



**CONCEPT PLAN REVIEW: THE OAKS CONDOMINIUMS DRAINAGE IMPROVEMENTS**

**STAFF REPORT**

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES  
 Ben Hitchings, Director  
 Judy Johnson, Operations Manager  
 Kay Pearlstein, Senior Planner

<b>PROPERTY ADDRESS</b> 400 Oak Tree Drive	<b>DATE:</b> June 20, 2018	<b>APPLICANT</b> John R. McAdams Company, Inc. for Oaks Owners Association
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**STAFF'S RECOMMENDATION**  
 That the Council adopt the attached resolution transmitting comments to the applicant regarding future drainage improvements to The Oaks Condominiums.

**PROCESS**

- 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.
- A Special Use Permit Modification will be required with the submission of a formal application because the proposed project requests a "substantial change in the amount or location of landscape screens approved by the town council," including proposed removal of mature trees in an area currently designated in the approved plans to remain "undisturbed."
- The Community Design Commission reviewed a concept plan for this site on May 22, 2018. Its comments are attached.

**DECISION POINTS**

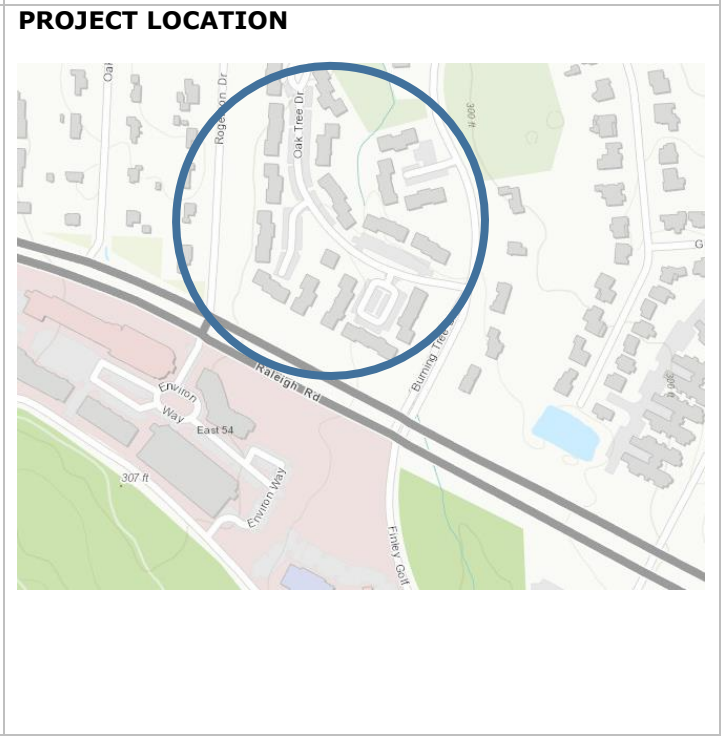
- Because this is a Concept Plan submittal, statements by individual Council members this evening are not an official position or commitment on the part of a Council member with respect to the position he or she may take when and if the Council considers a formal application.

**PROJECT OVERVIEW**  
 The Oaks Condominiums is an existing multifamily development at the intersection of Burning Tree Drive and NC Hwy. 54. This project is for installation of a storm drainage conveyance system to reduce existing flooding issues on site. The design and layout of the proposed system are constrained by the existing buildings and infrastructure currently servicing the multi-family development.

This project is proposing to remove a number of mature trees in order to install stormwater bypass items that include concrete pipes, junction boxes, culverts, and swales.

The original SUP for the site was issued in 1971. The SUP landscape plan indicates that the portion of the site where installation of the drainage system is proposed, is not to be disturbed. Since 1971, large shade trees are now in this area. As a result, the installation of an upgraded stormwater drainage system triggers the threshold for a major change to the landscape conditions of the original SUP.

The site is currently zoned Residential-4 (R-4).



**ATTACHMENTS**

1. Draft Staff Presentation
2. Resolution
3. Community Design Commission Comments from May 22, 2018
4. Applicant Materials