



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

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

1. Would this project demonstrate compliance with the Comprehensive Plan?

a. Compliance with:

- Small Area Plan
- Overlay Zone / NCD
- Study Area:
- Land Use Plan

Yes, Stanat's Place demonstrates compliance with the Comprehensive Plan, Northern Area Task Force Report, and the Future Land Use Map.

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

Yes, Stanat's Place demonstrates compliance with the Land Use Map.

3. Would the proposed project require a rezoning?

Yes, the site is currently R-2 and will need to be re-zoned to R-5-CZD.

4. What is the proposed zoning district?

The proposed zoning is R-5-CZD.

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

Yes, however, no substantive regulations will require modification.

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

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

The applicant has proposed an affordable housing plan for Stanat's Place as part of the "Developer's Program". The applicant has presented a conceptual affordable housing plan to the Town Staff and will present the proposal to the Affordable Housing Board for feedback.

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

Town Staff has conveyed the Town's affordable housing expectations and the Applicant has discussed the proposed affordable housing with the Town staff through in depth discussions of alternatives and the needs of the Chapel Hill community during the approval process for Bridgepoint I. Stanat's Place will be similar.



- Is the project for ownership or rental?

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

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

The Stanat's Place site has a perennial stream along the southern property line and associated RCD.

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

The Applicant had a Traffic Impact Analysis completed just over a year ago which indicates no significant traffic issues around the proposed site. The Traffic Impact Analysis will be updated once a formal application is submitted.

9. How is the application compatible with the surrounding neighborhood and/or district?

It's compatible with the surrounding neighborhood. There are existing townhomes to the north and west of our site, existing single family residences to the south, and an existing sports complex to the north and east owned by the Town.

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

The applicant will discuss the community with the residents of Vineyard Square to the west, and the residents of the single family homes to the south.



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9880028073

Date: 8/24/2021

Section A: Project Information

Project Name: Stanat's Place

Property Address: 2516 Homestead Rd, Chapel Hill, NC

Zip Code: 27516

Use Groups (A, B, and/or C): A

Existing Zoning District: R-2

Project Description: A residential community with 47 lots designated for townhomes.

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

Applicant Information (to whom correspondence will be mailed)

Name: Advanced Civil Design, Inc.

Address: 51 Kilmayne Drive, Suite 102

City: Cary

State: NC

Zip Code: 27511

Phone: 919-481-6290

Email: crice@advancedcivildesign.com

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

Signature: *Eric Chupp*

Date: 8/24/21

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: CapKov Ventures, Inc.

Address: P.O. Box 16815

City: Chapel Hill

State: NC

Zip Code: 27516

Phone: 919-942-8005 (Office)
919-260-7262 (Cell)

Email: ericbchupp@bellsouth.net

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

Signature: *Eric Chupp*

Date: 8/24/2021



Checklist

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

X	Application fee (refer to fee schedule)	Amount Paid \$	380.00
X	Pre-application meeting – with appropriate staff		
X	Digital Files - provide digital files of all plans and documents		
X	Concept Project Fact Sheet		
X	Statement of Compliance with Design Guidelines (1 copies)		
X	Statement of Compliance with Comprehensive Plan (1 copies)		
X	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
X	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
X	Mailing fee for above mailing list	Amount Paid \$	213.00
X	Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 		
X	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
X	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (1 copies to be submitted no larger than 24"x36")

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

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



Area Map

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

Existing Conditions Plan

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

Proposed Site Plan

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