

# COURTYARDS OF HOMESTEAD

---

## Concept Plan Statement of Compliance with Comprehensive Plan November 20, 2013

### **CHAPEL HILL 2020 COMPREHENSIVE PLAN**

The Chapel Hill 2020 Comprehensive Plan articulated in Chapter 3: Themes and Goals, values that are important to the community. The Courtyards of Homestead responds to these as well as those expressed in the previous Comprehensive Plan as described below.

#### **A Place for everyone:** A range of housing options for current and future residents (PFE.3)

*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.*

#### **Community Prosperity and engagement:** Promote a safe, vibrant, and connected (physical and person) community (CPE.3)

*The Courtyards of Homestead will provide a closely-knit community where residents will share in the maintenance and expense of the common areas as well as the exteriors of each individual home. This "co-operative" approach will be directed by a property owners association made up of the residents. This approach to property management relieves residents of the individual responsibilities which often become increasingly difficult as they age but also pools resources for more effective, co-operative home maintenance.*

*Neighbors frequently find that they are better acquainted with one another and provide each other a critical support structure not only for routine tasks but in times of need. Sidewalks on both sides of the street and community activity facilities promote activities where residents can easily and conveniently engage in community affairs.*

**Getting Around:** A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (GA.2); Connect to a comprehensive regional transportation system (GA.3); A transportation system that accommodates transportation needs and demands while mitigating congestion and promoting air quality, sustainability, and energy conservation (GA.6)

*Although not currently on a transit route the Courtyards of Homestead is located 500 ft west of a transit loading station planned for Bridgepoint at the northwest corner of Weaver Dairy Rd.*

*Extension and Homestead Rd. As transit service extends to this point residents will have easy access to the Town's extensive transit service lessening the need for automobile travel.*

*Traffic studies and surveys of other similar Epcon Communities suggest that residents typically avoid travel during commute hours, thereby minimizing impacts on peak hour congestion.*

*The road network within the community is planned in such a way to maximize interconnectivity and pedestrian sidewalks.*

*The Town's Greenways Master Plan proposes connector trails along Homestead Rd. connecting land uses to the larger Horace Williams Trail System. The Courtyards of Homestead proposes improvements as may be required along the property frontage.*

**Good Places, New spaces:** Low density, green Rural Buffers that exclude urban development and minimize sprawl (GPNS.1); A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (GPNS.5)

*The Town's 2020 Comprehensive Plan targets the subject property for Medium Density Residential (4-8 du/ac). Previously, higher-density development proposals for this property were considered and contested by residents of adjacent neighborhoods. The Epcon developers have met with representatives of these neighbors to review this plan and discuss any concerns they may have. In summary the proposal received a warm welcome with a shared feeling that the type of housing proposed was complementary to the neighborhood and provided a much needed housing type for the Chapel Hill market.*

**Nurturing Our Community:** Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction (NOC.2); Support the Parks and Recreation Master Plan and the Greenways Master Plan to provide recreation opportunities and ensure safe pedestrian and bicycle connections (NOC.4); Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (NOC.8)

*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. Greenway trails through the Crow Branch Conservation Area will ultimately connect to those planned for Homestead Rd. frontage.*

*Streetlights will be installed in strict accordance of Town policies including provisions to protect against off-site light pollution and/or Dark Skies standards.*

*Resident travel patterns and a low ration of vehicles per residence (1.3 cars per home on average) combine to lessen impacts on traffic congestion.*

*A community swimming pool and clubhouse are proposed to provide recreational programs and social venues.*

## **CHAPEL HILL 2000 COMPREHENSIVE PLAN**

Notwithstanding the foregoing, the Courtyards of Homestead is also consistent with principals of the Chapel Hill 2000 Comprehensive Plan. These provisions are described in the following text.

### **Maintain the Urban Services/Rural Buffer Boundary:**

The Courtyards of Homestead is located within the Town's Urban Services/Rural Buffer Boundary. Its close proximity to a planned transit loading station provides future residents with convenient access to essential service via alternative modes of transportation.

### **Conserve and protect existing neighborhoods:**

This Concept Plan is submitted for review and input by the Chapel Hill community at large. The developer has met with residents living within the Homestead Village and other neighbors and will incorporate provisions to mitigate their concerns.

This development parcel was identified and planned for Medium Density Residential development in the Town's Land Use Plan.

### **Conserve and protect the natural setting of Chapel Hill:**

Lying just east of and adjacent to the railroad spur line serving UNC the Courtyards of Homestead proposes appropriate transitions to adjacent properties and medium and large tree plantings to restore and enhance the tree canopy.

### **Create and preserve affordable housing opportunities:**

The Courtyards of Homestead will fulfill the Town's Affordable Housing policy by providing 15 % affordable housing units on-site.

### **Cooperatively plan with the University of North Carolina at Chapel Hill:**

The Carolina North Crow Branch Conservation Area abuts the property's southern boundary where the community's stormwater facility is proposed. This pond, along with landscape plantings, will serve to help buffer this important area by providing a passive use along this boundary.

### **Work toward a balanced transportation system:**

The close proximity to the future transit loading station planned at the corner of Homestead Rd. and Weaver Dairy Road Extension will serve to support additional ridership.

### **Complete the bikeway/greenway/sidewalk systems:**

The Courtyards of Homestead proposes a complete streets system of internal roadways with sidewalks on both sides of every street.

**Provide quality community facilities and services:**

The architectural design of the homes and community facilities will incorporate materials consistent with the Chapel Hill architectural vernacular community. A community swimming pool and clubhouse are proposed to provide recreational programs and social venues.

end

# COURTYARDS OF HOMESTEAD

---

## Concept Plan Statement of Compliance with Design Guidelines November 20, 2013

The Town of Chapel Hill has developed design guidelines that serve to communicate what is expected of 'good design'. Their purpose is **'to assure that new designs remain in continuity with the town's existing design "successes," and at the same time inspire exciting and creative additions to the community's blend of distinctive buildings from many eras.'** The following Statement of Compliance identifies areas where these principals are integral in the proposed plans for the Courtyards of Homestead. The **bold** typeface highlights wording extracted from the Town's Design Guidelines document.

### GENERAL GUIDELINES

- **Livability: Buildings and outdoor spaces should be designed to fit human scale, harmonize with design of streets, and accommodate pedestrian traffic.**

The Courtyards of Homestead are designed to fit the needs of the active, aging buyer that prefers a single-family detached home over other forms of housing. Entryways and the front facades are articulated with materials that complement the Chapel Hill architectural vernacular. Floor plans are designed to maximize access and views to private courtyards designed for outdoor living. Access is also provided to these outdoor living spaces by means of a garden gateway from the front yard. In order to achieve this arrangement the homes utilize a zero-lot-line design concept providing maintenance access easements for the benefit of adjacent homes.

Houses are arranged on the lots to allow for limited off-street guest parking. Landscaping and walkways form a pleasant and inviting entrance that reinforces the pedestrian streetscape. Sidewalks are planned on both sides of all streets.

- **Visual Impact: New public and private projects should be visually appealing, and compatible with other development in the surrounding area.**

The homes of the Courtyards of Homestead are designed and planned at a density to complement the neighboring community and surrounding area. Stone or brick veneer reflective of the Chapel Hill vernacular will combine with earth tone siding to create a harmonious but diverse streetscape.

- **Vegetation: Landscape design concepts should preserve existing trees and incorporate native new trees and shrubbery. The landscape theme should be aesthetically compatible with that of the surrounding neighborhood.**

The existing vegetation on the site is a mixture of open grass pastures and pines and hardwood tree stands. The plan for the site preserves a specimen 72" oak tree at the entrance to the property by aligning the new entry drive with areas of existing impervious surface. Trees are

planned to be preserved along the railroad spur line west of the property, eastern boundary and south eastern property corner. Future plantings will include medium and large trees in the front yard areas to frame and shade sidewalks in keeping with the scale of the homes.

- **Mobility: Land design concepts should provide a network of roads, bicycle paths and lanes, and sidewalks that give strong consideration to the safety of motorists, cyclists, joggers, and walkers.**

The road network within the community is planned in such a way to maximize interconnectivity and pedestrian sidewalks. Sidewalks on both sides of every road encourage social interaction and provide a safe means of travel for pedestrians.

The Town's Greenways Master Plan proposes connector trails along Homestead Rd. connecting land uses to the larger Horace Williams Trail System. The Courtyards of Homestead proposes improvements, per the Town's requirements, along the property frontage.

- **Activity Centers: Structures and complexes should enhance community life by use of "destination points" such as arcades, lobbies, and ground-level retail stores, while at the same time providing for safe movement of vehicles and pedestrians.**

A centrally located clubhouse and swimming pool is planned for the community. This facility is designed to encourage social interaction among residents and provides a common meeting space for community meetings and activities.

- **Views: Streets, buildings, and parking lots should enhance the urban environment by providing pleasant vistas and geographic orientations.**

The street system within the community integrates a deflected grid pattern that reinforces terminated views thereby avoiding long uninterrupted rows of houses. The block sizes reinforce the pedestrian-scale environment.

## SITE DEVELOPMENT

### **OPEN-SPACE - MULTI-FAMILY DWELLINGS AND PLANNED DEVELOPMENT HOUSING PROJECTS**

- **Consider combining the recreation area with existing off-site open space and recreation space.** The stormwater quality pond and adjacent natural area, located on along the southern boundary of the property, provide a buffer to the Carolina North Crow Branch Conservation Area.
- **Be sure that both open space and recreation amenities are easily accessible to residents, including the handicapped.** The community clubhouse and swimming pool are centrally located to provide easy access to all residents. It will be also designed to accommodate residents of all abilities and disabilities.

- **Design and locate recreation amenities so that they provide service without disturbing residents.** The clubhouse and pool amenity will be operated in such a manner as to minimize the disturbance of adjacent neighbors. Additional landscape screening and fencing will be provided to help buffer views and noise to and from the pool and parking areas.
- **Offer an acceptable balance of active and passive recreation opportunities.** The community pool and clubhouse combined with the neighborhood sidewalks help to create a community that responds to the active lifestyle preferences of the residents.

## **PRESERVATION OF NATURAL DRAINAGE PATTERNS**

- **Capitalize on natural drainage ways through innovative building and site design that transforms steep slopes and edges into major site amenities.**
- **Preserve natural drainage patterns where practical.**
- **Design so as to prevent stormwater from flowing over sidewalks and paths.**

Stormwater management facilities are located in a low area of the site that makes use of the natural flow of stormwater runoff. Street alignments have been planned in such a way as to enable stormwater lines to parallel the streets providing an efficient and effective means of transporting stormwater to the pond.

## **SITE DESIGN**

- **Isolated pockets of existing trees should be protected, and used to enhance the site's visual impact.**

The layout of the community protects important trees along the eastern and western boundaries nearest Homestead Road as well as an important specimen tree at the entrance. This will help to preserve the streetscape as one travels along Homestead Rd. and will provide buffered views from adjacent homes. Other large stands of mature hardwoods along the southern boundary are planned for preservation and in combination with the stormwater pond will help to buffer the Crow Branch Conservation Area.

## **GRADING**

- **Buildings should be designed to harmonize with existing topography, thereby minimizing land disruption.**
- **Grading should be held to a minimum and should complement natural land forms.**
- **"Stepping-back"-terracing of buildings on hillsides-should follow the slope in order to complement natural contours.**

The selection of the subject property for the development of the Courtyards of Homestead was determined largely by its location and gentle slopes. The site consists predominately of areas with

slopes less than 10% helping to minimize the amount of grading necessary while providing a rolling street alignment.

## **SITING OF BUILDINGS**

- **Buildings should harmonize with neighboring areas; this is achieved through careful attention to elements such as size, style, form, color, and materials.**

The design of the homes will make use of earth tone colors and stone or masonry that complements the Chapel Hill vernacular. Front facades and entry ways are carefully articulated to enhance the human-scale while providing near maintenance-free exteriors.

- **Building placement should ensure privacy, as well as individual site and architectural identity.**

The zero-lot-line configuration and courtyard design provides inviting outdoor living spaces that share a connection with the public realm. Small garden fences provide access to these areas which become the central organizing architectural design element for each home.

## **STREETS, PARKING AND CIRCULATION**

### **Internal Circulation: Streets and Driveways**

- **Safety and convenience of automobile, bicycle and pedestrian movements are critical considerations.**
- **Automobiles should be able to enter a site safely and then move to parking areas. Particular attention should be paid to the location of dumpsters for trash collection. Dumpsters should be completely screened, located behind buildings, and accessible to Town service vehicles.**
- **Roads and other internal driveways should be designed to accommodate a variety of vehicles in addition to passenger cars, including delivery trucks, sanitation trucks, and emergency vehicles.**

The streets of the proposed community are planned in such a way as to avoid long, straight alignments that encourage high vehicular speeds. On-street parking and sidewalks will help to calm traffic as will deflected street alignments and short blocks.

## **STORMWATER MANAGEMENT**

- **Detention ponds for run-off and sedimentation should be located where a natural holding pond already exists.**

The stormwater pond planned for the community is located in a natural low area adjacent to the Crow Branch Conservation Area. This location helps to minimize grading necessary to transport stormwater to the pond and serves as a buffer to the adjoining property. A smaller stormwater management pond will likely be needed to capture runoff from a small area that drains to the north.



## UTILITIES

- **Underground installation of all lines is encouraged.**
- **Landscaping in the vicinity of surface mounted transformers and switching boxes should allow for sufficient distance to perform routine maintenance of these facilities.**
- **Combining Utilities Easements with Site Access Drives**

Soft utilities (power, telephone, communications, etc.) will be located along the proposed streets and will be served underground.

## ARCHITECTURAL CHARACTER

### KEY DESIGN OBJECTIVES

- **Buildings should be designed and located so that they provide visual interest and create enjoyable, human-scale spaces.**

The clubhouse and pool facility is located and designed to provide a central organizing element and focal point to the community.

- **Building design should blend with the natural terrain by means such as terracing or other techniques that minimize grading.**

The selection of this site was predicated on the gentle slopes needed for the style of housing proposed. Gentle terracing from one home to the next will adapt the homes to the site and provide streets and sidewalks with grades conducive to walking and strolling.

- **Designs should be compatible, in form and proportion, with the neighboring area.**
- **Designers should strive for creativity in form and space wherever contrast and variety are appropriate to the larger environment.**

The homes planned for the Courtyards of Homestead have been designed to complement the neighboring properties by incorporating materials, details and style consistent the Chapel Hill vernacular. The size and style of the home designs are in keeping with those of the adjacent Homestead Village community helping to protect or enhance property values.

## ARCHITECTURAL DETAILS

### Entrances

- **Entrances should clearly identify important access points.**
- **Entrances should provide an introductory statement for a building, and should be landscaped with plants complementary to the building's architecture and style.**

The entranceways to the homes and courtyards are articulated in a manner that creates an inviting streetscape. Landscaping will be designed to reinforce this design objective and will make use of predominately medium size trees to scale with the yard sizes and pedestrian sidewalk environment.

### **Facade Treatment**

- **All elevations of a building's exterior design should be coordinated with regard to color, materials, architectural form and detailing.**
- **The number of different materials on exterior facades should be limited.**

The diversity offered in the elevations and the carefully selected range of earth tone colors will combine to create a unified streetscape.

### **Setbacks**

- **Building setback (distance from street) should be compatible with positioning of existing buildings on the block or street.**

A 20' front street setback allows for some limited off-street parking while keeping front entryways connected to the public realm. Slightly reduced 15' street yards may be employed along the side-yards on corner lots.

### **Roof Design**

- **Roof shape, color, and texture should be coordinated with treatment of the building's perimeter walls.**
- **Roof design should minimize the negative impact of roof protrusions by grouping plumbing vents, ducts and other utility structures together.**

Roof forms and materials will complement the architectural style of the homes. Different elevations and roof forms provide additional interest for the streetscape. All roof penetrations will be restricted to the rear of the homes (away from the street) unless painted to blend with the roof material.

## **LIGHTING**

- **Exterior lighting and site furniture should be architecturally integrated with the building's style, material, and color.**

Existing street lights within the community will be provided by Duke Energy Progress consistent with Town of Chapel Hill policy. All other exterior lights will be selected to integrate with the building exterior design.

## LANDSCAPE CHARACTER

### KEY DESIGN OBJECTIVES

- **A landscape theme should foster unity of design and reinforce existing vegetation with compatible plantings. (For example, new seedling plantings could expand an existing tree canopy.)**
- **Landscaping should be massed or clustered-not spread out in thin, linear patterns.**

The small front yards and adjacent sidewalks dictate a landscaping design that will reinforce the human-scale experience. Medium-sized trees (i.e. Hornbeam, Trident maple, Crape-myrtles, etc.) along with evergreen and flowering shrubs will combine to create an inviting landscape along the sidewalk areas. Larger shade trees will be reserved for select areas to avoid complete shading at maturity.

### BUFFERS

**Developers are encouraged to provide street tree plantings that establish an attractive and consistent streetscape and scale.**

Medium sized trees are planned within the front yards of the homes. A random pattern is favored to create a diverse and interesting landscape while still allowing for ample sunlight at maturity.

### Plant Selection and Maintenance

- **Indigenous and/or regionally grown plants are preferred.**

Both native and regionally adapted plant material will be used for the landscape.

- **Tree and shrub plantings should be grouped together to create strong accent points.**
- **Landscaping should be of sufficient size so that mature appearance will be achieved within three to five years of planting.**

Plant material will be sized to provide a maturing form within 5 years of planting.

- **Deciduous trees should be provided along a building's southern exposure, and conifers and broad evergreen trees along east and west exposures. Such plantings help to lower a building's energy requirements.**

Deciduous street trees are planned for the front yard/sidewalk environment. Evergreen plantings will be provided in areas where screening is needed or where accent plantings are appropriate.

End