

Homestead Road Tri Pointe

WRITTEN NARRATIVE

(REV. August 26, 2022)

Goals and Objectives:

The program for the project is to develop 108 townhomes complementary to the nearby communities along Homestead Road and consistent with the 2020 Comprehensive Plan as well as the FLUM.

Natural Features of the Site

The geometry of the site is rectangular and bounded on the North face by Homestead Rd, on the East & South faces by the Carolina North Forest and on the West by a newer cottage style retirement community. The site generally slopes gently from the southeast corner to the northwest corner.

Circulation and Mitigation of Traffic impacts

Following both the geometry of the site and the topography, the townhomes are laid out following the northeast and northwest facing boundaries and the resulting roads. There is internal circulation on the site as well as fire access from both Kipling Lane as well as Homestead Road. The Kipling Lane access point additionally provides a second means of access for the neighboring development. The main road connects to the adjacent, previously stubbed out Kipling Lane of the bordering Western property. Bus service is available along Homestead road for some mitigation of traffic impacts. Homestead road has been designed for an additional center lane. This property has already dedicated additional right-of-way to accommodate that improvement. Discussions with DOT have indicated that main access road will be located to provide sufficient storage space on Homestead for turning vehicles in the center lane.

Arrangement and Orientation of Buildings

The buildings are arranged in clusters surrounding preserved open spaces with existing hardwood forest. The rectilinear orientation allows for many of the homes to face the wooded areas. The townhomes are arranged in clusters of primarily four units with a few six unit clusters. The lots are generally 110 feet deep. The orientation of the lots and their depth allow for some privacy mitigation on backyard to backyard conditions. **The units in the center core of the site will respond to an open common area between the units with a sidewalk and connection to recreation facilities on site.**

Natural Vegetation and Landscape

Large areas of natural vegetation are intended to be preserved among the townhome clusters. The site is very flat and minimal grading will be required to achieve the building pads at grade. This allows larger areas of existing wooded areas to be preserved. The landscaping included will consist of street trees as required along the major public roadways, and landscaped buffers where required along the neighboring properties.

Impact on Neighboring Properties

The property is surrounded on three sides with permanent open space as dedicated parkland on the south and east, and Homestead Road on the north. The immediate western neighborhood is a development at 3.5 units per acre. The impact of this property on that neighborhood will be the completion of its required fire access road. The properties being developed across Homestead Road from this property is a townhome community with similar density. It is also anticipated that development of this parcel will help alleviate a stormwater flow problem that currently exists on the neighboring properties.

Homestead Road Tri Pointe

WRITTEN NARRATIVE

(REV. August 26, 2022)

Erosion, Sedimentation and Stormwater

Erosion and sedimentation will only be a factor during the construction phase of the development. During that phase, all applicable Orange County erosion control measures will be undertaken as part of the approval and inspection process.

Stormwater management will consist of routing water from the impervious surfaces of roof and roadway to collection and conveyances leading to a detention pond facility on site. Currently heavy rains from this site naturally drain to the neighboring property. Development of this property should have the effect of channeling much of the migrating flow from crossing the property line to being channeled to the stormwater management devices thus improving the flow conditions naturally occurring during heavy rain events.

The stream determination performed by the Town indicated that there was an ephemeral stream near the south east boundary of the property, but that there were no streams at all on the property. See Attachment 9 provided with the submittal.

Additionally, the property is not within the Jordan lake Watershed Protection District.

Access to the Courtyards

The developer, planning department, fire chief and the neighbors have met on several occasions to discuss the access connection at Kipling Drive to this development. The result, which is indicated on the submission, includes a pedestrian and bike connection between the two projects with signage that states “for Emergency Vehicles Only”. The right of way will be 45’ similar to the other right of ways throughout the development. The paved surface, however, will be narrowed to the minimum required for emergency vehicle access.

Building Facades

The building facades are staggered with varying depths and roof configurations to eliminate the “wall” effect that may be inferred from simply viewing the lot lines on the site plan documents. See attached rendering of proposed units for varying image.



Rendered Elevations for Proposed 2217 Homestead Road Townhomes