



## **Stanat's Place Statement of Compliance with the Comprehensive Plan**

The proposed Stanat's Place townhome community has been designed to comply with the Town of Chapel Hill's Comprehensive Plan, Northern Area Task Force Report, and the Future Land Use Map. The site plan has been designed to meet the plans in the following ways;

### **A. Compliance with the Comprehensive Plan**

#### *1) A Place for Everyone*

One of the major goals under the theme "A Place for Everyone" is to provide "A range of housing options for current and future residents". Diversity of housing options has become a significant problem in Chapel Hill. The proposed Stanat's Place will provide 47 town homes and make a significant contribution to affordable housing at a time when virtually all development plans being proposed or approved within the last 10 years in Chapel Hill are for multi-family apartments. Over 3,500 multi-family apartment units have been approved in Chapel Hill over the last 10 years and there are more applications pending. At the same time only one town home community has been approved. There have been a few duplex units constructed on odd lots and Capkov provided nine (9) town homes as part of the affordable component of the Merin Road community but no significant contributions to the lack of diversity. If approved Stanat's Place will fill an essential need for a housing type that is missing in Chapel Hill, that is, homes for families and downsizing seniors. As the University of North Carolina tries to attract the best and the brightest to Chapel Hill, those potential employees who have children, or anticipate having children, will have as one of their primary considerations the availability of family-oriented housing. The same is true for the wider community as Chapel Hill tries to encourage innovative businesses to locate in Chapel Hill. While Stanat's Place will not solve the problem of providing diversity in housing it will provide some additional options for families who are looking for something other than an apartment home.

#### *2) Community Prosperity and Engagement*

One of the major goals under the theme “Community Prosperity and Engagement” is to “Foster success of local businesses.” The Town of Chapel Hill has consistently expressed the desire to promote our world-class university and to attract new employers who can utilize the talents and technologies developed at UNC to launch new and creative businesses. As mentioned in the preceding paragraph, to successfully attract such businesses the Town must provide appropriate housing to meet the needs of the prospective employees. Stanat’s Place will add diversity to the existing housing stock, which is terribly underserved. The proposed Stanat’s Place is ideally located as it is surrounded by Chapel Hill’s signature Homestead Park and Aquatics Center, across the street from the Seymore Senior Center, the Orange County Health and Human Services Center, right down the street from all three levels of public schools, and next door to the Horace Williams tract, the University of North Carolina’s next big campus. The location makes the contribution to the diversity of housing all that more significant.

3) *Getting Around*

The goal is to promote “A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation.” The Stanat’s Place community will provide a critical link in providing a holistic transportation system in Chapel Hill. As part of our concept plan, Stanat’s Place is proposing to construct a final link in a branch of the Chapel Hill Greenway System connecting the communities north of Homestead Road to Homestead Park. The Town owned and soon to be developed 2200 Homestead Road Community, Bridgepoint, Vineyard Square, and now Stanat’s Place have or will dedicate Greenway Trail easements which connect to Homestead Park. Eventually the Greenway Trail could stretch north all the way to the Green Tract and Eubanks Road. Stanat’s Place will have two access points. One from Cabernet Drive on the western side of the site that will feed into Weaver Dairy Extension Road and provide direct access to I-40. The second entrance will be at Aquatic Drive, which will provide access to Homestead Road. The second entrance at Aquatic Drive will also provide two means of access to Homestead Park increasing the public safety for all of those using the park and enhance overall connectivity.

4) *Good Places, New Spaces*

Stanat’s Place will promote several of the goals of “Good Places, New Spaces” including the goal of providing “Open and accessible common spaces for community gathering, cultural uses, and community development.” As mentioned above, Stanat’s Place will provide the Greenway System link between the communities to the north of Homestead Road and Homestead Park. The connection will also help link the future Green Tract and future communities to the south to Homestead Road and Homestead Park. There are few places more community oriented than Homestead Park with the Aquatics Center, soccer fields, baseball fields, skate park, dog park, and several playgrounds for children. A second major goal of “Good Places, New Spaces” is to provide a range of neighborhood types that

addresses residential needs. The trail on the Stanat's Place proposal will run parallel with the creek, be appointed with benches, and open for the entire Chapel Hill community to enjoy.

5) *Nurturing Our Community*

In the design of the proposed Stanat's Place community we have made a conscious effort to leave the southern part of the site undisturbed where a perennial stream runs west to east through the site. The only exception will be the natural mulched surface Greenway Trail running along the stream. North of the stream and Greenway Trail we will construct a wet pond that will not only serve as the water quality device but also as a continuation of the natural area being created on the southern portion of the property. We will heavily landscape the pond with three different tiers of landscaping both above and below the water line. We propose meeting or exceeding the rigorous Chapel Hill storm water, open space, and tree canopy standards. We have also proposed a central green so residents can enjoy an open play area right outside their front doors.

6) *Town and Gown Collaboration*

While the proposed Stanat's Place community may not directly affect the operations of the University of North Carolina, we believe that adding to the diversity of the Chapel Hill housing stock near the Universities' future northern campus on the Horace Williams site will provide opportunities for the families who move to Chapel Hill to work at the University. With the future supply of town homes seriously in question this may be important factor in the University of North Carolina's ability to attract the best and the brightest work force.

Best Regards, Eric Chupp

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