

# **Concept Plan: 115 Chapel Point Road (CP-24-6)**



**Town Council Meeting  
October 23, 2024**

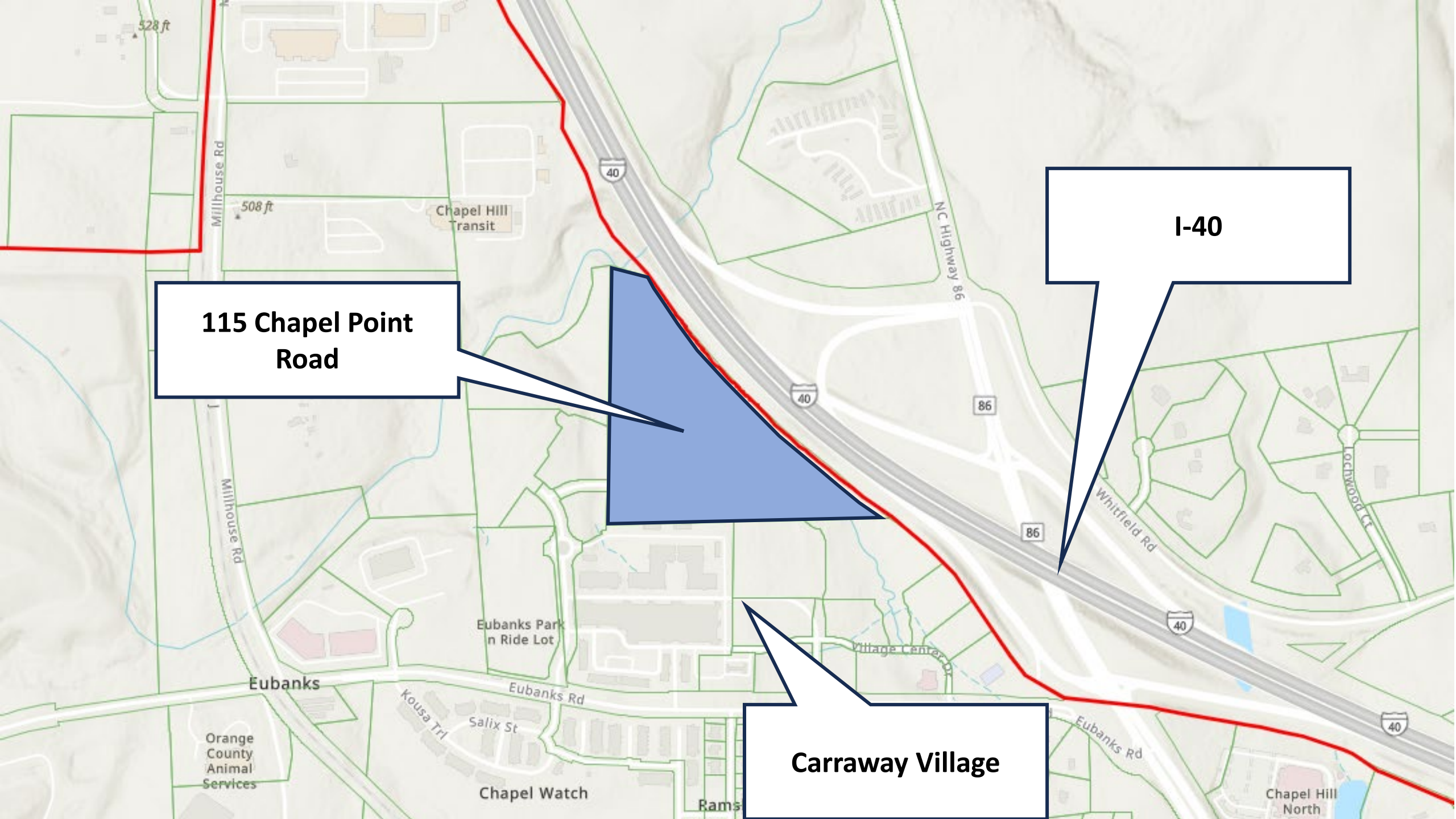
## **Procedural Context**

- Concept plan review required before applicant submits a Conditional Zoning application
- No decisions made
- Feedback only

**115 Chapel Point Road**

**I-40**

**Carraway Village**



# Complete Community Considerations

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- ✓ Direct growth to greenways, transit corridors, and infill sites
- ✓ Plan for the future strategically
- ✓ Expand and deliver new greenways for everyday life
- ✓ Be green and provide housing
- ✓ Plan for excellence in the public realm and placemaking

# Procedures

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Adopt Resolution A, transmitting comments to the applicant regarding the proposed development (R-1)



# Complete Community Considerations

## Goal 1 – Plan for the Future Strategically

- The proposal is located within the North MLK Focus Area, Sub-Area B, of the Future Land Use Map.
- Sub-Area B encourages a mix of uses including multifamily residential; mixed use developments that include offices, retail, and residential components; institutional and university related buildings; parks and green spaces as primary uses. Secondary uses include standalone commercial/office, townhomes, and light industrial developments.
- Typical core heights are expected to be 6 stories.

## Goal 2 – Expand and Deliver New Greenways for Everyday Life

- The Mobility and Connectivity Plan recommends that a greenway is built through this site to implement the northern portion of the Treelyne Trail. A greenway on site would be one section of a connection between Millhouse and Eubanks Roads.
- Street access to the site is available from Chapel Point Road and a new connection to Carraway Crossing. Both include proposals for sidewalks and greenway connections.
- Bus service includes the NS line running from the Eubanks Road Park and Ride lot.

# Complete Community Considerations

## Goal 3 – Be Green and Provide Housing

- Development at this location could contribute to dense, walkable development patterns as called for in the Climate Action and Response Plan by

## Goal 4 – Holistic Planning

- Planning staff have discussed the Concept Plan with the Town's Urban Designer.
- Preliminary observations include are included in the attached Urban Design Assessment.