

Chapel Hill Retirement Residence

Proposed Zoning Atlas Amendment / Special Use Permit

I. INTRODUCTION – CHAPEL HILL RETIREMENT RESIDENCE

Site Description

The subject parcel is located on 6.44 acres (+/-) located at the NE corner of N Estes Drive and Somerset Drive in Chapel Hill, North Carolina. The proposed site is generally rectangular in shape with frontage along both N. Estes Drive and Somerset. Drive)

Abutted by:

- Four single family homes on large lots about the northerly lot line.
- The tennis courts for the Phillips Middle School about the easterly lot line.
- N. Estes drive runs along the southerly lot line with 3 or 4 larger residential sites on the south side of this street.
- Somerset Drive lies along the westerly side of the site with a large undeveloped parcel on the westerly side of Somerset.

Current Zoning: R-1 Residential

Current Use: Vacant Undeveloped Site

Parcel Number: #9789551528

Acreage

The parcel is 6.438 acres (280,439 sq ft) in size and is currently undeveloped.

Proposed Development

Hawthorn Development LLC proposes a Zoning Atlas Amendment to R-5 Residential and Special Use Permit to allow the use of Independent Senior Living Facility for this site, with the intent to develop a 152-suite, 3 story + partial daylight basement, Senior Housing Development.

Independent Senior Living Facility (ISLF) / Congregate Care Concept

The Congregate Care (ISLF) concept is designed for residents with an average age of 82 who are still ambulatory. The ISLF does not offer medical or nursing care. This development will be privately funded and operated, and will not receive government subsidies.

The ISLF's private residential suite offers the advantages of independent living while the services included provide support, security, and friendship. The private suites include studio, one, and two bedroom versions. Each suite includes a kitchenette consisting of a small refrigerator, counter top and bar sink. No cooking facilities are provided within the suites; therefore they are not dwelling

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units. All resident meals are prepared in the central kitchen and served in a central dining room.

Services for residents include three prepared meals daily, housekeeping, laundering service, private van transportation, and various social and physical activities. The Management Team lives on the premises and is available to residents 24 hours a day. The residents monthly rent payment covers the cost of their private suite, all meals, services and utilities, no “buy in fee” is required.

Our typical resident is a single woman in her late 70’s or 80’s who lives within 10 miles of the site. Approximately 10% of suites will be rented by couples resulting in a total building population of approximately 167.

Fewer than 20% of the residents will be driving their own cars. Because most of our residents prefer not to drive, we provide private van transportation for their use. Van service is included in the monthly rent and available 24/7 and offers residents independence and mobility while providing their families peace of mind.

This type of use does not create the problems typically associated with higher density developments, such as traffic, noise, or increased demand on public services.

Site Design

The Site design and configuration has taken into account the need for efficient land use in order to provide careful conservation of the onsite and nearby natural resources. The location of the building, accessory structures, parking, drive access, and other site improvements have been intentionally designed and located to meet the standards of the Chapel Hill LUMA and the Central West Small Area Plan. Additional care and attention has been devoted to providing substantial buffers and the preservation of natural site amenities benefiting both our residents and the surrounding neighbors.

Building Design

The building is designed to be balance between the urban standards of the CWSAP and well as being residential in nature to blend with and complement its residential surroundings. Neighborhood compatibility is achieved via the SUP, site planning and building design process. The building and site exposed to N Estes encourages the urban / community outreach objectives of the CWASP by incorporating pedestrian access and landscape features to encouraging our residents and the local community to join together in sharing these community spaces. The buildings wing ends and the building center step down from three stories to two to one-story sections. This arrangement provides for privacy and a gentle change of scale for the portions of the building nearest to the less intense residential uses. Care is taken to minimize the impact to the existing residential community as well as to complement the surrounding local architecture. Exterior

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siding materials will include horizontal siding and rock or brick. The roofing material will be architectural composition shingles.

The interior of the retirement residence features common areas for a variety of uses; a+ central dining room and kitchen for shared meals, multi-purpose room, beauty shop, crafts room, TV room, media/computer room, Movie Theater, lounges, and an exercise room. The circulation is organized around a central atrium. The common areas are the “social hub” and an essential part of the residents’ lifestyle.

Residents will be able to contact the manager with both emergency pull cords and voice communications in each suite.

Proposed vehicle access is provided from a single access point on Somerset Drive. Since our residents prefer not to drive and van service is available at all times, the traffic impact to Somerset / N Estes and the surrounding area will be minimal. Peak-hour traffic impact is very low as our resident’s mealtime and activities take place on site during those hours.

II ZONING, LAND USE AND DENSITY

Intent of the proposed Zoning Atlas Amendment / Special Use Permit

The current land use for this site is R-1 Residential

It is our intent to complete a Zoning Atlas Amendment to rezone this is to a R-5 zoning classification with a Special Use Permit allowing the use of Independent Senior Living Facility as well as. Additionally with the ISLF we will utilize the Special Standards allowing a FAR of 0.606.for this use

III. COMPATIBILITY WITH THE COMPREHENSIVE PLAN

CHAPEL HILL 2020 COMPREHENSIVE PLAN

The Chapel Hill Comprehensive Plans 2000 & 2020 includes many themes, goals and strategies and this proposed addition of a higher density residential zoning in CWSAP supports and will assist in achieving goals set out in the Comprehensive Plans. In specific the following themes relate directly:

A Place for everyone:

A range of housing options for current and future residents (PFE.3)

By adding an Independent Senior Living Facility to the local housing mix it broadens the options for senior residential development, expanding those housing options.

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

Locating an Independent Senior Living Facility within the existing community as adjacent or “in fill” development, when properly designed, provides opportunities for community space, connectivity, and other amenities to “Promote a safe, vibrant, and connected (physical and personally) community” for its residents and the surrounding neighborhood.

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)

This Independent Senior Housing Facility is located near easy access to the Chapel Hill Transit System allowing senior residents, a demographic more likely to utilize the public transit system. This adds to the overall community benefit of reduced tip counts, fuel and emissions savings. Additionally the facilities shuttle van service provides a low impact option with personal convenience to access, community activities, services and events with the benefit of reduced tip counts, fuel and emissions savings.

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)

The development of this Independent Senior Living Facility creates the opportunity for more seniors on a “smaller footprint’ as compared to single family residential allowing for more pervious area and open space reducing impacts on stormwater runoff, light and noise pollution, traffic, etc.

CHAPEL HILL 2000 COMPREHENSIVE PLAN

The proposed Chapel Hill Retirement Residence is also consistent with principals of the Chapel Hill 2000 Comprehensive Plan. These provisions are described in the following text.

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Maintain the Urban Services/Rural Buffer Boundary:

By including the use of Independent Senior Living Facility within the Town's Urban Services/Rural Boundaries the town can better providing residents with convenient access to essential service via alternative modes (public transit and pedestrian options) of transportation.

Conserve and protect existing neighborhoods:

Providing opportunities for senior housing as infill upgrade on undeveloped remainder parcels within existing neighborhoods further adds to the housing options for the current senior residents of Chapel Hill to "age in place" Preventing them from relocating out of the area in order to find housing that meets their current needs allowing for their continued participation in existing neighborhoods.

Conserve and protect the natural setting of Chapel Hill:

A typical design component of the proposed Chapel Hill Retirement Residence is to create a "park like setting" on the site. This is accomplished by preserving existing trees (evergreen and deciduous) as well as providing additional landscape plantings and other site features benefiting the residents and surrounding community. A unique feature of this site is that approximately 1.4 acres that will remain undisturbed protecting a small wetlands area and further enhance and protect the natural setting.

Create and preserve affordable housing opportunities:

Adding this facet of Senior Housing allows for more variety in senior housing settings and services. This provides cost saving options to seniors who do not require the more intense and costly personal care services.

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

The use of Independent Senior Housing Living Facility and Senior Housing in general should have no direct impact on the UNC at Chapel Hill campus.

Work toward a balanced transportation system:

The Chapel Hill Retirement Residence will generate fewer daily trips and peak hour trips than other uses of similar density. Reducing the traffic impact, as well as providing local senior easy access to utilize the Chapel Hill Transit System as well as site provided shared transportation.

Complete the bikeway/greenway/sidewalk systems:

Development the Chapel Hill Retirement Residence can address pedestrian access and connectivity as a part of the improvements along N. Estes Drive with its improved pedestrian / bike pathways as well as providing another future link to the Chapel Hill Greenway Trails System. (See site plan)

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Provide quality community facilities and services:

The Chapel Hill Retirement Residence will provide an important contribution to smart local development while allowing Chapel Hill seniors to age in place. As well as providing the natural benefit of additional tax base dollars to support community services, transportation and infrastructure by keeping Chapel Hill Seniors in Chapel Hill.

IV. DESIGN STANDARDS

Access

The point of access will be from Somerset Drive. (See site plan)

Building Height

Preliminary height is 39 feet or less and the secondary height will not exceed 60 feet as defined in the Town of Chapel Hill Code of Ordinances, (See attached Building Height exhibit)

Parking

99 parking spaces proposed:
83 open spaces
12 covered spaces
4 accessible spaces

Parking Ratio: 0.65 spaces per suite

Hawthorn Retirement Group has developed over 300 retirement residences in North America. Experience from this extensive portfolio has shown that 0.70 parking space per suite ratio is an ideal parking space standard for our residents, staff, and visitors. In part, the reason for this parking ratio is because most of our residents do not drive, (less than 20%) therefore we provide private van transportation for their use. The van is available to take the residents to places they need to visit, such as church, banks, medical offices, shopping areas, etc.

Additionally this parking ratio allows us to increase landscaping and open space areas on the site to create a better residential environment for our residents and adjacent property owners.

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Site Parking		
Classification	Current Standard	Proposed Parking
Independent Senior Living Facility	Minimum Parking Spaces 0.5 per Senior Unit Maximum 0.7 per Senior Unit	99 Parking Spaces (0.65 per Senior Unit)

Dedications

Any additional easements, rights of ways or agreements to accommodate rights of way, utilities, and services to the site will be accommodated as needed.

Fences & Screening

Fences and screening will be provided per the Town of Chapel Hill Ordinances.

Area Regulations		
	Current Standard	Provided
Minimum Lot Size	5,500 sq ft	280.416 sq ft
Minimum Southerly Setback (N Estes Drive)	20 ft	41 Ft
Minimum Side Setback Main Building/Garage*	10 ft	West 22 ft East 99 ft Garage-14 ft*
Minimum Rear Setback	6 feet	. North 159 ft.
Maximum Building Height (See attached Exhibit)	39 / 60 feet	39 / 60 feet
Density / FAR	*0.606	0.495

*FAR standard for ISLF

V. Modifications within the Special Use Permit

Based on current site and building design there are no requests for modifications as a part of the SUP. We reserve the opportunity to request modification in the event such a need is revealed during the review and approval process.

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VI. Overview and Summary

Existing Zoning:	R-1 Residential
Proposed Zoning:	R-5 Residential (with Special Standards for the use of Independent Senior Living Facility)
Land Area:	6.44 acres (280,416 sq ft)
Existing Use:	Undeveloped
Proposed Use:	152-suite Congregate Care Facility
Proposed Parking:	99 total spaces: 83 open spaces 12 covered spaces 4 handicap accessible (Ratio of 0.65 spaces per Senior Unit)

V. PHASING

This 152-suite retirement facility and accessory buildings will be developed in a single phase.

Construction expected in 2017 - 2018

VII. JUSTIFICATION

We respectfully request a Zoning Atlas Amendment and Special Use Permit for the 6.44-acre site located at the 700 Block of N Estes Drive in Chapel Hill North Carolina. This land use action is sought to allow the development of a 152-suite Independent Living Senior Facility on the site. This development will provide a positive, quality, low impact addition to the neighborhood and the greater community of Chapel Hill.

This site is ideally suited for our senior housing use. It has close proximity to services such as shopping, recreation, and medical services while being near established residential uses. The proposed residence provides an attractive and quiet home that meets the growing demand for senior housing in Chapel Hill.

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This benefits local seniors by providing a quality option to “age in place” within their own community.

Hawthorn Development intends to utilize the Zoning Atlas Amendment and Special use Permit process acquire the approvals needed to develop a 152-suite Independent Senior Living Facility. The SUP process also provides assurance to the Town of Chapel Hill and the surrounding neighbors as to what will be developed on this site. The SUP approval will prevent a more intensive use from occurring on the site without input from the community as well as the required reviews and approvals by the Town of Chapel Hill.

This proposed development is an important component in meeting the current needs and growing demands of seniors in Chapel Hill and the surrounding community.

This project offers benefits, which include:

- Large open spaces and generous setbacks - Over 62% of the site will be landscaped open space, providing a park-like setting and ample buffers to neighboring properties.
- Quiet Senior Residential Use – The proposed retirement residence has 150-suites, which include studios, one bedroom, and two bedroom types.
- Low Traffic Generation – Our project will generate less than 30 peak hour trips per day.
- Low Impact on Public Services - Including parks, schools, libraries, utilities, and transportation systems.
- Fulfills Need for Retirement Housing - Our research has found there is a high demand in the area for Hawthorn Retirement’s unique program. Recent reports by the HGAC have determined that the demand for senior housing outpaces development in the coming years. This development will complement other senior housing choices available in the area and allows seniors in Chapel Hill to remain near neighborhoods they have enjoyed for many years.

VIII. CONCLUSION

In conclusion, this site is ideally suited for this use and the proposed retirement residence would be a positive addition to Chapel Hill and the surrounding community.

Thank you for your consideration.