

# Planning and Land Management



# Development Review Process

Concept  
Plan Review



Staff Review



Advisory  
Board  
Review  
(if required)

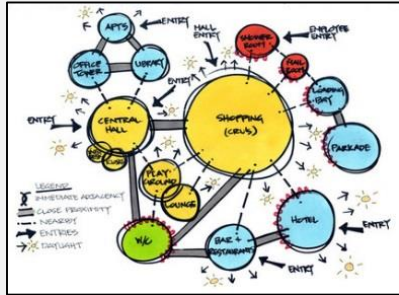


Council  
Review  
(if required)

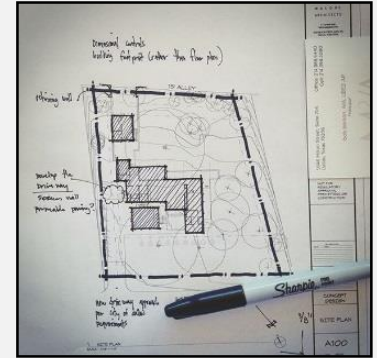


Final  
Permitting

# Types of Council Decisions



## Concept Plans

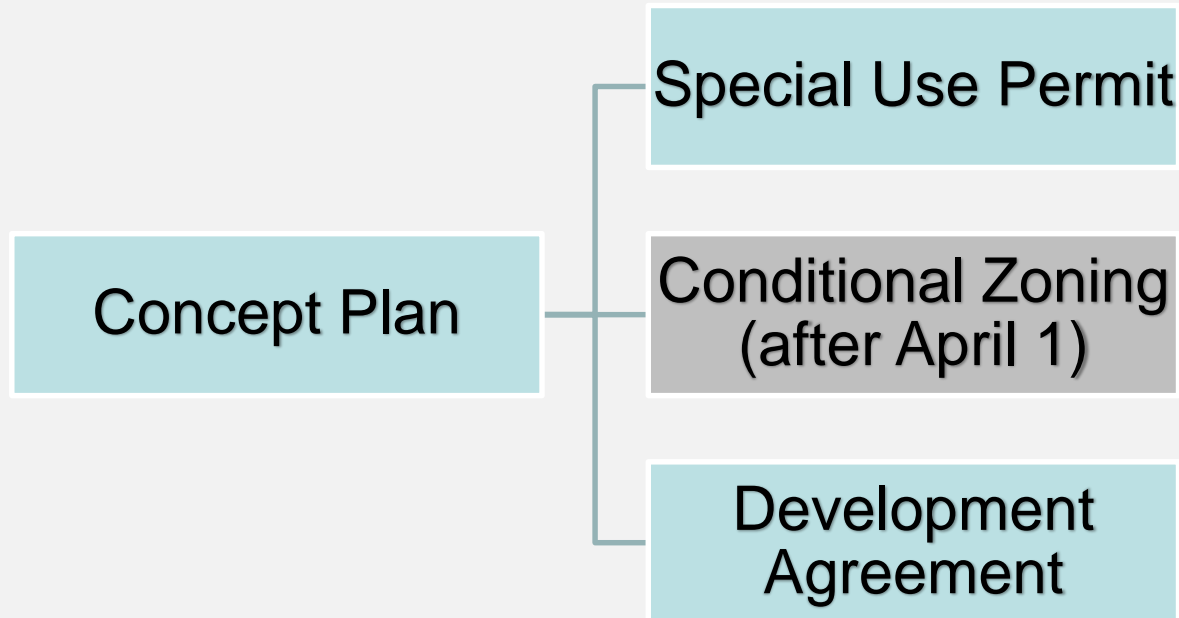


### No Decision; Feedback Only

- Applicant presents rough initial sketch
- Staff does not conduct formal review of concept
- Instead forwards sketch for preliminary feedback

# Types of Council Decisions

## Proposed Development Project

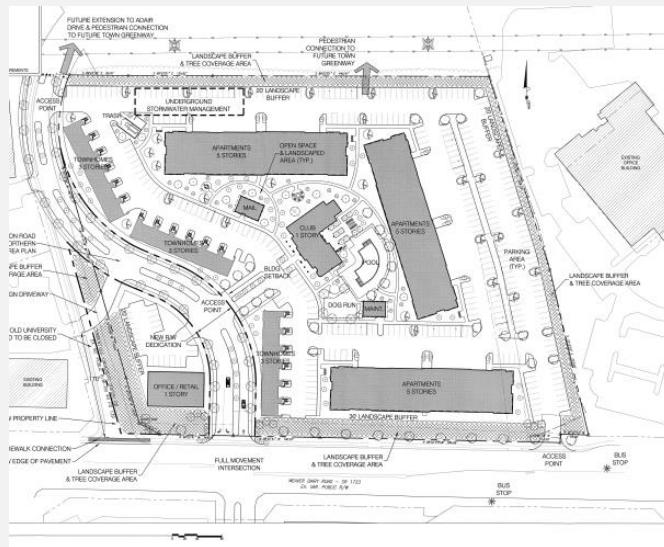




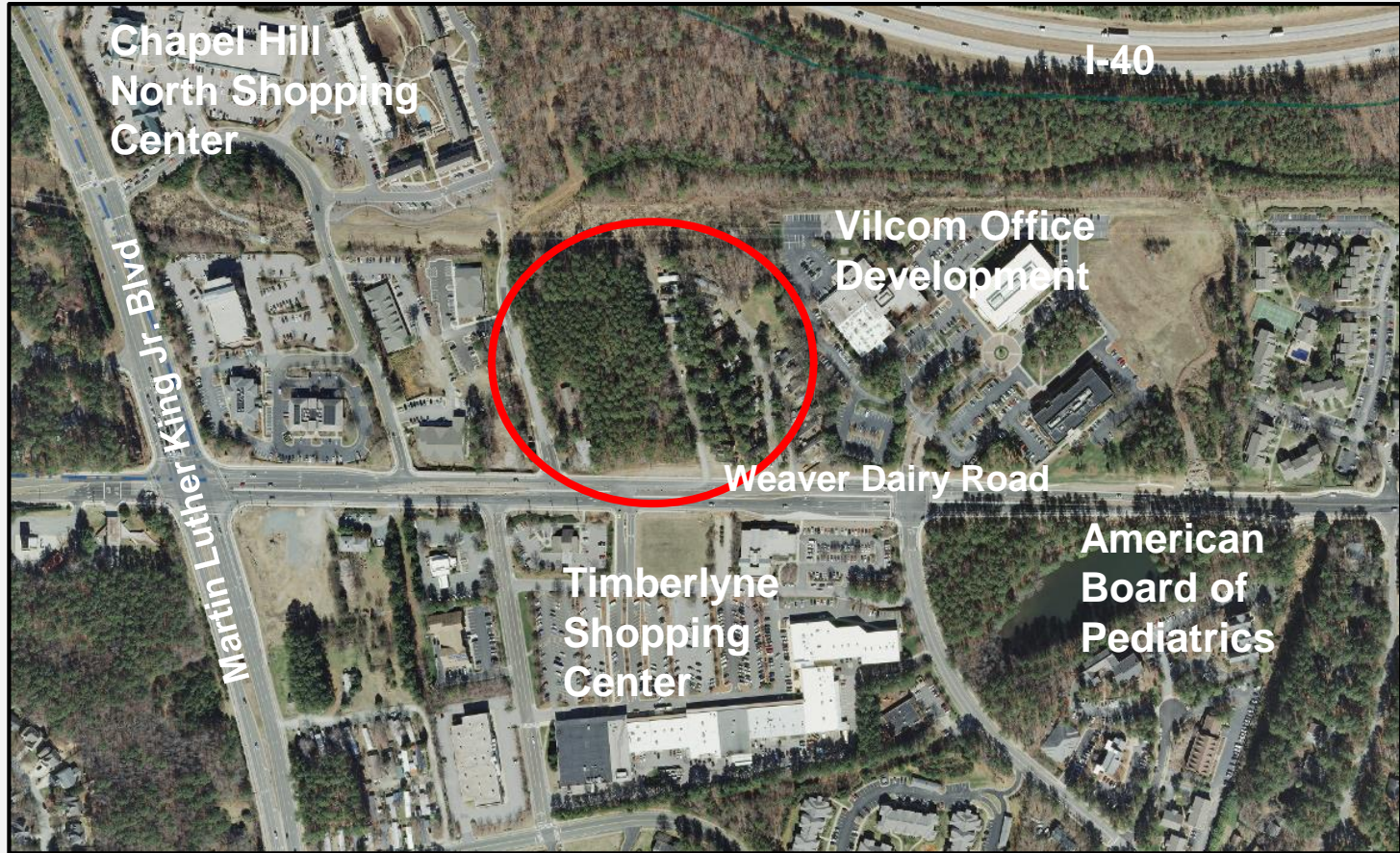


# Hanover of Chapel Hill Mixed-Use Development 1010 Weaver Dairy Road

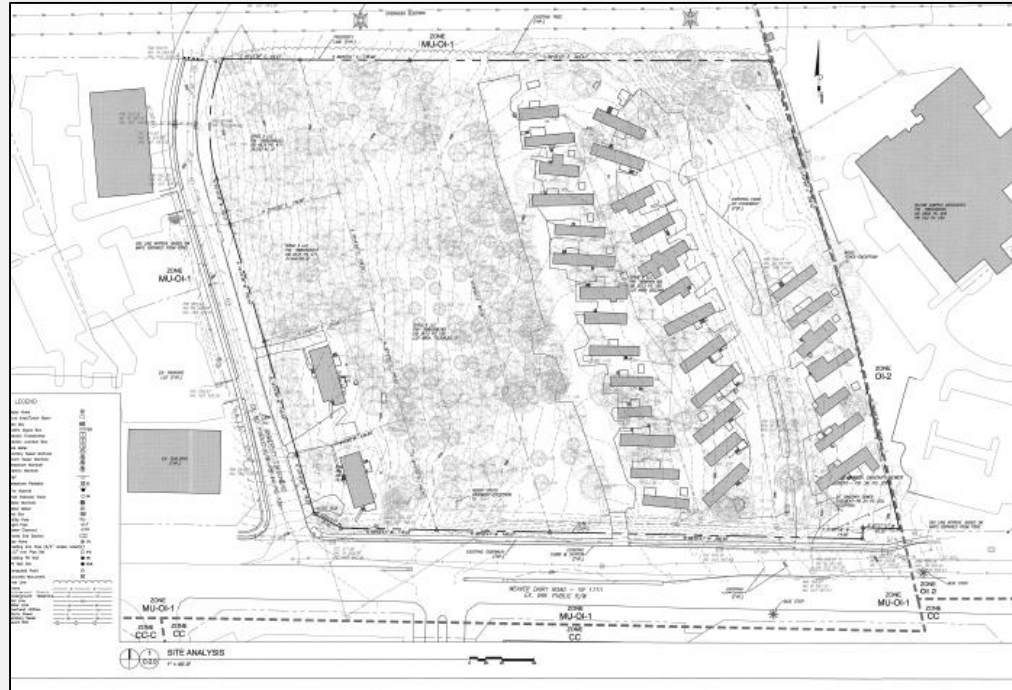
Concept Plan  
Public Hearing  
January 24, 2018



# Aerial Map – Hanover of Chapel Hill

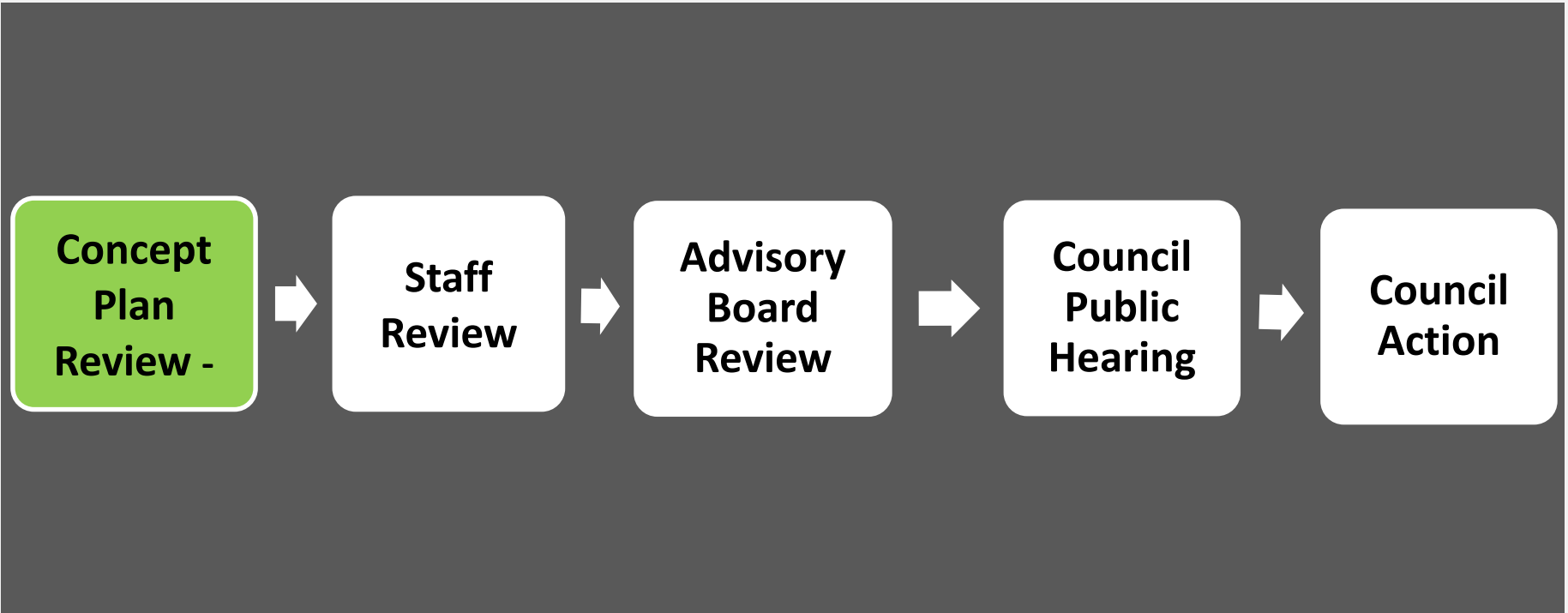


# Existing Conditions





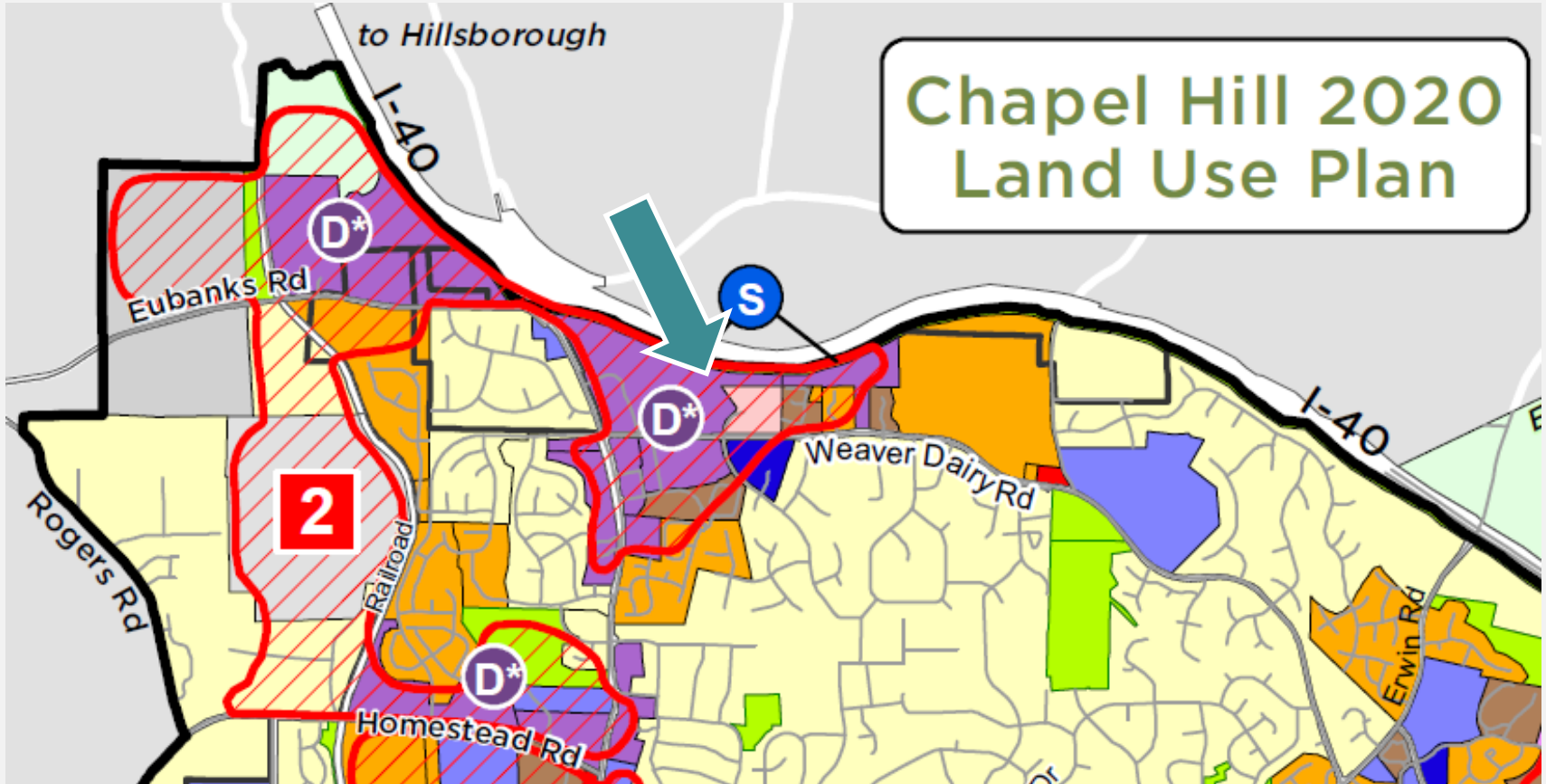
# Process – Hanover of Chapel Hill



## Description – Hanover of Chapel Hill

- 400,000 sq. ft. including 303 apartments and 18 townhouses
- 3 and 5 stories multi-family buildings
- 5,000 sq. ft. 1-story office/retail space
- 387 vehicle spaces
- Current zoning is MU-OI-1

# Land Use Plan – Hanover of Chapel Hill



# Realignment, University Station Road – Hanover of Chapel Hill

## Existing



## Proposed

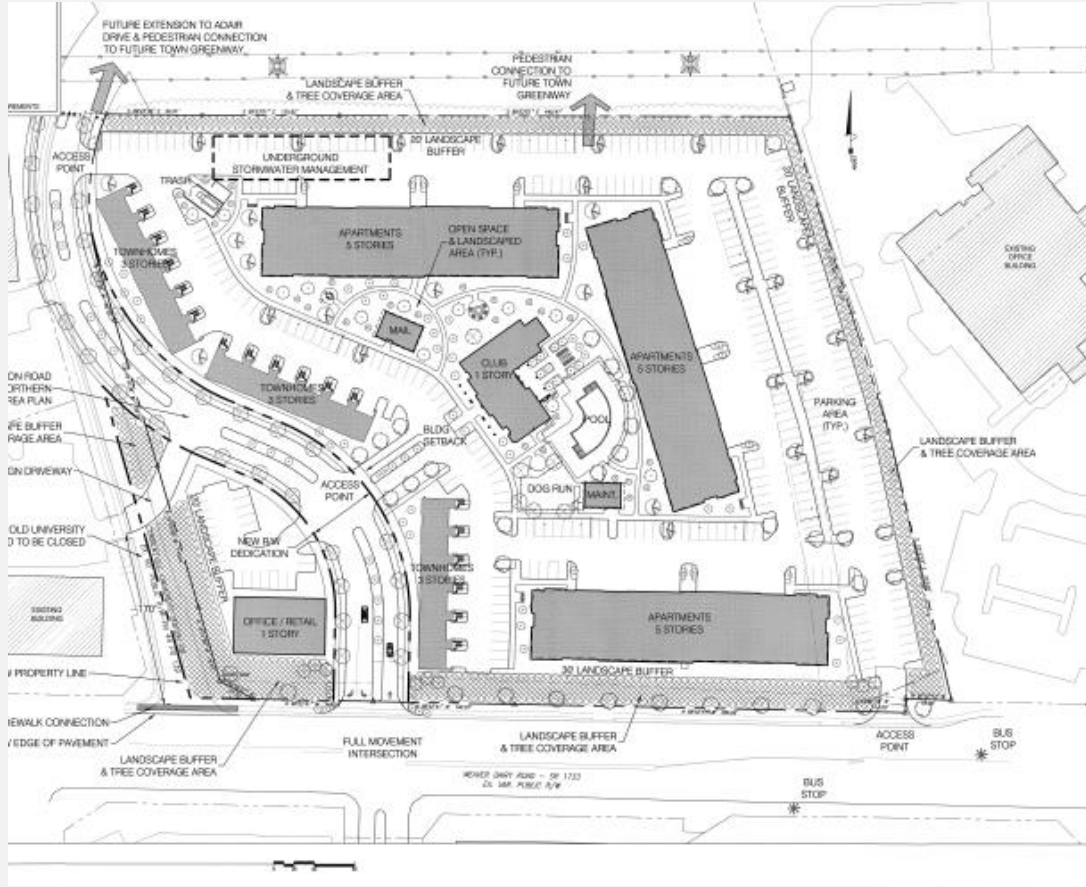


# Recent Developments – Hanover of Chapel Hill



# Site Plan – Hanover of Chapel Hill

## Site Plan



- Proposal for existing mobile home park & duplex residents
- Public Comments
- Realignment of Old University Station Road

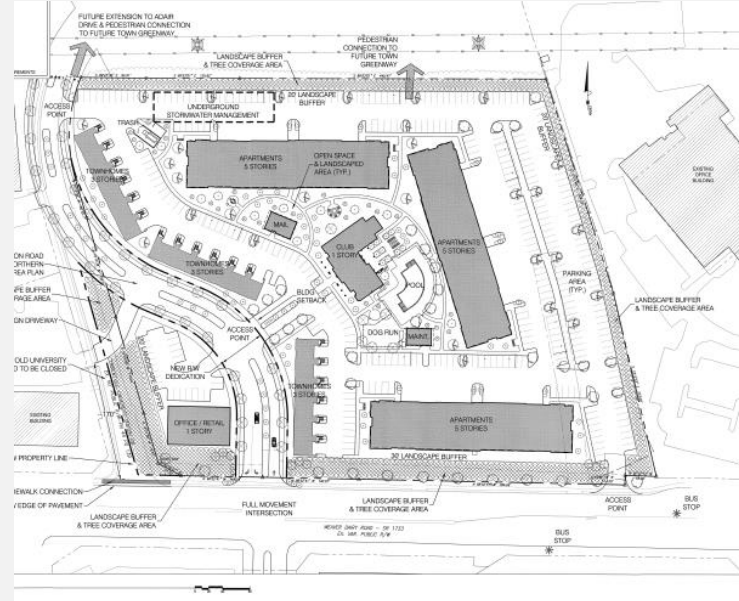
- Families in 2 duplexes and 33 mobile homes will need relocation.
- 15% Affordable may not be at level that is affordable to residents.



- What is developers responsibility following displacement?
- 1-story retail/office building is out of scale;
- Nothing to draw people into the site;
- Seems like a residential development and not mixed-use;
- Too much surface parking

# Recommendation

Adopt Resolution 15, transmitting comments to the applicant.





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