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June 21, 2023

Town of Chapel Hill Planning Department  
405 Martin Luther King Jr Blvd  
Chapel Hill, NC 27514

RE: CONDITIONAL ZONING PERMIT MODIFICATION APPLICATION  
Homestead Gardens, 2200 Homestead Road  
Town Project File 20-081

On behalf of the developer Self Help Ventures Fund and the owner, Town of Chapel Hill, attached is the submittal for Limited Review for a Conditional Zoning Permit modification. The R-SS-CZD approval was originally received for this project on May 19, 2021.

During the original Conditional Zoning approval process, there were conditions put on the approval which can no longer be met due to scope changes related to unforeseen construction cost increases. Most of the scope and plan changes align with requirements and limits to recorded stipulations. But reduction of the overall number of units which will be built is a change in density that requires a Conditional Zoning Modification to be approved by Council. The original approval included a unit count of up to 126 dwelling units in a maximum floor area of 181,575 sf. The current proposal includes 89 units in a maximum of 130,385 sf. Parking has been proportionally reduced to 127 spaces - LUMO standards call for a minimum of 126 parking spaces and a maximum of 160 spaces. Although we are able to fit the required parking on site, during the CZ Modification process we would also request approval for a reduction of on-site parking.

The applicant is requesting a modification to approve a range of 65-103 dwelling units, and to allow for up to 10% reduction of minimum parking spaces as defined in the LUMO. The partners involved in the construction and maintenance of the project include CASA and Community Home Trust. They operate multiple other properties in Chapel Hill/Carrboro and know from experience that the parking demand will be less here than in an entirely market rate project. CASA has requested three larger parking spaces for vans (shown on the plans) as they have a program that provides transportation for their residents.

The applicant is asking for a limited review of the project to allow for a reduced number of units on site as well as a reduction in total building square footage and a reduction in required parking. This request for limited review was submitted in a petition to Council was presented to Council on January 25, 2023.

Otherwise the project is the same – RCD disturbance and impervious will fall below approved limits, tree coverage will be provided above approved minimums, buffers will be planted per the original CZD approval, recreation space will be provided per the LUMO, vehicular access will remain unchanged, and other approved conditions will be met. The requested modifications will not affect traffic improvements proposed, or the traffic analysis report and memo already completed and submitted to the Town.

Sincerely,  
Thomas & Hutton  
Wendi Ramsden RLA



cc. Aspen Romeyn, Graham Smokoski – Self Help Real Estate Team  
Emily Holt – Owner Project Manager, Town of Chapel Hill  
Jared Martinson – MHA Works