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COMMUNITY DESIGN COMMISSION
SUMMARY OF
CONCEPT PLAN REVIEW
Copperline Ridge Subdivision
August 22, 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, August 22, 2001. The Concept Plan Review was for a proposal to develop a major subdivision consisting of 12 lots on an 11.3-acre site that is located between Morgan Creek Road and Hawthorne Lane. Morgan Creek runs along the site's southern boundary. The conceptual plan proposes a cul-de-sac with a single point of access off of Morgan Creek 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 70, Block D, Lot 5. This proposal is a major subdivision that would require approval of a Preliminary Plat by the Town Council.

CITIZEN COMMENTS ON CONCEPT PLAN

Several citizens spoke on this Concept Plan at the meeting. Written letters and charts were also submitted and are attached to this summary. The issues raised by these citizens at the meeting are as follows:

- Several citizens expressed concern that the proposed subdivision, with smaller lots, was inconsistent with the character and congruity of the existing neighborhood. One neighbor suggested that a subdivision with 8 or 9 lots would be more consistent with the existing neighborhood.

- One citizen suggested that grading on each lot should be limited to the actual building envelope (with no land disturbance in setbacks).
- A citizen requested that this development be required to meet existing neighborhood covenants.
- A citizen who lives adjacent to the site, noted that the proposed entrance road has right-of-way up to the edge of his property. The neighbor requested that the plan be revised to provide a 50-foot setback between the edge of his lot and the proposed right-of-way, in accordance with existing neighborhood covenants.
- One citizen requested that the developer take care to ensure that when trees are removed from the site, they do not fall in such a manner as to damage healthy trees that are intended to be preserved.
- A citizen expressed concern that this development would have a negative impact on Morgan Creek.
- One citizen suggested that the applicant donate the rear portion of the site, which includes some very steep slopes and contains some unusual specimens of plants and animals, to the North Carolina Botanical Gardens.
- One citizen expressed concern about the ugly appearance of sewer lines crossing the creek.

CONCEPT PLAN REVIEW

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

1. The Commission expressed concern about the environmentally sensitive area on the rear of this site, along Morgan Creek. The members encouraged the applicant to take significant steps to protect any rare and specimen plants on the site.
2. One Commission member requested that all of the land in the Resource Conservation District (RCD) be removed from the single-family lots, and be incorporated into the proposed conservation area.
3. Two Commission members believed that a cul-de-sac was not desirable in this location, and suggested that the applicant consider providing a second point of access to the west.
4. Several Commission members expressed concern that the development was too dense, given its proximity to Morgan Creek and the general character of the surrounding neighborhood. One Commission member requested that the applicant revise the plans to include the footprints of homes on adjacent lots, in order that people might better understand how this proposal will affect neighboring residences.
5. A Commission member inquired about the amount of impervious surface that would be created by this development, in close proximity to Morgan Creek.

6. One Commission member requested that the applicant provide additional active recreational space on the site, which could functionally serve as a playground.
7. A Commission member inquired as to whether or not access would be provided to the proposed conservation area.

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