

**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.

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