

TOWN OF CHAPEL HILL (2) ATTACHMENT 4

CONCEPT PLAN PROPOSAL

Applicant Information

Name: Capkov Ventures Inc.
Address: 211 Old Franklin Grove Drive
City: Chapel Hill State: NC Zip: 27514
Phone (Work): 919-942-8005 FAX: 919-968-4646 E-Mail: ericbchupp@bellsouth.net

Property Owner Information (included as attachment if more than one owner)

Name: Capkon Ventures Inc. Phone 919-942-8005
Address: 211 Old Franklin Grove Drive
City: Chapel Hill State: NC Zip: 27514

Development Information

Name of Development: Homestead Road (To Be Determined)
Tax Map: 7 Block: 24 Lot(s): 48 Parcel ID #: 9870701770
Address/Location: Corner of Homestead Road and Seawell School
Existing Zoning: R-2 New Zoning District if Rezoning Proposed R-20
Proposed Size of Development (Acres / Square Feet): 18.65 / 812,394
Permitted / Proposed Floor Area (Square Feet): 50,500 / 130,000
Minimum # Parking Spaces Required: 144 #Proposed 144
Proposed Number of Dwelling Units: 72 # Units per Acre 3.86
Existing / Proposed Impervious Surface Area (Square Feet): 3600 / 194,880 or 24%

Is this Concept Plan subject to additional review by Town Council? Yes

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature: [Handwritten Signature] Date: 4/1/2004

Please submit 20 sets of all materials, or 35 sets of all materials including reduced (8 1/2" by 11") copies of all plans if the Concept Plan is subject to additional review by the Town Council, no later than the first day of the month. Materials must be collated and folded to fit into a 12" x 15" envelope.

The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of a meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.

# Capkov Ventures

Developing Homes And Communities Since 1954, In Chapel Hill Since 1972.



June 15, 2004

## Statement of Compliance

### General Proposal Outline

The Homestead Road property is an 18.65 acre site located on the southwest corner of Seawell School and Homestead Roads. We have proposed a planned development housing (PHD) that would authorize the construction of 36 twin townhomes or 72 homes in all. A perennial stream runs through the southern portion of the site from east to west which necessarily limits the majority of development to the northern half of the site. While this will limit the lot size, it will also preserve a large area of permanent open space or recreation space. We envision nature trails, bird feeders and houses, and wild flower gardens to be among the low impact recreational activities within the open space.

The overall density proposed would be in line with the property's current zoning of R-2 allowing 4 units to the acre. Our proposal would be for 3.86 units per acre. Utilizing the twin townhome configuration, relatively compact low impact infrastructure and the 4 units per acre zoning we believe we can provide a reasonably priced community within the Town of Chapel Hill. As with every community built by Capkov Ventures, quality will be achieved every step of the way from the planning to the final construction.

### Development Team

The developer will be Capkov Ventures, Inc., owned by long time Chapel Hill resident and developer Scott Kovens. Eric B. Chupp, with twelve years experience developing in Chapel Hill, will serve as the project's director of development.

Capkov Ventures has been successfully developing unique residential communities in Chapel Hill and Carrboro since 1989. Specializing in infill development, Capkov's site selection over the years has contributed greatly to the success of their communities. Whether the properties overlook dramatic vistas, have special amenities or simply have superior geographic locations, they all have something that sets them above the competition. High quality development at any price point is our trademark. A list of Chapel Hill and Carrboro projects developed by Capkov Ventures follows.

### Franklin Grove

Franklin Grove is sure to become one of Chapel Hill's classic communities. Capkov Ventures has nestled a 48 unit townhome community within the thriving retail district that surrounds the intersection of Franklin Street and Elliot Road. While Franklin Grove's location provides the convenience of an urban setting, its flanks are buffered by some of Chapel Hill's most prestigious communities including Coker Woods and Lake Forest.

The site plan concept was drawn by David Furman, one of the country's most accomplished designers of infill communities. The homes architecture was the product of Cline Designs' John Felton, who has done a superior job of combining traditional elements that give the homes a feeling of permanence with light filled functional floor plans finished with today's best modern conveniences.

When you pass by Franklin Grove, an instant feeling grabs you that you are in Chapel Hill. This feeling is perhaps initiated by the 800 foot stone wall that graces the development's Franklin Street frontage or by the two acre park filled with mature oaks that sit behind the wall, whichever, the essence of Chapel Hill has been captured in Franklin Grove.

### Cedars at Bolin Forest

While in the real estate business, the best land is rarely saved till last, The Cedars at Bolin Forest is a notable exception. The last undeveloped parcel of the master planned community, Bolin Forest, the Cedars surrounds the historic Webb Estate, the second oldest home in Carrboro. As part of the twenty-acre development, Capkov Ventures saved and restored the homestead, preserving its vast lawns and pond as community recreation space. The roads and homes were designed to be built over previously cultivated areas of the estate, again preserving the wooded areas as community open space.

Traditional homes have been designed by our in house design team featuring front porches, brick courtyards, and detached garages with copper topped copulas. The designs and quality of construction were noted by judges as the Cedars model was awarded the gold winner at the Homebuilders Association Parade of Homes.

### Pickard Oaks

The entrance at Pickard Oaks threads between two huge specimen oak trees, that when lit up at night creates unforgettable curb appeal. The traditional exterior design of the twin townhomes compliments light filled, spacious interiors made for today's lifestyle.

Located less than one mile from the intersection of I-40 and US 15-501, Pickard Oaks allows for an easy commute to all the major employment centers in Durham, Research Triangle and Chapel Hill.

The site's rolling hills and expansive open areas between homes provides a country setting where a community garden, grape arbors, orchards, and a log barn are among the site's amenities. All this within the best school system in the State and economically priced from the \$190,000's.

### Erwin Village

Erwin Village is a townhome community configured as duplexes much in the same way as Columbia Place, but at a lower price point. Again our design team gave Erwin Village a unique look, joining the townhomes in such a way that they appear to resemble a single traditional North Carolina bungalow. While the location was excellent equal distance between I-40 and downtown Chapel Hill, the price of the homes starting in the \$120,000's lead to an eighteen-month sellout. Erwin Village Townhomes are now selling in the \$160,000 range.

### Columbia Place

Columbia Place is a textbook example of successful in-fill development. The fourteen acre site is perched high on a narrow ridge, only a half mile from the University of North Carolina Campus and the center of downtown Chapel Hill. The duplex configured townhomes straddle the ridge with dramatic views of untouched open space. We preserved two-thirds of the site as open space for community enjoyment.

Innovative designs, by our in-house design team, complimented the site perfectly and led to a gold award in the Homebuilders Association Parade of Homes.

The location of the Columbia Place homes, their innovative design, and quality of construction has attributed to their steady appreciation. We started selling homes in Columbia Place at \$170,000. Homes in the same community are now selling beyond the mid \$300,000's.

### Bolin Forest

All part of a king's grant, the master plan community of Bolin Forest was built as an environmentally conscience community that put preservation of nature at the forefront of its design.

Homes and roads were built to save the existing vegetation and topography as opposed to employing extensive grading and clear-cutting. Home designs took advantage of dramatic views and natural light, while the paint colors blended with the surroundings. Half of the home sites had Bolin Creek overlooks, and the other half was heavily wooded.

Built at the same time as Weatherhill Pointe, Bolin Forest was priced from the \$160,000's and ended up in the \$290,000's. It remains one of Carrboro's most sought after locations.

**Weatherhill Pointe**

At Weatherhill Pointe, Capkov developed garden style home sites nestled between land conservancy property, Morgan Creek, and the Chapel Hill Swim & Tennis Club. The homes were built around a community lake, many of them less than fifty feet from the water's edge. A private dock with gazebo, a playground and a community picnic area all added to the development's attractiveness. Home sizes ranged from 1100 to 1800 square feet, with prices starting at \$100,000. Completed in the mid 1990's, it was one of the fastest selling communities in the area.

**Property Owner**

Capkov Ventures, Inc. is the contract purchaser of the 18.65 acre site.

**Consultant and other Team Members**

John Felton a principle with Cline Design Associates of Raleigh has prepared the conceptual site plan. John has numerous local projects to his credit including the courtyard homes at Southern Village and the Vilcom Center. John is a creative architect and has the rare ability to visualize the site and the architecture as one task. To keep the site plan in mind when arriving at the architectural style and vice versa is extremely important.

Kovens Construction Corporation which has built homes in Chapel Hill since 1993 will complete all of the home construction.

**Developer's Program**

Capkov Ventures, Inc. has limited its development work to only the Chapel Hill and Carrboro markets. In the last fourteen years we have developed only residential communities within those markets. As a result Capkov Ventures knows what a Chapel Hill housing customer wants and we also know the type of community the Town of Chapel Hill demands. Using this experience, we have designed a community on Homestead Road which we think will be well received by Chapel Hill home buyers, embraced by the communities that surround the site, and will meet or exceed the standards set up in the new LUMO. We will be taking advantage of great site location, mild topography and a proven style of homes in the development of this new community.

**Specific Design Elements of the Homestead Road Community**

Special attention has been given to various aspects of the proposed community's design to insure conformance with the new land use management ordinance as well as the broader goals expressed within the Town's most recent comprehensive plan.

**Site Plan Design:**

As stated earlier, the Homestead Road community has proposed that all of the development activity occurs on the northern portion of the site, leaving the southern half undisturbed from its natural condition. The center of the developed half has a large courtyard or open area so that the homes in the center will not back directly up to each other. The majority of the homes will line the perimeter of the site and will overlook undeveloped natural areas.

Our plan will conform to the low density development option committing to less than 24% total impervious surface. We will also remain under the overall density allowed in the ordinance of 4 units to the acre.

All utilities have already been made available to the site by previous development. Sewer runs through the site along the stream, water abuts two sides of the property and electric surrounds it. No further extensions will be necessary. All levels of primary education, elementary, middle school and high school, are within a half mile walk.

**Respect for Existing Neighborhoods:**

The Homestead Road site has few homes that exist on contiguous property. The rear of the site is the school system's bus depot and repair shop, to the east of the property there is an undeveloped tract of land of which most lies in the RCD. The owners of the two homes closest to the property on the eastern side along Homestead Road have both written letters of support for the community. To the project's front lies Homestead Road with two homes across the frontage. To the west is Homestead Village which was developed within the last 5-10 years in conformance with the same R-2 density. We did a Multiple Listing Service Analysis of homes sold at Homestead Village since 2000 and found their average sales price will be within \$15,000 of what our price is anticipated to be. We believe that the proposed community is consistent with the surrounding communities and think we will be a welcome addition. We will meet with all adjoining neighbors early on in the planning stage to allow them to voice concerns and suggest improvements.

**Affordable Housing:**

We will comply with the new LUMO's requirement under the small house provisions. We will integrate these smaller homes seamlessly into the rest of the homes. The architecture as proposed gives us the ability to completely mask which units will be small and which units will be larger.

Our experience in Pickard Oaks has shown us that if you provide a proportional mix of larger and smaller homes, you can provide a more affordable house within the smaller homes and an overall lower average price. The compact street system and lot layout combined with the twin townhome configuration will allow us to provide a badly needed supply of moderately priced homes in Chapel Hill.

**Transportation:**

The proposed community's main entrance will be on Homestead Road which is slated to be one of Chapel Hill's primary means of transportation. We will create the necessary right of way to facilitate the necessary widening and do any physical improvements to our frontage that the Department of Transportation requires. The site itself has two means of ingress and egress along two of its four sides, the other two sides are constrained by RCD. We believe the circulation within this small community as well as to and from it are pretty close to ideal.

**Summary**

Capkov Ventures believes that by incorporating these design features into the Homestead Road project, we have conformed to both the letter and the spirit of the new LUMO and Chapel Hill's comprehensive plan.

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# Capkov Ventures

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## Developer's Program

Capkov Ventures, Inc., a long time local developer, would like to propose a small townhome community located at the southeast corner of Seawell School and Homestead Roads. The proposal will include 36 twin townhomes on 18.65 acres of land of which roughly one half would be left as permanent open space or recreation space. Each townhome within the community would range between 1300 square feet and 2200 square feet hoping to serve the entry level purchaser in Chapel Hill with well built, moderately priced homes in a wonderful location.

Capkov Ventures, Inc. specializes in residential communities of just this size and we do so for several reasons. First of all, it lets us design a community that fits the topography and natural constraints of the land instead of superimposing a plan upon the land. As the site plan indicates, we have confined all of the townhomes to the northern portion of the site so as to provide a buffer to the perennial stream and consolidate the open space. Secondly, small communities allow us greater control over the quality of both the infrastructure development and the home construction. Capkov Ventures will oversee all of the development work and retain all of the lots to be built by its construction division, Kovens Construction. Third, we think that the planning and development of small communities allows us to create a sense of uniqueness that gets lost in some larger communities. The Homestead property will give Capkov Ventures an opportunity to build a unique community of twin townhomes, paying special attention to the constraints imposed by the site's natural features.

The Homestead Road site is currently undeveloped and mostly wooded. The trees are primarily pines and range in age between 20 and 40 years. There is only one rare or specimen tree within the developed area and we have designed the roads and home construction around it. The specimen is a 38 inch white oak and will grace the left hand side of our entrance off of Homestead Road. The topography is gentle and rolling, sloping toward the center from both the north and the south. A stream runs through the center of the site from east to west and forks to the north and south along the property's eastern border. All of the land south of the stream will remain untouched. We will propose both passive and active recreational activities within the expanse of open space. Bird houses and feeders, walking trails and wildflower gardens are but a few of our ideas. While the streams that run through the site and their associated buffers certainly constrain the buildable area of the site, they will also provide the community's biggest asset – a large expanse of undisturbed natural area.

We think the location of the property is ideal for the type product we are proposing. Entry



level homes as those anticipated at this community will typically become home to families with young children. The site is a short walk from Seawell Elementary School, Smith Middle School and Chapel Hill High School. Chapel Hill's newest park and future aquatics center is right down the street on Homestead Road and will benefit homeowners of all ages. The community will be well situated midway between Chapel Hill's downtown and Interstate 40, both will be made extremely accessible by the planned rerouting and widening of Homestead Road. In general, the location of the Homestead Road property is ideally situated for a residential community like the one proposed here.

The townhomes if approved will be built using similar floor plans and architectural style to our well received Pickard Oaks project. Pickard Oaks is located along Old Durham Chapel Hill Road behind the Blue Cross and Blue Shield building. The sales at Pickard Oaks substantially outperformed expectations and we believe the design had a lot to do with it. While each structure holds two townhomes, they appear as they could be one home. Illustrations have been included for your review. Limiting the buildings to two units you allow everyone to have an end unit. The use of large windows and high ceilings in the design fills each home with light that is anything but typical in a townhome.

We believe another reason that Pickard Oaks was so successful is that we were able to build it affordably. The combination of the relatively compact layout of the streets and lots and the twin townhomes configuration permits us to bring the Chapel Hill housing market a high quality product at a reasonable price. The homes at Pickard Oaks ranged between \$180,000 to \$250,000, well below the average for the area. In accordance with the development ordinance, we will limit the size of at least 25% of the homes in the Homestead community to 1350 square feet or less. We will seamlessly integrate them in with the rest of the townhomes so that one will not be able to tell if a home is size limited from the outside or not. This is a unique opportunity that the townhomes present allowing the design of the exterior to conceal the size of the individual unit inside.

We think that the prospect of a high quality, moderately priced community at the intersection of Homestead Road and Seawell School Road would be a welcome addition to Chapel Hill's housing market and we are excited about the possibility. However, in order to be successful, we need the help of the Council in allowing more floor area than the most recent draft of the ordinance would provide. A year ago when we came to an agreement to purchase the Homestead Road property from the two brothers, Vernon Graham Burch, Jr. and David R. Burch, it was contingent upon our ability to develop the community under the then current ordinance that allowed for 74 homes or 37 duplex lots. Indeed, the value of the land and the price agreed to was determined by using this anticipated number of homes.

Halfway into the planning of the community, the new LUMO was passed which extended the stream buffers from 100 feet to 300 feet. A creek runs through the property from east to west a little over one third of the way up from the site's southern border and forks when it approaches the eastern border of the property. The effect of the new buffer requirements within the ordinance was to make the lower half of the site unusable for development. Rather than protest the change and valuing clean water as we all do, we chose to go back to the

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drawing board, switch from single family homes to twin townhomes or duplexes and consolidate the community to the northern part of the site. This would allow us to preserve the lower one half of the site as permanent open space and provide for the streams to remain untouched. At that point we were able to build the requisite number of homes under the new LUMO even with the greatly enlarged stream buffer. We felt the design met the goals of the LUMO and also would enable us to continue building a type of home that has been well received in the past. We were ready to resubmit.

At that point however a moratorium had been placed on duplex buildings and we waited to see what the outcome would be. Because we think our past communities like Columbia Place, Erwin Village and Pickard Oaks have been a pleasant addition to Chapel Hill's inventory of homes, we assumed the restrictions on duplexes would be limited to existing neighborhoods where they presented a variety of problems. The Council however, under the deadline imposed by an expiration of the moratorium, approved new regulations that applied to all new subdivisions and most significantly limited the size of the duplexes to 3000 square feet.

Projects that we have done successfully in the past have provided a mix of home sizes between 1300 square feet and 2200 square feet. By building such a mix of sizes, we were able to keep the average sales price down in the \$220,000s. The square footage of the larger homes however, is necessary to support the lot cost of the smaller homes. The average square footage to remain feasible would be approaching 1700-1800 square feet. This exceeds what is permitted if done in a conventional subdivision layout.

The council and planning staff in the discussion approving the duplex regulations explained that if one was to propose planned development housing (PDH), as opposed to a standard subdivision, then the regulations would not apply. While this may be true, the new regulation converges with an existing one that creates the need for the Council's cooperation. Within a planned unit development, the floor area multiplier changes to .093 from its standard subdivision level of .4 reducing the probable number of units from 74 to 26.

To summarize, we adjusted the first single family plan to accommodate the new stream buffer requirements. The twin townhomes which would enable us to make such an adjustment became the subject of new regulations which required a shift to a planned unit development from a standard subdivision. When we shifted to a planned unit development housing, in addition to becoming more costly, it has reduced the floor area multiplier to less than one-fourth of what it was under the subdivision procedure. The project can not be built at the density allowed under the standard subdivision provisions as the 26 units allowed would not support the cost of the land. We request that you allow us to build an average of 1750 square feet homes within a mix of homes that will consist of a minimum of 25% of them under 1350 square feet in accordance with the small house provisions. We do not think the intent of the new regulations was to restrict this type of community. Please consider allowing us to increase the available floor area to a level that will reasonably support this proposed project. We think it will add a much needed supply of reasonably priced homes, built with care in a great location.