

Conditional Rezoning Request – 2217 Homestead Road Independent Senior Living Facility

WRITTEN NARRATIVE

SITE DESCRIPTION

The subject parcel is located on 15.76 acres located at 2217 Homestead Road in Chapel Hill, North Carolina. It currently has one single family residence. The portion of the site with visibility to Homestead road is partially wooded, but mostly is lawn and residential garden with a gravel driveway. There is a storage shed towards the mid-portion of the site. The rear nearly 8 acres of the site is completely wooded in primarily mature hardwoods. The site is bordered on the north by Homestead Road, and on the east and south by the University of North Carolina's North Campus property which is vacant and is being used for public trails and park. The property on the west boundary is currently under construction with a single family age-restricted residential development. The site has vehicular access to Homestead Road and the age restricted development to the west has stubbed out one of its internal roads to the common property line. The University property bounding the south and east lot lines are designated as Permanent Open Space and allow for the Gross Land Area (GLA) to maximize at Net Land Area plus 10%.

The property gently slopes towards Homestead Road. There is no Resource Conservation District, Jordan Buffer, perennial or ephemeral streams on the property per a stream determination performed by the Town of Chapel Hill. The property is currently zoned R-2 and this Special Use Permit and Rezoning is requesting a re-zoning to R-5-C.

PROPOSED DEVELOPMENT (with concurrent Special Use Permit Application)

Section 3.3.9 of the Code of Ordinances notes that “ Residential Districts are intended to provide for residential development of **appropriate intensities** consonant with the suitability of land, **availability of public services, accessibility to major activity centers and transportation systems, and compatibility with surrounding development.**

APPROPRIATE INTENSITIES

The intensity indicated in the Special Use Permit Application that accompanies this Rezoning Request is 12.66 units per acre. The rezoning request is from R-2 to R-5. This is an appropriate intensity for this parcel. The R-5 zoning allows as much as 15 units per acre. The property adjacent to the subject property, (separated by an access corridor to the UNC land) is currently zoned R-5-C. The property immediately across Homestead Road from the subject property is similarly zoned R-5-C, surrounded by R-4-C.

AVAILABILITY OF PUBLIC SERVICES

All public services are available to this site to support an R-5 designation. Sewer, Water and Power are available in Homestead Road, parks and recreational facilities are neighboring, particularly Homestead Park, The Seymour Senior Center, the Orange County Southern Services Center are walkable to this property. City Fire Protection is proximate. As an active adult apartment project, the school systems, although also close to the property, are not further burdened with this use.

ACCESSIBILITY TO MAJOR ACTIVITY CENTERS

Shopping, UNC Healthcare, offices and entertainment, public parks, the senior center and Southern Orange Campus are all located in this quadrant of town. All are easily accessible from the subject property and no additional roadways or transportation system are required. Re-zoning to 5-5 will help to increase the usage of these existing proximate major activity centers.

ACCESSIBILITY TO TRANSPORTATION SYSTEMS

Homestead Road is on a Chapel Hill Transit line that provides immediate access to Major Activity centers including the shopping , services and entertainment in the Timberlyne area, as well as to downtown and the University. Re-zoning to R-5 to accommodate this active adult community will increase bus ridership.

COMPATIBLE WITH SURROUNDING DEVELOPMENT

The R-5 designation and the conditions of the Special Use Permit are compatible with the surrounding development. The surrounding properties are already zoned R-5 to both the North and the East. The project immediately to the West is an active adult age restricted community.