

(26)

**COMMUNITY DESIGN COMMISSION**  
**SUMMARY OF**  
**CONCEPT PLAN REVIEW**  
**Morgan Estates Subdivision**  
**November 28, 2001**

## **OVERVIEW**

*Prior to submittal of a formal development application, all major development proposals are required to be reviewed while they are still at a "conceptual" stage. In particular, it is the intent of the "Concept Plan" review process that citizens and members of the Community Design Commission have an opportunity to review a site analysis and a conceptual plan in order to evaluate the impact of a major development proposal on the character of the area in which it is proposed to be located. This process is intended to take into consideration the general form of the land before and after development as well as the spatial relationships of the proposed structures, open spaces, landscaped areas, and general access and circulation patterns as they relate to the proposed development and the surrounding area.*

## **BACKGROUND**

The Community Design Commission conducted a Concept Plan Review for this potential development on Wednesday, November 28, 2001. The Concept Plan Review was for a proposal to develop a major subdivision consisting of 12 lots on an 11.0-acre site that is located north of Culbreth Road, and immediately west of the Southbridge neighborhood. The conceptual plan proposes a cul-de-sac with a single point of access off of Westbury Road.

The site is located in the Residential-1 (R-1) zoning district. The tract is located in Orange County and is identified as Chapel Hill Township Tax Map 122, Block B, Lot 17. This proposal is a major subdivision that would require approval of a Preliminary Plat by the Town Council.

## **CITIZEN COMMENTS ON CONCEPT PLAN**

Ten (10) citizens spoke on this Concept Plan at the meeting. A written letter was also submitted and is attached to this summary. The issues raised by these citizens at the meeting are as follows:

- Several citizens expressed concern regarding the proposed single point of access to this site, through the existing Southbridge neighborhood. The citizens noted concerns regarding construction traffic, safety of children playing in the neighborhood, and the impact on existing neighborhood character. It was also noted that many school bus routes run through the Southbridge neighborhood. Some of the citizens requested that another independent entrance be incorporated as part of the proposed subdivision.

- Several of the citizens also recommended that the plan be revised to include street stub-outs to the south (towards Culbreth Road) and to the undeveloped property located northeast of this site.
- One citizen discussed existing stormwater drainage problems at the edge of his driveway, near the entrance to the proposed development, and expressed concern regarding the impact of this proposed development on his property.
- A citizen expressed concern with the amount of clearing associated with this project, noting that the site contains many large trees.
- One citizen expressed concern with the impact of this development on the school system, noting that Frank Porter Graham Elementary School is above capacity.

### CONCEPT PLAN REVIEW

The Community Design Commission reviewed the conceptual development plan submittal and discussed the following topics:

1. The Commission members expressed concern with access to the proposed site. The Commission supported the need for a future stub-out that would eventually provide a connection to Culbreth Road. Also, several Commission members supported the provision of an additional stub-out to the adjacent undeveloped property located northeast of this site.
2. Several Commission members inquired about on-site stormwater management. One member encouraged the applicant to retain as much stormwater as possible on each individual residential lot. Another Commission member noted that limiting the amount of cleared vegetation would aid in stormwater retention on site.
3. One Commission member noted that several of the lots include very steep slopes. The Commission member expressed concern that Lots 5 & 6 were too steep, and questioned if they contained buildable areas for homesites.
4. A Commission member expressed a concern about the topography at the entrance to the development, and inquired if the access to this site would require construction of a bridge.

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