ATTACHMENT 2

COMMUNITY DESIGN COMMISSION

SUMMARY OF CONCEPT PLAN REVIEW

Montclair Estates Subdivision
October 29, 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 Tuesday, October 29, 2002. The Concept Plan Review was for a proposal to construct a major subdivision consisting of 12 lots on an 11.0-acre site that is north of Culbreth Road, immediately west of the Southbridge neighborhood. Access to the subdivision would be provided from Culbreth Road and Westbury Drive.

The site is located in the Residential-1 (R-1) zoning district. The site is located in Orange County and is identified as Chapel Hill Township Tax Map 122, Block B, Lot 17A. This proposal would require Town Council approval of a Preliminary Plat application.

CITIZEN COMMENTS ON CONCEPT PLAN

Two citizens spoke on this Concept Plan at the meeting. The issues raised by these citizens at the meeting are as follows:

- One citizen expressed support for the new entrance to this site, off of Culbreth Road, as proposed by the applicant. The citizen noted that the Southbridge neighborhood presently has two points of access off of Culbreth Road, and this proposed new entrance would provide a third point of ingress/egress to the overall neighborhood. The citizen supported the new third entrance for both general access as well as for construction traffic associated with the new lots.

- A citizen expressed support for providing a stub-out from this site to the adjacent property located north of this site.

CONCEPT PLAN REVIEW

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

1. The Commission agreed that the new entrance off of Culbreth Road that is being proposed with this development, should be installed and available for use before construction begins.

2. A Commission member recommended that the new entrance off of Culbreth Road be designed and built at a 90-degree angle to Culbreth Road.

3. One Commission member expressed concern regarding the steep slopes located on this site.

4. A Commission member noted that the proposed Land Use Management Ordinance being considered by the Council may have a significant impact on this site with regard to stormwater management.

5. One Commission member expressed the opinion that the stub-out to the property north of this site does not need to be constructed all the way to the property line. Alternatively, the member believed that it would be preferable to minimize the amount of street construction and reduce the amount of impervious surface on this site, until such time when such access to the north is actually needed.

6. A Commission member requested that the applicant prepare a significant tree survey, and seek to preserve as many significant trees as possible.

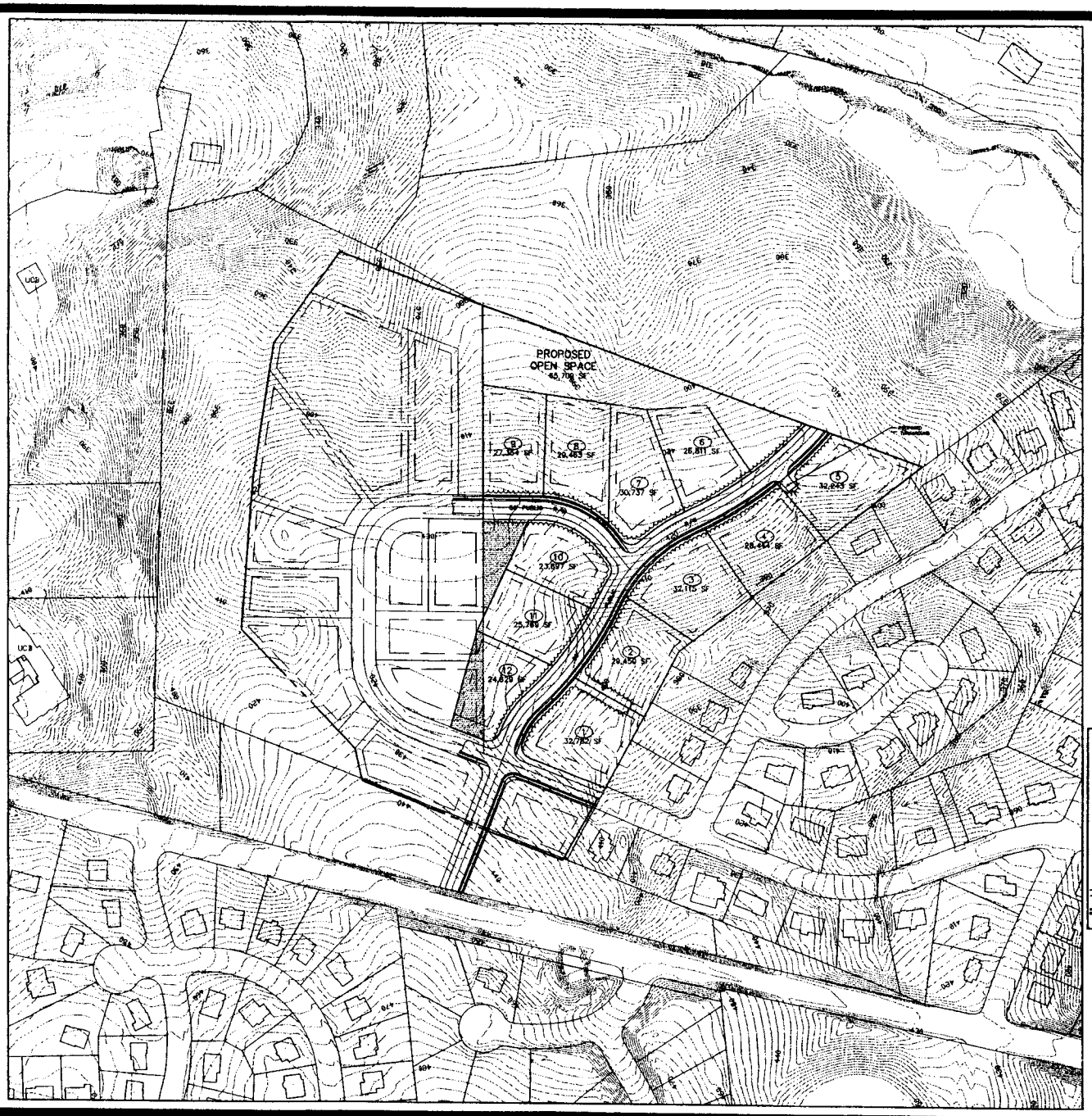
7. One Commission member recommended that the applicant incorporate a walking trail for residents.

8. A Commission member encouraged the applicant to use drought-resistant grass and/or landscaping in order to conserve water.

9. One Commission member suggested that the applicant avoid two-car driveways in this development, and alternatively provide single-car driveways to reduce grading and impervious surface. The Commission member also recommended small building footprints.

Prepared by: Terry Eason, Chair, Community Design Commission
Rob Wilson, Staff

R.W. for T.E.



PHILIP POST & ASSOCIATES

CONCEPTUAL SITE PLAN

MONTCLAIR ESTATES

TOWN OF CHAPEL HILL ORANGE NC

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