

2510 Homestead Road – Project Narrative

DHIC proposes the rezoning of 2510 Homestead Road to facilitate the development of 53 units of affordable housing for seniors (ages 55+). The site is well-situated for senior affordable housing, directly across Homestead Road from the Seymour Senior Center, and adjacent to Homestead Park and the Homestead Aquatic Center. In addition, the site has direct access to the HS Route, and is within a quarter mile of the Orange County Senior Shuttle and the future BRT on Martin Luther King Jr. Boulevard. Our development will provide much needed affordable housing in an attractive location in Chapel Hill, providing residents with economic and social opportunities that are otherwise unavailable.

Affordable Housing Plan

We propose providing 53 units of affordable housing, with a combination of efficiency, 1-bedroom, and 2-bedroom units. The proposed community will conform with the Town of Chapel Hill Land Use Management Ordinance Residential Community Priority – Conditional Zoning District (R-CP-CZD), in which all on-site housing is 100% percent affordable (Section 3.4.5). All units will be restricted to households at or below 60% of Orange County Area Median Income (AMI), and we currently anticipate providing approximately 25% of all units to households at or below 30% AMI, and approximately 15% to households at or below 50% AMI. The project will include on-site property management, and will provide residents with a community multipurpose room, computer center, fitness facility, screened porch, external storage closet, and multiple outdoor seating areas. We envision extending service provision/coordination to this site (something that we provide at other senior communities) and working closely with the Seymour Center to make sure our residents are well connected with their programming. In addition to developing the site under LUMO Section 3.4.5, we will apply to the North Carolina Housing Finance Agency (NCHFA) for funding under the Low-Income Housing Tax Credit (LIHTC) program.

Site Description

The site is approximately 5.8 acres, about half of which is wooded and half of which is cleared. There is an existing single-family home that fronts Homestead Road. Almost sixty-five percent of the site (+/- 3.75 acres) is within the Chapel Hill Resource Conservation District (RCD). In an effort to remain outside of the RCD and 250' away from the fence of the Duke Energy substation to the east (a LIHTC requirement), our proposed building footprint is the only place for the building on the parcel. Our initial plans provide more than 1 parking space per residential unit, which exceeds NCHFA standards for senior housing, and is more than sufficient for affordable senior housing based on our portfolio of senior properties. The project will not disturb the Jordan River Buffer. Potential disturbance to the Managed Use Zone and Upstream Zone has been minimized—some site elements, such as the stormwater control measure, will be located in the Managed Use Zone and Upland Zone, but disturbance in each will be less than 40%, and much of that limited disturbance will be in areas that are already cleared.

The development will include the construction of a new multi-use path on the north side of Homestead Road, to connect the building to the existing crosswalk, allowing our residents to access the Senior Center and the multi-use path on the south side of Homestead Road (providing continuous pedestrian connection to MLK Jr. Blvd). We have not included a connection from the crosswalk to the western property edge on Homestead Road, because that sidewalk would lead to a dead end condition, and the topography in that portion of the site makes installation cost-prohibitive. However, we propose providing the Town of Chapel Hill with a 30' easement or right-of-way reservation to build that path in the future if so desired.



We also propose providing a 8' wide greenway connection across the site, from the Homestead crosswalk to the existing gravel driveway to maintain the existing connection between the Seymour Center and Homestead Park. We do not propose construction of a new path within the Jordan Buffer or on adjacent properties as this is cost prohibitive for our affordable housing project and will potentially lead to timing delays (the use of low income housing tax credits dictates that we complete construction within a very tight window). However, we will provide the Town with an easement to continue the construction of a new path further north on the property if Town decides that is desirable.

The proposed building is compatible with surrounding land uses. Surrounding development is residential in nature—single family detached homes, townhomes, and multifamily buildings. In addition, our multifamily building will be buffered by the RCD along the northern and western boundaries of our site, and by the existing buffer located on the Duke Energy Substation parcel to the east.

Applicant Description

DHIC is the largest and most experienced non-profit affordable housing developer in the Triangle. Established in 1974, we build communities to promote the financial, physical, and mental well-being of our residents. Our track record is extensive; DHIC has built and/or rehabilitated 55 apartment communities with 3,639 units across North Carolina and is committed to long-term affordability—we have never sold a multifamily property, and continue to reinvest in our existing portfolio.





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Modification to Regulations

Applicants may ask to modify standards of the Land Use Management Ordinance (LUMO) for Conditional Zoning Districts or Special Use Permits. All standards requested for modification must be captured on this form using the format provided. **The request form starts on page two, and the form is fillable.**

Instructions	
<i>LUMO Section</i>	[Add section number and title]
<i>Requirement</i>	[State what's required]
<i>Requested Modification</i>	[State the proposed modified standard]
<i>Purpose or Intent of Regulation</i>	[Copy LUMO language for the purpose/intent of the standard]
<i>Justification</i>	[Provide an explanation for modified standard]
<i>Evaluation [Staff to Complete]</i>	

Example	
<i>LUMO Section</i>	Section 5.3.2(f) Steep slopes
<i>Requirement</i>	No more than 25 percent of the total combined area of slopes 25 percent or steeper shall be disturbed.
<i>Requested Modification</i>	Maximum steep slope disturbance of 30 percent.
<i>Purpose or Intent of Regulation</i>	To minimize the grading and site disturbance of steep slopes by restricting land disturbance on steep slopes, and by requiring special construction techniques for development on steep slopes. These provisions are intended to: (1) Protect water bodies (streams and lakes) and wetlands from the effects of erosion on water quality and water body integrity, (2) Protect the plant and animal habitat of steep slopes from the effects of land disturbance, and (3) Preserve the natural beauty and economic value of the town's wooded hillsides.
<i>Justification</i>	Additional disturbance is needed to consolidate development on the east side of the site and protect environmentally sensitive areas.



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Requested Modifications to Regulations

Project Name	2510 Homestead Apartments	Application Number [Staff to Complete]	
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LUMO Section	Public Improvement / Mobility and Connectivity Plan
Requirement	14' Multi-Use Path (MUP) along the entire Homestead Road frontage (approximately 675 linear feet).
Requested Modification	1. Provide a 10-12' variable-width MUP along Homestead Road. 2. Do not extend the MUP between the Homestead Road crosswalk and the subject parcel's southwest property corner.
Purpose or Intent of Regulation	Provide connected pedestrian facilities.
Justification	1. Width: The proposed plan reduces the width of the multi-use path from fourteen feet (14') to ten feet (10') where adjacent to the parking area, and to twelve feet (12') where adjacent to the building. This width reduction allows us to landscape and grade between the MUP and the parking lot, without moving the building into the RCD and without necessitating grading on the adjacent Duke Energy Sub-Station parcel. It also protects the magnolia tree root zone, and will work better with the existing topography of the property. 2. Extent: The proposed MUP extends the entire frontage of the project area, from the crosswalk in Homestead Road to the western edge of the Maddry Meadows driveway, approximately 415 linear feet. The MUP, as proposed, will connect future residents to the Seymour Center and the MUP on the south side of Homestead Road via the existing crosswalk. Extending the path to the west would result in a dead-end condition, would be difficult to construct due to existing slopes and stream crossings, and would be cost prohibitive. For all portions of the frontage not improved during this project, the property owner will provide the Town of Chapel Hill with thirty-foot (30') width easements for future construction by others.
Evaluation [Staff to Complete]	

LUMO Section	TOCH Design Manual; Section 6.1; "Using Existing Vegetation " Page 125-126
Requirement	Buffer Requirements
Requested Modification	A 10' Type A Buffer with new plantings is required by the LUMO for the north and west buffers. We propose utilizing the existing vegetation located in the Resource Conservation District (RCD) in lieu of new plantings. The RCD is wooded and

	approximately 200 feet in width; the RCD effectively screens and provides separation between the proposed Maddy Meadows development and uses to the north and west.
Purpose or Intent of Regulation	The intent of the regulation is to provide a buffer between uses.
Justification	Our plan proposes to use existing vegetation to provide a buffer instead of new plantings, because the existing vegetation is mature and will provide a superior buffer from adjoining parcels without unnecessary land disturbance and cost.
Evaluation [Staff to Complete]	

LUMO Section	TOCH Design Manual; Section 6.1; Table 6.1; Page 126
Requirement	30' Type D Buffer along Homestead Road
Requested Modification	Reduce a portion of the buffer to twenty feet (20').
Purpose or Intent of Regulation	Provide screening and buffer along roadway, screen parking area.
Justification	The buffer reduction helps to accommodate the multi-use path along Homestead Road, while keeping the majority of the building out of the RCD (RCD land area is about 60% of total parcel land area). The buffer decrease is mitigated by preservation of the existing magnolia on Homestead Road and planned landscape buffer with a variety of evergreen trees and shrubs, shade trees, and ornamental native grasses.
Evaluation [Staff to Complete]	

LUMO Section	LUMO 3.6 Resource Conservation District (RCD)
Requirement	Limit land disturbance to no more than forty percent of the Upland RCD
Requested Modification	Propose to disturb up to 21,500sf of the Upland RCD (approximately 80%).
Purpose or Intent of Regulation	To protect the RCD from land disturbance.
Justification	This parcel is about 60% RCD and we have taken great care to 1) limit disturbance in the Streamside Zone (only disturbed at all to make a sewer connection), 2) limit disturbance to the Managed Use Zone (only ~25% disturbed), 3) ensure that the building itself remains outside of all RCD zones, 4) limit impervious surface in all RCD zones (except for a fire truck turnaround, the entire parking lot is outside of the RCD). The proposed disturbance in the Upland RCD focuses RCD disturbance as far from the streamside as possible and cannot be accommodated elsewhere on the site. Most of the proposed disturbed area in the Upland RCD has no tree cover currently. Some of the disturbance is to install a north-south greenway path connector.
Evaluation [Staff to Complete]	

LUMO Section	
Requirement	
Requested Modification	