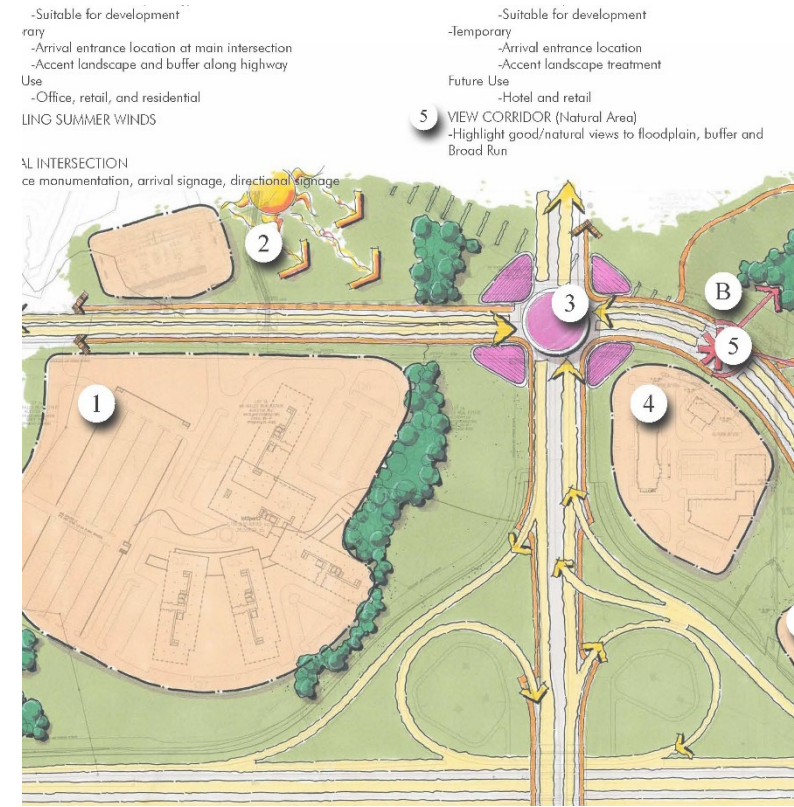
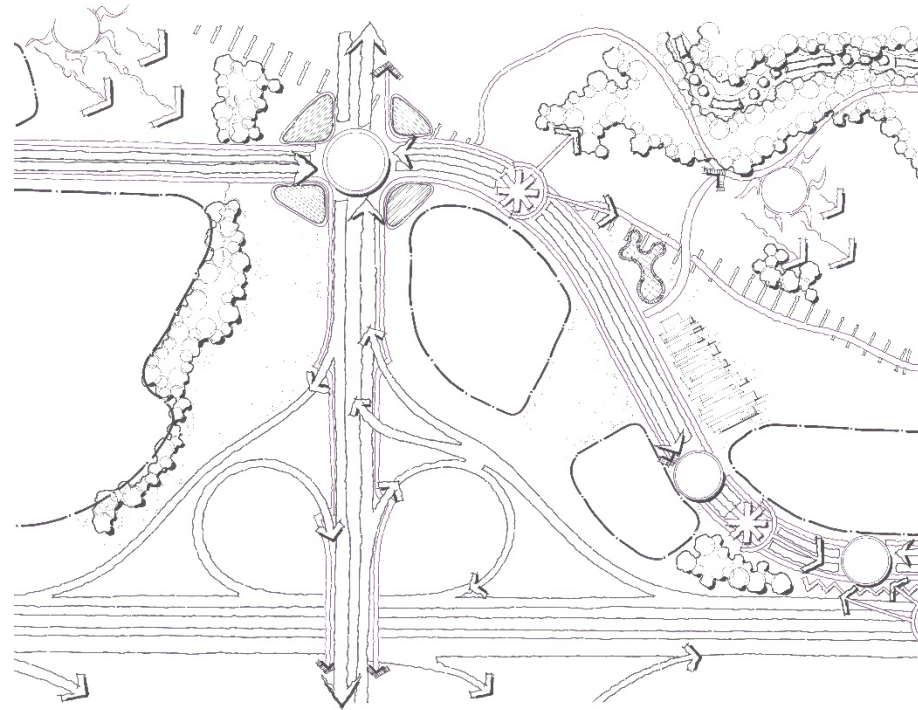
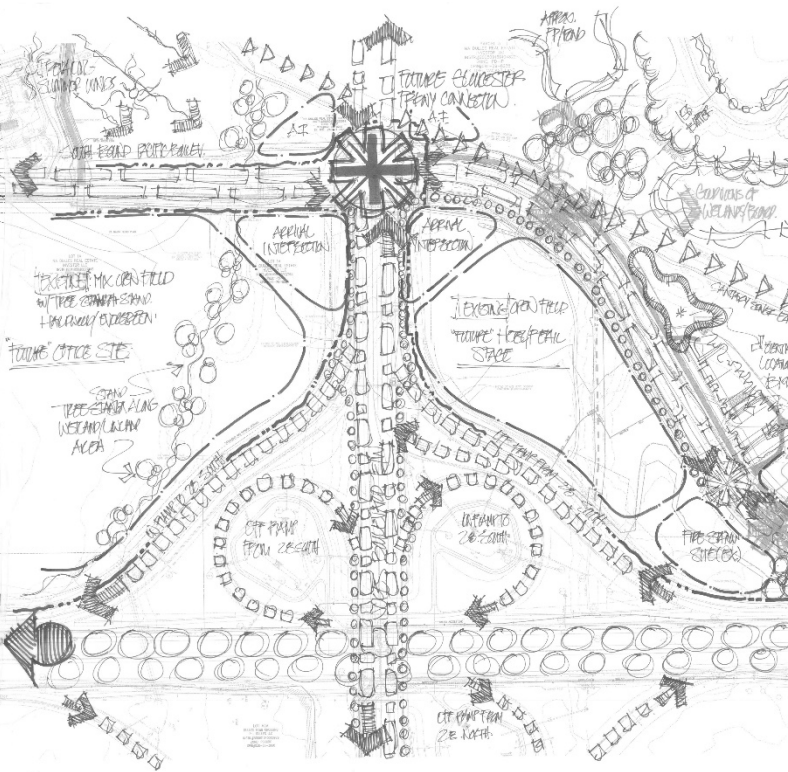




# CONCEPT PLAN-CDC Petition

Council Committee on Economic Sustainability

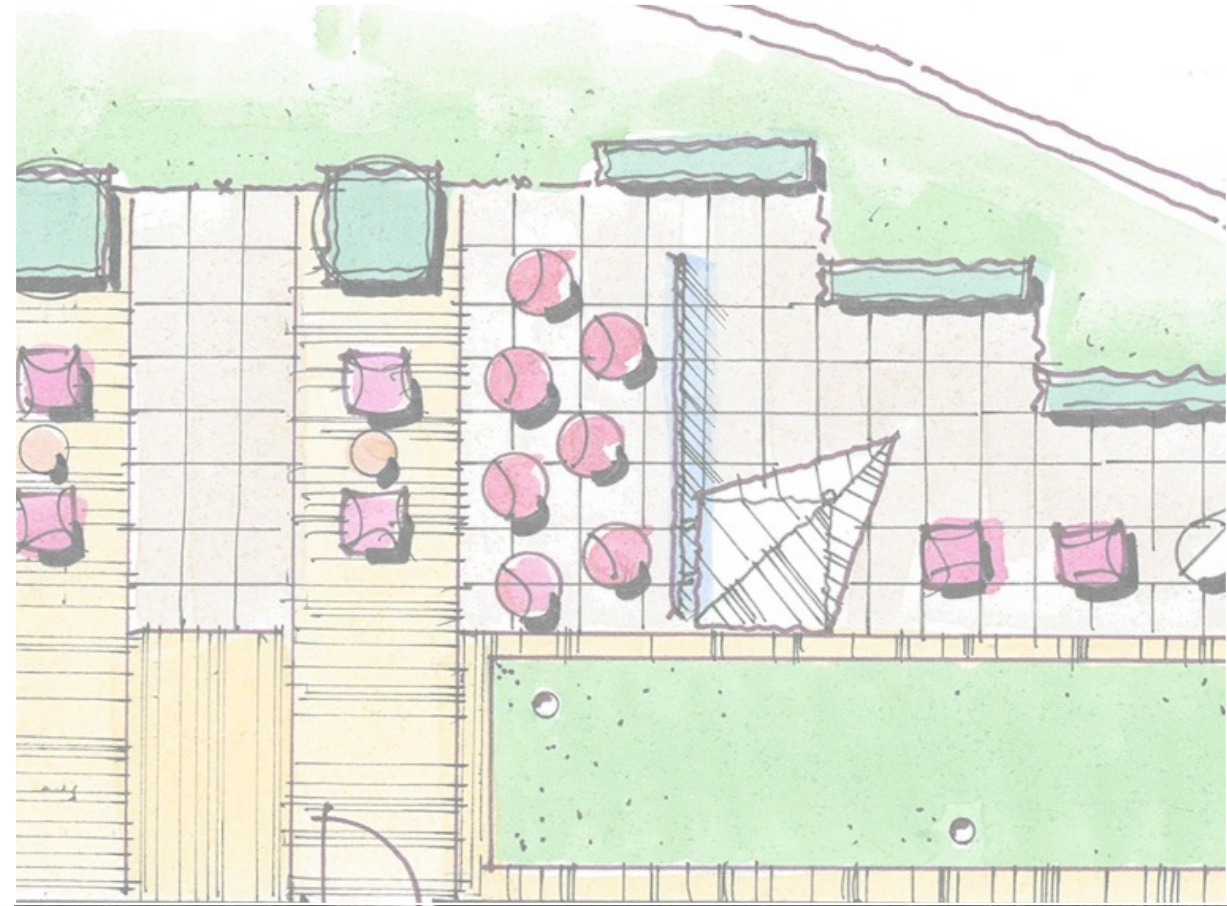
2019.10.4





# CONCEPT PLAN-Agenda

- Recognizing the Gaps
- Concept Plan Overview
- CDC-Concept Review
- Town Council-Concept Review
- CDC Petition
- Development Team-Response
- Staff Thoughts
- Council Thoughts?

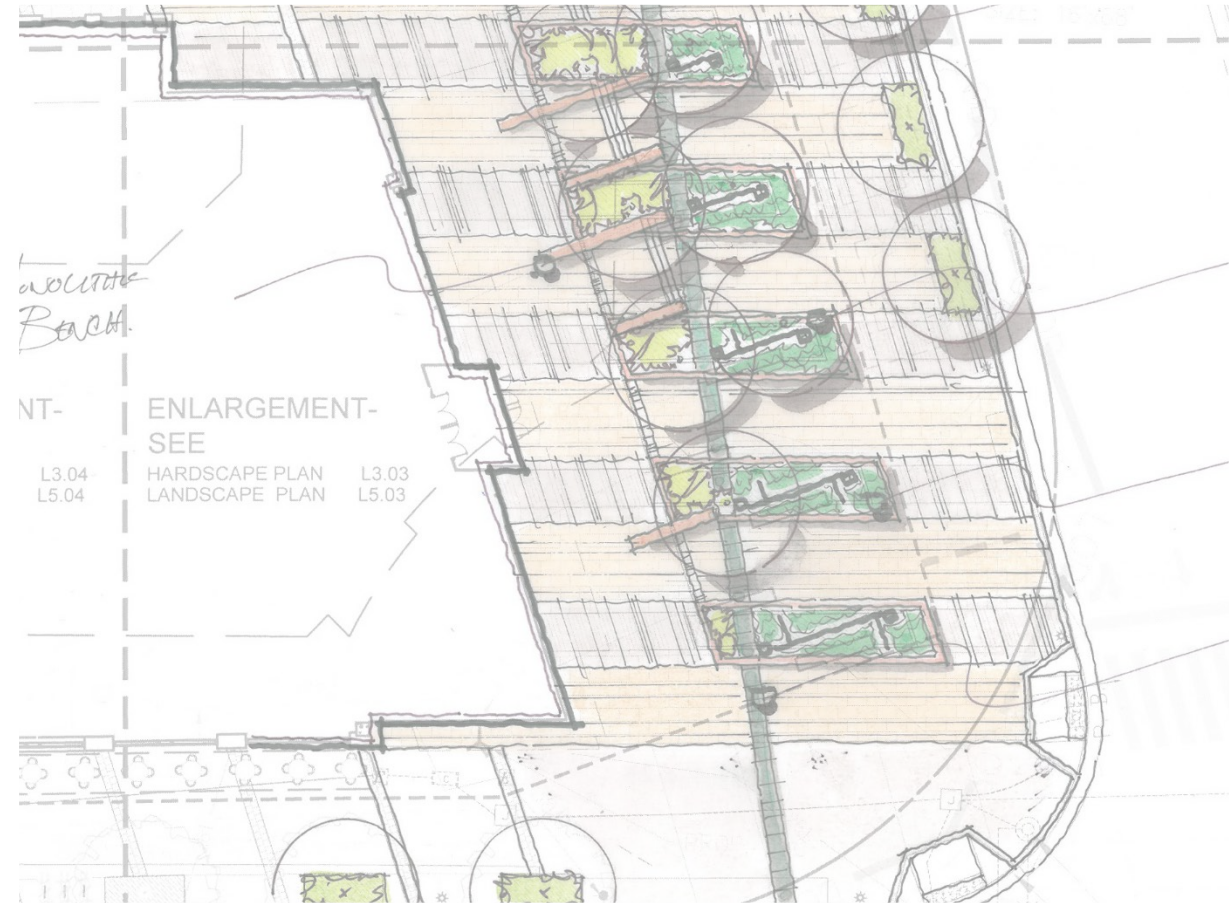






# CONCEPT PLAN-The Gaps

- Clearer Materials for Project Review
- More Context
- Timing of Review
- Project Development Schedule
- Tangible Review Criteria





# CONCEPT PLAN-Overview

## ❑ LUMO-Statement

- Spatial Relationships
- Proposed Structures
- Open Spaces
- Landscape
- General Access
- Circulation Patterns

*What does this mean?*

## ❑ LUMO-Concentration

- Design
- Design Guidelines
- Comprehensive Plan

*Does this narrow/broaden our focus?*



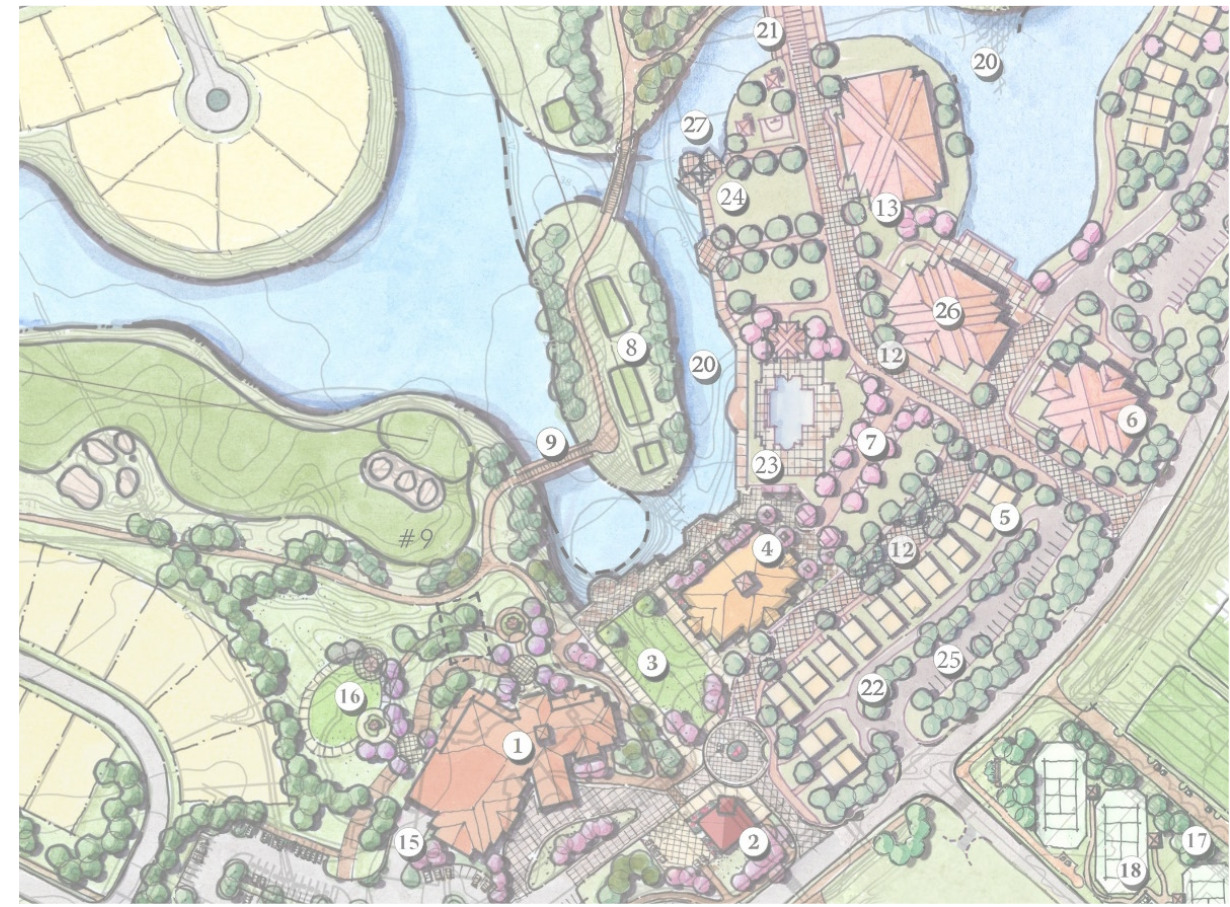




# CONCEPT PLAN-Overview

## ❑ REQUIRED FOR

- Special Use Permits
- Master Land Use Plans
- Major Subdivisions
- Conditional Zoning







# CONCEPT PLAN-CDC Review Role

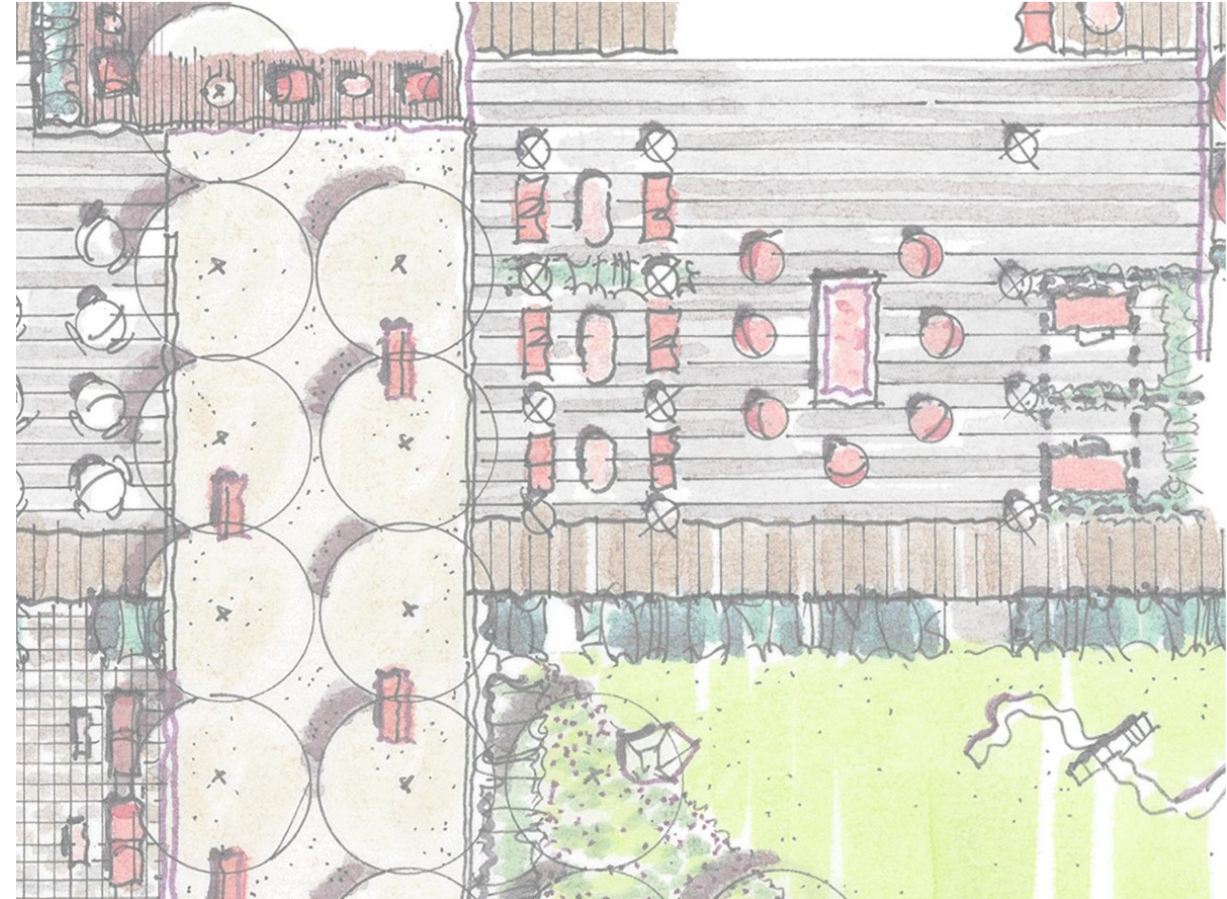
- No Official Decision
- Submit written recommendations to Applicant & Council
- Consider public comments during recommendation period
- There is no Staff review for Concept Plans





# CONCEPT PLAN-Council Review Role

- No Official Decision
- Adopt a Resolution of Comments
- Consider public comments during recommendation period
- Consider CDC comments during recommendation period
- There is no Staff review for Concept Plans







# CONCEPT PLAN-CDC Petition

- History
- Potential LUMO Revisions
- New Application Materials
- Standardized Presentation
- Training from Staff

<b>COMMUNITY DESIGN COMMISSION</b>
<b>1. Proposed LUMO Update-Text describing Concept Plan Process (Proposed)</b>
Text to focus on larger context, including an understanding of how the project supports Town's Development Goals and Strategies
<b>2. New Applicant Requirements (Proposed)</b>
Visuals of how applicants plan to incorporate Small Area Plans and Town Goals in their project.
Answer to items listed in Recommendations Section (see below, #3)
Presentation outline about what to cover during a CDC meeting
Training from Staff to Development Teams prior to submittal to better understand future Concept Plan expectations
<b>3. Recommendations</b>
<b>CONTEXT &amp; INFRASTRUCTURE</b>
What is the site context today?
Points of Interest include-Zoning, Existing Infrastructure, Surrounding Uses/Density and Environmental Conditions
Discuss current traffic and transit available today?
Is there a Small Area Plan and does it have specific requirements that need to be addressed?
What long range plans exist?
Points of Interest include-Transit, Infrastructure, Greenways, Parks, Sidewalk Improvements and Neighborhood Impacts
What projects have been recently approved for this area?
How does the proposed architecture relate to surrounding structures?
<b>CHARACTER &amp; DESIGN</b>
What is the orientation of the buildings to the street/Site?
Where do you plan to put?
Building placement, Parking, Transit connection, Green space, Building mass Heights
How will this site relate and/or connect to adjacent sites?
How does the project relate to Town Vision and Design Guidelines?
<b>ELEVATIONS</b>
For Special Use Permits elevations are requested earlier rather than later





# CONCEPT PLAN-Developer Response

- Potential LUMO Revisions
- Precedent Imagery
- Freehand Sketch
- Standardized Presentation
- Training from Staff

## DEVELOPERS/APPLICANTS

### 1. Proposed LUMO Update-Text describing Concept Plan Process (Proposed)

Text to focus on drawing requirements including emphasis on bubble diagrams, spatial relationships of site uses and visuals such as precedent images to convey architecture and site design intent

### 2. Recommendations

## GRAPHICS/PRESENTATIONS

Using precedent images to relate design intent

Presentation outline about what to cover during a CDC meeting

Freehand Sketch-reducing time, effort and money to create the finished drawings that have come to be expected.

## STRUCTURE

Can we create a path towards getting unfiltered Council feedback earlier in meetings?

Can we create a new structure for advisory concept plan review?

Proposed creating a separate PIM to get public comments that would function separate from the Council review of concept plans.

Is CDC the correct advisory board to review concept plans?

Requested direction of how to focus comments to big picture items. Creating a formula where detail orientated questions/comments are exception not the norm.

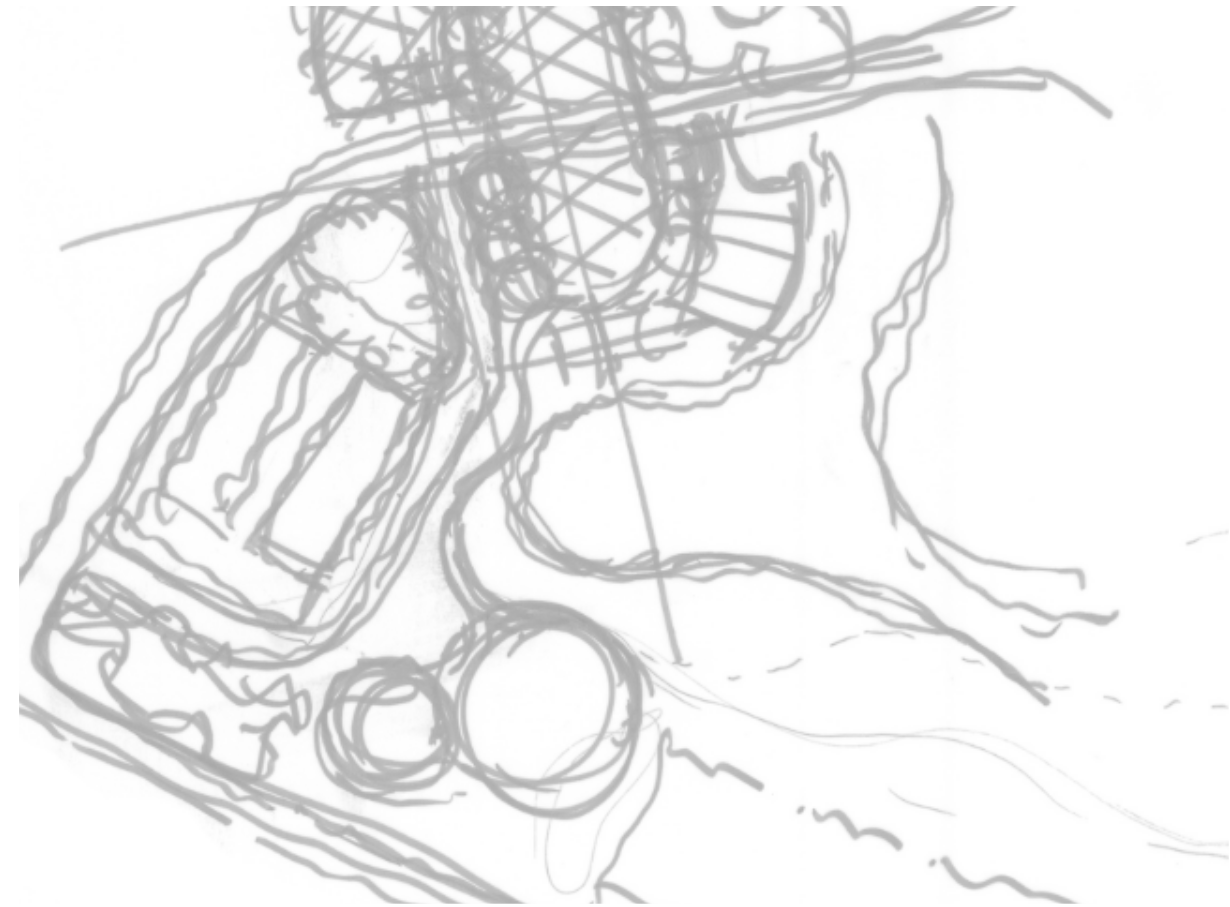
Applicants would like to have the chance to respond to comments in order to clarify what they have heard and the direction they should take.

Increased staff review in order to respond to potential CDC recommendations



# CONCEPT PLAN-Staff Response

- Current Staff Time Requirements
- Additional Staff Time Requirement
- Project Narratives
- Standardized Presentation
- Re-Evaluate the Need for Concept Plans



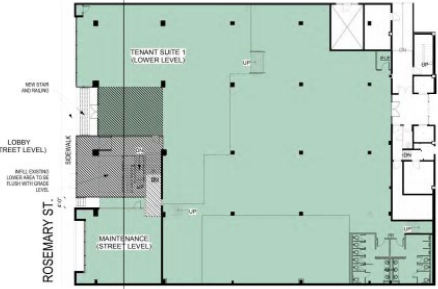




# CONCEPT PLAN-*What do you want to see?*



ROSEMARY TOP OF FIRST FLOOR  
1/8" = 1' 0"

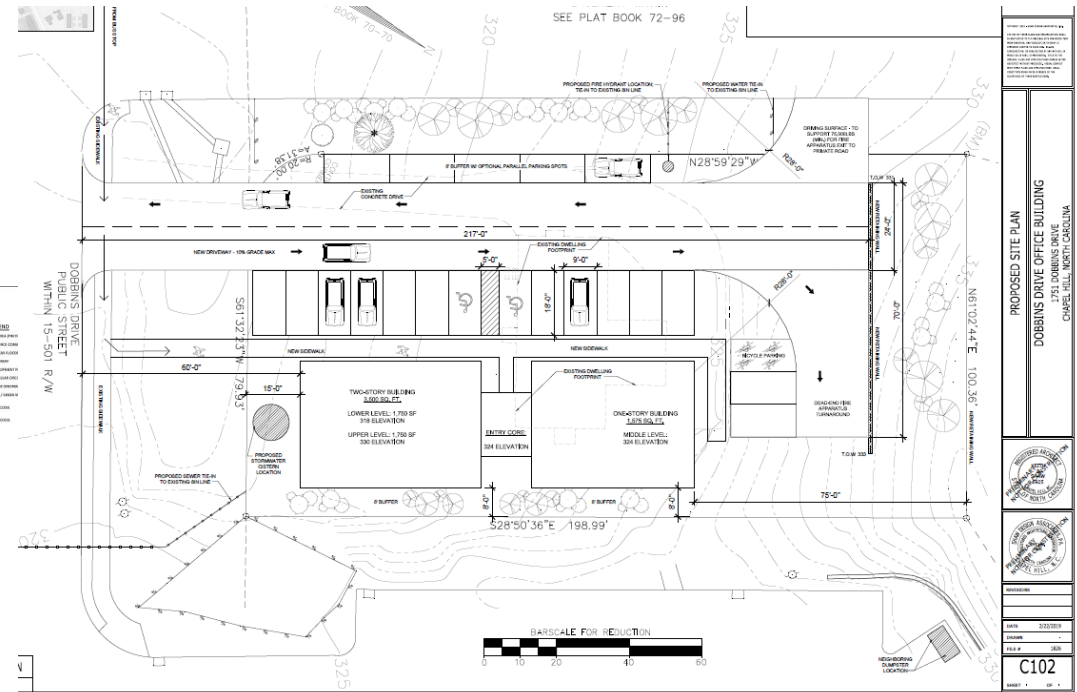
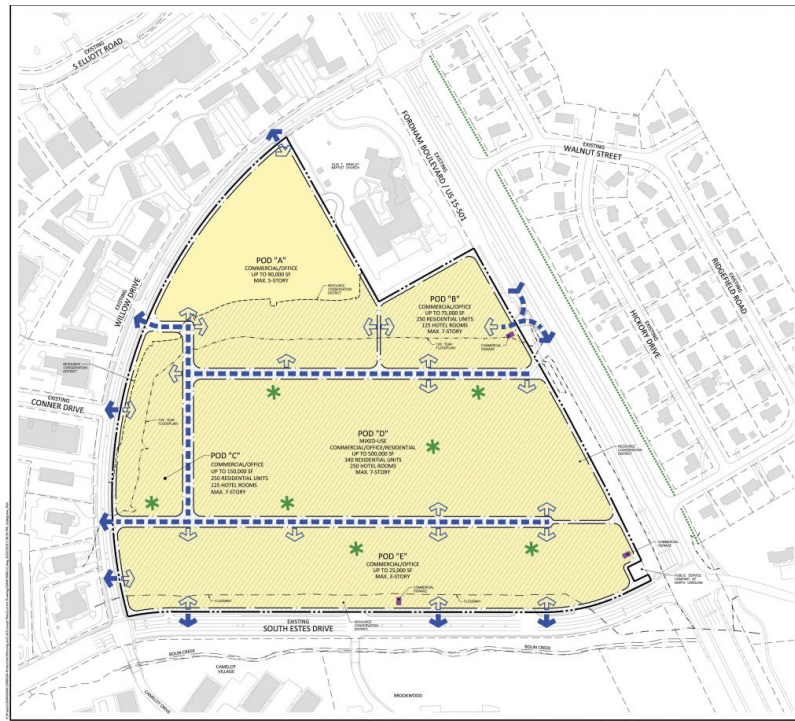


ROSEMARY LOWER LEVEL - DAY 2  
1/8" = 1' 0"



REFER TO SITE PLAN FOR PROPERTY LINE  
136 E ROSEMARY  
Street/Plaza Level Day 2  
0 4 8 12 16

*136 E. Rosemary*



*1751 Dobbins Drive*

**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF CHAPEL HILL AND ANY OTHER AFFECTED AGENCIES.

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REVISIONS

PLAN INFORMATION

PROJECT NO. 202303

PLANNING APPROVED BY

DESIGNED BY

DATE

SHEET

PROPOSED SITE PLAN

**C2.00**

*University Place*