

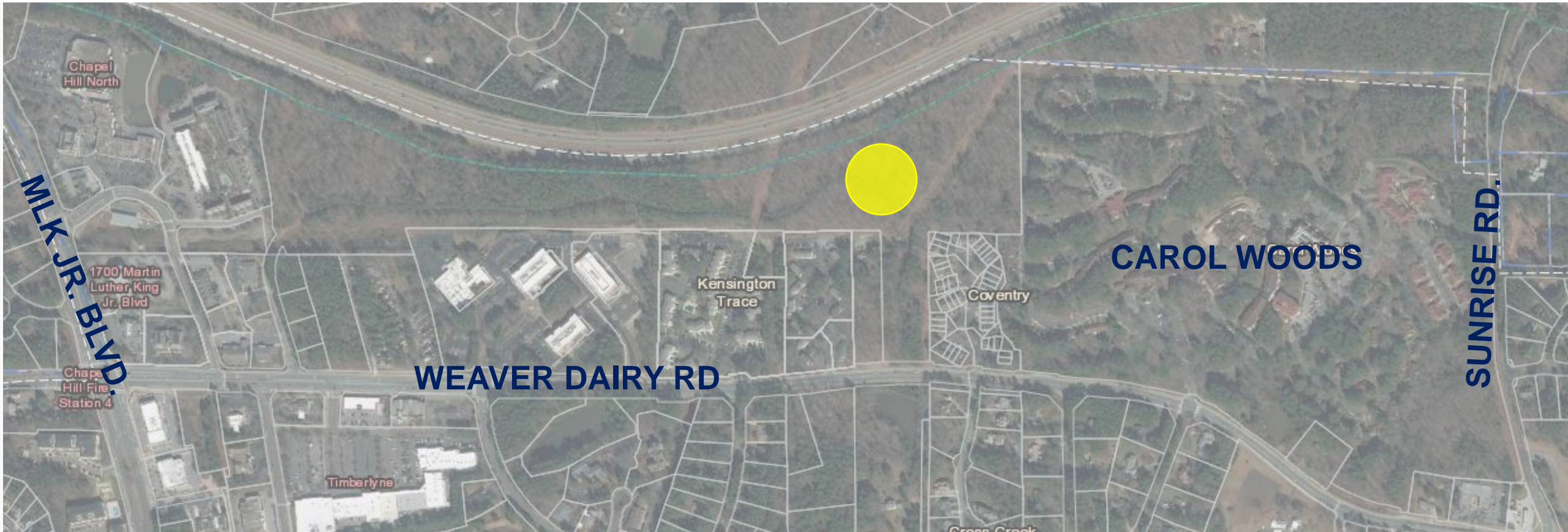


COUNCIL MEETING

CONCEPT PLAN

Weaver Dairy Road Residential

March 9, 2022





RECOMMENDATION

- ❑ Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development (*R-8*)





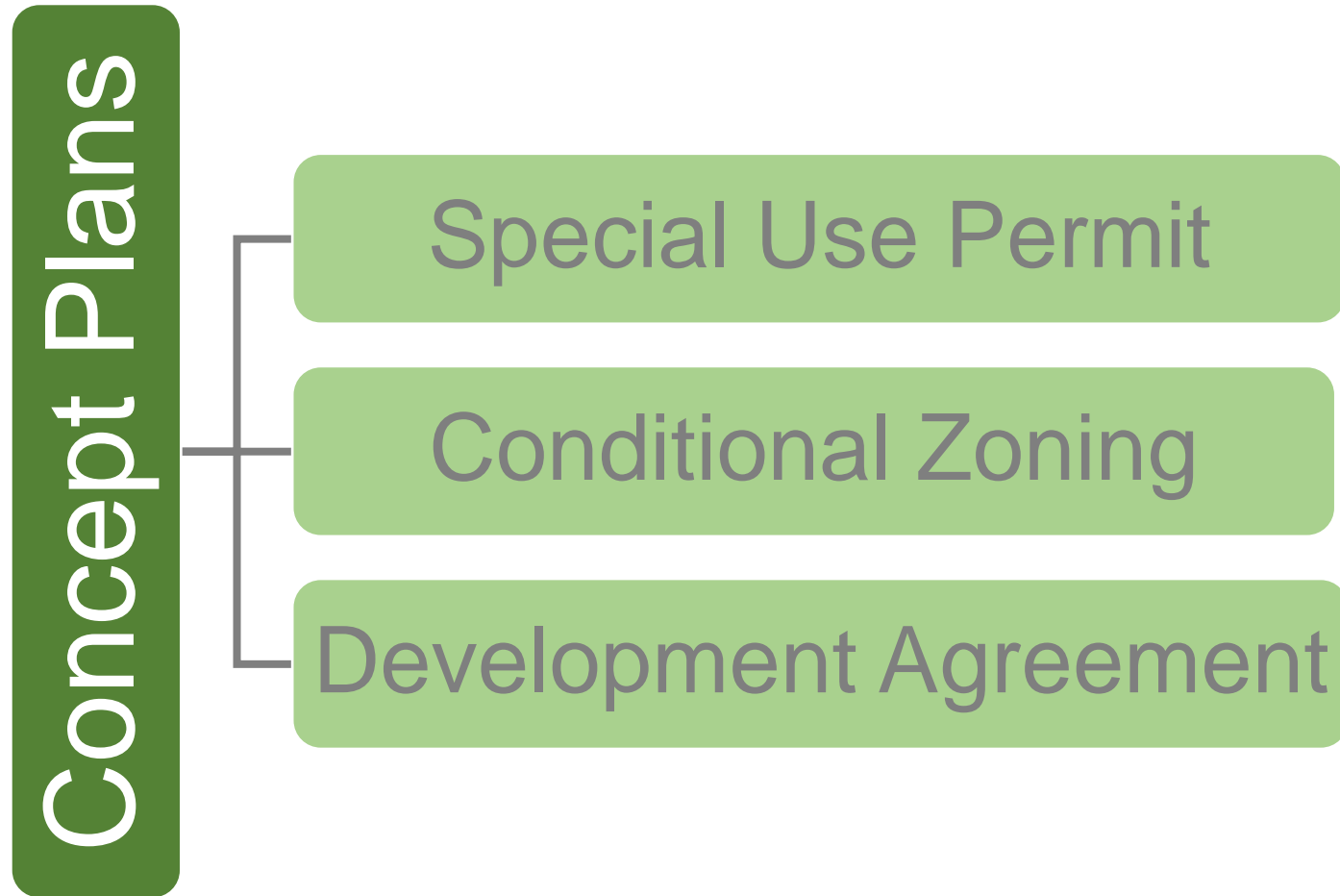
CONCEPT PLANS

- No Decision; Feedback Only
- Applicant provides a rough sketch
- Staff does not conduct a formal review
- Advisory Board preliminary feedback





PROCESS OVERVIEW





PROJECT SUMMARY

- ❑ Existing Zoning R-3
- ❑ 311 Apartments
- ❑ 51 Townhomes w/garages
- ❑ 20-acre site
- ❑ Green/Open Spaces





COMMENTS

Community Design Commission

- Reduce surface parking areas
- Reduce building footprints – multiple buildings instead of one larger building
- More open/park space
- Connect to adjoining properties – bicycles, and pedestrians

Housing Advisory Board

- Applaud efforts for 15% affordable
- Consider accepting housing vouchers

Stormwater Management Utility Advisory Board

- Provide additional information about the underground detention structures
- Design for the 100-year storm
- Incorporate cisterns and reuse of water in design
- Preservation of wetlands and no disturbance of RCD or Jordan Buffer
- Site refuse away from RCD
- Reduce parking/permeable pavement
- Reduce impervious surfaces

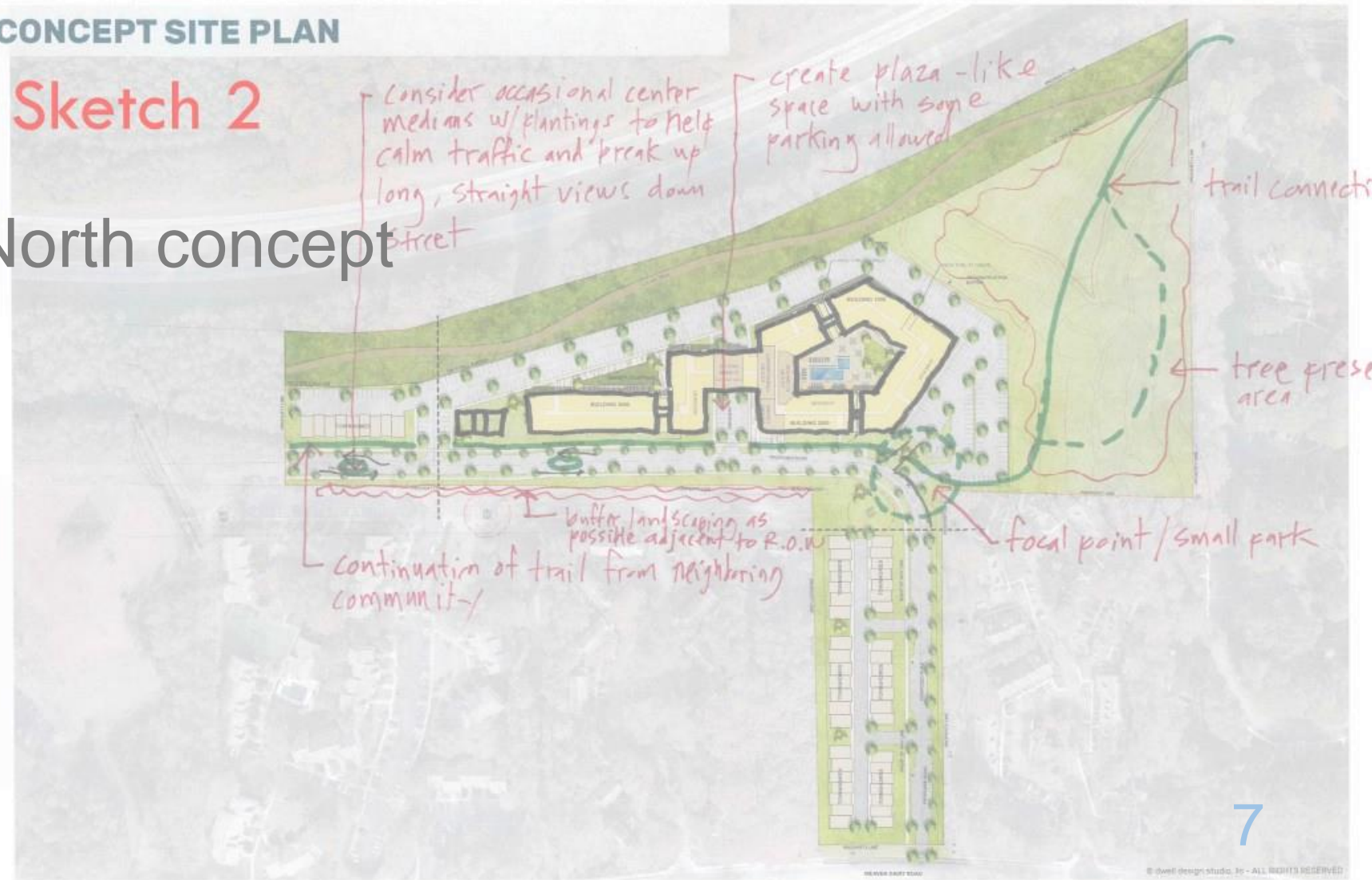


URBAN DESIGN REVIEW

- Draft Chapel Hill North concept
- Surface parking
- Multi-use trail
- Trails w/in RCD
- Buffer utility line

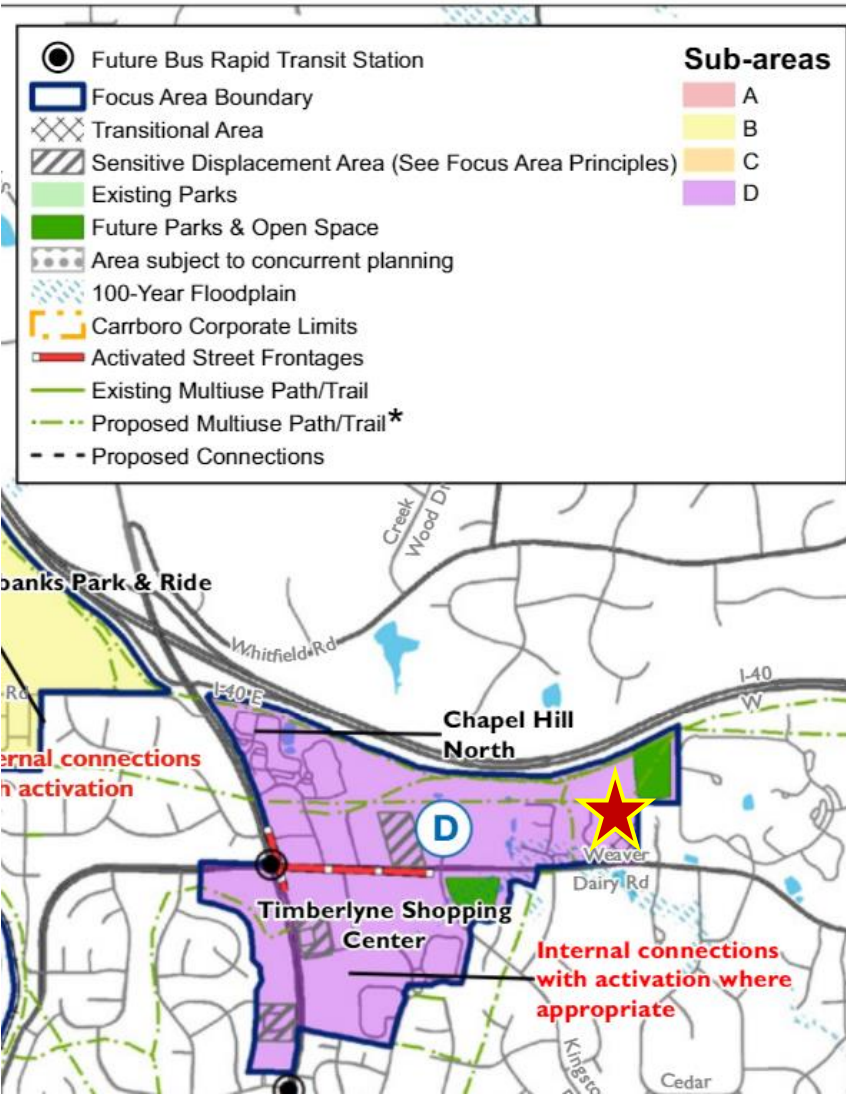
CONCEPT SITE PLAN

Sketch 2





LONG RANGE EVALUATION



Character Types and Height in 2050: North MLK Boulevard

● Primary (predominant land uses) ● Secondary (appropriate, but not predominant) ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D
Multifamily, Shops & Offices	⊖	●	●	●
Multifamily Residential	⊖	●	●	●
Commercial/Office	⊖	●	⊖	●
Parks and Green/Gathering Spaces	●	●	●	●
Townhouses & Residences	⊖	●	●	●
Institutional/University/Civic	●	●	●	●
Light Industrial	●	●	⊖	⊖
Typical Height	4-6 stories	6 stories	4-6 stories	4-6 stories
Transitional Area Height	N/A	Up to 4 stories	2-4 stories	Up to 4 stories
Activated Street Frontage Height	N/A	N/A	6 stories	6 stories



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North Chapel Hill Planning Project

