

**SUMMARY OF A CONCEPT PLAN REVIEW: OBEY MEADOWS SUBDIVISION  
COMMUNITY DESIGN COMMISSION  
October 15, 2018**

The Community Design Commission conducted a concept plan review for a subdivision at 1609 US 15-501 S on October 15, 2018. Key points made by members of the Commission during its review of the concept plan include:

- There was concern about stormwater runoff, after hearing from a neighbor who sees issues after large rains. The CDC recognizes that there will be provisions for stormwater the applicant must meet, and encourages the applicant to ensure that stream channels are unobstructed.
- Provide walking trails along the stream corridors and/or easements for future public greenway connections. This is a suitable alternative to active recreation requirements.
- Consider clustering development if feasible, putting homes on the most buildable areas of the site for better environmental protection.
- Limit the amount of tree clearing, especially to maintain vegetation around the perimeter of the site.
- Adjust the location of the road if possible, so that the proposed road access lines up with Dixie Garden Dr on the opposite side of 15-501. This would take advantage of the median break and potentially allow left turns.
- The affordable housing requirement appears met by the suggested provision of 2 detached single-family two-bedroom homes on a four-bedroom home site.

Submitted by: Volker Mueller, Chair, Community Design Commission

Date: October 17, 2018

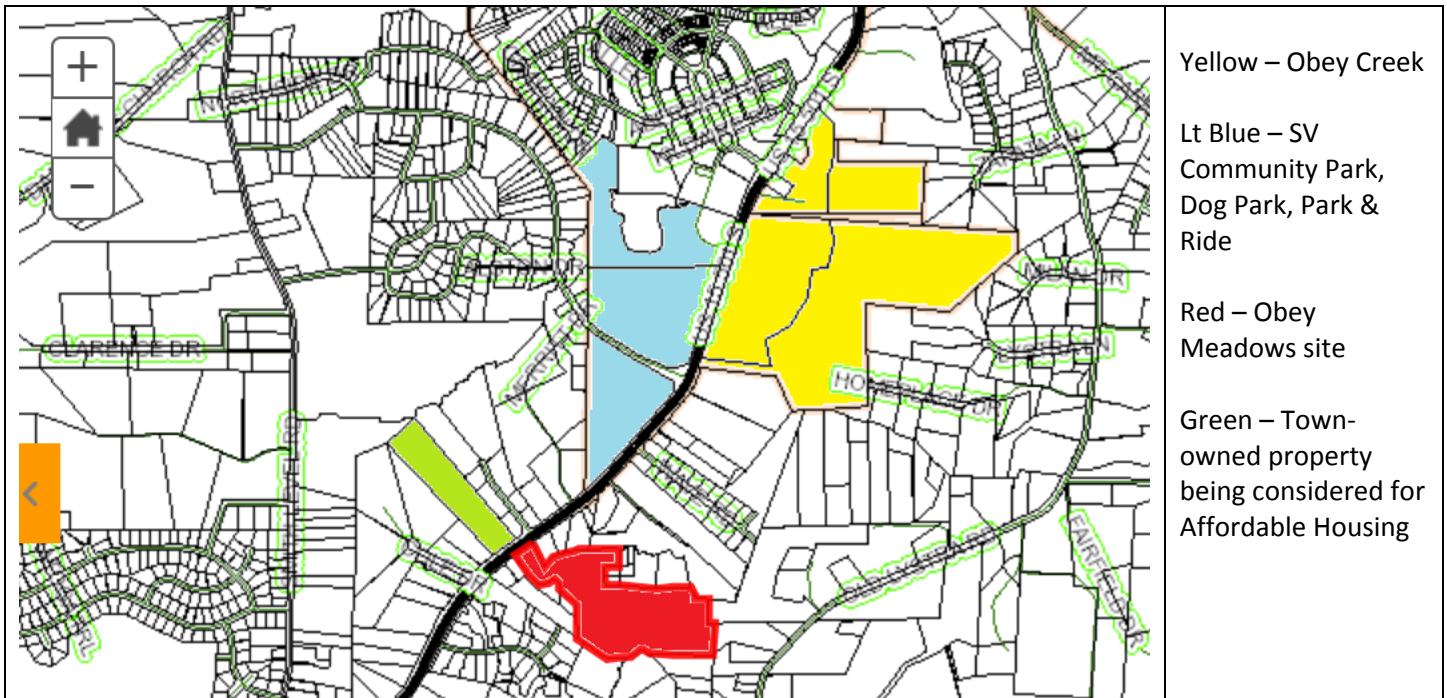
To: Mayor Pam Hemminger

From: Jeanne Brown, Mayor's Aide

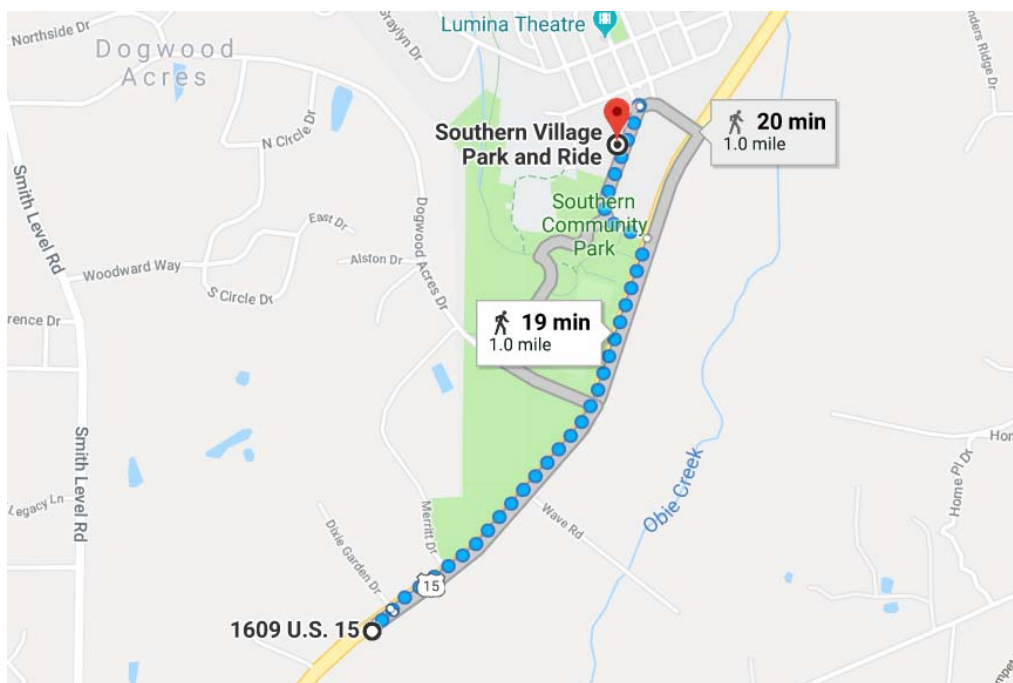
Re: Agenda Item #5 Obey Meadows Concept Plan

Per your request, the maps below provide some additional context for tonight's discussion of Obey Meadows including:

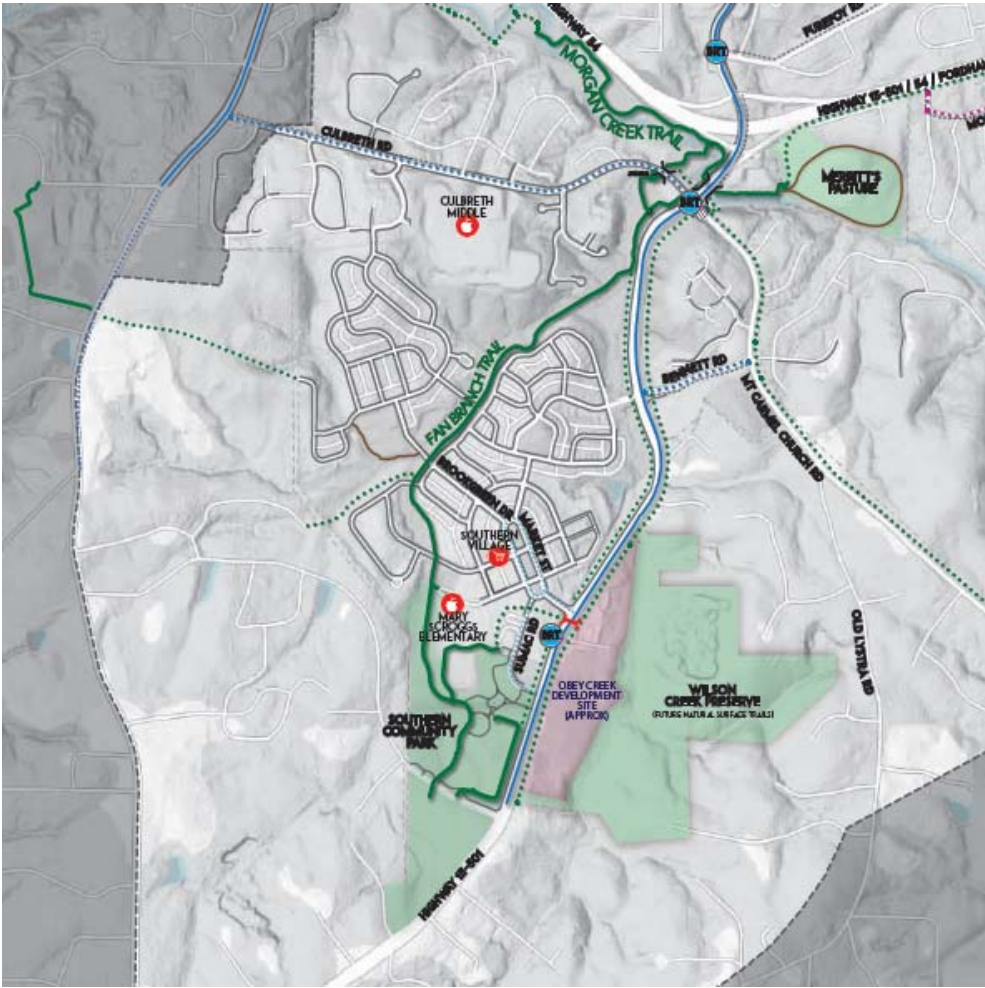
- Proximity to Southern Village, Obey Creek, the Southern Community Park and other sites
- Distance to the Southern Village Park & Ride
- Diagram from the Mobility & Connectivity Plan for the Southern Area



### Walking distance to SV Park & Ride



Chapel Hill Mobility and Connectivity Plan:



Area map with hydrology, South Creek (formerly Obey Creek) parcel in pink  
Note Obey Creek extends to/through Obey Meadows parcels so offers opportunity for connections to future 80 acre park....

