

Overture - 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.

PROPOSED DEVELOPMENT

BUILDING

The proposed use is a 190 unit residential for-rent apartment development. The units are age restricted to tenants over the age of 55. The project will include a single four story building of approximately 250,000 SF. There will be 109 one bedroom apartments and 81 two bedroom apartments. The project also includes roughly 12,000 SF of common activity area, which includes meeting rooms, activity areas, food service and administration. All circulation and common areas are interior to the building. The building will not exceed the 60' secondary height maximum.

SITE DEVELOPMENT UTILITIES AND STORMWATER

The site development will include 254 parking spaces, of which five are ADA and three additional are ADA van accessible. There will be 38 bike storage areas included. The number of parking spaces falls within the minimum and maximum requirements of the LUMO. The bike storage has been reduced to accommodate the projected use for this population – which, on other similar projects managed by Greystar, average +/- 74 years of age – a demographic that is less inclined to biking. As the project is a single building, the setbacks substantially exceed the required. The LUMO street setback of 20 feet on the north property line, and the LUMO solar setback of 8' also on the north is expected to be approximately 700'. The LUMO interior setback of 6' is expected to be approximately 140'. The project has approximately 503 LF of street frontage along Homestead Road. The stormwater BMP will be developed at the low point of the site bounded by Homestead Road on the north, the project entry road on the East and the adjoining property line to the west. Sewer and water will be provided by OWASA, Duke Energy is providing power, Spectrum will provide the cable and internet access.

RECREATION

It is anticipated that 25% of the required recreational space will be provided as a payment in lieu, per the request of the Town. The remaining 75% will be provided on site. Total recreation space required is 37,336 SF. The on-site recreation required is therefore 28,002 SF. A pedestrian trail linking to the UNC property trailways system will be provided at 1,495 SF. Additionally, a 10' wide multi-use sidewalk and bike lane will be provided along the Homestead Road frontage, accounting for 5,033 SF. Two recreation courtyards including a pool area, outdoor yoga classroom areas, bocce courts and gathering areas in the project have a residual 22,777 SF and there is approximately 4,000 SF of interior active recreation areas in the common area which includes a fitness center, spa, game room, media room and a demonstration kitchen. Total recreation provided is approximately 33,305 SF, which well exceeds the 28,002 required square footage.

AFFORDABLE HOUSING

The Applicant is requesting that the affordable housing component of the Inclusionary Zoning requirements of the LUMO be satisfied with a payment-in-lieu.

LIVING AT OVERTURE

Overture Chapel Hill is an age-restricted community developed by Greystar as an “Active Adult” residence. Greystar, a provider and operator of multifamily housing, has developed the Overture model to provide a new segment of age-restricted rental housing to Chapel Hill. The Overture design will be targeted at “active adults” ranging in age from 55 to 80+ who, while they no longer wish to care for and live in a single-family home, do not want or need the entire suite of services offered by traditional retirement communities (full-scale nursing, three daily meals, etc). Moreover, this project will specifically provide a community for local and in-migrating seniors of people in their own age cohort.

The Overture project will offer a number of services to residents – there will be a full-time Activity Director, who will plan daily activities, from field trips to game nights to yoga classes to lecture series and much more. Additionally, Overture will offer a daily brunch for residents. As each apartment will have full, chef-inspired kitchens, residents are welcome and encouraged to cook their own meals the rest of the day, or explore the restaurants in the surrounding community.

In addition to the Activity Director, the Overture project will have a Community Director, Business Manager, two or three Leasing Professionals, a Service Supervisor, and a Service Technician, for a total of seven or eight full-time, onsite jobs. Additionally, the project will contract out several other services (janitorial, landscape maintenance, pool maintenance, trash removal, pest control, and more) that will create a significant number of other jobs.

The residents of Overture projects typically remain a very active group. Whereas traditional senior housing options (CCRC's, Independent Living facilities, and Assisted Living facilities) tend to skew towards an older population, Greystar's Overture brand skews younger. While traditional senior housing generally has an average resident age ~85, Overture projects have an average resident age of 74. This means that residents are still of an age where they spend time and money engaging in the community – eating at restaurants, staying involved in local churches and civic organizations, many even still working!

As a result, Greystar has found that residents tend to utilize cars at a higher rate than traditional senior housing residents – across Greystar’s existing Overture projects, residents utilize their cars at a rate of approximately 1 car (and parking space) per unit. Greystar also intends to provide sufficient parking for guests (~0.2 cars/spaces per unit) and onsite staff (~0.1 car/space per unit), for a total target parking ratio of 1.3x spaces per unit. A portion of these spaces will be covered.

Overture represents a housing option that fills a sorely needed gap in the existing housing landscape for both existing residents and new in-migrating residents to Chapel Hill. Offering a fresh take on the senior housing model, Overture will give “active adults” who wish to rent a unit, but still want to live in a convenient location, an alternative. Previously, living in an age-restricted community like this would often entail moving. Offering this residential housing type to Chapel Hill, is filling a community need.