

Planning & Sustainability Update (April 2017)

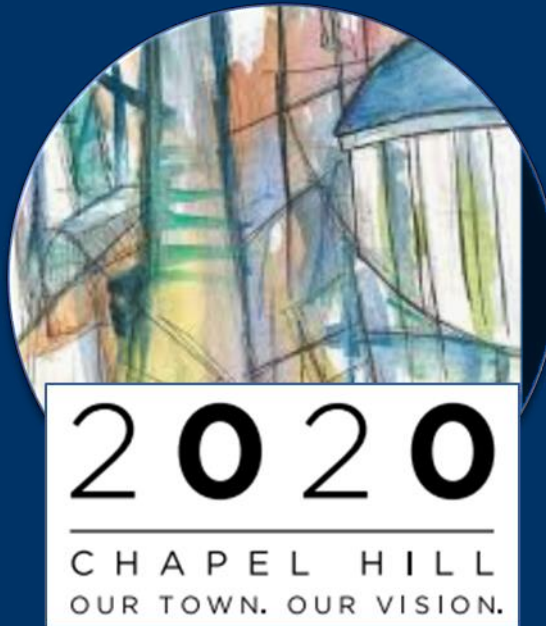


Presentation to Council Committee on Economic Sustainability

Ben Hitchings, AICP, CZO
Director of Planning & Development Services

April 7, 2017

Community Vision



Create a Place
For Everyone



Community
Prosperity &
Engagement



Facilitate Getting
Around



Nurture Our
Community



Good Places,
New Spaces



Town/Gown
Collaboration



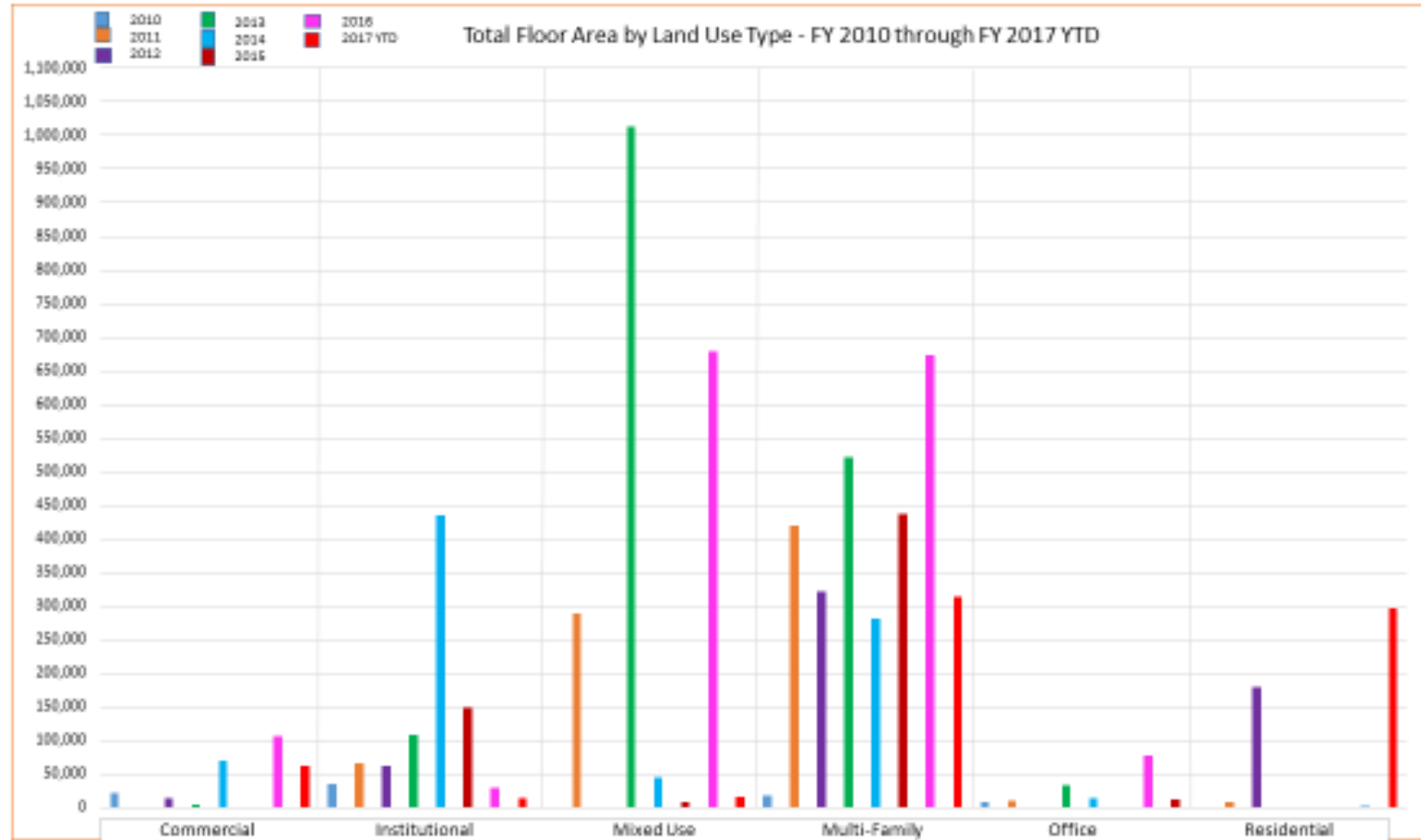
TOWN OF CHAPEL HILL

Trends

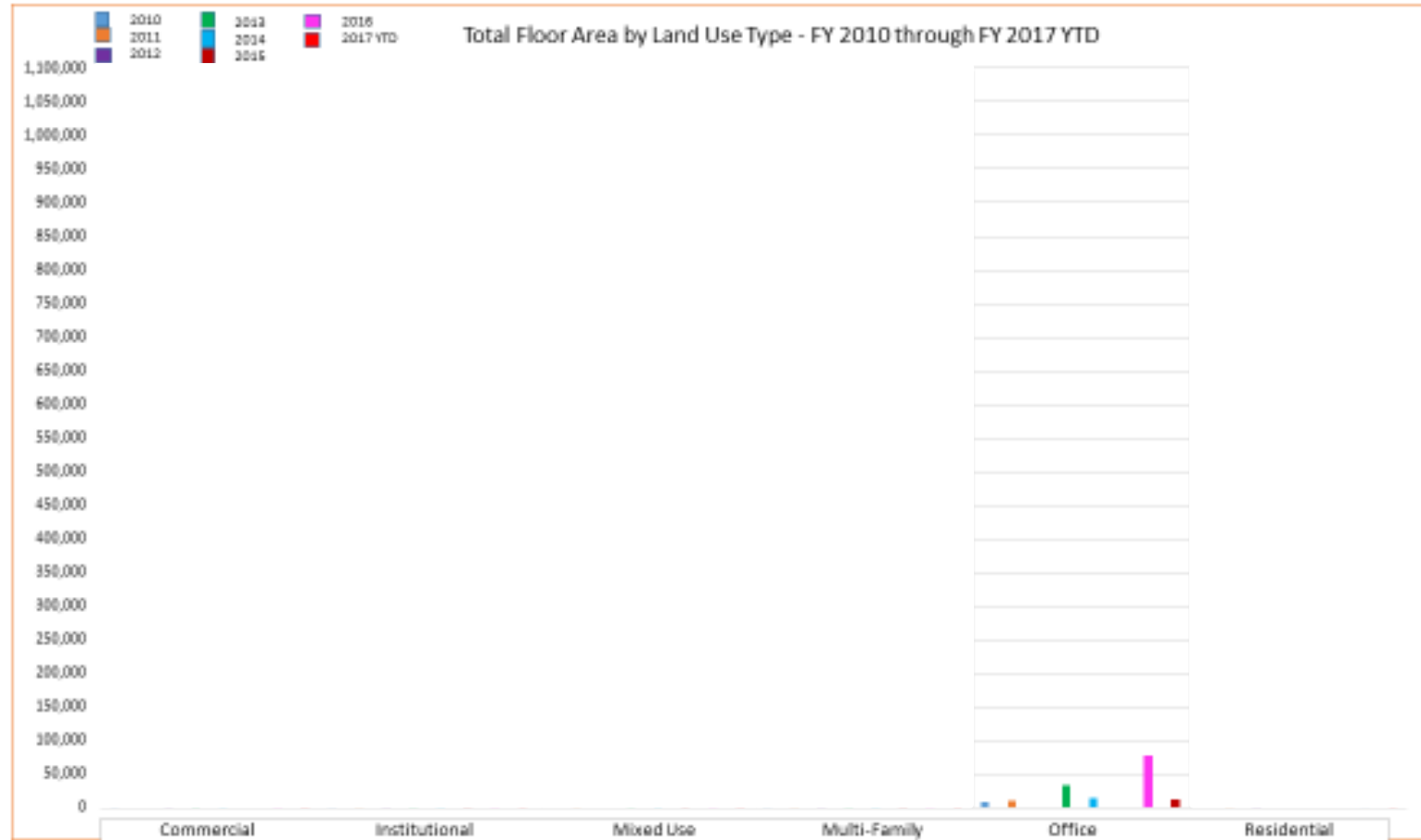
- 1) Increasing # of development projects
- 2) Focus on major corridors and infill
- 3) More complicated projects
- 4) Remaining sites often difficult to develop
- 5) Considerable market potential
- 6) Continuing demand for housing



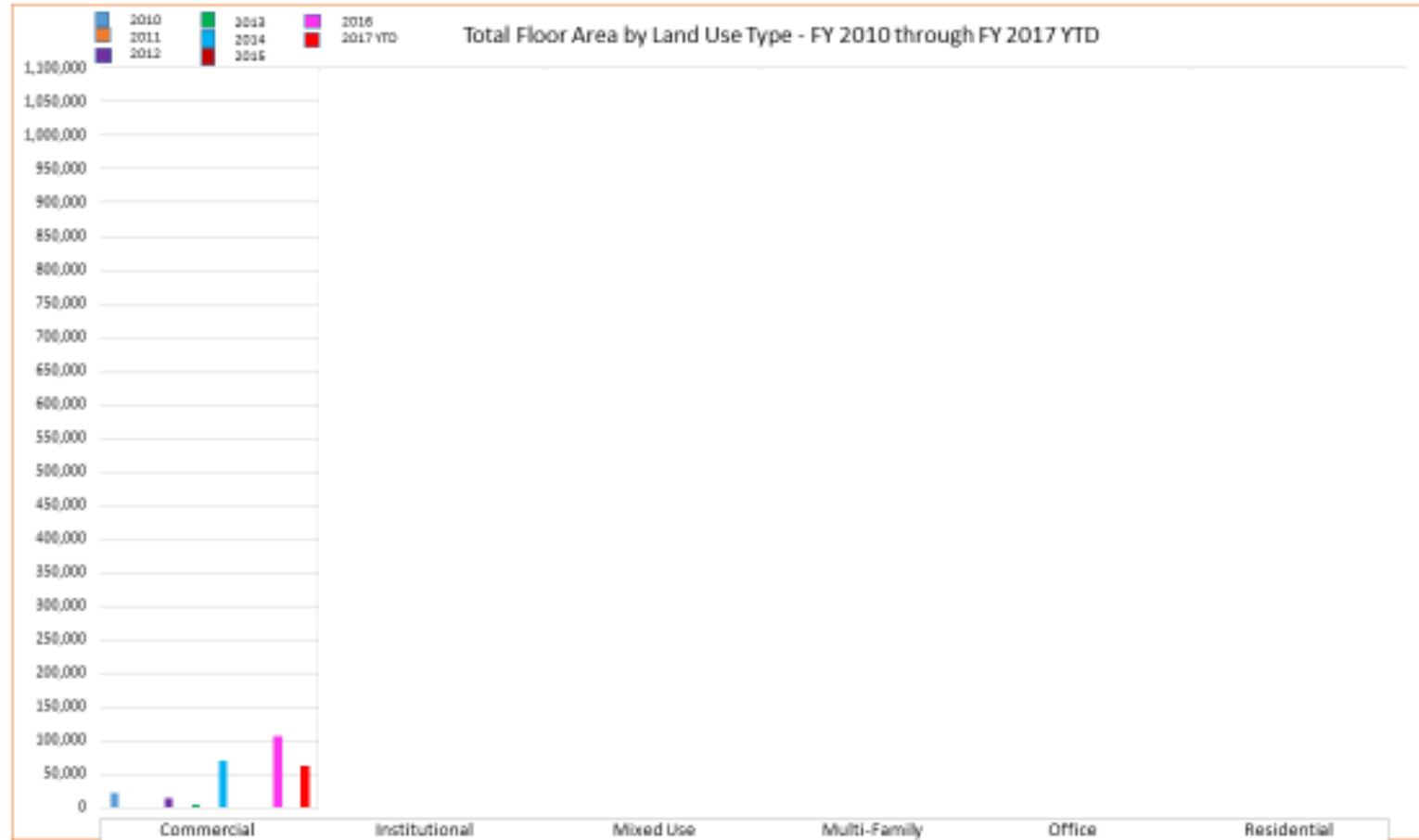
Total Floor Area By Land Use



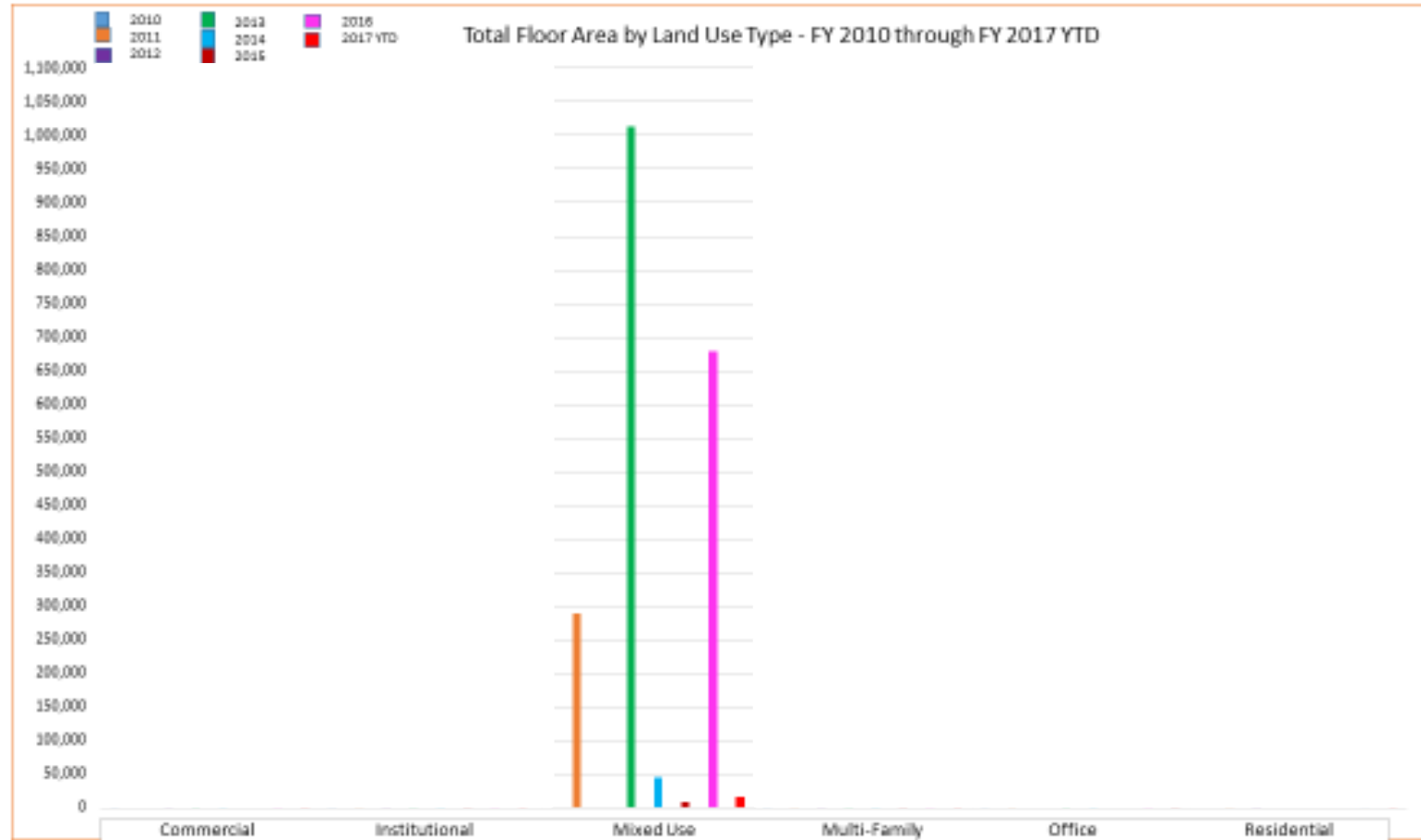
Trends



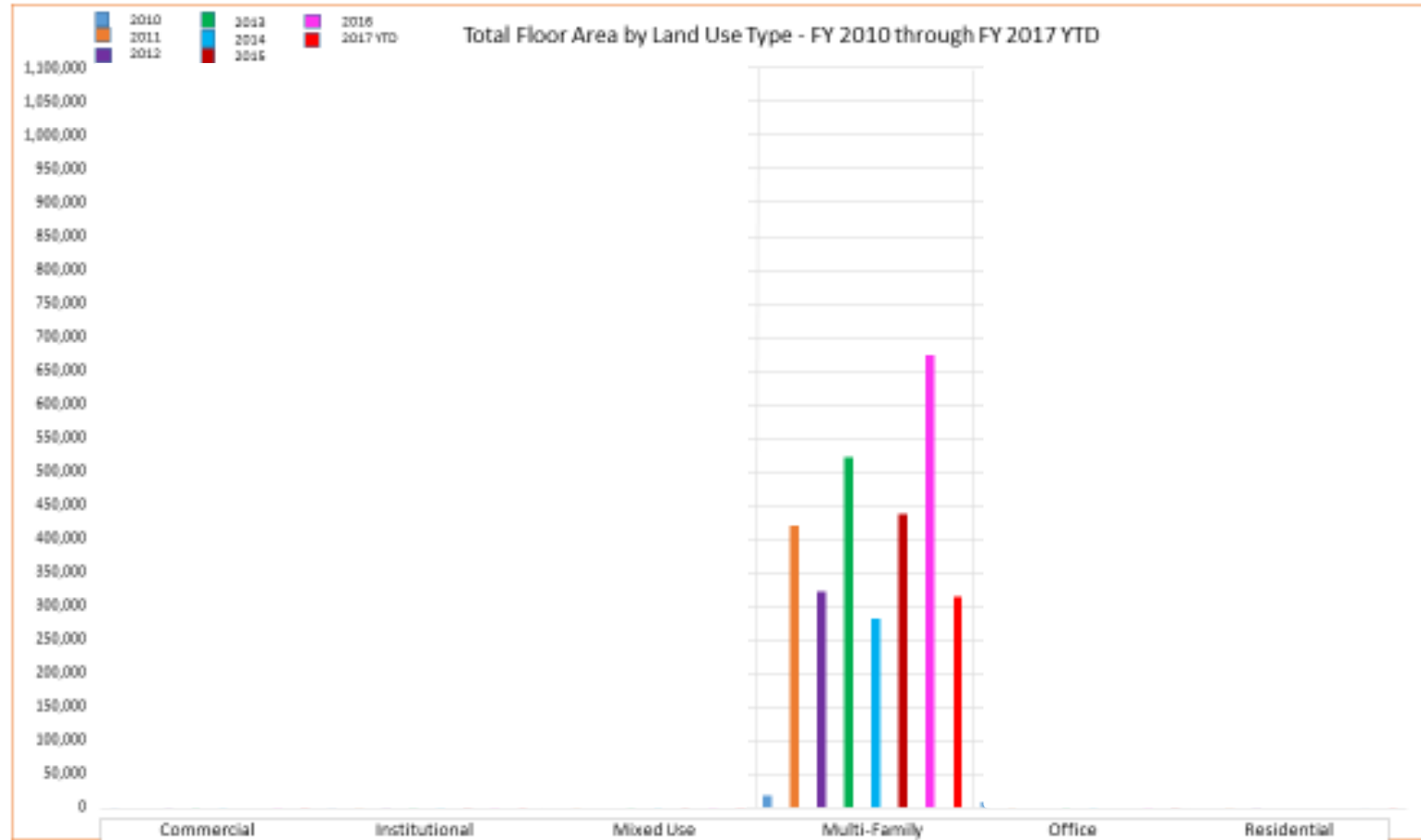
Trends



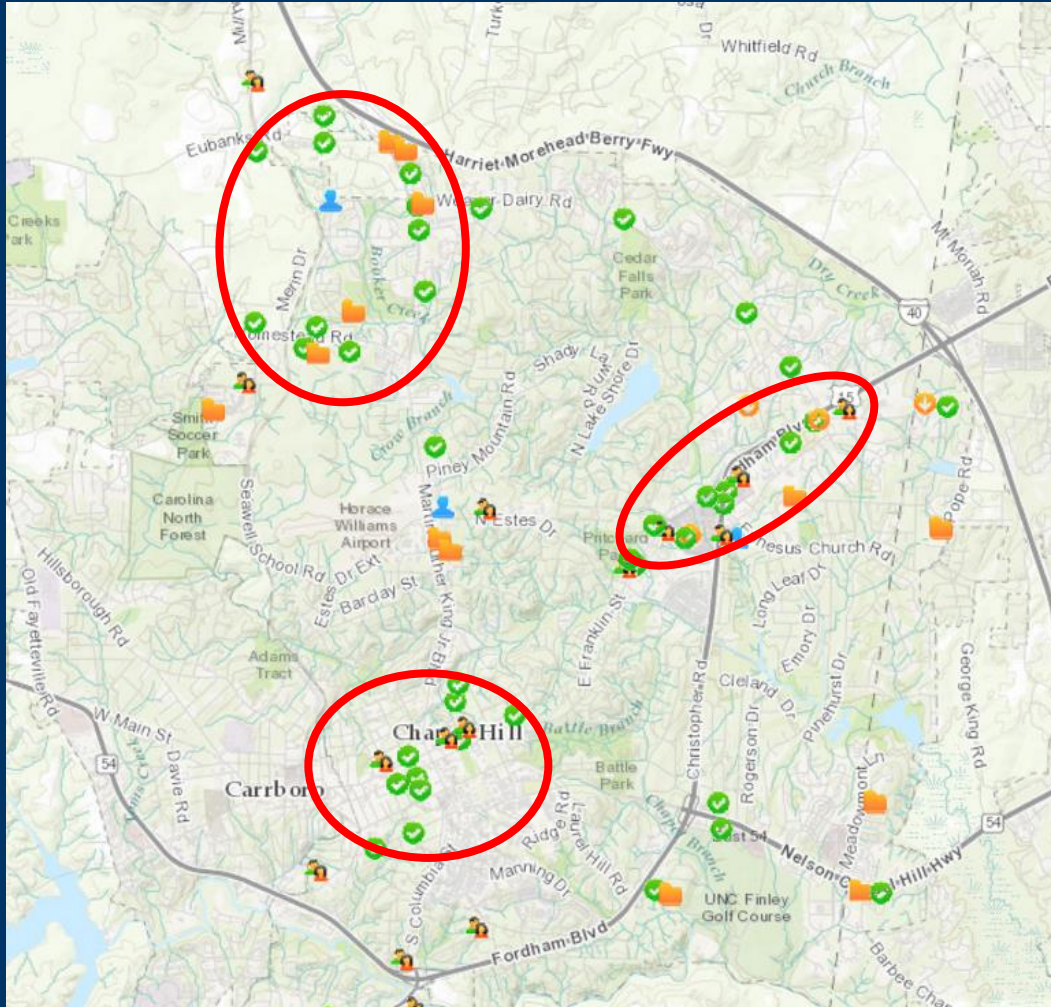
Trends



Trends



Development Activity Report



- Approved
- Concept Plan Review
- Denied
- Under Review/Pending
- Inactive
- Withdrawn

<http://gis.townofchapelhill.org/developments/>



TOWN OF CHAPEL HILL

New Concept Plans

Amity Station

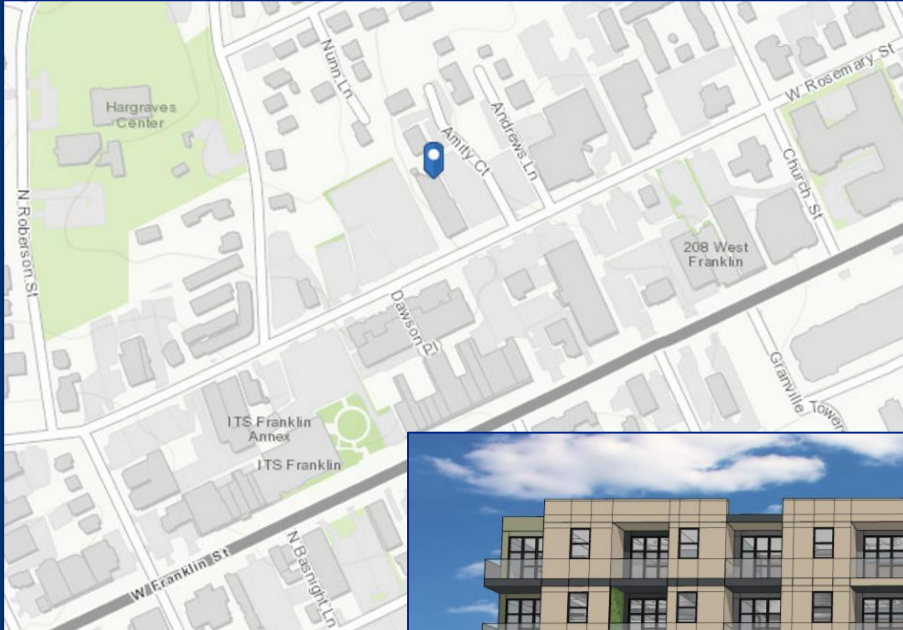
CASA – Merritt Mill

Cedars at Meadowmont

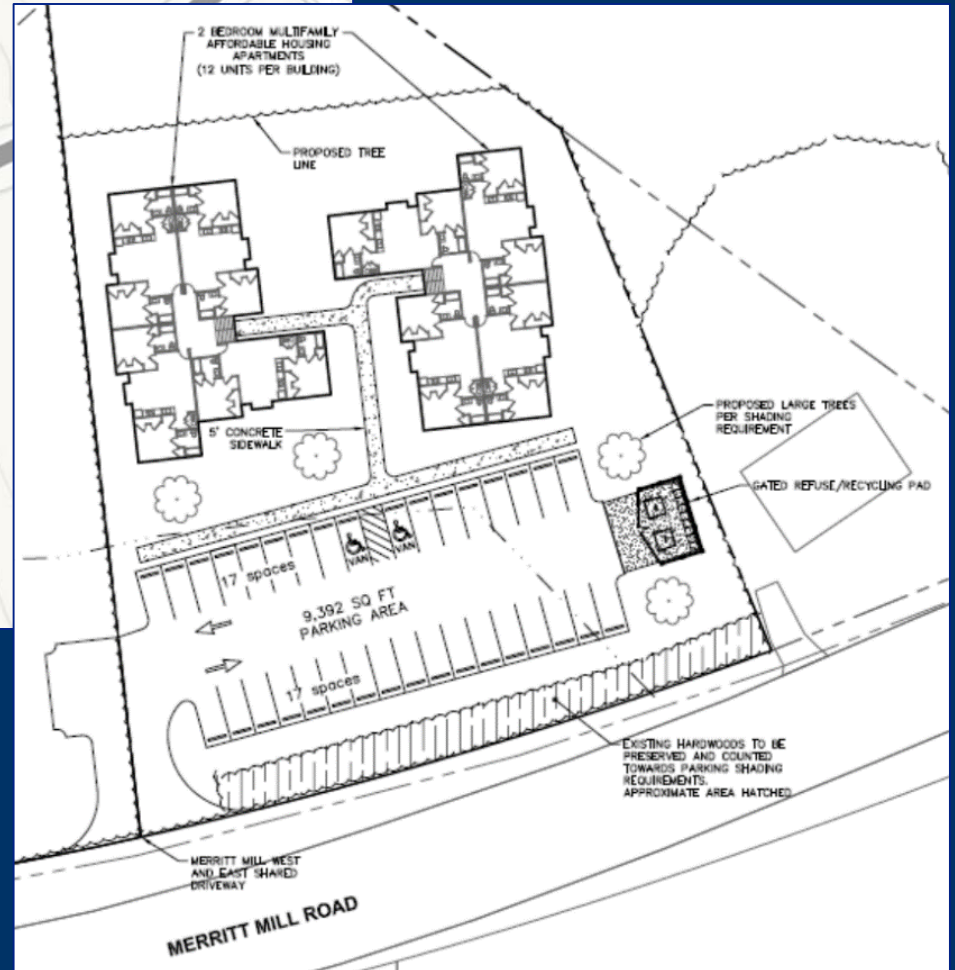
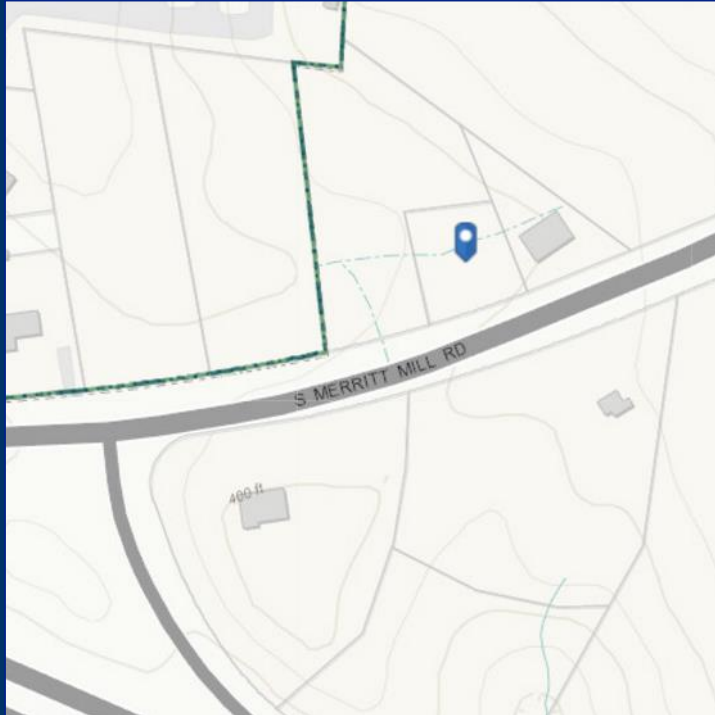
Chapel Hill High School



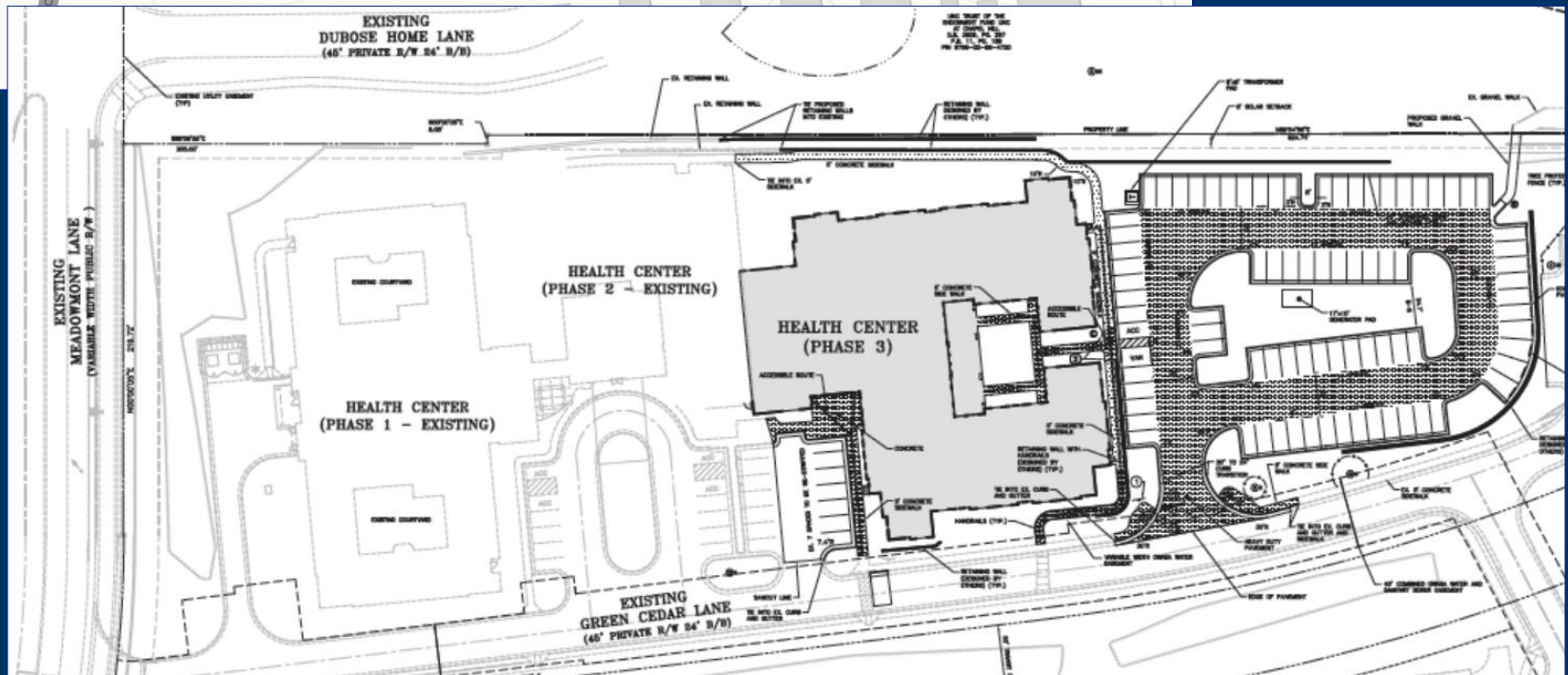
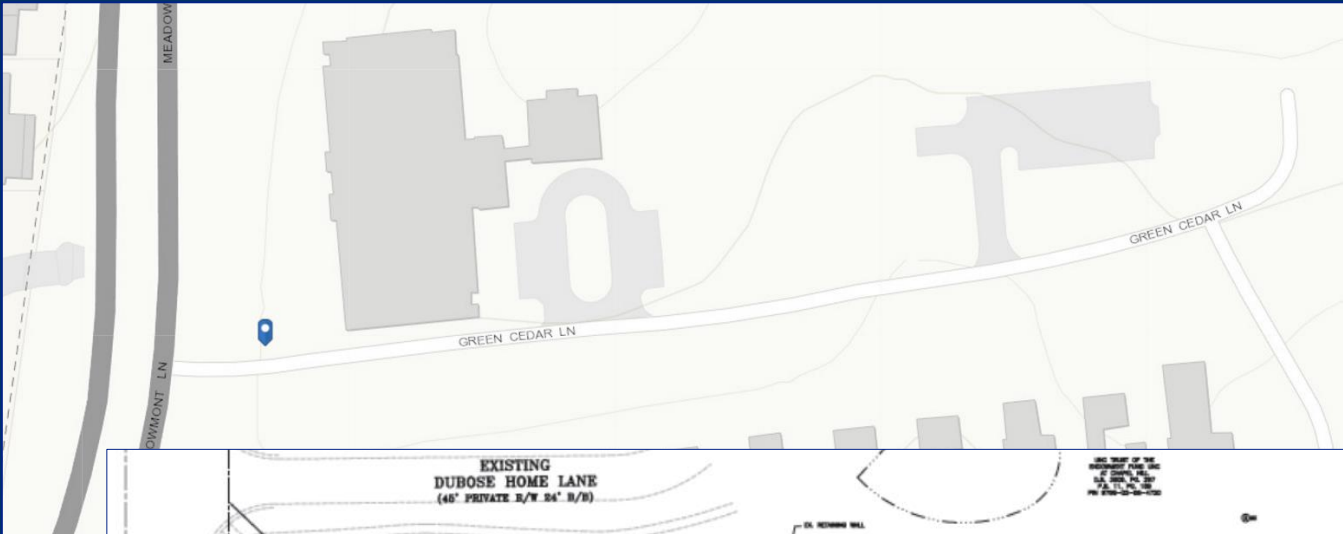
Amity Station Mixed Use



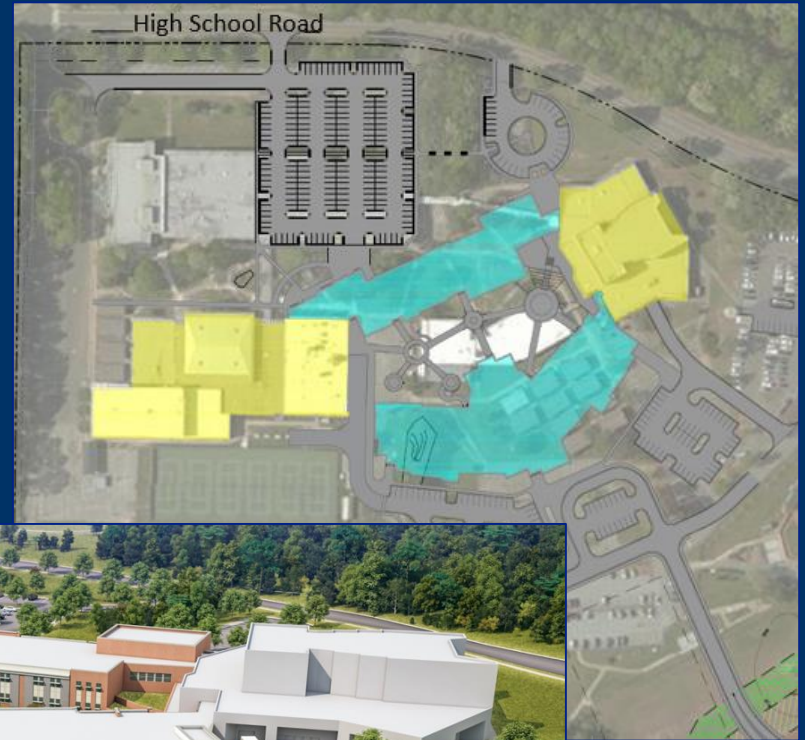
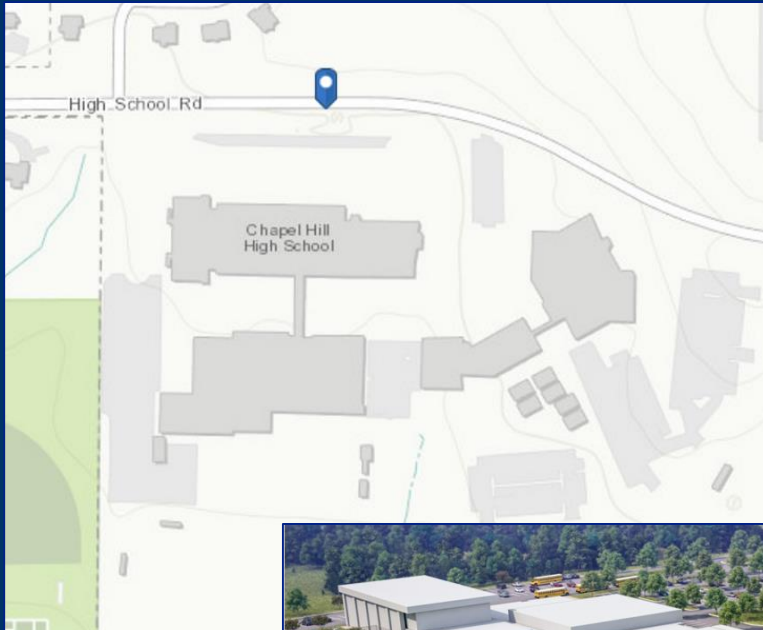
CASA – Merritt Mill



Cedars at Meadowmont



Chapel Hill High School



Special Use Permit Updates

Alpha Phi Sorority

Chapel Hill-Carrboro City Schools Maintenance Building

Columbia Street Annex Mixed Use

Montessori School

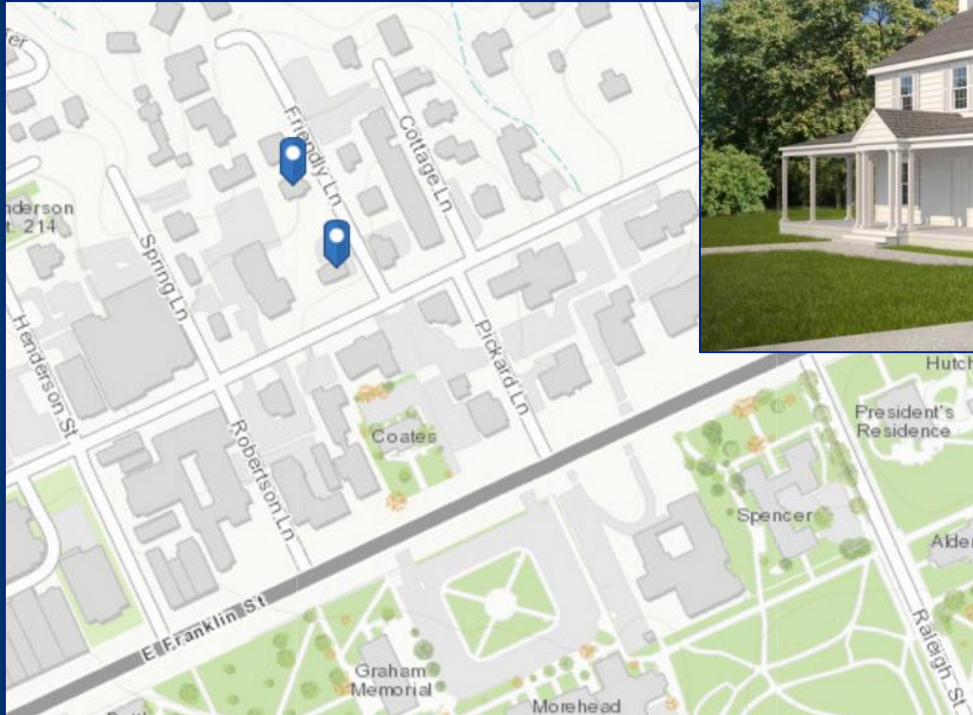
SECU Family House

Signature Health Care

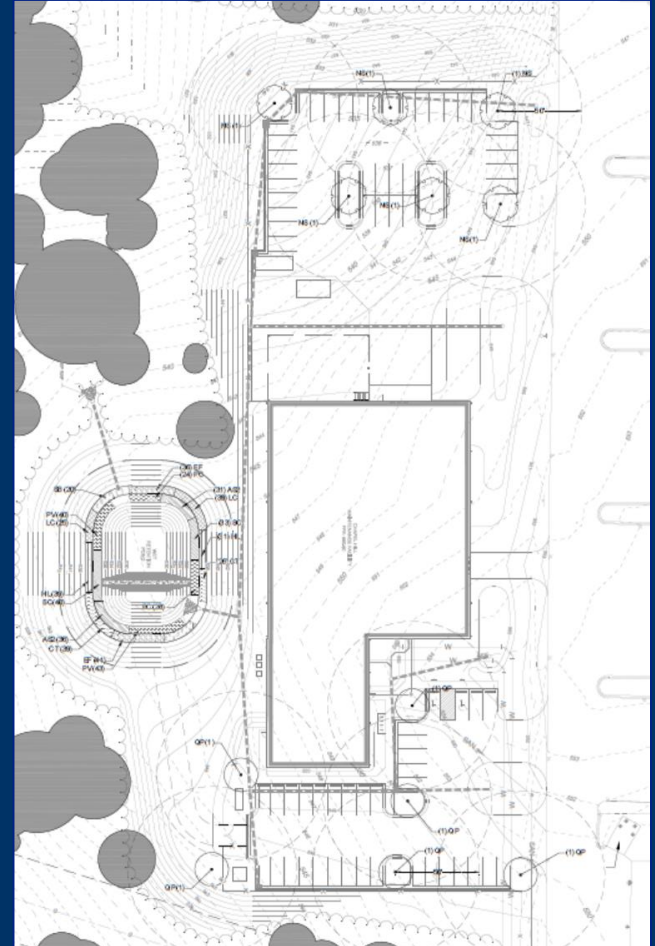
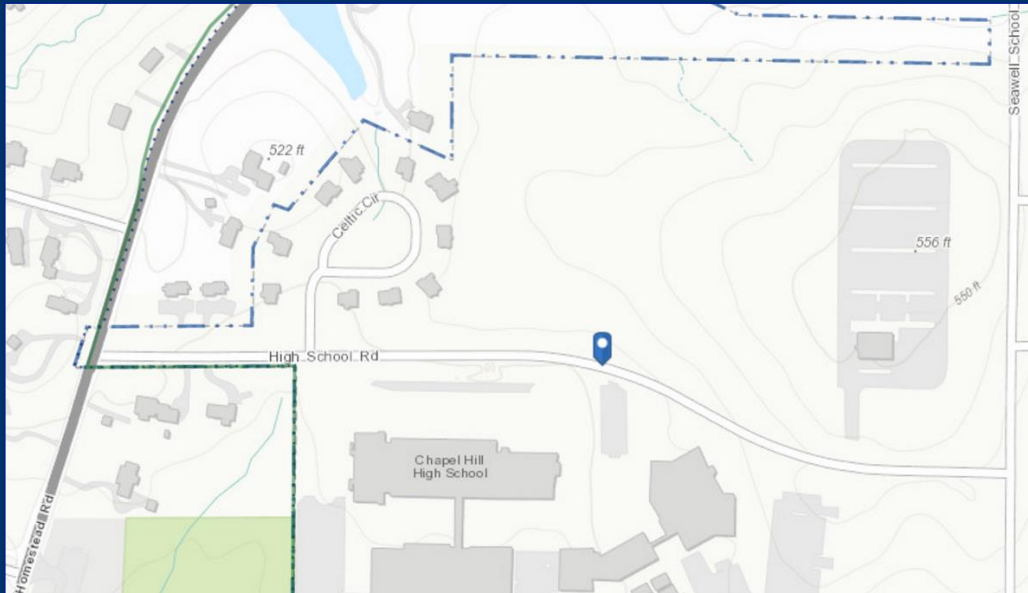
Wegmans Food Market



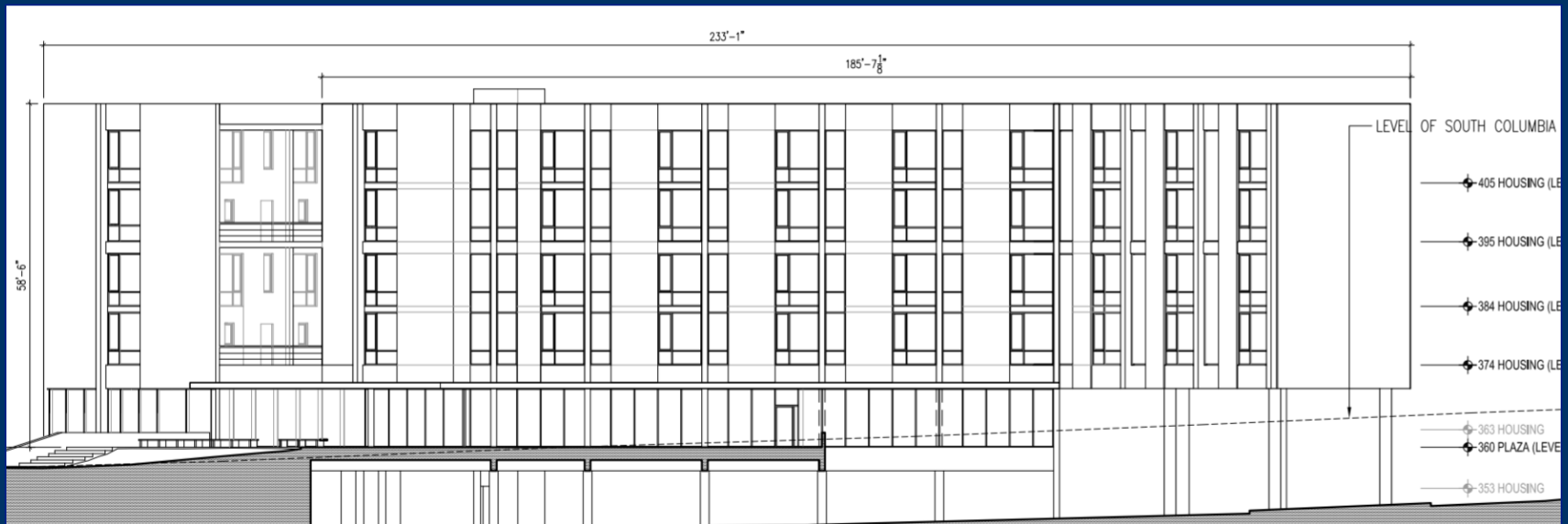
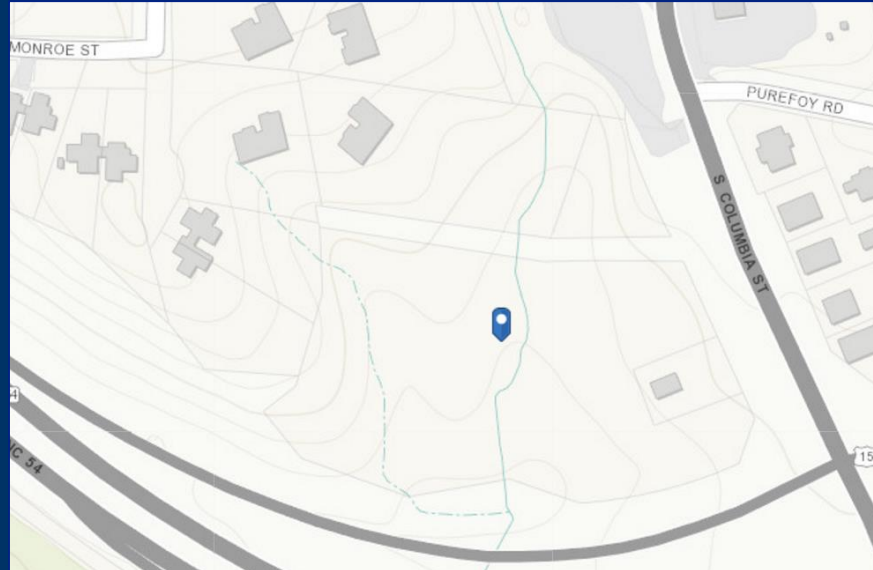
Alpha Phi Sorority



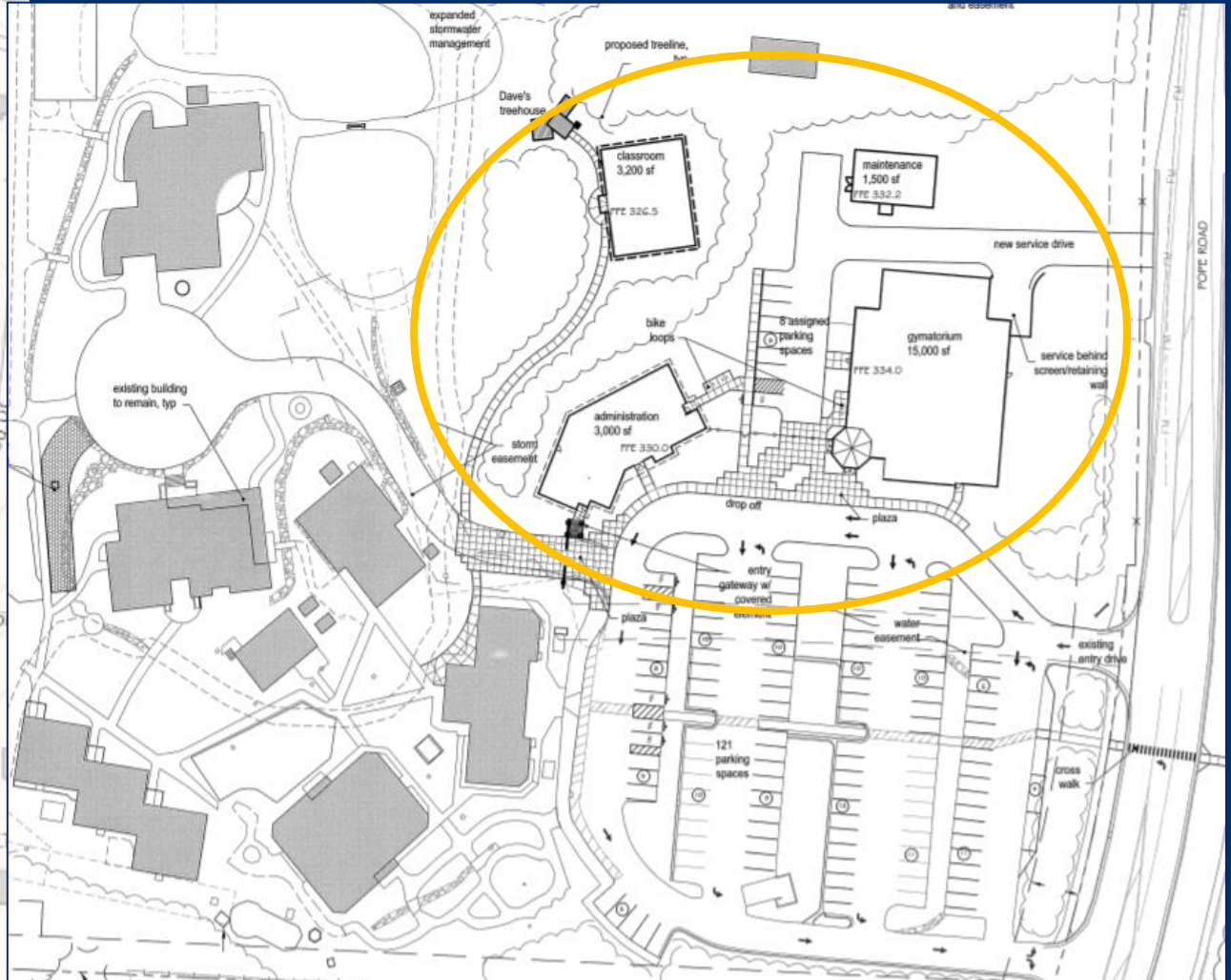
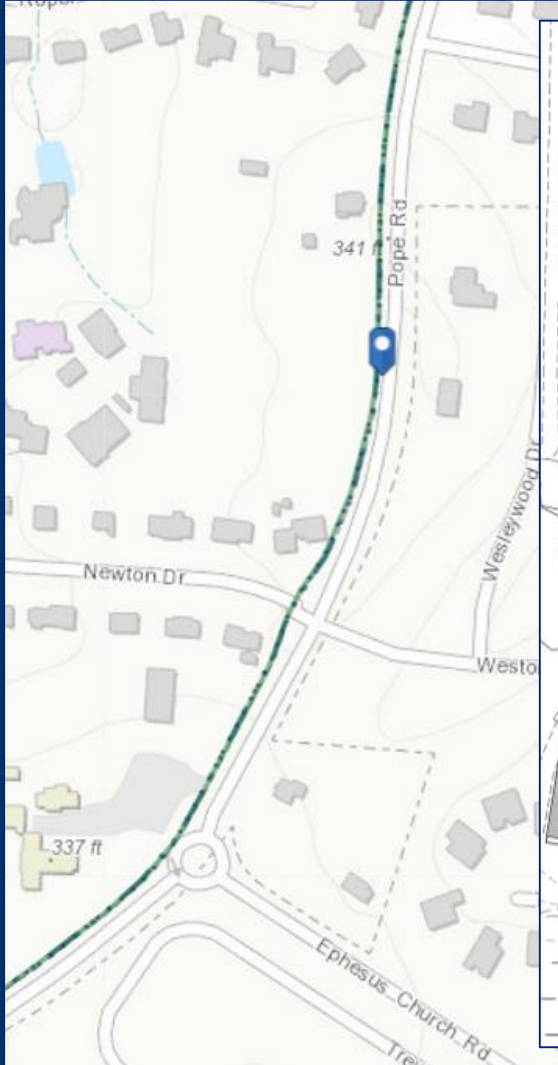
Chapel Hill-Carrboro City Schools Maintenance Building



Columbia St Annex Mixed Use



Montessori School

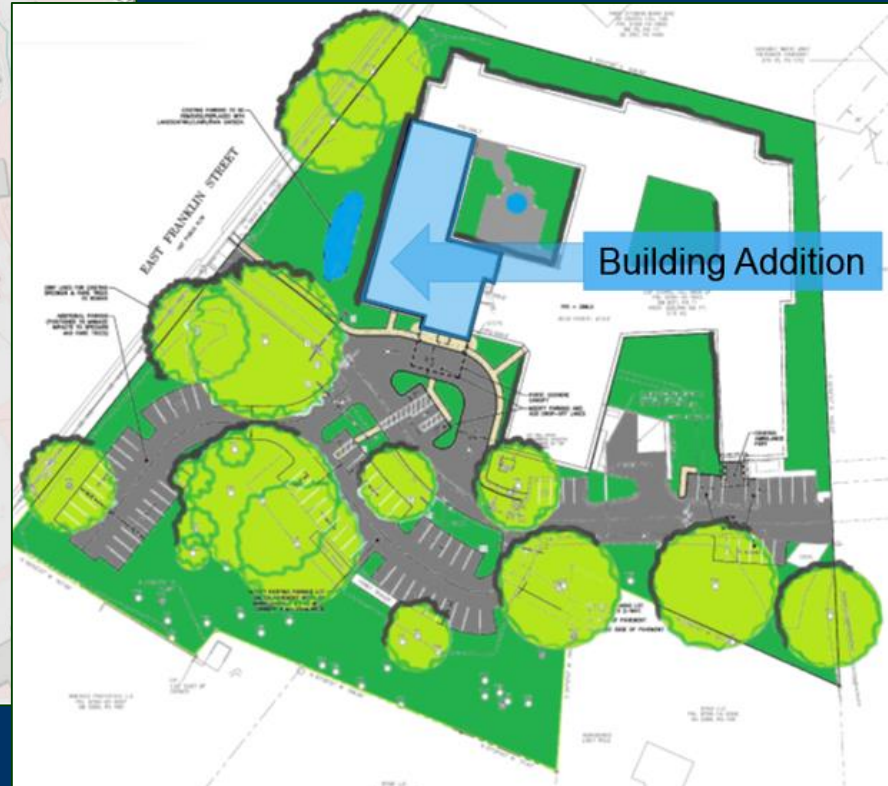
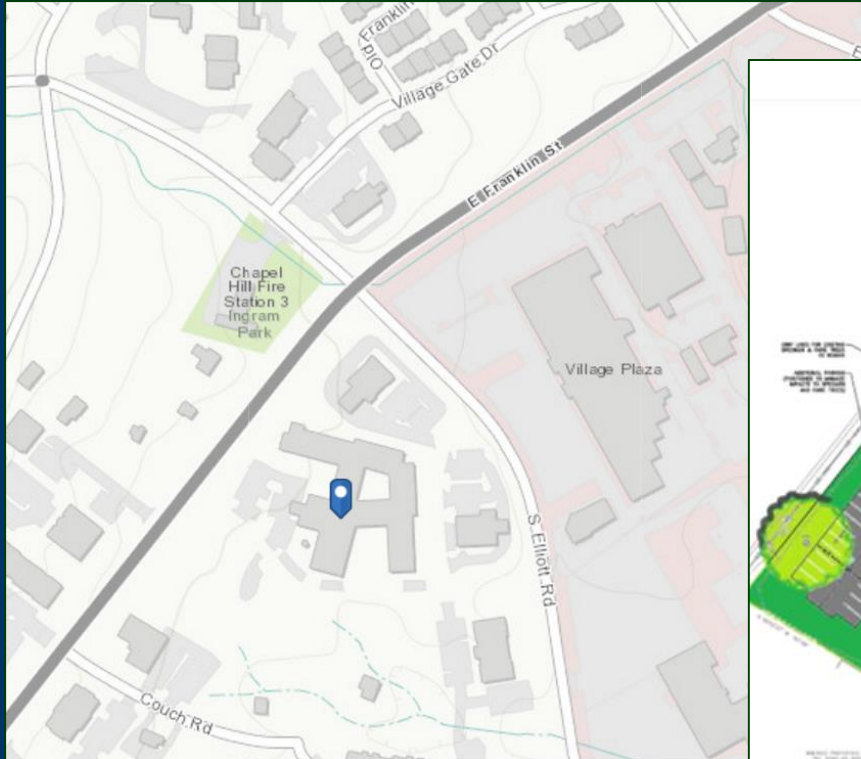


SECU Family House

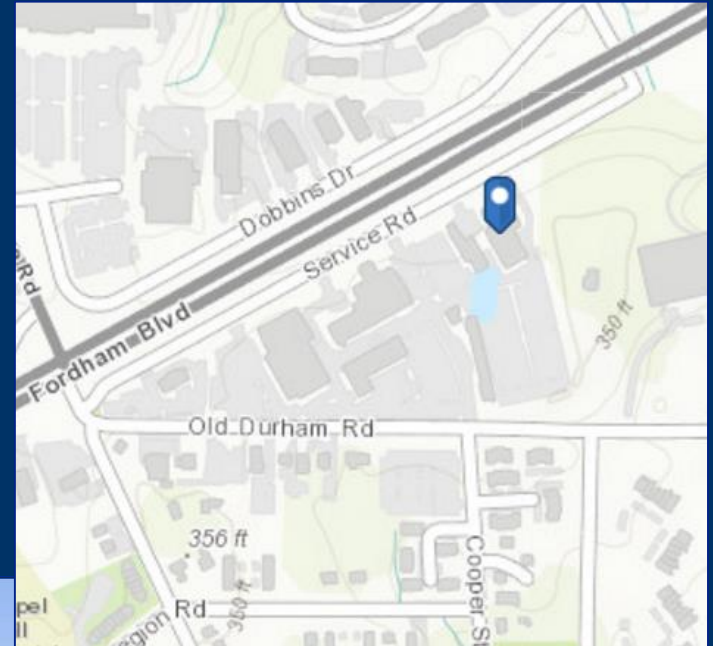


COURTYARD

Signature Health Care



Wegmans Food Market

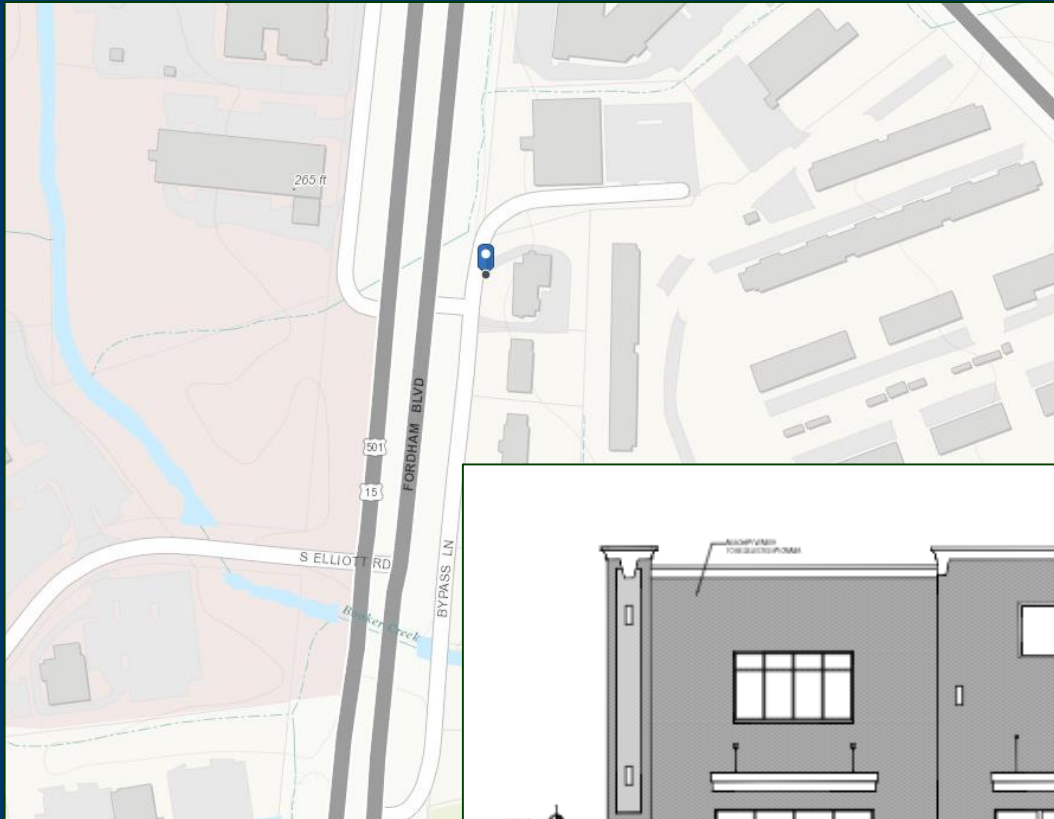


Ephesus-Fordham Projects

- **1 Bypass Lane**
- **Greenfield Commons**
- **Hillstone**
- **Village Plaza South**



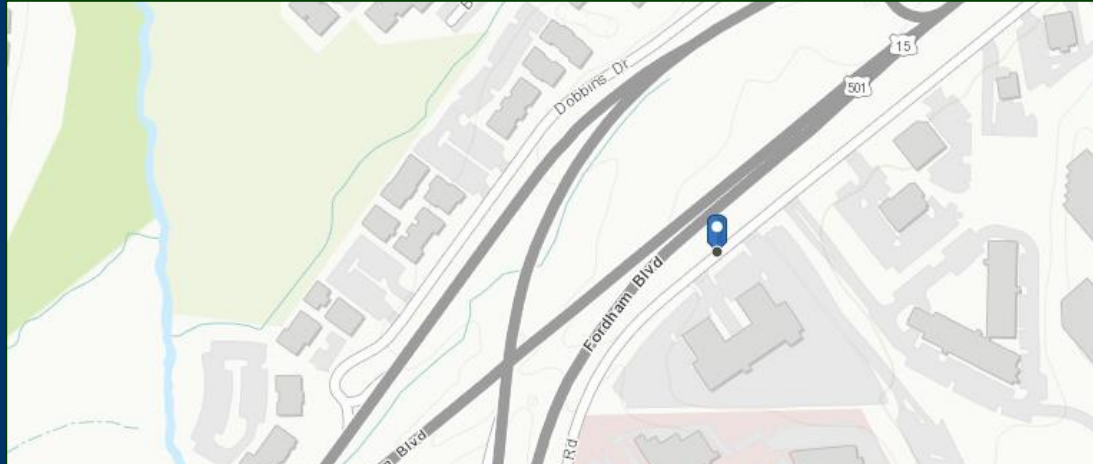
1 Bypass Lane (Play it Again Sports)



Greenfield Place (DHIC Phase 2)



Hillstone Chapel Hill



Village Plaza South



ram
Ram Realty Services
Ram Development Company

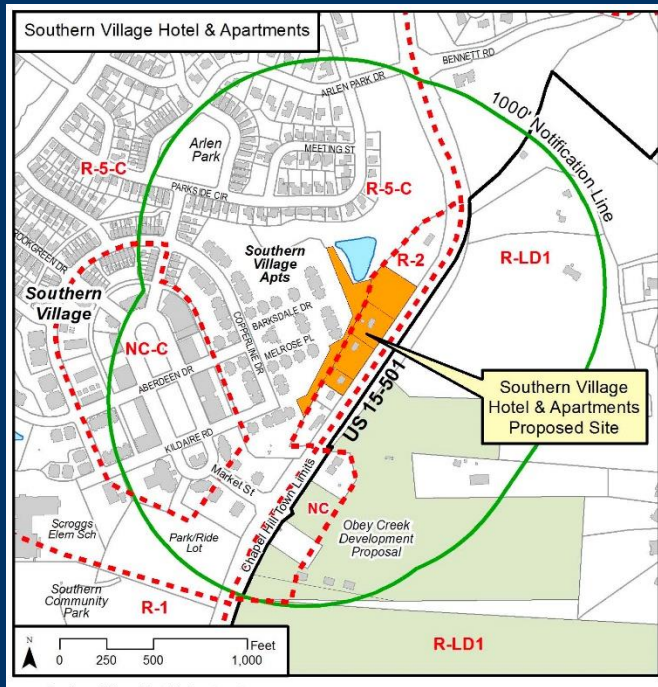


Projects Under Construction

- **Southern Village Hotel**



Southern Village Hotel



Special Planning Initiatives

1) Ephesus-Fordham

- a) Walkability Standards
- b) Design Guidelines
- c) Mobility and Connectivity Plan

2) Downtown

- a) West Rosemary Development Guide
- b) Circulation and On-Street Parking Study



Special Planning Initiatives



3) Station Area Planning



4) LUMO Re-write



LUMO Re-write



PROJECT	CY 2017				CY 2018				CY 2019				CY 2020			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Step 1: Identify Strategic Goals		→														
Step 2: Finalize Project Structure, Resources		→	→													
Step 3: Update Future Land Use Map			←			★										
Step 4: Draft Revised Land Use Mgt. Ord.						←				★						
Step 5: Revise Zoning Atlas											←				★	
Community Stakeholder Input			→	→	→	→	→	→	→	→	→	→	→	→	→	→
Advisory Board Review			→	→	→	→	→	→	→	→	→	→	→	→	→	→
Town Council Review and Decision						★				★					★	



Question & Answer



TOWN OF CHAPEL HILL