

# Lloyd-Stancell Property



Stancell Rd., Chapel Hill, NC  
Durham County

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ATTACHMENT 7

# Lloyd-Stancell Property

The recent discussions over the future of the Lloyd-Stancell property have focused on one proposal, that of Woodmont from Capital Associates. All the discussions have directed attention to the features and elements that have been proposed. This is natural, since the developer is proposing something on which you, and other governmental bodies, must pass judgment.

# Best Use of Land?

Much energy and attention has focused on the problems of the Woodmont proposal in an effort to fit it into the land they selected.

Discussions around the problems obscure the actual question that should be asked: “Is this the best project for this land?”

## Current Zoning: R-2

- Low Residential
- 1 – 4 Living units/acre

*LUMO 3.3.9 Residential Districts (R-6, R-5, R-4, R-3, **R-2, R-2A**, R-1, R-1A, R-LD1, R-LD5)*

- The residential districts are intended to provide for residential development of
- appropriate intensities consonant with the suitability of land, availability of public services,
- accessibility to major activity centers and transportation systems, and compatibility with surrounding development.

# Conditions for Rezoning:

Action by the Town Council

The Town Council usually votes on rezoning requests after a Public Hearing. The decision is based on whether the rezoning:

- Corrects a "manifest error" in the Town's Zoning Atlas; or
- Is justified due to changed or changing conditions in a particular area or in the Town's planning jurisdiction in general; or
- Is necessary to achieve the purposes of the Town's Comprehensive Plan.

What can be?  
What's possible?



- Current R-2 zoning allows for a total of 128 units on the site (32± ac.)
- Surrounded by residential areas
- Proximal to future mass transit lines
- Proximal to current and future retail and commercial areas

# Alternate Uses

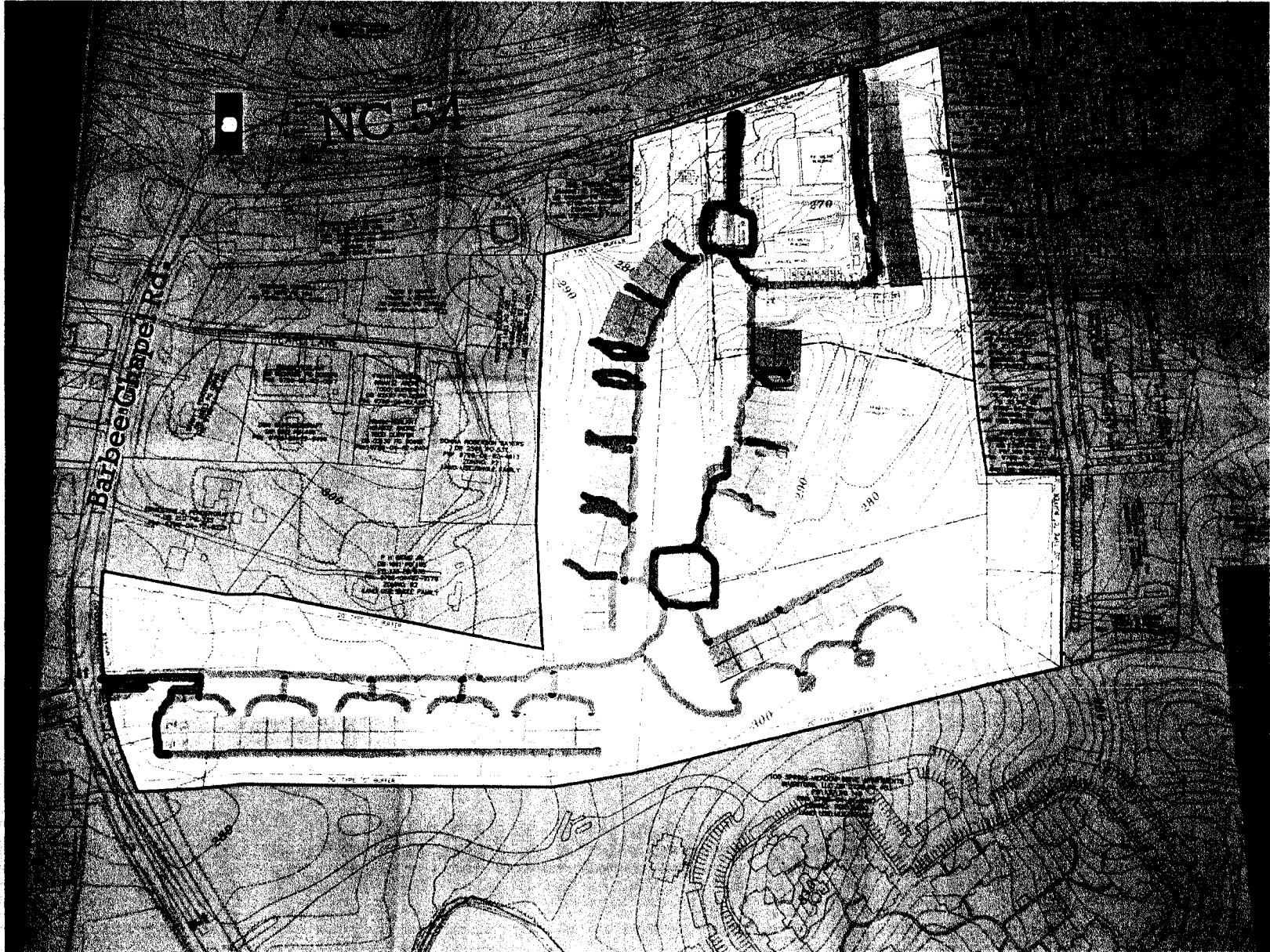
Let's consider what might be possible under the current R-2 zoning.

Following this are three slides with 128 blue squares representing 2500 sq.ft. townhomes, laid out in three rather un-creative configurations.

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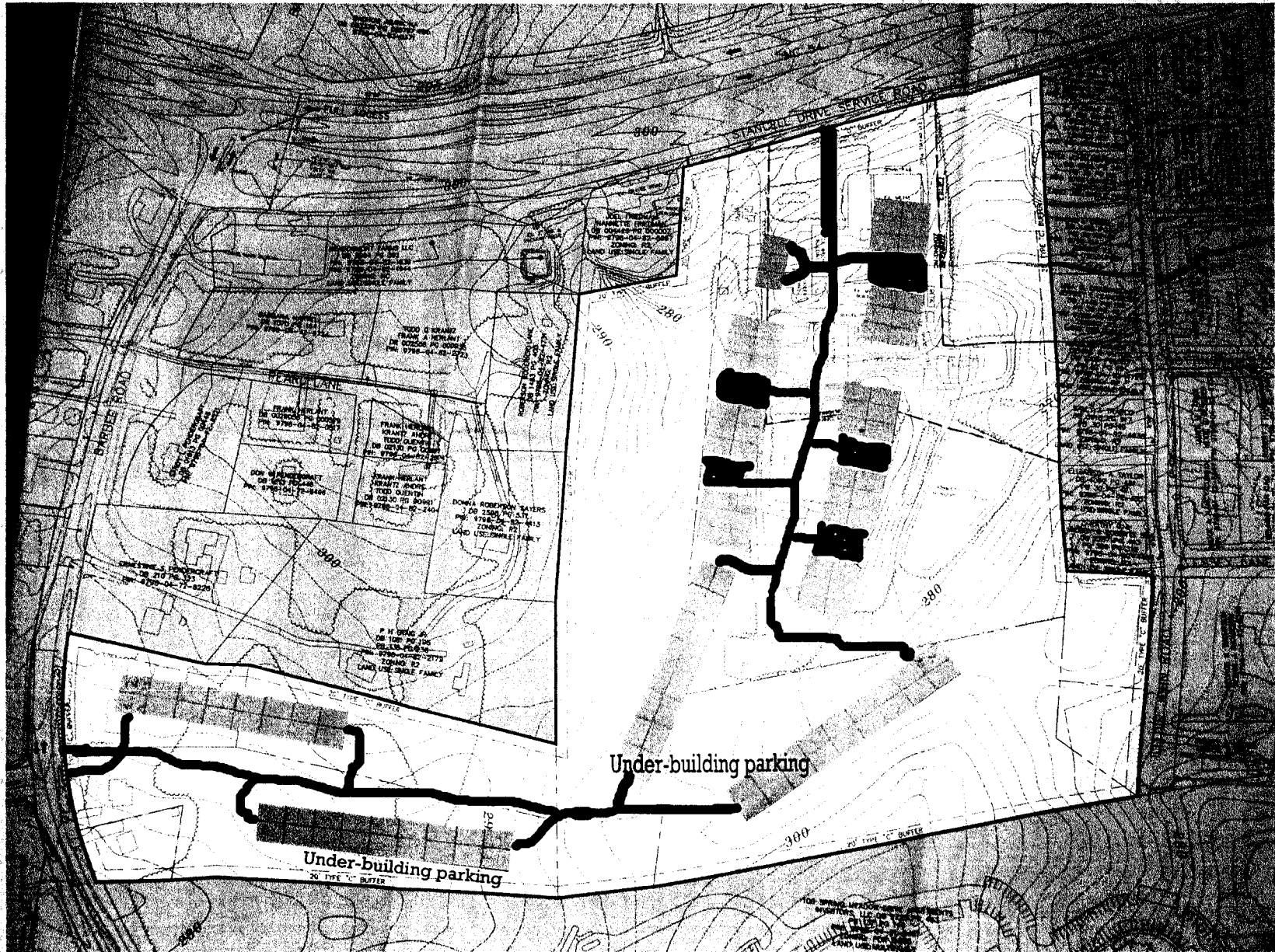
These represent just 3 possible options for residential use of this property.

# Possible Residential Layout 1

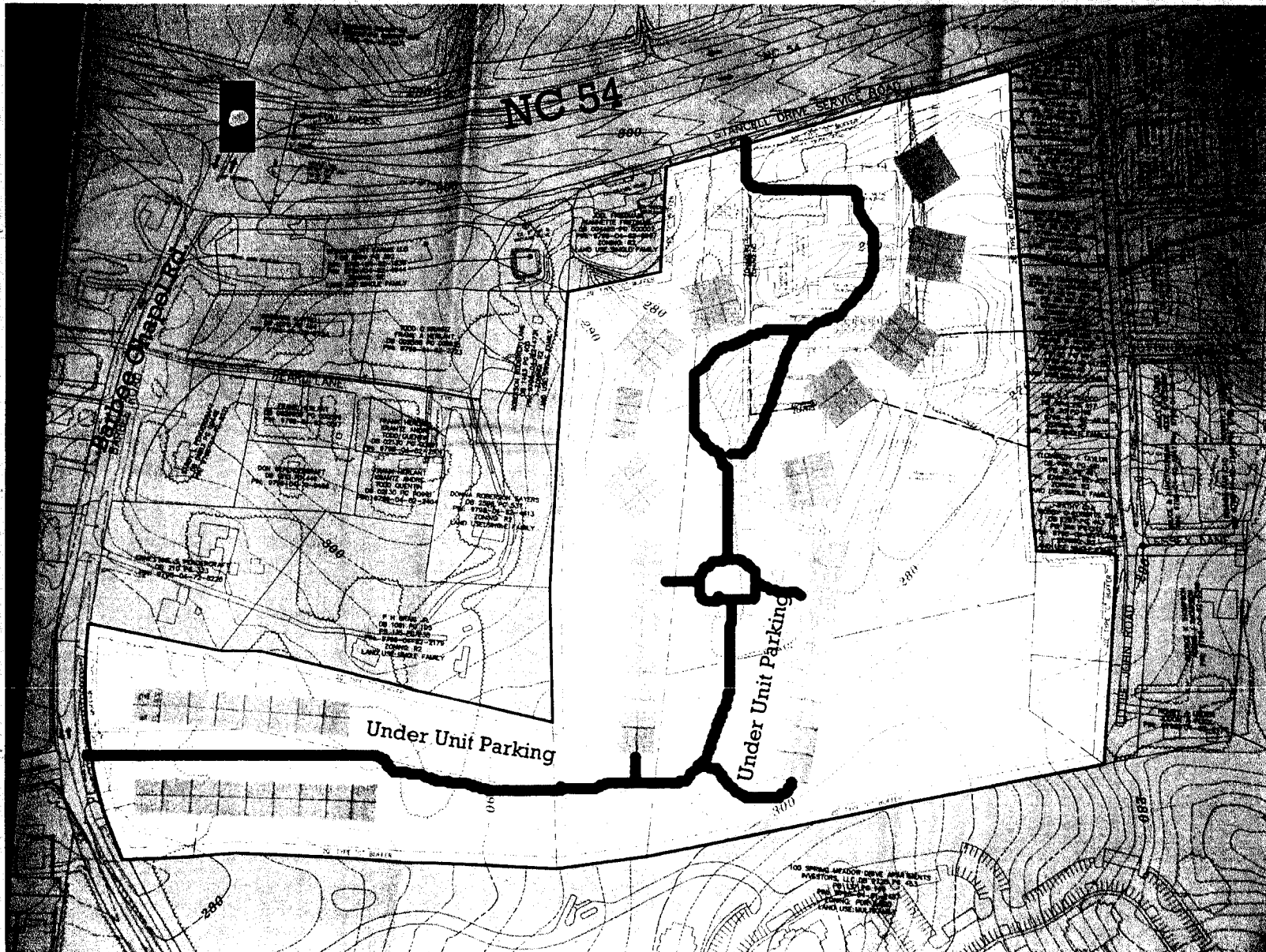




# Proposed Residential Layout 2



# Proposed Residential Layout 3



# Impact of 128 Homes

- Tax value provided:
  - \$32.0 million @ \$250k / home
  - \$38.4 million @ \$300k / home
- Consonant with surrounding land use
- Minimal impact on watershed – low impervious surface impact
- Meets Goals for NC54 Entranceway (in Comprehensive Plan)
- Provides a minimum of 19 units of affordable housing
- 256 cars (2 per household)
- No major intersection needed at NC 54
- Does not require a zoning change

## Summary

When the Town Council wrestled in the mid-1990s with Meadowmont, they also created a Comprehensive Plan that included a set of Goals for the NC 54 Entranceway. The specific elements of that plan are often interpreted to serve specific needs.

However, when read as a whole the Plan sets a vision for the future of NC 54 which intended to create along the corridor a pastoral setting of meadows, trees and limited development.

The intent was to create an image in the eyes of those entering Chapel Hill that says this town is different, that this is a town, not a city, that this town is about community, not industry and markets.

# Summary

With current projects on-line and in place that alter that image of Chapel Hill, when and how do we choose to honor that "future vision" of your predecessors codified in the Comprehensive Plan.

Are we to settle for an NC 54 Entranceway that is lined with multi-story offices, hotels, and retail spaces? Or do we hold to the ideal of a softer entranceway with pockets, and not buckets, of commercial and retail, all the while maintaining our emphasis on neighborhoods and community?

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Let's keep the Lloyd-Stancell property residential.

Thank you.

Henry Lister, PhD

123 Little John Rd.

Chapel Hill, NC 27517

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