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# TOWN OF CHAPEL HILL



### Applicant Information

Name: Warren Mitchell

Address: 1709 Legion Rd. Suite 201

City: Chapel Hill State: NC Zip: 27517

Phone (Work): 919-932-9222 FAX: 919-342-6314 E-Mail: warren@mitchellwestendorf.com

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

Name: See Attached Phone: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### Development Information

Name of Development: Bradley Ridge Subdivision

Tax Map: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Parcel ID #: 9890-065-929 ++

Address/Location: Ginger Road at Sunrise Road

Existing Zoning: R2 New Zoning District if Rezoning Proposed NA

Proposed Size of Development (Acres / Square Feet): 31.9 / 1,392,178 SF

Permitted / Proposed Floor Area (Square Feet): NA / NA

Minimum # Parking Spaces Required: NA #Proposed NA

Proposed Number of Dwelling Units: 60 # Units per Acre 2

Existing / Proposed Impervious Surface Area (Square Feet): \_\_\_\_\_ / < 20%

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: Warren Mitchell Date: Oct 17, 2006

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 meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.



October 15, 2006

Town of Chapel Hill  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514

## STATEMENT OF COMPLIANCE Bradley Ridge Subdivision

The Concept Plan being submitted for Bradley Ridge Subdivision complies with the Town's Design Guidelines and the latest edition of the Land Use Management Ordinance. The plan proposes 60 homes on 31.96 acres net (33.93 acres gross). 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 135 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. The FAR does not affect single family development.

The proposed street section meets Town engineering standards. Each home will have offstreet parking. Street parking will be for the benefit of guests. A 5' concrete sidewalk is being provided on both sides of the street except the Bradley Green project that was approved previously with a sidewalk on one side of the street. 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.

The developer is proposing 1.3 acres (Concept C3.1) of active recreation area. The Recreation Space Ratio (RSR) is 0.12. The gross acreage is 33.93 acres. The required recreation area is 4.07 acres. Approximately 10 acres will be undeveloped including RCD and I-40 buffer. The developer is asking for a portion of the 10 acres of open space to be counted toward the required recreation space requirement.

Developer's Program  
Concept Plan Review  
**BRADLEY RIDGE SUBDIVISION**

Millennium Commercial Properties, LLC is planning a development of 60 single family homes on Ginger Road off Sunrise Road in Chapel Hill. The property is bordered by I-40 to the north, Sunrise Road to the west and Chandler's Green Subdivision to the east and south. This project is a marriage of 2 former subdivision projects and also includes new property in the union. The approved Bradley Green subdivision (former potted plant property) includes 8 single family lots. Bradley Green has an approved preliminary plat and is currently being reviewed by the Town for the ZCP permit. The Sunrise Ridge project was submitted by Habitat for Humanity to the Town in July 06 as a preliminary plat for 100% affordable homes. Sunrise Ridge was a cluster development with 44 single family lots.

Bradley Ridge combines Bradley Green, Sunrise Ridge and 2 additional properties on Ginger Road. A third property owned by Carol Woods at Sunrise Road is included only as an access option. This property is not being developed. Bradley Ridge is 31.96 acres net. We are submitting 3 variations of the same concept for this development. Concept Plan C3.1 is the preferred plan. C3.1 includes a new entrance to Sunrise Road through the Carol Woods lot on Ginger Road. In this plan, Ginger Road would be abandoned completely. The entrance would come out on Sunrise Road across from an existing entrance leading to Carol Woods. This concept plan depends on cooperation of Carol Woods to allow us access through their lot.

We have the right to develop the project according to Concept Plan C3.2. This plan however improves Ginger Road and places the project's traffic directly behind homes in Chandler's Green. The second reason why we do not prefer this plan is that the entrance on Sunrise Road does not line up with the existing Carol Woods driveway across Sunrise Road.

Concept plan C3.3 places the road to the north of the property. This road would also not line up with the Carol Woods driveway across Sunrise Road. Secondly, this proposed entrance is very close to the northern neighbor. There is a 60 foot access easement on the Carol Woods lot where our proposed road is located.

Habitat for Humanity will remain partners on this project and develop lots 1-31 on property it already owns. Approximately 50% of this development will qualify as affordable homes by the Town's definition (31 out of 60 lots).