



RADWAY
DESIGN
ASSOCIATES
CHAPEL HILL, NC

Memorandum

To: Chapel Hill Town Manager
 From: Scott Radway, AICP
 Date: January 5, 2009
 Subject: Aydan Court Site – Single Family Subdivision Alternative Plans

Attached are four single-family subdivision design studies for the Aydan Court site. These show the range of single-family development options permitted within the existing R-1 Zoning District as requested by the Town Council.

They are described briefly below with some pertinent comparative items for them and the current Aydan Court multi-family proposal shown in the accompanying table.

Single Family Development Design Options

- A. Conventional Single Family Subdivision – 4 Large Lots – A permitted by-right development. Falls below requirement for recreation and affordable housing or size restricted homes. Insufficient traffic to warrant the paired left over roadway improvement opposite Downing Creek. No connection to UNC Chapel Hill Foundation Inc. property. Getting drives and sewer to lots 1, 2, and 3 will disturb the steep slopes.
- B. Conventional Single Family Subdivision – 10 Lots - A permitted by-right development. Basic subdivision with lots all meeting the 17,000 SF minimum for R-1 zoning. Provides collective stormwater mgmt. lot for roadway stormwater. All lots handle stormwater individually. Unimproved Recreation area exceeds 18,047 SF required. Entrance remains as per Aydan Court design with connection to UNC Chapel Hill Foundation Inc. property. No affordable housing – only small SF homes as required.
- C. Cluster Single Family Subdivision – 11 lots. Voluntary design by applicant. All lots exceed the 5,000 SF lot minimum. Open space meets SF lot reduction formula of 1:1 and recreation requirement. Stormwater lot for roadway run-off; individual lots handle on-lot stormwater. Roadway entrance remains per existing design. No affordable housing – only small SF homes as required.
- D. Planned Development Housing • Single Family Subdivision – 16 lots. Voluntary design by applicant. No floor area limitations for single-family homes. No lot minimum size requirement. No affordable housing – only small SF homes as required. Meets PD-H recreation area requirement of 12,709 SF. Roadway entrance remains per existing design.

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RADWAY DESIGN ASSOCIATES
 505 Westminster Drive
 Chapel Hill, NC 27514

919.880.5579 Voice
 919.942.2021 Fax
 scott@radwaydesign.com



Single Family Subdivision Development Comparison with Aydan Court Proposal

		R-1 Conventional 4 Lot Single Family Subdivision	R-1 Conventional 10 Lot Single Family Subdivision	R-1 Cluster 11 Lot Single Family Subdivision	R-1 • PD-H 16 Lot Single-Family Subdivision	R-SS-C Aydan Court Multi-Family
<i>REDUCED SF HOME REQUIREMENTS AND AFFORDABLE HOUSING CONSIDERATIONS</i>						
Required By Ordinance						
Floor Area Restrictions 5+ Lots requires 25% Homes 1,350 SF ≤		Not Applicable	3 small Sq. Ft. Single Family homes	3 small Sq. Ft. Single Family homes	4 small Sq. Ft. Single Family homes	Not Applicable
On-Site Alternative Affordable Housing 15% of total lots/homes		Not Applicable	2 Price Re- stricted Single Family Homes	2 Price Re- stricted Sin- gle Family Homes	3 Price Re- stricted Single Family Homes	8.7 DU (Council Rezoning Resolution)
Payment-in-lieu	5-12 Lots only	Not Applicable	Applicable	Applicable	Not Permitted by Ordinance.	Council Option
Payment in kind	5-12 Lots only	Not Applicable	Applicable	Applicable	Not Permitted by Ordinance.	Council Option
Small SF homes, Price Restricted AH Units, And Unrestricted homes/units		NONE	10 Market Rate Homes ----- 3 small SF & 7 unrestricted	11 Market Rate Homes ----- 3 small SF & 8 unrestricted	16 Market Rate Homes ----- 4 small SF & 12 unrestricted	54 Market Rate homes ----- 4 AH Units 4.7 PIL Units
<i>RECREATION AREA REQUIRED & PROVIDED</i>						
Unimproved Recreation Area	7.1%-GLA for Subdi- visions	Not Required	18,047 SF	18,047 SF	18,047 SF	Not Applicable
Improved Recreation Area	5% for R- SS-C Multi- Family	Not Required	Not Required	Not Required	Not Required	12,709 SF
Provided		None	26,426 SF	18,047 SF	50,086	21,650 SF
<i>OPEN SPACE REQUIRED & PROVIDED</i>						
Cluster Lot Re- duction Required		N/A	N/A	85,993 SF	N/A	N/A
Open Space Provided		N/A	N/A	97,471 SF	N/A	N/A





SF-DESIGN STUDY 1

4 Lots

R-1 District

54

LEGEND

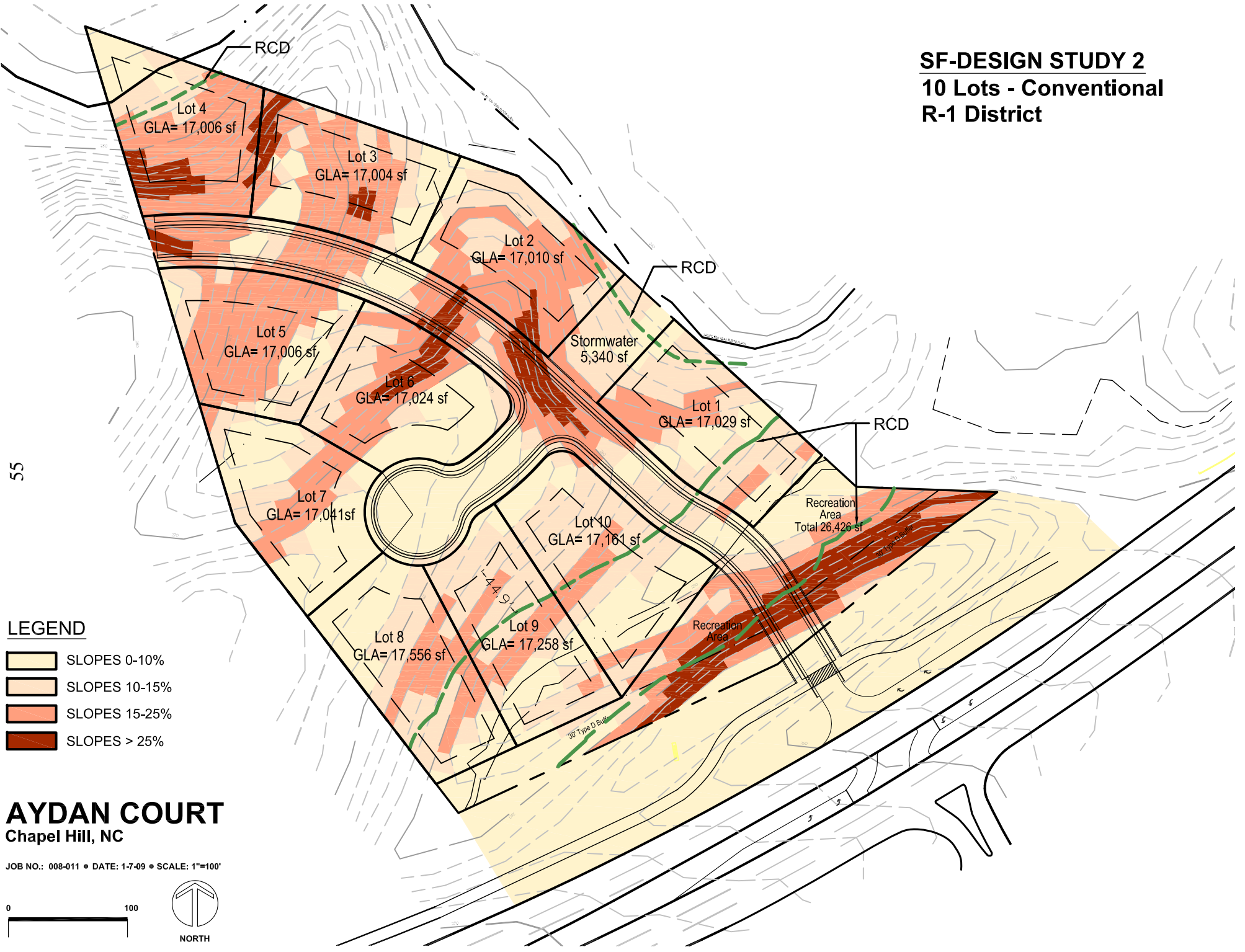
-  SLOPES 0-10%
-  SLOPES 10-15%
-  SLOPES 15-25%
-  SLOPES > 25%

AYDAN COURT
Chapel Hill, NC

JOB NO.:008-011 • DATE: 2-25-09 • SCALE: 1"=100'



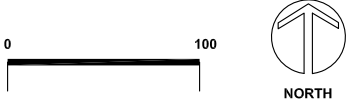
SF-DESIGN STUDY 2
10 Lots - Conventional
R-1 District



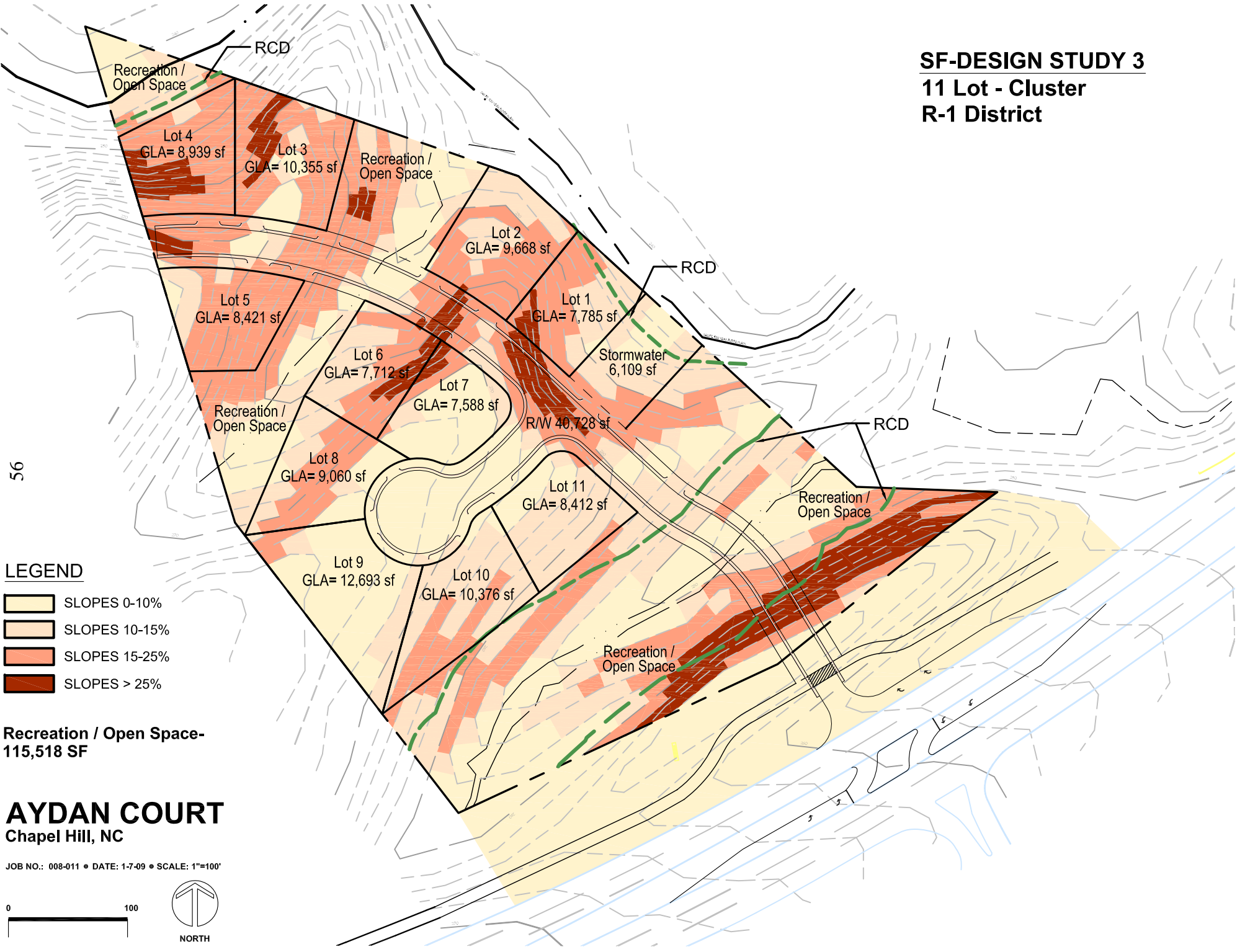
- LEGEND**
- SLOPES 0-10%
 - SLOPES 10-15%
 - SLOPES 15-25%
 - SLOPES > 25%

AYDAN COURT
 Chapel Hill, NC

JOB NO.: 008-011 • DATE: 1-7-09 • SCALE: 1"=100'



SF-DESIGN STUDY 3
11 Lot - Cluster
R-1 District

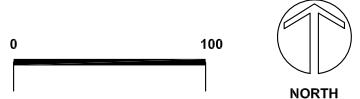


- LEGEND**
- SLOPES 0-10%
 - SLOPES 10-15%
 - SLOPES 15-25%
 - SLOPES > 25%

Recreation / Open Space-
115,518 SF

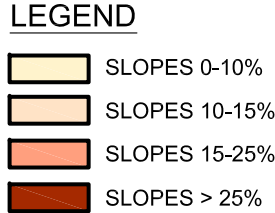
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SF-DESIGN STUDY 4
16 Lot - PD-H
R-1 District

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