

A RESOLUTION ENDORSING GOALS AND PRINCIPLES FOR DEVELOPMENT OF PROPERTY ON SUNRISE ROAD (2003-05-12/R-4.1)

WHEREAS, the Orange County Chapter of Habitat for Humanity has indicated intent to develop a 17-acre property on Sunrise Road in Chapel Hill, for the purpose of creating affordable housing opportunities; and

WHEREAS, a Mayor's Committee has reviewed the subject site and engaged Habitat representatives and neighbors in discussions about development possibilities; and

WHEREAS, the Mayor's Committee has prepared, for the Council's consideration, a set of "Suggested Goals/Principles" to serve as guidelines as plans for this property are further developed; and

WHEREAS, the Council finds that these goals and principles would be useful guidelines to use and refer to as discussions proceed;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council endorses the "Suggested Goals/Principles" as contained in a May 12, 2003 memorandum from the Mayor's Committee to the Council, for use and consideration by Habitat for Humanity as plans for development of its Sunrise Road property are pursued.

This the 12th day of May, 2003.

SUGGESTED GOALS/PRINCIPLES

We suggest that it would be desirable for Habitat, in preparing development plans for this property, to consider the following goals and principles that, based on our Committee’s work, we believe reflect community interest in the development of this property. We note that these would be guidelines only, to help in the development of specific plans. We are not suggesting that non-compliance with any of these goals would be a basis for denial of an application.

1. Retain present zoning: The present zoning of this property is Residential-2. For a property of this size in this district, development applications can be filed for either subdivision or Special Use Permit that would accommodate most of the possible development scenarios that have been discussed. We suggest that development plans be drawn in a manner that meets the requirements of this zoning district.
2. Compliance with regulations: Plans should be drawn in a manner that would meet all regulations in the Land Use Management Ordinance at the time that an application is considered by the Council. We note that the Council is continuing to monitor and evaluate the new Land Use Management Ordinance, and that there may be adjustments made to the Ordinance in the future. (Please see the attached resolution adopted by the Town Council on January 27,2003, Attachment 6.)
3. Consider Clustering Development: Whatever density and/or intensity is permitted on this site under existing zoning should be clustered so as to take advantage of buildable areas and minimize disturbance to sensitive areas.
4. Consider Developing Housing for Varied Income Levels: Prepare plans, perhaps in cooperation with other agencies, such that the development provides housing opportunities for homeownership for persons of low and moderate income. Various building types and designs would be allowed in the present zoning district under the Land Use Management Ordinance in a manner that would be consistent with the Comprehensive Plan. (Please see Item 3 in Attachment 4 for further discussion of townhouse development on this site.)
5. Provide Recreation Amenities: If a subdivision application is prepared, it is required that land be set aside for recreation; if a Special Use Permit application is prepared, it is required that amenities for active recreation be provided. Regardless of the type of application, plans for development of this site should include active recreational amenities. (Please see Item 6 in Attachment 4 for further discussion of recreation issues.)
6. Consider Public Transit: Plans for development of this property should explicitly consider current and proposed transit routes, and provide reasonable access and sidewalks to public transit locations. If amenities are needed (e.g., a bus shelter), they should be included in the proposal and provided by the applicant.
7. Provide Sidewalks and Pedestrian Paths: Provide adequate pedestrian paths to destinations in all directions from the site, including connection to a future greenway along I-40.

Excerpt from the May 12, 2003 memorandum from the Mayor's Committee to the Council

8. Building and Site Design: Careful attention should be given to site and building design, with sensitivity to the environment. Development should avoid the power line and Resource Conservation District corridors and result in buildings that are attractive.
9. Minimize Impacts on RCD for Road Construction: Design the street network and utility systems so as to cross the Resource Conservation District in the least disruptive locations, and with the fewest possible crossings.
10. Possible Development Partners: Partnerships with other nonprofit organizations may enhance the variety of housing opportunities that are developed on this site. It is expected that all housing built on this site will be affordable to individuals and families with income below 80% of the area median income.
11. Develop Designs that Promote Inclusion: Seek designs that will promote interaction between this proposed development and surrounding areas; avoid designs that would serve to isolate residents of this proposed development. (Please see Item 1 in Attachment 4 for further discussion of surrounding area.)
12. Provide Corridor for I-40 Greenway: Chapel Hill's Greenways Plan contemplates a trail along the south side of Interstate 40. This proposal should provide easements along the portion of that trail that will cross this property.
13. Study Sunrise Road Access: Study the Sunrise Road corridor to select an access point for this development that addresses sight-distance concerns for ingress and egress.
14. Consider How Best to Provide Sewer Service: Seek designs that minimize RCD disruption and allow for future extension of utilities to nearby properties.
15. High-Voltage Power Line: Prepare designs that minimize proximity of dwellings to the power line corridor.
16. Consider Stub-outs: Review adjacent development patterns, existing and potential, to determine if it is desirable/feasible to stub-out streets at the edges of this property, for possible future extension.
17. Future Workshop: It would be desirable for Habitat to sponsor a workshop, involving neighbors of this property, to consider possible designs for use of this property prior to preparation and submittal of a Concept Plan.