

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



**Town Council Meeting  
October 23, 2024**

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## **Procedural Context**

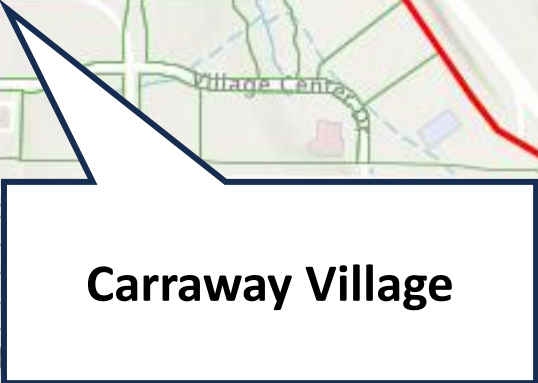
- Concept plan review required before applicant submits a Conditional Zoning application
- No decisions made
- Feedback only

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**115 Chapel Point Road**



**Carroway Village**



**I-40**



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# 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

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# Procedures

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Adopt Resolution A, transmitting comments to the applicant regarding the proposed development (R-6)

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# Complete Community Considerations

## Goal 1 – Plan for the Future Strategically

The proposal is located within the North MLK Boulevard 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 building heights are expected to be 6 stories.

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

The Mobility and Connectivity Plan recommends a greenway 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.

# 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.

## Goal 4 – Holistic Planning

- Consider the experience the project creates in the public and private realms
- See Urban Designer’s review comments

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