

# COURTYARDS OF HOMESTEAD

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## Concept Plan Developer's Program November 20, 2013

**The Developer's Background** – Epcon Communities was established in 1986. It is a privately owned corporation based in Dublin, Ohio with a Regional Division in Charlotte, NC.

We have built about 4,000 condominium homes in over 40 neighborhoods in and around Central Ohio. In addition, we have built 63 homes in Culp Arbor off of Farrington Road in Chapel Hill. We also have 2 more Communities coming on line in Cary as well.

For the past 3-5 years we have been working on new ideas and designs; that has led us to build “detached” or single-family condominium homes with a private courtyard as the focal point of each home. These detached homes can also be built in smaller communities, often working with existing amenities.

**Overview** - Epcon Communities proposes to develop approximately 17.9 acres (three parcels) of land adjoining the southern right-of-way of Homestead Road just east of Homestead Village. The property is currently zoned R-2 and 66 single-family detached homes are being proposed under the Planned Development Housing provision of the LUMO.

**Adjacent Land Uses** - The property is bordered on the northern boundary by Homestead Road with approximately 420 lf of frontage; on the east by a large 15 ac undeveloped tract with one existing single-family home; on the south by Carolina North; and on the west by the railroad spur line serving UNC and one other single-family home on 4.3 ac.

**Existing Conditions** – Currently there are two single-family homes and several small farm outbuildings on the property. Mature hardwood and pine trees are found in the north end of the property, along the southern boundary and scattered throughout the site. The remainder of the land is cleared and grassed. The Town Staff has determined that there is no RCD on the subject parcels

**Proposed Development** – Epcon Communities plans to develop 64 detached single-family homes on 17.9 acres along with a community pool and clubhouse amenity.

The density is 3.6 du/acre (64 units on 17.9 acres).

The Homes include three different floor plans with multiple elevations and models, and will range from 1,500 square feet to about 2,600 square feet.

Each has a courtyard, two car garage and either 2 or 3 bedrooms. A bonus suite of approximately 740 square feet may be added to each of the three, creating three additional floor plan variations.

Base prices are targeted to range from about \$240,000 up to about \$400,000.

Representative elevations are attached showing the colors and materials proposed. Stone or masonry and siding will feature complementary earth tone colors.

<i>All dimensions are approximate</i>	Base size	W/Bonus size	Other/Courtyard/ Garage/Basement
Palazzo	1,200	2,000	260 / 740 / 480 /
Portico	1,100	2,450	120 / 740 / 500 /
Promenade	1,500	2,750	100 / 760 / 500 / 1,360

**Target Market** – The Courtyards of Homestead will target the over 50 buyer that wants to down-size but remain in Chapel Hill or relocate to Chapel Hill to be near their children and enjoy the Chapel Hill lifestyle. They are predominately active empty nester adults that need or prefer single-story detached living in a vibrant community but want a community maintenance program for exterior yards and common areas.

This segment of the Town’s population currently numbers approximately 13,000 (22% of 59,000 total population) and is projected to grow to over 16,500 over the next 5 years.

**Affordable Housing** – It is proposed that the 15% Affordable Housing requirement will be fulfilled on site.

**Typical Epcon Community Demographics** – Looking at two other Epcon communities in Raleigh and four in Charlotte one would find the following demographic profile of the resident population:

- Over 89% of the residents of those homes were over age 55,
- Average household size of 1.4 persons (versus 2.77 average) or about 50% less than average,
- Epcon Communities typically do not include very many school age children lessening the impact on the community school system. There was only 1 school age child in the Epcon Communities surveyed in the Carolina’s,
- Many of the residents are retired.
- On average there were 1.3 cars per home which compares to a state-wide average of about 2.2 cars per household,

**Traffic Patterns** – Based on actual traffic counts at the Epcon Communities surveyed, 2/3 of the homes did not have a typical morning and evening commuting patterns. In other words, when the residents went out they weren’t travelling during rush hour.

**Community Recreation Amenities Proposed** - Clubhouse and Pool. For use by residents and guests. For entertaining, neighborhood and condo association gatherings, and the like.

**Protection of Adjacent Properties and Environmental Resources** – Transitions to adjacent properties are provided by planting areas where mixed evergreens are proposed where no trees exist and to supplement existing vegetation as needed. Buffers along the north and south property boundaries are proposed as required by the Town’s LUMO.

Provisions are included in the land plan to meet all stormwater management requirements on-site filtering the stormwater runoff of any harmful pollutants. The stormwater pond and adjacent open space will also serve as a buffer to the Carolina North Crow Branch Conservation Area to the south.

### **Summary**

- The Courtyards of Homestead are consistent with the Town's Comprehensive Plan Themes and Goals,
- The community is located along planned greenway trail routes and in close proximity to a future transit loading station,
- The community will provide a housing type that is complementary to surrounding neighborhoods and one that is in much demand in the Chapel Hill market,
- The Courtyards of Homestead are planned in a way that fulfills the Town's Design Guidelines and in a way that promotes community activity and social interaction,
- The community will fill a need for the fastest growing age segment of the Town's population,
- The traffic impacts from the 64 homes are mitigated by low vehicular ownership and off-peak travel patterns,
- The demographic of the target market have few if any children, thereby minimizing impacts on local schools,
- The architectural design of the homes and community facilities will incorporate materials consistent with the Chapel Hill architectural vernacular community.

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