

























# Project Details

## Overview


Site Description	
<b>Project Name</b>	Homestead Road Active Adult Apartments
<b>Address</b>	2217 Homestead Road
<b>Property Description</b>	746,726 sq. ft. (17.1 acres)
<b>Existing</b>	Single Family Residence
<b>Orange County Parcel Identifier Numbers</b>	9870-90-7548
<b>Zoning</b>	Residential-2 (R-2) Residential-5-Conditional (R-5-C)

Topic	Comment				Status
<b>Use/Density</b> ( <a href="#">Sec 3.7</a> )	Planned Development-Housing Multi-family dwelling units Maximum: 15 units/acre; Proposed: 11 units/acre				
<b>Height</b> ( <a href="#">Sec. 3.8</a> )	Maximum: 60 ft. Proposed: Less than 60 ft.				
<b>Setbacks</b> ( <a href="#">Sec. 3.8</a> )		Street	Interior	Solar	
	Required	20 ft.	6 ft.	8 ft.	
	Provided	432 ft.	150 ft.	140 ft.	
<b>Lot Size</b> ( <a href="#">Sec. 3.8</a> )	Minimum: 5,500 sq. ft.; Proposed: 685,198 sq. ft. (15.7 acres)				
<b>Floor area</b> ( <a href="#">Sec. 3.8</a> )	Maximum floor area: 226,258 sq. ft., with 351,658 sq. ft. available utilizing affordable housing bonus. Proposed floor area: 232,000 sq. ft. (Utilizing affordable housing bonus)				
<b>Modifications to Regulations</b> ( <a href="#">Sec. 4.5.6</a> )	None				N/A
<b>Adequate Public Schools</b> ( <a href="#">Sec. 5.16</a> )	Not Applicable to Age Restricted Living				
<b>Inclusionary Zoning</b> ( <a href="#">Sec. 3.10</a> )	Required: 15 percent on-site Provided: Payment-in-Lieu				
Landscape					
<b>Buffer – North</b> ( <a href="#">Sec. 5.6.2</a> )	Required: 30 ft. Type D buffer. Provided: 30 ft. Type D buffer.				
<b>Buffer – East</b> ( <a href="#">Sec. 5.6.2</a> )	Required: 20’ Type C buffer. Provided: >220’ Buffer utilizing existing forest.				
<b>Buffer – South</b> ( <a href="#">Sec. 5.6.2</a> )	Required: 10’ Type B buffer. Provided: ~45’ Utilization of existing forest.				
<b>Buffer - West</b> ( <a href="#">Sec. 5.6.2</a> )	Required: 20’ Type C buffer. Provided: ~60’ Utilization of existing forest.				
<b>Tree Canopy</b> ( <a href="#">Sec. 5.7</a> )	Required: 30% Proposed: 41%				

<b>Landscape Standards</b> ( <a href="#">Sec. 5.9.6</a> )	Constructed to Town standards	
<b>Environment</b>		
<b>Resource Conservation District</b> ( <a href="#">Sec. 3.6</a> )	No RCD is present.	
<b>Erosion Control</b> ( <a href="#">Sec. 5.3.1</a> )	More than 1 acre of land disturbance proposed, so a performance bond required.	
<b>Steep Slopes</b> ( <a href="#">Sec. 5.3.2</a> )	The application must comply.	
<b>Stormwater Management</b> ( <a href="#">Sec. 5.4</a> )	Stormwater management will be provided in a wet pond.	
<b>Jordan Riparian Buffer</b> ( <a href="#">Sec. 5.18</a> )	N/A	<b>N/A</b>
<b>Land Disturbance</b>	387,684 sq. ft. (8.90 acres)	
<b>Impervious Surface</b> ( <a href="#">Sec. 3.8</a> )	194,940 sq. ft. (26.1%)	
<b>Solid Waste &amp; Recycling</b>	A Solid Waste Management Plan has been submitted.	
<b>Access and Circulation</b>		
<b>Road Improvements</b> ( <a href="#">Sec. 5.8</a> )	Dedicated left-turn lane from westbound Homestead Road	
<b>Vehicular Access</b> ( <a href="#">Sec. 5.8</a> )	Full access to Homestead Road, and one access connecting to the Courtyards at Homestead community to the west.	
<b>Bicycle Improvements</b> ( <a href="#">Sec. 5.8</a> )	A multi-use path along Homestead Road frontage. The path will be coordinated with the Town project for Homestead Road improvements.	
<b>Pedestrian Improvements</b> ( <a href="#">Sec. 5.8</a> )	10' multi-use path along Homestead Road frontage; 8' mulched path to connect with Carolina North Forest.	
<b>Traffic Impact Analysis</b> ( <a href="#">Sec. 5.9</a> )	TIA completed	
<b>Vehicular Parking</b> ( <a href="#">Sec. 5.9</a> )	Minimum: 223 parking spaces Maximum: 279 parking spaces Proposed: 235 parking spaces	
<b>Transit</b> ( <a href="#">Sec. 5.8</a> )	Bus shelter with pad, bench, shelter, "nextbus" sign, and refuse receptacle	
<b>Bicycle Parking</b> ( <a href="#">Sec. 5.9</a> )	81 bicycle parking spaces will be provided; 43 of which will be Class I bicycle spaces in the building.	
<b>Parking Lot Standards</b> ( <a href="#">Sec. 5.9</a> )	The parking lot meets Town standards.	
<b>Electric Vehicle Parking</b>	Four electric vehicle parking spaces and two charging stations.	
<b>Technical</b>		

<b>Fire</b>	The loop design of the parking lot serves as fire access.	
<b>Site Improvements</b>	New building and parking lot that are ADA compliant	
<b>Recreation Area</b> ( <a href="#">Sec. 5.5</a> )	<u>Required</u> : 0.05 recreation space ratio (37,336 sf.) <u>Provided</u> : 28,505 sq. ft. (75%) + Payment in lieu for 8,831sf. (25%)	
<b>Lighting Plan</b> ( <a href="#">Sec. 5.11</a> )	0.3 foot-candles at property line is required.	
<b>Homeowners Association</b> ( <a href="#">Sec. 4.6</a> )	N/A	<b>N/A</b>

## Project Summary Legend

Symbol	Meaning	Symbol	Meaning
	Meets Requirements	<b>CDC</b>	Community Design Commission
<b>M</b>	Seeking Modification	<b>HAB</b>	Housing Advisory Board
<b>C</b>	Requires Council Endorsement	<b>TCAB</b>	Transportation and Connectivity Board
<b>FP</b>	Required at Final Plan;	<b>ESAB</b>	Environmental and Sustainability Board
<b>NA</b>	Not Applicable	<b>OCSW</b>	Orange County Solid Waste
<b>PC</b>	Planning Commission	<b>NCDOT</b>	North Carolina Department of Transportation