



Legislation Details (With Text)

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Title: Concept Plan Review: The Reserve at Blue Hill, 1320 Ephesus Church Road.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Hyperlink: Staff Report, 2. Hyperlink: Urban Designer Comments, 3. Hyperlink: CDC Comments, 4. Hyperlink: Applicant Narrative, 5. Hyperlink: Plan Set, 6. Afifa Afifi Comments, 7. Clarence Andrews Presentation Material, 8. Henderson Presentation Materials, 9. Henderson Presentation Video, 10. Johnson Presentation Materials, 11. Applicant Presentation, 12. Staff Presentation, 13. Council Questions with Staff Response, 14. Emails from the Public, 15. A RESOLUTION TRANSMITTING COUNCIL COMMENTS ON A CONCEPT PLAN FOR THE RESERVE AT BLUE HILL AT 1320 EPHESUS CHURCH ROAD (PROJECT #CP-23-4) (2023-09-13/R-6)

Date	Ver.	Action By	Action	Result
9/13/2023	1	Town Council	adopted	Pass

Concept Plan Review: The Reserve at Blue Hill, 1320 Ephesus Church Road.

Staff:
Britany Waddell, Director
Judy Johnson, Assistant Director
Corey Liles, Planning Manager

Department:
Planning

Overview: This concept plan review is reissued from the June 21, 2023 Council meeting where it was deferred due to time limitations. The applicant will share the general idea to develop this property.

☆ **Recommendation(s):**

That the Council adopt the resolution transmitting comments to the applicant.

 **Attachments:**

- Resolution

Hyperlinks:

- Staff Report <<https://chapelhill.legistar.com/View.ashx?M=F&ID=12100667&GUID=6BD4FC49-355E-42E6-8837-12A5F590F346>>,
- [Urban Designer Comments <https://chapelhill.legistar.com/View.ashx?M=F&ID=12100709&GUID=B0068470-FAC5-4D2A-BEEE-F11F95BE1032>](https://chapelhill.legistar.com/View.ashx?M=F&ID=12100709&GUID=B0068470-FAC5-4D2A-BEEE-F11F95BE1032)
- CDC Comments <<https://chapelhill.legistar.com/View.ashx?M=F&ID=12100708&GUID=E819F03E-DCCE-439B-A889-179351C3F401>>

- Applicant Narrative <<https://chapelhill.legistar.com/View.ashx?M=F&ID=12100666&GUID=11F185E0-3425-4731-AAB6-9AEAD094562F>>
- Plan Set <<https://chapelhill.legistar.com/View.ashx?M=F&ID=12100664&GUID=B1E7AF45-DC58-4D46-AB62-FED649880D0E>>

A RESOLUTION TRANSMITTING COUNCIL COMMENTS ON A CONCEPT PLAN FOR THE RESERVE AT BLUE HILL AT 1320 EPHEBUS CHURCH ROAD (PROJECT #CP-23-4) (2023-09-13/R-6)

WHEREAS, a Concept Plan has been submitted for review by the Council of the Town of Chapel Hill for a multifamily project at 1310, 1320, 1330 and 1340 Ephesus Church Road, further identified by Orange County PIN 9799-44-3874; and

WHEREAS, the Council has the opportunity tonight to hear this applicant's presentation, receive a set of comments from the Community Design Commission, hear public comments, and offer suggestions to the applicant; and

WHEREAS, the Council has heard presentations from the applicant and members of the public; and

WHEREAS, statements by individual Council members this evening are not an official position or commitment on the part of a Council member with respect to the position he or she may take when and if a formal application for development is subsequently submitted to the Council for formal consideration; and

WHEREAS, the Council has discussed the proposal, with Council members offering reactions and suggestions.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council transmits comments to the applicant regarding this proposal, as expressed by Council members during discussions on September 13, 2023 and reflected in minutes of that meeting.

This the 13th day of September, 2023.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Corey Liles, Planning Manager

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Community Design Commission
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to adopt a resolution transmitting Council comments to the applicant.

RECOMMENDATION: That the Council adopt the resolution transmitting comments to the applicant.