



## **Stanat's Place Project Narrative**

**Developers Background:** Capkov Ventures Inc. is a Chapel Hill owned and operated development company that has been building communities in Chapel Hill and Carrboro for the last 30 years. Capkov Ventures is owned by Scott Kovens who has lived in Chapel Hill for his entire adult life. Communities that have been designed and developed by Capkov Ventures Inc. include;

- 1) Weatherhill Pointe, Carrboro
- 2) Bolin Forest, Carrboro
- 3) Erwin Village, Chapel Hill
- 4) Columbia Place, Chapel Hill
- 5) Pickard Oaks, Chapel Hill
- 6) The Cedars at Bolin Forest, Carrboro
- 7) Franklin Grove, Chapel Hill
- 8) Chancellors View, Chapel Hill
- 9) Winmore, Carrboro
- 10) The Goddard School, Chapel Hill
- 11) Burch Kove, Chapel Hill (design and entitlements only)
- 12) Chandlers Woods (design and entitlements only)

**Overview:** Capkov Ventures is proposing to develop a community of 47 town homes on a wonderful infill site located between the Vineyard Square town home community and Homestead Park. Cabernet Drive will extend through the community and intersect with Aquatic Dive which leads directly to Homestead Park. Stanat's Place is an ideal location for a town home community immediately adjacent to Chapel Hill's signature park and aquatics center.

Capkov recently received approval for the Bridgepoint town home community just across Weaver Dairy Road Extension from this proposed site. We have taken the feedback we received from the Town Council, the Community Design Commission, and the Town Review Boards during the approval process for Bridgepoint and tried to incorporate that feedback into the design of this new community.

The roughly eight (8) acre property has been owned by the Stanat family for the last 30 years. The Stanat's are hoping to downsize and move to a community for active seniors with less maintenance.

Stanat's Place will serve a wide range of age groups focusing on first time home buyers, families, and downsizing seniors who are looking for lower maintenance than a single-family home. The community is designed to serve the middle-income price range often referred to in Chapel Hill as the "Missing Middle". As we are all aware it has become virtually impossible to find homes in Chapel Hill in the middle-income price range. Stanat's Place will add diversity and depth to the available housing opportunities in Chapel Hill.

**Proposal Specifics:** Stanat's Place is roughly eight-acres. Capkov is requesting a Conditional Zoning Permit for 47 town homes. The current zoning of R-2 will need to be revised to Conditional Zoning (CZ)-R-5. The property is located north of Homestead Road, west of Aquatic Drive, east of Weaver Dairy Extension Road, and south of the Vineyard Square community. As proposed Stanat's Place will have two means of ingress and egress. One from the natural extension of Cabernet Drive on the west, and a second from Aquatic Drive on the east side of the community. All utilities are currently available to the site and a 30' OWASA sewer easement with a public-main runs west to east through the site. The property is triangular in shape with a stream running from west to east across the southern property line. A 20' Greenway Trail Easement will run along the stream and will be dedicated to the Town of Chapel Hill creating an important link in the Greenway Trail System. A water quality pond will be constructed just south of the town homes overlooking the Greenway Trail and the creek. The water quality pond will be a wet pond that is heavily landscaped.

**Access and Circulation:** Two vehicular access points have been proposed for Stanat's Place both conforming to the Chapel Hill Land Use Ordinance and the State Fire Code. The first access point will be facilitated by the extension of Cabernet Drive from Vineyard Square. Cabernet Drive was designed to extend into Stanat's Place when Vineyard Square was developed. A sign stating that "This Road May Continue in the Future" was required at the termination of Cabernet Drive when Vineyard Square was developed. The Cabernet Drive access point will provide direct access to I-40 via Weaver Dairy Road Extension. The second access will be formed by connecting Cabernet Drive to Aquatic Drive. Aquatic Drive then travels south to Homestead Road. The entry point of Cabernet Drive onto Aquatic Drive is south of any of the Homestead Park amenities. An extensive Traffic Impact Analysis was prepared for this area just over a year ago which indicated that both Weaver Dairy Road Extension and Homestead Road had sufficient capacity for additional development. The Traffic Impact Analysis is currently being updated. The soon to be constructed Homestead Road Improvement Project, and the signal light improvements being done as part of Bridgepoint, will enhance traffic safety along Homestead Road. All roads will be built to public standards and dedicated to the Town of Chapel Hill as public roadways. Stanat's Place will also provide an important link in the Chapel Hill Greenway System that will eventually connect the Green Tract and all the communities to the south to Homestead Park. Currently Greenway Trail Easements are in place across the Towns 2200 Homestead Road site, Bridgepoint, and as proposed Stanat's Place.

**Buffers and Natural Constraints:** Stanat's Place has been designed with vegetative buffers around the perimeter of the community and street trees along the internal public streets. The buffers will conform to both the Design Guidelines and the Chapel Hill Land Use Ordinance. There is an existing buffer between Stanat's Place and Homestead Park that is roughly 40' of both hardwood and evergreen trees. The community will feature a central park with over half of an acre public green. The southern property line has a perennial stream running west to east across the site. The proposed plan takes advantage of the Resource Conservation District (RCD) surrounding the stream by allowing it to become a beautiful natural area with an extension of the Chapel Hill Greenway Trail running along the creek. We will place benches along the Greenway Trail and dedicate it to the Town of Chapel Hill Parks and Recreation System. The town homes which front Public Street "B" will overlook a heavily landscaped pond, the Greenway Trail, and the stream and associated buffers. The site is generally flat sloping from north to south. There are small unconnected areas of moderately steep slopes resulting from the house and driveway construction. The site is naturally gently sloping.

**Stormwater Management:** As proposed Stanat's Place will have an elongated wet pond running parallel, but separated from, the perennial stream running along the southern portion of the site. The pond will be heavily landscaped with three tiers of plantings above and below the water line and will be an attractive amenity. The pond will be designed to conform with volume, velocity, and water quality standards laid out in the Chapel Hill Land Use Management Ordinance and the Design Guidelines.

**Recreational Amenities:** Stanat's Place will provide onsite recreational facilities. The Applicant proposes constructing an important link in the Chapel Hill Greenway Trail leading to Homestead Park. It will eventually connect Bridgepoint, the Town owned 2200 Homestead Road community, and future communities to the north. A Greenway Trail link was provided by the Bridgepoint site community to the east and the Town owned 2200 Homestead Road site as part of their respective approvals. The only remaining link will be across the Vineyard Square Open Space and Chapel Hill Parks and Recreation Department is working to acquire that last segment. With the inspiration of Brian Peterson, we have designed a central park which all of the homes will look out onto. The park will have an open green with a Chapel Hill stone wall running along the north side for sitting. It will have a reading area with a community library and fire pit, and a separate small children's playground with benches and picnic tables. One of the wonderful things about this unique location is that it shares a property line with Homestead Park with its soccer fields, baseball fields, dog park, aquatics center, skateboard park, and several wonderful playgrounds for the children.

**Home Design:** The town homes in the Stanat's Place community will be a traditionally designed homes with attached two car garages. There will be two full parking spaces outside the garage providing two off-street parking spaces. The lot size will allow for a town home with a footprint of 24' X 62' providing great flexibility in design and size of the homes. Each town home will have a private courtyard. The homes will be designed for middle income families that will enjoy the nearby schools and recreational opportunities and downsizing adults moving from single family homes. Both upstairs and downstairs master plans will be

available with three-bedroom two bath town homes being the most frequently purchased. The town homes will be arranged in buildings ranging between 4-6 units.

**Impact on Neighboring Properties:** Stanat's Place is entirely consistent with the adjacent town homes in the Vineyard Square community. The connection to Vineyard Square will allow neighboring residents to access Homestead Park more easily by either driving or walking. We believe connectivity in this location is important as it promotes all of the many attributes of connectivity.

We are very excited about the possibility of having an opportunity to bring Stanat's Place to Chapel Hill. We believe the town home market in Chapel Hill is badly underserved as is middle income homes across the region. We believe that Stanat's will fill an essential part of the communities' housing needs and we ask for your support.

Thank you, Eric Chupp

Director of Development  
Capkov Ventures Inc.  
(919) 260-7262  
[ericbchupp@bellsouth.net](mailto:ericbchupp@bellsouth.net)