

# Planning & Development Services Update (September 2017)



**Ben Hitchings, AICP, CZO**  
**Director of Planning & Development Services**  
**September 1, 2017**



**TOWN OF CHAPEL HILL**

# Solar Eclipse Edition!



Searching for totality



TOWN OF CHAPEL HILL

# Community Vision



**Create a Place  
For Everyone**



**Community  
Prosperity &  
Engagement**



**Facilitate Getting  
Around**



**Nurture Our  
Community**



**Good Places,  
New Spaces**



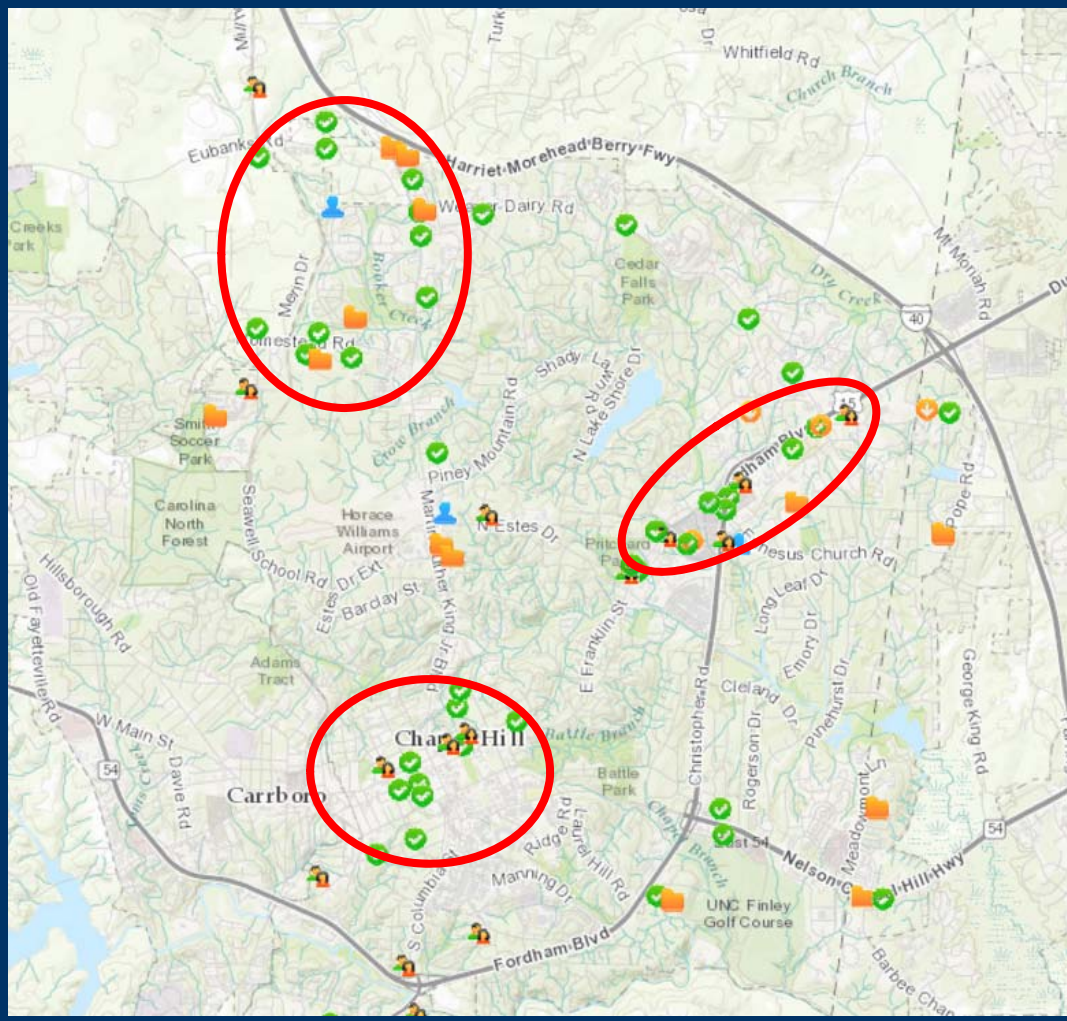
**Town/Gown  
Collaboration**



**TOWN OF CHAPEL HILL**



# Development Activity Report



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- Withdrawn

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



# Concept Plans

**Chapel Hill Cooperative Preschool**

**Columbia St. Annex**

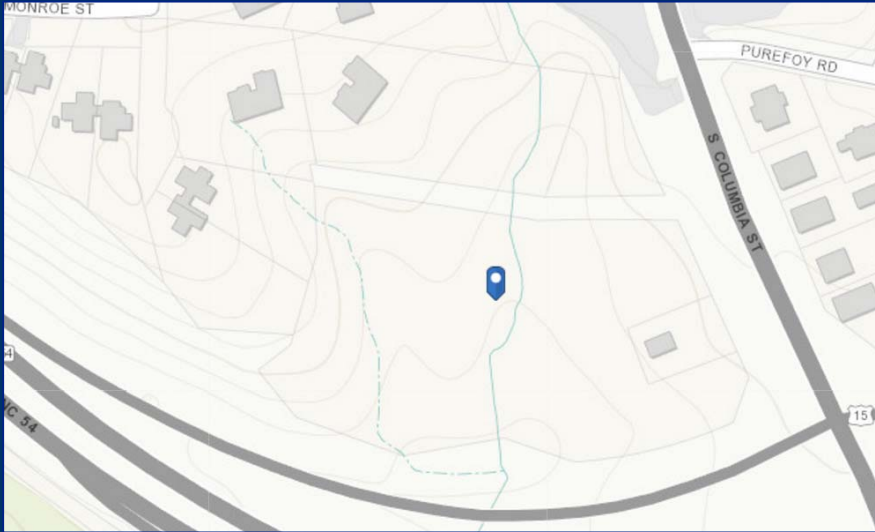
**N Estes Mixed Use Center**



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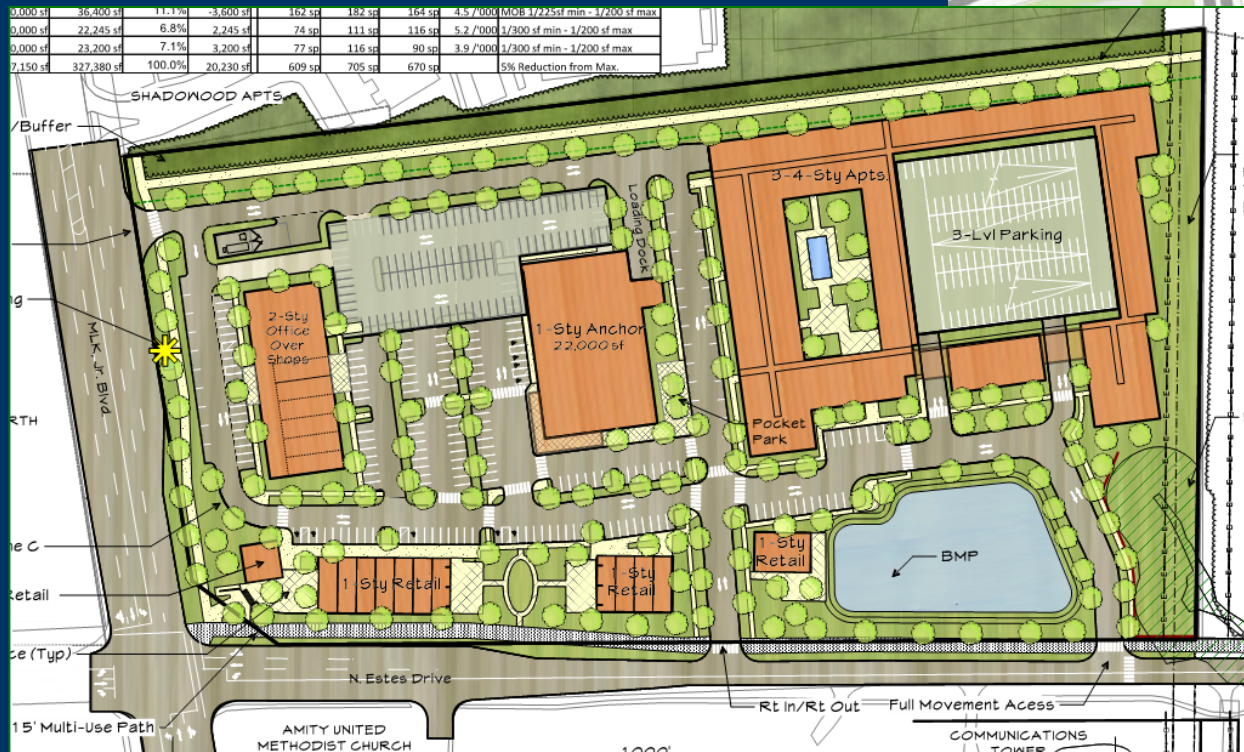
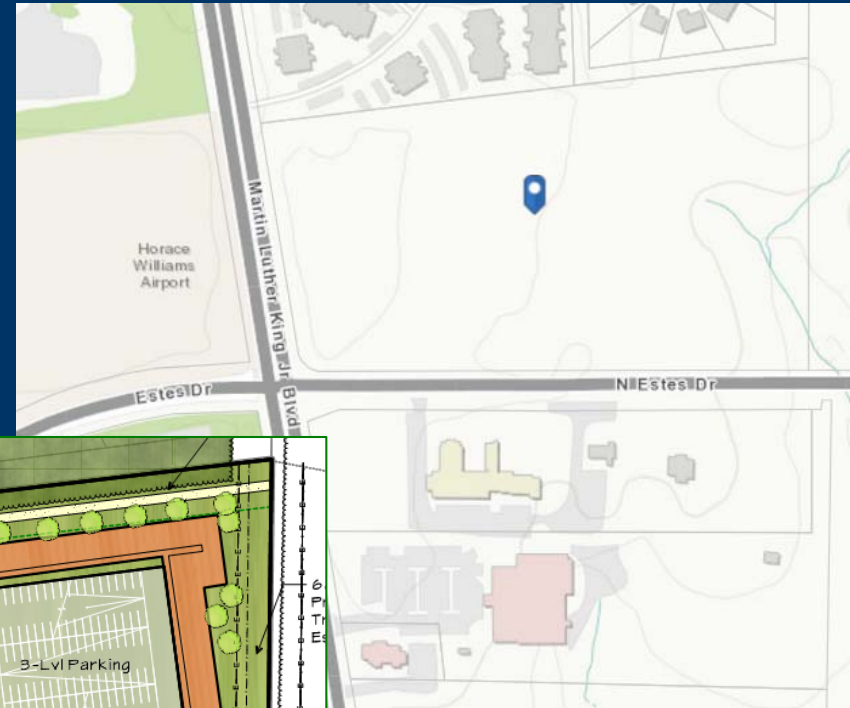


# Columbia St Annex Mixed Use





# North Estes Mixed Use Center



AMITY UNITED METHODIST CHURCH

COMMUNICATIONS TOWER

# Special Use Permit Updates

[Alpha Phi Sorority](#)

[SECU Family House](#)

[CASA – Merritt Mill](#)

[Signature Health Care](#)

[Cedars at Meadowmont](#)

[Wegmans Food Market](#)

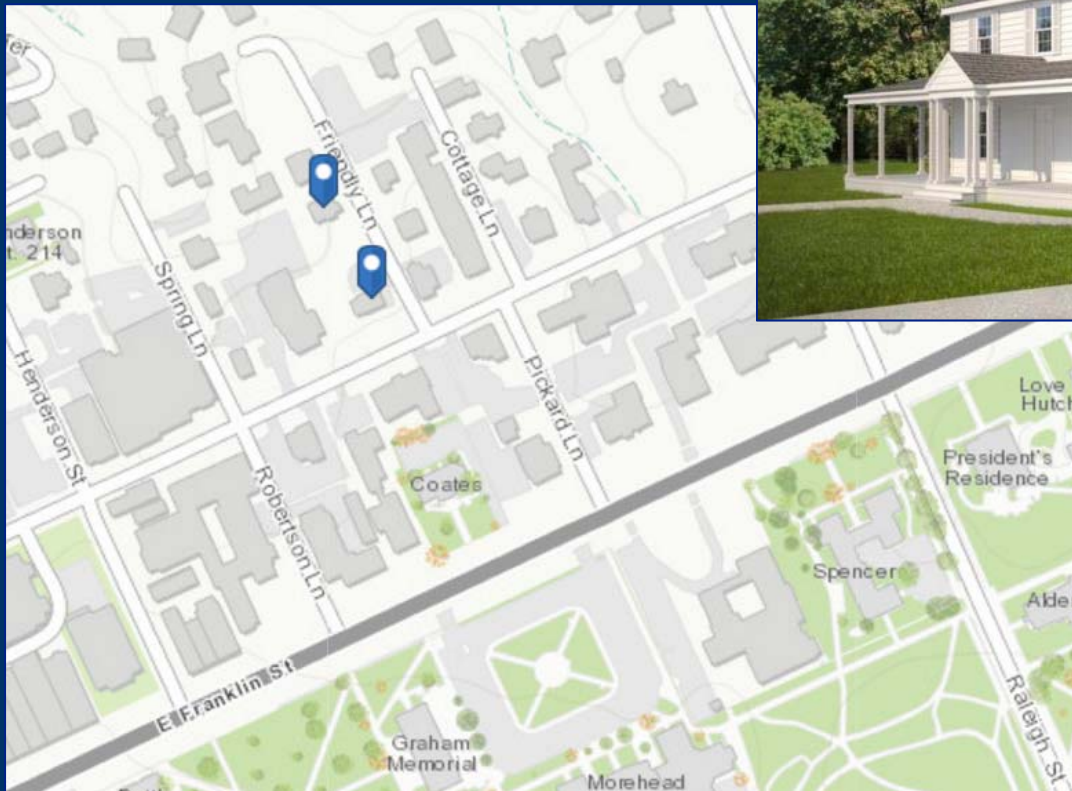
[Chapel Hill High School](#)

[Montessori School](#)



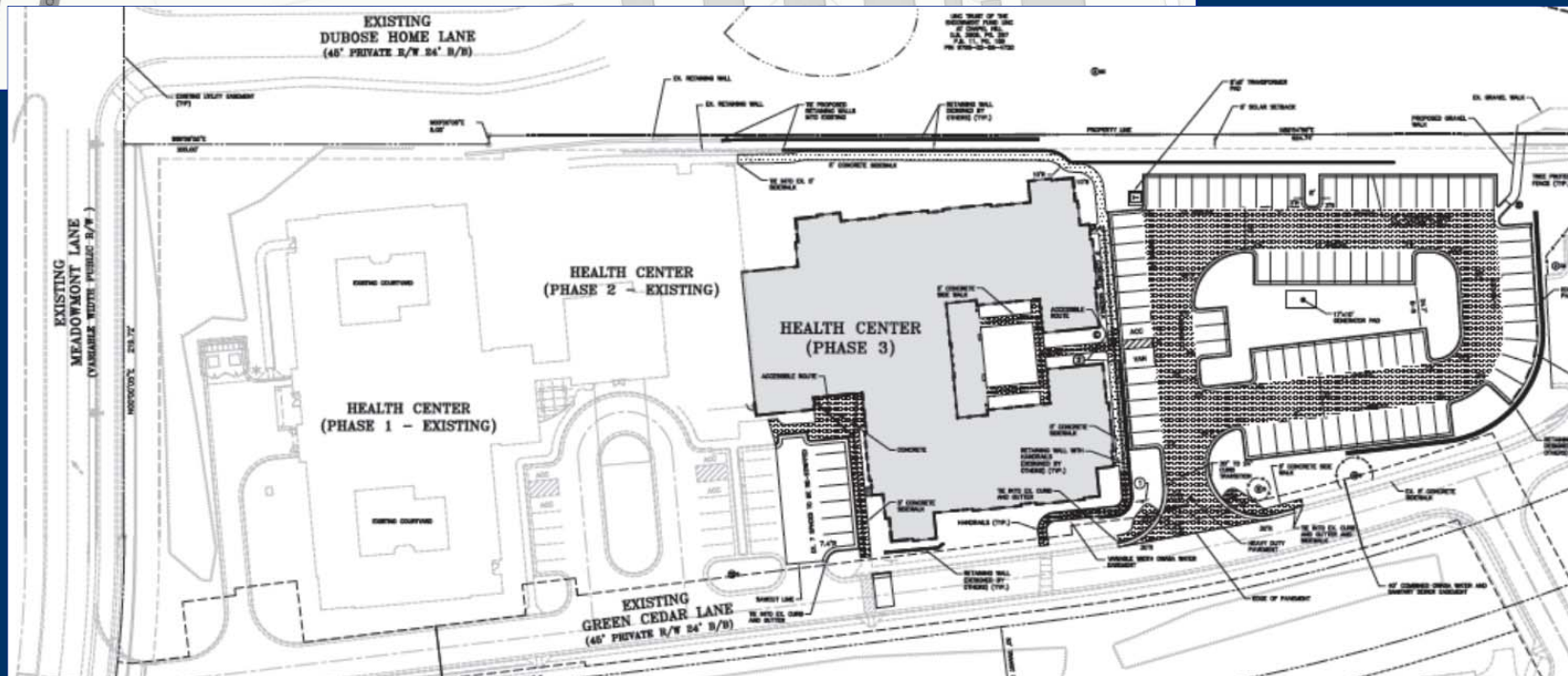
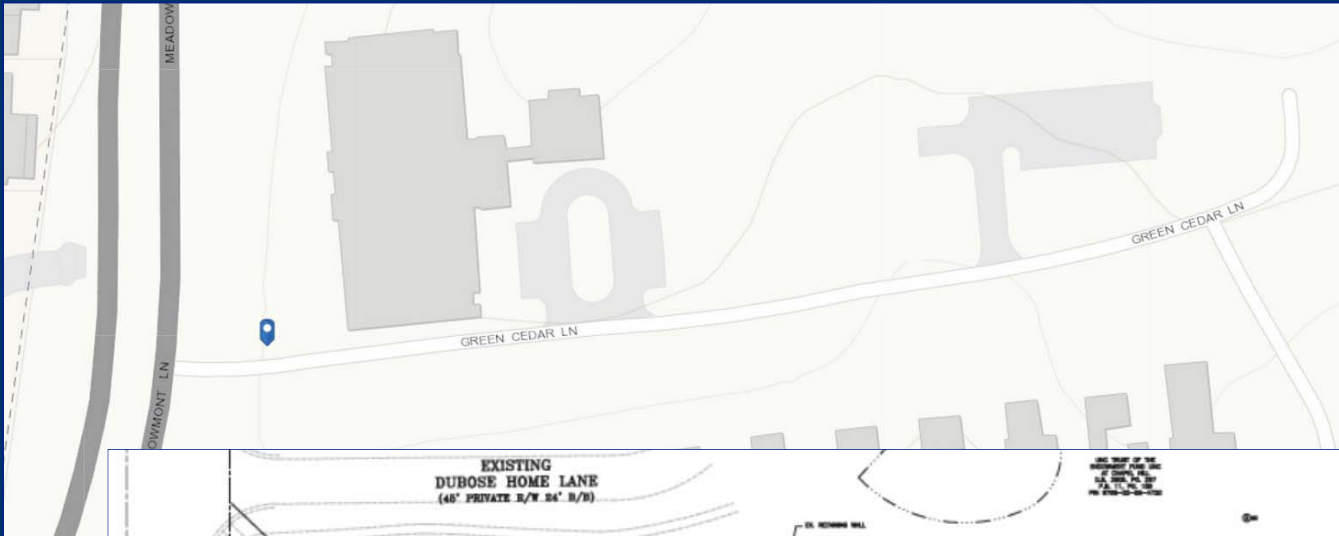
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# Alpha Phi Sorority



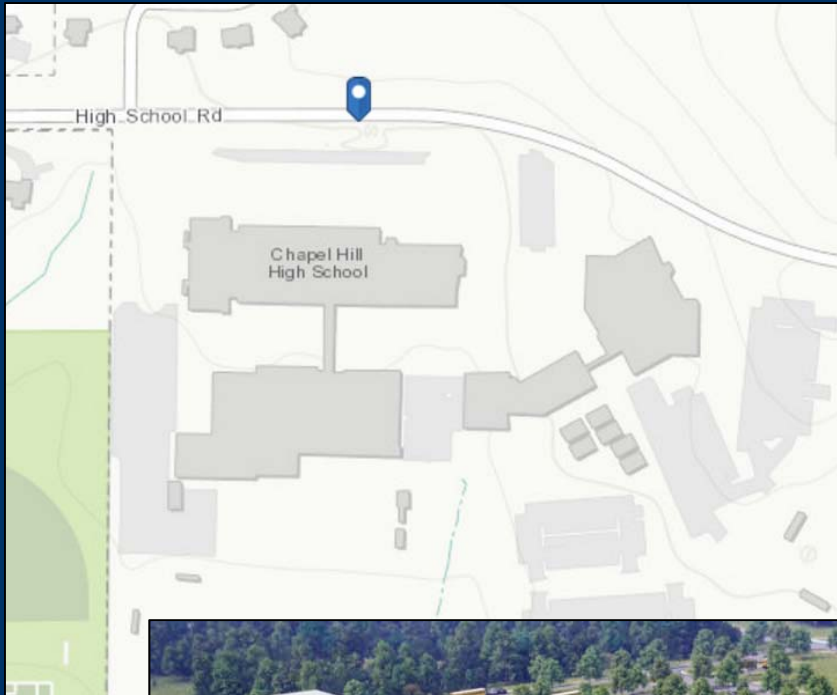


# Cedars at Meadowmont



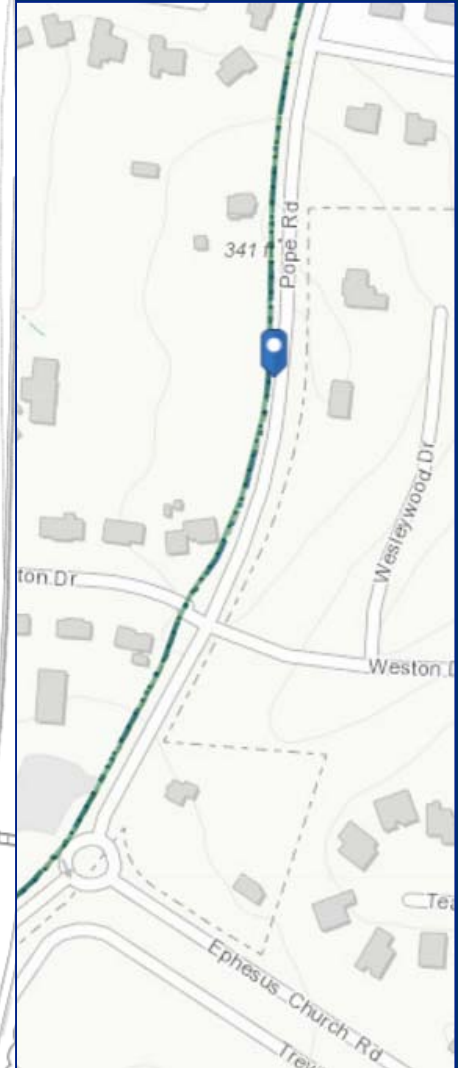
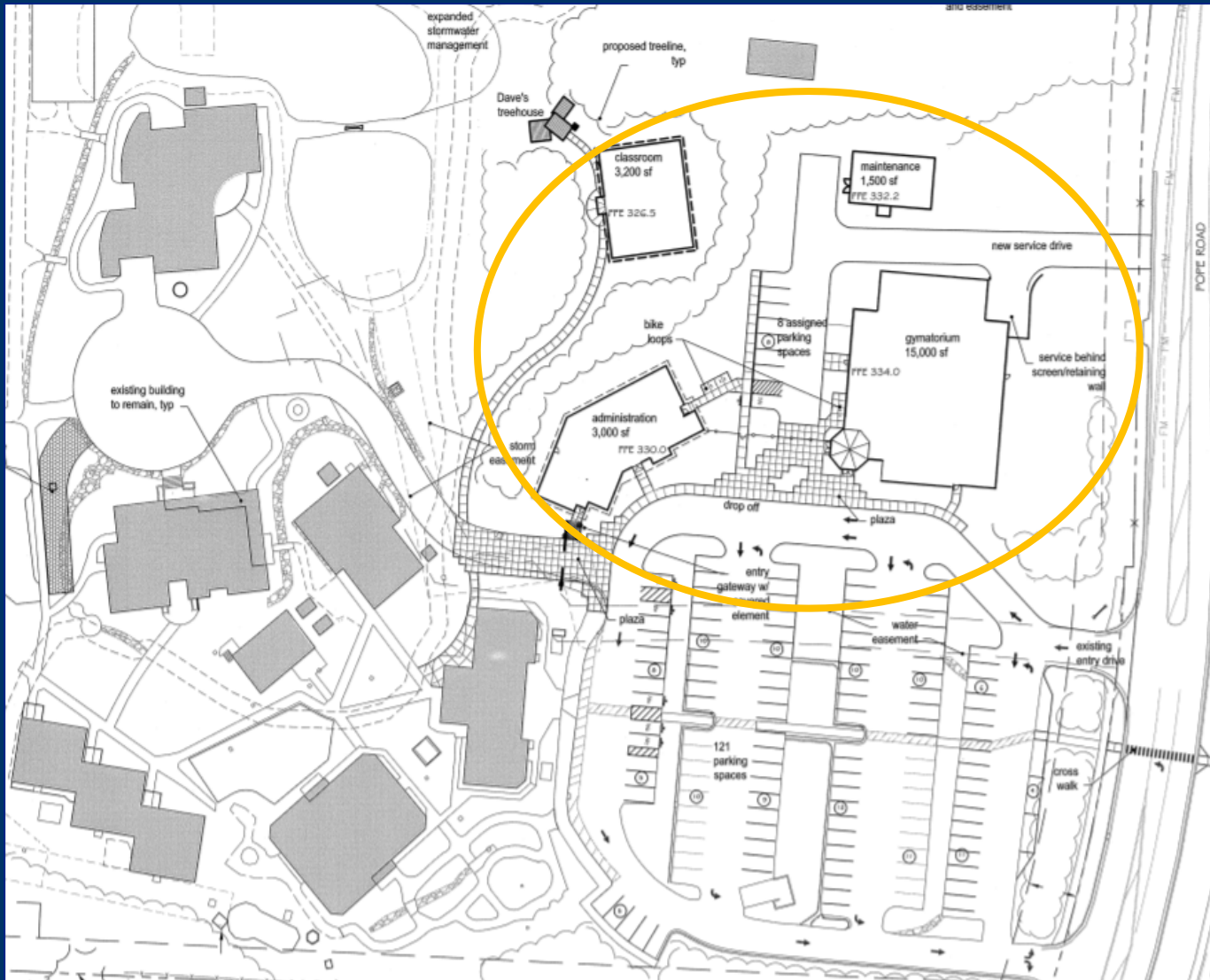


# Chapel Hill High School





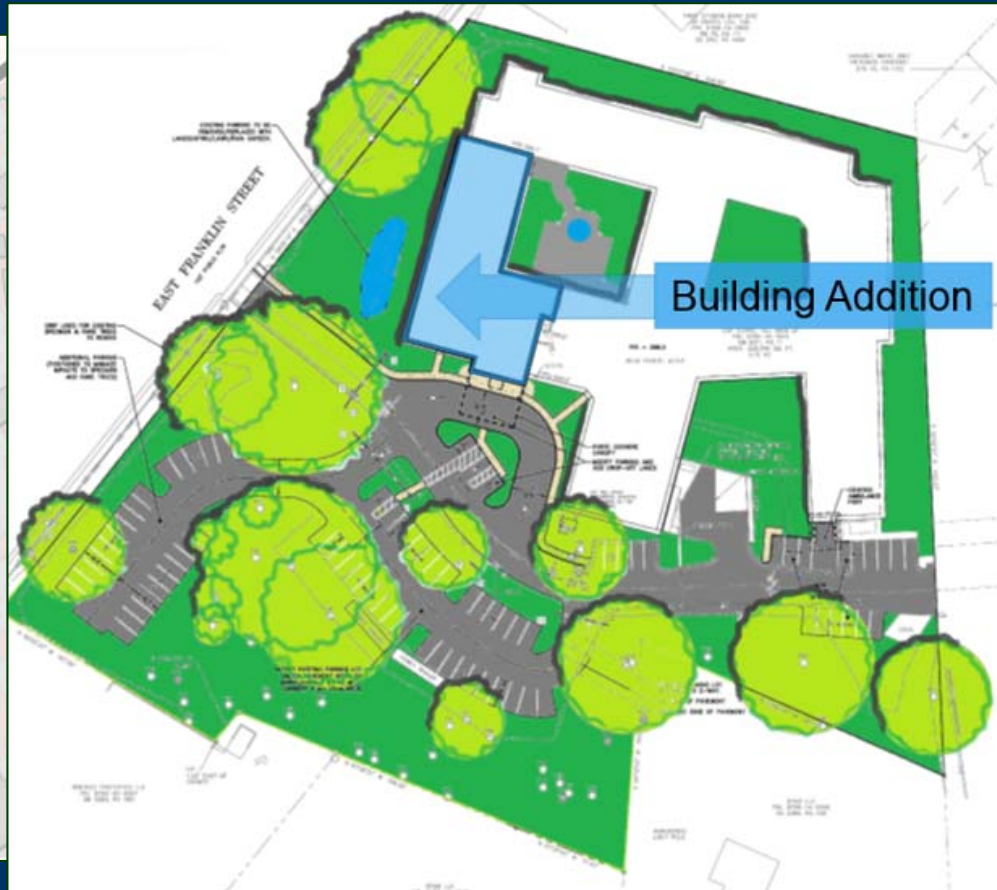
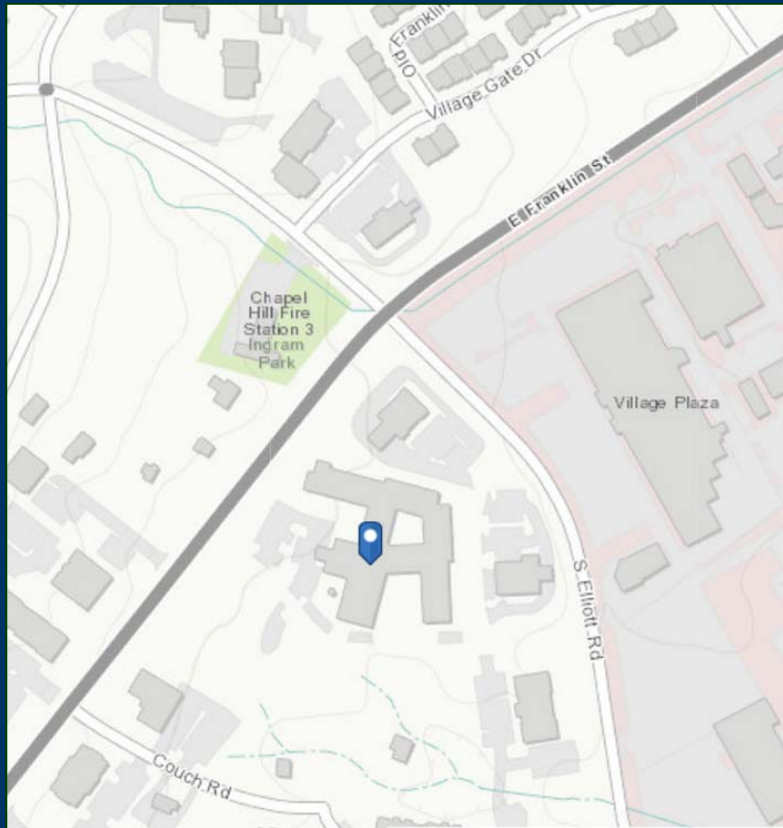
# Montessori School



# SECU Family House

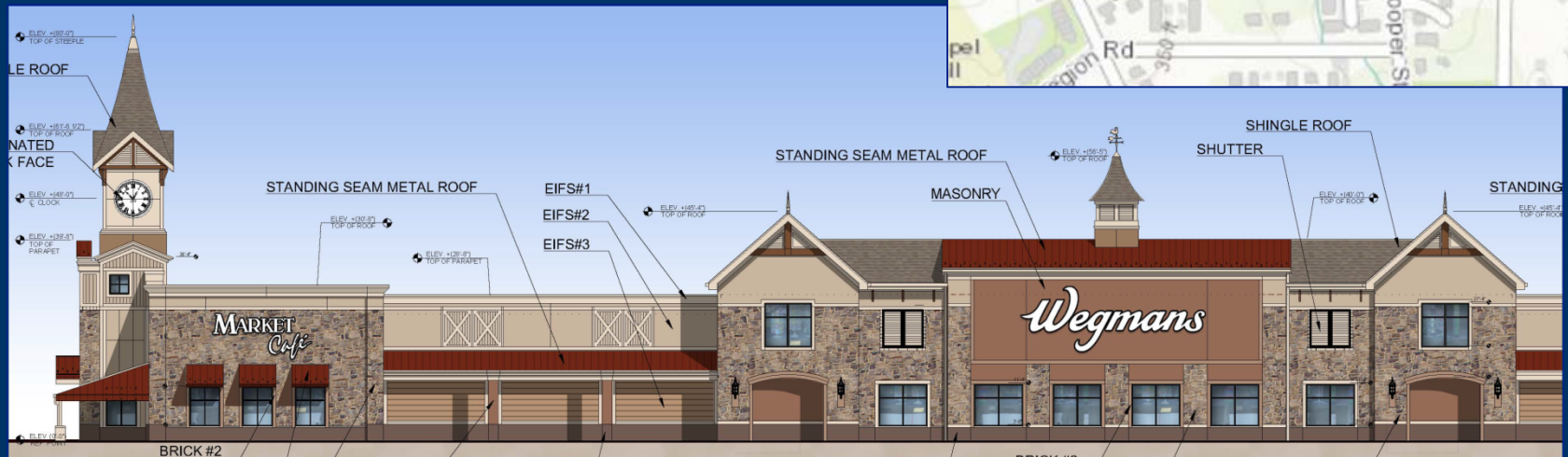
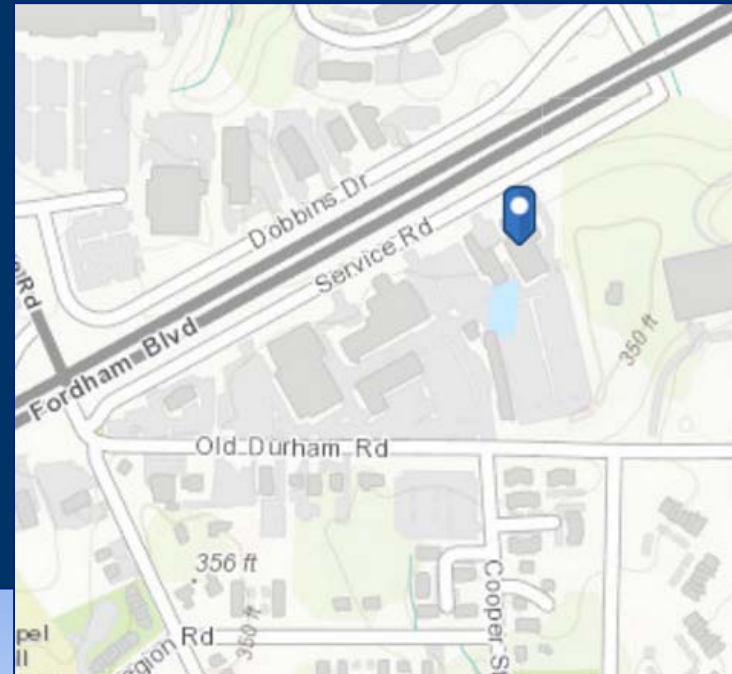


# Signature Health Care





# Wegmans Food Market



# Rezoning

- **Carolina Flex Park**





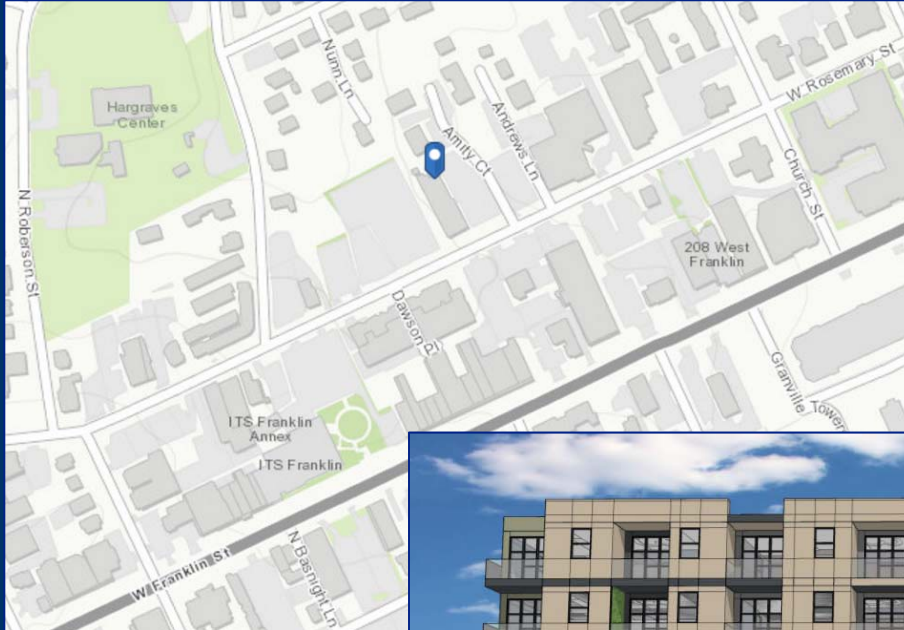


# Development Agreements

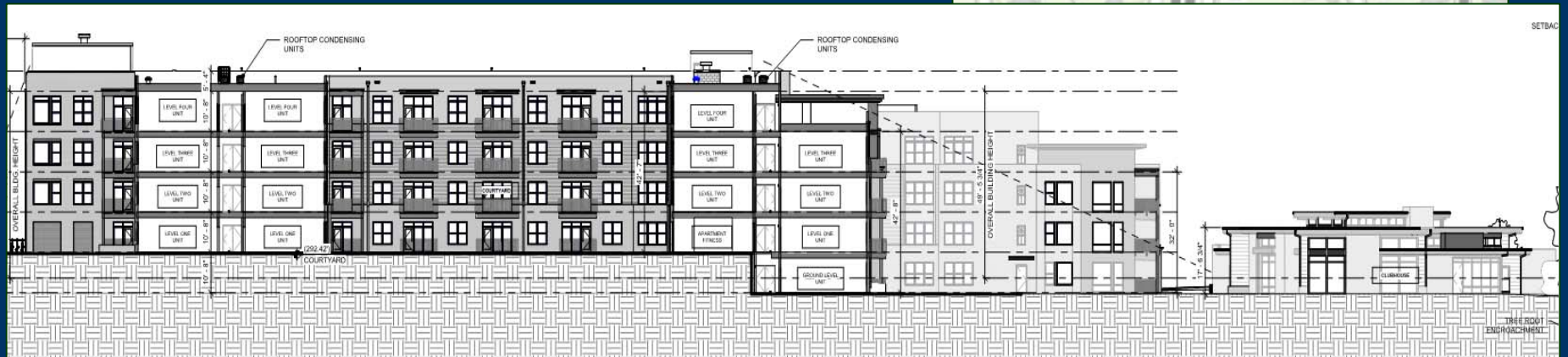
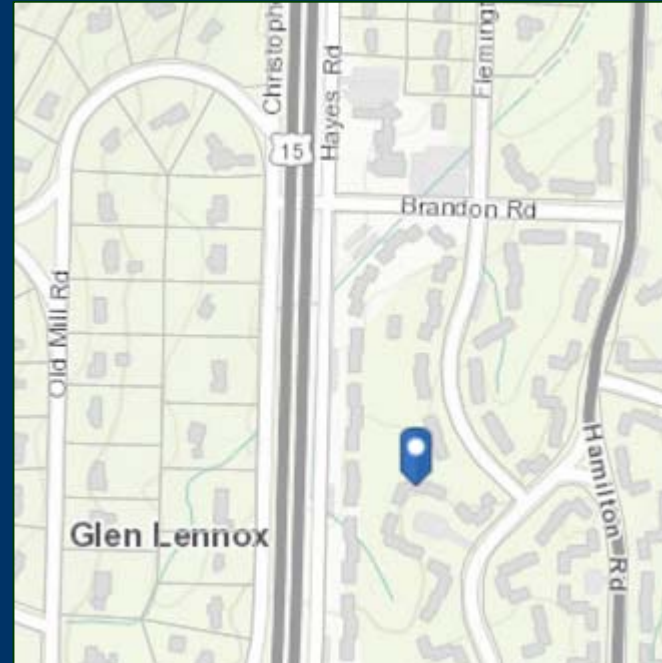
- **Amity Station**
- **Glen Lennox Development Agreement Compliance Permit**



# Amity Station Mixed Use



# Glen Lennox Phase 1



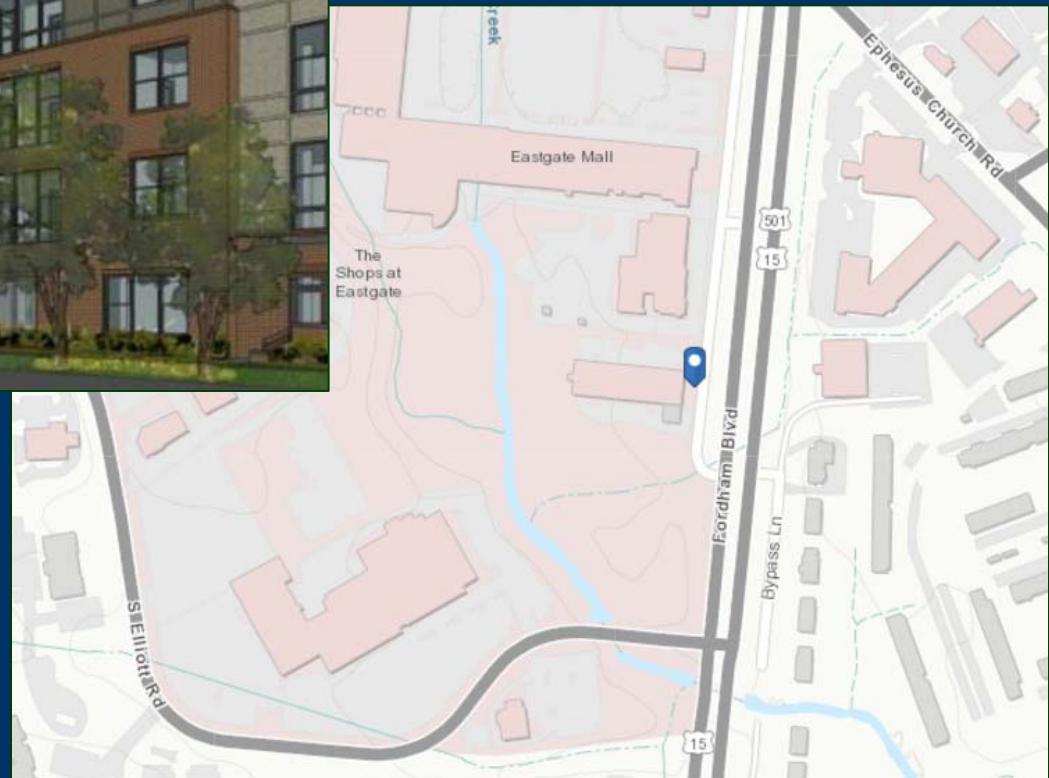


# Ephesus-Fordham Projects

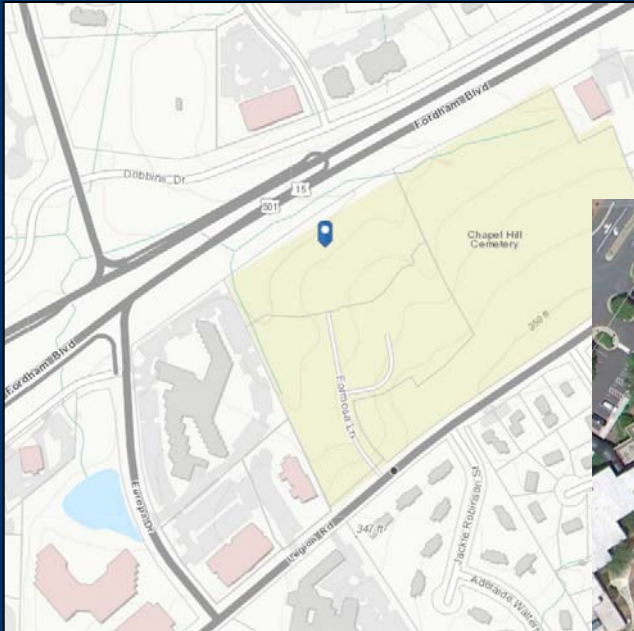
- **Fordham Boulevard Apartments**
- **Greenfield Commons**
- **Hillstone**
- **Village Plaza South**



# Fordham Boulevard Apartments

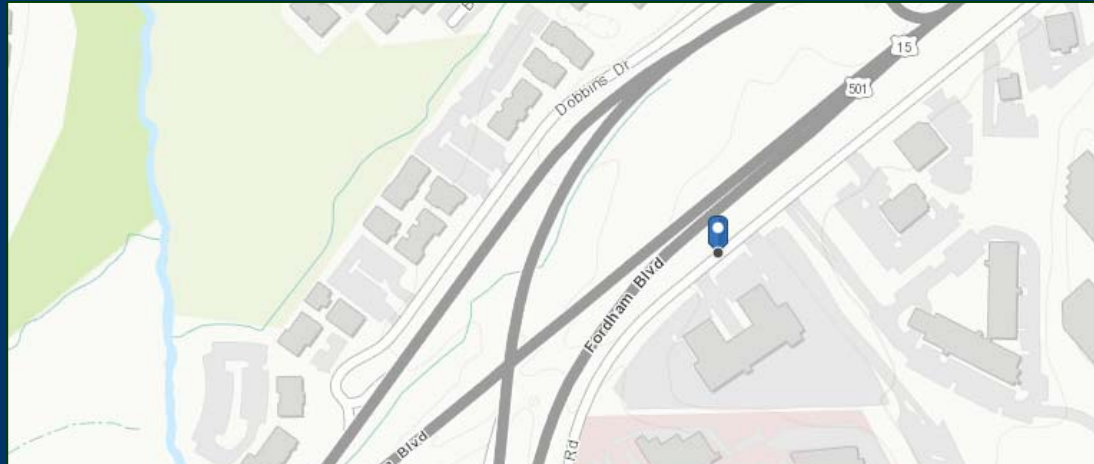


# Greenfield Place (DHIC Phase 2)

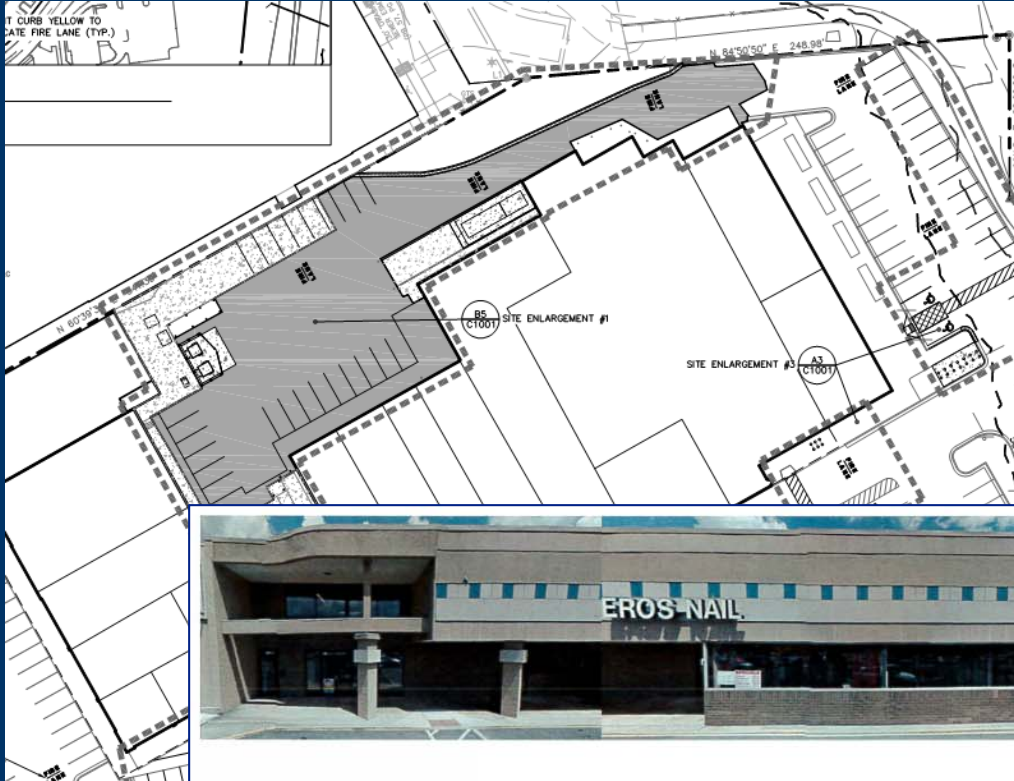




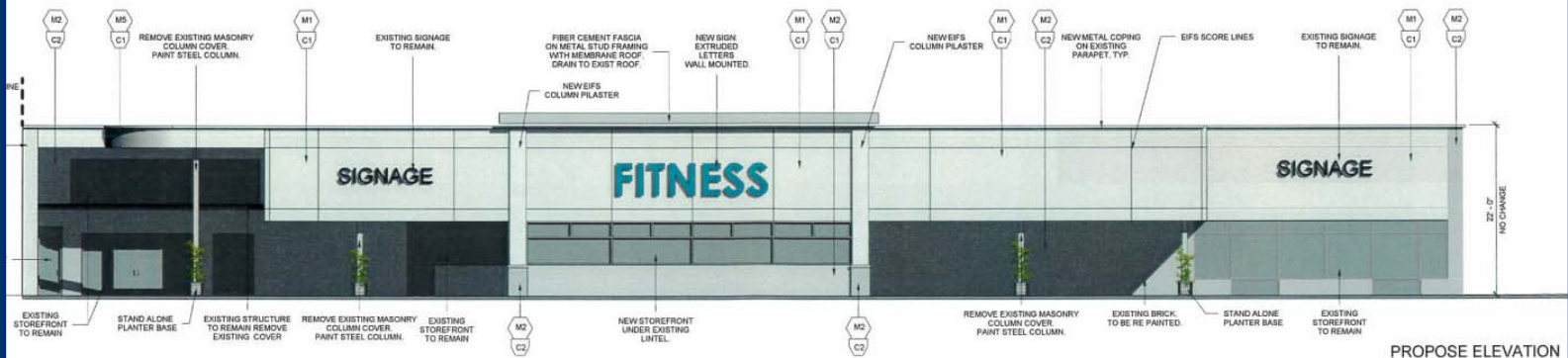
# Hillstone Chapel Hill



# Village Plaza South



EXISTING CONDITION



PROPOSE ELEVATION

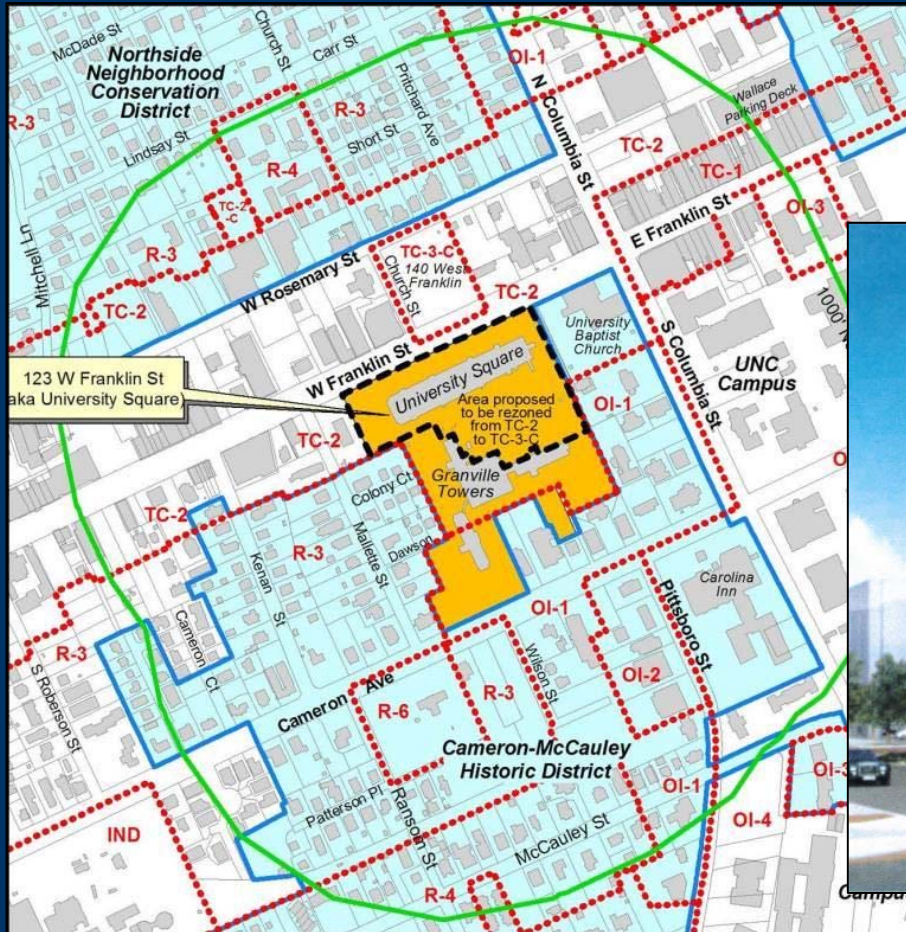
# Projects Under Construction

- **Carolina Square**
- **Grace New Testament Church**
- **Children's Campus of Chapel Hill**





# Carolina Square

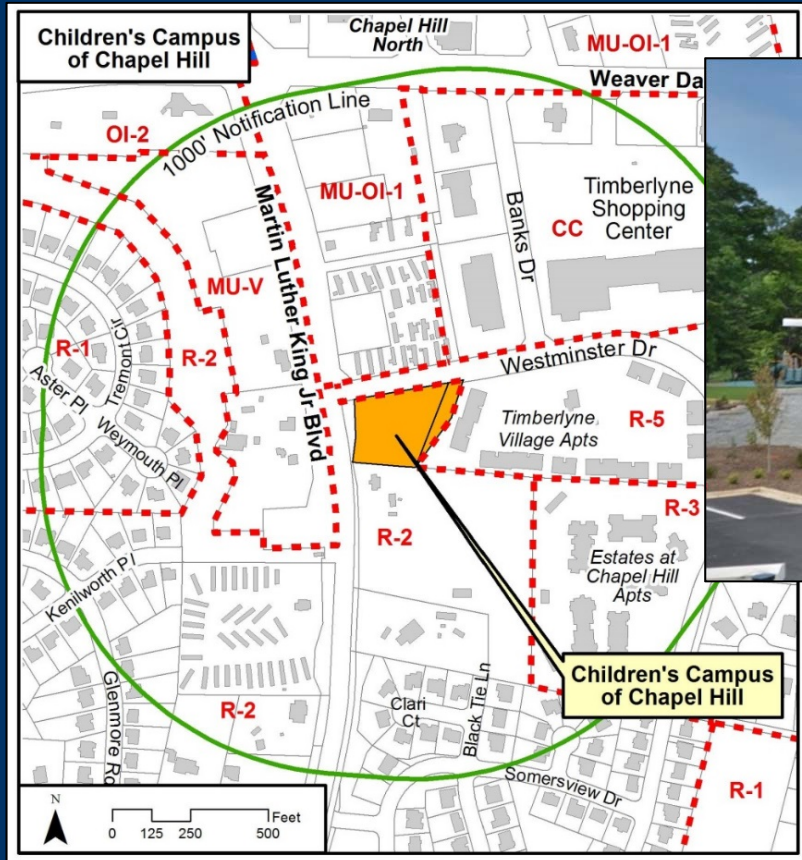




# Grace New Testament Church



# Children's Campus of Chapel Hill













# LUMO Re-write



PROJECT	CY 2017				CY 2018				CY 2019				CY 2020				CY 2021			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<b>Step 1: Project Initiation</b>		←	→																	
<b>Step 2: Project Planning</b>		←	→	★																
<b>Step 3: Update Future Land Use Map</b>					←	→		★												
<b>Step 4: Draft Revised Land Use Mgt. Ord.</b>									←	→			★							
<b>Step 5: Revise Zoning Atlas</b>													←	→			★			
<b>Step 6: Project Close Out</b>																			←	→
<b>Town Council Review and Decision</b>																				★



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# Question & Answer



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