

March 20, 2019

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To: Chapel Hill Town Council  
From: Scott Radway, AICP  
Date: 3-20-2019  
Subject: Christ Community Church – Concept Plan Thoughts Based upon CDC Review

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The CDC saw the same concept plan exhibits you are seeing and had numerous comments. Following the CDC review I was asked by several CDC members what the impact of the Church would be on the Summit proposal and what I thought of the CDC suggestions. Because the applicant has not addressed the CDC comments, which should be the case, so that you have the benefit of seeing what the site might look like if the CDC comments are considered, I am on behalf of Summit, the adjoining property purchase contract holder, providing the following for your consideration:

1. Summit is not opposed to the Church use on their chosen site. Nor opposed to a connection for public safety and public service reasons.
2. Summit is very concerned that there is insufficient parking shown on the church site plan – 106 spaces are shown on the plan - even though the drawings say there are 123± spaces. This is a discrepancy of nearly 20%.
  - a. Erwin Road, the Summit property and Old Oxford Road cannot be used for overflow parking!
3. From 20+ years of planning and design experience with this site, Summit and I believe strongly that Old Oxford Road – a low traffic volume neighborhood street - should not be the primary entrance. Erwin Road should provide this primary and perhaps only entrance. [Fire department access to their proposed building from either Erwin Road or Old Oxford Road is good because of the building location and a 2<sup>nd</sup> entrance may not be needed.]
4. The Church concept plan does not show how it relates to the Summit site. It should so that you and the CDC are able to judge context for the building and parking relationships. It also does not show context for the larger neighborhood area.

#### ATTACHED MATERIALS AND COMMENTS

Attached are 5 drawings

**1) Exhibit 1 – Tree Survey Vegetation**

- a. This drawing shows the extensive existing vegetation.
- b. This should inform the design in some fashion
- c. Stormwater Flow and Discharge to adjoining property was not shown by applicant

**2) Exhibit 2 - Concept Site Plan**

- a. Development program – Two Buildings? Is that because there is a budget difficulty now?
- b. Parking Needed – Phase 1, Phase 2 – Plan states 123, shows only 106. Only 103 if connection to Summit property is provided.
- c. Why is the playground area located closest to the busiest street?

3) **Exhibit 3 – Concept Plan Merged with Existing Trees**

- a. To construct the applicant's plan the site has to be clear cut with a few perimeter trees remaining.
- b. Primary access from Old Oxford - with Almost all interior parking lot traffic is directed past one adjoining single family home where at present there is no existing vegetation buffer?
- c. Alignment with Kirkwood Entrance ?

4) **EXHIBIT 4 – Plan developed following CDC suggestions and comments**

**CDC members and commenting citizens asked many good questions and provided good suggestions. Exhibit 4 shows one alternative plan for the site taking into account these suggestions.**

- a. Primary entrance from Erwin Road – full Erwin Road improvements
- b. Move First Phase Building with Worship Hall to North & save trees along Erwin Road where playground is proposed.
- c. This relocation puts building and playground in areas that are primarily cleared of trees right now.
- d. 93 parking spaces at 9' widths. Is this enough? Not according to applicant's comments at CDC. Is 2<sup>nd</sup> phase building and use ever possible?
- e. How does plan relate to adjoining Summit proposal? Not shown by applicant.

**Is this the only alternative that can incorporate the CDC & neighbor comments and concerns about a safe relationship with neighbors along Old Oxford Road and save trees along Erwin Road?**

Probably not. Finding a better alternative that could provide more on-site parking and room for a 2<sup>nd</sup> building is the applicant's task. This exercise was to see how the comments made by CDC and neighbors might provide a good site plan, good neighbor relationships and provide some opportunity for the Council to see what the CDC comments might really mean.

This exercise shows how flawed the current concept plan process is with respect to any substantive analysis by staff as well as the current belief that the Council should only see the same plan that the CDC has seen. Improvements to plans are possible during this process. 4-6 months of waiting to get to Council should permit the evolution of a plan for Council review.

5) **EXHIBIT 5 – CDC Driven Plan and Revised Summit Plan**

**Context for CDC Driven Church plan and post Council review Summit Plan**

- a. This exhibit shows a continuous 50' plus tree buffer along Erwin Road with the exception of the location of the proposed Church building.
- b. The proposed Church building is about 35' from Erwin Road - The proposed Multi-Family buildings of Summit are about 135' from Erwin Road.

- c. The proposed Church building is about 45' in height relative to Erwin Road. The proposed Multi-Family buildings are about 35' in height relative to Erwin Road. [3 Floors of residential above primarily below grade parking.]

**Erwin Road – Traffic and Entrances to Properties – The Town’s consultant will be conducting traffic counts for use in a TIA between now and mid-April.**

- d. Entrances #1 and #2 – Summit Property. – Based upon Summit discussions with NCDOT and the Town, when developed, Entrance #2 will become a full-service entrance for both the Residence Inn Hotel and the proposed Summit residential development. Entrance #1 would become a right-in / right-out entrance to improve the safety and flow of traffic near the Dobbins Drive-Erwin Road intersection.
- e. Entrances #3 and #4 – Christ Community Church – Summit has not been involved in discussions with NCDOT about the Church property, but it seems very reasonable for Entrance #3 to become a full-service entrance drive.

Location #4 might be suitable for a right-in / right-out drive. However, it does not align with the Kirkwood drive on the north side of Old Oxford which may cause a problem.

**Final Thoughts**

Together, the Christ Community Church and the Summit proposal would finish providing the public improvements along Erwin Road that would include curb, gutter, bike lanes and sidewalks.

With the CDC driven plan for the church and the Summit plan, about 90% of Erwin Road between Old Oxford Road and Dobbins Drive would be a treed buffer on both east and west sides.

The above comments and exhibits are the type of analysis you could be getting from town staff under a revised concept plan review process.

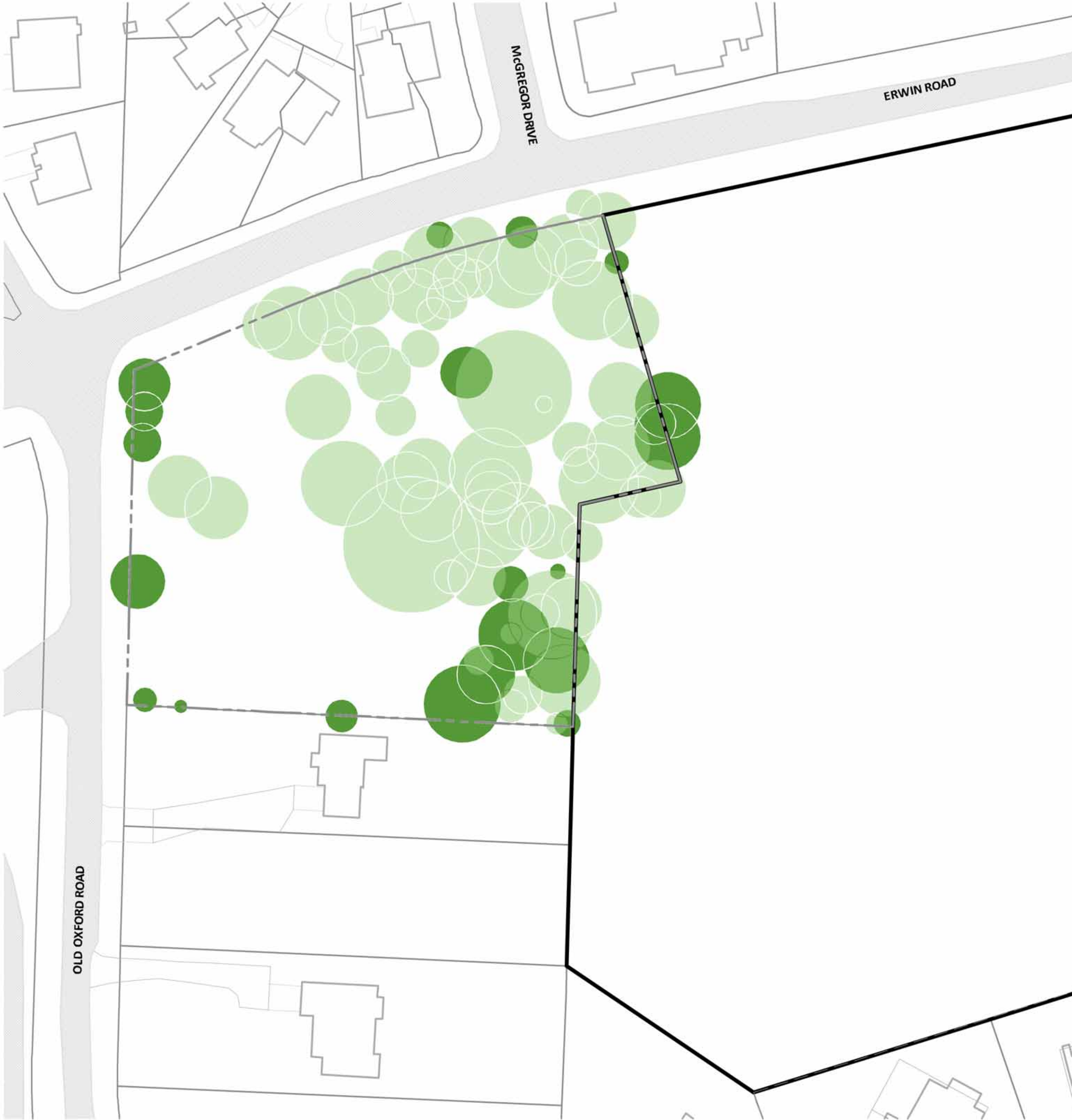
Your ability to comment with valid and useful feedback to applicants and to spend time thinking about good design & development is now greatly enhanced by a planning and design staff that has become increasingly better at pro-active design analysis in the past 5 years. There is no good reason to stick with unproductive rules that are a product of a time gone by.

Sincerely,

*Scott Radway, AICP*

# EXISTING TREE COVER

## Christ Community Church - Proposed Development Site



Tree Survey Information Taken from Applicant Submitted Material  
Drawing Prepared by The Nau Company & Radway Design

**EXHIBIT 1**

# PROPOSED BUILDING AND PARKING LAYOUT

## Christ Community Church



Site Plan Taken from Applicant Submitted Material  
Drawing Prepared by The Nau Company & Radway Design

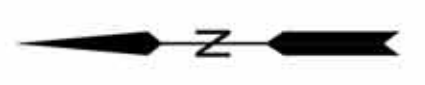
**EXHIBIT 2**

# TREE LOSS/ MASS GRADING FOR PROPOSED PLAN Christ Community Church



# ALTERNATIVE PLAN - FOLLOWING CDC COMMENTS





2627 Mencham Road  
Chapel Hill NC 27516

**RADWAY**

**DESIGN ASSOCIATES, P.A.**

City Planning and Land Development Consultants

PREPARED BY:

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CLIENT:

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RALEIGH, NC 27612

REVISIONS

NO.	DESCRIPTION

101-111 ERWIN ROAD MIXED USE

CHAPEL HILL, NC

COMBINED SITE LAYOUT PLANS

FOR REVIEW ONLY

PROJECT NO: ...

DESIGN BY: JPE

DRAWN BY: JPE

SCALE: 1"=50'

DATE: 2019-03-19

SHEET NO: **EXH1**

**Exhibit 5**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION