

Homestead Gardens Conditional Zoning Modification

Town of Chapel Hill Council

15 November 2023



Homestead Gardens

Project Location



Homestead Gardens

Where are we in the process?

Initial Conditional Zoning Approval	May 2021
Construction drawings submitted And construction costs estimated	March 2022
Reduced scope costs estimated	Fall 2022-Winter 2023
Request for Conditional Zoning Modification to reduce scope	January 2023
Conditional Zoning Modification	Spring – Fall 2023
Construction drawings	Fall 2023-Winter 2024
Anticipated Construction Start	Spring 2024

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What's are the main scope changes?

ORIGINAL APPROVAL

126 units approx.
175 parking spaces

REDUCED SCOPE

89 units approx.
107 parking spaces

Project is requesting 15% reduction in parking spaces from ordinance requirements based on development partners' experience at other local communities.

Removed proposed development north of the Resource Conservation District (RCD)

MAIN SCOPE CHANGES

Eliminate housing north of the RCD area
Eliminate 1 apartment building



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What's in the revised plan?

89 units

- 56 rental apartments – 1, 2, & 3 bedroom
- 21 for-sale townhomes – 2 and 3 bedroom
- 12 for-sale duplex units – 3 and 4 bedroom

107-126 parking spaces (request 15% reduction)

- Extensive sidewalk network within site and connecting to points off site
- Bus stop on Homestead Road, bike parking
- Community green space with playground, gazebo, community gathering spaces
- Indoor community room overlooking playground and community greenspace
- Basketball court, shifted south on the site
- Reduced tree clearing
- Reduced RCD disturbance



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Comparison of original vs. modified CZ

	2021 CZ D	2023 CZ Modification
Dwelling Units	126 – 100% affordable	75-103 100% affordable
Floor Area	181,575 sf	130,385 sf
Vehicular Parking	175	107-126 – Modification request to reduce parking by up to 15% (85% of LUMO requirement)
RCD Disturbance	Upland Zone 20,548 sf Managed Zone 7,691 sf Streamside Zone 21,547 sf	Upland Zone 12,600 sf Managed Zone 9,350 sf Streamside Zone 14,675 sf
RCD Impervious	Upland Zone 6,743 sf Managed Zone 84 sf Streamside Zone 8,606 sf	Upland Zone 175 sf Managed Zone 0 Streamside Zone 1,300 sf
Steep Slope Disturbance	6,058 sf (48%)	4,050 sf (28%)
Tree Coverage	135,660 sf (30%)	141,000 sf (32%)

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What hasn't changed?

- Design focus on residential plans and relationship with site
- Floor plans have remained the same
- Variety of housing types available – maintained mix of rental apartments, for sale duplexes and TH
- Individual patio areas and yards for townhome and duplex units
- Shared, common yards for apartments
- Common green space and recreation amenities for whole community – playground, greenway trail, community greenspaces & plaza, basketball court, retained space for future community garden
- Community room at center of site available for use by residents for celebrations and gatherings
- Transit and biking infrastructure

The project continues to be designed as an attractive safe neighborhood offering affordable rental and for-sale housing options for individuals and families. One hundred percent of the units will be affordable long-term and will serve households at a range of income levels.

