

**Statement of Justification**

**Homestead Twins Conditional Rezoning**

A zoning map amendment is justified to accommodate the proposed "Homestead Twins" community because of

- A) Changing conditions at or around the intersection of Homestead Road and Seawell School Road where the community is to be located, and:
- B) to more fully achieve the purpose of the comprehensive plan.

In addition, the proposed zoning amendment will help promote public health, safety or general welfare of the community in conformance with the Comprehensive Plan.

The request for a zoning atlas amendment has been submitted as a conditional rezoning. The approval of the request would authorize the development of the 72 home community of "Homestead Twins", the plans of which have been formally submitted to the Town of Chapel Hill. The current zoning for the "Homestead Twins" property is R-2 and would accommodate up to 86 homes and allow 66,864 square feet of heated floor area. As proposed, the zoning would be amended to R-4 conditional with 72 homes allowing 133,500 square feet of heated floor area. The number of homes proposed at "Homestead Twins" falls within the current zoning and therefore the basis of the zoning amendment is to only increase the amount of heated floor area to 133,500 square feet. The amendment would allow the average home size to increase to a modest 1854 square feet per home. We believe that the increase in heated floor area is necessary to accommodate an average family's space needs. Because the proposed development adjoins Seawell Elementary School, Smith Middle School and Chapel Hill High School, we believe accommodating the needs of families should be paramount.

A) The area of Chapel Hill where we are proposing to build "Homestead Twins" has undergone substantial change since the current zoning was set and is poised to undergo additional significant change in the near future.

Since the current zoning on the property was established:

1. The Chapel Hill Carrboro School System has added both an elementary school and a middle school to land adjoining Chapel Hill High School. The proposed "Homestead Twins" community is located adjacent to the school property thereby providing an opportunity for children to walk to school from kindergarten through high school graduation.
2. The Town has built Homestead Park within 1½ miles of the proposed "Homestead Twins" community. The new park has been built to provide (2) baseball fields, a batting cage, (2) soccer fields, a playground and a dog park.

3. The Town has approved plans and allocated funding for a new aquatic center on Homestead Road that will have both indoor and outdoor public swimming facilities.
4. Orange County has built the Southern Human Services Center off Homestead Road housing a multitude of social services.
5. The new "Senior Center" is under construction on Homestead Road providing services to our senior population.
6. The University of North Carolina has announced plans to develop the 600 acre Horace Williams tract into a mix of educational, research, commercial and housing opportunities. A task force has been formed to facilitate its planning. The Horace Williams site will be within a half mile of the "Homestead Twins" community.
7. The Town of Carrboro is planning their next fire station on Homestead Road less than one mile from the proposed "Homestead Twins" site.
8. A dense Traditional Neighborhood Development (TND) has been approved on Homestead Road and is now under construction.
9. Homestead Road has been identified by Town leaders in Carrboro as a possible area for a commercial development zone in an effort to increase their municipal tax base.

All of these changes have taken place in the immediate vicinity of the proposed zoning map amendment since the underlying zoning was set. It is clear that significant changes have occurred and will continue to occur to meet the needs of the community.

B) Approving the zoning atlas amendment for the property on which "Homestead Twins" is to be located will further the purpose of the comprehensive plan.

1. As outlined previously, the area of Chapel Hill surrounding the proposed "Homestead Twins" has received a new park, a social and community services center, is soon to have a senior center and a new fire station and will in the near future be the home of the University of North Carolina's next public private campus. The proposed "Homestead Twins" community will place homes within walking distance or a short commute to all of these existing services. This will further the goals of the comprehensive plan by reducing automotive traffic, encouraging walking and biking and directing the development of housing to areas where the infrastructure already exists. The most efficient use of the abundant facilities on and around Homestead Road will be best served by allowing communities like "Homestead Twins" to be built close to the facilities. In this way, the zoning map amendment proposed will further the purposes of the Comprehensive Plan.

2. The proposed community, "Homestead Twins", is located within walking distance to Seawell Elementary, Smith Middle School and Chapel Hill High School. As part of our proposed plan, we will construct sidewalk along Seawell School Road to connect the community with the schools. It has become clear that there are significant advantages to having our children walk to school. It is safer, healthier and less costly than riding a bus, kids get to know their fellow students and neighbors, it frees up traffic and congestion around the schools at drop off and pick up times, and it is simply better for the environment. The zoning atlas amendment will further the goals of the Town's Comprehensive Plan by allowing a family oriented community to be built next to all levels of public schools.
3. One of the goals of Chapel Hill's Comprehensive Plan is to increase the Town's stock of affordable homes. In residential communities, the development ordinance (LUMO) requires a percentage of all new homes be restricted in size. While this is the requirement, the Town's preference has always been that builders make homes affordable as opposed to size restricted. The plan submitted for "Homestead Twins" will provide 20% of all the homes built in the community remain affordable. The ordinance recommends 15% and we have increased the minimum to 20%. The proposed amendment to the zoning atlas will further the goals of Chapel Hill's Comprehensive Plan by increasing the stocks of affordable housing.
4. Chapel Hill's Comprehensive Plan has always placed a high priority on open space preservation. The proposed "Homestead Twins" community provides 64% of the gross land area as open space or recreation space. We have concentrated all development on roughly half of the site, leaving a stream, 300 feet of stream buffer and open space untouched by development. The goals of Chapel Hill's Comprehensive Plan will be further advanced by the preservation of open space included in the plan for "Homestead Twins".
5. As part of our development plan to build "Homestead Twins", we will move two existing homes on the site to a nearby location on Rogers Road. We believe that recycling the homes is beneficial from an environmental standpoint and helps preserve the Town's stock of existing homes. By recycling the existing homes on the site, we will be furthering the goals of the Town's Comprehensive Plan which advocates recycling when possible.

We believe that by approving the zoning atlas amendment and the conditional approval of "Homestead Twins", the Town will more fully achieve the purpose of its Comprehensive Plan.