

COURTYARDS OF HOMESTEAD

Statement of Justification

Special Use Permit

March 27, 2014

Epcon Communities (Developer)

Scott Murray Land Planning, Inc. (Landscape Architecture)

McAdams Company (Engineering)

Summary

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 63 single-family detached homes are being proposed under the Planned Development Housing provision of the LUMO. Included also proposed is a centrally located clubhouse and community garden facility. The basis for justification is summarized below and followed by the Findings of Fact required for the approval of the Special Use Permit.

Basis for Justification – Summary Points

- The Courtyards of Homestead are consistent with the Towns 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 63 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.

Special Use Permit – Required Findings of Fact

Finding #1: *That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;*

The findings that are necessary to support this Special Use Permit request consider issues related to promoting the public's health safety and welfare. The following describes how the Courtyards of Homestead is located, designed and proposed to be operated to ensure that these objectives are achieved.

Site Location and Design – 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. Epcon has met with representatives of these neighbors to review this plan and discuss any concerns they 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.

Connectivity - 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. If transit service extends to this point residents will have easy access to the Town's extensive transit service lessening the need for automobile travel. The Town currently does not have plans to extend service east of Weaver Dairy Rd. Extension but information regarding "connect service" will be made available to the residents.

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. Historic trip generation information has been made available to the Town and no TIA has been required based on the information provided.

The gridded 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 Crow Branch Conservation Area System. The Courtyards of Homestead proposes improvements including a multi-purpose bikeway along the property frontage.

Community Prosperity and Engagement - 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.

Nurturing our Community - 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 UNC Crow Branch Conservation Area to the south. Provisions for a hiking trail connection to the Crow Branch Area are proposed but final connection is contingent upon approval by the University of North Carolina.

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 garden, small lap swimming pool and clubhouse are proposed to provide recreational programs and social venues.

Finding #2: *That the use or development complies with all required regulations and standards of this chapter, including all applicable provisions of articles 3 and 5, the applicable specific standards contained in the supplemental use regulations (article 6), and with all other applicable regulations;*

The Town of Chapel Hill's Land Use Management Ordinance prescribes standards for the development of land within its jurisdiction. These standards help to ensure that existing homes and neighborhoods are protected and that the character of the Town and the vision as defined by the 2020 Comprehensive Plan is fulfilled.

The Town of Chapel Hill also 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** or *italic* typeface highlights wording extracted from the Town's LUMO or Design Guidelines document.

Land Use Management Ordinance

Article 3 – Zoning Districts, Uses and Dimensional Standards

Zoning District and Use - The R-2 underlying zoning permits the development of multi-family housing through the use of a Planned Development Housing District (see Article 6). Dimensional Standards established in Table 3.8.1 are superseded by those established for the development provided the provisions of Section 6.18 are met. The Courtyards of Homestead proposes to develop 63 detached townhomes/patio homes on individual lots. The following dimensional standards are designed specifically with the patio home in mind and combine to create an attractive streetscape and public realm while providing for private outdoor living areas. These standards are listed below:

Dimensional Standards Proposed for Lots

Setbacks Proposed:

Street - 15' (20' garage)

Interior - 5' **

Solar - 5' **

Maximum Height

Primary - 20'

Secondary - 30'

Minimum Lot Size - 4,700 sf

Minimum Lot Width - 47'

Minimum Street Frontage - 20'

** Setbacks do not apply to accessory structures in rear side or yards or fences

Eaves may project 1' into setbacks subject to NC Fire Code requirements

Overlay Districts – The Town Staff has confirmed that no RCD Overlay District is found on the subject property. The Subject Property is within the Jordan Watershed but is not within the Protected Watershed, Jordan Buffer or the 100 year Flood Plain. No other Overlay Districts encumber the site.

Affordable Housing – The Applicant/Developer proposes the following provisions for meeting the Affordable Housing Requirements:

1. The applicant shall provide a combination of (i) Affordable Homes on site, (ii) a Program of HECM Financing to all interested and qualified buyers; and, (iii) a Payment-in-Lieu in the amount of \$85,000± per applicable dwelling unit (or another amount if adjusted by the Town prior to payment).
2. The Affordable Homes built on site will comply with the Chapel Hill Affordable Housing Code.
3. The HECM program will provide a means of purchase which is more affordable than market rate financing and more flexible than the Affordable House Plan.

The Applicant shall also provide such other information requested by the Town at completion of the Affordable Housing Performance Agreement to show compliance with the Town's affordable housing policies.

Article 4 - Procedures

Following submittal and review of a Concept Plan by the CDC, the applicant requested an additional courtesy review by Council. Comments and suggestions arising from these reviews have been incorporated into the revised plan. A summary of these comments are included with this Special Use Permit application.

Article 5 – Design and Development Standards

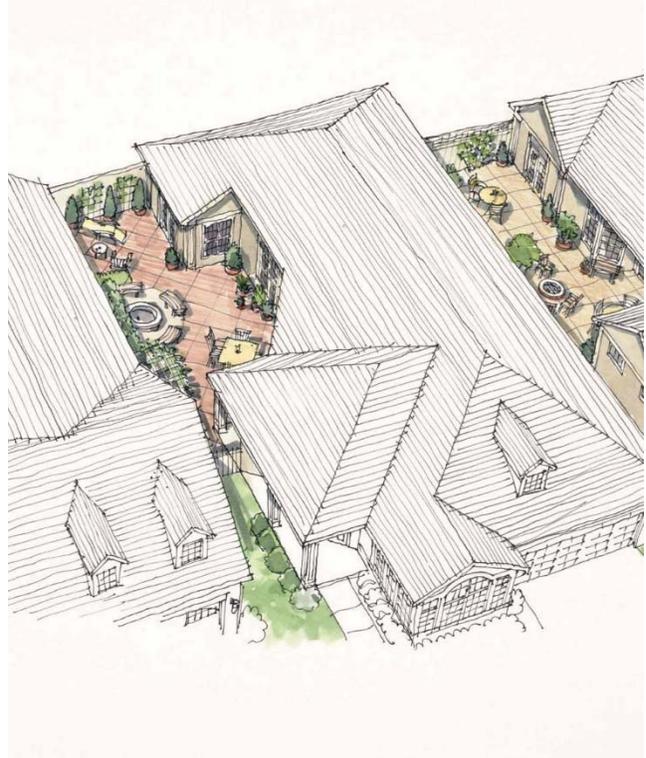
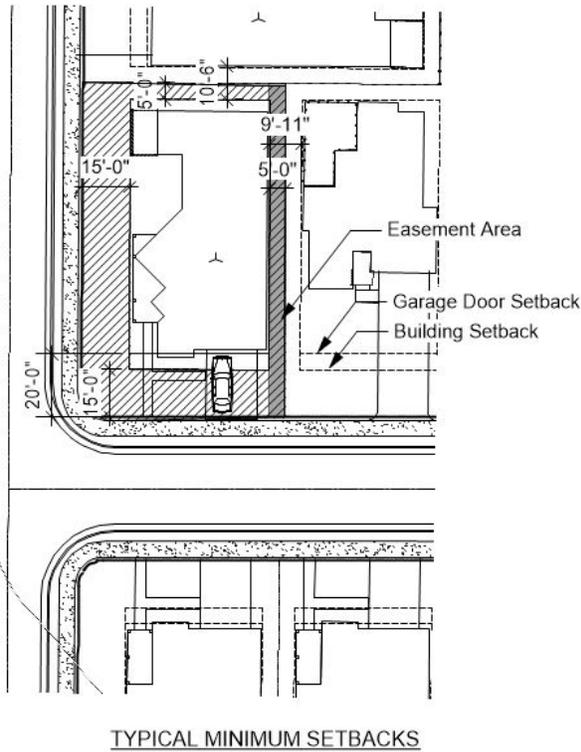
Article 5 of the Town’s LUMO identifies important design principles that govern the layout and design of land uses. Responses to each of these is included below:

Overall Site Design

Be designed with a street network that provides safe, adequate access to all lots within the subdivision, and to properties adjoining the subdivision where such access is deemed desirable for the orderly future development of these properties; be arranged so as to preserve or enhance vistas

The Courtyards of Homestead has been designed in a manner that is safe, orderly, and promotes pedestrian activity and social interaction. Interconnected streets, laid out in a grid pattern, provide for future interconnectivity with adjacent properties. All streets include sidewalks and street trees on both sides and encircle a centrally located clubhouse and garden. Walkways which extend though the mid-block and past the garden provide additional routes for walking within the community. The compact housing type proposed is a response to provide middle-market affordability for aging buyers. Compact development enhances walkability, minimizes maintenance requirements, service costs and promotes social interaction.

Lot-Layout Standards – The following diagrams illustrates the typical lot dimensional standards for the homes at the Courtyards of Homestead. Courtyards and outdoor living spaces are oriented for maximum light and solar exposure. Small trees, courtyard trellises and outdoor furniture within the courtyards will provide additional shade reflective of each individual resident’s preference.



Protect and conserve environmental resources –The compact nature of the Courtyards of Homestead on land targeted for medium-density residential uses fulfills the intent of the Town’s Land Use Plan.

Maximize energy efficiency and conservation – The lot design proposed provides for maximum access from each home to adjacent sidewalks encouraging pedestrian activity

Be visually harmonious both within the development site and in relation to adjacent Developments; be integrated to the degree of their compatibility with each other and are separated to the degree of their incompatibility - The design of the homes planned for the Courtyards embraces the Chapel Hill vernacular in both form and the use of materials. Diverse floor plan and elevation options will help to create an interesting, diverse streetscape similar to the older neighborhoods in town.

Critical areas and environmental performance standards - All construction will be in strict compliance with the sediment and erosion control regulations.

Stormwater Management - Stormwater drainage patterns and proposed street grades require that the stormwater pond be located to the south of the site in the lowest area adjacent to the Crow Branch Conservation Area. Wetland plantings and native grasses are proposed to enhance the wetland habitat and buffer to the UNC property to the south. The minimum width of the pond and adjacent protected tree preservation area exceeds 130 feet.

Parks and Open Space – Open space areas within the community are strategically located to transition to adjacent properties, protect important specimen trees and provide central community activity areas. Walking trail connections are proposed to the Crow Branch Conservation Area contingent upon approval by the University of North Carolina.

Landscaping, Screening and Buffering – Alternative buffers of increased width and alternate planting materials are planned to provide appropriate buffering as required by the Town’s LUMO. Specifically the Type ‘B’ North Buffer (15’ Min.) is provided along Homestead Rd. with increased width (130’+) in the area of the specimen 62” oak tree. Plantings required are distributed along the road to announce the community entrance keying residents and visitors to turning movements and to help soften the transition to the adjacent homes.

The Type ‘B’ South Buffer (15’ min.) has been increased to 130 feet to protect a stand of mixed hardwoods and to accommodate the stormwater management pond. Plantings appropriate to these uses are proposed.

The Town requires that “appropriate transitions” be provided along other perimeter boundaries where buffers are not required. The Courtyards of Homestead proposes transition yards averaging 15’ to more than 70’. Trees within these buffers that are not impacted by the proposed development will be preserved and supplemental alternate plantings are proposed.

The Town of Chapel Hill Land Use Management Ordinance prescribes landscaping needed to mitigate the impacts of large parking areas and the access drives serving them. Specifically the purpose of this ordinance is described in the statement below.

5.9.6. Parking Landscaping Standards.

Purpose statement: It is the intent of this subsection to protect and promote the public health, safety, and general welfare by requiring the landscaping of parking areas which will serve to reduce radiant heat from surfaces, to reduce wind and air turbulence, to reduce noise, to reduce the glare of automobile lights, to ameliorate stormwater drainage problems, and to protect and preserve the appearance, character, and value of adjacent properties.

A small parking area (10 spaces) is proposed at the clubhouse. The standards for parking shading and screening are met as illustrated on Sheet LA-2.0.

Tree Protection – Tree protection fencing is proposed for all trees within the preservation area. A tree survey has been included with this submittal.

Access and Circulation – A single access point to Homestead is proposed. A grid pattern of streets provides for two points of future connection with adjacent properties, maximizing interconnectivity.

A multi-use bicycle path is proposed along the property frontage of Homestead Rd. Internal streets are planned to have sidewalks on both sides.

Utilities – An offsite extension of a sewer outfall to the north is proposed. Easements were provided for this extension during the approval of Bridgepoint. No other off-site extension of Town or OWASA utilities is required.

Solid Waste Collection and Recycling – All solid waste collection and individual recyclables bins are planned to be roll-out containers for curbside pick-up. Two roll-out bins will serve the clubhouse with special arrangements made for special events.

Signs – Street signs and traffic control signs are proposed to meet Town standards and include a decorative outer sleeve for enhanced aesthetics. This sleeve will mount over the standard U-channel or square post and will be maintained by the property owners association. This application is consistent with other locations that have been permitted in Town.

Performance Standards During Construction – The courtyards of Homestead proposes to comply with all requirements of Article 5.15.

Adequate Public School Facilities – A Certificate of Adequacy will be provided prior to the issuance of a ZCP for the proposed development.

Sustainability – Fundamental in the Town’s approach to growth management, “sustainability” defines the total approach to ensuring a balance of environmental, economic and livability concerns. The Courtyards of Homestead are dedicated to this balance and includes the following in its Standards.

- ***Incorporate holistic concepts of sustainability in design, through USGBC-LEED Certification or similar programs.***

The Energy Management Plan (EMP) that follows describes design techniques and operational methods used in the Courtyards of Homestead Community to reduce the carbon footprint and increase energy efficiency for the EMP experience.

- A. Description of how the project will be 20% more efficient than benchmark minimum standards.

- a. The Developer will provide documentation to validate performance claims.
The Courtyards of Homestead will include materials and methods as required to exceed our reduction target by the following means.
 - b. * 90% plus high efficiency furnace
 - c. * Low E Windows
 - d. * Energy Star rated appliances
 - e. * Comprehensive air infiltration package
 - f. * 6-sided containment for framing
 - g. * 100% Compact Fluorescent light bulbs
 - h. * Efficient electric 50-gallon water heater, ventless
 - i. * Available option for efficient tankless water heater
 - j. * Continuous running exhaust fan for air quality, air changes
 - k. * Continuous ridged insulation backed wall sheathing
 - l. * Adherence to the 2012 NC Residential Code
 - m. * Energy efficient framing corners (California corners)
 - n. * Ductwork leakage testing
- B. Description of utilization of sustainable forms of energy. (Solar, Wind, Hydroelectric, and Biofuels)
- a. The small nature of this residential site does not make it feasible to use traditional forms of alternate energy generation. The developer will use alternate techniques to engage Residents in methods to reduce their individual utility usage such as direct marketing to the resident about the benefits of engaging in the NC GreenPower Program.
- C. Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy.
- a. There will be a constantly running exhaust fan in one bathroom that will assure there is fresh air entering the home. Ductwork will be sealed and tested to reduce leakage and the risk of return air leakage into the environment.
 - b. Lighting is abundant with the living spaces surrounding an exterior courtyard. From the moment you come through the front door you can see through the windows and doors. Views from this courtyard are available from the foyer, kitchen, great room, guest bedroom and owner's suite. Transom windows expand the available natural light. To increase the illumination, Buyers can choose options of skylights and solar tubes. The abundance of natural light reduces the need for daytime use of supplemental electric lighting. When artificial light is used it is through the use of 100% compact fluorescent light bulbs reducing energy usage.
- D. Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time.

- a. This community will have professional property managers tending to the common areas and exterior of the homes. This maintenance will assure the building envelope stays in good maintenance reducing the energy loss that would normally come from air leakage in or out of the home.
 - b. The community will support a “live green” attitude component of a centralized garden for use by the residents. This attitude will roll over to other programs such as the NC GreenPower Program.
- E. Description of how the project’s Transportation Management Plan will support efforts to reduce energy consumption as it affects the community.
- a. The Courtyards of Homestead community is very pedestrian friendly. Streets have sidewalks on both sides and connect the common amenities such as the Clubhouse, Pool and Garden that are conveniently located centrally in the community. Another path on the southern section of the community connects the sidewalk system to the adjacent property; Carolina North Crow Branch Conservation Area.
 - b. The northern property line of the community includes a sidewalk that will connect to adjacent properties on Homestead Road when they are developed.
 - c. Transit bus system stop is located on the west bound side on Homestead Road just a short distance east of the community entrance. At this time there is no bus transit route that serves the east bound side of Homestead Road.
 - d. The “walk-friendly” community should reduce emissions and energy consumption over time.

Article 6 – Special Regulations for Particular Uses – the following regulations prescribe the conditions under which a Planned Development is appropriate for development. Text in *italics* is taken from Section 6.18 of the LUMO.

Section 6.18 Planned Developments

(a) General - Planned developments shall be appropriately located with respect to intended functions, to the pattern and timing of development indicated in the comprehensive plan, and to public and private facilities existing or clearly to be available by the time the development reaches the stage where they will be needed.

The Courtyards of Homestead are planned for land identified for Medium-Density Residential in the Town’s Land Use Plan.

(b) Relation to major transportation facilities - Planned developments shall be so located with respect to major street, bicycle, and pedestrian networks, or public transportation facilities, and shall be so designed, as to provide direct access to the development without creating traffic in residential neighborhoods outside the development.

The Courtyards of Homestead fronts on and has direct access to Homestead Road. A multi-use pathway is planned along this frontage consistent with the Town's adopted Greenway Plan.

(c) *Relation to public utilities, facilities, and services –*

(1) Planned developments shall be so located in relation to sanitary sewers, water lines, storm and surface drainage systems, and other utilities and installations that neither extension nor enlargement of such systems will be required in manner, form, character, location, degree, scale, or timing resulting in higher net public cost or earlier incursion of public cost than would development generally permitted under existing zoning and development policies.

The development is located such that a single extension of sanitary sewer will serve the project. This sanitary sewer line constructed by the developer will extend a short distance north along an existing easement and tie into an existing outfall serving Vineyard Square. Adequate capacity exists in this line.

(2) Such developments shall be so located with respect to necessary public facilities (as for example, schools, parks, and playgrounds in the case of planned development-housing) as to have access to such facilities in the same degree as would development permitted under general regulation, and shall be located, designed, and scaled so that access for public services is services for development permitted under general development controls.

The proposed development is both proximate to public facilities and can help to facilitate possible alternate connections to the Crow Branch Conservation Area hiking trail system. This connection is contingent upon approval by the University of North Carolina and is currently under review. The proposed development is consistent with Town's general development controls and generally exceeds all standards as defined herein.

(d) *Relation to physical character of the site -*

(1) The site of a planned development shall be suitable for development in the manner proposed without hazards to persons or property, on or off the tract, and shall be free from the probability of flooding, excessive erosion, subsidence or slipping of the soil, or other dangers. Condition of soil, ground water level, drainage, and topography shall all be appropriate to both the kind and pattern of use intended.

The physiography of the site is most suitable for the type of development planned. Gentle slopes, soils with minimal limitations, the absence of flood zones and RCD and a general lack of tree canopy over much of the site minimize environmental impact for the development planned.

(2) If appropriate to the form of planned development, lands to be included in planned developments may be divided by streets, alleys, rights-of-way, or easements, which shall be located, dimensioned, and arranged so as to permit unified planning and provide necessary protection against adverse relationships between uses in the development and uses in surrounding areas.

Enhanced Buffers and “appropriate transitions” are proposed to ensure the protection of adjacent properties. A compact grid system of public streets with sidewalks and street trees is planned.

(e) Relation to energy use – Planned developments shall be so located with respect to climatic elements, including solar access, and shall be so designed, as to provide for and promote energy conservation and efficient use of energy. Applicants are encouraged to consider the use of solar roofs, state energy guidelines, and the measures prescribed in section 5-125 of the town code of ordinances.

A comprehensive Energy Management Plan is included with this application. Outdoor living spaces (courtyards) and oriented to maximize light and solar exposure.

(f) Reduction or increase in required land areas - The minimum and maximum land areas required for zoning lots containing the various classification of planned development as specified in this section, may be reduced or increased by the town council in accord with the following provisions:

The 17.87 ac site exceeds the Town’s minimum 5 ac requirement.

6.18.2. Permitted Modifications of Regulations - Where actions, designs, or solutions proposed by the applicant are not literally in accord with applicable planned development regulations, general regulations, or other regulations in this appendix, but the town council makes a finding in the particular case that public purposes are satisfied to an equivalent or greater degree, the town council may make specific modification of the regulations in the particular case. Any modifications of regulations shall be explicitly indicated in the special use permit or modification of the special use permit.

The proposed development is planned in accordance with the Town’s regulations including specific dimensional standards for setbacks proposed along perimeter boundaries.

6.18.3. Relation to Subdivision Review - It is the intent of this section that applicable subdivision review under the subdivision regulations be carried out as an integral part of the review of a planned development. It is the further intent of this section to permit the submittal of subdivision applications for the whole planned development or for approved phases thereof. The form and content of applications and plans submitted for such integrated review shall be sufficient to satisfy requirements of the subdivision regulations as well as those of this article.

The plans submitted will conform to the requirements set forth.

6.18.4. Planned Development-Housing (PD-H).

The following regulations and requirements apply to a planned development-housing (PD-H), defined for purposes of these regulations as a planned development primarily for dwellings and related uses and facilities.

(a) Intent - With respect to timing of development of particular PD-H, it is intended that in addition to other policies and limitations set forth in this appendix, consideration shall be given to general housing needs in the town as a whole and in the sub-community in which development is proposed, and the need for particular types of housing. In such consideration, due weight shall be given to availability of existing supply of housing types for which there is evident need in view of the age characteristics and economic characteristics of the population, and to the amount and types of potential housing being developed under issued special use permits and building permits.

The current demand and projected growth for future demand far exceeds the current supply of moderately priced detached-homes in compact communities. This proposal responds to that demand.

(b) Minimum land area - Except as provided for subsection 6.18.1(f), the minimum gross land area required for a zoning lot containing a PD-H shall be five (5) acres in residential districts, one (1) acre in non-residential districts.

The site is 17.87 acres

(c) Permitted uses - Permitted principal and accessory uses of land or structures within a PD-H shall be as established in section 3.3 of this appendix.

Multi-family detached homes are permitted within the current zone under the Planned Density Housing provisions.

(d) Intensity regulations - Except as otherwise provided in this appendix, the intensity regulations applicable within a PD-H shall be as established in section 3.8 for the zoning district in which such PD-H is located. The setbacks of the underlying zoning district apply only to the perimeter of the planned development.

Transition yards are proposed for the perimeter of the development which exceed standards for setback standards for the R-2 General Use District.

(e) Design standards - Except as otherwise provided in this appendix, the design standards applicable within a PD-H shall be as established in article 5, with the following additions;

(1) Where a PD-H zoning lot adjoins land that is zoned residential and developed with lots of a size which limits their use to single-family detached residences, an appropriate transition between the PD-H and the adjoining single family lots shall be provided. An appropriate transition shall consist of at least bufferyards and screening as required in section 5.6. In a PD-H with a gross land area of twenty-five (25) acres or more, only those land uses permitted by right in the zoning district of the PD-H zoning lot shall be permitted within one hundred (100) feet from the adjoining single-family dwelling lots.

Appropriate transition yards are proposed along with proposed plantings. These standards exceed the setback requirements established for R-2 Districts under the General Use Regulations.

(2) Vehicular access to streets shall be limited and controlled as follows:

A. If the street or portion thereof serves fifty (50) or fewer dwelling units, vehicular access from off-street parking and service areas may be directly to the street from the sites of individual dwelling units. Determination of number of dwelling units served shall be based on normal routes of traffic anticipated in the development; and

B. Vehicular access to other streets or portions of streets from off-street parking and service areas shall be so combined, limited, located, designed, and controlled as to channel traffic from and to such areas conveniently, safely, and in a manner which minimizes marginal traffic friction and promotes free flow of traffic on streets without excessive interruption.

Public streets are proposed throughout the development with driveways accessing individual homes. Street widths are proposed to allow for occasional on-street parking.

Finding #3: *That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and*

Several planning concepts have been incorporated into the design for the Courtyards of Homestead in order to ensure that the values of adjacent properties is maintained or enhanced. The following is a list of each.

Tree Buffer Preservation – A specimen 62” oak tree at the entrance to the community is proposed to be preserved. This open space and adjacent plantings will provide a pleasant arrival and streetscape along homestead Rd. Transition yards are planned along the east and western boundaries which widen in areas adjacent to existing homes. Trees that are not impacted by development will be preserved and supplemented with additional plantings to create appropriate transitions to these neighbors. A large 130’ open space which includes the stormwater pond and protected tree area will serve to buffer the Crow Branch Conservation Area to the south.

Enhance Streetscape and Pedestrian Activities – Tree-lined neighborhood streets with large canopy trees and sidewalks on both sides of every street will enhance the pedestrian environment helping to protect property values in the area.

Architectural Compatibility – The homes of the Courtyards of Homestead are designed to embrace the Chapel Hill vernacular with regard to both form and materials. Gable roofs with various dormer options, multiple floor plans and an extensive color pallet will provide a diverse streetscape characteristic of older neighborhoods in Chapel Hill.

Sustainability – Although not specifically noted in the Town’s Comprehensive Plan, the principal of “sustainable development” is fundamental in the concepts described above. The homes proposed for the Courtyards of Homestead are built to conform to a strict Energy Management Plan which helps to ensure their values and marketability remain constant or increase over time. Specifics of the Energy Management Plan are included with this Special Use Permit application.

Finding #4: *That the use or development conforms to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan as embodied in this appendix and in the comprehensive plan.*

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 Crow Branch Conservation Area 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 garden, small lap swimming pool and clubhouse are proposed to provide recreational programs and social venues.

LUMO - DESIGN GUIDELINES

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.

- **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 shared use easement along the side-yards, to provide maintenance access 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 that complements 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 62" 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 Crow Branch Conservation Area 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 clubhouse, community garden and small lap 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. It is centrally located to enhance social interaction and accessibility.

- **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 planned in Phase One and centrally located. This location combined with the community garden provides easy access to all residents. It will be 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 lot 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 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 is proposed 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 garden, clubhouse and pool amenity is located and designed to provide an 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 canopy street trees to enhance the 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 garage street setback allows for some limited off-street parking while keeping front entryways connected to the public realm. 15' minimum street yards are proposed for the primary building façade along all streets.

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.**

Proposed 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. Evergreen and flowering shrubs will combine to create an inviting landscape within the public realm.

BUFFERS

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

Large canopy trees are planned within the front yards of the homes to provide a canopied streetscape. Multiple species have been selected for their drought tolerance, attractiveness and durability as street trees.

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