



**CONCEPT PLAN REVIEW: HANOVER CHAPEL HILL, MIXED-USE DEVELOPMENT
(Project #17-111)**

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
Ben Hitchings, Director
Judy Johnson, Interim Operations Manager
Kay Pearlstein, Senior Planner

<p>PROPERTY ADDRESS 1010 Weaver Dairy Road</p>	<p>APPLICANT Coulter Jewell Thames PA</p>
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STAFF'S RECOMMENDATION
That the Council adopt the attached resolution transmitting comments to the applicant for future development of Hanover Chapel Hill, Mixed-Use Development.

PROCESS

- The Council has the opportunity tonight to hear this applicant's presentation, receive a set of comments from the Community Design Commission, hear public comments, and offer suggestions to the applicant.
- Because this is a Concept Plan submittal, statements by individual Council members this evening are not an official position or commitment on the part of a Council member with respect to the position he or she may take when and if the Council considers a formal application.
- The Community Design Commission reviewed a concept plan for this site on December 18, 2017.
- The Housing Advisory Board reviewed a concept plan for this site on December 12, 2017.

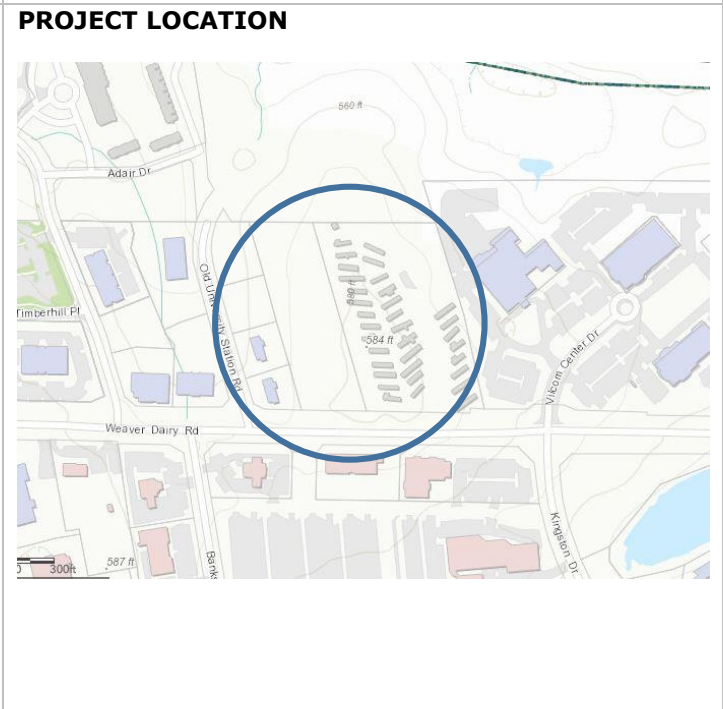
DECISION POINTS

- A Special Use Permit (SUP) and rezoning will be required with the submission of a formal application. Effective April 1, 2018, another option instead an SUP and rezoning might be Conditional Zoning. Staff is currently working to present a system for Council review to operationalize this tool.
- The applicant has been advised to hold this discussion of their preferred process with you tonight.

PROJECT OVERVIEW

Construct approximately 400,000 sq. ft. of floor area for a mixed-use development with 303 apartments in five-story buildings and 18 three-story townhomes (15% of housing units as affordable in conformance with the Land Use Management Ordinance and of the 15%, with 50% of these units available to a household with an annual income at or below 65% of area median income and remaining affordable units at or below 80% of area median income) and 5,000 sq. ft. of one-story office/retail space. A proposal for 387 parking spaces includes 87 spaces in garages or covered parking. The project also includes realignment of Old University Station Road.

The property is an assemblage of six parcels that includes a mobile home park (Lakeview) with 33 manufactured homes and two duplex structures. The 10.6-acres site is located at the northeast corner of Weaver Dairy Road and Old University Station Road. Vilcom Office Park is located to the east; Timberlyne Shopping Center is across Weaver Dairy Road on the south, clinic and offices on the west, and I-40 on the north. The site is currently in the Mixed-Use - Office/Institutional-1 (MU-OI-1) zoning district.



<p>ATTACHMENTS</p>	<ol style="list-style-type: none"> 1. Resolution 2. Draft Staff Presentation 3. Applicant Materials 4. Community Design Commission Summary Comments
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A RESOLUTION TRANSMITTING COUNCIL COMMENTS ON A CONCEPT PLAN FOR HANOVER OF CHAPEL HILL, MIXED-USE DEVELOPMENT, 1010 WEAVER DAIRY ROAD (2018-01-24/R-15)

WHEREAS, a Concept Plan has been submitted for review by the Council of the Town of Chapel Hill for Hanover of Chapel Hill, Mixed-Use Development, PINs 9880-36-8182; 9880-46-1182; 9880-36-8223; 9880-36-5077; 9880-36-6991; and 9880-36-7889; and

WHEREAS, the Council has the opportunity tonight to hear this applicant's presentation, receive a set of comments from the Community Design Commission, hear public comments, and offer suggestions to the applicant; and

WHEREAS, the Council has heard presentations from the applicant and members of the public; and

WHEREAS, statements by individual Council members this evening are not an official position or commitment on the part of a Council member with respect to the position he or she may take when and if a formal application for development is subsequently submitted to the Council for formal consideration; and

WHEREAS, the Council has discussed the proposal, with Council members offering reactions and suggestions.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council transmits comments to the applicant regarding this proposal, as expressed by Council members during discussions on January 24, 2018 and reflected in minutes of that meeting.

This the 24th day of January, 2018.