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MEMORANDUM

ATTACHMENT 9

TO: Mayor and Town Council

FROM: W. Calvin Horton, Town Manager

SUBJECT: May 16, 2005 Public Hearing: Agenda Item #4 – Concept Plan: Chapel Watch Village.

DATE: May 16, 2005

This cover memorandum includes additional information associated with the Concept Plan for Chapel Watch Village:

1. Community Design Commission Concept Plan Summary Comments from February 16, 2005.

**SUMMARY OF COMMUNITY DESIGN COMMISSION
CONCEPT PLAN PROPOSAL**

- Subject:** Chapel Watch Residential Development Concept Plan Proposal
- Meeting Date:** February 16, 2005
- Recommendation:** That the comments from the Commission be forwarded to the applicant and the Town Council.
- Vote:** Unanimous to forward comments and questions by members present: Mark Broadwell, George Cianciolo (Chair), Laura King Moore, Charlotte Newby, Scott Radway

General Comments

1. A citizen stated that compared to the original proposal from 2002/2003 that they were generally pleased with the current plan.
2. Several Community Design Commissioners stated that the current plan is an improvement over the previous plan reviewed by the Commission on September 25, 2002.
3. One Community Design Commission member suggested that the applicant revise the site plans and relocated the units closer to street and thereby creating more of an urban type community. Another Commissioner also supported the concept of pulling units closer to street and eliminating parking in front of the buildings

Access and Circulation

4. A citizen expressed a concern with the proposed street connection to the Larkspur neighborhood. The citizen did not support the proposed full-access vehicular connection between the proposed multi-family development and the single-family Larkspur community.
5. Another citizen noted that there are many children in Larkspur and that the proposed Chapel Watch Village project will create unnecessary traffic in the Larkspur neighborhood.
6. Several citizens recommended that the connection between Larkspur and the proposed Chapel Watch Village development be limited to emergency/pedestrian access.
7. One Community Design Commissioner expressed a concern about pedestrians' ability to safely cross Eubanks Road between the proposed Chapel Watch project and the Eubanks Road Park and Ride Lot.

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8. A Commission member suggested a north/south pedestrian corridor along the central main street. Another Commission member recommended that the revised plans include sidewalks on both sides of the main street and a speed table/crosswalk just north of the Larkspur neighborhood.
9. A pedestrian connection between Eubanks Road and the northeast corner of the site was recommended by a Commissioner.

Density and Buffers

10. In light of the high apartment vacancy rate in Chapel Hill, one citizen recommended that the applicant change the proposal to single family development.
11. A Community Design Commissioner recommended that the applicant provide a wider buffer area between the proposed two-story buildings near the southern property line and the adjacent Northwood and Larkspur neighborhoods.

Lighting

12. Noting that the Northwood development did not have streetlights, a citizen expressed concern with potential light pollution generated by future street lights in Chapel Watch. The citizen recommended that the proposed development include a lighting plan to address this concern.

Noise

13. A citizen expressed concern with the potential for increased noise associated with tree removal. One Commissioner recommended that the applicant measure existing noise levels and address the citizen's concerns with the potential for increased noise after clearing.

Prepared by: George Cianciolo, Chair
 Gene Poveromo, Staff

MEMORANDUM

TO: Mayor and Council

FROM: W. Calvin Horton, Town Manager

SUBJECT: Public Hearing Concept Plan: Chapel Watch Village – Residential Development

DATE: May 16, 2005

Tonight the Council considers a Concept Plan for the Chapel Watch Village – Residential Development, proposed on Eubanks Road, north of the Larkspur Subdivision.

The development proposal includes 120 multi-family dwelling units, including 168,000 square feet of floor area. A total of 201 parking spaces, including 90 garage parking spaces, are proposed. The site is located in the Residential-1 (R-1), Residential-2 (R-2), and Mixed Use Office/Institutional-1 (MU-OI-1) zoning districts. In accordance with the Land Use Management Ordinance, there has been no staff review of this Concept Plan.

CHAPEL WATCH VILLAGE – ACTIVE SPECIAL USE PERMIT APPLICATION

March 17, 2003 the Town Council reviewed a Concept Plan for Chapel Watch Village. On May 5, 2003 the Town received and accepted a Special Use Permit for the Chapel Watch Village project. Earlier this year the applicant informed staff about proposed changes to the plan and a desire to return to the Concept Plan Review process.

Tonight’s review of the Chapel Watch Village Concept Plan is unusual because 1) this is the second time the Council will review a Concept Plan for this project; and 2) there is an active Special Use Permit application for Chapel Watch Village on file with the Town.

Because there is an active Special Use Permit application on file for this project, tonight’s Concept Plan Review discussion by the Council is quasi-judicial in nature.

We recommend that the Council review this Concept Plan, receive comments from the Community Design Commission and citizens, and adopt a resolution transmitting comments to the applicant.

The attached memorandum for the Concept Plan proposal includes background information on the Concept Plan process, the applicant’s materials, and additional related information.

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CONCEPT PLAN PROPOSAL

TO: W. Calvin Horton, Town Manager
FROM: Roger S. Waldon, Planning Director
SUBJECT: Concept Plan: Chapel Watch Village – Residential Development
DATE: May 16, 2005

INTRODUCTION

Attached is a proposal for Concept Plan review. The applicant's proposal includes 120 multi-family dwelling units, including 168,000 square feet of floor area. A total of 201 parking spaces, including 90 garage parking spaces, are proposed. The site is located on Eubanks Road, north of the Larkspur Subdivision, in the Residential-1 (R-1), Residential-2 (R-2), and Mixed Use Office/Institutional-1 (MU-OI-1) zoning districts.

PROCEDURAL BACKGROUND

On January 27, 2003, the Council enacted a Land Use Management Ordinance requiring that the Council conduct a Concept Plan Review for proposed development meeting specific land or floor area thresholds. Applications (other than in Town Center) meeting any of the minimum thresholds as shown below require Town Council review in addition to the Community Design Commission review:

Characteristic	Threshold Triggering Council Review
Land Area	5 acre
Floor Area	100,000 square feet
# of Dwelling Units	50 dwelling units

The Council has the opportunity tonight to hear this applicant's presentation, receive a set of comments from the Community Design Commission, hear public comment, and offer suggestions to the applicant for consideration as further plans are drawn. At the conclusion of the evening's discussion, we recommend that the Council adopt a resolution (attached) transmitting comments to the applicant.

An excerpt for the Land Use Management Ordinance with a description of the process for Concept Plans is attached.

The Concept Plan review process does not involve staff evaluation of the proposal. Review of the Concept Plan submitted is conducted by the Community Design Commission and, in some instances, Town Council, as noted above.

BACKGROUND

- September 25, 2002 Community Design Commission reviews the Chapel Watch Village Concept Plan proposal. The conceptual plan for the 35-acre site proposes 354 multi-family dwelling units, including 401,848 square feet of floor area. A total of 603 parking spaces are proposed. (Attachment 5: CDC Summary Comments).
- March 17, 2003 Town Council reviews the Chapel Watch Village Concept Plan proposal. The revised proposal includes 306 multi-family dwelling units, 373,123 square feet of floor area and 534 parking spaces. (Attachment 4: Council Summary Minutes).
- May 20, 2003 Town receives an application for a Zoning Atlas Amendment to rezone the Chapel Watch Village site from Residential-1 (R-1), Residential-2 (R-2), and Mixed-Use Office/Institutional-1 (MU OI-1) to the Residential-5-Conditional (R-5-C) zoning district.
- Submitted concurrently is an application for a Special Use Permit for the Chapel Watch Village residential development. The application includes 282 multi-family dwelling units, 305,067 square feet of floor area and 469 parking spaces.
- January, 2005 The applicant informed staff about proposed changes to the plan and a desire to return to the Concept Plan Review process.
- February 16, 2005 Community Design Commission reviews a revised Concept Plan for the Chapel Watch Village residential development. The proposal includes 120 multi-family dwelling units, 168,000 square feet of floor area and 201 parking spaces, including 90 garage parking spaces.

ELEMENTS OF REVIEW

A Concept Plan is a preliminary step toward preparation of a formal development plan and application. The Land Use Management Ordinance states that design and construction of site elements should include:

- Appropriate descriptions and explanations of the relationships and balances among site elements;

- The relationship of the development to natural features, neighboring developments, and undeveloped land;
- Access and circulation systems;
- Retention of natural vegetation, minimal alteration of natural topography, mitigation of erosion and sedimentation, mitigation of stormwater drainage and flooding;
- Arrangement and orientation of buildings and amenities in relation to each other and to neighboring developments and streets;
- Landscaping, preservation or enhancements of vistas, and
- Mitigation of traffic impacts.

The Town Council and Community Design Commission, in examining development applications, are to consider the various aspects of design, with special emphasis on whether the proposed development is consistent with the Town's Design Guidelines, and the Goals and Objectives of the Town's Comprehensive Plan. A work sheet for review of Concept Plans is attached for the Council's use with this memorandum (Attachment 2).

Tonight's Concept Plan was reviewed by the Community Design Commission on February 16, 2005. A copy of the Commission's comments from the February 16, 2005 meeting will be distributed as soon as they are available.

DESCRIPTION OF THE APPLICATION

This Concept Plan application proposal for a multi-family development is located on a 35.0-acre site on the south side of Eubanks Road, between the Northwood neighborhood and the University Branch Southern Railroad. The United Parcel Service facility and the Town of Chapel Hill's Eubanks Road Park and Ride Lot are both located north of the proposed site, and the Larkspur Subdivision is located immediately south of the site. The development proposal includes 120 multi-family dwelling units, including 168,000 square feet of floor area. A total of 201 parking spaces, including 90 garage parking spaces, are proposed.

The Land Use Plan, a component of the Comprehensive Plan, identifies this site as medium density residential (4-8 units per acre). The Land Use Plan also identifies this site as a potential future school site. The site is located in the Residential-1 (R-1), Residential-2 (R-2), and Mixed Use Office/Institutional-1 (MU-OI-1) zoning districts. The property is located outside the Town limits but within the Town Urban Service Area. The property is located in Orange County and is identified as Chapel Hill Township Tax Map 18, Lots 15, 16 and 16A.

The Concept Plan before the Council tonight differs from previous plans proposed by the applicant. Some of those differences are noted in the table below.

10/15/03 JOINT P.H
W CC ZBA

(03)

	9/25/2002 Concept Plan (CDC Review)	3/17/2003 Concept Plan (Council Review)	5/20/2003 Special Use Permit Application	Tonight's Plan (Reviewed by CDC on 02/16/2005)
Acreage	35 acres	35 acres	35 acres	35 acres
No. Units	354	306	282	120
Floor Area	401,848 sq. ft.	373,123 sq. ft.	305,067 sq. ft.	168,000 sq. ft.
Parking Spaces	603	534	469	201

RECOMMENDATION

We recommend that the Council review this Concept Plan, receive comments from citizens, and adopt a resolution transmitting comments to the applicant.

ATTACHMENTS

1. Excerpt from Land Use Management Ordinance of Concept Plan procedures (p. 6).
2. Worksheet for Concept Plan Review (p. 9).
3. February 16, 2005 Statement from Citizen to Community Design Commission (p. 11)
4. March 17, 2003 Council Summary Minutes Concept Plan Review Chapel Watch Village (p. 12).
5. September 25, 2002 Community Design Commission Concept Plan Summary Comments (p. 19).
6. Concept Plan application materials (p. 22).
7. Area Map (p. 29).
8. Reduced Plans (p. 30).

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A RESOLUTION TRANSMITTING COUNCIL COMMENTS ON A CONCEPT PLAN FOR THE CHAPEL WATCH VILLAGE – RESIDENTIAL DEVELOPMENT (2005-05-16/R-1)

WHEREAS, a Concept Plan has been submitted for review by the Council of the Town of Chapel Hill, for the Chapel Watch Village – Residential Development; and

WHEREAS, the Council has heard presentations for the applicant, and citizens; and

WHEREAS, the Council has discussed the proposal, with Council members offering reactions and suggestions;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council transmits comments to the applicant regarding this proposal, as expressed by Council members during discussions on May 16, 2005, and reflected in minutes of that meeting.

This the 16th day of May, 2005.



4.3 Concept Plan Review

Purpose Statement: *It is the intent of the Site Analysis Data and Conceptual Development Plan process to provide an opportunity for the Town Council, Town Manager, the Community Design Commission and citizens to review and evaluate the impact of a major development proposal on the character of the area in which it is proposed to be located. This process is intended to take into consideration the general form of the land before and after development as well as the spatial relationships of the proposed structures, open spaces, landscaped areas, and general access and circulation patterns as they relate to the proposed development and the surrounding area.*

4.3.1 Applicability

(a) Proposals Subject to Review by Community Design Commission

This Section applies to any:

- (1) Special Use Permit or a Special Use Permit Modification; or
- (2) Master Land Use Plan or a Master Land Use Plan Modification; or
- (3) Major Subdivisions.

(b) Proposals Subject to Additional Review by Town Council

- (1) An application that meets any of the minimum thresholds established in subsections (1) or (2), below, shall require Town Council review as provided in Section 4.3.2, below, in addition to Community Design Commission review:

Thresholds (minimum)	TC-1, TC-2 Zoning Districts	All Other Zoning Districts
Land Area	15,000 square feet	5 acres
Floor Area	20,000 square feet	100,000 square feet
Dwelling Units	35 dwelling units	50 dwelling units

- (2) If an application does not meet the thresholds established in subsection (1), above, the applicant may request review by the Town Council. The Town Council may determine to review the application, or it may decline to review the application. Such request shall be filed at least fifteen (15) days in advance of a regular meeting of the Town Council. The Town Council's determination shall be rendered at its next regular meeting after receiving a complete request for Town Council review.

4.3.2 Procedures

(a) *Application Submittal Requirements*

Applications for Site Analysis Data and Conceptual Development Plan review shall be filed with the Town Manager. The Town Manager shall prescribe the form(s) on which information shall be submitted. Forms shall include the name and address of the applicant, the name and address of the owner of each zoning lot involved, and the relationship of the applicant and property owner in connection with the plan. If the applicant or property owner is an entity other than an individual, the plans shall also include detailed information regarding the principals of the entity. Forms shall include the name of the project principals and indicate the project principals development experience. The Town Manager shall prescribe any other material that may reasonably be required to determine compliance with this Chapter and relationship to the Town's Comprehensive Plan with sufficient copies for necessary referrals and records.

No application shall be accepted by the Town Manager unless it complies with such submittal requirements. Applications that are not complete shall be returned forthwith to the applicant, with a notation of the deficiencies in the applications

(b) *Time Frame for Action on Concept Plans*

Upon receipt of a complete Concept Plan, the Town Manager shall forward all information submitted by the applicant for review by the Community Design Commission within thirty (30) days.

(c) *Aspects of Review*

The Town Council and Community Design Commission, in examining development applications, are to consider the various aspects of design, with special emphasis on whether the proposed development is consistent with the Town's Design Guidelines and the Goals and Objectives of the Town's Comprehensive Plan.

(d) *Community Design Commission Review*

- (1) The Community Design Commission shall review the application and shall submit its written recommendation to the applicant and Town Council, if applicable.
- (2) The Community Design Commission shall consider public comments and shall base its recommendation on its determination of whether or not the application conforms to applicable provisions of this Chapter.
- (3) The Community Design Commission shall provide its recommendations to the applicant within thirty-five (35) days of the meeting at which a complete application is considered, or within such further time consented to in writing

by the applicant or by Town Council resolution. If the Community Design Commission fails to prepare its recommendation to the applicant within this time limit, or extensions thereof, that agency shall be deemed to recommend the application without conditions.

(e) Town Council Review

- (1) After receiving the recommendations of the Community Design Commission, the Town Council shall review the application in the same manner as prescribed in subsection (d), above. The Town Council may appoint a subcommittee to review the application. The Mayor shall determine the membership of the subcommittee.
- (2) The Town Council may conduct its review concurrent with the Community Design Commission.
- (3) After considering public comments and the recommendations of the Community Design Commission, the Town Council shall adopt a resolution transmitting its preliminary recommendations to the applicant.

4.3.3 Criteria

The Concept Plan is a preliminary step toward the preparation of a formal development plan. All Concept Plans should demonstrate a high quality of overall site design. The design and construction of site elements should include appropriate descriptions and explanations of the relationship and balance among site elements, the relationship of the development to natural features, neighboring developments and undeveloped land, access and circulation systems, retention of natural vegetation, minimal alteration of natural topography, mitigation of erosion and sedimentation, mitigation of stormwater drainage and flooding, arrangement and orientation of buildings and amenities in relation to each other and to neighboring developments and streets, landscaping, preservation or enhancement of vistas, and mitigation of traffic impacts.

Work Sheet for Review of Concept Plans

Area for Review	Comments on Proposed Concept
<p><u>Comprehensive Plan:</u> Review how this property is designated on Chapel Hill's Land Use Plan. Note designations of surrounding areas.</p>	
<p><u>Review Current Zoning:</u> Check zoning designation for subject property; note what uses are permitted, at what intensities.</p>	
<p><u>Existing Conditions:</u> Review the following:</p> <ul style="list-style-type: none">Topography of siteSteep slopesDrainage patternsStream corridors and RCDPatterns of VegetationSignificant stands of treesExisting structures or improvements	
<p><u>Transportation Systems:</u> Review existing and proposed systems:</p> <ul style="list-style-type: none">Surrounding street networkKey nearby intersectionsPossible points of access to siteBicycle and pedestrian systems in the areaAccess to existing transit routes <p>Review possibilities for connections to all these systems</p>	

Work Sheet for Review of Concept Plans

Area for Review	Comments on Proposed Concept
<p><u>Utilities:</u> Review locations of existing water, sewer, natural gas and electric lines that will need to be extended to serve the site, and the routes for such extension; consider how extensions to subject site might help bring service to nearby areas.</p>	
<p><u>Constraints Particular to Subject Property:</u> Review constraints presented by existing easements, utility lines, natural features.</p>	
<p><u>Development Program:</u> Consider the applicant's proposed development program:</p> <ul style="list-style-type: none">Uses proposedIntensity and density proposedIdentification of development areasIdentification of preservation areasPoints of access for vehicular movementsReview bicycle, pedestrian movementsAccess to public transportationGeneral stormwater management strategies	
<p><u>General:</u> Overall comments about Concept Plan: Key positive areas, key areas needing further attention.</p>	

Dear Design Commissioners,

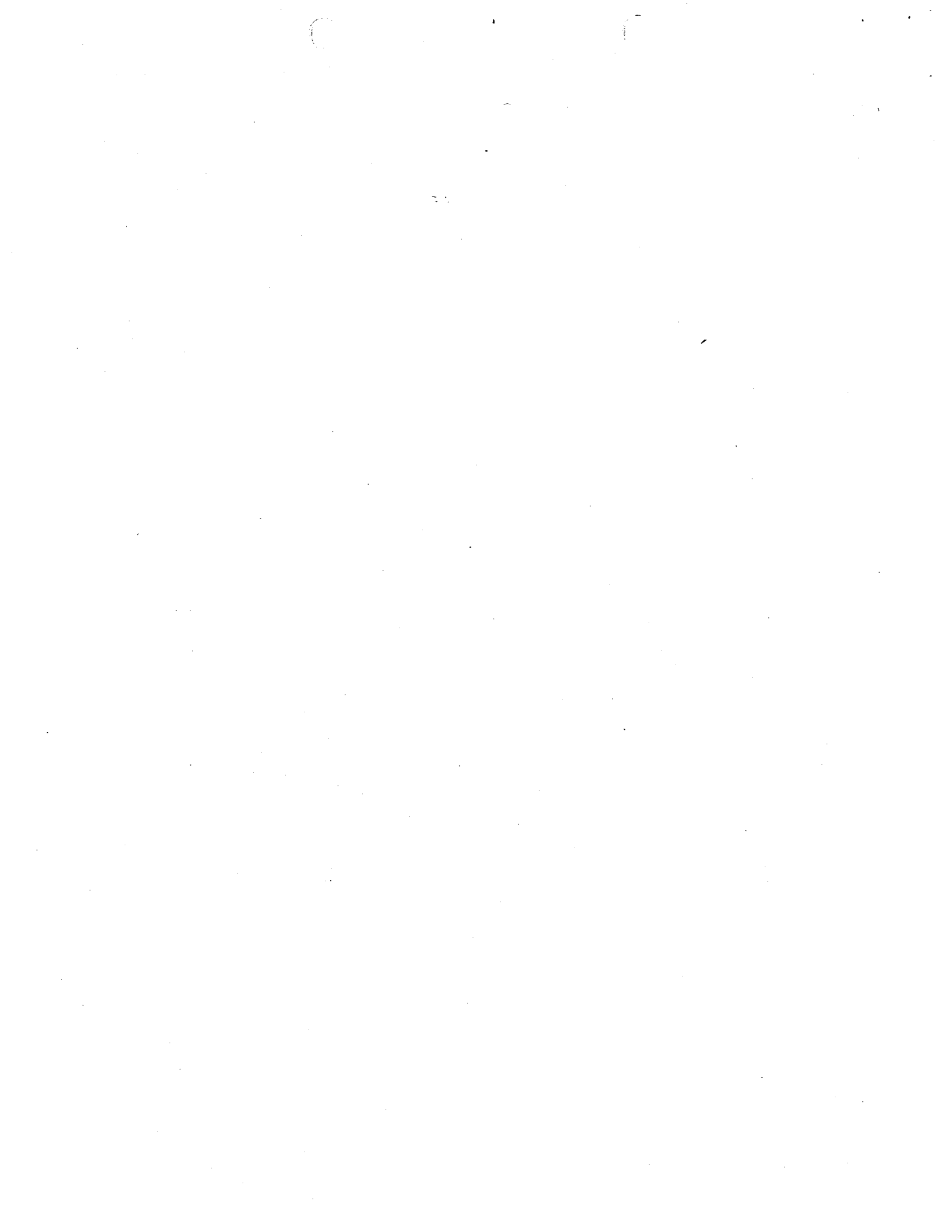
I have come this evening to express my concerns regarding the development of the Buck property. I am in favor of keeping the current zoning for the parcel unchanged. I would like to see the bulk of the property remain as a single family residential development for the following reasons:

1. The Chapel Hill City School System had listed the site on its list of desired future elementary school sites. Due to a lack of funds, the school board can not afford to purchase the property. The school system, as I'm sure you are well aware, is at or over capacity and is desirous of building an additional high school, middle school, and elementary school. Currently, a number of townhouse and subdivision projects are being developed or approved for development. Including, I believe, apartment units downtown. I hope the commission considers the impact which a higher density use of this property would have on school overcrowding coupled with a dearth of funds for expanding the number of schools to accommodate the number of families with school age children who deliberately select Chapel Hill for access to its school system.
2. In the file, it is mentioned that there is a 15% surplus of apartments in the Chapel Hill real estate market. If this is an accurate assessment of the Chapel Hill rental market, should this proposed development be allowed at this time?
3. Apartments can harm adjacent neighborhood property values. As they age and deteriorate, maintenance issues arise which may or may not be addressed leading to a slide in their economic value and harm to adjacent property owners .
4. I would like to see the proposed bus route down Maywood through Larkspur be changed so that the bus remains on Eubanks to Airport Rd. to Weaver Dairy. These roads are wider and better suited for bus travel. Plus, they can access more potential riders by accessing the Northwoods and Parkside neighborhoods as well as Larkspur.
5. If apartments are developed on the Buck property, I would request Maywood not be a through street but have removable emergency barriers installed across it. With the 25 mph speed limit on Weaver Dairy, coupled with the traffic light flow pattern at Airport Rd which is set to allow only one vehicle stopped at the light to go through it before it changes, and the constant presence of traffic police dispensing speeding tickets, all these factors make it in the commuters' best interest to cut through Larkspur to get to 40 as opposed to remaining on Weaver Dairy a larger and wider access road
6. Larkspur has a large number of young children who walk and ride their bikes to the clubhouse field, playground and pool. Sidewalks do not exist on both sides of the street nor are the streets particularly wide. The documents submitted by the Buck developer suggest they are seeking to attract a student population. Young drivers are more likely to speed and drive impaired which puts our neighborhood residents more at risk. Making Maywood a through street only for emergency vehicles would rectify this possible problem
7. Deference should be given to the land use plan as adopted by the city and county. Zoning should not be changed to increase one property owner's personal profit when there has not been a change in circumstance in the surrounding area to warrant it.

Sincerely,

Dorian D'Agati

Dorian D'Agati
104 Butterfield Ct
Chapel Hill NC 27516-3418



**SUMMARY MINUTES OF A PUBLIC HEARING
OF THE CHAPEL HILL TOWN COUNCIL
MONDAY, MARCH 17, 2003 AT 7:00 P.M.**

Mayor Kevin Foy called the meeting to order at 7:00 p.m.

Council members present were Flicka Bateman, Pat Evans, Ed Harrison, Mark Kleinschmidt, Bill Strom, Dorothy Verkerk, Jim Ward., and Edith Wiggins

Staff members present were Town Manager Cal Horton, Assistant Town Managers Sonna Loewenthal and Florentine Miller, Town Attorney Ralph Karpinos, Assistant to the Manager Bill Stockard, Planning Director Roger Waldon, Senior Development Coordinator J. B. Culpepper, Planner Than Austin, and Acting Town Clerk Sandy Cook.

Item 1 - Concept Plan Review: Chapel Watch Village

Mayor Foy pointed out that Council review of concept plans was a new venture that was required by the recently enacted Land Use Management Ordinance (LUMO). Mr. Horton agreed that it was unusual to include Council members in the review process at this early stage. One of the Council's key objectives had been to have public discussion and to give early feedback on applications having certain characteristics, he said. Mr. Horton explained that these characteristics include: more than five acres of land, more than 100,000 square feet of floor area, or 50 or more dwelling units. He pointed out that the Town had intentionally set these triggers to capture all of the larger projects that might have an impact on the community.

Mr. Horton explained that the applicant would present a concept plan that would have the following elements required by LUMO:

- Appropriate descriptions and explanations of the relationship and balance among site elements;
- The relationship of the development to natural features, neighboring developments, and undeveloped land;
- Access and circulation systems;
- Retention of natural vegetation, minimal alteration of natural topography, mitigation of erosion and sedimentation, mitigation of stormwater drainage and flooding;
- Arrangement and orientation of buildings and amenities in relation to each other and to neighboring developments and streets;
- Landscaping, preservation or enhancement of vistas; and
- Mitigation of traffic impacts.

Mr. Horton noted that the Council and the Community Design Commission (CDC) would consider various aspects of design, especially whether the proposed development is

consistent with the Town's Design Guidelines and the goals and objectives of the Comprehensive Plan.

Ms. Culpepper explained that the Chapel Watch Village concept plan application proposed residential development on a 35-acre site on the south side of Eubanks Road, between the Northwood neighborhood and the University Branch Southern Railroad. She noted that the United Parcel Service (UPS) facility and the Eubanks Road Park-and-Ride Lot were located north of the proposed site and the Larkspur Subdivision was immediately south. Ms. Culpepper explained that the proposal was for 306 multi-family dwelling units, including 373,123 square feet of floor area. She said 534 parking spaces were being proposed.

Ms. Culpepper explained that portions of the site had been zoned Residential-1, Residential-2, and Mixed Use Office/Institutional-1 and that portions were restricted by the Resource Conservation District (RCD). The applicant had indicated that they would request a rezoning to Residential-5-Conditional, she said. Ms. Culpepper recommended that the Council review the Concept Plan, receive comments from the CDC and citizens, and adopt a resolution transmitting those comments to the applicant.

Council Member Harrison asked if the "C" of R-5C changed the allowable density. Ms. Culpepper replied that a Conditional Zoning district development can only occur with the approval of a Special Use Permit (SUP). It is linked to the SUP, which the Council would most likely review at the same time as the rezoning request, she said. Council Member Harrison ascertained that the cap would be 15 units per acre, with or without the Conditional designation.

Jack Smyre, of The Design Response, Inc. and representing Gary Buck Building Company, Inc. and State Street Companies, displayed a map showing the location of the proposed project on Eubanks Road. He explained that Chapel Watch Village would be targeted to working couples. It would include one and two bedroom units, Mr. Smyre said. He noted that the unit count might be higher than the LUMO calls for, but it would cause less impact on the surrounding community, because it would not include students or families with school-age children. Mr. Smyre emphasized that the development would be aimed at young professionals and would include a low number of three-bedroom units.

Mr. Smyre displayed slides of the surrounding area and described it as rural in nature. He indicated potential stub-outs into the Larkspur Subdivision and near the UPS facility. A railway easement and Duke Power transmission lines run through the property, he said. He described the topographical and slope constraints, traffic access, and circulation. Mr. Smyre conveyed the applicant's goal of maximizing the views of trees and streams. He explained how buildings would be situated with windows turning toward those views. Mr. Smyre indicated a traffic-calming feature in the middle, which might be a roundabout that would include public art such as a fountain. He showed the location of roadways, the clubhouse, a putting green, tot lots, and the internal sidewalks.

Council Member Harrison asked if there would be enough space for a roundabout. Mr. Smyre replied he thought there would be, emphasizing that he wanted a strong visual element in the middle, which trucks could bump up against without causing damage. Council Member Harrison ascertained from Mr. Horton that the Town does have an engineer qualified to design a roundabout to the State standard.

Mayor Foy asked Mr. Smyre to repeat the location of a similar roundabout that he had mentioned in his presentation. Mr. Smyre said it was at Westminster, just south of Weaver Dairy Road off Airport Road. He was thinking about something at least that large, he said, and with some central feature. Mr. Smyre noted that the concept plan calls for an 80-foot roundabout, curb to curb.

Council Member Wiggins pointed out that the CDC had seen a presentation that was different from the one the Council was seeing tonight. She asked Mr. Smyre to discuss the CDC's comments. Mr. Smyre replied that the CDC recommendation to preserve more trees had been addressed by the LUMO requirement for more RCD buffer. The applicant had also eliminated a building from the plan since the CDC first saw it, he said. With regard to CDC recommendation #3, Mr. Smyre pointed out that the number of units had been reduce from 354 units to 306, thereby reducing density from 9.75 to 8.75.

Mr. Smyre explained that the applicant had added a second tot lot in response to the CDC's request for more active space. They had also eliminated the building that the CDC had questioned in recommendation #6 and had provided more open space around the clubhouse as recommended in #7, he said. Mr. Smyre pointed out that spacing was an intelligent estimate at this point because they had not yet engineered the retention pond. He said the applicant had not provided the stub-out to an adjacent lot as suggested in CDC recommendation #10 because they did not think it was the appropriate thing to do in this location. Regarding recommendation #11, Mr. Smyre said the applicant was not targeting the student market.

David King, of King Properties, questioned the wisdom of building this development at this location. He wondered why the Town would allow it when there is a 15% vacancy rate in the industry. Mr. King argued that Durham had already built areas that were more competitive for young professionals traveling to RTP than Chapel Watch Village would be. Once that development has been built, he said, it would take at least three years to lease it. Mr. King concluded that Chapel Watch was not a good move at this time.

Council Member Verkerk, noting that the concept plan anticipates using the Eubanks Road Park and Ride lot, asked how people would get across Eubanks Road. Mr. Smyre replied that the intent was to put a bus stop on the site so that buses could go into Chapel Watch on Eubanks and out through the Larkspur Subdivision to Weaver Dairy Road and on to Homestead. The applicant hopes to attract couples that go in to the University and out to RTP, he said. Mr. Smyre added that they were concerned about the pedestrian crossing to the Park and Ride lot, and would widen the road on their side if they have to.

Mayor Foy asked Mr. Smyre to elaborate on transportation as it applies to parking. Mr. Smyre explained that the plan had an overall ratio of 1.7 parking spaces per unit. State Street Companies was comfortable with that, he said, noting that 534 spaces is within the Town's range of 10% over minimum.

Council Member Bateman ascertained that the marketing department at State Street Companies had devised the name Chapel Watch. She raised the same concern as Mr. King had about whether the project would saturate the market, but she said it is not in the Council's purview to question the wisdom of the applicant's investments. Council Member Bateman expressed disappointment over the request to raise the zoning. She pointed out that Mr. Smyre had participated in previous discussions about keeping the area Residential/Mixed Use. In response, Mr. Smyre indicated where land across the street would be Non-Residential/Mixed Use. His proposed project would be part of that puzzle and would mix in with it, he said. With regard to concerns about the market, Mr. Smyre noted that the University and UNC Hospitals would continue to expand and that the market would be better by the time Chapel Watch was built.

Council Member Bateman asked Mr. Smyre to put some more thought into the affordable housing component.

Council Member Strom said the concept of using Section 8 vouchers, which the Council had hoped would work at Chapel Ridge, was proving difficult to work out. Mr. Smyre commented he had once considered that but had changed his mind after talking with Mr. Dowling at Orange Community Housing Land Trust Corporation. Council Member Strom noted the importance of looking at rentals that are affordable to people in the 40-60% range of median income, rather than some of the higher ranges that public money has gone to support. It would be a real contribution if the applicant could come in that way, he said.

Council Member Strom noted that there seemed to be an opportunity to preserve some high, dry land on the site. He asked Mr. Smyre if the applicant had thought about eliminating lots 12, 13 and 14 to preserve that land for some public use, and rolling the densities of those buildings into some of the other footprints. Mr. Smyre said he would consider that. The applicant had followed the LUMO in their recreational and affordable housing response and their general approach to the land, he said. Council Member Strom stated it would be disappointing if that high dry land did not serve as recreation for the area.

Mr. Smyre remarked that affordable housing was the applicant's contribution to serving the public purpose. Council Member Strom replied that the Council's contribution was allowing the density that enables the applicant to make that contribution. He asked Mr. Smyre to take the low impact design approach more seriously than the concept plan represents. Mr. Smyre pointed out that they were below 30% impervious surface. He argued that his plan was a low impact development and was barely above the threshold that would require a stormwater quality pond if it was in a watershed area. Council Member Strom replied that the approach of building on all of the buildable land was not,

in his opinion, a low impact approach. He said he was not criticizing the density, but the design. Mr. Smyre noted that they were at 8.75, which is .75 over even the high end of the Land Use Plan, and they are at that level of density because they have smaller units and few three-bedroom units.

Council Member Wiggins clarified that Council Member Strom was asking Mr. Smyre to think about eliminating units 12, 13 and 14 and putting the 306 units within the 11 buildings. It seems as though that would support the applicant's program of smaller units, she said. Mr. Smyre replied that 20% of the units had three bedrooms. He summarized Council members' proposal to eliminate the three-bedroom units, to try getting more units into the buildings, and to open up some space that is not RCD in nature.

Mayor Foy stated that Council Member Strom had been recommending dispersing units rather than eliminating them. Mr. Smyre explained that doing so would require more floors and elevators, and so on. He pondered whether the market would allow fewer three-bedroom units, and agreed to take a look at clustering further, but expressed doubt over whether the applicant could eliminate three buildings.

Mayor pro tem Evans verified that the sidewalk would be paved. She asked if the topography would allow leaving trees along Eubanks Road and bringing the sidewalk in at some sections. Mr. Smyre replied that they planned to preserve trees in the 30-foot buffer along Eubanks Road. He expressed enthusiasm for the idea of bringing the sidewalk in. Mr. Smyre pointed out, though, that the Town might have to allow the applicant to take the sidewalk out of the right-of-way and put it in the buffer to allow that to happen. Mayor pro tem Evans remarked she might eventually ask for a wider sidewalk to accommodate biking and walking. She also pointed out that none of the units had a recycling and dumpster facility on their side of the drive isle. Mr. Smyre said the point was well taken.

Mayor pro tem Evans asked if the Rail Trail would be improved. Ms. Culpepper explained that no improvements had occurred along land that had been given to the Larkspur developer along the Rail Trail. She pointed out that Chapel Watch Village would be located near a closed landfill facility and the 60 acres of the Greene Tract. Ms. Culpepper noted another nearby site would also be available for playing fields.

Council Member Harrison inquired about the "variable" Eubanks right-of-way. Mr. Smyre explained that the right-of-way was in a variable state because the park and ride lot had given a little right-of-way while the property to the east of it had not. The applicant was proposing a large enough area to make it uniform on their side, he said. Council Member Harrison suggested setting sidewalk stub-outs at each boundary. Mr. Smyre agreed with that idea but pointed out that the applicant would have to get approval from its neighbors. Council Member Harrison indicated an area that would make a nice rain garden, and Mr. Smyre agreed with the idea. Council Member Harrison suggested having a plan for the Rail Trail. He suggested that the three jurisdictions should put a work group together to develop that and cautioned against setting requirements for the Rail Trail at this early stage.

Council Member Ward requested more pedestrian connectivity at the traffic circle and in the area of buildings 4 to 1. He also suggested creating a back sidewalk to buildings 9, 10 and 11. Council Member Ward recommended building a sidewalk across "Chapel Watch Avenue," from building 11 to the clubhouse. He proposed having rain gardens at all of the traffic islands, and installing traffic-calming devices such as tabletop traffic crossings. Council Member Ward inquired about phasing the project based on the Schools Adequate Public Facilities Ordinance dynamic.

Mr. Smyre replied that the development should have a low impact on schools because of its projected demographics. The applicant was proceeding as if there will be no problems, he said, adding that the projected impact is so low they will be paying more fees than causing impact. Hopefully, Mr. Smyre said, Chapel Watch Village will be viewed as a positive solution.

Council Member Ward stated that the parking east and west of the traffic circle seemed too close to the intersection and the mailboxes were in a bad location. Mr. Smyre replied they would put more thought into those positions when they move forward and fine tune the design. Council Member Ward encouraged Mr. Smyre to look at moving the tot lot farther away from the traffic circle.

Council Member Ward determined that nothing had triggered a need for an archeological inventory. He asked if the applicant could reduce the traffic count, noting that a strip of land between buildings 8 and 9 might turn into a de facto parking area. Mr. Smyre replied that squeezing parking down, as the Town is requiring, creates the risk that people might create parking areas. They try not to place potential areas in the traffic flow and the emergency access, he said.

Council Member Ward noted the Class A bicycle racks had not been drawn into the plans. Mr. Smyre explained they hoped to incorporate those into the clubhouse area, but had not yet designed that. Council Member Ward determined that Mr. Smyre anticipated being asked to contribute to a cross section on the Chapel Watch Village side of Eubanks Road.

Council Member Verkerk described the tot lots as small. She suggested possibly adding on to buildings 2, 3 and 6, deleting buildings 13 and 14, squeezing building 12 toward the west, and creating a substantial park. Council Member Verkerk pointed out that providing a park would be a tremendous draw for the project. Mr. Smyre replied that he had received some strong challenges from a couple of Council members and would see what he could do to address them.

Council Member Harrison questioned the plan for bicycle parking more than one building away from where people live. Bicycle parking does not have to be enclosed, he said, but merely out of the sun.

Council Member Harrison pointed out that there had not been a Town discussion of the Town Operations Center before this application had gone to the CDC. He asked if the Chapel Watch Village project had been considered in the context of the kind of Town traffic that would be on Eubanks Road. Mr. Smyre noted the opportunity to provide housing to Town Operations Center employees, and said a traffic analysis would be done in April or May.

Mayor Foy asked Mr. Smyre to give his best justification for the proposed parking scenario, given the project's anticipated use, intended service, and reliance on transit. He pointed out the one-to-one correlation between parking and bedrooms. Given the predicted demographics and the way the Council anticipates people getting around Town, Mayor Foy said, he did not see the necessity for that. Mr. Smyre replied that the ratio was 1.7 parking spaces per unit, pointing out that this was lower than many other proposals. He said State Street Companies might be willing to share data on why they see this as a workable number.

Council Member Ward commented that it was unusual to live near a park and ride lot and to also have bus service available. He hoped the Council could modify some citizen behavior, he said. Mr. Smyre pointed out that arranging for Triangle Transit Authority (TTA) buses to run from that location really would dissuade car ridership.

COUNCIL MEMBER WARD MOVED, SECONDED BY MAYOR PRO TEM EVANS, TO ADOPT R-1 TO TRANSMIT COMMENTS TO THE APPLICANT. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0).

A RESOLUTION TRANSMITTING COUNCIL COMMENTS ON A CONCEPT PLAN FOR THE CHAPEL WATCH PROPOSAL (2003-03-17/R-1)

WHEREAS, a Concept Plan has been submitted for review by the Council of the Town of Chapel Hill, proposing general development plans for a project on Eubanks Road, called Chapel Watch; and

WHEREAS, the Council has heard presentations from the applicant, the Community Design Commission, and citizens; and

WHEREAS, the Council has discussed the proposal, with Council members offering reactions and suggestions;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council transmits comments to the applicant regarding this proposal, as expressed by Council members during discussion on March 17, 2003, and reflected in minutes of this meeting.

This the 17th day of March, 2003

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COMMUNITY DESIGN COMMISSION**SUMMARY OF
CONCEPT PLAN REVIEW****Chapel Watch Village
September 25, 2002****OVERVIEW**

Prior to submittal of a formal development application, all major development proposals are required to be reviewed while they are still at a "conceptual" stage. The "Concept Plan" review process provides an opportunity to review a site analysis and a conceptual plan in order to evaluate the impact of the development proposal on the character of the area in which it is proposed to be located. This process is intended to take into consideration the general form of the land before and after development as well as the spatial relationships of the proposed structures, open spaces, landscaped areas, and general access and circulation patterns as they relate to the proposed development and the surrounding area.

BACKGROUND

The Community Design Commission conducted a Concept Plan Review for this potential development on Wednesday, September 25, 2002.

The Concept Plan Review was for a proposal to construct a multi-family residential community on a 35.0-acre site that is located on the south side of Eubanks Road, between the Northwoods neighborhood and the University Branch Southern Railroad. The United Parcel Service facility and the Town of Chapel Hill's Eubanks Road Park and Ride Lot are both located north of the proposed site, while the approved Larkspur Subdivision is located immediately south of the site.

The conceptual plan proposes 354 multi-family dwelling units, including 401,848 square feet of floor area. A total of 603 parking spaces are proposed. The site is located in the Residential-1 (R-1), Residential-2 (R-2), and Mixed Use Office/Institutional-1 (MU-OI-1) zoning districts. The applicant has indicated that a rezoning to the Residential-5-Conditional (R-5-C) zoning district will be requested for this site.

The property is located in Orange County and is identified as Chapel Hill Township Tax Map 18, Lots 15, 16 and 16A. This proposal would require Town Council approval of a Zoning Atlas Amendment and a Special Use Permit.

CITIZEN COMMENTS ON CONCEPT PLAN

One citizen spoke on this Concept Plan at the meeting. The issue raised by the citizen at the meeting is as follows:

- The citizen expressed concern regarding the number of school-age children that would live in this development, and the impact that these children would have on the school system.

CONCEPT PLAN REVIEW

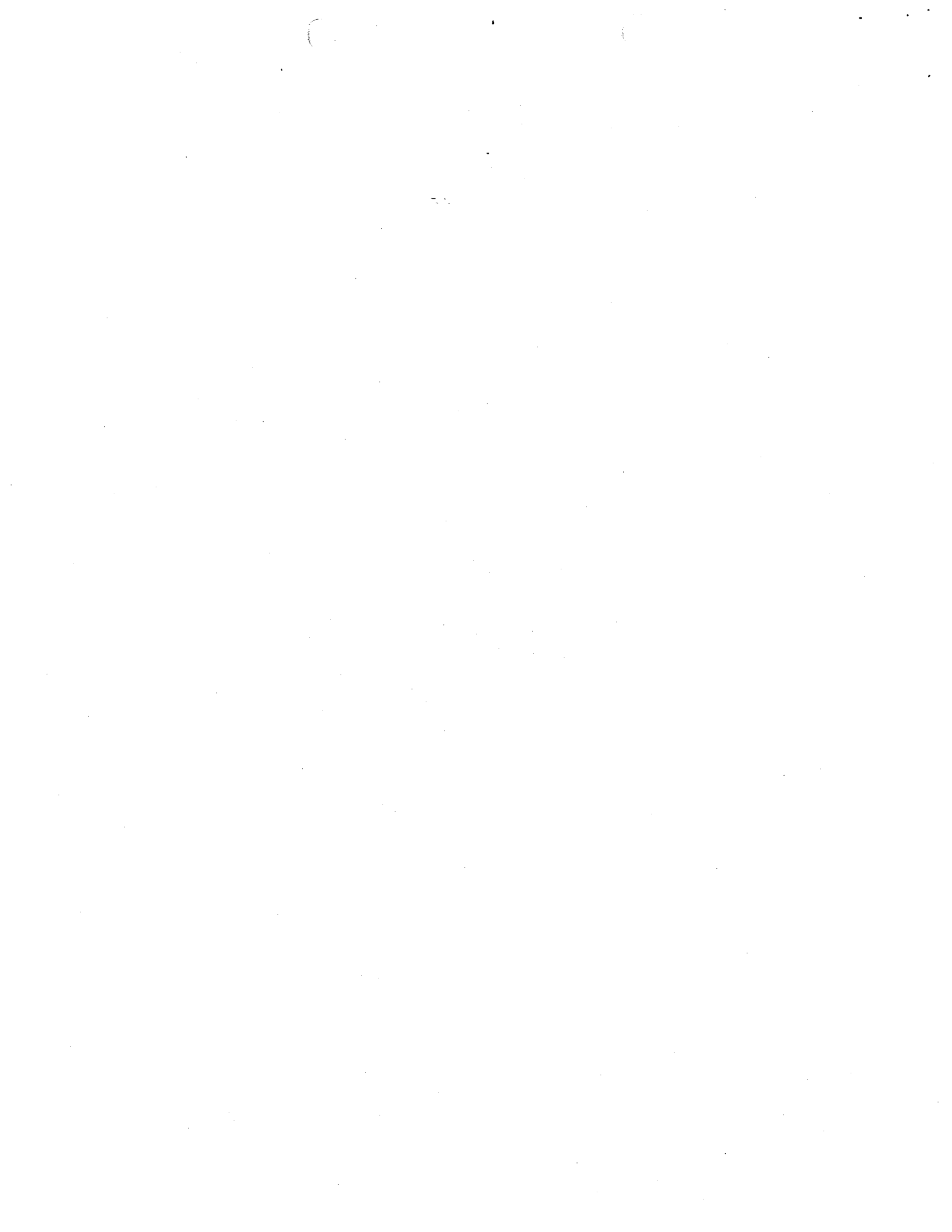
The Community Design Commission reviewed the conceptual development plan submittal and discussed the following topics:

1. Several Commission members expressed support for preserving more of the existing trees and setting aside more undisturbed open space on the site.
2. A Commission member expressed concern regarding the traffic impact that this development would create on Eubanks Road, and at the Eubanks Road/Airport Road intersection.
3. One Commission member expressed the belief that too many dwelling units were being proposed as part of this application, and that the proposed development would have a negative impact on the community in terms of traffic impact, school capacity and water use.
4. A Commission member expressed support for the site design, and noted the desirability of orienting the buildings so that the ends of the buildings are facing Eubanks Road.
5. Several Commission members encouraged the applicant to add some additional active recreation elements, including perhaps tennis and/or basketball courts.
6. A couple of Commission members noted that Building #4 seemed out of place, and suggested that the site plan would be better if this building were removed and replaced with open space.
7. Several Commission members noted that it would be preferable to provide more open space around the clubhouse.
8. One Commission member expressed concern about stormwater run-off during construction, and encouraged the applicant to reduce the amount of land disturbance proposed on the site.
9. Several Commission members expressed support for traffic-calming through this development, and encouraged the applicant to speak with Chapel Hill Transit to insure that traffic-calming techniques (such as the "round-a-bout") would not interfere with

the provision of transit services to this area. One Commission member noted that the "round-a-bout" on Westminster Drive works well.

10. A Commission member expressed support for connectivity through this development, and requested that the applicant also provide a stub-out to the east. The Commission member also expressed a preference that no 90-degree parking should be permitted on the east-west drive aisle.
11. One Commission member expressed the belief that the applicant should state whether or not undergraduate or graduate students are intended to be the primary residents for this development. The Commission member supported a mix of residents.
12. Noting that the Chapel Ridge Apartment community on Airport Road is due to open soon, a Commission member expressed the belief that the Chapel Hill real estate market may not support another student apartment community.
13. A Commission member expressed concern regarding the overall quality of the development in terms of architecture and construction details, and noted that the success of such a project would hinge on attention to detail.

Prepared by: Terry Eason, Chair, Community Design Commission
J.B. Culpepper, Staff



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CONCEPT PLAN PROPOSAL

Applicant Information

Name: Buck/Crosland Joint Venture
 Address: c/o 401 Providence Road
 City: Chapel Hill State: NC Zip: 27514
 Phone (Work): 919-929-1173 FAX: 919-493-6543 E-Mail: ppest@ppaengineering.com

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

Name: Gary Buck Building Co. Phone: 968-9471
 Address: 924 Pinehurst Drive
 City: Chapel Hill State: NC Zip: 27517

Development Information

Name of Development: Chapel Watch Village
 Tax Map: 18 Block: Lot(s): 15, 16, 16A
 Parcel ID #: 9870-97-1299; 9870-87-5224; 9870-87-1493
 Address/Location: Eubanks Road
 Existing Zoning: R-1, R-2, MU-OI-1 Rezoning Proposed? No
 Proposed Size of Development (Acres / Square Feet): 35.5906 / 1,550,328

Floor Area

Permitted Floor Area: 168,039 SF
 Existing Floor Area: 2,454 SF (to be demolished)
 Proposed New Floor Area: 168,000 SF
 Total Floor Area (existing + proposed): 168,000 SF

Dwelling Units

Existing # of Dwelling Units: 2 (to be demolished)
 Proposed # of New Dwelling Units: 120
 Total # of Dwelling Units (existing + proposed): 120

Density

Permitted Density: 223 units
 Proposed Density: 120 units

83

Parking

23

Proposed # of New Parking Spaces: 81 Parking Spaces; 90 Garages; 30 Parking Pads;
201 Total

Required # of Parking Spaces: 214 Parking Spaces

Impervious Surface

Existing Impervious Surface: 12,889 SF

Proposed New Impervious Surface: 368,385 SF (23.76% of site)

Total Impervious Surface (existing + proposed): 381,274 SF

Is this Concept Plan subject to additional review by the 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: *Ray Buck*

Date: 1-27-05

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.

Chapel Watch Village- Conceptual Plan- 2005

I. Applicant/Developer Information

The Property Owner

Gary Buck, who was born and raised in North Carolina, has lived in Chapel Hill and built homes in the area since 1977. In 1985, he established the Gary Buck Building Company, Inc. A former President of the Home Builders Association of Durham and Chapel Hill, Gary Buck has built a reputation in the greater Chapel Hill area for "quietly doing things right".

Gary Buck has built over 400 residential homes in the Chapel Hill/Carrboro/Orange County area. He has also been involved in several multi-family developments in Carrboro, including Ridge Haven and Village Square. Since 1994, the Gary Buck Building Company's focus has shifted to real estate investment. Gary Buck Building Company, Inc., has been actively involved in many community endeavors, including donating labor and materials for the construction of local homes by Habitat for Humanity.

The Developer

Crosland is one of the Southeast's leading diversified real estate companies with experience building and managing residential, office and commercial developments. Crosland's mission is to design, develop and manage properties that make communities better places to live, work and shop. Originally founded by John Crosland, Sr., in 1937, Crosland has a long-term commitment to community-oriented development, responsible stewardship, and to the provision of affordable housing.

The Consultants

Jeff Davis, AIA who is a principal for **JDavis Architects**, is serving as the architect and land planner for this project.

Phil Post, P.E., a principal for **Philip Post and Associates, Engineers**, is serving as project manager for this project.

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II. Developer's Program

This is a new plan, and replaces the Concept Plan submitted in March 2003.

Chapel Watch is a 120-unit rental townhouse development proposed for approximately 35 acres (gross land area) of assembled property located on the south side of Eubanks Road, just east of the railroad corridor. This planned development-housing (PD-H) proposal will be a joint venture between the current landowner, Gary Buck Building Company, Inc., an established local builder, and Crosland, Inc., an experience multifamily developer located in Raleigh, North Carolina.

The property assemblage consists of three properties (hereinafter referred to as the "site"), which together have approximately 1,600 feet of road frontage on Eubanks Road. The site has a depth ranging from just over 800 feet in the eastern boundary, to a depth of just over 1,000 feet on the western boundary. Immediately to the north of the site, across Eubanks Road and moving west to east, is the Chapel Hill Industrial Park (containing the United Parcel Service (UPS) distribution facility), the Town Eubanks Road Park & Ride lot, and an undeveloped assemblage of property owned by Park West Investors.

Immediately south of the proposed conceptual plan site is the recently approved Larkspur single-family subdivision. Larkspur was developed on the basis that a public road corridor would proceed northward through this subject property, connecting Larkspur to Eubanks Road. To the west of the property is a mini-warehouse facility that has existed for several decades.

The developer's program envisions a residential community of rental Townhouses that would be located just across Eubanks Road from the Town's Park and Ride facility, and would also be located in close proximity to any future mixed-use development on the property assemblage just east of the Park & Ride facility. The tenant mix is expected to include young professionals with interest in the nearby I-40 corridor, in addition to those with interest in the University campus and medical complex. It is anticipated that the latter group will have a high interest in utilizing the easy mass transit opportunities provided by the existing Park & Ride facility. In the future, the Rail Trail, shown on the Greenway Master Plan as being located just east of the railroad corridor, may provide additional commuter solutions to downtown, the University campus and medical complex area.

The approximately 35-acre site contains a railroad corridor easement within the western portion of the property. The northward flowing drainageway near the railroad has been deemed to be perennial, and a 150-foot Resource Conversation District (RCD) buffer is shown from each bank, in accordance with the Town's Land Use Management Ordinance. An intermittent stream stretches eastward through this site, and is shown as having a 50-

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foot Resource Conservation District (RCD) buffer from each bank. This intermittent stream buffer will be undisturbed with the exception of the public road crossing northward from the Larkspur subdivision and one Internal Crossing. The developable portion of the site is identified as prime buildable, with almost all of this area having 0-10 percent slopes.

The proposed residential rental Townhouse community would consist of 24 two story buildings, plus a one-story central leasing office and clubhouse facility. The mix of residential units consists of 53 one-bedroom and two-bedroom units and 67 three-bedroom units. Parking is provided at a ratio of approximately 1.7 parking spaces per unit, a rate that is within Town guidelines for multifamily development.

This residential community's common recreation facilities are centered at the community's clubhouse which will consist of a pool, a children's tot lot, a business center, exercise room and a community gathering "great room". A strong pedestrian network within the community will provide access from the parking spaces to the building entrances, and also create recreational walking opportunities throughout the site, throughout the adjoining neighborhoods, and along the greenway corridor.

* In accordance with Town Policy and the Comprehensive Plan, a fifteen percent affordable housing component is proposed as a part of this Special Use Permit application. These 18 affordable units will be perpetually affordable rental units reserved for those making up to 80% of the local median income and will be provided in coordination with the Orange Community Housing and Land Trust organization.

The developers believe that this conceptual plan proposes a residential community that meets a continuing market need within the community for high-quality rental housing units, is compatible with both present and future surrounding land uses, is located proximate to a public road system with sufficient capacity to serve additional traffic, provides additional bus ridership to the currently underutilized Park & Ride bus facility, respects the environmental components of the property, provides an affordable rental housing element, and provides both additional property tax base and school impact fees with minimal public resources needed to serve Chapel Watch Village.

III. Statement of Compliance with Town Design Guidelines

The project has been designed and will be developed in accordance with the Town's Design Guidelines in the following manner:

- Significant tree masses will remain as a part of the Resource Conservation District (RCD) area in the southwestern portion of the site and in the intermittent stream corridor. Tall masses will enhance views from the adjacent townhouse buildings.

- The site has been designed to revolve around a central roundabout area, located in the middle of the proposed north/south street that connects the Larkspur subdivision to Eubanks Road. The roundabout will serve as a traffic calming device and a visual focal point.
- A comprehensive sidewalk system is proposed throughout the site.
- Open space is provided for the eventual extension of the planned Rail Trail, to be extended northward through the site on the eastern side of the railroad corridor.
- Within a cleared OWASA sanitary sewer easement that currently exists in the edge of the eastern RCD buffer, a recreational walking trail will be provided that can later serve to provide a convenient potential connection point to the future Rail Trail.
- The RCD area, in turn, provides a buffer between the Rail Trail and the development, complying with a design Guideline directive to separate the two uses with a buffer.
- The site design makes use of the natural drainage pattern of the site, including provision of a vegetative buffer along the perennial and intermittent streams on the site.
- The developed area of the site almost exclusively has slopes in the 0-10 percent (Prime Buildable) category.
- Building heights are limited to Two stories, thereby being compatible with the surrounding residential uses.
- Three points of access are provided to the site.
- A sidewalk connection is provided to the Larkspur subdivision.
- Sidewalk connections are provided to the Eubanks Road sidewalk system.
- A trash compactor and recycling area is provided at one central site, convenient for all of the residents, and designed to provide easy access for service vehicles.
- There will be a bike rack at the Clubhouse.
- Bus service is currently available at the Eubanks Road Park & Ride lot located across from the main entrance into the site.
- The site's stormwater management areas will be located outside of the Stream Side and Managed Use Zones of the Resource Conservation District (RCD) area, but at natural drainage points for the site.
- All site utilities will be underground.
- The site's new impervious surface will be 23.76 percent of the site.
- Landscaped medians, lawns and buffer areas are provided between widely dispersed parking modules.
- Plant material selection for landscaping will be native non-invasive species.
- Finally, the architectural character of the site's Townhouse buildings are intended to harmonize with the Chapel Hill built environment.

IV. Statement of Consistency with the Town's Comprehensive Plan

The conceptual plan for Chapel Watch Village is consistent with the Town's 2002 Comprehensive Plan, and furthers several, if not all, of the goals and objectives that are identified below in the Comprehensive Plan.

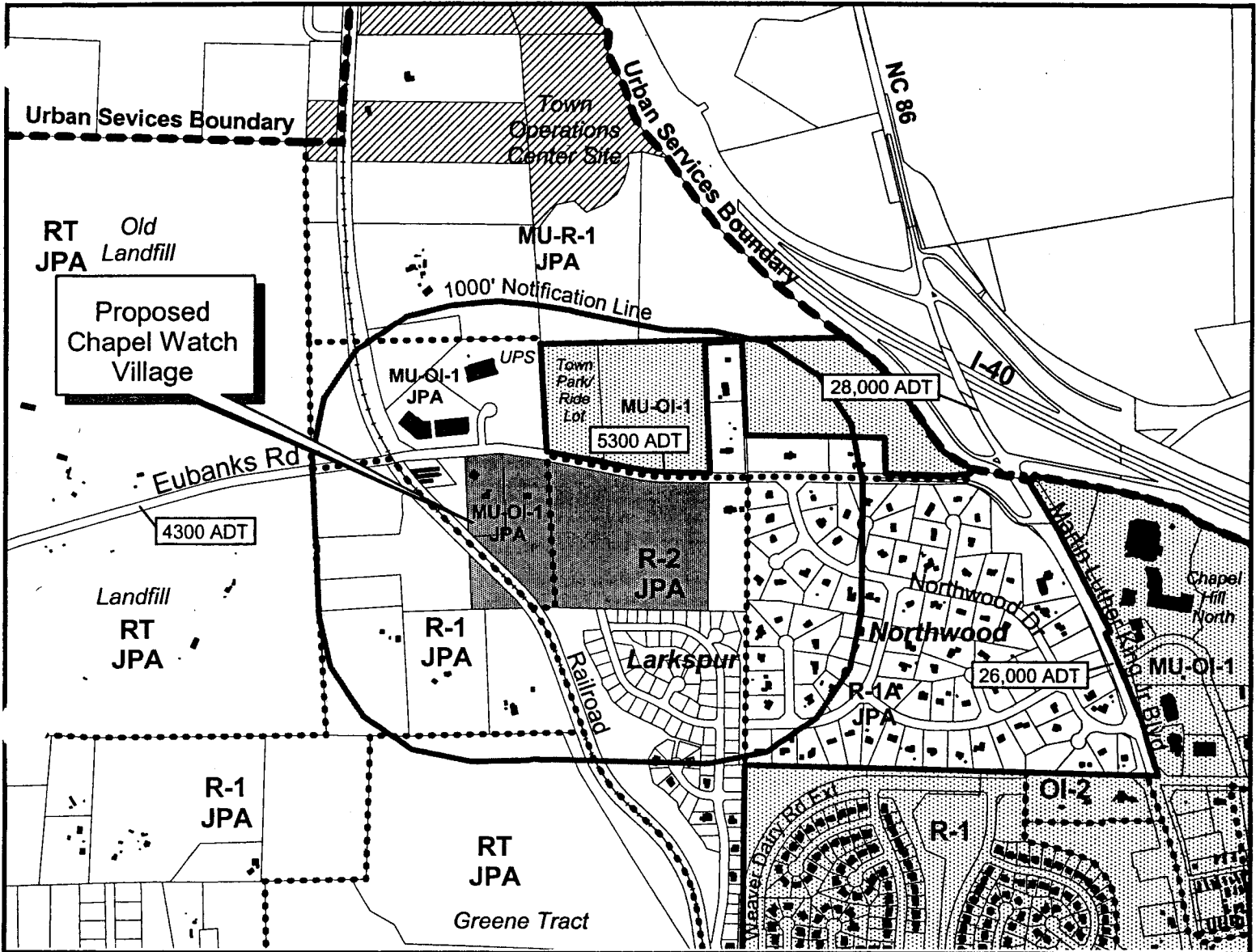
Goals:

- "Create and preserve affordable housing opportunities."
- "Increase the availability of well-designed, affordable, safe and sanitary housing for all citizens of Chapel Hill."
- "Explore methods for insuring lasting affordability of housing units".
- "Make it easier for people to live and work in Chapel Hill."

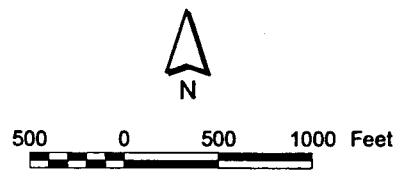
The applicant believes that Chapel Watch Village will be a well-designed, high quality rental housing opportunity that will be an asset to the Chapel Hill Community.



Area Map 89
 Chapel Watch Village Concept Plan ATTACHMENT 7

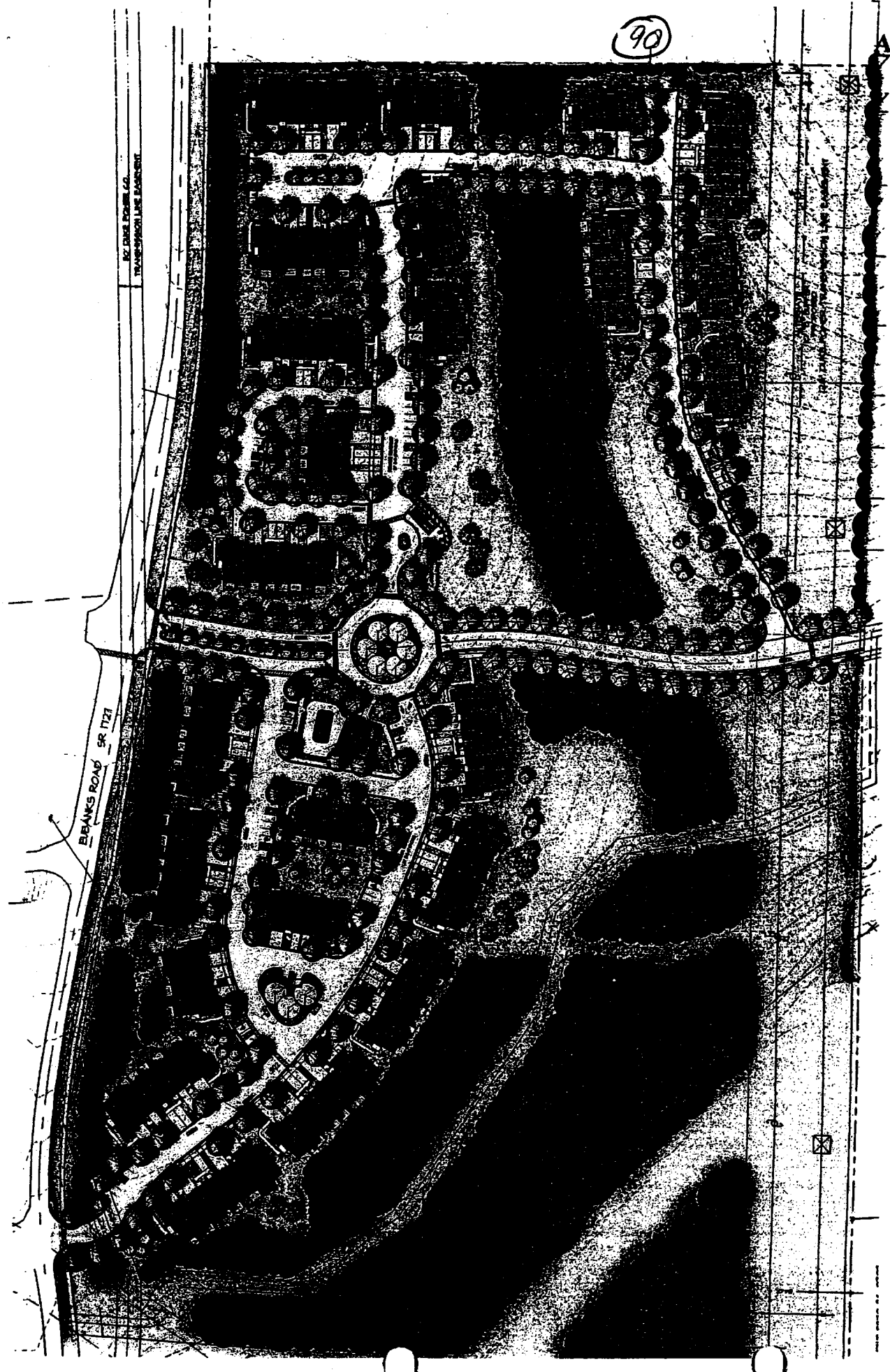


	Proposed Chapel Watch Village
	Buildings
	Town Operations Center Site
	Chapel City Limits
	Chapel Hill Zoning
	Urban Services Boundary
	Average Daily Traffic, 2003 DOT Data



GIS Map prepared by
 Chapel Hill Planning
 Public Hearing
 May 16, 2005

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BO. DICKSON & CO.
TRANSPORTATION ENGINEERS

BANKS ROAD SR 1127

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DATE: _____
SCALE: _____
PROJECT: _____
OWNER: _____
DESIGNER: _____
DATE: _____

EXISTING CONDITIONS

CHAPEL WATCH VILLAGE

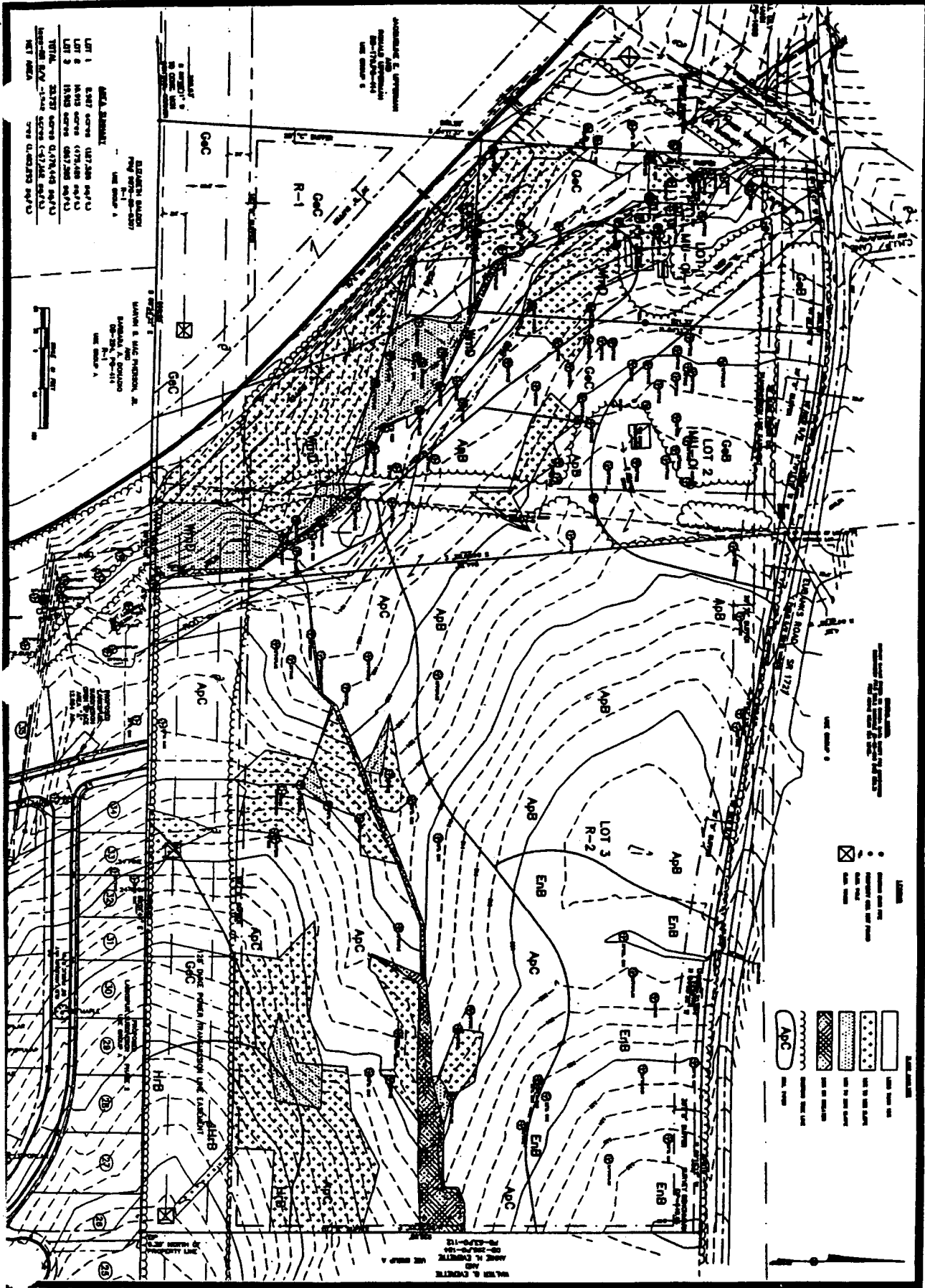
CHAPEL HILL, NORTH CAROLINA

PHILIP POST & ASSOCIATES

400 ...
 Chapel Hill, NC 27514
 919-986-1170
 919-986-1171
 919-986-1172



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GENERAL REMARKS:
 LOT 1 6.87 ACRES (127,200 SQ FT)
 LOT 2 4.95 ACRES (85,200 SQ FT)
 LOT 3 15.83 ACRES (275,200 SQ FT)
 TOTAL 27.65 ACRES (487,600 SQ FT)
 SURVEY BY: [Name]
 DATE: [Date]

LEGEND:
 [Symbol] [Description]

SCALE:
 1" = 100'

NOTES:
 [Notes text]

LEGEND

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SITE ANALYSIS

CHAPEL WATCH VILLAGE

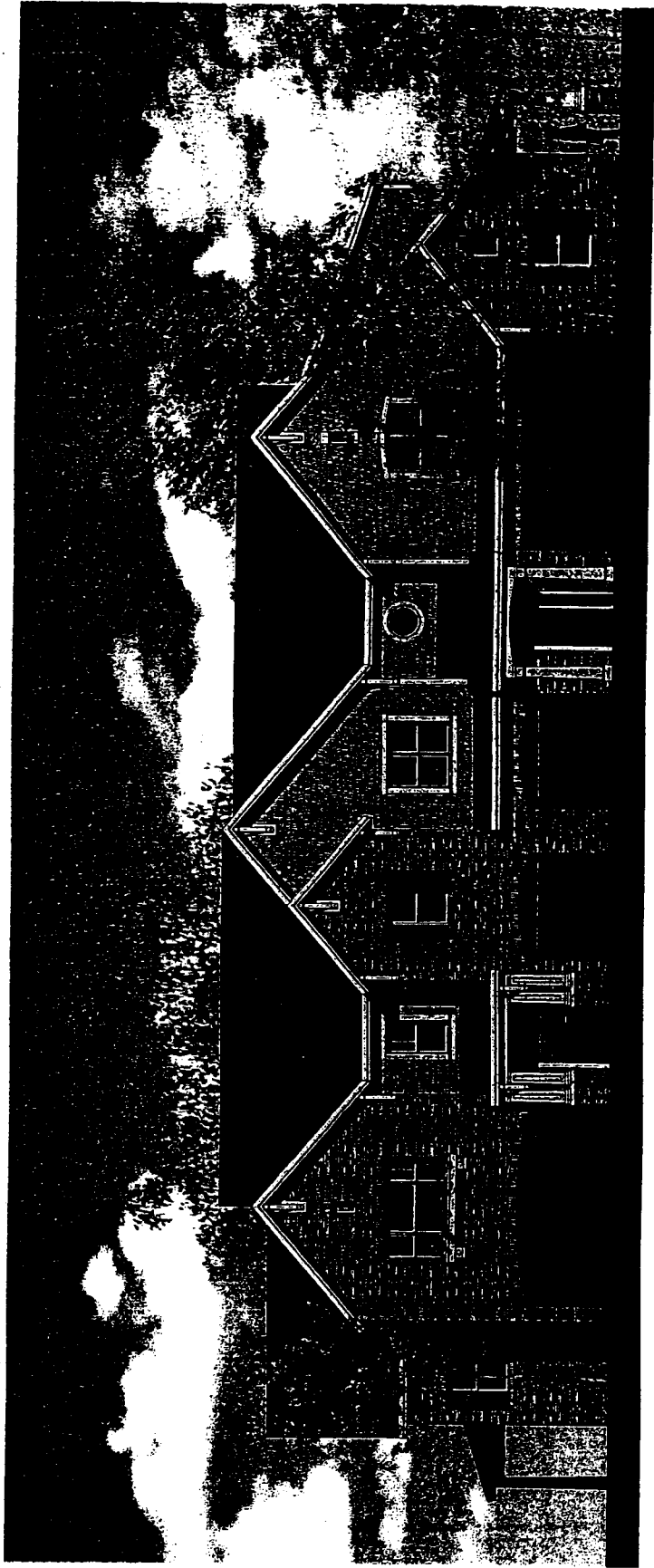
CHAPEL HILL TOWNSHIP GRANITE COUNTY, NC



**PHILIP
 POST
 &
 ASSOCIATES**

1215 E. HIGHWAY 101
 SUITE 100
 CHAPEL HILL, NC 27514
 PH: 919.487.1234
 FAX: 919.487.1235
 WWW.PHILIPPOST.COM

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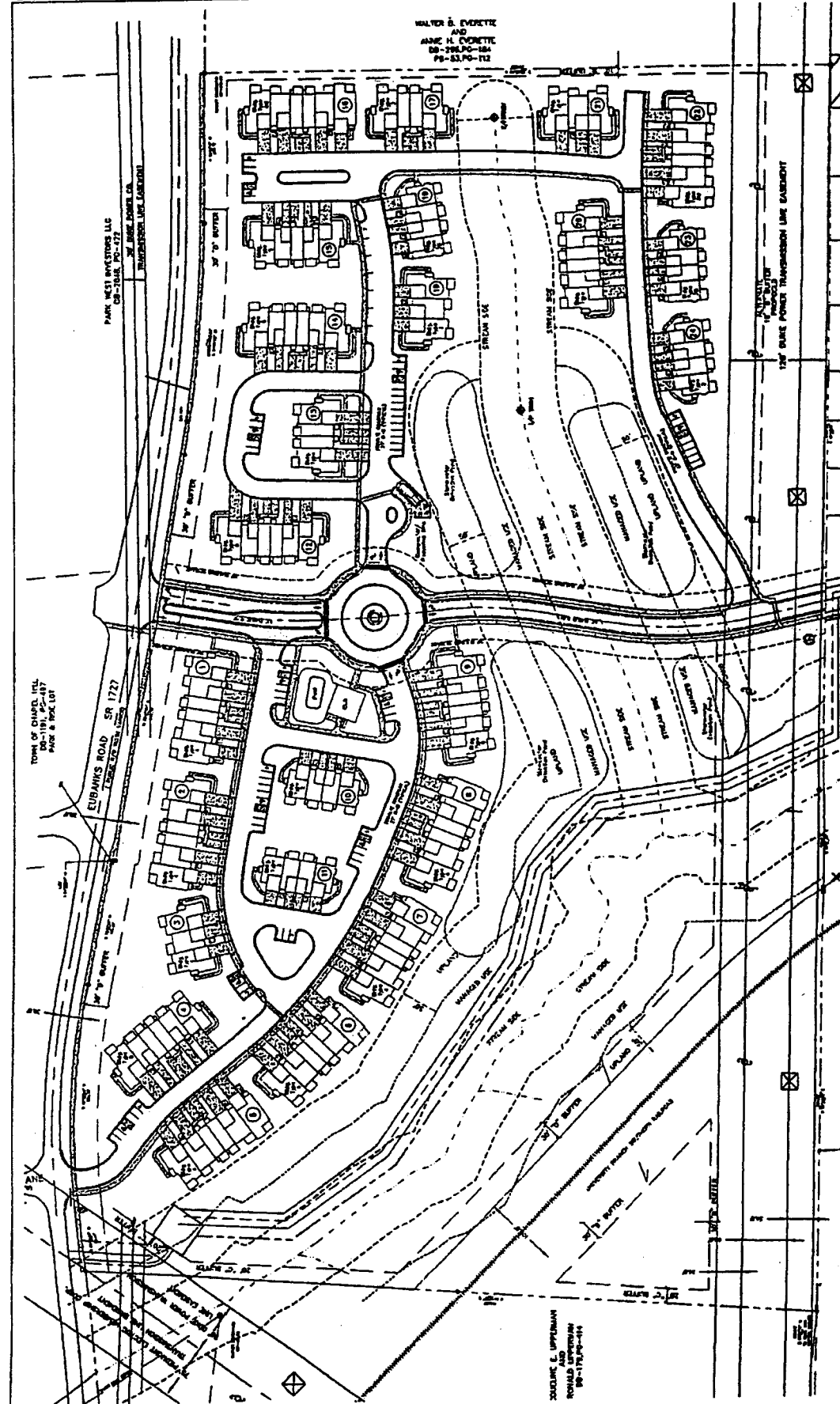


Chapel Watch
Chapel Hill, North Carolina



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Crossland



GROSS LAND AREA 34.98 ACRES
 PROPOSED TOWN-HOMES 170
 PROPOSED GROSS DENSITY 43 D U / ACRE
 GARAGE SURFACE 90 SPACES
 DRIVEWAY SURFACE 81 SPACES
 TOTAL SURFACE 171 SPACES

LOTS	AREA	TYPE	AREA		AREA		AREA		AREA		TOTAL
			1	2	3	4	5	6			
1	1,200 SF	RESIDENTIAL	1								1
2	1,200 SF	RESIDENTIAL		1							1
3	1,200 SF	RESIDENTIAL			1						1
4	1,200 SF	RESIDENTIAL				1					1
5	1,200 SF	RESIDENTIAL					1				1
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56	1,200 SF	RESIDENTIAL									1
57	1,200 SF	RESIDENTIAL									1
58	1,200 SF	RESIDENTIAL									1
59	1,200 SF	RESIDENTIAL									1
60	1,200 SF	RESIDENTIAL									1
61	1,200 SF	RESIDENTIAL									1
62	1,200 SF	RESIDENTIAL									1
63	1,200 SF	RESIDENTIAL									1
64	1,200 SF	RESIDENTIAL									1
65	1,200 SF	RESIDENTIAL									1
66	1,200 SF	RESIDENTIAL									1
67	1,200 SF	RESIDENTIAL									1
68	1,200 SF	RESIDENTIAL									1
69	1,200 SF	RESIDENTIAL									1
70	1,200 SF	RESIDENTIAL									1
71	1,200 SF	RESIDENTIAL									1
72	1,200 SF	RESIDENTIAL									1
73	1,200 SF	RESIDENTIAL									1
74	1,200 SF	RESIDENTIAL									1
75	1,200 SF	RESIDENTIAL									1
76	1,200 SF	RESIDENTIAL									1
77	1,200 SF	RESIDENTIAL									1
78	1,200 SF	RESIDENTIAL									1
79	1,200 SF	RESIDENTIAL									1
80	1,200 SF	RESIDENTIAL									1
81	1,200 SF	RESIDENTIAL									1
82	1,200 SF	RESIDENTIAL									1
83	1,200 SF	RESIDENTIAL									1
84	1,200 SF	RESIDENTIAL									1
85	1,200 SF	RESIDENTIAL									1
86	1,200 SF	RESIDENTIAL									1
87	1,200 SF	RESIDENTIAL									1
88	1,200 SF	RESIDENTIAL									1
89	1,200 SF	RESIDENTIAL									1
90	1,200 SF	RESIDENTIAL									1
91	1,200 SF	RESIDENTIAL									1
92	1,200 SF	RESIDENTIAL									1
93	1,200 SF	RESIDENTIAL									1
94	1,200 SF	RESIDENTIAL									1
95	1,200 SF	RESIDENTIAL									1
96	1,200 SF	RESIDENTIAL									1
97	1,200 SF	RESIDENTIAL									1
98	1,200 SF	RESIDENTIAL									1
99	1,200 SF	RESIDENTIAL									1
100	1,200 SF	RESIDENTIAL									1

JDAVIS ARCHITECTS
 Chapel Watch Village
 The Crossland Group
 Filbanks Road @ Maywood Road
 Mt. Hill North Carolina
 PRELIMINARY

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SCALE 1" = 40' 0"
 DATE 10/20/2017

