

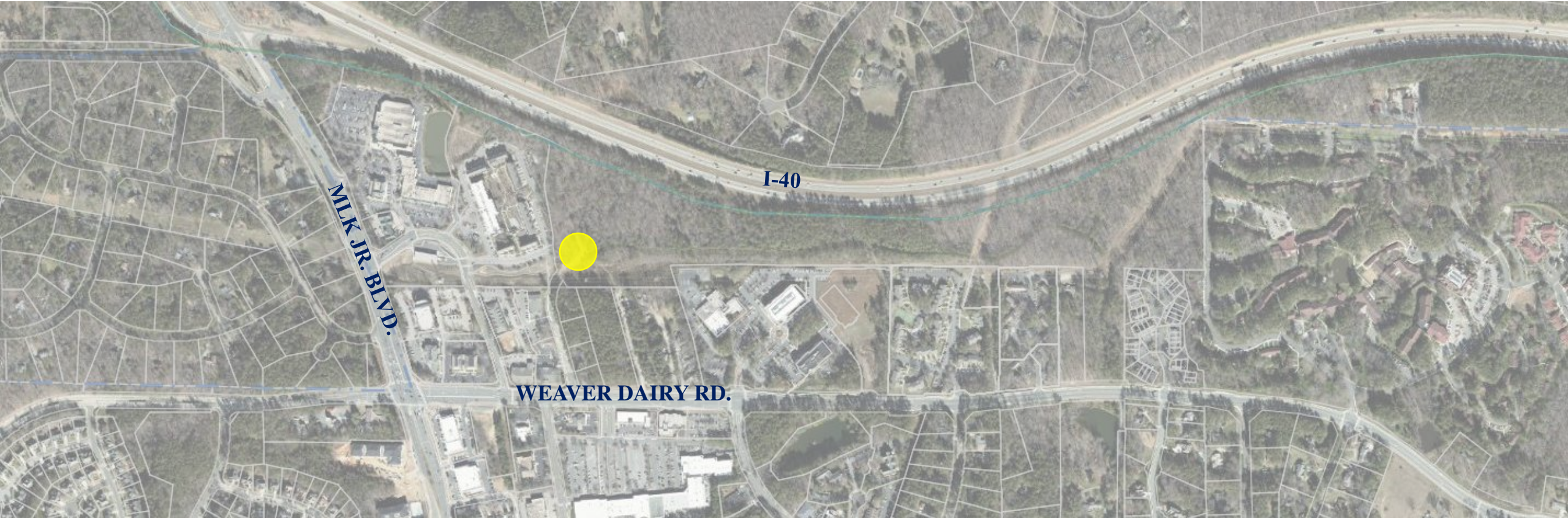


# COUNCIL MEETING

CONCEPT PLAN 2021.09.22

Lullwater at Chapel Hill

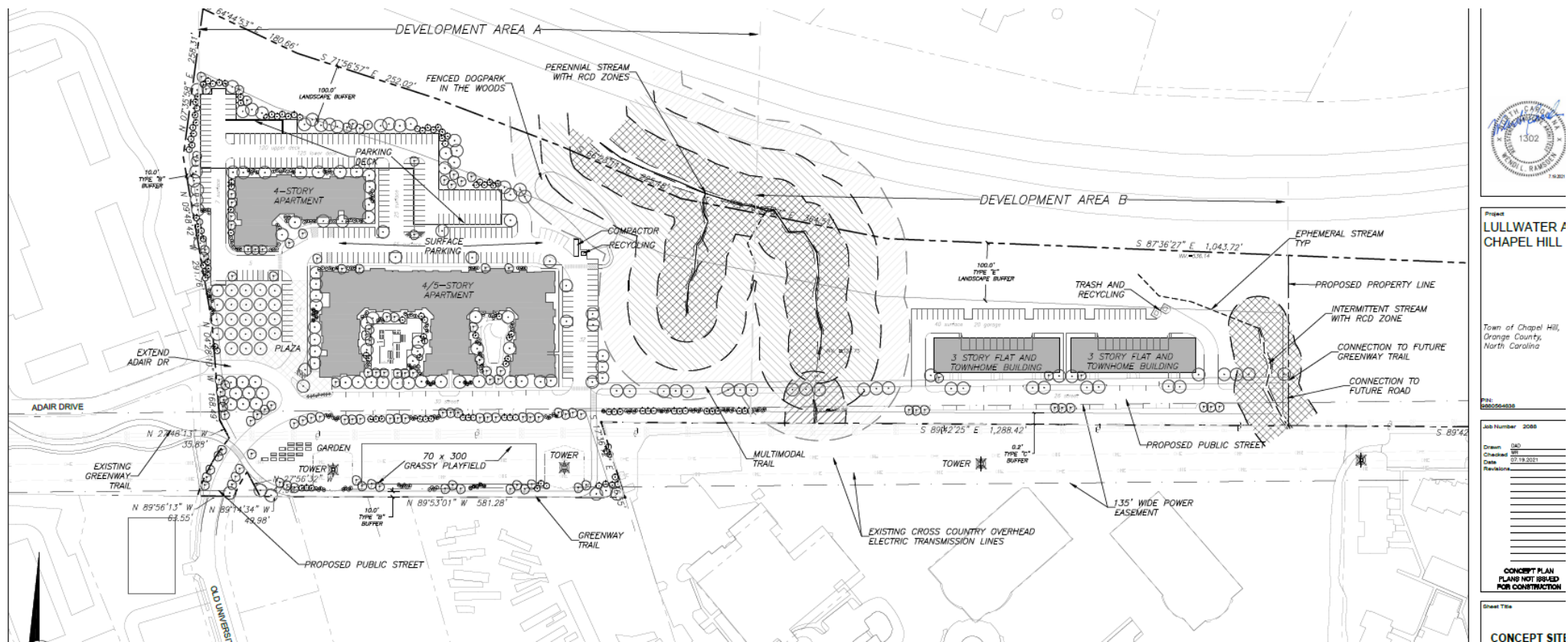
Adair Drive/Old University Station Rd. Ext.





# RECOMMENDATION

Adopt Resolution, transmitting comments to the Applicant regarding the proposed development





# CONCEPT PLANS

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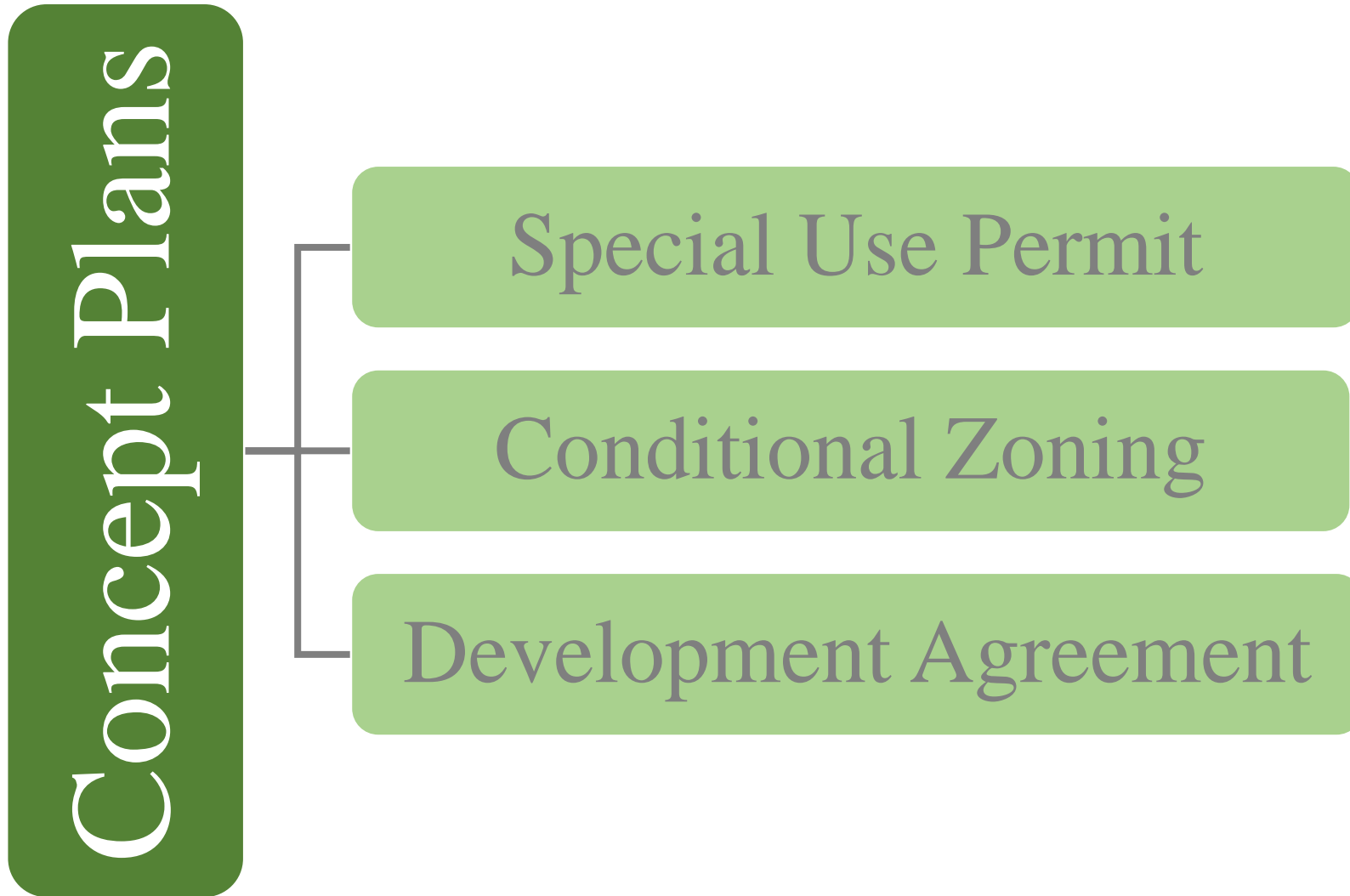
- No Decision; Feedback Only
- Applicant provides a rough sketch
- Staff does not conduct a formal review of concept plans
- Sketch is forwarded to advisory boards for preliminary feedback





# PROCESS OVERVIEW

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# PROJECT SUMMARY

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- ❑ Multi-family Residential
- ❑ Existing Zoning - MU-OI-1
- ❑ Up to 310 units
- ❑ ~ 475 parking spaces





# COMMENTS

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## Urban Designer

- Design of plaza and northern building
- Roadway and greenway connectivity
- Use of powerlines for garden/open space

## Community Design Commission

- Lack of 'place'
- Supportive of plaza, but location
- Design specific to site
- Concern about I-40 Buffer

## Housing Advisory Board

- Serve lower incomes
- Acceptance of rental vouchers
- Discourage student renters

## Stormwater Utility Management Advisory Board

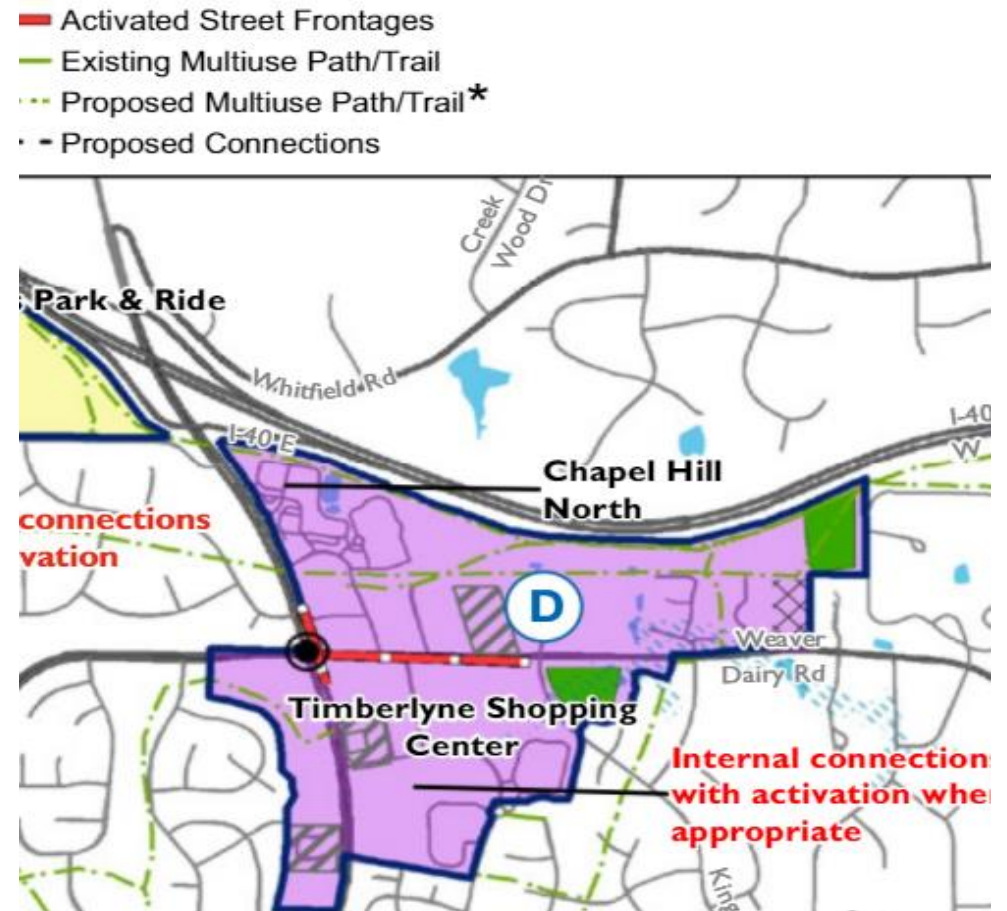
- Plaza impact concerns
- 15-25% slopes undisturbed
- Supportive of underground detention
- Encourage less parking
- Minimize impact on Resource Conservation District



# KEY POINTS-*Evaluation*

## □ N. MLK JR. BLVD. Future Focus Area

- *Sub Area D*
- *Multifamily Residential as Primary land use*
- *No features noted for Transitional Area*
- *Typical Height 4-6 stories*

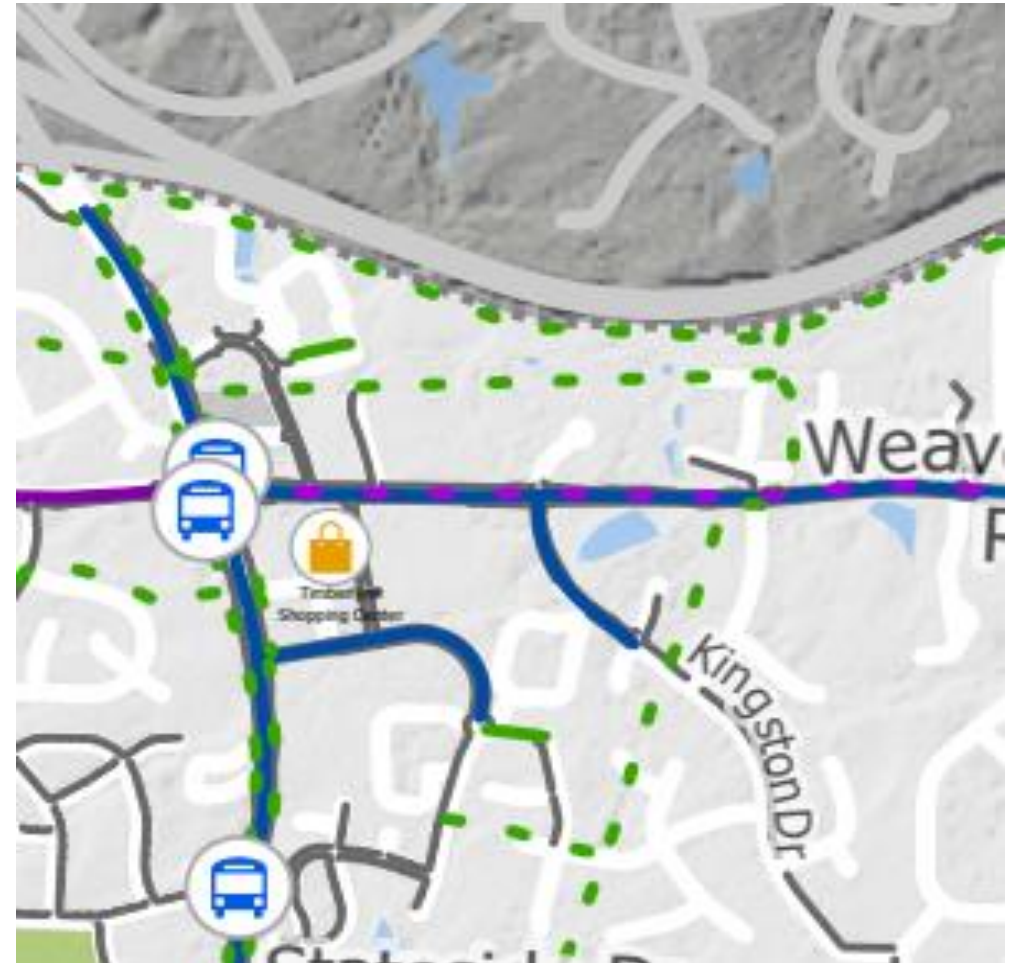




# KEY POINTS-*Evaluation*

## ☐ Mobility/Connectivity

- *(2) East/West proposed greenways, North/South property lines*
- *BRT stop approx. 1/4 mile*
- *TOCH Transit coordination*







# RECOMMENDATION

- Adopt Resolution, transmitting comments to the Applicant regarding the proposed development

