

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

Subject: Chapel Hill North – Residential Component

Meeting Date: May 25, 2005

Recommendation: That the comments of the Commission be forwarded to the applicant and the Town Council.

Vote: Unanimous to forward comments by members present: Mark Broadwell, Chris Culbert, Scott Neilson, Charlotte Newby (Chair), Scott Radway, Amy Ryan, Jonathan Whitney

General Comments

1. A Commissioner stated that the proposed residential density was appropriate for this site and that the proposed use was reasonable regardless of the limitations imposed by the old Chapel Hill North Master Land Use Plan and the mixed-use zoning district.
2. Several Commissioners supported adding a residential component to the Chapel Hill North development. Another Commissioner stated that the Chapel Hill North development already contained adequate retail and office floor area.
3. One Commissioner recognized the difficulty in designing a residential neighborhood adjacent to an existing shopping center and interstate highway.

Design and Layout

4. In light of the fact that some of the proposed residential units are several stories above the adjacent shopping center, a Commissioner expressed a concern with the view from these residential units down upon the roof top of the adjacent non-residential buildings.

Access and Circulation

5. Several Commission members recommended that the applicant redesign the site plan and incorporate additional pedestrian connections between the proposed residential development and the nearby retail centers (Chapel Hill North and Timberlyne) and nearby office development.
6. One Commissioner expressed concern with potential traffic impacts on Perkins Road, Old University Station Road and Weaver Dairy Road. The Commissioner also noted the undeveloped land at the end of Old University Station Road and the unknown future traffic impacts.



Stormwater Management

7. Some Commissioners recommended that the applicant design a stormwater management pond that incorporates and improves the existing stormwater pond next to Harris Teeter.
8. Recognizing that topographic conditions may prohibit combining the existing stormwater pond into the applicant's proposal, a Commissioner recommended dense evergreen planting between the two ponds,

Prepared for: Charlotte Newby, Vice-Chair
Prepared by: Gene Poveromo, Staff