



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information ([planning@townofchapelhill.org](mailto:planning@townofchapelhill.org))

1. Would this project demonstrate compliance with the Comprehensive Plan?
  - a. Compliance with:
    - Small Area Plan
    - Overlay Zone / NCD
    - Study Area:
    - Land Use Plan

**Yes, Bridgepoint demonstrates compliance with the Comprehensive Plan and the Northern Area Task Force Report.**

2. Would the proposed project comply with the Land Use map?

**Yes, Bridgepoint demonstrates compliance with the Land Use Map.**

3. Would the proposed project require a rezoning?

**No re-zoning required.**

4. What is the proposed zoning district?

**The proposed/existing zoning is R-5C.**

5. Would the proposed project require modifications to the existing regulations?

**No substantive regulations will require modification.**

6. If there is a residential component to the project, does the applicant propose to address affordable housing?

- Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?

**The applicant has proposed an affordable housing plan for Bridgepoint as part of the “Developers Program”. The applicant has presented a conceptual affordable housing plan to the Town Staff and will present the proposal to the Affordable Housing Board for feedback.**

- Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?

**Town Staff has conveyed the Town’s affordable housing expectations and we have discussed options**



- Is the project for ownership or rental?

**The town homes in the community will be sold to individual owners.**

7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)

**The Bridgepoint site has proposed preserving 2.44 acres of RCD on the northern portion of the site. The perennial stream protected by the RCD flows from the Town owned property at 2200 Homestead Road from west to east across the Bridgepoint property. The site slopes moderately down from Homestead Road northward. The site has limited areas of steep slopes near Weaver Dairy Extension where the natural grade was filled to build Weaver Dairy Extension.**

8. Has the applicant addressed traffic impacts? Traffic and circulation issues?

**Yes, the applicant has discussed transportation patterns with Town Staff on several occasions including a meeting with the Technical Review Team which included the Fire Department, Engineering, and Planning.**

9. Has the applicant discussed the project with adjacent neighbors?

**The applicant has met on several occasions with the Town. The Town is the immediately adjoining neighbor to the west. The applicant will discuss the community with the residents of Vineyard Square and the EPCON community. These two communities are the neighboring communities to the north and south.**



# CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9870914489 & 9870919528

Date: April 23, 2019

## Section A: Project Information

Project Name: Bridgepoint

Property Address: 2214 & 2312 Homestead Road, Chapel Hill, NC Zip Code: 27516

Use Groups (A, B, and/or C): A Existing Zoning District: R-5-C

Project Description: A residential community with 54 lots designated for townhomes

## Section B: Applicant, Owner and/or Contract Purchaser Information

### Applicant Information (to whom correspondence will be mailed)

Name: Advanced Civil Design, Inc.

Address: 51 Kilmayne Drive, Suite 105

City: Cary State: NC Zip Code: 27511

Phone: 919-481-6290 Email: crice@advancedcivildesign.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *Cam Arce* Date: 4/23/2019

### Owner/Contract Purchaser Information:

Owner  Contract Purchaser

Name: CapKov Ventures, Inc.

Address: P.O. Box 16815

City: Chapel Hill State: NC Zip Code: 27516

Phone: 919-942-8005 (Office) 919-260-7262 Cell Email: ericbchupp@bellsouth.net

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *Eric B Chupp* Date: 4/23/2019



## Concept Plan Overview

Site Description	
Project Name	Bridgepoint
Address	2214 & 2312 Homestead Road Chapel Hill, NC 27516
Property Description	Two adjoining tracts of land that are currently occupied by two detached single-family dwelling units and various accessory structures. The site is partially wooded. The overall site includes a Net Land Area (NLA) of approximately 8.4 acres and a Gross Land Area (GLA) of 9.2 acres.
Existing Land Use	Single Family
Proposed Land Use	Multi-family Townhome
Orange County Parcel Identifier Numbers	9870914489 & 9870919528
Existing Zoning	R-5-C
Proposed Zoning	R-5-C
Application Process	Special Use Modification
Comprehensive Plan Elements	(1) Complements adjacent development; (2) Provides orderly redevelopment to achieve appropriate and compatible use of land; (3) Potential future greenway connections along western portion of site; (4) increases the availability of medium income housing; (5) Limit impervious area as delineated in Table 3.8-1; (5) Maintain the Urban Services Area/Rural Buffer Boundary; and (6) Conserve and protect the natural setting of Chapel Hill.
Overlay Districts	None

## Regulatory Land Use Intensity

Design/LUMO Standards		Requirement		Proposal	Status
Sec. 3.7	Use/Density	Maximum 15 Units/Acre		5.87 Units/Acre	
Sec 3.8	Net Land Area	N/A		363,611 SF	
Sec 3.8	Gross Land Area	N/A		399,972 SF	
Sec. 3.8	Dimensional Standards	Street	20'	20'	
		Interior	6'	0'	
		Solar	8'	8'	
Sec. 3.8	Max. Floor area	121,192 SF		121,100 SF	
Sec. 4.5.6	Modification to Regulations	Disturb < 25% of 4:1 slopes		> 25% of manmade 4:1 slopes disturbed	
Sec. 5.5	Recreation Space	19,999 SF		(1) 12,000 SF greenway easement (2) 6,335 Pocket Park (3) 493 LF of multi-use trail	



## Site Design

	Design/LUMO Standards	Requirement	Proposal	Status	
Landscape	Sec. 5.6	East (Ex. Weaver Dairy Rd)	30-ft Type D	20-ft Type C Alternate	
	Sec. 5.6	North	10-ft Type B	10-ft Type B (existing vegetation)	
	Sec. 5.6	South (Ex. Homestead Rd)	30-ft Type D	20-ft Type C Alternate	
	Sec. 5.6	West (Prop. Local Street)	15-ft Type B	15-ft Type A Alternate	
	Sec. 5.7	Tree Canopy	1.344 Ac.	1.35 Ac.	
	Sec. 5.11	Lighting Plan (footcandles)	In accordance w/ LUMO Section 5.11	In accordance w/ LUMO Section 5.11	
Environment	Sec. 3.6	Resource Conservation District	150'	150'	
	Sec. 5.18	Jordan Riparian Buffer	N/A	N/A	
	Sec. 5.3.2	Steep Slopes	< 25% of 4:1 slopes disturbed	52% of 4:1 slopes man-made slopes disturbed	
	Sec. 5.4	Stormwater Management	Section 2 of the 2005 Design Manual	Wet Pond	
		Land Disturbance	N/A	390,000 sf	
	Sec. 5.4	Impervious Surface	50%	196,000 (49%)	
	Sec. 5.13	Solid Waste & Recycling	Yes	Town	
Housing	Affordable Housing Proposal, if applicable	8	see attached developers plan		



Design/LUMO Standards		Requirement	Proposal	Status	
Access & Circulation	Sec. 5.8	Street Standards	Yes	25' B/B	
	Sec. 5.8	Vehicular Access	Yes	Two entrances provided	
	Sec. 5.8	Bicycle Improvements	N/A	Bike Lane improvements will be provided along the entire Homestead Road Frontage as part of the Homestead Road Improvement Project	
	Sec. 5.8	Pedestrian Improvements	Yes	Sidewalk Interconnectivity	
	Sec. 5.8	Distance from bus stop	Yes	Approx. 1/4 mile from site at Seymour Center	
	Sec. 5.8	Transit Improvements	N/A	N/A	
	Sec. 5.9	Vehicular Parking Spaces	1.5 per unit	2 per unit	
	Sec. 5.9	Bicycle Parking Spaces	1 per 4 DU	Parking provided in garage	
	Sec. 5.9	Parking Lot Standards	N/A	N/A	
Other		Homeowners Association	Yes	Will provide	
	Sec. 5.5	Recreation Space	19,999 SF	(1) 12,000 SF greenway easement (2) 6,335 Pocket Park (3) 493 LF of multi-use trail	
	Sec. 5.12	Utilities	Yes	Yes	
	Sec. 5.16	School Adequate Public Facilities	Yes	To be included as Stipulation in Resolution A	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	<b>M</b>	Modification necessary
NA	Not Applicable	UNK	Not known at this time



## Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org).

X	<b>Application fee</b> ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	360.00
X	<b>Pre-application meeting</b> – with appropriate staff		
X	<b>Digital Files</b> - provide digital files of all plans and documents		
X	<b>Project Fact Sheet</b>		
X	<b>Statement of Compliance with Design Guidelines</b> (2 copies)		
X	<b>Statement of Compliance with Comprehensive Plan</b> (2 copies)		
X	<b>Affordable Housing Proposal, if applicable</b> (Rezoning Policy or Inclusionary Ordinance)		
X	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )		
X	<b>Mailing fee for above mailing list</b>	Amount Paid \$	272
X	<b>Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:</b>		
	<ul style="list-style-type: none"> <li>• Natural features of site</li> <li>• Access, circulation, and mitigation of traffic impacts</li> <li>• Arrangement and orientation of buildings</li> <li>• Natural vegetation and landscaping</li> <li>• Impact on neighboring properties</li> <li>• Erosion, sedimentation, and stormwater</li> </ul>		
X	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> - necessary for all submittals		
X	<b>Reduced Site Plan Set (reduced to 8.5"x11")</b>		

## Plan Sets (10 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



## Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

## Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

## Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location