



CONCEPT PLAN REVIEW: OBEY MEADOWS (Project #18-053)

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
 Ben Hitchings, Director
 Judy Johnson, Operations Manager
 Michael Sudol, Planner II

PROPERTY ADDRESS 1609 US 15-501 S	PUBLIC HEARING DATE October 17, 2018	APPLICANT Wendi Ramsden, Coulter Jewell Thames PA on behalf of Peter S. Slomiany LLC
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STAFF'S RECOMMENDATION
 That the Council adopt the attached resolution transmitting comments to the applicant regarding the proposed Concept Plan.

PROCESS

- The Council has the opportunity tonight to hear this applicant's presentation, receive input 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 do not represent a commitment on an official position if the Council considers a formal application.
- The Community Design Commission reviewed a concept plan for this site on October 15, 2018.

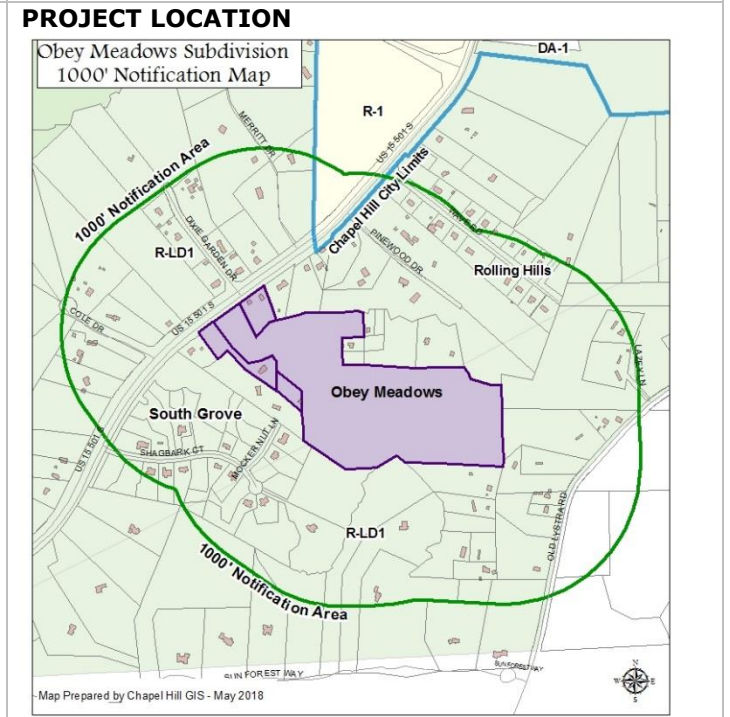
DECISION POINTS

- The proposal to subdivide four lots into 11 lots would trigger the requirements for either a Major Subdivision or a Special Use Permit, which would require Town Council approval as part of a formal application.

PROJECT OVERVIEW

The Concept Plan, proposed for development by Peter S. Slomiany LLC, includes the subdivision of four existing lots into 11 residential lots with a new access road off of US 15-501, just north of the existing South Grove development. One lot is anticipated to have two small homes dedicated as affordable housing units, creating a total of 12 single-family homes across the site. All homes will be served by well and septic due to the site's location outside the urban services boundary.

The site is currently zoned Residential – Low Density-1 (RLD-1), and no zoning change is proposed. Based on the concept plan, the project could potentially seek formal approval from the Town Council by going through the review process for a Major Subdivision or a Special Use Permit.



ATTACHMENTS

1. Resolution
2. Draft Staff Presentation
3. Community Design Commission Comments From October 15, 2018 (to be distributed)
4. Housing Advisory Board Comments from October 9, 2018
5. Application Materials
6. Site Plan

A RESOLUTION TRANSMITTING COUNCIL COMMENTS ON A CONCEPT PLAN FOR OBEY MEADOWS SUBDIVISION (2018-10-17/R-4)

WHEREAS, a Concept Plan has been submitted for review by the Council of the Town of Chapel Hill for 1609 US 15-501 S, PINs 9777-90-4196, 9777-80-9681, 9777-80-9133, and 9776-99-1927; 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 October 17, 2018 and reflected in minutes of that meeting.

This the 17th day of October, 2018.