

ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

The charge of the environmental stewardship advisory board will be to assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.

RECOMMENDATION FOR A CONDITIONAL ZONING DISTRICT FOR STANAT'S PLACE LOCATED AT 2516 HOMESTEAD ROAD

August 9, 2022

Recommendation to Council: Approval Approval with Conditions/Considerations
Denial Motion was Defeated

Motion: Stefan Klakovich moved and Anthony Hennage seconded a motion to recommend that the Council approve the conditional zoning district for the Stanat's Place development application located at 2516 Homestead Road with the following conditions and special considerations:

Vote: 6-1

Aye: Chair Maripat Metcalf, Vice-Chair Adrienne Tucker, Judy Gaitens-Arneson, Stefan Klakovich, Marirosa Molina, Lucy Vanderkamp

Nay: Anthony Hennage

Note: Mr. Hennage voted against recommending the application for approval based on a concern that the proposed shape of the project will lead to habitat fragmentation

Conditions:

- Use drought-resistant turf and native plantings, where possible
- No permanent irrigation systems
- Increase the SEER rating to 17 or 18

Special Considerations:

- Use Reach out to the NC Botanical Garden for a plant list
- Reexamine the site to preserve existing canopy trees, where possible
- Plant a small number of large trees, where possible
- Add more bicycle parking spaces
- Increase HERS rating to 50 or below

Prepared by: Maripat Metcalf, Chair, Environmental Stewardship Advisory Board
Adrienne Tucker, Vice-Chair, Environmental Stewardship Advisory Board
John Richardson, Community Sustainability Manager, Staff Liaison to ESAB

HOUSING ADVISORY BOARD

The charge of the Housing Advisory Board is to assist the Chapel Hill Town Council in promoting and developing a full spectrum of housing opportunities that meet the needs of the Chapel Hill community.

RECOMMENDATION STANAT'S PLACE CONDITIONAL ZONING APPLICATION 2516 HOMESTEAD ROAD

Recommendation: Approval Approval with Conditions Denial

Motion: A motion was made by Dowling, seconded by Hoole, that the Stanat's Place-2516 Homestead Road Conditional Zoning Application be recommended for approval by the Town Council.

Vote: 3-2

Ayes: Sue Hunter (Chair), Robert Dowling, Anne Hoole

Nays: Rex Mercer, Brandon Morande

Reason for Nay Votes:

- Project does not meet the 15% requirement of the Town's Inclusionary Zoning ordinance.
- Site plan has not addressed HAB's comments expressed at concept plan about wanting to see more variety in the size of units in order to serve more of the community's housing needs AND to provide more affordable units.

Prepared by: Emily Holt, Staff

COMMUNITY DESIGN COMMISSION

The charge of the Community Design Commission is to assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.

RECOMMENDATION FOR CONDITIONAL ZONING AT Stanat's Place

August 23, 2022

Recommendation: Approval Approval with Conditions Denial

Motion: Susan Lyons moved and Ted Hoskins seconded a motion to recommend that Council approve this Conditional Zoning request.

Vote: 5-0

Yeas: Ted Hoskins
Scott Levitan
Susan Lyons
Megan Patnaik
John Weis

Nays: None

TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

To assist the Chapel Hill Town Council in creating an inclusive connected community by recommending, advocating and planning for comprehensive, safe, effective and sustainable multi-modal transportation and connectivity

RECOMMENDATION FOR CONDITIONAL ZONING APPLICATION FOR STANAT'S PLACE

August 23, 2022

Recommendation: Approval Approval with Conditions Denial

Motion: Hageman, seconded by Huge, moved to recommend approval with the following comments:

- The connection to Cabernet Drive should be a full vehicle access road. If not a full-access road, the connection should be paved with curb and gutter and have nothing more obtrusive than collapsible plastic bollards to facilitate emergency access.
- The developer should provide a bike rack inside the garage to all residents upon request.
- The developer should clearly publicize the availability of bike parking.
- The developer should provide 220-volt outlets in all garages.
- The developer should provide conduit or other electrical access to the visitor parking.
- Town staff should work with adjacent properties to support greenway connectivity to the west and update the board before Council.

Vote: 6 – 1

Yeas: 6 - Chair Heather Brutz, Vice-Chair Nikki Abija, Mary Breeden, Brian Hageman, Katie Huge, and Denise Matthews

Nays: 1 – Stephen Bevington

Prepared by: Josh Mayo, Transportation Planner I
Bergen Watterson, Transportation Planning Manager

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION FOR CONDITIONAL ZONING APPLICATION FOR 2516 Homestead Road – Stanat's Place

September 6, 2022

Recommendation: Approval Approval with Conditions Denial

Motion: John Rees moved, and Louie Rivers seconded a motion to recommend that the Council adopt Resolution A (Resolution of Consistency).

Vote: 6 – 0

Yeas: Jonathan Mitchell (Chair), Elizabeth Losos (Vice-Chair), Wesley McMahon, Chuck Mills, John Rees, Louie Rivers

Nays:

Recommendation: Approval Approval with Conditions Denial

Motion: John Rees moved, and Louie Rivers seconded a motion to recommend that the Council approve the Conditional Rezoning, with the added conditions that Stanat's Place have full connectivity to Cabernet Drive, without bollards, and that construction vehicles NOT be permitted to use the connection to Cabernet Drive until construction of Stanat's Place is complete.

Planning Commission has also included the following as recommendations.

- 1) Stanat's Place have full connectivity to Cabernet Drive, without bollards, notwithstanding strongly felt and understandable concerns of Vineyard Square residents. This recommendation aligns with both staff's and the TCAB's position on the issue.
- 2) Construction vehicles NOT be permitted to use the connection to Cabernet Drive until construction of Stanat's Place is complete. The developer, Capkor Ventures, has agreed to this condition.

3) Consistent with the objective of transit-oriented development along major transit corridors, the Council negotiate for a lower on-site parking ratio than the proposed 4.4 spots/unit. This could be achieved by reducing visitor parking (Homestead Aquatic Center has considerable amounts of underutilized visitor parking immediately beside the proposed development) and/or by reducing or removing driveway pads."

Vote: 6 – 0

Yeas: Jonathan Mitchell (Chair), Elizabeth Losos (Vice-Chair), Wesley McMahon, Chuck Mills, John Rees, Louie Rivers

Nays:

Prepared by: Jacob Hunt, Planner II