

CONDITIONAL ZONING APPLICATION



TOWN OF CHAPEL HILL
Planning and Development Services
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
phone (919) 969-5066 fax (919) 969-2014
www.townofchapelhill.org

Section A: Project Information

Parcel Identifier Number (PIN): 9890-06-5926, 9890-16-0437, 9890-06-6312, 9890-06-3350, 9890-06-0413 Date: 27 Jun 19
Revised 3 Mar 20

Project Name: Weavers Grove

Property Address: 7516 Sunrise Road Zip Code: 27514

Use Groups (A, B, and/or C): A,B, C Existing Zoning District: R-2

Project Description: Affordable housing/mixed-income residential community with community center, café, and amenities.

Applicant Information (to whom correspondence will be mailed):

Name: Ballentine Associates, Attn: George Retschle

Section B: Applicant, Owner, and/or Contract Purchaser Information

Address: 221 Providence Road

City: Chapel Hill State: NC Zip Code: 27514

Phone: (919) 929-0481 xt 101 Email: georger@bapa.eng.pro

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature:  Date: 3 Mar 20

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: Habitat For Humanity of Orange County, NC

Address: 88 Vilcom Center Drive | Suite L110

City: Chapel Hill State: NC Zip Code: 27514

Phone: (919) 932-7077 xt 215 Email: jplayer@orangehabitat.org

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature:  Date: 3 Mar 20

Click [here](#) for application submittal instructions.



CONDITIONAL ZONING

TOWN OF CHAPEL HILL
Planning and Development Service

Conditional Rezoning applications are reviewed by staff, Planning Commission, and Town Council. The application is part of an open public process that enables Town Council to discuss and decide on the key issues of a rezoning proposal. If a rezoning is approved, the applicant may then submit a detailed final plan application to staff for compliance review with the technical development standards and with the Council rezoning approval.

The establishment of a Conditional Zoning District shall be consistent with the Land Use Plan in the Comprehensive Plan. A proposed Conditional Zoning District is deemed consistent if the proposed District will be located in conformance with an adopted small area plan and/or in one of the following Land Use Categories:

- Medium Residential
- High Residential
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Development Opportunity Area
- Light Industrial Opportunity Area

If the proposed conditional zoning districts is located in a Low Residential or a Rural Residential Land Use Category, the Town Council must approve a Land Use Plan amendment prior to proceeding.

SIGNED CONDITIONS: All conditions shall be in writing, prepared by the owner of the property or an attorney and must be signed by all property owners and contract purchasers, if applicable. The Town Attorney may require additional signatures if necessary and will determine whether or not the conditions statement is legally sufficient. Within thirty (30) days after receipt of the conditions the Planning Division Manager will notify the applicant of any deficiencies in the conditions statement or if any additional information is needed. The applicant may make changes to the written conditions statement provided it is submitted at least thirty (30) prior to Planning Commission meeting or thirty (30) days prior to Town Council public hearing.

RECORDATION OF CONDITIONS: After a rezoning has been approved by the Town Council, the conditions statement shall be recorded with the Register of Deeds Office. After a rezoning has been approved by Town Council and recorded by the Register of Deeds Office, the conditions may not be amended except through a new rezoning application.



Section A: Project Information

Use Type: (check/list all that apply)

- Office/Institutional Residential Mixed-Use Other: café & community building

Overlay District: (check all that apply)

- Historic District Neighborhood Conservation District Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	1,418,157*	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	141,816	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	1,559,973	sq. ft.

*Includes ½ of abandoned portion of Ginger Rd r/w.

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

Special Protection Areas: (check all those that apply)

- Jordan Buffer Resource Conservation District 100 Year Floodplain Watershed Protection District

Land Disturbance	Total (sq. ft.)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading, including off-site clearing)	1,149,818
Area of Land Disturbance within RCD	90,043
Area of Land Disturbance within Jordan Buffer	11,544

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.) (Net Added)	Total (sq. ft.)
Impervious Surface Area (ISA)	55,299	55,299	572,000*	572,000*
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	3.5	3.5	36.7	36.7
If located in Watershed Protection District, % of impervious surface on 7/1/1993				

* Includes 4,802 s.f. of impervious allowance



Section D: Dimensions

Dimensional Unit	Existing	Demolition	Proposed	Total
Number of Buildings	9	9*	86	86
Number of Floors	2	n/a	2, 3, 4	n/a
Recreational Space (sq. ft.)	0	0	120,937	120,937

Residential Space

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Floor Area (all floors – heated and unheated)	26,852	26,852	360,000	360,000
Total Square Footage of All Units			360,000	360,000
Total Square Footage of Affordable Units			183,000	183,000
Total Residential Density			6.5 DU/Ac	
Number of Dwelling Units	5	5	235	235
Number of Affordable Dwelling Units	0	0	99	99
Number of Single Bedroom Units				
Number of Three Bedroom Units	5	5	118	118
Number of Four Bedroom Units			117	117

Non-Residential Space (Gross Floor Area in Square Feet)

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial		9,200			
Restaurant			# of Seats		
Government					
Institutional					
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other		8,300			

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	n/a	n/a	n/a
	Interior (neighboring property lines)	6	n/a	3
	Solar (northern property line)	8	n/a	3
Height (maximum)	Primary	39	n/a	15
	Secondary	60	n/a	60
Streets	Frontages*	40	1,294	534
	Widths	27 b/b	n/a	Varies, 27' b/b min

*Existing & proposed frontage figures reflect conditions before and after Ginger Rd. is abandoned, respectively



Section F: Adjoining or Connecting Streets and Sidewalks

Note: For approval of proposed street names, contact the Engineering Department.

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
Sunrise Rd.	69	22	2	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

List Proposed Points of Access (Ex: Number, Street Name):

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
Sunrise Rd.	5'w x 480'l	concrete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces			
Handicap Spaces			
Total Spaces	378	495	432
Loading Spaces			
Bicycle Spaces	82		82
Surface Type			

Section H: Landscape Buffers

Buffer Schedule Proposed

Buffer Segment	Adjacent Zoning/Land Use	Buffer Required	Buffer and/or Setback Proposed	Buffer Existing Condition	Plantings and/or Berm Proposed
South-A	R-1/Single-family	None	85' Including Ginger Rd. Abandoned R.O.W.	Wooded - Mixed	Type 'A' Shrub Plantings
South-B	R-1/Single-family	None	Varies 25' - 50'	Wooded - Mixed	None
South-C	R-1/Single-family	None	Varies 50' - 85'	Clear w/ Duke Esmt.	Type 'B' Shrub Plantings
South-D	R-1/Single-family	None	85'	Duke Esmt. Clear + RCD Wooded	None
East-A	R-1/Single-family	None	85'	Wooded - Mixed	None
East-B	R-1/Single-family	None	22'	Wooded - Mixed	Type 'B' Tree Plantings
East-C	R-2/Single-family	None	85'	Wooded - Mixed	None
North-A	Interstate-40	Type 'E'	100' (75' at Basketball Court & Greenway)	Wooded - Mixed Canopy	Berm + Type 'E' Tree Plantings
North-B	R-2/Vacant	None to Type 'E'	85' - 0' Varies	Wooded-Mixed RCD	Berm + Type 'E' Tree Plantings
North-C	R-2/Vacant	None	RCD Preserved	Wooded-Mixed RCD	None
West-A	R-2/Vacant	None	None	N/A	None
West-B	R-2/Single-family	None	15'-25' Varies	Wooded-Mixed	Shrubs and/or Grasses Subject to BMP Restrictions
West-C	R-2/Single-family	Type-B if Multi-Family	RCD Preserved	Wooded-Mixed	None
West-D	R-2/Single-family	None	RCD Preserved	Wooded-Mixed	None
West-E	R-2/Single-family	None	RCD Preserved	Wooded-Mixed	None

General Notes

1. All Buffer Plantings Shall Consist of Native, Non-Invasive Species (i.e. Pines, Oaks, Magnolia, Wax Myrtle, American Holly, etc.)



PROJECT FACT SHEET
TOWN OF CHAPEL HILL
 Planning and Development Services

Section I: Land Use Intensity

Existing Zoning District: R-2
 Proposed Zoning Change (if any): R-6 CZ

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
R-6 CZ	.303	.05		779,986		406,063*	76,747
TOTAL							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

* Accounts for reductions due to RCD. See Data Table on Site Plan sheet C1001.

Section J: Utility Service

Check all that apply:

Water	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
Electrical	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Telephone	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Solid Waste	<input checked="" type="checkbox"/> Town	<input checked="" type="checkbox"/> Private Requesting public for single-family residential		



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SUBMITTAL REQUIREMENTS
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Planning and Development Services**

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 969-5066 or at planning@townofchapelhill.org.

x	Application fee (including Engineering Review fee) (refer to fee schedule)	Amount Paid \$	TBD
x	Pre-application meeting –with appropriate staff		
x	Digital Files – provide digital files of all plans and documents		
x	Recorded Plat or Deed of Property		
x	Project Fact Sheet		
x	Traffic Impact Statement – completed by Town’s consultant (or exemption)		
x	Description of Public Art Proposal , if applicable		
x	Statement of Justification		
x	Response to Community Design Commission and Town Council Concept Plan comments		
x	Affordable Housing Proposal , if applicable		
x	Statement of Consistency with Comprehensive Plan or request to amend Comprehensive Plan		
x	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
x	Mailing fee for above mailing list (mailing fee is double due to 2 mailings)	Amount Paid \$	TBD
x	Written Narrative describing the proposal, including proposed land uses		
x	Resource Conservation District, Floodplain, & Jordan Buffers Determination – necessary for all submittals		
x	Jurisdictional Wetland Determination – if applicable		
x	Resource Conservation District Encroachment Exemption or Variance (determined by Planning)		
x	Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)		
x	Reduced Site Plan Set (reduced to 8.5” x 11”)		

Stormwater Impact Statement (1 copy to be submitted)

- a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
- b) Description of land uses and area (in square footage)
- c) Existing and proposed impervious surface area in square feet for all subareas and project area
- d) Ground cover and uses information
- e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- f) Time of concentration calculations and assumptions
- g) Topography (2-foot contours)
- h) Pertinent on-site and off-site drainage conditions
- i) Upstream and/or downstream volumes
- j) Discharges and velocities
- k) Backwater elevations and effects on existing drainage conveyance facilities
- l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
- m) Water quality volume calculations
- n) Drainage areas and sub-areas delineated
- o) Peak discharge calculations and rates (1, 2, and 25-year storms)
- p) Hydrographs for pre- & post-development without mitigation, post-development with mitigation
- q) Volume calculations and documentation of retention for 2-year storm



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- r) 85% TSS removal for post-development stormwater runoff
- s) Nutrient loading calculations
- t) BMP sizing calculations

Plan Sets (10 copies to be submitted no larger than 24" x 36")

- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

Plans should be legible and clearly drawn. All plan set sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

Cover Sheet

- a) Include Project Name, Project fact information, PIN, and Design Team

Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries



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Planning and Development Services**

Detailed Site Plan

- a) Existing and proposed building locations
- b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on and off-site)
- c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking. Typical pavement sections & surface type.
- d) Location of existing and proposed fire hydrants
- e) Location and dimension of all vehicle entrances, exits, and drives
- f) Dimensioned street cross-sections and rights-of-way widths
- g) Pavement and curb & gutter construction details
- h) Dimensioned sidewalk and tree lawn cross sections
- i) Proposed transit improvements including bus pull-off and/or bus shelter
- j) Required landscape buffers (or proposed alternate/modified buffers)
- k) Required recreation area/space (including written statement of recreation plans)
- l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
- m) Construction parking, staging, storage area, and construction trailer location
- n) Sight distance triangles at intersections
- o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
- p) Easements
- q) Clearing and construction limits
- r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

Stormwater Management Plan

- a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams; note ephemeral streams on site)
- d) Proposed drainage and stormwater conditions
- e) Drainage conveyance system (piping)
- f) Roof drains
- g) Easements
- h) BMP plans, dimensions, details, and cross-sections
- i) Planting and stabilization plans and specifications

Landscape Protection Plan

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Certified arborist tree evaluation, if applicable
- e) Significant tree stand survey
- f) Clearing limit line
- g) Proposed tree protection/silt fence location
- h) Pre-construction/demolition conference note

- i) Landscape protection supervisor note
- j) Existing and proposed tree canopy calculations, if applicable



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Planting Plan

- a) Dimensioned and labeled perimeter buffers
- b) Off-site buffer easement, if applicable
- c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement)

Step Slope Plan

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25%, and 25% and greater
- b) Show and quantify areas of disturbance in each slope category
- c) Provide/show specialized site design and construction techniques

Grading and Erosion Control Plan

- a) Topography (2-foot contours)
- b) Limits of Disturbance
- c) Pertinent off-site drainage features
- d) Existing and proposed impervious surface tallies

Streetscape Plan, if applicable

- a) Public right-of-way existing conditions plan
- b) Streetscape demolition plan
- c) Streetscape proposed improvement plan
- d) Streetscape proposed utility plan and details
- e) Streetscape proposed pavement/sidewalk details
- f) Streetscape proposed furnishing details
- g) Streetscape proposed lighting detail

Solid Waste Plan

- a) Preliminary Solid Waste Management Plan
- b) Existing and proposed dumpster pads
- c) Proposed dumpster pad layout design
- d) Proposed heavy duty pavement locations and pavement construction detail
- e) Preliminary shared dumpster agreement, if applicable



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Construction Management Plan

- a) Construction trailer location
- b) Location of construction personnel parking and construction equipment parking
- c) Location and size of staging and materials storage area
- d) Description of emergency vehicle access to and around project site during construction
- e) Delivery truck routes shown or noted on plan sheets

Energy Management Plan

- a) Description of how project will be 20% more energy efficient than ASHRAE standards
- b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
- c) Participation in NC GreenPower program
- d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
- e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
- f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

Exterior Elevations

- a) An outline of each elevation of the building, including the finished grade line along the foundation (height of building measured from mean natural grade)



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Written Narrative and Proposal Description Weavers Grove Community

Habitat for Humanity of Orange County, NC plans to develop a thoughtfully designed residential community called Weavers Grove that will provide a significant amount of affordable housing for those earning between 30% and 80% of the Area Median Income. In addition, Habitat plans to partner with market rate home builders to provide moderately priced housing for a variety of demographics at a lower price point which currently does not exist in Chapel Hill.

This development will be situated on ±32.0 acres east of Sunrise Road, between Ginger Road and I-40 at the northern edge of the Town of Chapel Hill's planning jurisdiction. The site consists of five separate parcels, which will be recombined and subdivided as necessary to accommodate the development. The site is bisected by a ridge that runs generally southwest to northeast. There is a perennial stream in the northwest corner of the site and an intermittent stream in the southeast corner of the site. Slopes on the site are predominately gentle and less than 15%, although there are a few small areas along the streams where slopes exceed 15%, including two very small areas where slopes exceed 25%. The predominant soils on the site are Appling Sandy Loam, with a small area of Wedowee Sandy Loam in the stream area in the northwest corner of the site.

The proposed community will include a total of 99 duplex and townhouse units that meet the criteria for Affordable Housing, as described below in the Affordable Housing Proposal. The community will also include a mix of condominiums, single family homes, and duplexes of various sizes, bringing the total number of residential dwelling units in the proposed community to 235. The community may also include several amenities and recreational facilities such as a café, community center, open pavilion, garage, community garden, dog park, splash play, playground, walking trail, gazebos, and an open area for lawn games.

The development's program has been carefully adapted to the site's natural features such as wetlands, streams, steep slopes and stream buffers. The resulting site layout maximizes the use of the site's developable area, while preserving sensitive natural areas to the extent practicable.

The development layout provides adequate access to Sunrise Road and includes excellent internal vehicular and pedestrian circulation, with several cross-connections proposed throughout the internal street network. A sidewalk will be extended to the south along the eastern edge of

Sunrise Road to promote pedestrian connectivity to destinations to the south. The street network layout and building placement take advantage of the site's natural topography and focus most of the development on the site's natural ridges.

This development's impacts to neighboring properties have been considered carefully. Habitat began discussions with the neighbors in December, 2017 and has used feedback and input from the neighbors to inform the master plan included in this application. To help buffer the neighborhoods to the south and east from this development, ample landscape buffers will be provided along the development's perimeter.

The architectural design of the residential and community structures will reflect a combination of traditional Farmhouse and Craftsman stylistic influences. Timeless, durable materials such as cementitious siding and brick veneer will be used with close attention to details, proportions and colors. The Habitat homes will be a blend of duplex and townhome designs, varying between 1.5-2 stories tall. Half of the homes will be built as 3 bedroom/ 2.5 baths while the other half of the homes will be four bedroom. Square footage of the homes will vary between 1,185 and 1,552. The price of the affordable homes will be based on each individual homebuyer's income and will be sold to those making 30-80% of the Area Median Income. An important design element in this community is the architectural integration between the affordable homes and the market rate homes.

Stormwater management and sedimentation and erosion control will be handled through the installation of temporary measures during construction and permanent measures will be installed when construction has been completed. State-of-the art technologies and methodologies will be used to meet stormwater and S&E requirements.



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Statement of Justification Weavers Grove Community

FINDINGS OF FACT – Proposed Zoning Amendment

In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town, it is intended that the Land Use Management Ordinance (as stated in Section 4.4) shall not be amended except:

- 1) To correct a manifest error in the chapter; or
- 2) Because of changed or changing conditions in a particular area or in the jurisdiction generally;
or
- 3) To achieve the purposes of the Comprehensive Plan.

Below is the applicant's evaluation of this application based on these three findings.

- 1) Finding #1:** The proposed zoning amendment is necessary to correct a manifest error.

Response: We do not believe there is error in the Town's Zoning Atlas Amendment related to the project site.

- 2) Finding #2:** The proposed zoning amendment is necessary because of changed or changing conditions in a particular area or in the jurisdiction generally.

Response: We do believe conditions have changed throughout town over the years resulting a shortage of quality affordable housing and moderately priced market-rate housing and this zoning amendment is necessary to help fill this need.

- 3) Finding #3:** The proposed zoning amendment is necessary to achieve the purposes of the comprehensive plan.

Response: The proposed rezoning would contribute to the following elements of the Comprehensive Plan:

- *Contribute to affordable housing needs (Goal A Place for Everyone.4)*
- *Job creation and new residential options (Community Prosperity and Engagement.2)*
- *Creation of a walkable community with transit access (Getting Around.1)*
- *Integration of a new community into existing neighborhoods (Good Places, New Spaces.5)*
- *Natural area preservation and high-quality Stormwater control measures (Nurturing Our Community.3 & .8)*
- *Contribute to housing for UNC and UNC Health Care employees (Goal Town and Gown Collaboration.4)*



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Flexibility, Timing, and Clarifications Weavers Grove Community

If Council grants approval of this Conditional Zoning application, Habitat for Humanity of Orange County, as the applicant for this project, is requesting latitude in the following specific areas.

Infrastructure: It is our intent to build the road and utility infrastructure as shown in this application (as approved in the final configuration). The flexibility we are requesting is regarding the types of dwelling units, rear alleys & garages, the I-40 buffer, and the amenities/recreation areas shown on the application.

Builder Partner: Habitat is in discussions with several market builders and will likely partner with one or more to build somewhere between one-fourth and one-half of the dwelling units shown on our plan. It is also possible that one of our partners could be a senior housing developer. The balance of the dwelling units will be constructed by Habitat of Orange County.

Dwelling Units: We are requesting the following flexibility regarding dwelling units:

- Duplexes, attached single-family units (duplex with separate ownership of units) and/or townhouse dwellings may be substituted in place of single family lots shown on the site plan.
- Single family, attached single-family, townhouses or duplexes may be substituted for any of the condo buildings shown on the site plan.
- Single family homes, attached single-family, townhouses or duplexes may be substituted for any of the non-residential buildings shown.

Rear Alleyways and Garages:

The revised plan submitted shows rear alleys/garages for most of the single-family dwellings. We request flexibility to use attached, front entry-garages and driveways if our market builder prefers that option and to either retain or delete the rear alleys should front-entry garages and driveway be used.

Amenities/Recreation Areas: It is our intent to eventually raise enough money to build all the amenities shown on our plan; however, if our fundraising effort

doesn't raise enough contributions, we will build enough amenities to meet the Town's minimum recreation area requirements. We anticipate those minimum amenities to be:

- Community Green (excluding the splash play pool)
- Community Green Pavilion
- Walking trail system (excluding the gazebos)
- Possibly the dog park, community garden, kid's playground, or basketball court

The amenities most likely to fall into the "future if funding allows" category would be the splash play, lawn games, tot lot, community building, the café, and the community garage. If we are unable to raise enough contributions to construct and operate any of these community buildings, then we ask that we be allowed to substitute dwelling units on their sites.

Noise/I-40 Buffer: We are taking several measures to minimize noise from I-40 in our dwellings that are closest to I-40. There are numerous construction techniques that we will employ for those dwelling units to minimize outside noise. We also propose to construct an earth berm in our 100' I-40 buffer which should significantly reduce noise. It is permitted to remove vegetation and replant the I-40 buffer, so no waiver is needed. Since our I-40 buffer is so short in length, we have also secured permission from our neighbor to the northwest to extend our berm and buffer onto their property. This will provide significant additional noise mitigation and the extended berm is now shown on the plans.

Starting and Completion Dates: This item is just a clarification. Typically, any final approval includes a condition for start and completion dates. It is our intent to begin infrastructure construction shortly after receipt of ZCP approval. We also intend to construct all the infrastructure in a single phase (ie, all public street and utility improvements and storm water management). We request that we be given three years to begin construction work (infrastructure). We request that the completion date be eight years from entitlement approval. Ideally, we will begin infrastructure within one year of entitlement approval and complete infrastructure within two and one-half years after entitlement approval, but we request additional time to allow for unforeseen things that could hinder our best plans such as a shortage of funding. We also want a clarification that the completion date does not pertain to vertical building construction. This project is very similar to any large residential subdivision. Typically, for subdivisions the approval completion date is understood to mean the infrastructure not individual house construction. It often takes many years to build out all the homes in a subdivision. For example, out of the original 128 lots of Silver Creek (entitlement approval many years ago) there are still three undeveloped lots.

The following will be completed prior to the Completion Date in the entitlement approval:

- All public streets, including sidewalks and street trees
- All public utilities, including OWASA water and sewer
- All storm water management features
- Sufficient amenities to satisfy the minimum recreation space requirements listed in LUMO
- All buffer requirements

- Any Sunrise Rd improvements specified in the entitlement approval.

The following may be completed after the Completion Date in the entitlement approval:

- Any of the vertical building construction. [By the completion date many of the residential dwellings will have been completed, but some residential and several community buildings may not be constructed by the completion date.]
- The remaining amenities not included in the minimum required to satisfy the recreation space requirement in LUMO.

Phasing Plan: It is our intent to construct all the infrastructure in a single phase; however, in the event that the program changes, we request that the final entitlement approval allow us to include a phasing plan in the ZCP Application.

Public Solid Waste and Recycling Service: We ask that public solid waste and recycling service be provided for any single-family or attached single-family lots.

Proposed Modifications of Regulations:

The applicant is requesting Council approval of the following modifications of regulations:

1. Increased Land Disturbance in Upland RCD Zone: On-Site

Grading into the Upland and Managed Use Zones of the RCD will be necessary in order to construct the stormwater control measures (SCM's) for the project. Grading into these two zones for SCM construction is a permitted use per LUMO Table 3.6.3-2. The proposed disturbance in the RCD has been minimized to the extent practical and the total disturbance proposed within the Managed Use Zone is well below the 40% maximum specified in LUMO Table 3.6.3-3. However, the land disturbance proposed in the Upland Zone is 46.8%, which exceeds the maximum allowed by approximately 4,700 square feet. **We are therefore requesting that the Town Council approve a Modification of Regulations to increase the maximum disturbance allowed in the on-site Upland Zone to 47%.**

2. Increased Land Disturbance in Managed Use and Upland RCD Zones: Off-Site Berm

Grading and revegetation of the Managed Use and Upland Zones of the RCD will be necessary in order to construct a portion of the proposed "I-40 berm" where it extends onto an adjacent property to the northwest. Grading and revegetation of these areas of the RCD is a permitted use per LUMO Table 3.6.3-2. The proposed disturbance in the RCD has been minimized to the extent practical, but in order to maximize the effectiveness of the berm, the total disturbance proposed within the Managed Use and Upland Zones will exceed the 40% maximum specified in LUMO Table 3.6.3-3. The current plan calls for disturbance of 98% of the Managed Use Zone and 58% of the Upland Zone. This exceeds the maximum

allowed in these two zones by approximately 7,500 square feet in the Managed Use Zone and 1,700 square feet in the Upland Zone. Please note that these land disturbance percentages are high because the total area of RCD zones used in the calculations is limited to the small easement we have obtained from the neighbor. Since the calculations do not include all of the RCD on the neighbor’s property, the percentages are skewed upward. **We are therefore requesting that the Town Council approve a Modification of Regulations to increase the maximum disturbance allowed in the Managed Use and Upland Zones within the off-site berm easement to 98% and 58%, respectively.**

- 3. LUMO Section 5.6.4 notes that certain uses are allowed in buffers. The current Weavers Grove plan shows approximately 1,000 square feet of impervious cover associated with a basketball court, bike fix-it station, and a small corner of a permeable pavement parking lot encroaching into the Type E buffer along I-40. These uses are not listed as being allowed in the buffer, so **the applicant requests Town Council approval of a modification of regulations to specifically allow up to 1,000 square feet of impervious cover in the Type E buffer for these uses.**

- 4. **Given the compact nature of this development, the applicant requests that the Council approve dimensional standards that vary from those required in LUMO Table 3.8.1 Dimensional Matrix below:**

Zoning District		Lot Size (square feet min)	Frontage (min feet)	Lot Width (min feet)	Street Setback* (min feet)	Interior Setback* (min feet)	Solar Setback* (min feet)
R-6-CZ	Existing Standards	5,500	40	50	20	6	8
	Proposed Standards: Single Family Detached or Single-Family Attached	2,000	18	18	5	3	3
	Proposed Standards: Townhomes (3 or more units attached)	1,100	18	18	5	3	3
	Proposed Standards: Multi-Family (Condos or Apartments)	n/a	20	20	0	3	3

NC-CZ	Existing Standards	5,500	40	40	24	8	11
	Proposed Standards: Single Family Detached or Single-Family Attached	2,000	18	18	5	3	3
	Proposed Standards: Townhomes (3 or more units attached)	1,100	18	18	5	3	3

* Request applies to setbacks internal to the Weavers Grove community only. All setbacks around the outer perimeter of the community will meet or exceed the requirements of the R-6 zoning district.

5. **Section 5.5 Recreation Area Requirements:** Weavers Grove proposes to meet and exceed the recreation space requirements for multi-family housing in R-6 zoning (5%) for the entire project land area as detailed on the Recreation and Open Space Plan Sheet L1006.

6. **Section 5.5.5 Parking Design Standards** (l) Parking facilities designed to accommodate five (5) or more vehicles shall provide areas as necessary for the parking of motorcycles, mopeds, and bicycles. Such areas shall be clearly defined and reserved for the exclusive use by motorcycles, mopeds, and bicycles. Weavers Grove will provide bicycle parking spaces as required by the code and as illustrated on the Site Plan. Motorcycle and moped parking will come along with that of automobiles.

7. **Section 5.9.6 Parking Landscaping Standards – Surface Parking Lots**

Foundation Buffer Strip: The applicant is proposing less than the five (5) feet of width required for foundation buffer strips in a few places. The applicant proposes to provide a minimum average width of five (5) feet of foundation buffer strip along the length of each building façade where such a buffer strip is required.

Interior Islands: Efforts to minimize excess paved aisle area and maximize parking efficiency the applicant is proposing three areas where there are 11 & 12 spaces without a tree island. One of which is within the Duke Energy easement and tree planting is prohibited and a second is within an OWASA easement also where no tree planting is allowed.

Trees: Parking Area-3 makes use of the Duke Energy Transmission Easement and overlapping OWASA SS Easement. Because of the restriction on tree plantings within these

easements and within 50' of the overhead conductors (wires), 15 parking spaces are proposed that would be outside of 75' of the trunk of a canopy tree. Numerous small to midsize trees are proposed to mitigate the inability to provide canopy trees.

Parking Adjacent to Residential Zoning: Parking not fronting on public streets will be screened from abutting residential outdoor or ground floor living spaces. No specific screening requirements will be required between parking areas and adjacent service areas or ground floor blank walls.

8. **Buffer Plantings: The Town's LUMO Section 5.6.** - Landscaping, screening and buffering ordinance requires specific planting requirements along the I-40 corridor and along an isolated area of the western boundary. Because of the unique nature of the proposed I-40 berm, the applicant has proposed modified plantings of evergreen trees (80% evergreen) to better attenuate noise and visual screening. Other buffer planting modifications and those proposed that are not specifically required by the LUMO are detailed on the Buffers Plan...Sheet L1003.

9. **Tree Planter Strip:** The Town's Design Manual (Table 3.2 Design Standards) specifies a minimum of 3' planter strip at the back of curb for local subdivision roads. Weavers Grove proposes to increase this dimension to 6' and to allow tree plantings within this area. Soft utilities will be located at the back of the residential units. The total combined root zone area will be a minimum of 16' in width and no shallow rooted species (maples) are proposed for street trees.

Proposed Conditions:

Uses allowed in the NC-CZ district shall be limited to the following:

- Accessory use customarily incidental to a permitted principal or special use.
- Barber shop/beauty salon
- Business – General
- Business – Office-type
- Child day care facility
- Dwelling Units, single-family
- Dwelling Units, single-family with accessory apartment
- Dwelling Units, duplex
- Dwelling Units, upper story
- Food Truck
- Parking, off-street
- Place of assembly, up to 2,000 seating capacity
- Public cultural facility
- Public use facility
- Recreational facility; non-profit

Weavers Grove: Amesbury Drive Weavers Grove Community

Town of Chapel Hill policy dictates that a project of this size that should have two points of access in case of emergency. The current plan shows the main access is via Sunrise Road with a second access via Amesbury Drive.

Habitat has been in discussions with the neighbors for many months and have learned that there are various opinions on the Amesbury Drive connection. In fact, during Concept Plan review, Council Member Rachel Schaevitz encouraged the neighbors to communicate with the council so they could better understand the desires of the neighbors since there was a bit of discrepancy. Some Chandler's Green neighbors that live in the vicinity of Amesbury Drive do not want a connection of any kind between our neighborhoods while others feel that an emergency/pedestrian/bike connection makes sense. We wish we had an alternative second access other than Amesbury, but unfortunately do not. Our original desire was to provide an emergency-only access using break-away bollards to prohibit non-emergency vehicles from using the connection, while still allowing access for pedestrians and bicyclists. This type of connection prevents unwanted cut-thru traffic and has been constructed in many locations throughout Town over the past decade. However, shortly before the first Weavers Grove Conditional Zoning submittal, the Town's Fire Department changed their policy and they no longer allow bollards on emergency access routes. Therefore, we are proposing "emergency only" access. Per the NC Fire Code, the Chapel Hill Fire Department requires a 20' minimum clear roadway width so we are proposing the same. It will be signed for "emergency access only" from both directions. A sidewalk connection is also proposed at this location as requested by staff.

In following the Town's guidelines for walkable and bikeable communities, the access can also be used by pedestrians and bikes (in and out) when not needed for emergencies.

As part of their second round of review of the CZ application, the Town staff requested that we remove the "emergence access only" signs and widen the connection to match the existing Amesbury stub-out. The current plans reflect these changes.



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Affordable Housing Proposal Weavers Grove Community

Habitat for Humanity of Orange County is a local nonprofit organization affiliated with Habitat for Humanity International. Habitat provides affordable homeownership opportunities for families who live and/or work in Orange County and live in substandard housing. In this community, Habitat will partner with individuals who earn between 30% and 80% of the area median income (AMI) to provide a greater mix of income (up from the typical 30-60% range).. Habitat was incorporated in 1984, and completed its first home in 1987. Over the past 30 years, Habitat has nearly 300 affordable homes throughout the County. Through its new home construction program, Habitat uses donations and volunteer labor to construct energy-efficient, green-certified, high-quality homes, and then sells those homes to qualifying families. The buyers receive an affordable mortgage, and mortgage payments are recycled to build future homes. Homebuyers are required to contribute 275 hours of sweat equity in education classes and toward the construction of their own and other Habitat homes.

Habitat sells its homes using deeds of restrictive covenants requiring 99-year affordability to buyers who earn 80% or less of the AMI. In addition, Habitat maintains a right of first refusal on all of its homes, and a shared equity agreement with all of its buyers that allows buyers to share a percentage of the appreciation of their property based on the ratio of their first mortgage and the original sales price of the home, which is determined by a market appraisal at the time of sale. In these ways, Habitat ensures that the community's investment of funds and labor will be preserved if the original buyer sells the home while also helping homebuyers build equity in their home

In carrying out its homebuilding and community strengthening activities, Habitat educates and empowers its homebuyers through a series of relevant workshops and one-on-one trainings. Habitat also educates the broader community about the crisis in affordable housing by introducing and involving hundreds of new volunteers from all walks of life in its work each year. Habitat promotes the positive value of diversity by uniting people of varied economic, religious, social, and racial backgrounds to work together toward a common goal –building affordable housing for those who need it in our community.

While developing the concept plan for the proposed residential community, Habitat Board and Staff adopted the following guiding principles:

- Aesthetically pleasing, creating new styles and designs for Habitat's homes
- Mixed income, with integration of affordable and market rate homes
- Attention to environmental impact and long term sustainability
- Significant impact on affordable housing crisis
- Good stewards of scarce land
- Foster good relationship with adjacent neighbors

Habitat will serve as the master developer for this community and, in addition to building all of the affordable homes, Habitat will seek a partner or partners to build moderately priced, market rate homes throughout the remainder of the project. There is ample research that mixed income neighborhoods benefit the residents of those homes, including improved health conditions and education outcomes for lower income children. Not only will the smaller, moderately priced market rate homes fill a serious gap in the Chapel Hill housing market, they will also provide for greater overall economic diversity as well as opportunities for interaction and programming amongst residents. The site is designed to encourage interaction among the market rate and the Habitat homeowners and their families, and to foster a sense of community among all of the residents regardless of age, background, or economic status.

Chapel Hill native and Habitat for Humanity International CEO Jonathan Reckford has said "I am convinced that the best model for building stronger communities comes from mixed-income, mixed-use development that enables people to live near the places where they work. I am delighted that Orange County Habitat has developed this plan for a robust community that will benefit those who work to provide key services to Chapel Hill."

The architectural design of the residential and community structures will reflect a combination of traditional Farmhouse and Craftsman stylistic influences. Timeless, durable materials such as cementitious siding and brick veneer will be used with close attention to details, proportions and colors. The Habitat homes will be a blend of duplex and townhome designs, varying between 1.5-2 stories tall. Half of the homes will be built as 3 bedroom/ 2.5 baths while the other half of the homes will be four bedroom. Square footage of the homes will vary between 1,185 and 1,552. The price of the affordable homes will be based on each individual homebuyer's income and will be sold to those making 30-80% of the Area Median Income.

To qualify for a Habitat home, applicants need to have lived or worked in Orange County for the past year, demonstrate stable income for the past two years, and have a low debt to credit ratio. Applicants must have overcrowded, cost-burdened, subsidized, or substandard housing to qualify for a Habitat home. Prospective homeowners must put in 275 hours of "sweat equity" labor on the construction site and in training classes on financial education and home maintenance. When their home is complete, they pay closing costs and repay a monthly affordable mortgage, usually over 30 years.



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Public Art Proposal Weavers Grove Community

While a specific art project has not been developed for the Weavers Grove Community at this time, Habitat for Humanity of Orange County recognizes the important of art as a form of expression and communication, among other societal benefits. Art can bridge the gap between different cultures and develop a strong sense of community. It is our hope that throughout the approval process, we can determine the right art project, or possibly multiple projects, that will honor the name of the community: Weavers Grove. Habitat chose the name “Weavers Grove” to represent a diverse group of people being woven together to create one community. The art installation should be collaborative, embrace diversity, and allow multiple voices from the community to be represented.

In the past, Habitat has worked with various local artists in many different ways including textile artist Elaine O’Neil, muralist Michael Brown, UNC Professor Dana McMahan, and local artist Chris Berndt.

Response to Concept Phase Review Comments Weavers Grove Community

Below is a summary of the comments received from the Community Design Commission and Town Council during the Concept Plan phase. Each comment is followed by a response in bold type. Please note that Carol Woods is no longer a co-applicant with Habitat for Humanity on this site, a recent development since the Concept Plan phase.

- Incorporate more integration:

Response: Integrating the Habitat housing with the balance of the housing on the project is an important objective to the development team. The current plan includes approximately 43% Habitat housing and the remainder will likely consist of two or more levels of market rate housing, creating a variety of housing opportunities within this architecturally integrated development.

- Sidewalks (on Sunrise and in neighborhood):

Response: A sidewalk has been proposed along Sunrise from Sweeten Creek Road to the project entrance, where it will connect to an extensive network of sidewalks throughout the proposed community. This will ensure a safe, walkable sidewalk from the Weavers Grove neighborhood all the way to Weaver Dairy Road.

- Full connection to Amesbury:

Town of Chapel Hill policy dictates that a project of this size that should have two points of access in case of emergency. The current plan shows the main access is via Sunrise Road with a second access via Amesbury Drive.

Habitat has been in discussions with the neighbors for many months and have learned that there are various opinions on the Amesbury Drive connection. In fact, during Concept Plan review, Council Member Rachel Schaevitz encouraged the neighbors to communicate with the council so they could better understand the desires of the

neighbors since there was a bit of discrepancy. Some Chandler's Green neighbors that live in the vicinity of Amesbury Drive do not want a connection of any kind between our neighborhoods while others feel that an emergency/pedestrian/bike connection makes sense. We wish we had an alternative second access other than Amesbury, but unfortunately do not. Our original desire was to provide an emergency-only access using break-away bollards to prohibit non-emergency vehicles from using the connection, while still allowing access for pedestrians and bicyclists. This type of connection prevents unwanted cut-thru traffic and has been constructed in many locations throughout Town over the past decade. However, shortly before the first Weavers Grove Conditional Zoning submittal, the Town's Fire Department changed their policy and they no longer allow bollards on emergency access routes. Therefore, we are proposing "emergency only" access. Per the NC Fire Code, the Chapel Hill Fire Department requires a 20' minimum clear roadway width so we are proposing the same. It will be signed for "emergency access only" from both directions. A sidewalk connection is also proposed at this location as requested by staff.

In following the Town's guidelines for walkable and bikeable communities, the access can also be used by pedestrians and bikes (in and out) when not needed for emergencies.

- Too much parking:

Response: The parking count was considered carefully as part of the design process. The number of spaces proposed with the current plan is closer to the Town's minimum than it is to the Town's maximum. Part of the parking strategy was to utilize parallel parking to the extent practicable in order to minimize impervious cover. Please note that the current plan proposes three significant permeable pavement parking areas.

- Connection to greenway master plan:

Response: The walking trail we are proposing could easily be connected to the future greenway path shown along I-40 on the greenway master plan.

- Design speed on streets:

Response: A 25 MPH design speed will be used for the final design of the streets per the Town's local street standards. Traffic calming measures will be explored as the street designs are finalized.

- Increase character/trees on Sunrise Road frontage:

Response: As mentioned above, Carol Woods is no longer a co-applicant and decided that it would not be in their best interest for the Weavers Grove entry drive to cut through their property, so the current plan utilizes the existing public Ginger Road right-of-way to access the Weavers Grove site. The Weavers Grove project will provide landscaping and a small entry feature on Ginger Road where it meets Sunrise. These improvements will be made to the extent possible given the limited room and constraints, such as preserving adequate sight distance. Habitat does not propose to make improvements to the frontage north of the Henry lot.

- Emphasize walkability of neighborhood in relation to street design:

Response: The current design proposes an extensive network of sidewalks and walking paths throughout the development. The sidewalks generally follow the streets and parking lots, but cross-connections between different streets and parking areas have also been provided.

- Stormwater Design is Critical:

Response: Our engineers have performed a thorough review of the existing conditions and have developed a robust stormwater management program for the project that will meet or exceed all applicable Town of Chapel Hill stormwater standards, which are among the most stringent in the state. The program includes eight (9) separate stormwater control measures (SCM's): three (4) stormwater wetlands, three (4) permeable pavement systems, and a bioretention cell.



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Statement of Consistency with Comprehensive Plan Weavers Grove Community

Below is a brief outline expressing several ways in which this project will embrace & conform to the ideas and themes driving the Town of Chapel Hill's Comprehensive Plan:

A Place for Everyone

The project proposes a significant amount of much-needed affordable housing to help those at or below 80% of the Area Mean Income (AMI) to achieve the dream of homeownership. Providing affordable housing is at the root of this theme of the Comprehensive Plan.

Community Prosperity and Engagement

This project will create significant construction opportunities in the short term, will create several permanent jobs in the long term and will provide 219 quality new residential dwelling units for people who will patronize local businesses.

Getting Around

The proposed community will be very walkable, with sidewalks throughout the development and walking trails throughout the natural areas to be preserved. Walk connections will be provided to Sunrise Road and to adjacent neighborhoods, as appropriate. It is anticipated that bus service will be extended to this new development so that public transportation is readily available within a short walking distance to a bus stop, if a bus stop cannot be built within the community. The majority of the Habitat homeowners in Orange County work either for UNC or UNC Health Care where parking can be challenging, especially for support staff. Public transportation will be a key component to connect these families to employment centers.

Good Places, New Spaces

This project complies with this theme by carefully integrating a new residential community into the existing fabric of the area neighborhoods.

Nurturing Our Community

A significant amount of natural area will be preserved on this property and opportunities for residents to immerse themselves in and enjoy the preserved natural areas will be provided. Also, state-of-the-art stormwater control measures will be designed for this project to ensure that all stormwater regulations are met and exceeded.

Town and Gown Collaboration

Close to one third of Habitat's homeowners work for UNC or UNC Health Care. This trend is expected to increase in this community since the location is convenient to campus and bus service will hopefully be extended to serve this community of homes. In addition, hundreds of volunteers help build homes each year through the university, including student athletes, UNC's employee forum, Apples service learning, and many other departments. UNC Chapel Hill boasts one of the strongest Habitat clubs in the country, encouraging students to volunteer and to host Habitat fundraising events throughout the year. UNC Health Care is also a strong Habitat partner, lending both financial resources as well as volunteer time to help build homes for UNC Health Care employees.

Energy Management Plan Weavers Grove Community

- a) Energy Efficiency Strategy / ASHRAE Performance:
 - 1. Compliance with Advanced Energy SystemVision for New Homes 2019 and other voluntary initiatives, including:
 - 14.5 SEER heat pumps
 - Electric tank water heaters with efficiency factor of 0.93
 - Filtered whole-house mechanical fresh air ventilation system per ASHRAE standards
 - Total duct leakage shall not exceed 3% of the conditioned square footage
 - No incandescent building lighting is permitted; all exterior lighting shall use LED lamps
 - Energy Star Appliances and low-flow plumbing fixtures
 - R-49 attic insulation
- b) Sustainable forms of energy:
 - 1. None proposed in baseline design
 - 2. Optional:
 - I. Photovoltaics
- c) NC Green Power:
 - 1. N/A
- d) Indoor air quality, access to natural lighting and utilization of any proposed sustainable energy:
 - 1. Sealed crawl spaces with approved drying mechanism
 - 2. Filtered whole-house mechanical fresh air ventilation system per ASHRAE standards
 - 3. Low- or no-VOC paints
 - 4. Kitchens and baths mechanically exhausted to the exterior
 - 5. Thorough, verified air sealing of building envelope
 - 6. Use of overhangs, gutters and covered entrances for moisture management
 - 7. Radon-ready house / passive mitigation system installed (convertible to active system)
 - 8. High-efficiency vinyl windows with low-E coating
 - i. All habitable spaces shall have windows for natural light
- e) Commitment to energy efficiency:
 - 1. Homeowner instruction in operation of home systems
 - 2. Energy guarantee for heating and cooling; current average monthly cost below \$30
 - 3. Employing Universal Design techniques on ground floor levels assists with aging-in-place, creating incentives for long-term / lifetime energy-saving habits by homeowners
- f) Transportation management:
 - 1. A Transportation Management Plan will be provided for the project as part of a future ZCP application and it will include recommendations for carpooling and use of transit facilities.

Weaver's Grove - Recreation Space Calculation Clarification

RECREATION SPACE			
	Site Area (sf)		
Total Site (INCL 50% or Ginger Rd. R.O.W.)	1,559,972 sf		Includes 112,000 sf of Single-family lot area
Area Within NC-CZ Zoning District	81,029 sf		
Total Site GLA Net of NC-CZ Zoning Area	1,478,943 sf		GLA Used for Recreation Space Calculations
Required Rec. Space (Calculation Based on Ratio SF/MF Du's)			
Required Rec. Space - Multi-family	61,376 sf	5.00%	.05 x 83% GLA (for 195 MF du in R-6)
Required Rec. Space - Single-family	54,810 sf	21.8%	.218 x 17% of GLA (for 40 SF du in R-6)
Total Required Rec. Space	116,186 sf		Exceeds Subtotal-A Below
Recreation Space Provided			
	Area sf	%	Minimum Facilities Provided
A-Phase-1 Recreation Space			
Greenway Easement	73,463 sf	4.7%	
Trail (6' + 3' Shoulders Each Side)	37,126 sf	2.4%	Natural Surface Trail (1" natural mulch min.) + Trailhead Signage and/or Gazebos in Select Areas Calculation Does Not Include Trail Area Included Within Greenway Easement Noted Above
Basketball (Court + 6' Runoff Area)	3,448 sf	0.2%	NCAA Half-Court + Adjustable Height Goal + Runoff Area + 6' Bench
Dog Park	6,900 sf	0.4%	Fenced Area + (2) 6' Benches + (4) Waste Recpt.
Subtotal-A	120,937 sf	7.8%	
B-Optional Recreation Amenities (as funding permits)			
			Final Facilities To Be Determined with Funding
Splash Play	*note-1		Splash Pad + Equipment Shed + Unisex Restroom
Community Garden	6,360 sf	0.4%	Fenced: 8' (6' Exposed) T-Post w/30 lb Mono-filament @ 1' O.C. + Yard Hydrant
Playground	4,210 sf	0.3%	Playground Equipment + Mulched Surface + (2) 6' Benches
Tot-Lot	1,876 sf	0.1%	Toddler Age Play Equipment + Mulched Surface
Lawn Games	5,000 sf	0.3%	Grassed Area + Cornhole Boards + Bocce Equipment
Subtotal-B	11,086 sf	0.7%	
Total A & B	132,023 sf	8.5%	