

CONCEPT PLAN APPLICATION

Applicant Information

Name: Robert C. Zumwalt, RLA, The John R. McAdams Company, Inc.
Address: 2905 Meridian Parkway
City: Durham State: NC Zip: 27713
Phone (Work): 361-5000 FAX: 361-2269 E-Mail: zumwalt@johnrmcadams.com

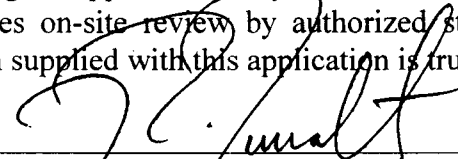
Property Owner Information (included as attachment if more than one owner)

Name: see attachment Phone: _____
Address: _____
City: _____ State: _____ Zip: _____

Development Information

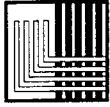
Name of Development: Erwin Road Subdivision
Tax Map: 7.26 Block: - Lot(s): 16, 36A Parcel ID# 9890722826 & 9890637397
Address/Location: Southeast of the Erwin Road / I-40 intersection
Existing Zoning: R-1 New Zoning District if Rezoning Proposed: NA
Proposed Size of Development (Acres/Square Feet): 30.65 Acres / 1,335,114 SF
Permitted/Proposed Floor Area (Square Feet): _____ / _____
Minimum # Parking Spaces Required: 82 # Proposed: 82
Proposed Number of Dwelling Units: 41 #Units Per Acre: 1.34
Existing/Proposed Impervious Surface Area (Square Feet): 0 / 217,800 SF
Is this Concept Plan subject to additional review by Town Council? Yes

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this application; b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this application is true and accurate.

Signature:  Date: March 3, 2003

Please submit **20 sets** of all materials, or **30 sets of all materials including reduced (8 1/2" by 11") copies of all plans if the Concept Plan is subject to additional review by the Town Council**, no later than the first day of the month. Materials must be collated and folded to fit into a 12" x 15" envelope.

The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of a meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.



THE JOHN R. McADAMS COMPANY, INC.

Erwin Road Subdivision

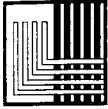
Subject Parcels Owners List – February 24, 2003
SPEC-02020

1.
7.26..16
Heirs of Hugh P. Carroll
C/o John L. Carroll
472 Erwin Road
Durham, NC 27707

Phone: (919) 489-1559

2.
7.26..36A
Bobby G. Beck
1518 Shadylawn Drive
Burlington, NC 27215

Phone: (336) 228-8676



Erwin Road Subdivision

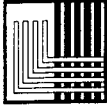
Developer's Program and Statement of Compliance

The developer, Grande Park LLC, seeks a Special Use Permit for a 41-lot Planned Development on 30.65 acres of property located off Erwin Road just south of its intersection with Interstate 40. The property is currently zoned R-1, and no rezoning is proposed. The subject parcels are landlocked by the interstate to the north, and substantial floodplain owned by the Town of Chapel Hill as open space/greenway to the south and east. Consequently, the applicant proposes to extend a road into the site from Erwin Road serving the proposed 41 residences, which consist of 25 single-family lots and 16 duplex lots. (As noted in Table 3.7-1, both single-family and duplex residences are permitted in the Planned Development-Housing Overlay.)

The 30.65-acre parcel is characterized by slopes that are predominantly in either the 0%-10% range or 10%-15% range. The majority of the developable portion of the site lies within the 0%-10% range and would require no specialized site design techniques. The site is wooded with mainly pine, but there are a few large hardwoods scattered across the site. Features of the property include a 68' Duke Power right-of-way traversing the property from east to west, a power substation, and gentle sloping terrain from north to south toward the floodplain. The existing conditions plan illustrates a number of significant tree stands defined by either native understory vegetation or the presence of a majority of hardwoods in excess of 6 inches in caliper. Wetlands have also been identified and will remain undisturbed. It is the intent of the developer to preserve as much of the natural topography and existing vegetation on site as possible, in harmony with the Design Guidelines.

The site contains 9.74 acres of Resource Conservation District. The developer proposes to supply the required recreation area by setting aside an additional 2.30 acres of land, as indicated on the concept plan. These locations will be accessible to all residents and useful as part of an overall trail system that will connect to the Town of Chapel Hill greenway to the south. The developer also proposes a centrally located tot lot as an additional recreational amenity.

As encouraged in the Design Guidelines, the alignment of the roadway has been situated to work with the contours of the property, while remaining in the flattest



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portions of the site. The access road will serve as an interceptor for storm drainage from the northern lots. Additionally, storm drainage from the road as well as the remainder of the lots will be treated using best management practices in the two conceptual storm pond locations shown on the concept plan.

The developer strongly supports Chapel Hill's 15 percent affordable housing requirement. Integrating the affordable residences with the market rate residences, both visually and by location, is an important goal for this project, which is designed so that the affordable units will carry no stigma for the persons who will buy and live in them. The Planned Development/Special Use Permit approach will allow duplexes to be included in the development thus enabling the provision of affordable housing of a size and style similar to the other residences.

The developer believes that duplexes are a more sensitive way to provide affordable housing than the "little house ordinance." Noticeably smaller houses would be presumed by most people to be less desirable than the others and therefore not well integrated into the neighborhood. That is not the case with the proposed duplexes, which will be blended into the development by spreading these homes throughout the project, and unifying them through the use of similar architectural features and materials.

The developer has met with Robert Dowling of the Orange Community Housing Corporation and understands how affordable homes are transferred into the Orange County Land Trust and then marketed by OCHC. He supports having the 6 affordable duplex residences placed in the land trust and sold by OCHC to qualified buyers.

It is our goal to integrate the 16 duplex residences (6 will be affordable) into the development by spreading these homes throughout the project and unifying the development through implementation of similar architectural features for all of the homes.

In conclusion, we believe the design of the Erwin Road Subdivision with its integration of duplexes and single-family lots, as illustrated by the enclosed Conceptual Plan, is an excellent model of affordable housing implementation. In addition, we believe this neighborhood to be in harmony with the Design Guidelines of Chapel Hill as well as the adjoining neighborhoods.