



CONCEPT PLAN REVIEW: HABITAT/CAROL WOODS COMMUNITY, 7516 SUNRISE ROAD

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
Ben Hitchings, Director
Judy Johnson, Operations Manager
Michael Sudol, Planner II

PROPERTY ADDRESS 7516 Sunrise Road	DATE: November 14, 2018	APPLICANT 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 Community Design Commission, hear public comments, and offer suggestions to the applicant.
- Because this is a Concept Plan submittal, statements by individual Council 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.
- The Housing Advisory Board was scheduled to review a concept plan for this site on November 13, 2018.

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.

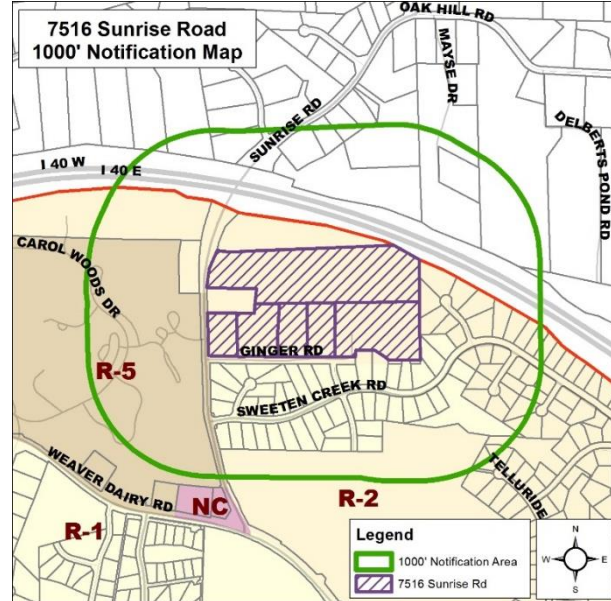
Staff advised the applicant to discuss their preferred process with you tonight.

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. Community Design Commission Comments From October 23, 2018
4. Housing Advisory Board comments from November 13, 2018 (to be provided)
5. Application and Materials
6. Plan Set
7. Memo from Sunrise Coalition to Town Council