

CONCEPT PLAN PROPOSAL

Applicant Information

Name: OBS LANDSCAPE ARCHITECTS | BRIAN STARKEY
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Property Owner Information (included as attachment if more than one owner)

Name: TOWN OF CHAPEL HILL Phone 968-2787 (219) BILL WEBSTER
Address: PARKS & RECREATION | 200 PLANT ROAD
City: CHAPEL HILL State: NC Zip: 27514

Development Information

Name of Development: SOUTHERN COMMUNITY PARK
Tax Map: 7.126 Block: A Lot(s): 11, 31, 31A, 2E Parcel ID #:
Address/Location: 1300 US 15 501 SOUTH
Existing Zoning R-1 | R-LD1 New Zoning District if Rezoning Proposed N/A
Proposed Size of Development (Acres / Square Feet): 70 AC. / SITE
Permitted / Proposed Floor Area (Square Feet): NA MAINT / BLDG. 200 SF
Minimum # Parking Spaces Required: NA #Proposed 154
Proposed Number of Dwelling Units NA # Units per Acre NA
Existing / Proposed Impervious Surface Area (Square Feet): 0 / 282,055
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: [Handwritten Signature] Date: 5.28.04

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



landscape architects

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May 28, 2004

Southern Community Park

Town of Chapel Hill

Concept Plan Submission

General

The plans for Southern Community Park were developed during 2002 -2003 and over the last 5 months. The park site is just over 70 acres and is mostly wooded. The site is immediately south of Southem Village with US 15-501 running the length of the property on the east side. Dogwood Acres Drive divides the property into a northern and southern half. The portion that crosses the park site will be taken out of NCDOT's control and turned over to the town. This will enable the construction of pedestrian crossings that would not have been permissible under NCDOT control.

More than half of the site will be preserved in a natural condition. Much of the existing vegetation in those areas that will be developed is young pine forest and / or has been severely damaged by storms over the past few years. The area being left natural exhibits the most valuable vegetation, steeper slopes and much of it is designated RCD by the town.

Developer's Program

The program for this 70 acre park includes:

- 3 athletic fields
- 1 youth baseball field
- dog park
- meadow
- greenway trail extension
- children's playground / water play area
- picnic areas
- roller hockey court
- basketball courts
- parking facilities
- reserved site for future community center
- picnic shelters
- restroom / maintenance building
- recycling center by Orange County

Landscape Architecture

Land Planning

Site Evaluation

Urban Design

Site Design

Statement of Compliance

The plans for Southern Community Park address recreation needs identified by the Parks and Recreation Master Plan for the Town of Chapel Hill and is compliant with the town's Comprehensive Plan.

Southern Community Park is identified in section 11A-7 of the Comprehensive Plan. This section states " Widespread community interest in recreational activities makes the provision of parks a priority for the town. However, because Chapel Hill is largely built out, the town faces constraints in attempting to provide additional park and recreational facilities to serve its residents.

Currently Chapel Hill owns 13 parks with a cumulative total of 126 acres. Along with Southern Community Park and Pritchard Park (site of the Chapel Hill Library) this total will reach 273 acres.

The park program and design was defined town staff and shaped by the community through community meetings. Also important to the development of park plans was direction provided by the Southern Community Park Conceptual Plan Committee (SCPCPC) in 2003. The SCPCPC was composed of residents of adjacent neighborhoods. The Town Council approved the Master Plan for the park in 2003. Over the last 6 months, the plans have been reviewed by the Southern Community Park Project Planning Committee (SCPPPC). The SCPPPC is made up of Town of Chapel Hill representatives and Orange County representatives, including Town Council members, Orange County Commissioners, and Orange County staff members for Parks and Recreation and Planning.

Among the attributes of the park which contribute to the themes of the comprehensive plan are the following:

- The park design responds to and will help protect the adjacent neighborhood, Dogwood Acres Subdivision.
- With over half of the 70 acre park site remaining in a natural condition the park will help preserve a natural setting within the town.
- The park is a desirable non residential development
- The park extends the existing greenway trail, which terminates just north of the park site.
- The park provides quality community facilities and services.
- The park's location adjacent to the Park and Ride Lot at Southern Village supports a balanced transportation system.

In addition to the park program, the Special Use Permit submittal will include plans for the layout of an Orange County Recycling Center in the northeast corner of the property. This also addresses the provision of quality community facilities and services.