



# CONCEPT PLAN REVIEW: HABITAT/CAROL WOODS COMMUNITY (Project #18-101)

## STAFF REPORT SERVICES

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT

Ben Hitchings, Director  
Judy Johnson, Operations Manager  
Michael Sudol, Planner II

<b>PROPERTY ADDRESS</b> 7516 Sunrise Road	<b>DATE:</b> November 13, 2018	<b>APPLICANT</b> Ballentine Associates, PA on behalf of Habitat for Humanity of Orange County, NC
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### STAFF'S RECOMMENDATION

That the Council adopt the attached resolution transmitting comments to the applicant regarding the proposed multi-family residential development.

### PROCESS

- The Council has the opportunity tonight to hear this applicant's presentation, receive input from the Housing Advisory Board, hear public comments, and offer suggestions to the applicant.
- Because this is a Concept Plan submittal, statements by individual HAB members this evening do not represent a commitment on an official position if the Council considers a formal application.
- The Community Design Commission reviewed a concept plan for this site on October 23, 2018.
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### DECISION POINTS

- A Special Use Permit (SUP) and rezoning application would typically be required with the submission of a formal application. Alternative applications could include a Conditional Zoning application or a Development Agreement.

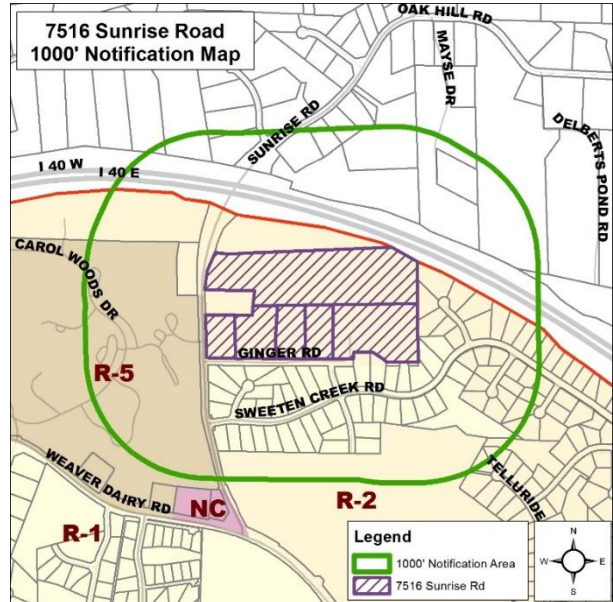
Staff advised the applicant to discuss their preferred process with you tonight.

### PROJECT OVERVIEW

The Concept Plan, proposed for development by Habitat for Humanity Orange County, includes a multi-family residential project with 223 dwelling units, including 95 affordable housing units. The proposed project consists of assisted living facilities, a variety of market rate duplexes and apartments, and a small cafe.

The 33.8-acre site (6 parcels) is currently zoned Residential-2 (R-2) and would require a rezoning to achieve the density proposed (approximately 6.5 units per acre). Four (4) single-family homes currently exist on the site.

### PROJECT LOCATION



### ATTACHMENTS

1. Resolution
2. Draft Staff Presentation
3. Application and Materials
4. Plan Set
5. Community Design Commission Comments From October 23, 2018
6. Housing Advisory Board comments from November 13, 2018 (to be provided)

