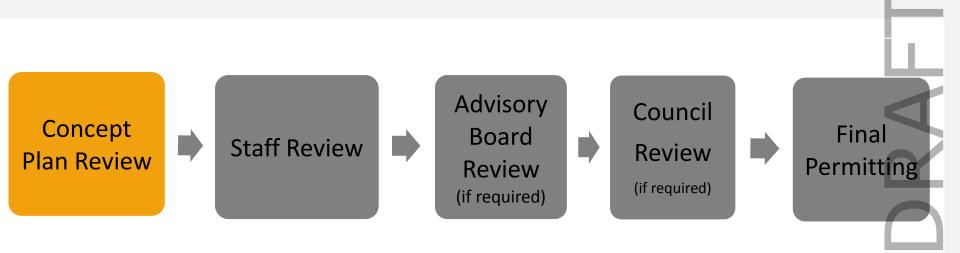


Planning and Land Management

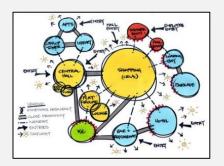


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Development Review Process



Types of Council Decisions



Concept Plans

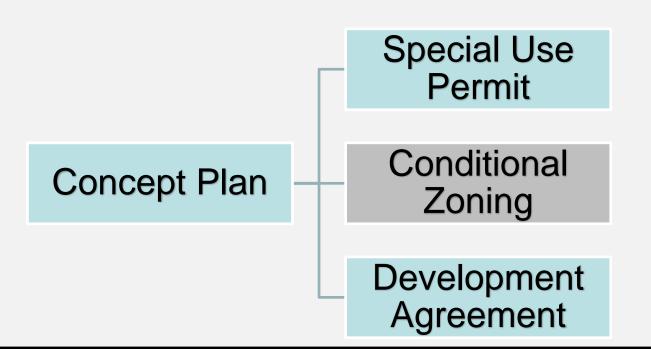


No Decision; Feedback Only

- . Applicant presents rough initial sketch
- . Staff does not conduct formal review of concept
- . Instead forwards sketch for preliminary feedback

Types of Council Decisions

Proposed Development Project

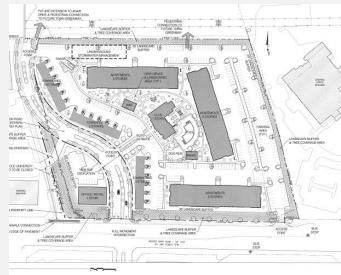


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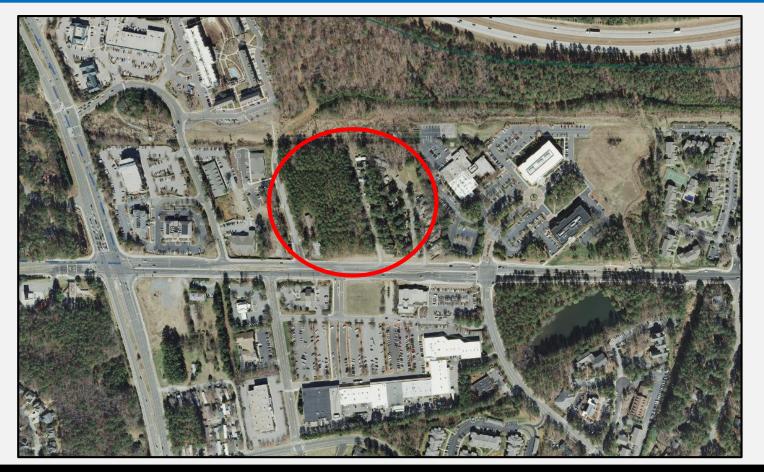


Hanover of Chapel Hill Mixed-Use Development 1010 Weaver Dairy Road

Concept Plan Public Hearing January 24, 2018



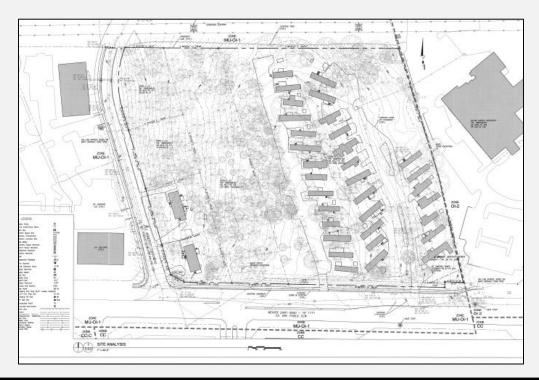
Aerial Map – Hanover of Chapel Hill



RA

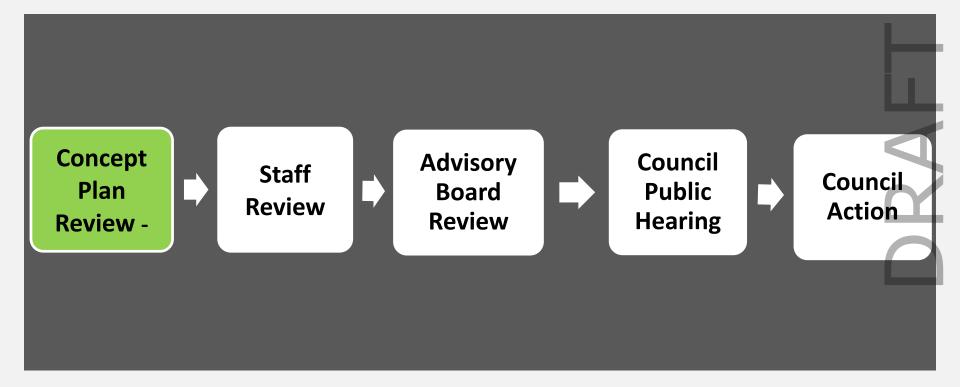
Existing Conditions – Hanover of Chapel Hill

Existing Conditions



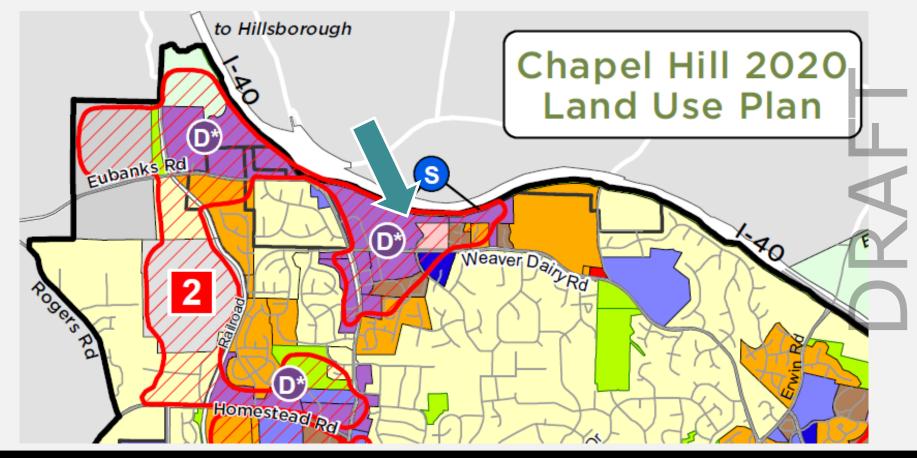
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Process – Hanover of Chapel Hill

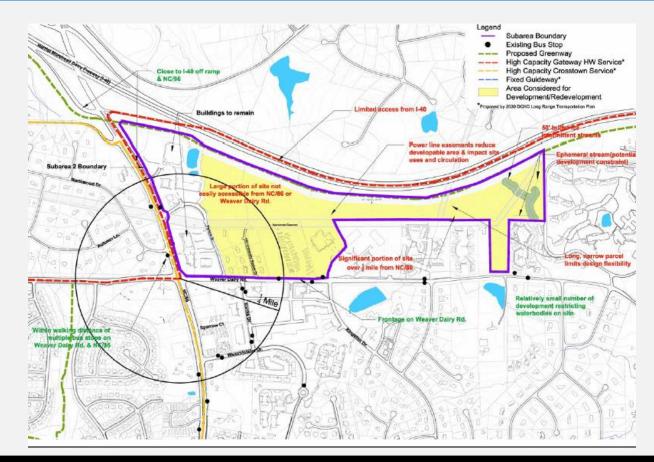


- 400,000 sq. ft. including 289 apartments and 18 townhouses
- 3 and 5 stories multi-family buildings
- 5,000 sq. ft. 1-story office/retail space
- 387 vehicle spaces

Land Use Plan – Hanover of Chapel Hill



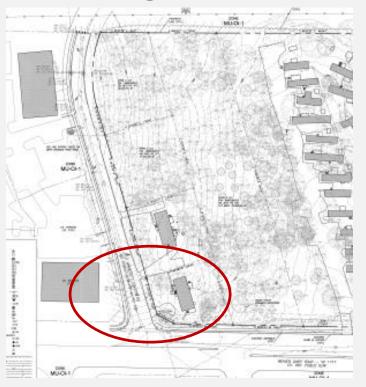
Northern Area Task Force – Hanover of Chapel Hill



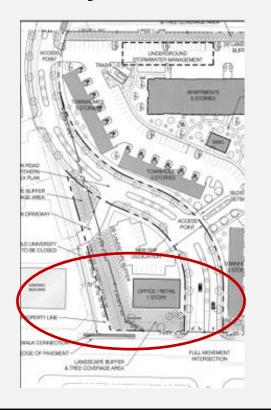
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Realignment, University Station Road – Hanover of Chapel Hill

Existing



Proposed



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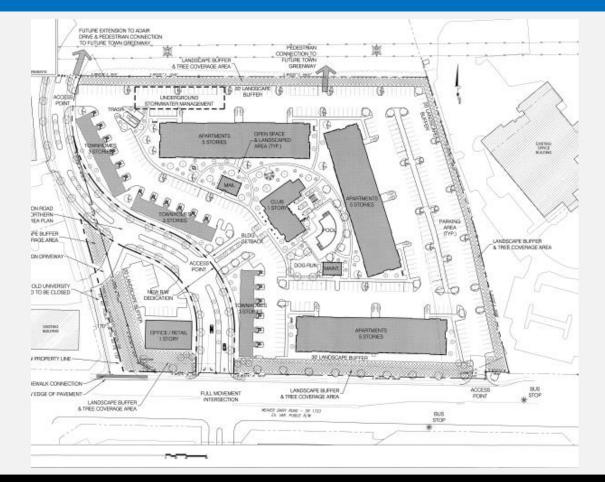
Recent Developments – Hanover of Chapel Hill



Town of Chapel Hill | 405 Martin Luther King Jr. Blvd. | www.townofchapelhill.org

Site Plan – Hanover of Chapel Hill

Site Plan



4

Key Considerations – Hanover of Chapel Hill

- Proposal for existing mobile park residents
- Public Comments
- Spanish interpreter
- Realignment of Old University Station
 Road

- 35 families (2 duplexes and 33 mobile homes) losing their homes, what's the plan?
- 15% Affordable may not be at level that is affordable to residents.

- Displacement of residents a big deal what is developers responsibility;
- 1-story retail/office bldg. out of scale;
- Nothing to draw people into the site;
- Seems like a residential development and not mixed-use;
- Too much surface parking

- Special Use Permit/Rezoning
- Conditional Rezoning (available after April 1)
- Development Agreement

Recommendation – Hanover of Chapel Hill

Recommendation

Adopt the Resolution, transmitting comments to the applicant.

AND ANY ARE REPORT APARTMENT 5 STORIES FULL NOVEMEN STOP DRAF