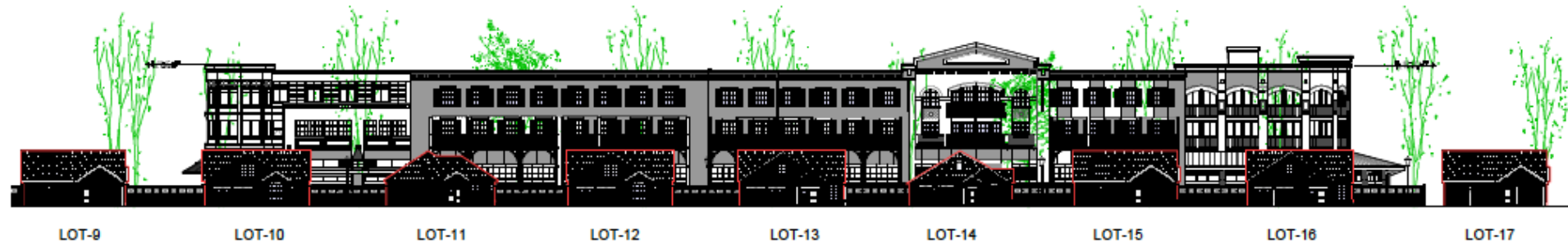
- **Mayor: Why have we reversed our position?**

With the loss of the 3-story option, we oppose the massive scale of a 4-story building next to our ranch homes.

The Problem of Scale

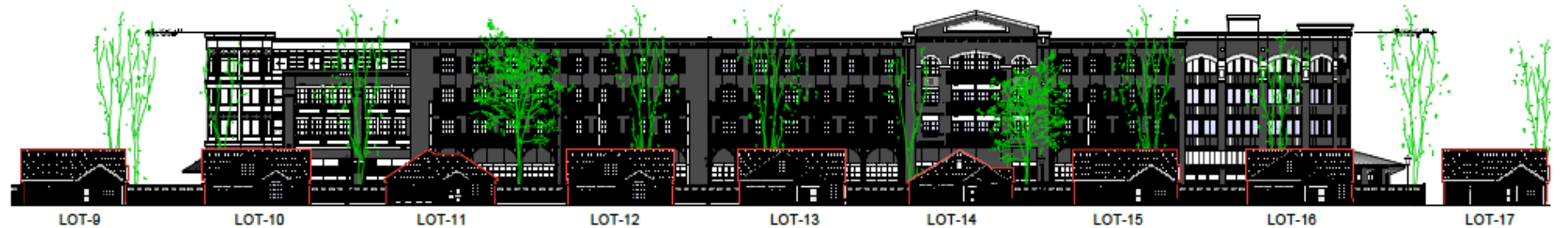


Actual **scale** of 3-story and 4-story buildings



9 ELEVATION VIEW-3 STOREY BUILDING

Significant difference in impact



10 ELEVATION VIEW-4 STOREY BUILDING

Building at 75 feet



Serious Traffic/ Safety Concerns

Broad-Based: 2300 foot section of Homestead Road between Weaver Dairy Road Ext/Seawell School Road

Courtyards Specific: 775 foot section of Homestead Road between Weaver Dairy Road Ext./Greenway Landing

From 2016 through 2020, the number of homes projected to increase from **70 to almost 500 – a 700% increase** along a ½ mile of Homestead Road

Obvious impact on traffic volume, congestion, and safety.

First the Traffic Numbers!

(taken from individual traffic analyses)

Traffic Volume Analysis (based on figures from project by project traffic analyses)

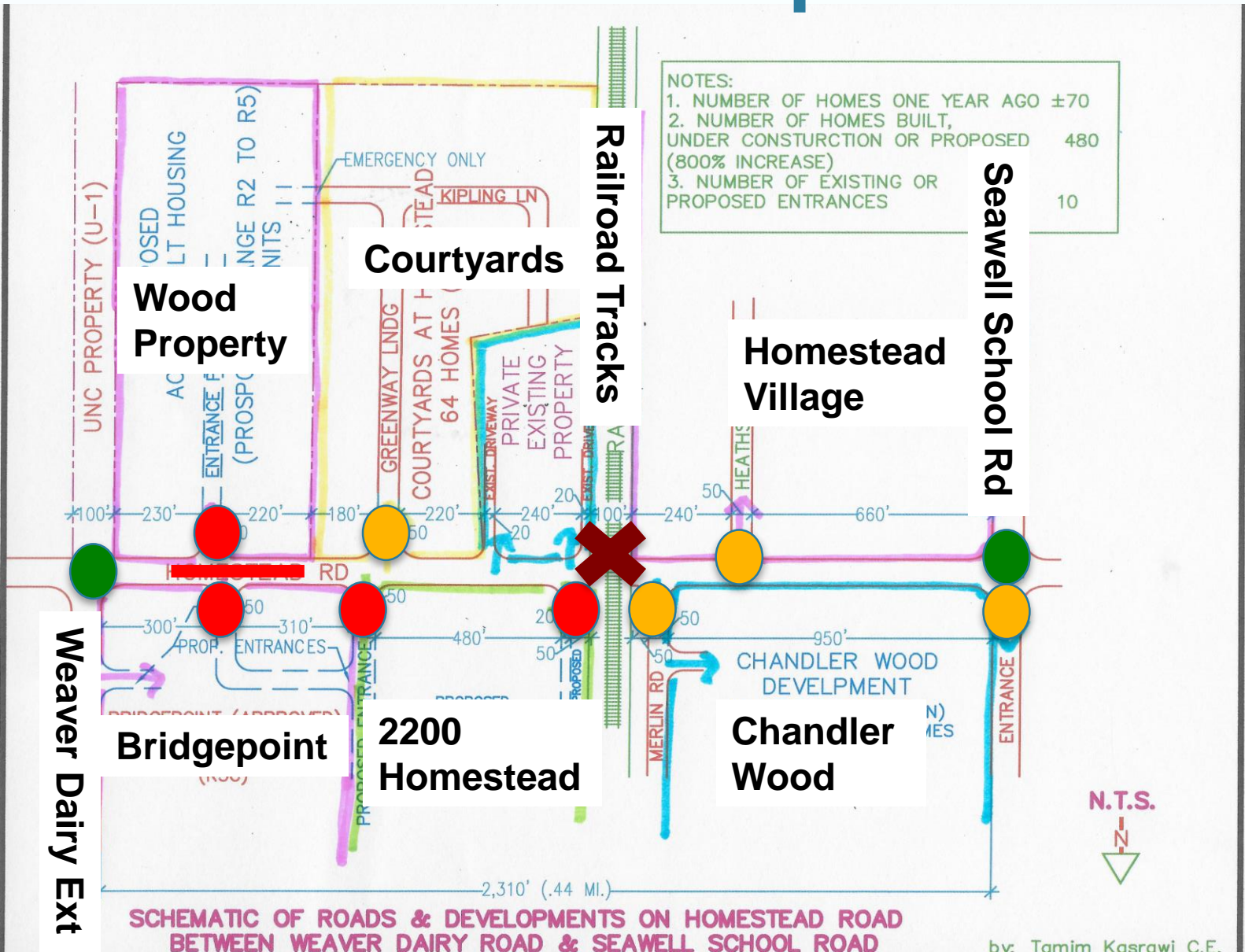
2300 feet from Seawell School Road to Weaver Dairy Road Extension

Project	Daily Trips	Size	Zoning	
Homestead Village	300	65	R-2	existing
Chandler Wood	806	70	R-2	
Bridgepoint	1,362	32	R-5C (retail)	
Courtyards	235	63	R-2	existing
Active Adult (Wood)	654	190	R-5C	
2200 Homestead	654	130	R-SS-C	
Total	4,011	550		
Related:				
Orange CountySS	990	offices	R-5C	traffic to increase to >5,000 daily
Total new	5,001	422		
Current	8,000	128		
Overall traffic total	13,001	550		18,001
increase	163%	430%		

Serious **Traffic/ Safety** Concerns

- **Current plans indicate that the < 1/2 mile section of road between Seawell School and Weaver Dairy will contain **two sets of traffic lights, one railroad crossing and ten entrance roads!****

Now the Graphic



What This Means

- Integrated view rather than previous piecemeal approval process – **whole is greater than the sum of its parts**
- **Problem of scale and complexity** – not just one project, but the last straw!
 - 500% increase in housing units
 - 160% increase in traffic
 - 10 intersections on ½ mile of roadway
- **Special populations not being addressed** – students from 3 schools, senior citizens, pedestrians, bicyclists

Conclusions

- **R-2 to R-5: Dramatic negative impact** on the character, quality of life, and safety of the Courtyards neighborhood
- Concerns about **height, density, traffic, light and sound pollution, drainage**
- **Breach of trust** on the part of the Council with Vision 2020 Plan to preserve character of neighborhoods
- **Council should deny this zoning change.**

The Chapel Hill community places a strong importance upon its many neighborhoods. The community desires that these valued areas of town remain healthy and cohesive.

The proposed project does NOT meet those stated goals.

Chapel Hill always has placed an importance on the principle of neighborhood protection; supporting this value and safeguarding this perception of “home” will play a significant role when planning for future change and development in Chapel Hill.

The proposed project does NOT meet those stated goals.

Protecting the town's natural resources, including stream corridors, steep slopes, tree canopies, habitat areas, and air and water quality.

The proposed project does NOT meet those stated goals.

Protect neighborhoods from the impact of development such as storm water runoff, light and noise pollution, and traffic

The proposed project does NOT meet those stated goals.

"Develop zoning regulations that allow for appropriate height, density and uses and provides unified character and feel for downtown."

Harmonize new buildings with the old, so that mid-rises do not tower over houses. This involves stepping building heights down into the neighborhoods to make them compatible.



This will encourage a greater variety of housing and mixed-use courtyard development with room for start-ups.



**The proposed project
does NOT meet
those stated goals.**