



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, December 19, 2001. The Concept Plan Review was for a proposal to develop a major subdivision consisting of 10 lots on a 4.65-acre site that is located on High School Road, immediately north of Chapel Hill High School. The conceptual plan proposes a cul-de-sac with a single point of access off of High School Road.

The site is located in the Residential-2 (R-2) zoning district. The tract is located in Orange County and is identified as Chapel Hill Township Tax Map 109, Lot 9P. This proposal is a major subdivision that would require approval of a Preliminary Plat by the Town Council.

CITIZEN COMMENTS ON CONCEPT PLAN

One citizen attend the meeting, and did not raise any issues related to the Concept Plan submittal.

CONCEPT PLAN REVIEW

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

1. Several Commission members supported the central cul-de-sac recreational area/park.

2. One Commission member encouraged the applicant to place the homes closer to the curb, with shallower street setbacks, in order to provide larger and more functional backyards.
3. Several Commission member expressed concern that the proposed streets may not be wide enough, and that the suggested curve radii may not provide adequate turning room for large moving trucks and fire apparatus. Another Commission member was concerned that if cars park on the street, there may not be enough room for fire trucks and emergency vehicles to pass.
4. A Commission member requested that the applicant provide all landscape bufferyards as land to be dedicated to and maintained by the Homeowners' Association. Another Commission member recommended that the landscape bufferyard along High School Road be designed to include additional evergreen screening.
5. One Commission member recommended that the lots which back up to High School Road, include homes that have attractive facades on all four sides.
6. A Commission member expressed concern regarding the Public Service Gas Easement that runs through the middle of this tract.

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Rd. for d/o.