

CONCEPT PLAN PROPOSAL

Applicant Information

Name: Habitat for Humanity, Orange County, Inc.
Address: 1829 East Franklin Street Suite 1200B
City: Chapel Hill State: NC Zip: 27514
Phone (Work): 919-932-4567 FAX: 919-932-9325 E-Mail: warren@mitchellwestendorf.com

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

Name: Habitat for Humanity, Orange County, Inc Phone 919-932-7077
Address: 1829 East Franklin Street Suite 1200B
City: Chapel Hill State: NC Zip: 27514

Development Information

Name of Development: Sunrise Road Subdivision
Tax Map: 7 Block: 17 Lot(s): 22 Parcel ID #: 9890-06-5926
Address/Location: Sunrise Road, east side between I-40 and Sweeten Creek
Existing Zoning: R2 New Zoning District if Rezoning Proposed NA
Proposed Size of Development (Acres / Square Feet): 17.18 ac / 748,360 sf
Permitted / Proposed Floor Area (Square Feet): 53,877 sf / +/- 60,000 sf
Minimum # Parking Spaces Required: 100 spaces #Proposed 111 spaces
Proposed Number of Dwelling Units: 50 # Units per Acre 2.9
Existing / Proposed Impervious Surface Area (Square Feet): none / 184,445sf (4.23ac)
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:  Date: July 2, 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.



July 01, 2004

Town of Chapel Hill
306 North Columbia Street
Chapel Hill, NC 27516

STATEMENT OF COMPLIANCE
Habitat for Humanity Orange County, Inc.
Sunrise Road Subdivision

The Concept Plan being submitted for Sunrise Road Subdivision complies with the Town's Design Guidelines and the latest edition of the Development Ordinance. The plan proposes 50 homes on 17.18 acres. The mix of homes will consist of 14 single-family homes, 6 duplexes (12 units) and 8 triplexes (24 units). The current zoning is R-2 which allows a minimum lot size of 10,000 square feet. The maximum density allowed on this property based on zoning is 68 units (4 per acre). Setbacks in this zoning district are 11 feet side and rear. Minimum front setback is 26 feet. Maximum FAR (floor area ratio) is .093. Land located inside the RCD can be used to compute the allowable Floor Area using different FAR's for each of the 3 zones within the RCD. The total Floor Area is computed as follows

Parcel area not in RCD = 10.98 ac (FAR: .093)
Stream Side Zone = 2.73 ac (FAR: .01)
Managed Use Zone = 1.84 ac (FAR: .019)
Upland Zone = 1.65 ac (FAR: .093)

$$\begin{aligned} \text{Allowable Floor Area} &= (10.98 \text{ ac} \times .093) + (2.73 \text{ ac} \times .01) + (1.84 \text{ ac} \times .019) + (1.65 \text{ ac} \times .093) \\ &= 53,877 \text{ sf} \end{aligned}$$

Habitat specified that homes in this neighborhood will be a mix of single family, duplexes, and triplexes. The size of the homes will be a typical size of 1100 to 1300 square feet whether in a triplex, duplex or single family. This project will be submitted as a special use permit to allow triplex structures and the minimum lot size of 3100 square feet. A request for additional Floor Area will be made at the time of application. Approximately 12% additional Floor Area is required to build 50 homes with an average size of 1200 square feet.

The proposed street section meets Town engineering standards. The street will have some parallel parking. These spaces will adhere to the Town's requirements for parallel parking. A portion of the parking needs will be met with small parking lots placed to limit the distance each homeowner must walk from the car to their home. A 5' concrete sidewalk is being provided on both sides of the street adjacent to all homes in the subdivision. Public water and sewer will be provided to each lot in compliance with OWASA's public utility extension policy. All stormwater controls will be designed to meet Town engineering standards. Stormwater quality regulations will be met using bio-retention basins placed appropriately to catch all Stormwater draining off developed areas.



**Habitat for Humanity Orange County
Developer's Program
Concept Plan Review
July 2, 2004**

Habitat for Humanity of Orange County (HHOC) proposes to build an attractive, highly livable affordable housing subdivision that will provide home ownership for local Orange County residents who could not otherwise afford to purchase a home in Chapel Hill. The 17 acre site is located in a very desirable area within the urban services boundaries of Chapel Hill. It enjoys easy access to many areas of Chapel Hill and Carrboro including major employment centers such as the university, and is located close to East Chapel Hill High School, Cedar Falls Park, and the Timberline shopping center. The proposed subdivision will include a mix of 14 detached single family homes, eight "triplexes" and six "duplexes" for a total of 50 dwelling units. More than two parking spaces are provided per dwelling through a combination of on street and off street parking. The design also provides generous space for both active and passive recreation.

HHOC plans to work in collaboration with Orange Community Housing and Land Trust (OCHLT), who will develop a to-be-determined number of the attached units for sale to buyers earning up to 80% of the area median income. Since Habitat home buyers typically earn between 25% and 50% of the area median income, this partnership with OCHLT will result in a more economically diverse neighborhood than if Habitat were the sole home builder. Habitat will construct its homes using our typical combination of volunteer and subcontracted labor. Volunteers include the future homebuyers, who contribute at least 325 hours of "sweat equity" prior to purchasing their homes.

The development of the Sunrise Road property into a neighborhood of affordable homes conforms to the goals and objectives set by the HHOC Board in its long-range plan adopted in August 2001. This plan calls for acquiring land in 2002-2003 in the OWASA service area and the Chapel Hill-Carrboro school district in order to serve our applicant households, over 60% of whom currently live and/or work in Chapel Hill-Carrboro. HHOC recently approved 13 applicants (out of a pool of over 70) who will purchase Habitat homes over the next 12-18 months. All of the applicants approved work in Chapel Hill or Carrboro, and desire to live close to their employment. We anticipate that this trend in our applicant pool will continue, and that the majority of our applicants will continue to live and work in Chapel Hill and Carrboro.

The development of this property as an affordable housing neighborhood also conforms to the Town Of Chapel Hill's Comprehensive plan. The Goal of the Comprehensive Plan on Housing is to "increase the availability of well-designed, affordable, safe, and sanitary housing for all citizens of Chapel Hill." The Objectives of this section of the Comprehensive Plan include 'Housing Availability', 'Housing Quality', and 'Housing Variety'. This project will clearly further the overall goal as well as the individual objectives as outlined below:

Housing Availability: *Increase the availability of quality housing affordable to all citizens who live and work in Chapel Hill.*

- This project will add 50 units to the Town's pool of affordable homes. All of the units will be affordable for at least 99 years to households earning at or below 80% of the area median income. All will be built to high standards of quality and energy efficiency.

Housing Quality: *Require all housing developments to meet applicable local, state and federal standards and guidelines, including design quality, safety, health, and energy efficiency.*

- HHOC and OCHLT will comply with all applicable local, state and federal standards and guidelines in the construction of its homes.
- Both HHOC and Orange Community Housing and Land Trust participate currently in the Star Home/Systems Vision Program and construct their homes according to the System Vision requirements for energy efficiency.
- HHOC incorporates universal design features in all of its homes, including the option of a step less entryway for all of our homes. We will build fully accessible homes adapted for the particular needs of any household with special needs.

Housing Variety: *Establish policies, regulations, incentives and programs to promote the availability of a full range of housing types, densities, costs and tenancy options in Chapel Hill, both within new developments and existing neighborhoods.*

- The project will contribute to a mix of uses, housing types and density in the Sunrise Road community, which is already a fairly diverse community in all of those aspects. The community currently includes expensive single family homes; the Carol Woods retirement community of attached homes and community dining and meeting facilities and health and child care centers; more modest single family homes; East Chapel Hill High School; and a small commercial center.

In outlining strategies and actions to increase the supply of affordable housing in Chapel Hill Section 7A of the Comprehensive Plan States: *“the provision of housing at a cost affordable to all of Chapel Hill’s residents is a major priority for the Town.”*

- **Strategy 7A-1** states that *“the Town will need to work with public agencies, private enterprises, and non-profit organizations to create housing opportunities for households of all income levels.”* This project represents a clear opportunity for the Town to work with two experienced non-profit housing providers to create affordable home ownership for a broad range of income levels.
- **Strategy 7A-1** also states that *“affordable housing initiatives should address the need to assist residents of publicly assisted housing in making the transition to permanent housing and self-sufficiency.”* HHOC has actively recruited public housing residents as applicants, and has successfully worked with public housing residents to overcome the barriers to homeownership. HHOC will continue its efforts to move families out of public housing and into homes of their own in this proposed new affordable housing development.
- **Strategy 7A-2** calls for providing *“incentives for housing providers to develop affordable housing.”* Strategy 7A-2 further states, *“Innovative techniques should be explored and encouraged.”* These techniques include *“clustering, zero lot line development, small single-family or “cottage” housing and modular construction.”* The proposed subdivision takes advantage of clustering and zero lot line techniques in order to respect the environmentally sensitive portions of the property.

Habitat purchased the 17 acre tract in February 2002 with financial assistance from Orange County through its Housing Trust Fund and the Town of Chapel Hill through its Housing Trust Fund, in addition to \$100,000 HHOC raised in private donations. HHOC's Board created an Ad Hoc Committee in early 2003 to meet with and receive input from neighboring residents of the property. This Ad Hoc Committee met on January 28, 2003 with adjacent property owners, on February 12, 2003 with residents of Chandlers' Green, and on March 10, 2003 with residents who live along and off of Sunrise Road. At these initial meetings, the groups with whom HHOC's Ad Hoc Committee met expressed a very strong opposition to any rental housing being built on the property, and to any change in the current zoning of the property. HHOC's Board subsequently adopted principles for the development of the property that included the following statement: "the 17 acre Sunrise Road property shall include no more than 68 homes" (the maximum number of homes permissible under the current zoning) "to be built and sold as owner-occupied homes. The design is to encompass architectural variety to allow the best opportunities to create housing for homeowners of mixed income levels, and to create visual interest and harmony." Shortly thereafter, the Mayor appointed a Mayor's Committee to study the site, and engage in conversation with Habitat representatives and neighbors of the property. The Committee set forth 17 suggested goals/principles that it considered desirable for Habitat to consider in preparing development plans. The 17 goals were adopted by the full Council on May 12, 2003, and were endorsed by both HHOC and neighboring property owners.

One of the 17 recommendations adopted by the Council was for Habitat "to sponsor a workshop, involving neighbors of this property, to consider possible designs for the use of this property prior to preparation and submittal of a Concept Plan." On October 4, 2003, Habitat sponsored a design charrette for the property that was facilitated by Dr. David Godschalk of UNC's Department of City and Regional Planning. Over 60 individuals participated in the charrette, half of whom were residents of the Sunrise Road community. A team of local architects, planners, and designers who are donating their time and expertise, used the results of the design charrette to produce several concept drawings that were presented at a public meeting in early March 2004.

Following the public presentation of the design concepts, which concluded the charrette process begun in October, the Habitat Sunrise Road Site Committee, Habitat Board of Directors, and the design team prepared a concept plan to be submitted to the Town of Chapel Hill. Prior to submitting the concept plan to the Town of Chapel Hill, Habitat representatives met with representatives of the neighbors of the property to present the plan and answer questions. This meeting took place on June 16, 2004.

