

**Presentation to  
Mayor and Town Council  
Town of Chapel Hill  
SPECIAL USE PERMIT**

**April 10, 2019**

**Residents of the Courtyards at Homestead**

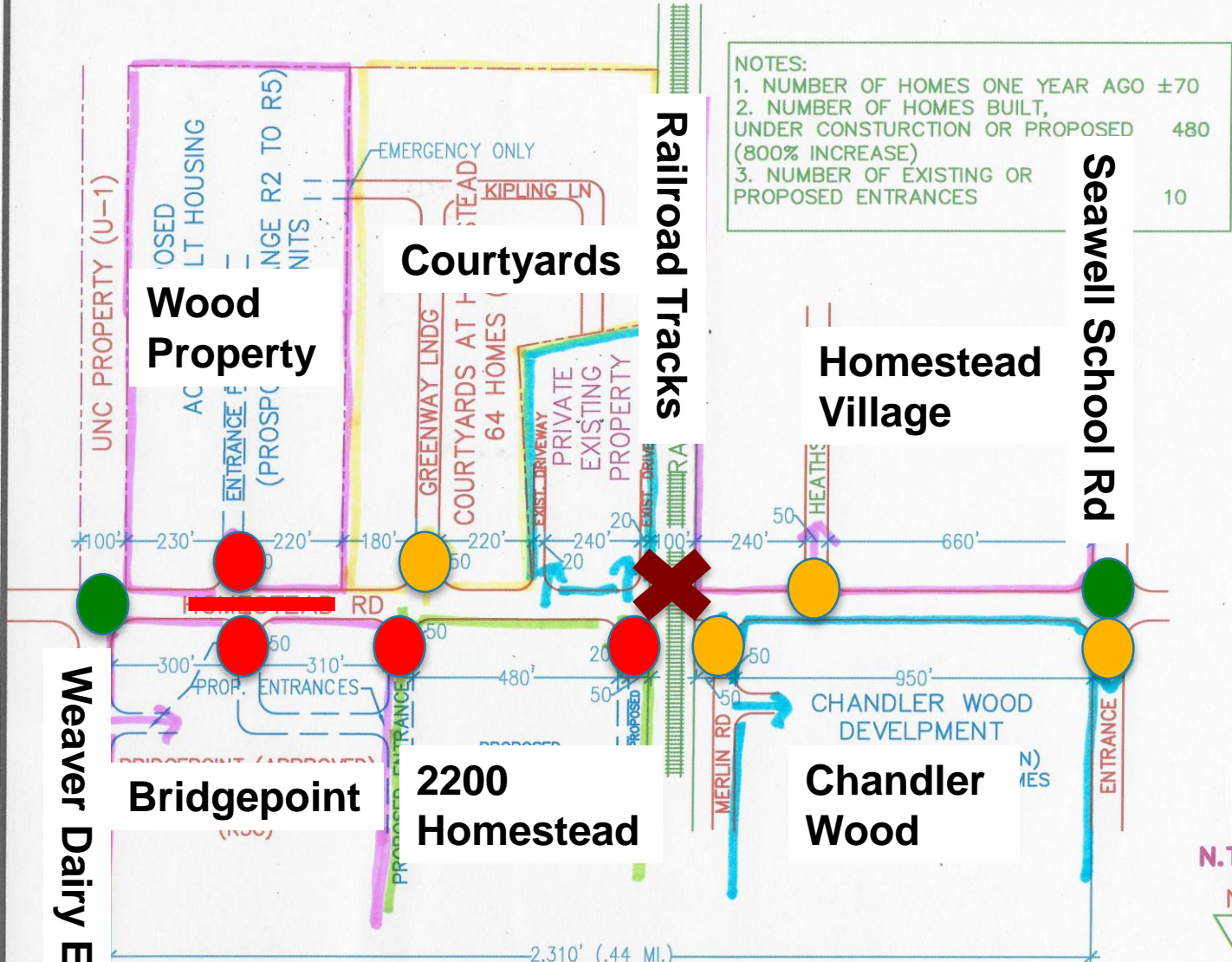
# Context

- **Vision 2020 Plan – A Place for Everyone**
- Significant increase in over-55 population since 2012 **with little senior input regarding proposed projects.**
- **Example:** High-density 4-story apartment building requiring zoning change from **R-2 to R-5C** on a 15-acre sliver of land that would loom over a small seniors neighborhood (**Courtyards is the first in Chapel Hill**)
- Highlight issues raised by citizens and council members related **to traffic, safety, and density** caused by the rapid growth along Homestead Road.

# Mitigation of R-5 Impact

- **Traffic and Safety**
  - Along Homestead Road corridor
  - Within the Courtyards – **limit cross vehicular access**
- **Impact of R-5 Scale / Density**

# Potential Hot Mess of Traffic



**SCHEMATIC OF ROADS & DEVELOPMENTS ON HOMESTEAD ROAD BETWEEN WEAVER DAIRY ROAD & SEAWELL SCHOOL ROAD**

by: Tamim Kasrawi C.E.

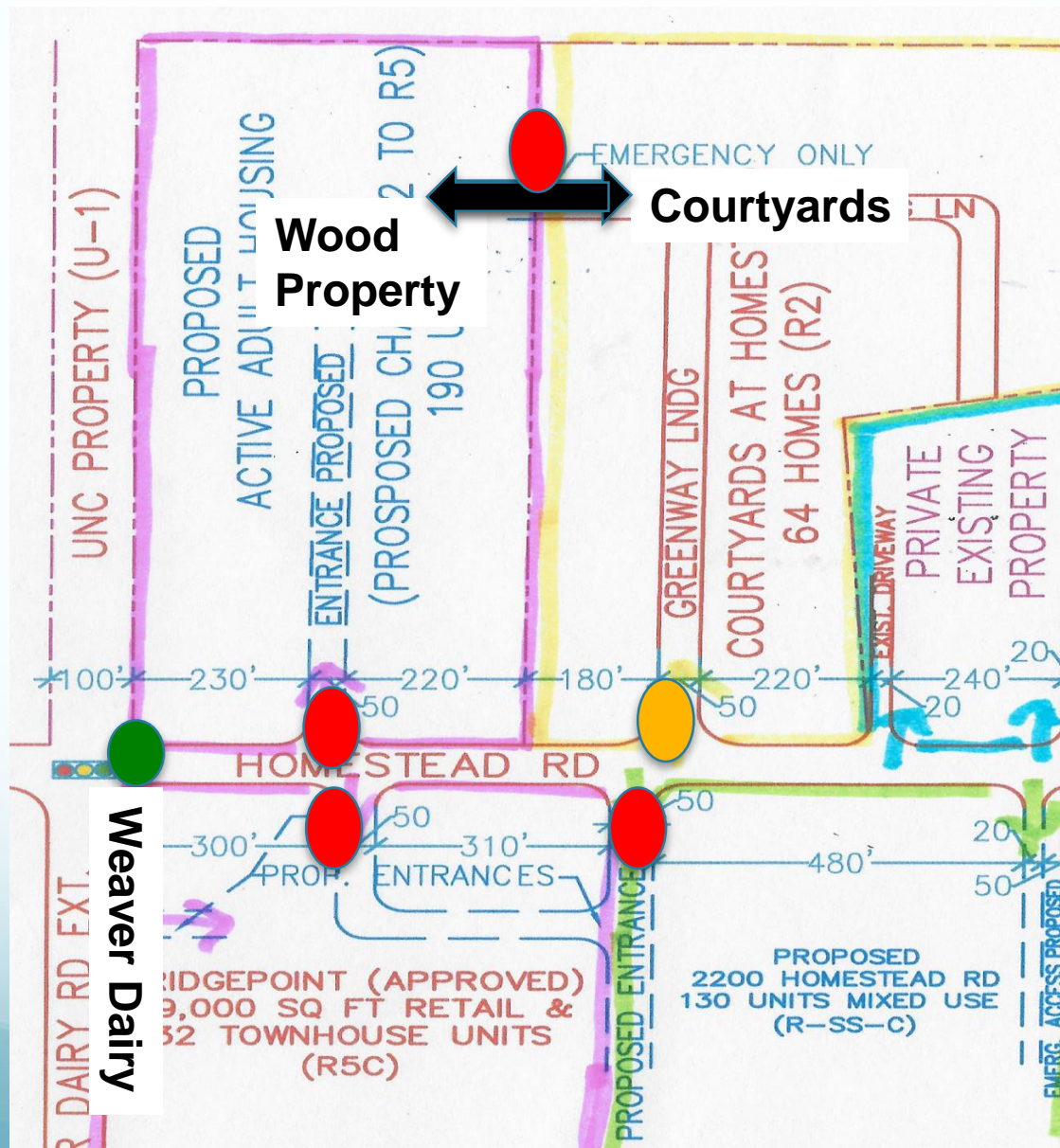
# Traffic, Safety and Access

## Concerns for the Courtyards

- **2017 Wood Project Traffic Analysis: Active Adults**
  - Additional **654** car trips daily entering and exiting the property on Homestead Road.
- **Chapel Hill Police Traffic Analysis of Courtyards:**
  - **155** car trips generated daily by the Courtyards
- **Narrow frontage of Wood property requires that any access point on Homestead Road will be dangerously close to the Weaver Dairy Road intersection (350 feet) as well as to the Greenway Landing intersection (400 feet).**

# Detail: Wood Project and Courtyards Entrances

**EMERGENCY ACCESS ONLY** in both directions.



# Quality of Life /Safety for Residents of the Courtyards

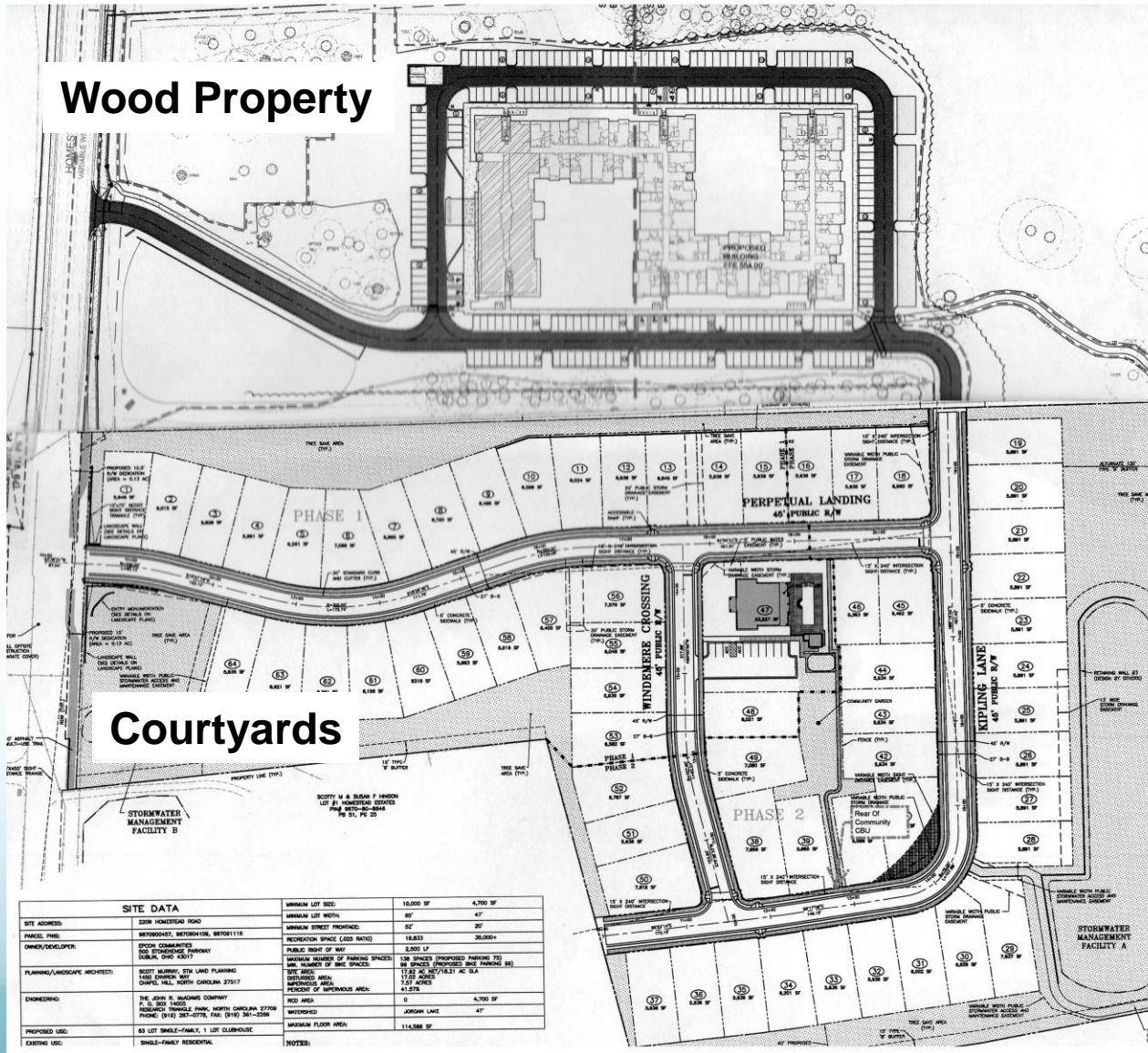
- Compelling testimony given on October 24 regarding the importance of **“aging in place”** and caring for spouses with difficult health issues.
- Essential that everything be done to mitigate any increase in traffic flowing through the Courtyards narrow streets as a result of any development built adjacent to our small one-story rancher homes.
- **Any increase in traffic would adversely impact the quality of life and safety of our residents.**

# Action Item

- **ACTION:** Continue to work with the Fire Chief and Fire Marshal to develop the necessary protocol for **"emergency vehicle access only"** between the Wood project and the Courtyards as recommended by the Transportation and Connectivity Advisory Board
  - **Request an open roadway with a traffic calming device such as a speed table with DO NOT ENTER signage in BOTH directions to allow emergency access only**
  - **Prevent increased vehicle flow through the narrow Courtyards streets.**
  - **Allow walking and biking connectivity.**
  - **Assess annually as proposed by town staff.**



# The Problem of Scale





# Back to the Mitigation of Scale and Density

**Building at 60 feet high**



# To Mitigate the Impact of R-5 Zoning Conditions to Include in SUP/ZCP

- **Guaranteed over-55 residents only – Lessor must reside in the apartment**
- **Minimize height of building as much as possible**
  - lower foundation, 50' high roofline**
- **Move building as far east as possible**
- **Control of impervious surface and drainage issues**
- **Provide significant buffer zone of berm and trees**
- **Mitigate impact of parking lot lighting and noise**
  - fence between developments, uni-directional lighting**
- **Position pool on side away from Courtyards**

# Action Item

- **Conditions in the SUP must include:**
- **Town: Traffic and Safety Considerations**
  - Homestead Road – **an integrated traffic solution: right turn, left turn lanes, bike lanes, sidewalks, crosswalks**
  - Within the Courtyards – **Emergency Vehicle Access Only**
- **Developer: Mitigate Impact of R-5 Scale and Density**
  - Guaranteed over-55 residents only
  - Minimize height of building as much as possible – 50'
  - Control drainage issues
  - Provide significant buffer zone of berm and trees
  - Mitigate impact of parking lot lighting and noise

# Remember the Promise!

- **Theme 5 of Vision 2020 Plan:**  
“Protect neighborhoods from impact of development such as storm-water runoff, light and noise pollution, and increased traffic.”