

TOWN OF CHAPEL HILL

ATTACHMENT 4

CONCEPT PLAN PROPOSAL

Applicant Information

Name: Mitchell Westendorf, PA
Address: 1709 Legion Road, Suite 201
City: Chapel Hill State: NC Zip: 27517
Phone (Work): 932-4567 FAX: 342-6314 E-Mail: warren@mitchellwestendorf.com

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

Name: Larry Crabtree Phone
Address: 39 Montgomery Street
City: Kingstree State: SC Zip: 29556

Development Information

Name of Development: Old Oxford Subdivision, 1141 Smith Level Rd.
Tax Map: 7.126 Block: A Lot(s): 17 Parcel ID #: 9777-64-2202
Address/Location: Intersection of Woodward Way and Smith Level Road
Existing Zoning: R-LD5 New Zoning District if Rezoning Proposed none
Proposed Size of Development (Acres / Square Feet): 24.252 ac. GLA / 1,056,417 sf
Permitted / Proposed Floor Area (Square Feet): NA / NA
Minimum # Parking Spaces Required: NA #Proposed NA
Proposed Number of Dwelling Units: 4 # Units per Acre 0.16
Existing / Proposed Impervious Surface Area (Square Feet): <5% / <24%
Is this Concept Plan subject to additional review by Town Council? No

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: [Handwritten Signature] Date: 8/18/06

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.

**DEVELOPER'S STATEMENT OF INTENT  
Concept Plan Review**

**OLD OXFORD SUBDIVISION  
Scout Development, LLC  
103 Unwin Place, Chapel Hill, NC 27516**

**Introduction**

This Statement of Intent is provided to show the Chapel Hill Town Council, and other interested boards and commissions, how Scout Development, LLC intends to create a four-lot residential subdivision from the 23.36 acre Crabtree Parcel. The homes on the lots will be served by private well and septic utilities, and will meet all requirements of the site's existing RLD-5 zoning designation. The Crabtree Parcel is located at the northeast corner of the Smith Level Road and Woodward Way intersection. The property is within the Chapel Hill Planning District, but outside of the Chapel Hill Town limits and Urban Services Boundary. The proposed use is consistent, in use and intensity, with the Development Ordinance.

**Background**

The Crabtree family has been involved with the subject property since the early 1900's. The home on the Crabtree Parcel was built in 1942. In 1992, the Southern Area Small Area Plan was adopted by Chapel Hill, which lowered the residential density in some areas (including the Crabtree Parcel) in order to accommodate a village of higher density between Culbreth Road and the Town park (Southern Village). This plan called for a decrease of density on the Crabtree Parcel to a density less than that of adjoining, developed neighborhoods, such as Dogwood Acres, and restricted the parcel from access to urban services.

**General Site Description**

The site is bounded by Woodward Way to the south, Smith Level Road and four smaller parcels to the west, and the Dogwood Acres subdivision to the east and north. The original tree stands were almost completely clear-cut due to damage from Hurricane Fran, leaving only a thick mix of scrub brush and small deciduous and evergreen growth. A small pasture is located along Woodward Way. The site contains a RCD (in the northeast corner) that runs along a natural draw. The slopes on the site range primarily from 0 to 10%, with greater slopes surrounding the RCD. Soils on the site are primarily Appling series, which are suitable for standard, private septic systems.

# OLD OXFORD SUBDIVISION

## CONCEPT PLAN

### STATEMENT OF COMPLIANCE

September 2006

Old Oxford Subdivision is a four (4) lot subdivision planned for 23.36 acre parcel at the northeast corner of Smith Level Road and Woodward Way. The parcel is undeveloped except for one (1) single-family residence and is zoned R-LD5. This zoning district allows for 5.0 acre minimum lot size. Therefore, the maximum number of lots this property can support is 4 lots. Minimum lot width in this zoning district is 250 feet. The maximum frontage width in this district is 200 feet. Minimum street setback is 30 feet and minimum interior setback is 16 feet. This concept plan complies with all dimensional criteria in the Land Use Development Ordinance.

This property is in the area that the Town refers to as the Southern Small Area Plan. Section 5B-2 of the Town's Comprehensive Plan states "Chapel Hill's Southern Small Area Plan designates a significant amount of land for low-density residential development. Largely undeveloped, this land is located within Chapel Hill's extraterritorial jurisdiction, the Joint Planning Transition Area, and the Urban Services Area. The Town should change the boundary of the Urban Services Area to delete this area, effectively making it part of the Rural Buffer. This change is reflected on the Land Use Plan (Figure 11) and is official Town policy as a result of adoption of this plan." The Town did change the boundary for the Urban Services Area as mentioned previously. As the Comprehensive Plan mentions, the land including our parcel was effectively made 'part of the Rural Buffer' (for Orange County, Carrboro and Chapel Hill). The local governments decided to reduce density in this area to keep the 'Rural Character' in this area that so many citizens value.

Our project maintains this Rural Character in southern Orange County. Lots will be a minimum of 5 acres GLA, and the public infrastructure improvements are designed to continue the existing rural character of Woodward Way, Smith Level Road and Dogwood Acres. The public street proposed in this subdivision is a paved road with a grass-lined swale section, since curb and gutter would be inappropriate for 5-acre lots. Also,