



**271 Erwin Road** – Concept Plan

**Staff:** Josh Mayo

**Planning Commission Meeting Date:** November 19, 2024

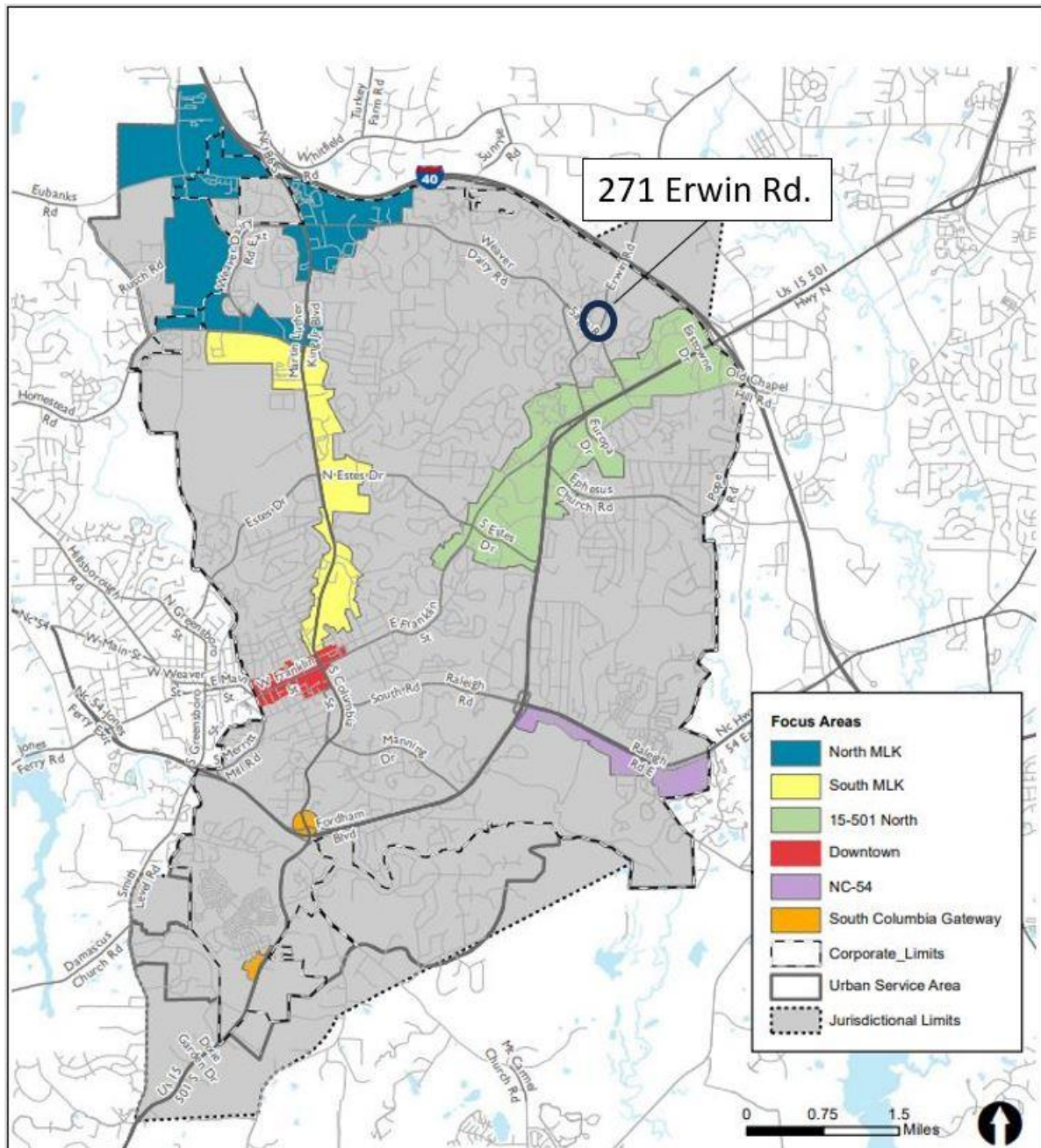
**Project Overview**

- Thomas & Hutton, on behalf of Durhamite Holdings (Developer), asks for feedback on a Concept Plan for approximately 20 townhome units on Erwin Road.
- The site is 2.61 acres on one parcel in Orange County.
- The townhomes are proposed for heights between two to three stories.
- The applicant proposes to include 15 percent of the units for income-restricted affordable housing.

**Summary of Comprehensive Plan Considerations**

Below is a preliminary evaluation of the Concept Plan site using the holistic lens of the <a href="#">Complete Community Strategy</a> .	
<b>Chapel Hill will direct growth to greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.</b>	
<ul style="list-style-type: none"> <li>• The project is on a smaller infill site within Chapel Hill.</li> </ul>	
<b>Goal 1: Plan for the Future Strategically</b>	Associated Comp. Plan Elements: <ul style="list-style-type: none"> <li>• <a href="#">Future Land Use Map</a></li> <li>• <a href="#">Shaping Our Future</a></li> </ul>
<ul style="list-style-type: none"> <li>• This site is not within a Future Land Use Map Focus Area.</li> <li>• The Future Land Use Map designates this land for medium-residential development of generally 4-8 units per acre.</li> </ul>	
<b>Goal 2: Expand and Deliver New Greenways for Everyday Life</b>	Associated Comp. Plan Elements: <ul style="list-style-type: none"> <li>• <a href="#">Mobility &amp; Connectivity Plan</a></li> <li>• <a href="#">Connected Roads Plan</a></li> </ul>
<ul style="list-style-type: none"> <li>• The project is near a proposed sidepath corridor along Erwin Road in the Mobility Plan.</li> </ul>	
<b>Goal 3: Be Green and Provide Housing</b>	Associated Comp. Plan Elements: <ul style="list-style-type: none"> <li>• <a href="#">Climate Action &amp; Response Plan</a></li> </ul>
<ul style="list-style-type: none"> <li>• Development at this location could contribute to missing middle infill development patterns as called for in the Climate Action and Response Plan.</li> </ul>	
<b>Goal 4: Plan for Excellence in the Public Realm and Placemaking</b>	
<ul style="list-style-type: none"> <li>• Planning staff have discussed the Concept Plan with the Town’s Urban Designer. Preliminary observations include:             <ul style="list-style-type: none"> <li>○ Treat the road space between the homes more like a courtyard or mixed-use street than a standard vehicular drive.</li> <li>○ Consider re-orienting the internal drive so homes are lined up as frontage.</li> <li>○ Surrounding context has homes closer to Erwin Road.</li> <li>○ Plans show limited buffers for nearby homes.</li> </ul> </li> </ul>	

**Project Location**



*Attachments*

**Applicant Materials**

1. Application and Narrative
2. Concept Plan