

# Stanat's Place

Capkov Ventures Inc.  
Public Information Meeting  
1-24-22

PIN: 9880028073

Address: 2516 Homestead Rd.  
Chapel Hill NC 27516

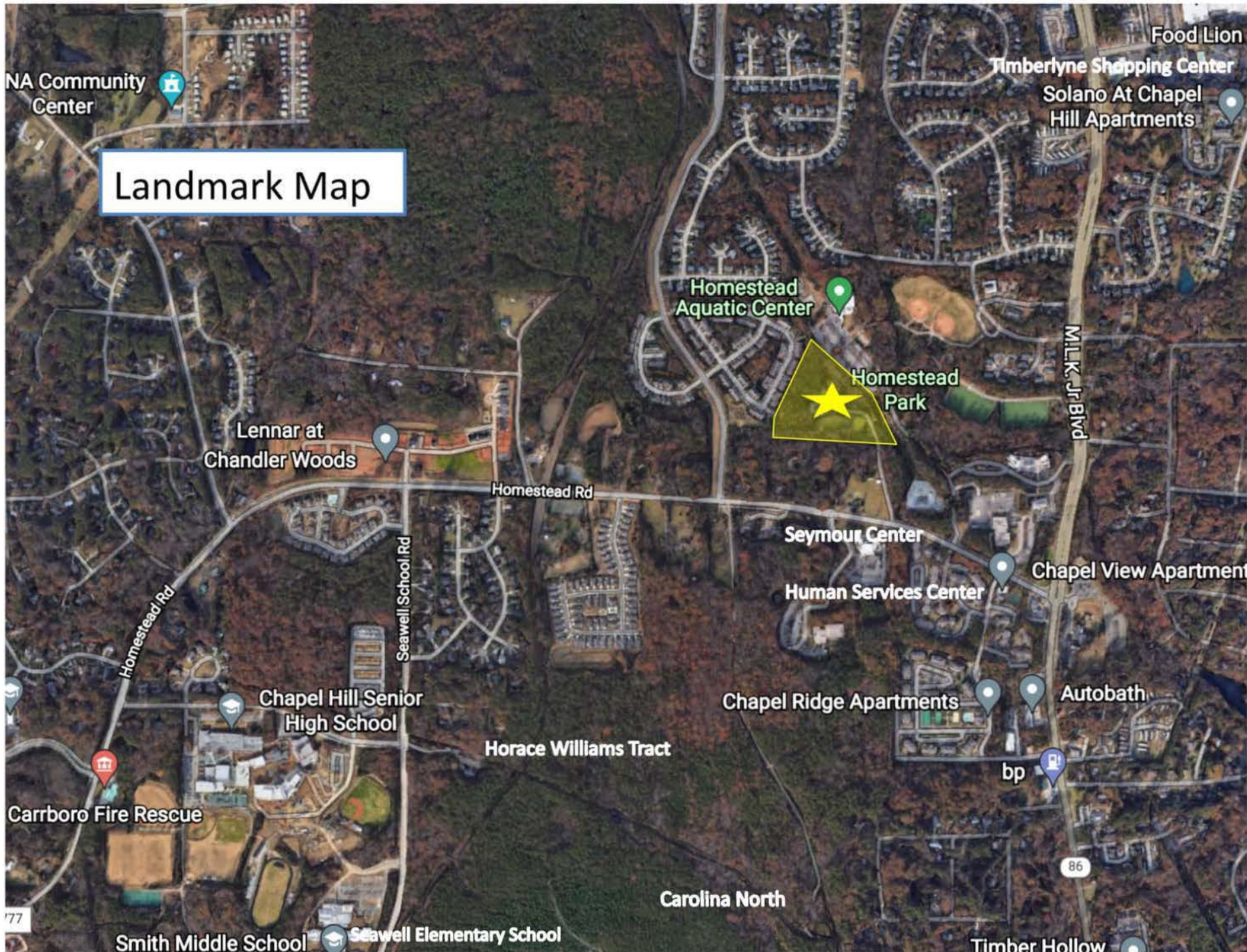
Existing Zoning: R-2  
Proposed Zoning: R-5-CZD

Proposed 47 Townhomes

Gross Land Area: 8.979 Acres

Net Land Area: 8.163 Acres





Landmark Map

NA Community Center

Food Lion  
Timberlyne Shopping Center  
Solano At Chapel Hill Apartments

Homestead Aquatic Center

Homestead Park

Lennar at Chandler Woods

Homestead Rd

MILK, JR BLVD

Seymour Center

Chapel View Apartment

Human Services Center

Chapel Hill Senior High School

Chapel Ridge Apartments

Autobath

bp

Horace Williams Tract

Carrboro Fire Rescue

Carolina North

86

77

Smith Middle School

Seawell Elementary School

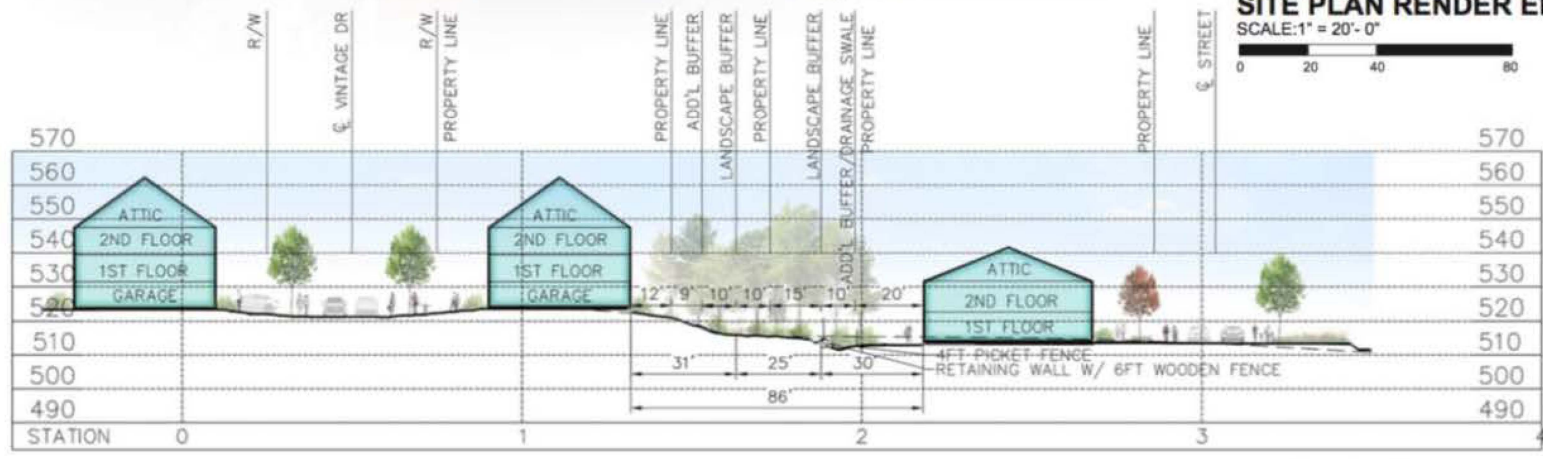
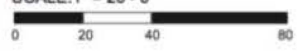
Timber Hollow

# Stanat's Place Site Plan

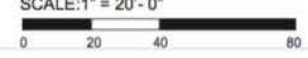




**SITE PLAN RENDER ENLARGEMENT**  
SCALE: 1" = 20'-0"



**SITE SECTION**  
SCALE: 1" = 20'-0"



## *Interior Perspective*



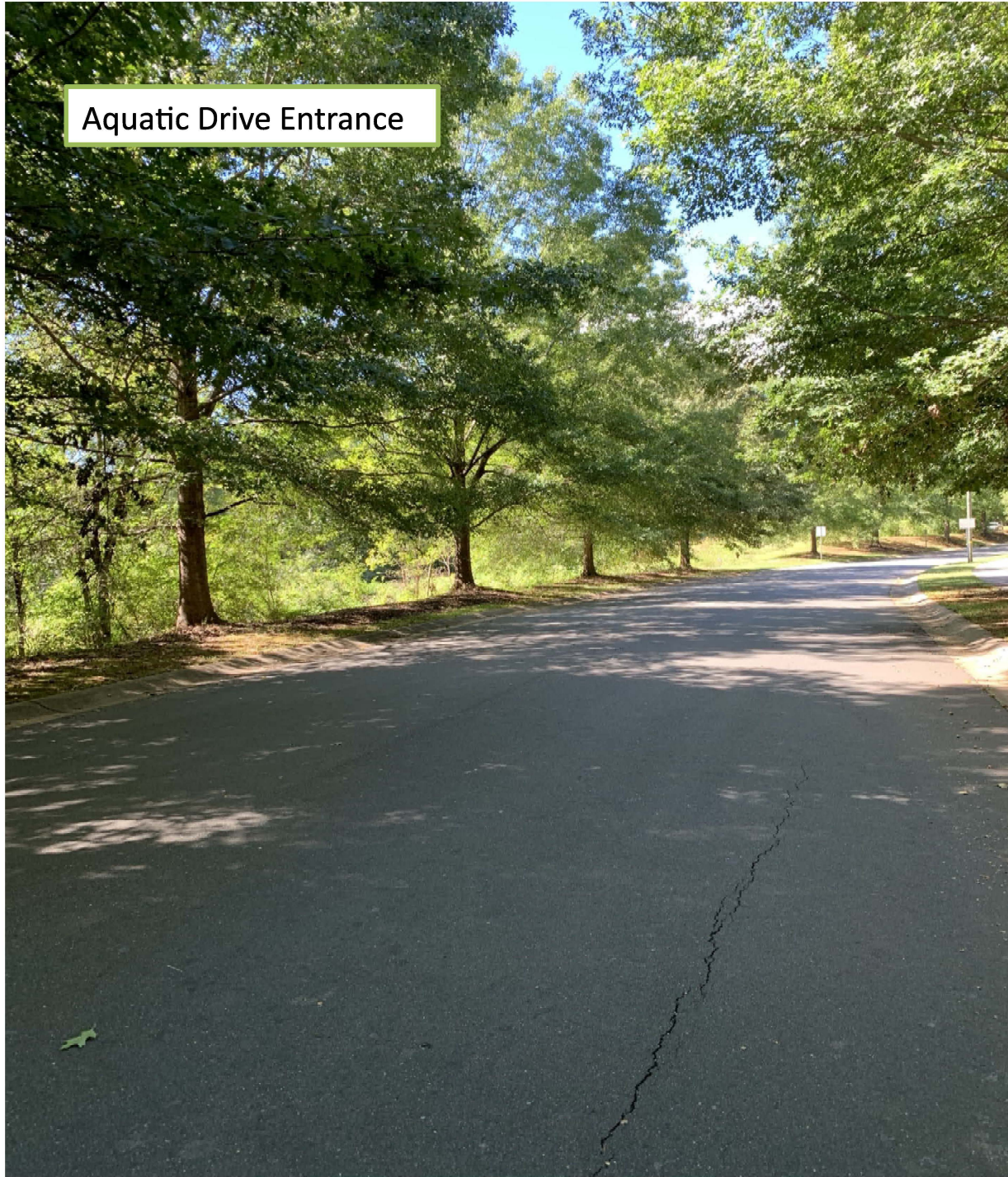
## Interior Perspective



Cabernet Drive Entrance



Aquatic Drive Entrance





1. Central Green w/turf grass
2. Heritage Tree on small hill, eg: Evergreen Oak
3. Chapel Hill Stone retaining/seat wall
4. Planting area with ground cover or textured grass, like "no mow" fescue
5. Benches
6. Gathering space 1: children's play structure with benches and picnic tables
7. Gathering space 2: "readers garden" with benches, little free library, bird house, mulch surface
8. 7' tree planting strip
9. 5' sidewalk
10. Chapel Hill Flagstone pad

## Stanat's Place

Central Park Concept

Prepared by: Brian Peterson, AIA  
 Urban Designer, T.O.C.H  
 10.26.21

# Greenway Trail Connection

Chapel Hill Greenway Master Plan Update 2012 | Strategic Planning

## HORACE WILLIAMS TRAIL

A spur of the Norfolk Southern Railroad leaves the main rail line near Hillsborough and trends southeast to Chapel Hill. The line serves the needs of the University of North Carolina co-generation plant and extends over 4.1 miles along this potential greenway.

- 1** Millhouse Road to Eubanks Road  
The trail would begin at Millhouse Road just south of I-40 and continue through the Town's Operations Center and northern park and ride lot to Eubanks Road.

### Resource Protection

The Town controls almost all of the land in this section. Only one parcel is currently missing. The Town can likely preserve a trail corridor on that tract when the property is developed in the future. The Town should be prepared to act swiftly to preserve the rail corridor in the event that the railroad should abandon the line.

### Potential for Trail Development

The physical limitations of trail development in this section are few. An important connection could be made from the Horace Williams Trail to the Old Field Trail.

### Summary of Constraints for Potential Trail Development

- One parcel of land is in private ownership.
- It would be necessary to build a portion of the trail on the existing park and ride lot property.
- It would be necessary to negotiate a crossing access with the Norfolk Southern Railroad to allow trail access to Millhouse Road.

### Greenways

- Paved
- Unpaved
- - - Proposed Paved
- - - Proposed Unpaved
- Planned

### Bike Facilities

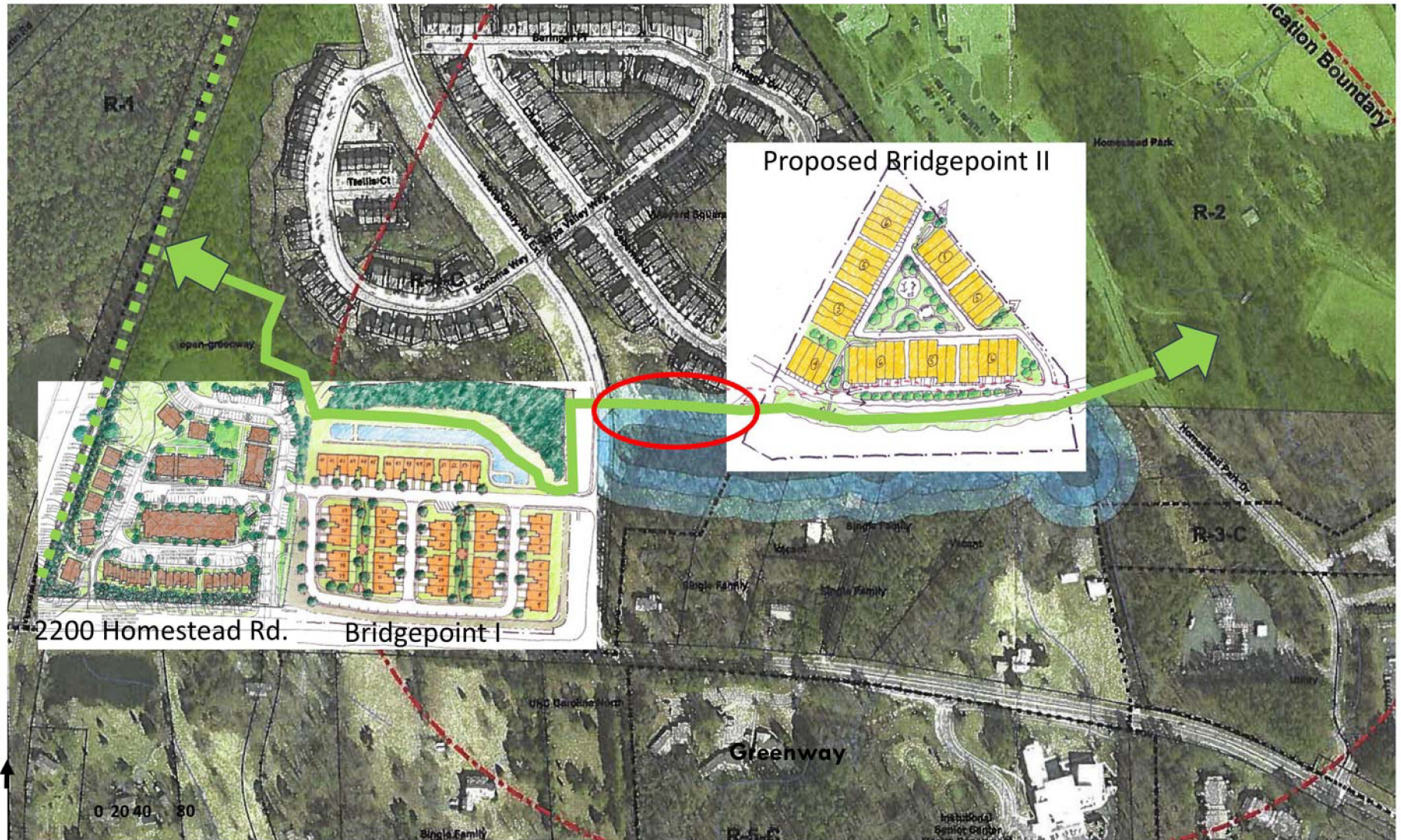
- Bike Lane
- Wide Shoulder/Wide Outside Lane
- - - Proposed Facility
- - - Proposed Campus to Campus Connector

- Sidewalk
- Stream
- Railroad
- Town Property
- Park
- Open Space
- School
- UNC Property
- Parcel
- Town Limits
- Carrboro Limits



MAP 4.4 - HORACE WILLIAMS TRAIL

# Greenway Trail Connection



Proposed Greenway Connection-2200 Homestead Rd/Bridgepoint I/Bridgepoint 2

# Sidewalk Connections



## **Advantages to Connectivity of Local Streets**

1. Reduces overall Town wide congestion.
2. Provides the pathway and connection for non-vehicular pedestrian connections for bike riders, walkers, and joggers.
3. Allows quicker response times for police, fire, and emergency service vehicles like ambulances. This is particularly important in this case as Homestead Park has only one entrance.
4. Volumes of data that show that connectivity reduce overall accident rates.
5. Results in greater usage of park facilities and exercise.
6. Provides alternative routes when road blockages occur. Such blockages are frequently related to trees and power lines coming down in heavy weather events, automobile accidents, utility repairs and road work.