

COMMUNITY DESIGN COMMISSION

The charge of the Community Design Commission is to assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.

RECOMMENDATION FOR CONDITIONAL ZONING PERMIT AT TRINITY ST. AFFORDABLE HOUSING

February 22, 2022 (Original Review)

Recommendation: Approval Approval with Conditions Denial

Motion: Susana Dancy moved and Susan Lyons seconded a motion to recommend approval of the project presented by the applicant.

1. That the applicant study other locations for the waste disposal area. Commission is not supportive of the proposed location.
2. That architectural treatment of the exhaust fans and other upper-level mechanical equipment be subject to CDC review and approval at the Final Plans stage.

Vote: 5-0

Yeas: Susana Dancy
Ted Hoskins
Scott Levitan
Susan Lyons
Megan Patnaik

Nays: None

Prepared by: Adam Nicholson, Principal Planner

TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

To assist the Chapel Hill Town Council in creating an inclusive connected community by recommending, advocating and planning for comprehensive, safe, effective and sustainable multi-modal transportation and connectivity

RECOMMENDATION FOR CONDITIONAL ZONING APPLICATION FOR 751 TRINITY COURT

February 22, 2022

Recommendation: Approval Approval with Conditions Denial

Motion: Hageman moved, seconded by Abija, to recommend approval with the following conditions:

- That the applicant consider a form of micromobility solution, like golf carts, operated by building management to provide access to Pritchard Avenue Extension to those with disabilities.
- That the applicant assess bike ridership and look for opportunities to provide covered, secure parking, including additional bike parking spaces to correspond with ridership.
- That the developers and Town staff discuss connectivity around the bus stops on Pritchard Avenue Extension to improve access to bus stops.

Vote: 7 – 0

Yeas: 7 - Chair Heather Brutz, Brian Hageman, Vice-Chair Nikki Abija, Mary Breeden, Katie Huge, Rudy Juliano, and Denise Matthews

Nays:

Prepared by: Josh Mayo, Transportation Planner I

HOUSING ADVISORY BOARD

The charge of the housing advisory board is to assist the Chapel Hill Town Council in promoting and developing a full spectrum of housing opportunities that meet the needs of the Chapel Hill community.

RECOMMENDATION FOR CONDITIONAL ZONING APPLICATION FOR 751 TRINITY COURT February 24, 2022

Recommendation: Approval Approval with Conditions Denial

Motion: A motion was made by Anne Hoole to recommend approval of the development application as proposed; Mary Jean Seyda seconded this motion.

Vote: 8-0

Yeas: Dawna Jones (Chair), Mary Jean Seyda (Vice-Chair), Jared Brown-Rabinowitz, Anne Hoole

Nays:

Prepared by: Emily Holt, Staff

ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

The charge of the environmental stewardship advisory board will be to assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.

RECOMMENDATION FOR CONDITIONAL ZONING DISTRICT FOR 751 TRINITY COURT

February 24, 2022

Recommendation to Council: Approval Approval with Special Considerations
Denial

Motion: Tom Henkel moved and Vice-Chair Tucker seconded a motion to recommend that the Council approve the conditional zoning district for the 751 Trinity Court development application, with the following special consideration:

Vote: 7-0

Aye: Chair Maripat Metcalf, Vice-chair Adrienne Tucker, E. Thomas Henkel, Marirosa Molina, Bruce Sinclair, Noah Upchurch, and Lucy Vanderkamp

Nay:

Special Considerations:

- Vegetative parking islands in the steepest portion of the parking area

Prepared by: Maripat Metcalf, Chair, Environmental Stewardship Advisory Board
Adrienne Tucker, Vice-Chair, Environmental Stewardship Advisory Board
John Richardson, Community Resilience Officer, Staff Liaison to ESAB

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION FOR CONDITIONAL ZONING APPLICATION FOR 751 Trinity Court

March 1, 2022

Recommendation: Approval Approval with Conditions Denial

Motion: Neal Bench moved, and Louie Rivers seconded a motion to recommend that the Council adopt Resolution A (Resolution of Consistency).

Vote: 8 – 0

Yeas: Michael Everhart (Chair), James Baxter (Vice-Chair), Neal Bench, Elizabeth Losos, Jonathan Mitchell, John Rees, Louie Rivers, Stephen Whitlow

Nays:

Recommendation: Approval Approval with Conditions Denial

Motion: John Rees moved, and Louie Rivers seconded a motion to recommend that the Council approve the Conditional Rezoning, as proposed.

Vote: 7 – 1

Yeas: Michael Everhart (Chair), James Baxter (Vice-Chair), Elizabeth Losos, Jonathan Mitchell, John Rees, Louie Rivers, Stephen Whitlow

Nays: Neal Bench

Reasons for Nay Vote:

- That it would be a terrible decision by the Town of Chapel Hill to build affordable housing with lesser amenities than those required for other housing projects. Commissioner Bench supported adding a condition that required the developer to provide a payment in lieu in the amount of the recreation space not provided on site.

Prepared by: Anya Grahn, Principal Planner

CHAPEL HILL PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

INCREASE PEDESTRIAN CONNECTIVITY TO TRINITY COURTY APARTMENTS

Prepared by Michael Everhart, Chair, March 8, 2022

On March 1st, 2022, the Planning Commission reviewed the proposed redevelopment of Trinity Court Apartments, and we voted 7-1 to recommend approval of the project.

In addition to our formal recommendation, the Planning Commission also strongly recommends that the Town Council actively consider providing a pedestrian connection from Church Street to the proposed project by installing a sidewalk and staircase through the existing right-of-way. As shown in the exhibits below, such a connection would create a shorter route to Northside Elementary School, among other destinations (e.g., Hargraves Community Center). The exhibits also show examples of stairs elsewhere in town that may serve as models for what would be needed at Trinity Court due to the slope of the land where a connection would be made.

The project developer told the Planning Commission that they are amenable to the connection, were it to be provided. Given the town's housing affordability crisis and the timeline for securing LIHTC funding for the Trinity Court development, the Planning Commission believes any costs associated with studying, designing, and constructing a proposed connection should be borne by the town, not the developer or future residents of the complex, and should not delay approval or construction of the complex.

Exhibit 1: Area parcel map with town owned land highlighted in green that could connect Trinity Court to McMasters and Church Streets

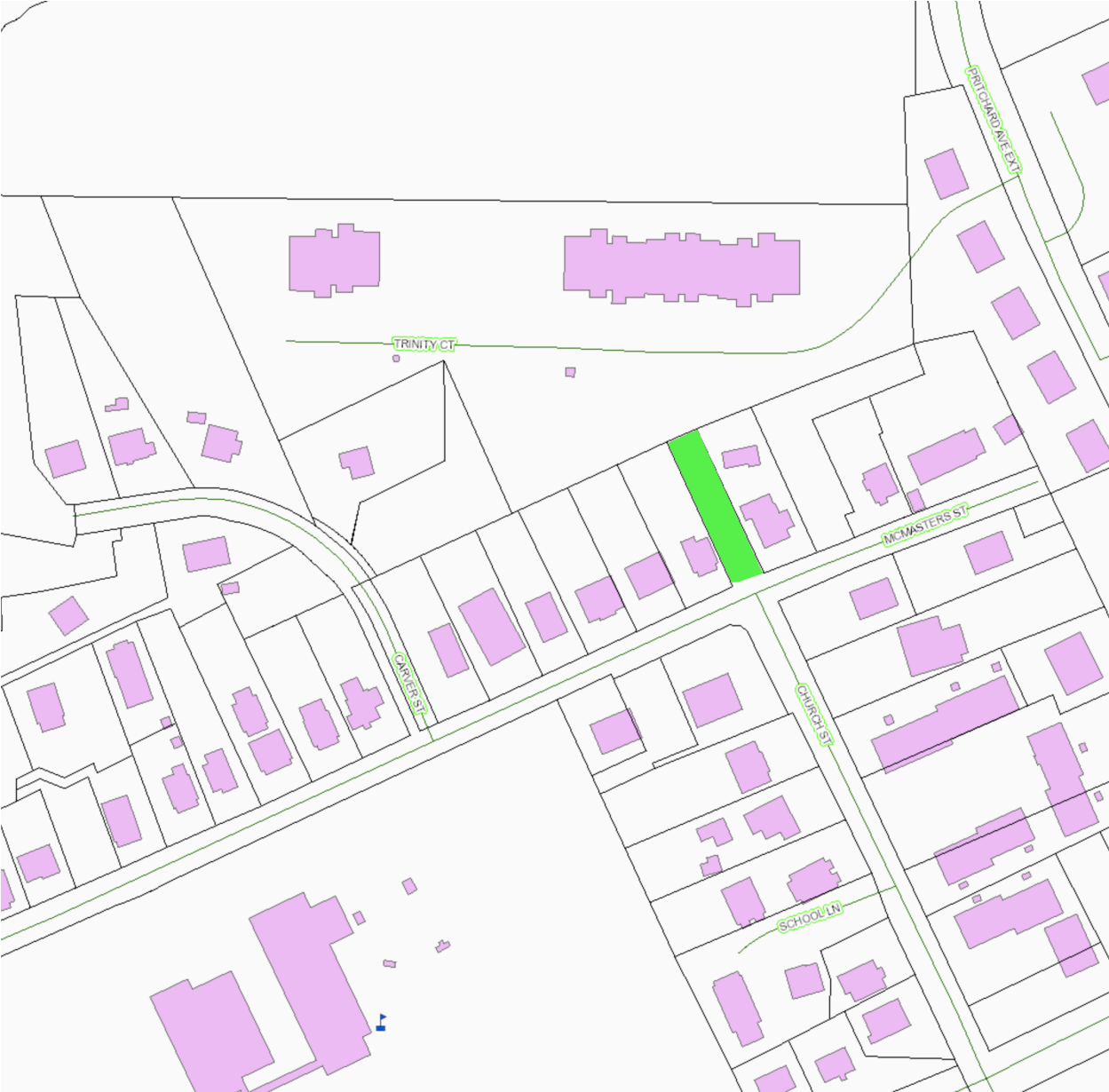


Exhibit 2: Pedestrian route and distance from Trinity Court to Northside Elementary *without* proposed connection to McMasters and Church Streets

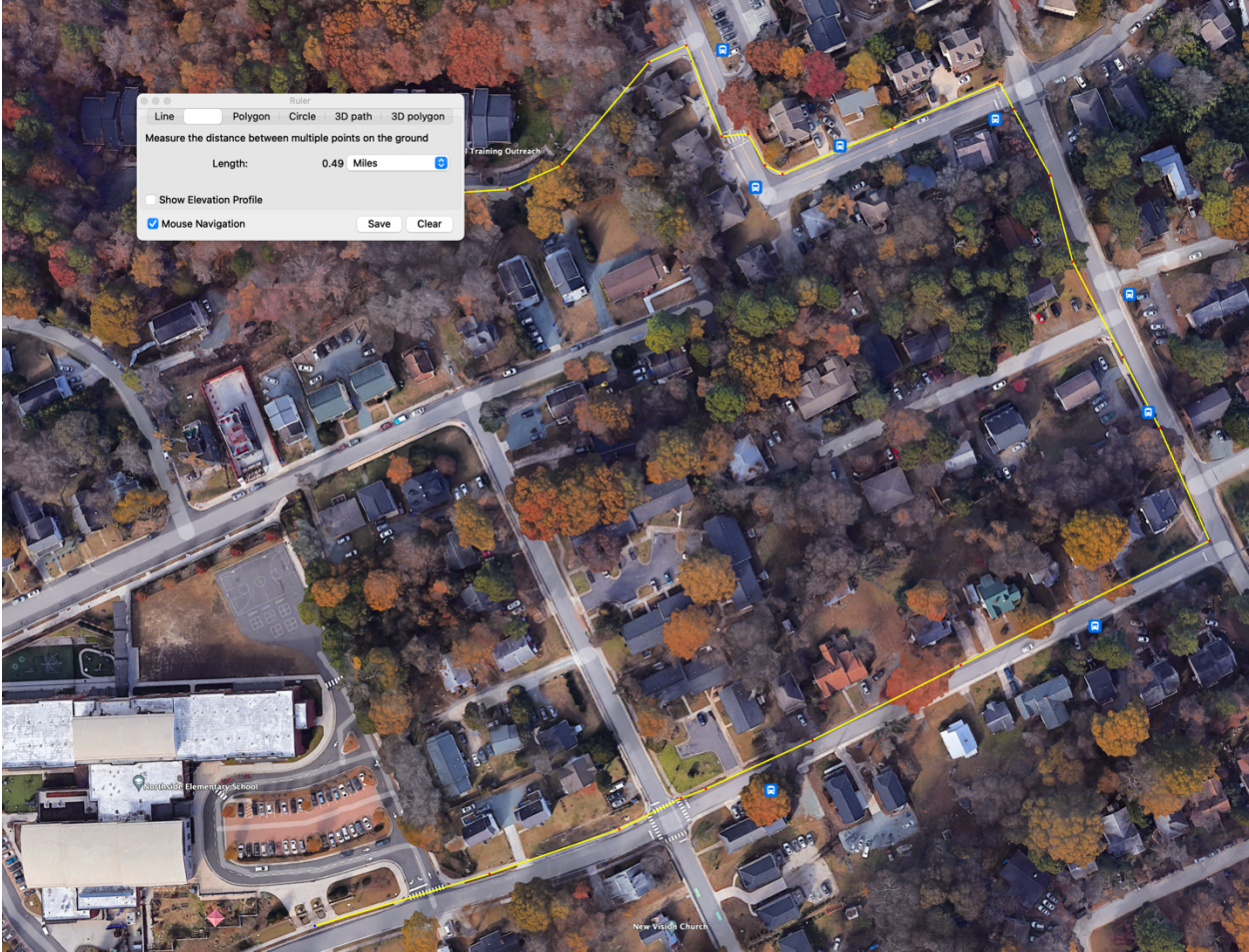


Exhibit 3: Pedestrian route and distance from Trinity Court to Northside Elementary *with* proposed connection to McMasters and Church Streets

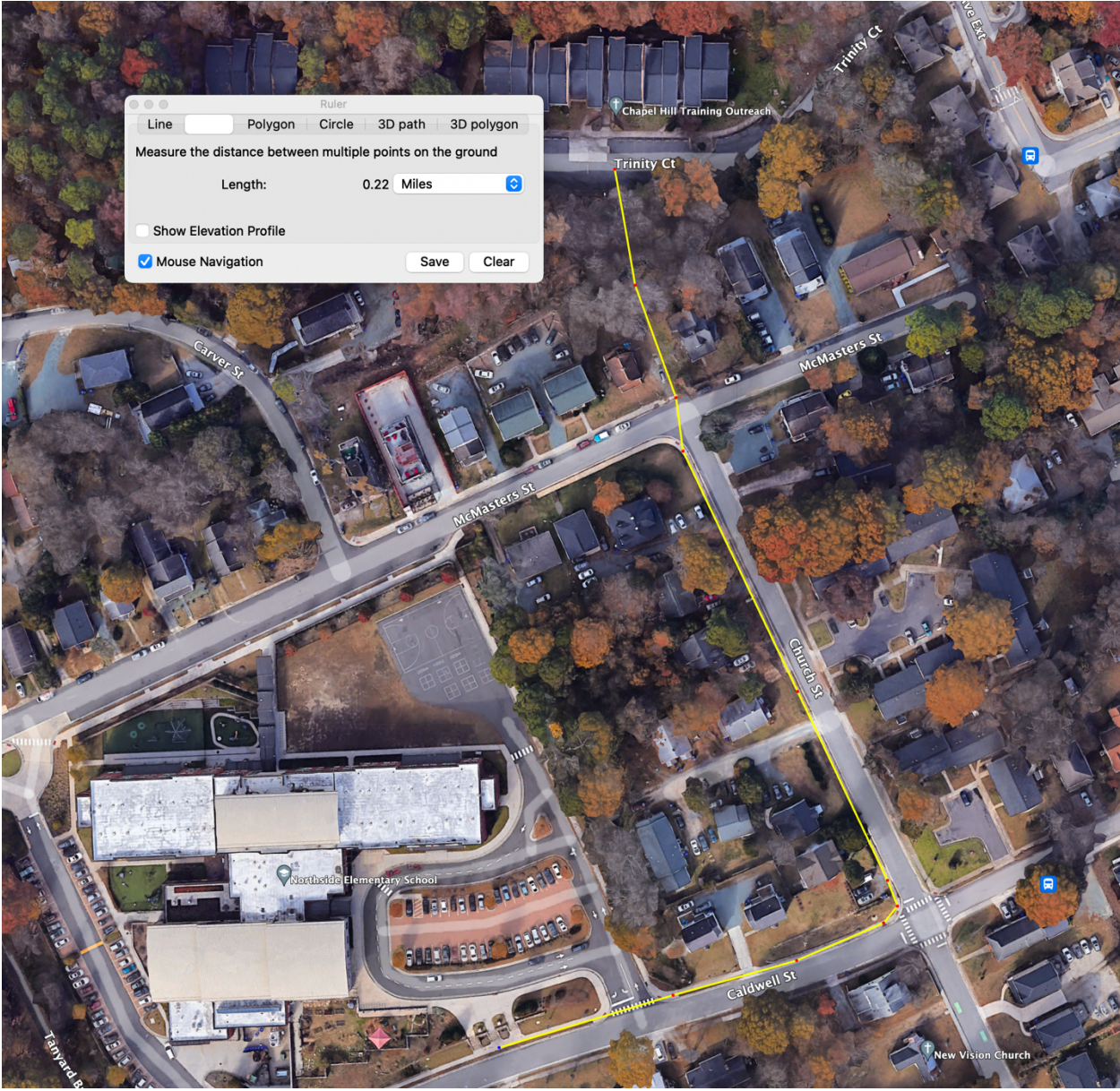


Exhibit 4: Example of lower-cost stairs off Tanyard Branch Trail



Exhibit 5: Example of higher-cost stairs from Booker Creek Trail to E. Franklin St.

