

CONCEPT PLAN APPLICATION

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Applicant Information

Name: CAZCO, Inc.
Address: 180 Providence Road
City: Chapel Hill State: NC Zip: 27514
Phone (Work): 493-0099 FAX: 493-7151 E-Mail:

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

Name: CAZCO, Inc. Phone 493-0099
Address: 180 Providence Road
City: Chapel Hill State: NC Zip: 27514

Development Information

Name of Development: Montclair Estates Subdivision
Tax Map: 122 Block: B Lot(s): 17A Parcel ID #: 9778-90-0681
Address/Location: North side of Cullbreth Road
Existing Zoning: R-1 New Zoning District if Rezoning Proposed N/A
Proposed Size of Development (Acres / Square Feet): 11.02 ac / 480,031 sf
Permitted / Proposed Floor Area (Square Feet): N/A / N/A
Minimum # Parking Spaces Required: N/A #Proposed N/A
Proposed Number of Dwelling Units/Lots: 16 / 16 # Units per Acre 1.3
Existing / Proposed Impervious Surface Area (Square Feet): /
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: [Signature] Date: 04/01/03

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.

Montclair Estates
Conceptual Site Plan
16-lot Residential Subdivision
Applicant's Statement of Compliance

Synopsis of the Proposed Subdivision

Montclair Estates is a proposed 16-lot residential subdivision, with 20 proposed units on 16 lots. The proposed lots will vary in size from 18,784 SF to 31,728 SF of net land area. An open space area of 1.26 acres (54,993 SF)(NLA) will be dedicated to the proposed homeowners association and will provide a pleasant, wooded area for passive recreation. Four of the proposed lots are large enough to build a single family residence as well as an attached unit, as provided for under R-1 zoning.

Developer/Property Owner/Consultant

The developer will be Cazco, Inc., owned and managed by Carol Ann Zinn of Chapel Hill, NC.

Ms. Zinn is also associated with family members in Zinn Design Build, which designs and builds unique, custom homes in Chapel Hill.

Both Cazco, Inc. and Zinn Design Build have their principal offices located in the Eastowne Office Park in Chapel Hill.

Ms. Zinn has developed and built literally hundreds of beautiful single family homes and commercial projects in Chapel Hill and Carrboro and nearby surrounding areas. In the vicinity of Montclair Estates, Ms. Zinn and her family have developed and built major portions of Southbridge and just to the east of Montclair, as well as the Kent Woodlands neighborhood, southwest of Montclair across Culbreth Road.

Property Owner

The property is owned by Cazco, Inc.

Consultant

Phil Post, P.E., PLS is serving as the lead consultant. Phil Post is the principal for Phil Post and Associates, a Chapel Hill land planning and civil engineering firm. Mr. Post has been designing subdivision and land development projects in Chapel Hill since 1977. The firm was the lead designer for nearby subdivisions including Kent Woodlands, portions of Southbridge, Culbreth Ridge, University Commons and the nearby Methodist Retirement home at the corner of Culbreth and Smith Level.

Phil Post and Associates will perform all the land planning and engineering functions, final platting and close-out of this subdivision.

Zinn Design Build expects to design and build each of the 16 custom homes and 4 attached units, although sometimes other builders are invited into a Zinn neighborhood.

Developer's Program

The proposal is for a 16-lot custom residential subdivision. The ultimate house construction will vary according to each customer's needs. However, Cazco, Inc. and Zinn Design Build are excited about the prospect of siting sixteen beautiful homes, each probably in the 3500 to 4500 SF range, on the stunning proposed lots in Montclair. A typical Zinn home is distinguished by first-class construction, design, landscaping and finishes, including garages, distinctive lighting and important design features not regularly found outside of Chapel Hill.

The neighborhood will have sidewalks on each street. The streets will be gently curved with minimal cut/fill grading in order to provide a community with many existing trees saved, and new trees planted to shade the pedestrian-oriented sidewalks.

A key component of the development will be four very large lots, ($\frac{3}{4}$ acre) which will take advantage of their size and their slope away from the street, for Zinn to build 750 square foot attached units, in accordance with the provisions of R-1 zoning.

The four (4) 750 SF attached units will fulfill the Town's goal for housing diversity, especially with regard to housing size, in new neighborhoods. Since Montclair is almost within view of the UNC Chapel Hill campus, the developer believes that four 750 SF units, close to schools, transit corridors and bike routes, will be highly sought after and will provide a diverse, sustainable neighborhood.

Project Context and Site Analysis

The parcel is 12.12 acres of gross land area and is situated on the north side of the proposed extension of Westbury Drive. Montclair will be located north of Culbreth Road, bordered on the south and west by the recently approved (Jan 2003) Morgan Estates Subdivision; bordered on the east by the existing Southbridge Subdivision, and on the north by a large, underdeveloped tract that slopes down to the southern bank of Morgan Creek.

The 12.12 acres is rolling topography, completely forested in mid-sized (12" to 26") hardwoods and a few pines. Montclair Estates will be laid out along a new public street, proposed to be build as part of the Morgan Estates Subdivision, that enters directly onto Culbreth Road; therefore, all construction and residential traffic will enter Montclair

directly from Culbreth Road, without any need to traverse through an existing neighborhood.

Montclair Estates is adjacent to existing public water and sewer lines. There is no perennial or intermittent stream on the Montclair property. The property is zoned for residential use at a maximum density of 3.0 units per acre; Montclair will be developed at a density of 1.65 units per acre. No zoning change, nor any other deviation from any requirement in the Town's LUMO is needed or requested in order to build Montclair Estates.

Size Restricted Housing

The Town's LUMO requires that 25% of the proposed subdivision lots have units less than 1350 SF in size. R-1 zoning, on lots of sufficient land area, allows one single family home along with one attached unit no larger than 750 SF.

On lots 4,5,11 and 12, the Applicant proposes to build a single family residence along with an attached unit of 750 SF. Therefore, the subdivision will have 16 lots, 16 single family units and 4 attached units of 750 SF, a total of 20 units.

The four (4) 750 SF attached units represent 25% of the proposed lots, and are below the size restriction in LUMO. The size-restricted housing requirement will be met with the four (4) proposed 750 SF units.

Summary of Developer's Program

Cazco, Inc. believes this project is appropriately scaled with lot size, lot configuration, housing diversity, sidewalks, and pedestrian-oriented features in harmony with surrounding existing and approved land use patterns. The community will be gently rolling with pleasant, gently graded streets, many large existing trees will be preserved, and new trees will be planted, to result in tree-shaded lots and sidewalks.

Description of Site Elements

A. The relationship and balance among site elements, the relationship of the development to neighboring developments and undeveloped land, and the arrangement and orientation of building and amenities in relation to each other and to neighboring developments and streets.....

- Lot sizes, including width and area, have been established strategically to fit the topography and tree coverage for each parcel and to blend seamlessly with surrounding existing houses and the proposed Morgan Estates subdivision.

- A sidewalk will be located along one side of each of the public streets, in order to provide a pedestrian-oriented community.
- The proposed open space is, larger than required (in land area) and is placed immediately adjacent to the proposed open space in Morgan Estates. These combined open space tracts will adjoin undeveloped land which slopes down to the southern bank of Morgan Creek. As a result of our meetings with staff members in the Town's Parks and Recreation Dept, we believe that the long term goal is for the Town to acquire use of these important north-facing slopes leading down to Morgan Creek, in order to preserve this asset and, eventually, to provide a recreational corridor and open space land along the south side of Morgan Creek.
- The proposed public street will stub out into this same undeveloped parcel to the north. This street stub provides the greatest amount of flexibility, in the case the land becomes public open space, or, if small portions of this land are developed for further residential use.

The relationship of the development to natural features, and the minimal alteration of natural topography.....

- Proposed public streets have been strategically designed to gently follow the contours of the land with minimal grading and clearing.
- The street system will connect to Westbury (forming a loop) and will connect directly out to Culbreth via Street "A".
- All storm drainage from all the streets and from the lots uphill of the street will be conveyed to the public storm system in Westbury Drive. This drainage system will, coupled with individual lot stormwater volume and rate management systems, result in lowered runoff from this site onto adjoining, existing built lots.
- Lot widths have been established to help preserve existing trees, and still provide adequate space for new homes.

The relationship of the development to access and circulation systems, and the mitigation of traffic impacts.....

- The key component of the access plan for Montclair will be Street "A" which provides a direct connection out onto Culbreth Road. Street A will mean that all construction traffic can access the lots without any need or advantage to travel on the existing portion of Westbury Drive.
- With connectivity at three points in this 20-lot subdivision, Montclair residents will enjoy multiple points of access for automobiles and pedestrians.
- The proposed stubout to the north provides flexibility for future possibilities including possible additional single family residential, but more importantly, as a gateway to the significant wooded slopes on the south side of Morgan Creek. Surely, in the future, the south side of Morgan Creek will contain greenway corridors running east-west, with connections to Carrboro, UNC-Chapel Hill and to other town greenways. Such greenways would undoubtedly connect in the future to the stub out we are proposing.

- The conceptual plan for Montclair will provide a street system that is designed to avoid additional traffic, and especially any construction traffic, being placed onto the existing streets in Southbridge.

The retention of natural vegetation, the preservation or enhancement of vistas, and proposed landscaping....

- Proposed lot widths are designed to preserve trees. Likewise, the lots are deep enough and the grading is gentle enough that existing trees will be saved in the front and back yard of each lot.
- Preservation of existing vegetation will preserve the existing vistas towards Morgan Creek and the Campus.
- The entire site is wooded in hardwoods. The existing hardwoods are relatively uniform in size and spacing so that there will be significant existing tree coverage on every lot.
- New trees will be planted along sidewalks to enhance view corridors and provide shade for this pedestrian-oriented community.

The mitigation of erosion and sedimentation....

- Because roadway and utility corridors have been designed to work with the land, running parallel to existing contours and not across contours, grading and disturbance will be modest and erosion control measures, which will be a major focus of this project, will be very effective.

The mitigations of stormwater drainage and flooding....

- There are no active drainageways on Montclair, no perennial or intermittent streams.
- The strategic layout of proposed streets, will enable all street drainage and runoff from all uphill lots to be contained within the public street drainage system in Westbury Drive. This design will result in reduced runoff from Montclair directly onto existing Southbridge lots.
- All features of LUMO for stormwater control and mitigation on each individual lot will be implemented. Montclair will be an advanced, state-of-the-art development with respect to stormwater control and mitigation. Features such as amended soil areas, grass swales, rain gardens, level spreaders, raised beds, and stormwater dispersal and absorption will be used on each lot.

Statement of Compliance with Town Design Guidelines

Montclair complies with Chapel Hill Design Guidelines in the following way:

- Proposed land use and density are compatible with surrounding uses in function and scale.

- The pedestrian-oriented community will provide alternatives to the automobile by providing walking access to public transportation and to nearby Culbreth Middle School.
- The access and circulation plan provides direct access onto Culbreth, the nearest thoroughfare.
- Because of the strategic design of street and utility corridors, grading and disturbance will be minimized and vistas and existing tree preservation will be maximized.
- The majority of proposed lots are characterized as prime buildable with respect to slopes. No lots have building sites on adverse slope areas.
- Connectivity is provided at three points within the subdivision.
- The project is located within a short walk of mass transit on Culbreth Road and Smith Level Road.
- Access, in the form of a street stubout, will be provided to the undeveloped land to the north, which the Town Staff has identified as a prime tract for possible preservation and future greenway and recreation use.
- Stormwater management on this site will be facilitated because of the lot and street layout that “works with the land”.
- Impervious surface limitations, within LUMO, will be complied with.
- All utilities will be underground.
- Finally, the Zinn team, an experienced developer and home builder, will provide a first quality development in harmony with the Chapel Hill built environment.

Statement of Consistency with the Town's Comprehensive Plan

Theme: Create and preserve affordable housing opportunities....

By providing four (4) size-restricted housing units of 750 SF each, the developer will create diversity throughout the development, and at the same time will provide attractive small units within walking distances of public transportation and public schools.

Theme: Conserve and protect existing neighborhoods....

Not only will Montclair be compatible with existing development in Southbridge and other nearby subdivisions, but the strategic design of streets and utility corridors and particularly the advanced stormwater control and mitigation systems on each lot will conserve and protect existing neighborhoods.

Theme: Identify areas where there are creative development opportunities....

Montclair offers creative solutions to what otherwise could be development impacts. Size-restricted units distributed throughout the subdivision will result in a diverse community. The pedestrian-oriented design will help residents get to schools, mass transit, and hopefully, directly onto future greenway corridors and will reduce the need

for travel by automobile. State-of-the-art design for stormwater control and mitigation will insure that storm and erosion issues will be controlled within the subdivision. The street and utility layout is designed to “work with the land” and this will result in maximum preservation of the existing hardwood tree cover.

Theme: Work toward a balanced transportation system....

Montclair will be a pedestrian-oriented community. Allowing it to foster uses by pedestrian and bicyclists and avoid dependence in the automobile.

Theme: Compliance with the Town's Land Use Plan....

Because of its proposed density and use, Montclair will be fully compatible, both in letter and in spirit, with the Town's Comprehensive Plan.

Summary

Montclair Estates is designed to fit within both the site and the neighborhood context. Access is directly onto a new street exiting onto Culbreth Road.

Montclair Estates will provide four (4) units of 750 SF in size in order to comply with the size-restricted rule under LUMO.

No variance or exception is required for this application.

The proposed use, density, lot arrangement and street design will all conform to LUMO.

The applicant respectfully submits this concept plan, in the belief that the plans are in full compliance with the letter and spirit of LUMO and with the Town's Comprehensive Plan and Design Guidelines.

