



Narrative on the Merin Road Community

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 25 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 (entitlements only)

Overview: Capkov Ventures is proposing a residential community which includes new 61 single family homes with detached garages, and 9 townhomes made available to families earning less than the median income for the area. The proposed community is located on the north side of Homestead Road, between Merin Road and Rodgers Road. Seawell School Road would be extended into the new community at roughly the center of the site and serve as one of two entrances into the community. The second entrance would be off of Merin Road. The surrounding uses are primarily comprised of residential homes, the one exception being the recently developed Church of the Advocate complex directly to the east of the proposed community. Single family homes off Billabong Road adjoin the site to the north, Glenbrooke residential subdivision lies to the west of the proposed site, Homestead Village residential subdivision is located to the south of the site across Homestead Road as is the Burch Kove townhome site currently being built. The site, approximately 25 acres, is zoned R-1 and has three existing homes. Two of the existing homes are rental homes and the third has remained vacant for several years.

Proposal Specifics: The proposed community will fall under the Town of Chapel Hill's Land Use Management Ordinance as a Special Use Permit, Planned Development Housing (PDH). As proposed, the 25 acre community is consistent with the existing R-1 zoning and the surrounding residential uses. Dual access points would be provided to the community from Seawell School Road and Merin Road. Both access points will connect to the newly constructed road that will run parallel with Homestead Road. The proposed site has substantial road frontage along Homestead Road (2150 lf.), and approximately 800 lf on Merin Road. All public utilities are either on the site or immediately adjacent to the site. Public sewer is available through an existing easement set up to serve the property at the southwestern corner of the site. Water is available on both Homestead Road and Merin Road.

Access and Circulation: As stated, entrances to the community are proposed from both Merin Road and Seawell School Road. The intersection at Homestead and Seawell School will be converted into a (4) way intersection with upgrades to the existing traffic signals. Along Homestead Road we are proposing to widen the existing roadway cross section to accommodate a 4' asphalt bike lane. In addition a 5' sidewalk will be constructed along Homestead Road; set back approximately 30' from the edge of the pavement. Sidewalk is being proposed along the streets within the community and between Lots 48 and 49. With the completion of the Burch Kove site across Homestead Road from the proposed community, public sidewalk will extend from the new community all the way to Seawell Elementary School, Smith Middle School, and Chapel Hill High School. We will install appropriate pedestrian signalization to allow safe crossing across Homestead Road at the intersection. This will be a big plus for families with children which comprise a significant share of our target market. Other amenities within a mile of the site include: the new Robert and Pearl Seymour Center, the Orange County Health and Human Services Complex, the Chapel Hill Aquatic Center, Homestead Park, and eventually the University of North Carolina's next campus on the Horace Williams tract. All will be within a short walk from the proposed community.

Buffers and Natural Constraints: The proposed plan meets or exceeds the buffer requirements set out in the Chapel Hill Land Use Ordinance. The LUMO requires a Type "A" landscaped buffers to be planted along the northern property line. We have modified the plan to include the wider and more robust 30' Type "D" buffer where the homes along the south side of Billabong Road are closest to the proposed community. Type "C" landscape buffers are to be planted between Homestead Road and Merin Road and the new homes. The LUMO only requires a Type "A" buffer along Merin Road. Type "B" landscape buffers are to be planted adjacent to the Dayspring Investment, Inc. property adjacent to the intersection of Merin Road and Homestead Road. We will focus heavily on using native evergreen planting materials using the list developed by the Town of Chapel Hill as a guide. The site is flat to moderately sloped, generally sloping to the northwest. The most significant slopes are located in the northeastern portion of the site as you approach the rear of the homes along Billabong Road. An ephemeral stream lies at the bottom of the slope traveling in a northwestern direction. A perennial stream runs along the western edge of the property. Both will be buffered in accordance with the current Chapel Hill stream buffer requirements. The stream buffers will also provide an opportunity to expand the natural buffer space between the proposed community and our neighbors to the north and west. Since the Concept Plan was

presented to the Chapel Hill Town Council we have eliminated four lots at the Seawell School Road entrance in an effort to save the old and rare Oak trees that grace the front yards of the existing homes on Homestead Road. Saving the trees has allowed us to design an entrance which we believe the entire community will appreciate.

Stormwater Management: The proposed community will include three stormwater management ponds to collect water at the natural low points of the site. The three stormwater management pond will consist of two wet ponds and one bio-retention pond. One of the wet ponds will be located just north of the Seawell School Road extension near the middle of the site, the second wet pond will be located along the western edge of the site adjacent to the open space of the Glenbrooke subdivision, and the third pond, a bio-retention pond, will be located adjacent to the playground to capture the water flowing westward before it leaves the site. The two wet ponds have been designed to remove 90% total suspended solids and internal water storage has been proposed for the bio-retention pond. We will propose that the larger of the ponds, the one adjacent to Glenbrooke, be constructed as a wet pond making it an amenity for both communities.

Recreational Amenities: We have designed the proposed community to have a large playground as well as a community garden. We have found that in single family residential communities having the recreational amenities on site often make a big difference in the level of activity a homeowner participates in. The convenience of being able to walk to the playground or garden without packing the kids and all of their stuff, or gardening tools into a car makes all the difference in the world. Having Capkov Venture's development and construction offices located within the communities we build gives us firsthand information regarding what gets used and what does not. Playgrounds and community gardens get used. We are proposing a 32,000 square foot (approximately 3/4th of an acre) community garden to be located at the southeastern corner of the site. The garden will have an irrigation meter and spigot, a shed for tools, supplies and equipment, composting bins and benches for gardeners. We will also construct a walking path to the garden from the community's internal sidewalk system and provide truck access through community open space for delivering supplies. We will surround the garden with heavy duty deer fencing and build a double gate for vehicular access. The playground will be located in the northeastern corner of the site apart from heavy vehicular traffic. The design will be similar to a very popular playground constructed in our Winmore community located along Homestead Road west of the proposed site. The heavy duty playground will be designed to have a large central play apparatus, two sets of swings (2 universal, 1 toddler, 1 infant), and benches for the adults to sit placed overlooking the play apparatus and swings.

Affordable Housing: We are proposing to develop and construct 9 townhomes within the community and make them available to those families making less than the median income for the area. This works out to 14.75% of the market rate homes available in the community. We propose making a payment in lieu for the fractional amount between 14.75% and 15% to comply with the Land Use Management Ordinance. The townhomes will be located adjacent to the playground and with all three of the public schools within walking distance they will be great for young families. The owners of the townhomes will have all of the rights and

privileges that all homeowners will have to the recreational facilities. Please refer to the Affordable Housing Plan for specifics on our proposal.

Home Design: The single family homes in the proposed community will be a traditionally designed home with detached garages. The lots will be approximately 55' wide by 110' deep and the homes will range between 2000 square feet and 3500 square feet. The garages will be recessed to the area of the rear wall of the home to serve as a privacy wall along one side of the back yard. Recessing the garages also avoids having the architecture of the home dominated by the garage. We propose an architectural style very similar to a community we developed in Carrboro 15 years ago called the Cedars at Bolin Forest. It is a delightful community that I call home and one of the most sought after communities in the area. The typical resale last only weeks on the market and the last listing that hit the market was rumored to have gone under contract in a single day.

We are very excited about the possibility of having an opportunity to bring another community to Chapel Hill. We believe the single family and townhome markets are currently underserved and looking ahead at the development proposals being discussed in Chapel Hill there is nothing to reverse the trend. The State of the Community Report and Development Briefing recently put on by the Chapel Hill/ Carrboro Chamber of Commerce showed us that of the 4075 future residences being planned for Chapel Hill and Carrboro none were single family and only a handful were townhomes. We believe that our proposed community of single family homes and affordable townhomes will fill an essential part of the communities' housing needs- homes built for families.

Thank you,

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