



## 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. The "Concept Plan" review process provides an opportunity to review a site analysis and a conceptual plan in order to evaluate the impact of the 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, September 25, 2002.

The Concept Plan Review was for a proposal to construct a multi-family residential community on a 35.0-acre site that is located on the south side of Eubanks Road, between the Northwoods neighborhood and the University Branch Southern Railroad. The United Parcel Service facility and the Town of Chapel Hill's Eubanks Road Park and Ride Lot are both located north of the proposed site, while the approved Larkspur Subdivision is located immediately south of the site.

The conceptual plan proposes 354 multi-family dwelling units, including 401,848 square feet of floor area. A total of 603 parking spaces are proposed. The site is located in the Residential-1 (R-1), Residential-2 (R-2), and Mixed Use Office/Institutional-1 (MU-OI-1) zoning districts. The applicant has indicated that a rezoning to the Residential-5-Conditional (R-5-C) zoning district will be requested for this site.

The property is located in Orange County and is identified as Chapel Hill Township Tax Map 18, Lots 15, 16 and 16A. This proposal would require Town Council approval of a Zoning Atlas Amendment and a Special Use Permit.

## CITIZEN COMMENTS ON CONCEPT PLAN

One citizen spoke on this Concept Plan at the meeting. The issue raised by the citizen at the meeting is as follows:

- The citizen expressed concern regarding the number of school-age children that would live in this development, and the impact that these children would have on the school system.

## CONCEPT PLAN REVIEW

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

1. Several Commission members expressed support for preserving more of the existing trees and setting aside more undisturbed open space on the site.
2. A Commission member expressed concern regarding the traffic impact that this development would create on Eubanks Road, and at the Eubanks Road/Airport Road intersection.
3. One Commission member expressed the belief that too many dwelling units were being proposed as part of this application, and that the proposed development would have a negative impact on the community in terms of traffic impact, school capacity and water use.
4. A Commission member expressed support for the site design, and noted the desirability of orienting the buildings so that the ends of the buildings are facing Eubanks Road.
5. Several Commission members encouraged the applicant to add some additional active recreation elements, including perhaps tennis and/or basketball courts.
6. A couple of Commission members noted that Building #4 seemed out of place, and suggested that the site plan would be better if this building were removed and replaced with open space.
7. Several Commission members noted that it would be preferable to provide more open space around the clubhouse.
8. One Commission member expressed concern about stormwater run-off during construction, and encouraged the applicant to reduce the amount of land disturbance proposed on the site.
9. Several Commission members expressed support for traffic-calming through this development, and encouraged the applicant to speak with Chapel Hill Transit to insure that traffic-calming techniques (such as the "round-a-bout") would not interfere with the

provision of transit services to this area. One Commission member noted that the "round-a-bout" on Westminster Drive works well.

10. A Commission member expressed support for connectivity through this development, and requested that the applicant also provide a stub-out to the east. The Commission member also expressed a preference that no 90-degree parking should be permitted on the east-west drive aisle.
11. One Commission member expressed the belief that the applicant should state whether or not undergraduate or graduate students are intended to be the primary residents for this development. The Commission member supported a mix of residents.
12. Noting that the Chapel Ridge Apartment community on Airport Road is due to open soon, a Commission member expressed the belief that the Chapel Hill real estate market may not support another student apartment community.
13. A Commission member expressed concern regarding the overall quality of the development in terms of architecture and construction details, and noted that the success of such a project would hinge on attention to detail.

Prepared by:

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