



# Planning and Land Management



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# Development Review Process

Concept  
Plan Review



Staff Review



Advisory  
Board  
Review  
(if required)



Council  
Review  
(if required)

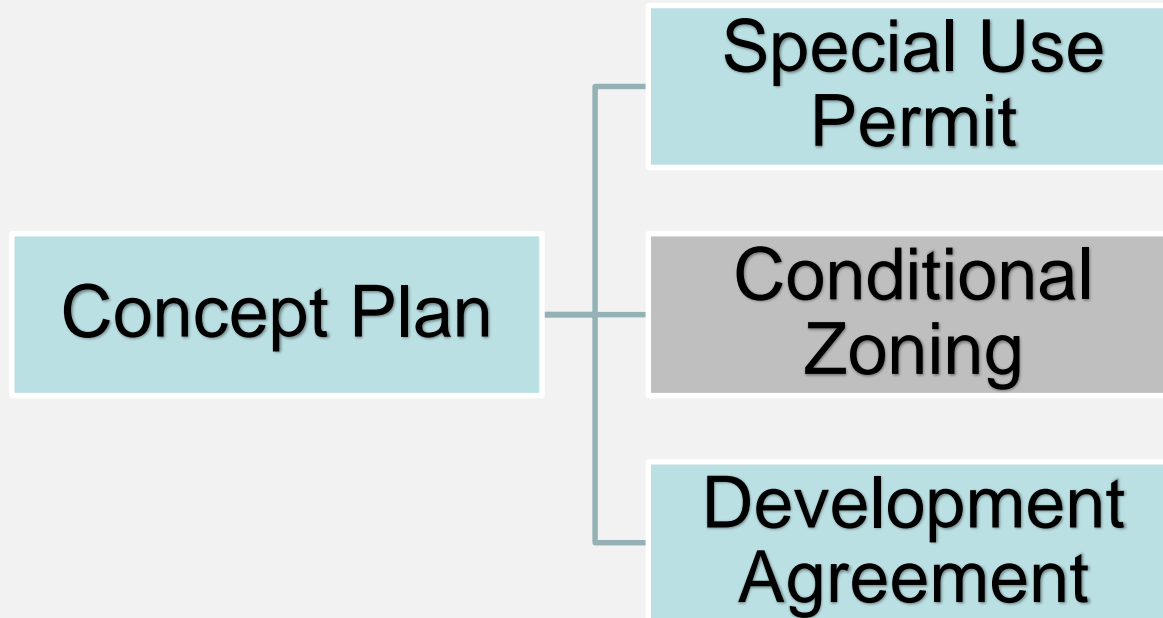


Final  
Permitting



# Types of Council Decisions

## Proposed Development Project

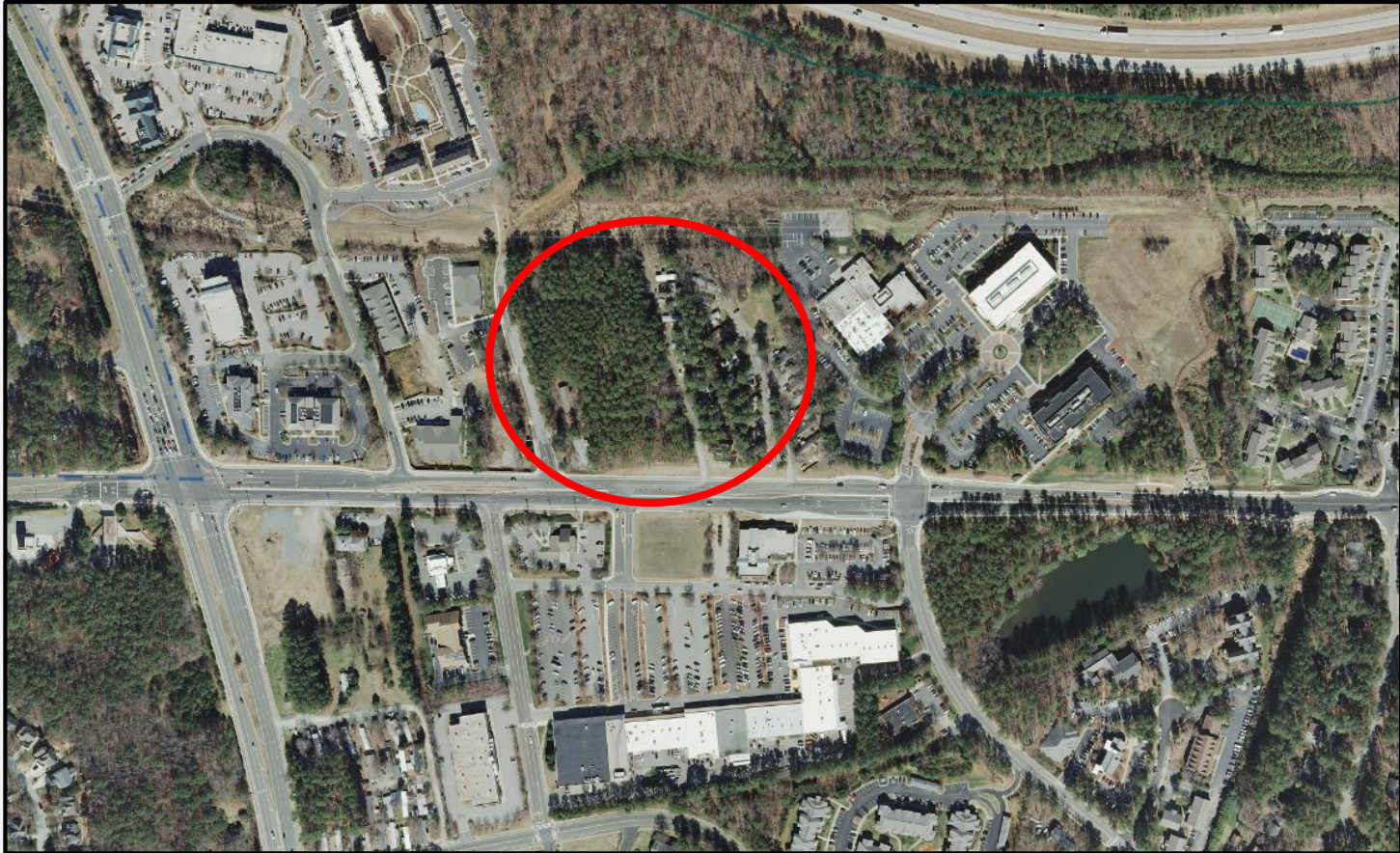


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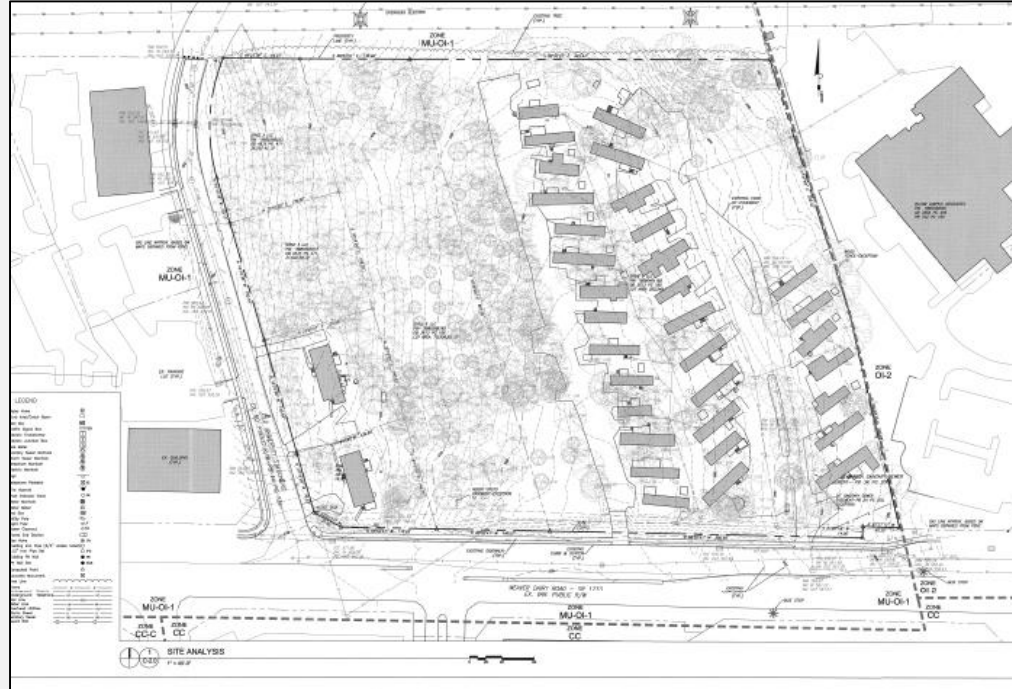


# Aerial Map – Hanover of Chapel Hill



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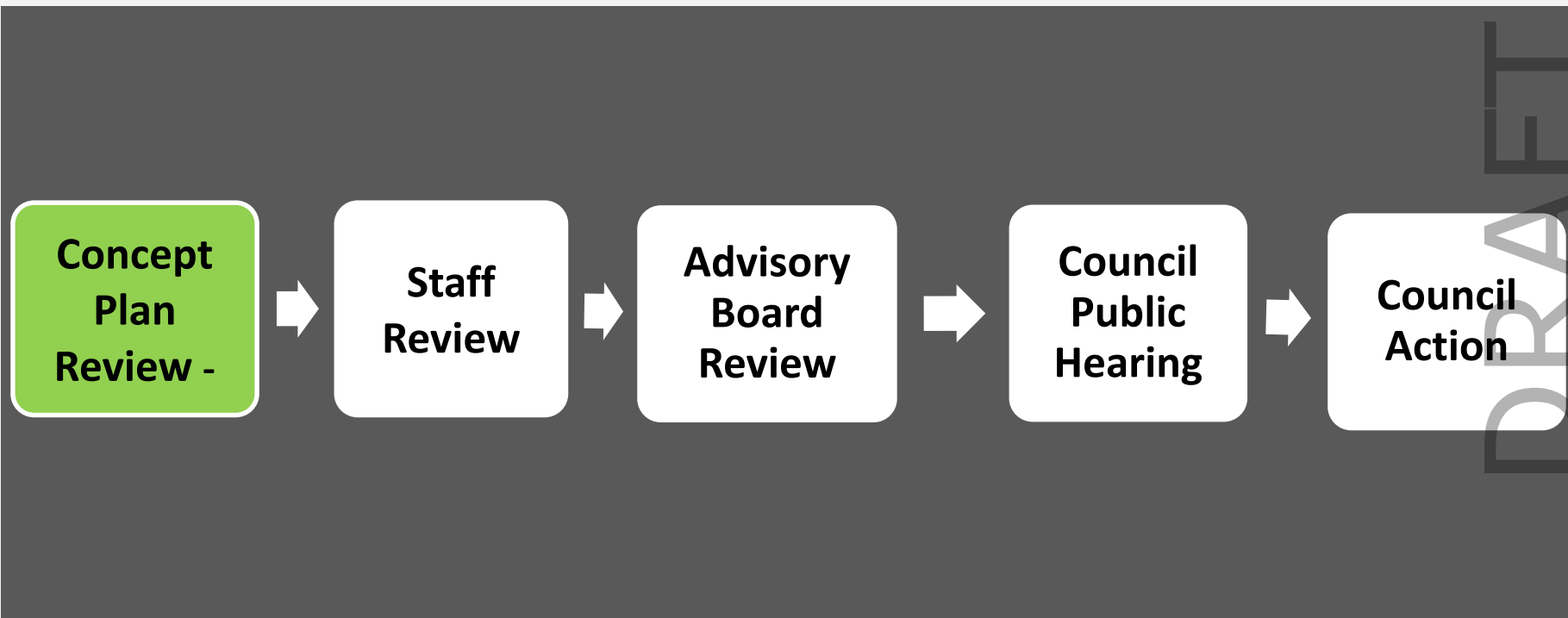
# Existing Conditions



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# Process – Hanover of Chapel Hill

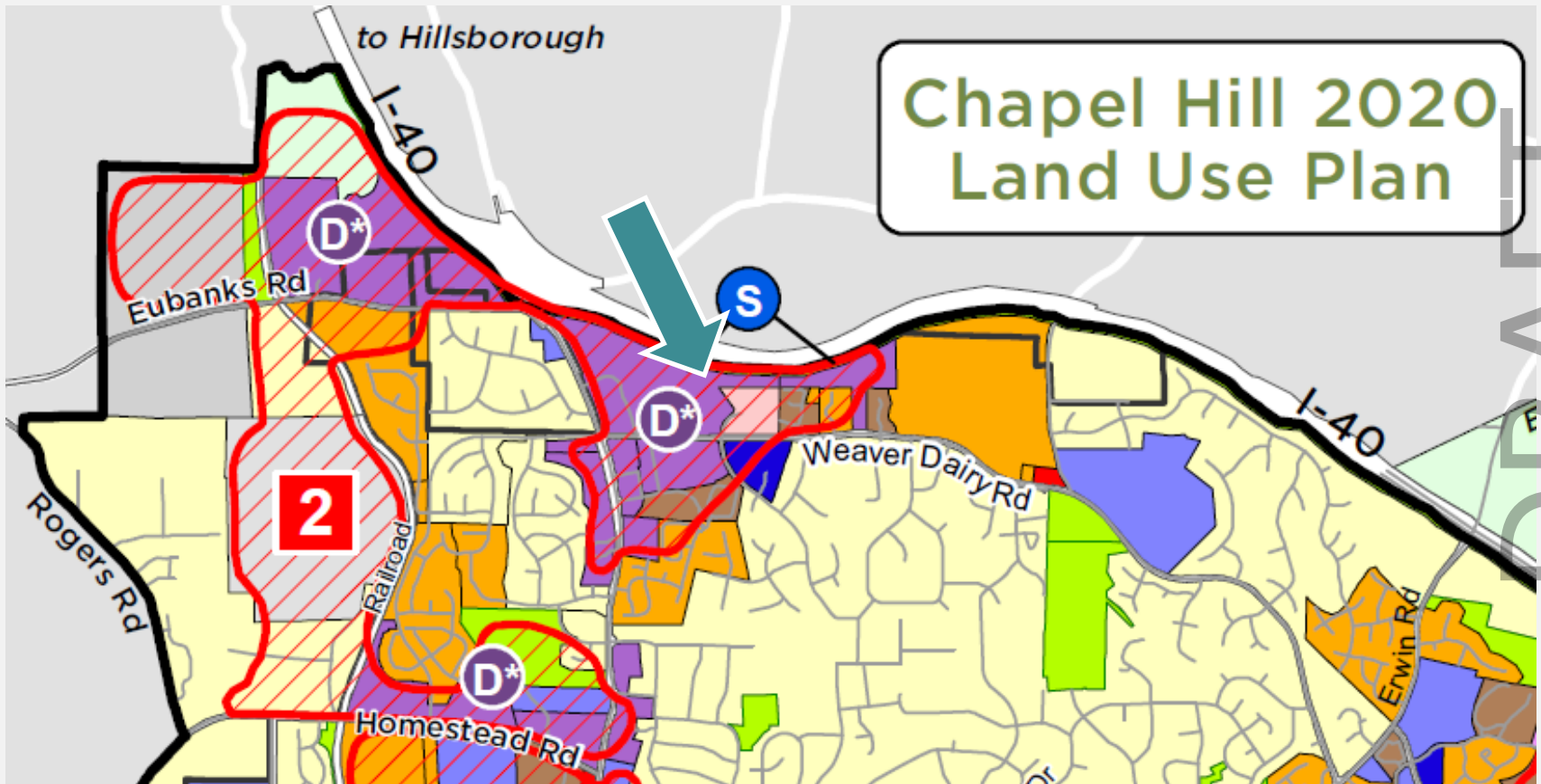


## Description – Hanover of Chapel Hill

- 400,000 sq. ft. including 289 apartments and 18 townhouses
- 3 and 5 stories multi-family buildings
- 5,000 sq. ft. 1-story office/retail space
- 387 vehicle spaces

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# Land Use Plan – Hanover of Chapel Hill





# Realignment, University Station Road – Hanover of Chapel Hill

## Existing



## Proposed



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# Recent Developments – Hanover of Chapel Hill



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- Proposal for existing mobile park residents
- Public Comments
- Spanish interpreter
- Realignment of Old University Station Road

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- 35 families (2 duplexes and 33 mobile homes) losing their homes, what's the plan?
- 15% Affordable may not be at level that is affordable to residents.

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- Displacement of residents a big deal – what is developers responsibility;
- 1-story retail/office bldg. out of scale;
- Nothing to draw people into the site;
- Seems like a residential development and not mixed-use;
- Too much surface parking

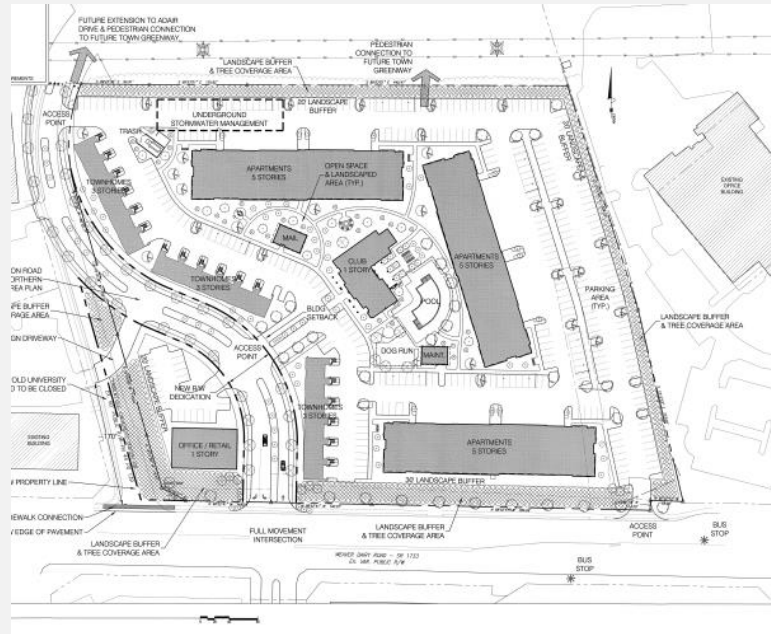
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- Special Use Permit/Rezoning
- Conditional Rezoning (available after April 1)
- Development Agreement

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# Recommendation

Adopt the Resolution, transmitting comments to the applicant.



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