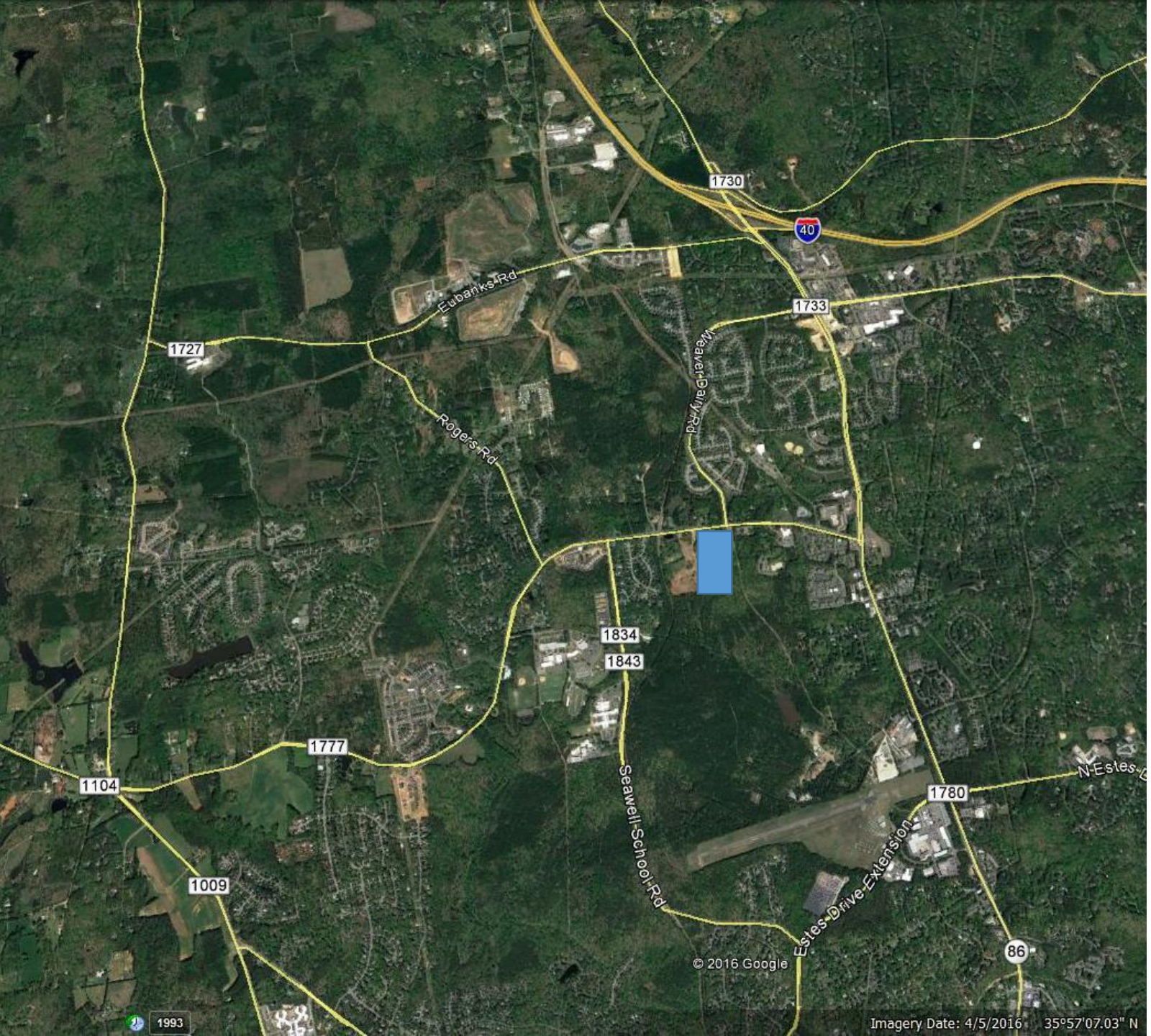


# Independent Senior Housing

Town Of Chapel Hill  
Town Council

October 24, 2018



## **Re-Zoning Request**

1. Project Overview
2. Rezoning Comments

## **Special Use Permit**

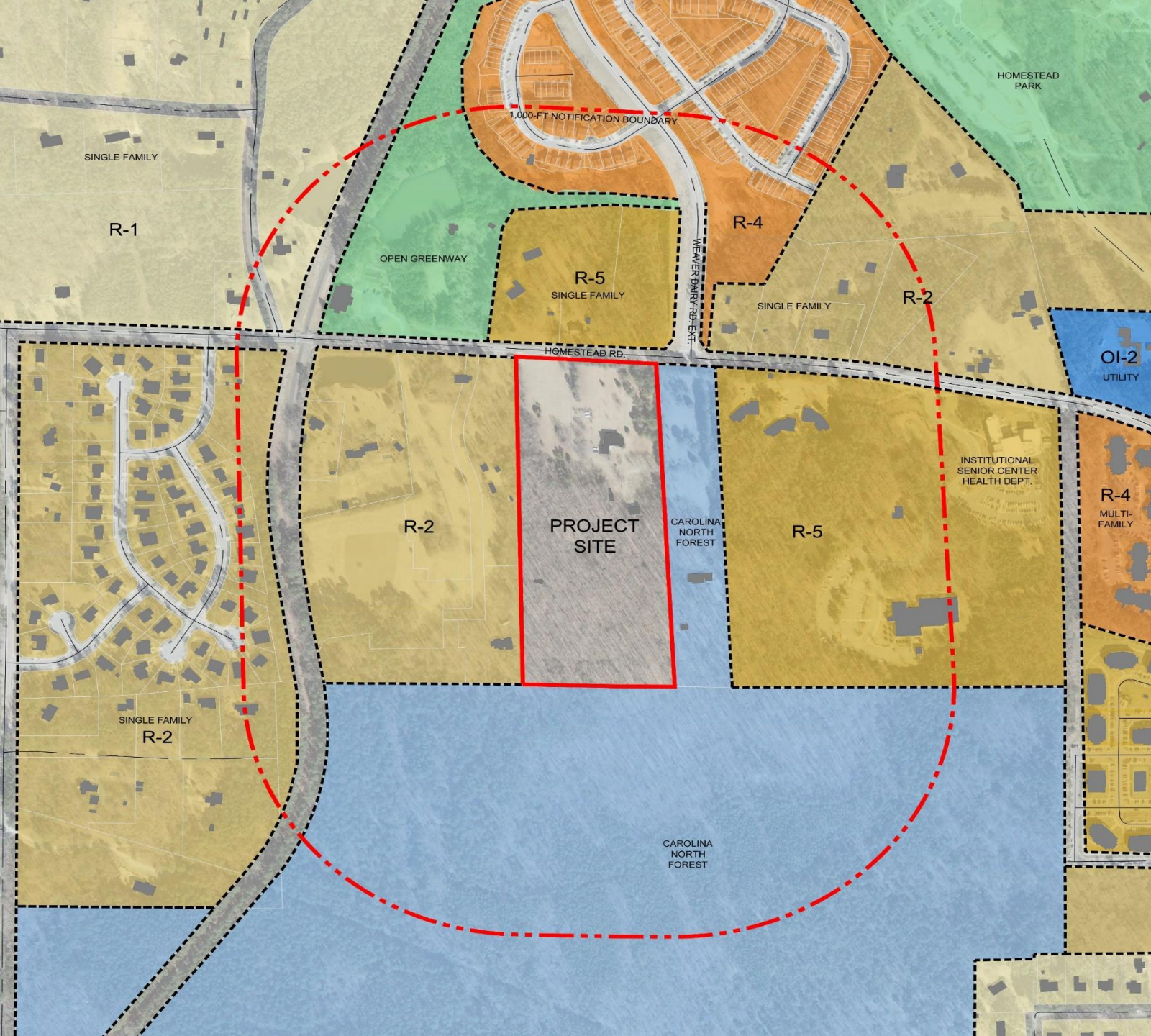
3. Inclusionary Zoning
4. Transportation
5. Site Layout and Buffering



Surrounding Uses

Surrounding Densities

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Senior  
Housing**



Project site surrounded by current R-5 and R-2 zoning.

Adjacent to UNC Carolina North Entry

Across Homestead Road from proposed mixed use project

Retirement – Senior Living – residential as adjoining neighbor

R-5 Zoning Proposed – Age Restricted Apartments

**Independent Senior Housing**



## Existing Features

Mostly Hardwood Tree Cover

Open Area at Existing Dwelling

Pine buffer with Greenway Entry

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# Rezoning Request

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Housing**

# 1. Project Overview

**190 Age Restricted Rental Apartments**

**Amenities and Design for a specific demographic**

**Community need for rental housing for this population segment**

**Allows aging in place - social network – contributions to the community**

**Allows Chapel Hill to maintain a diversity of ages and income levels through moderately priced rental housing**

**Not health related 55+ housing**

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# 1. Project Overview

## Reduced impact on traffic generation - HNTB TIA

Zoned R-2 4units/Acre = 60 single family – ITE Rate .99 = Base 59.4

Zoned R-5 12units/Acre = 190 Senior Housing – ITE Rate .26 = Base 49.4

**OVERALL 16% REDUCTION IN TRIPS GENERATED**

**Limited or no impact on school system**

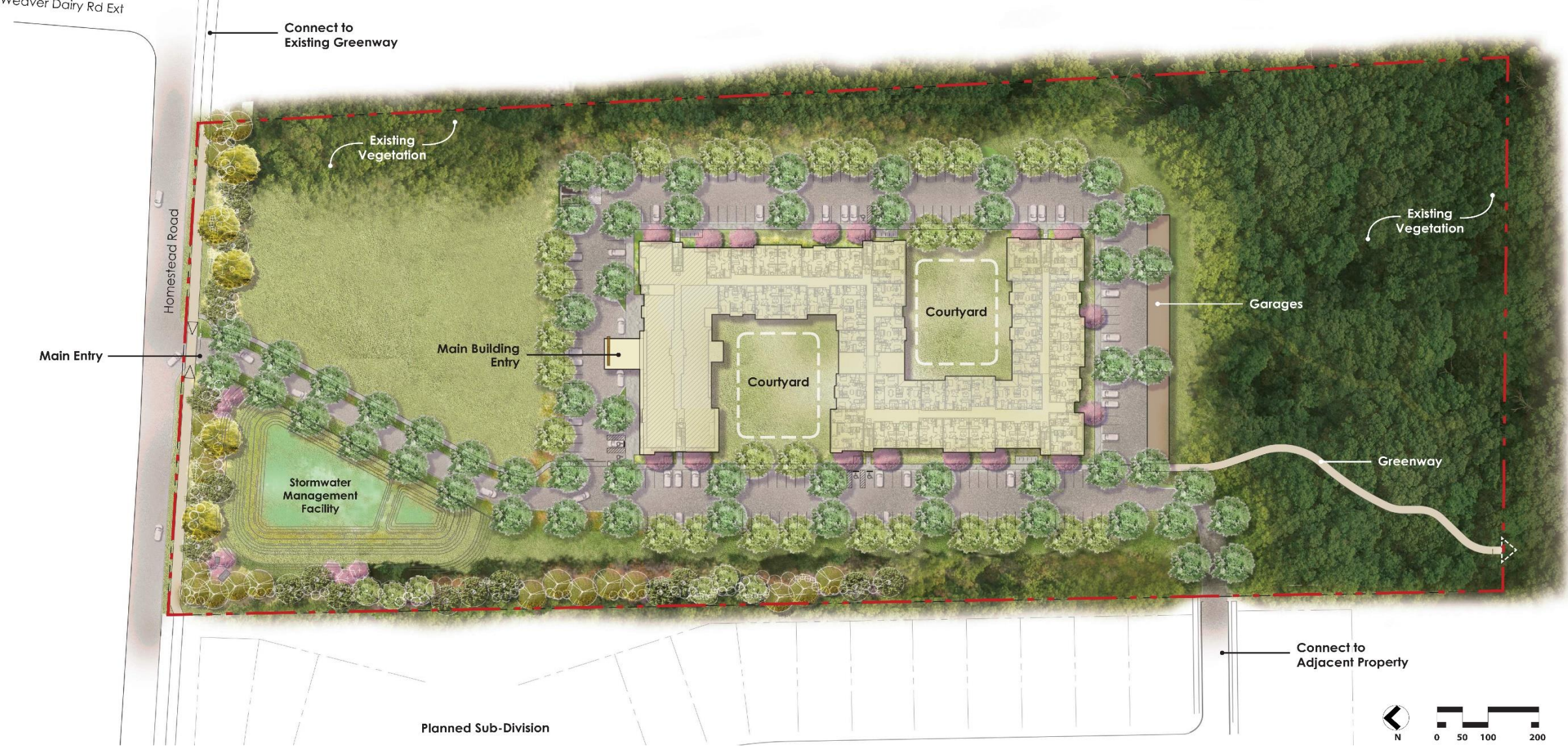
**Sustainable tax base**

**Increases in-town economic development – promotes local purchasing**

**Provides 16 -20 on-site new jobs**

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Housing**





190 Age Restricted Apartments – 4 stories

# Independent Senior Housing

## 2. Rezoning Comments

1. **2020 Land Use Plan** designation call for residential uses on this site.
2. The **concurrent SUP** will establish standards that address any impacts on surrounding properties.
3. The proposed zoning is **harmonious with the zoning of surrounding properties.**
4. The property is located at the intersection of Homestead Road and Weaver Dairy Extension. Properties on **two of the other corners of this intersection are currently zoned R-5-C**, similar to the proposed zoning designation for this project.

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Housing**

## 2. Rezoning Comments

5. No significant **environmental constraints** have been identified that would suggest less intense development.
  6. The location allows future development to take advantage of investment in an **expanded transportation network** including sidewalks, greenways, bike paths, streets, and transit, all of which could support more intense use.
  7. The Future Focus Area designation, recent and proposed development nearby, and Town infrastructure projects nearby suggest changing conditions in the area.
  8. The development achieves various purposes of the Comprehensive Plan increasing the **diversity of housing types, promoting connectivity**, and sustaining healthy neighborhoods.
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# Special Use Permit

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## 4. Inclusionary Zoning

**“This section promotes the public health, safety and welfare of the town by promoting housing of high quality located in neighborhoods throughout the community for households of a variety of income levels, **ages** and sizes in order to meet the Town’s goal of preserving and promoting a **culturally** and economically **diverse population** in our community.”**

Chapel Hill Land Use Management Ordinance  
3.10 – **Inclusionary Zoning**  
Purpose Statement

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## 4. Inclusionary Zoning

**Payment-in-lieu of providing affordable housing in the amount of \$315,000**

**The demographic served by this project will fill a need for the Chapel Hill community that is currently unmet and is a stated purpose of inclusionary zoning.**

**The Payment-in-lieu will subsidize 14 permanently affordable homes, half of the 28 units that would be expected by the inclusionary zoning ordinance, at an average of \$22,500 of subsidy per unit.**

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NOTES: 1. ALL DIMENSION CALLOUTS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.  
 2. CONTRACTOR TO REPLACE SIGNAL LOOPS IF DAMAGED DURING CONSTRUCTION.

TEMPORARY AND PERMANENT EASEMENT AREAS				
PARCEL NO.	PROPERTY OWNER'S NAME	TEMP. CONSTRUCTION EASEMENT	PERMANENT DRAINAGE EASEMENT	PERMANENT ROW
3	DONALD F. FRALEY, SR. & DEBROAH H. FRALEY	4,641.56 SQ. FT.	730.61 SQ. FT.	2,524.12 SQ. FT.
4	DONALD F. FRALEY, SR. & DEBROAH H. FRALEY	3,657.24 SQ. FT.	-	3,730.65 SQ. FT.
5	WILLIAM BANISTER WOOD & VIRGINIA WOOD	5,560.32 SQ. FT.	-	4,801.20 SQ. FT.
6	THE STATE OF NORTH CAROLINA	1,849.74 SQ. FT.	369.86 SQ. FT.	2,793.00 SQ. FT.

PROJECT NO. 6



CHapel Hill  
 TRANSPORTATION AND COMMUNITY SERVICES

HOMESTEAD ROAD IMPROVEMENTS  
 PLAN SHEET

INCOMPLETE PLANS  
 PRELIMINARY PLANS

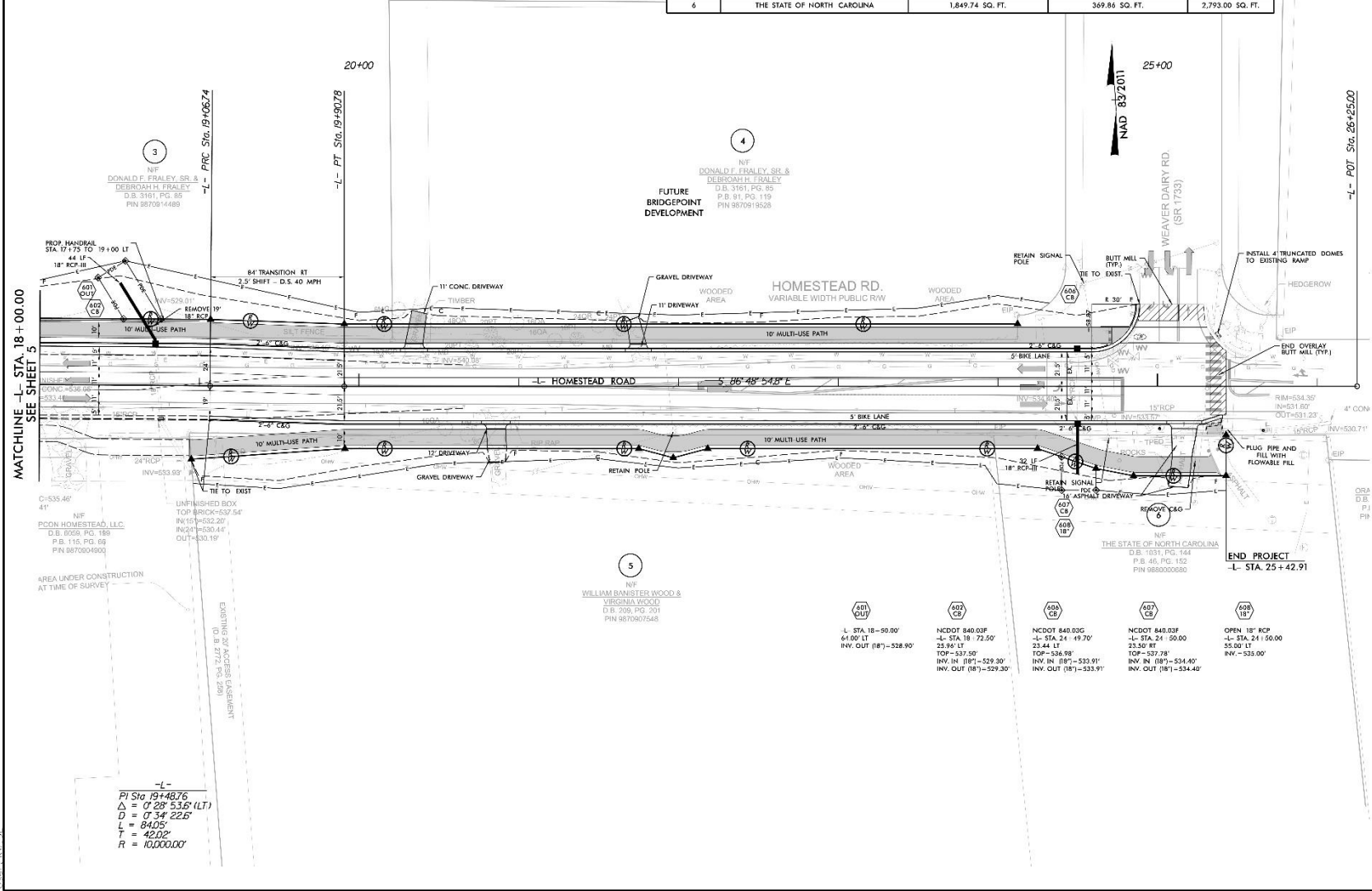
HYDRAULICS ENGINEER

REVISIONS

NO.	DESCRIPTION

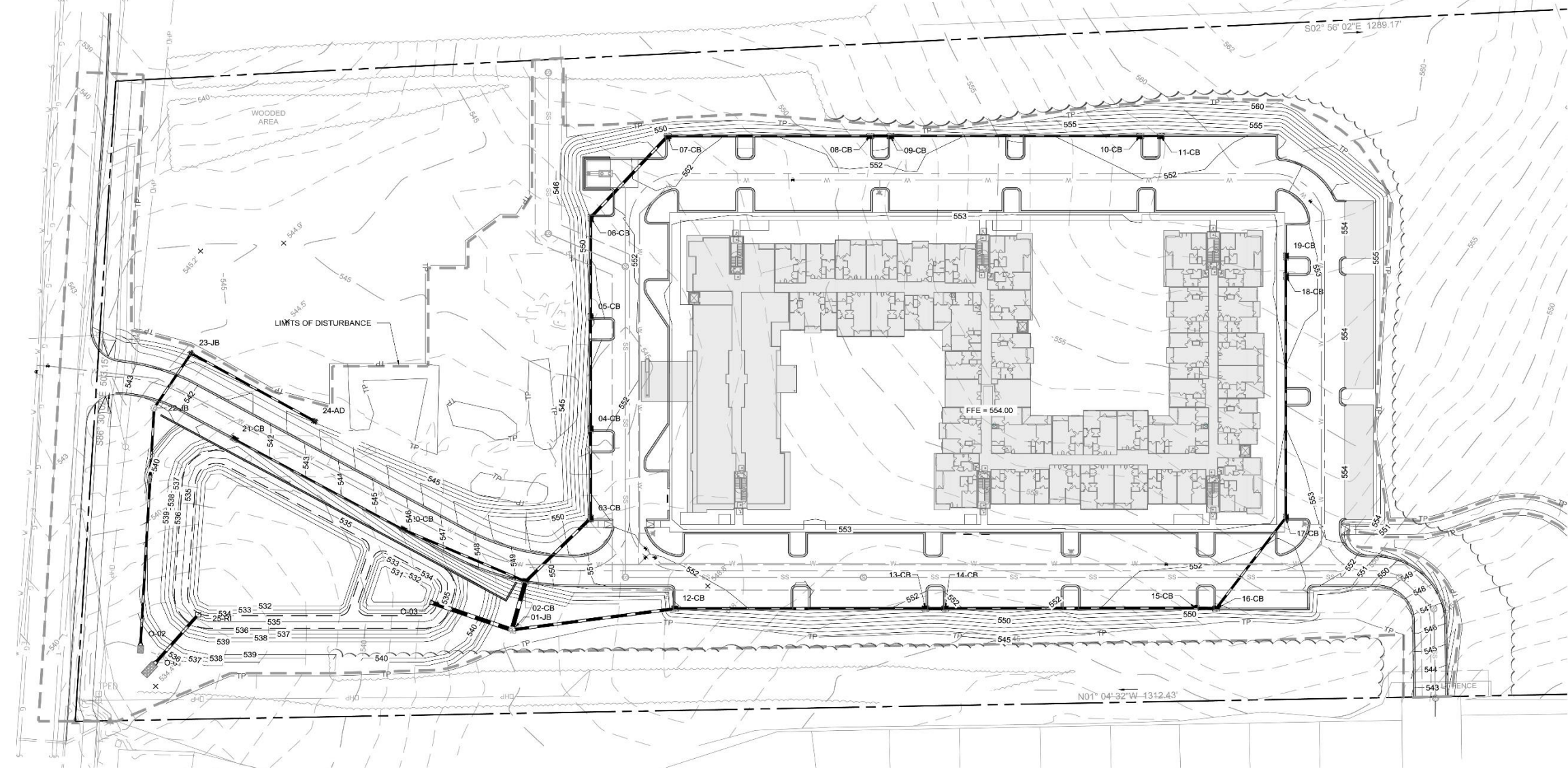
**RAMEY KEMP ASSOCIATES**  
 TRANSPORTATION ENGINEERS

5608 Farrington Place  
 Suite 100  
 Raleigh, North Carolina 27608  
 Phone: (919) 872-5115  
 Fax: (919) 878-8418  
 www.rameykemp.com  
 NC License No. LC-26910



# Homestead Road Widening and Multi-Use Path

# Independent Senior Housing

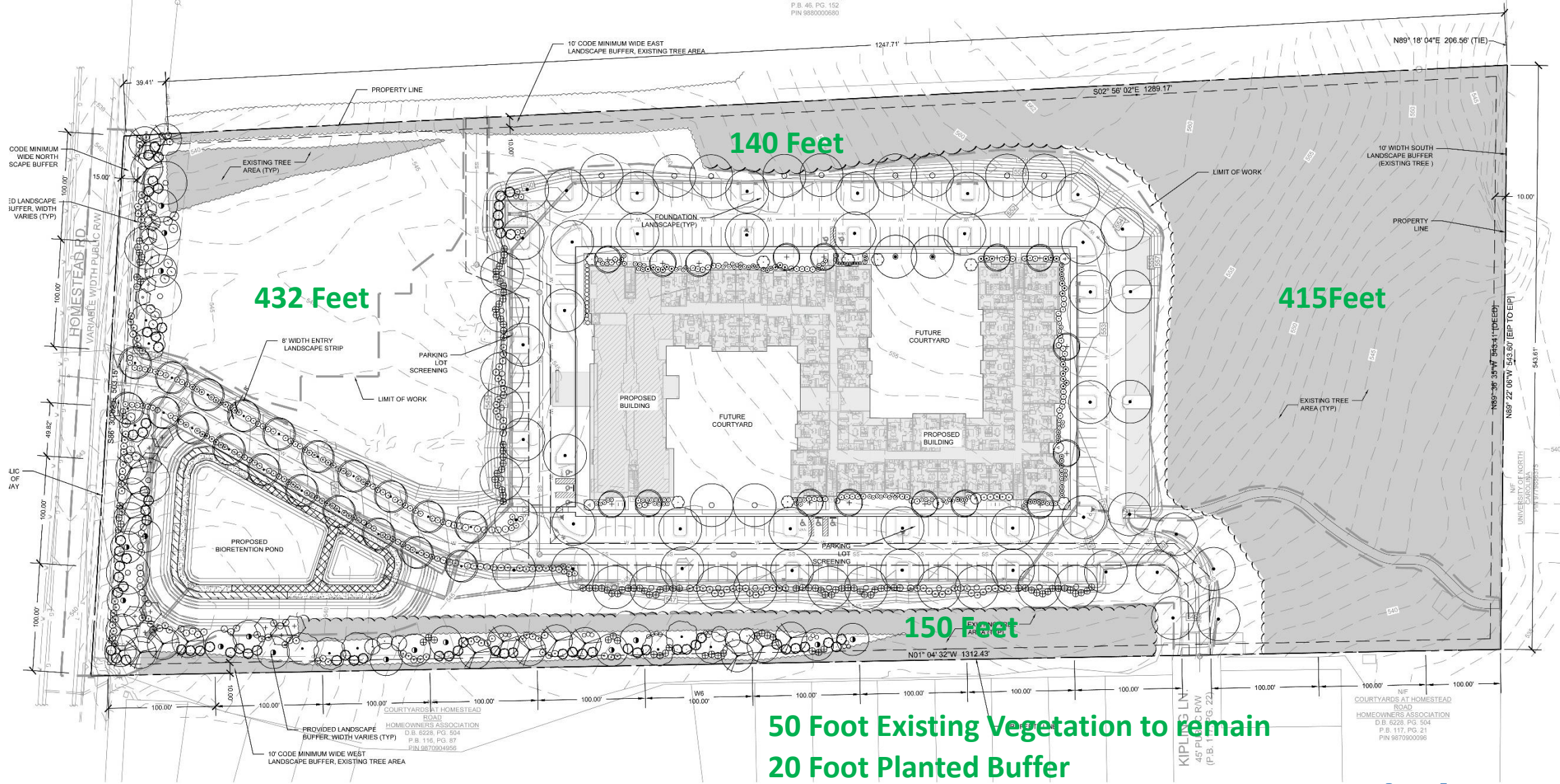


All impervious surfaces for 1,2,5,10 and 25 year 24 hour events channeled to pond for detention and filtration

Stormwater Control

Independent Senior Housing



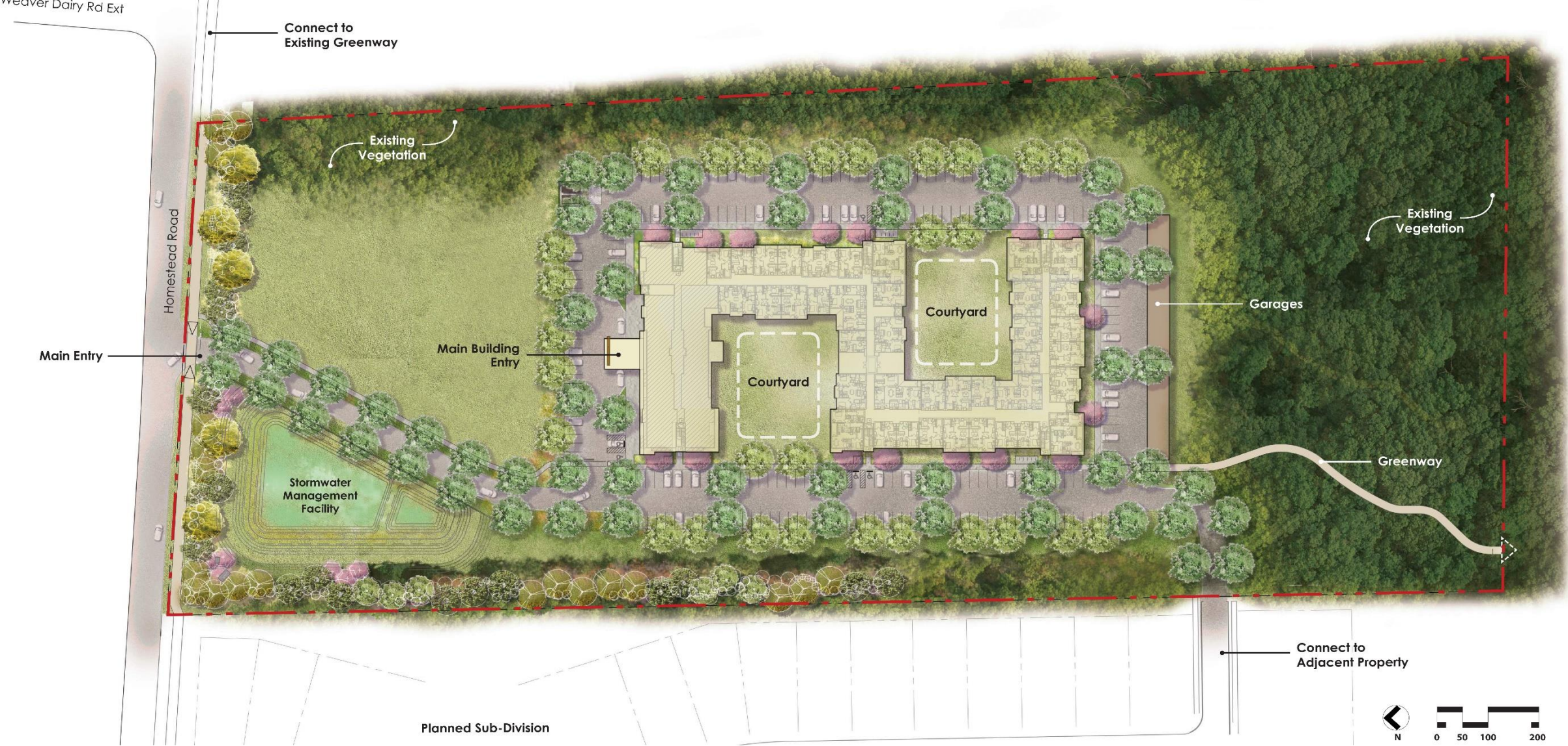


**50 Foot Existing Vegetation to remain  
20 Foot Planted Buffer**

NIF  
COURTYARDS AT HOMESTEAD  
ROAD  
HOMEOWNERS ASSOCIATION  
D.B. 6228, PG. 504  
P.B. 117, PG. 21  
PIN 9870900096

**Site Layout Buffers and Landscape**

# Independent Senior Housing



190 Age Restricted Apartments – 4 stories

# Independent Senior Housing