

COMMUNITY DESIGN COMMISSION**SUMMARY OF
CONCEPT PLAN REVIEW****1723 Homestead Road
September 25, 2002****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, September 25, 2002. The Concept Plan Review was for a proposal to subdivide one lot consisting of approximately 1.25 acres, into three lots. The site is located on the southeastern side of Homestead Road, immediately west of the intersection of Rogers Road and Homestead Road.

The site is located in the Residential-2 (R-2) zoning district. The site is located in Orange County and is identified as Chapel Hill Township Tax Map 109, Lot 9B. As proposed, the development would be a major subdivision, and would require Town Council approval of a Preliminary Plat.

CITIZEN COMMENTS ON CONCEPT PLAN

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

- The citizen noted other developments proposed and or already approved along Homestead Road, including Vineyard Square (in Chapel Hill's jurisdiction east of this site) and Winmore (in Carrboro's jurisdiction west of this site). The citizen expressed a belief that Homestead Road would not be able to handle the cumulative traffic impact from these developments and other developments in this corridor.

CONCEPT PLAN REVIEW

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

1. The Commission supported the dedication of additional right-of-way for the future widening of Homestead Road.
2. The Commission also supported the use of a single, common driveway for all three lots.
3. A Commission member expressed concern as to whether or not the proposed lots fulfill all of the dimensional requirements of the Town's Development Ordinance.
4. Another Commission member expressed the opinion that the rear property lines seemed too close to the houses to offer a desirable amount of privacy.
5. One Commission member supported the idea of having space for gardens and/or orchards, but noting that these uses are high maintenance, encouraged the applicant to consider lower maintenance landscaping, as well as additional landscaping that could serve to better buffer the homes from each other.
6. A Commission member expressed concern that these homes would be so close together that they would not be desirable places to live.

Prepared by:

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