

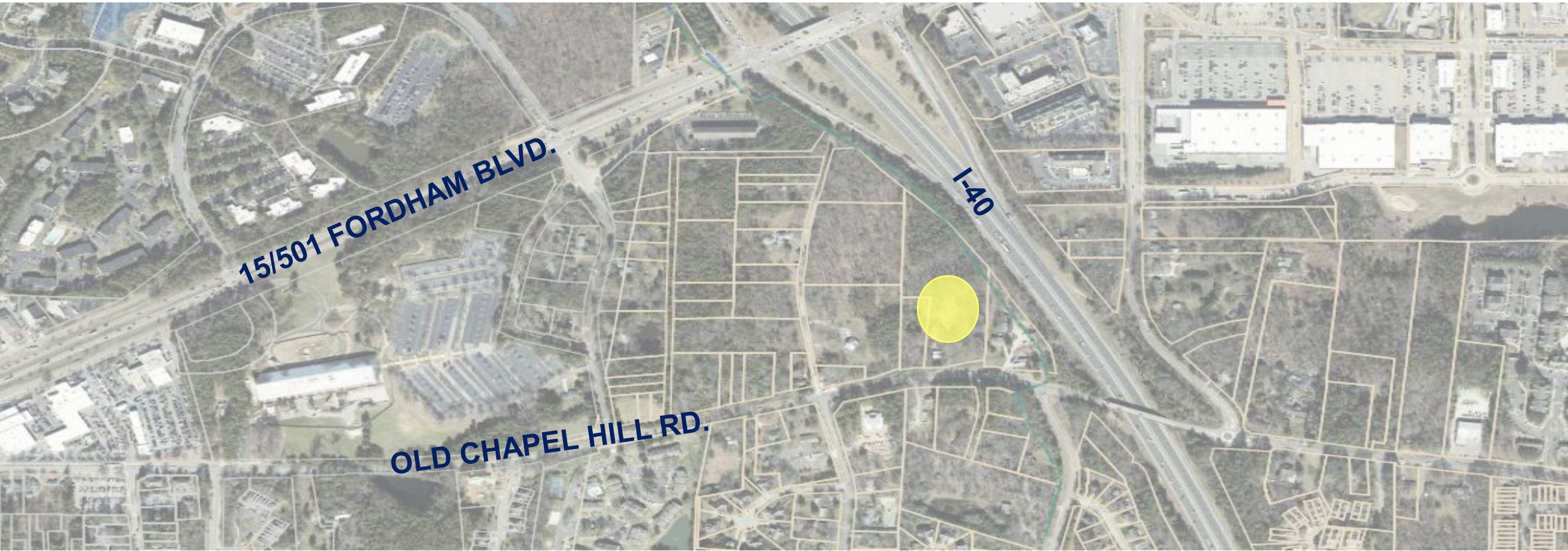


COUNCIL MEETING

CONCEPT PLAN

5500 Old Chapel Hill Road

October 13, 2021





RECOMMENDATION

- ❑ Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development (*R-19*)





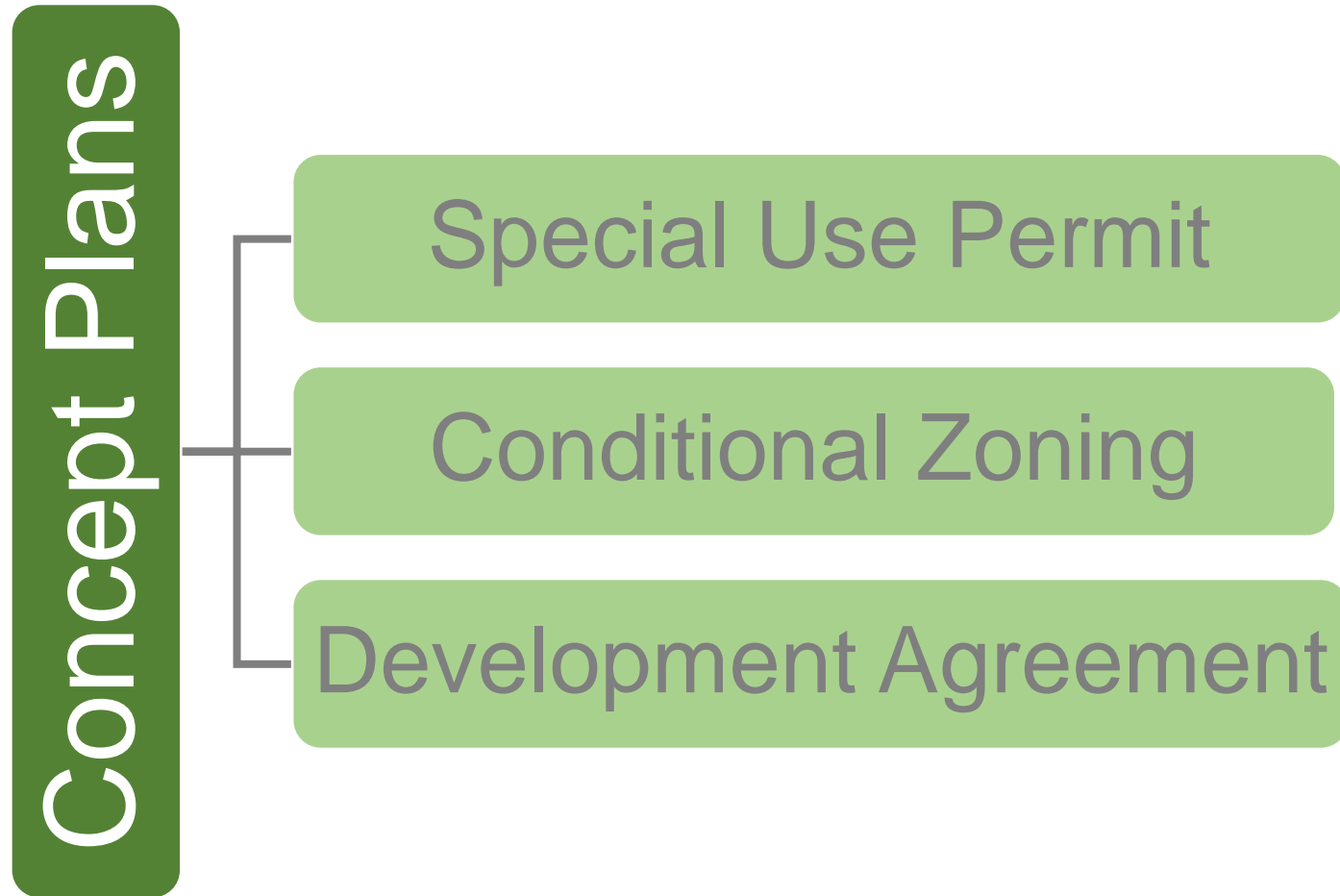
CONCEPT PLANS

- No Decision; Feedback Only
- Applicant provides a rough sketch
- Staff does not conduct a formal review
- Advisory Board preliminary feedback





PROCESS OVERVIEW





PROJECT SUMMARY

- Existing Zoning R-1
- Multi-Family Residential
- 4 to 5-story Building
- Approx. 90 Units
- Approx. 126 Parking Spaces
- Recreational Amenities





COMMENTS

Community Design Commission

- Avoid parking in front of building
- Building orientation – maximize views of woods
- Landscaping considerations
- Support for building scale and façade articulation

Housing Advisory Board

- Serve lower-income households, ideally below 60% AMI
- Accept Housing Choice Vouchers
- Interest in screening process for residents

Stormwater Management Utility Advisory Board

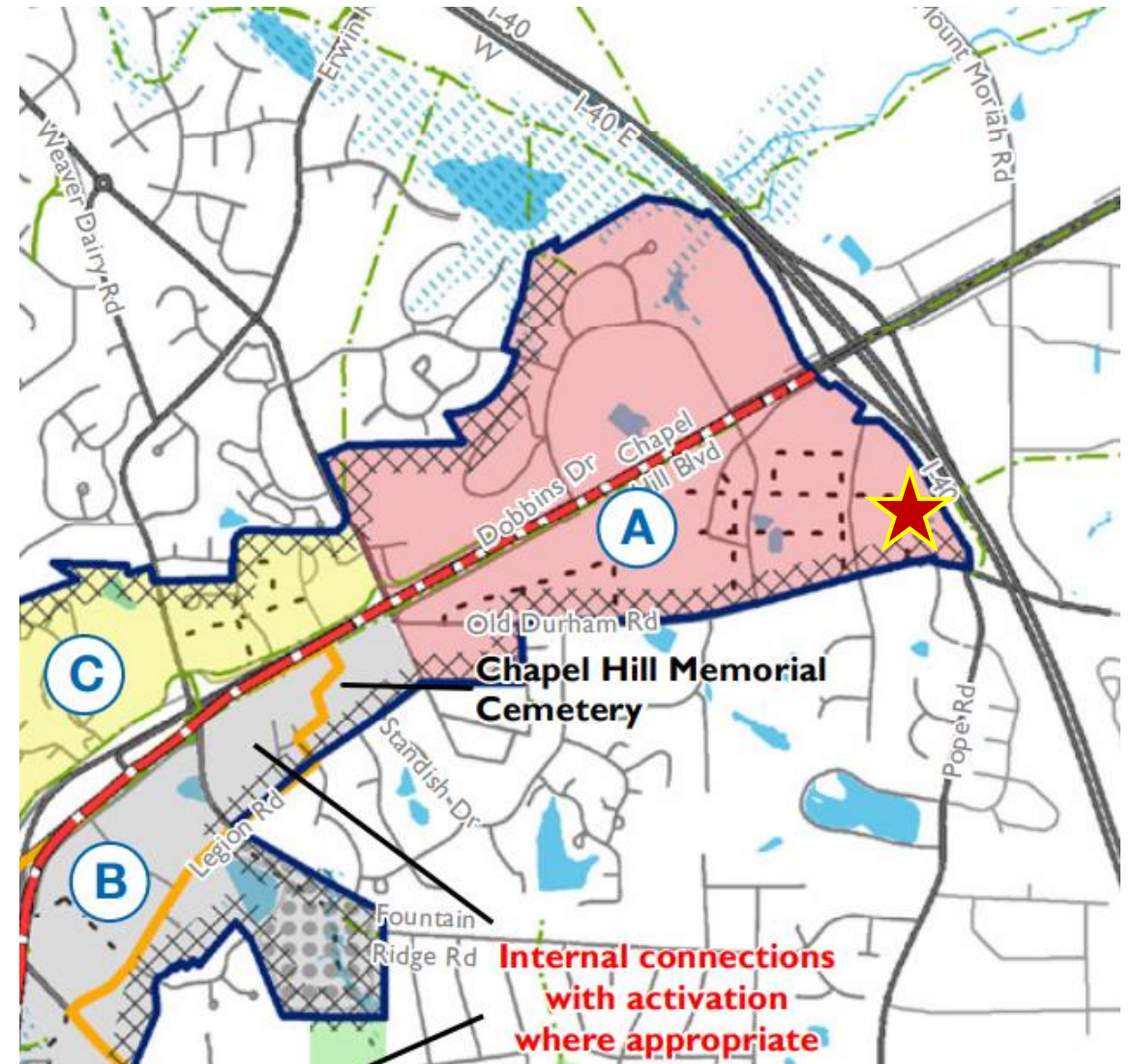
- Concern about RCD impacts – dog park, disc golf, solid waste
- Design to avoid erosion on steep slopes
- Consider parking lot bioretention, green roof, and other green infrastructure



LONG RANGE EVALUATION

□ North 15-501 Focus Area

- *Sub Area A*
- *Multifamily Residential is a Primary land use*
- *Typical Height 4-6 stories*
- *Transition Area along Old Chapel Hill Rd – up to 4 stories*





LONG RANGE EVALUATION

□ Mobility and Connectivity Plan

- *Old Chapel Hill Rd Bike Lanes – under construction*
- *Greenway proposed north of site*





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