# Planning & Development Services Update (September 2017)

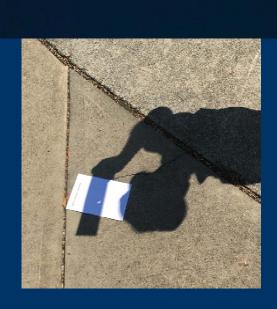


Ben Hitchings, AICP, CZO
Director of Planning & Development Services
September 1, 2017

TOWN OF CHAPEL HILL

# Solar Eclipse Edition!



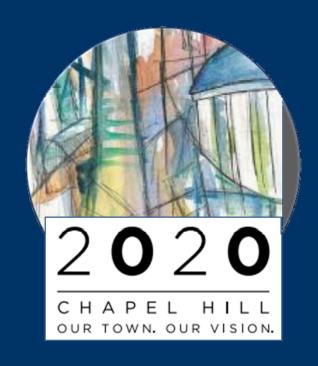




Searching for totality



# Community Vision





Create a Place For Everyone



Community Prosperity & Engagement



Facilitate Getting Around



Nurture Our Community



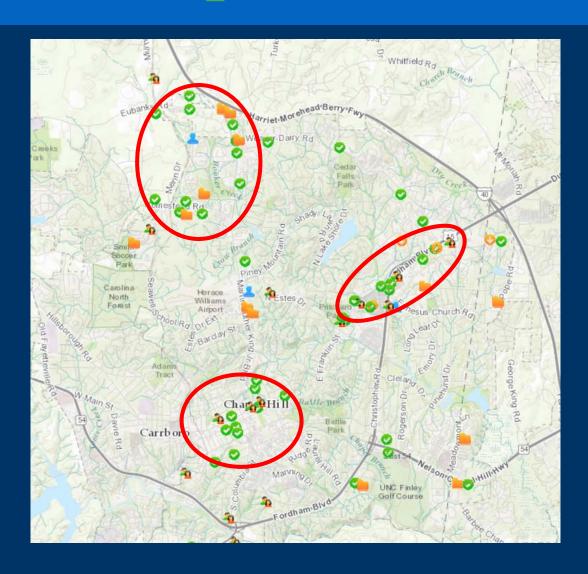
Good Places, New Spaces



Town/Gown Collaboration



## Development Activity Report



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- Withdrawn

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



## **Concept Plans**

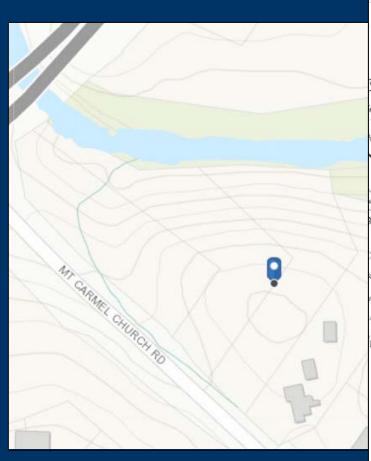
**Chapel Hill Cooperative Preschool** 

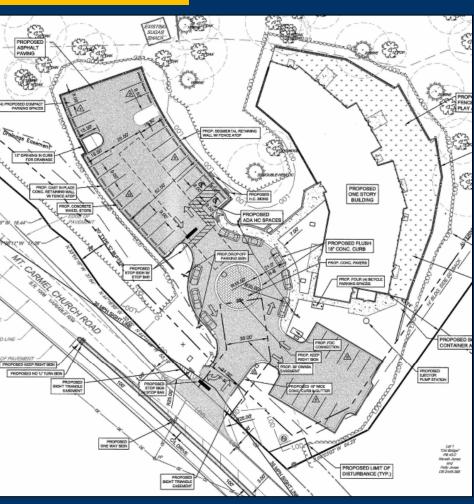
Columbia St. Annex

N Estes Mixed Use Center



# Chapel Hill Cooperative Preschool





## Columbia St Annex Mixed Use





# North Estes Mixed Use Center



# 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** 

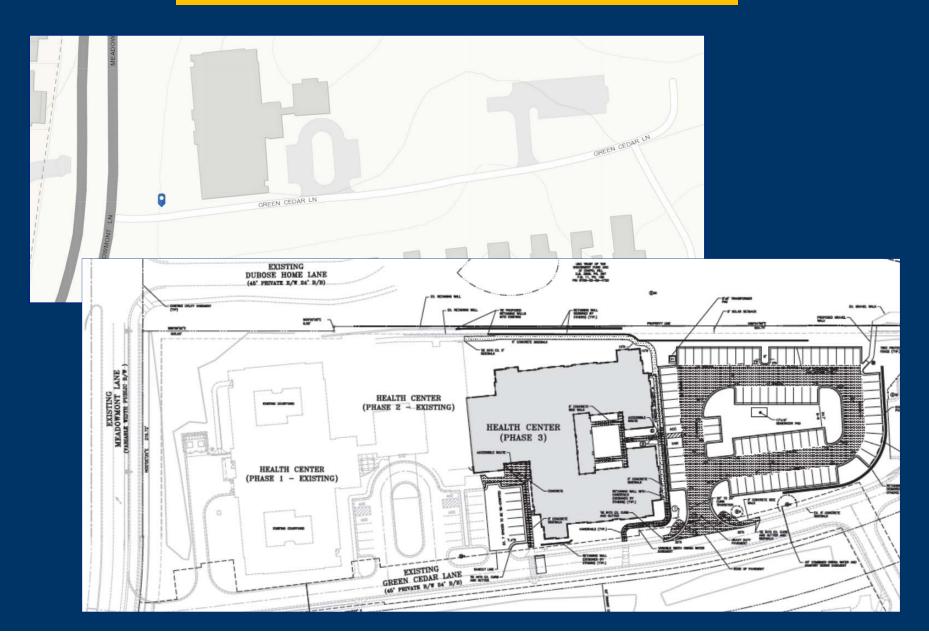
**Montessori School** 



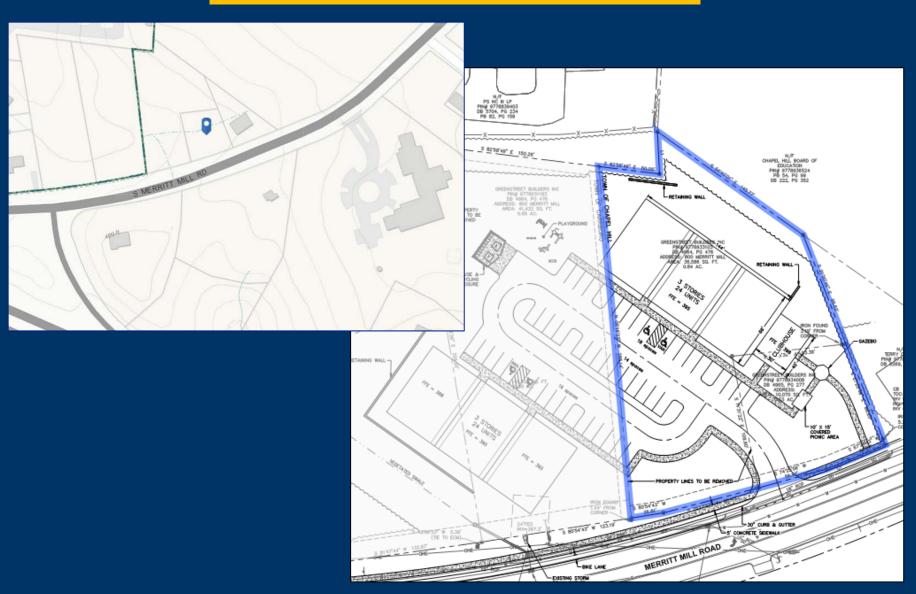
## Alpha Phi Sorority



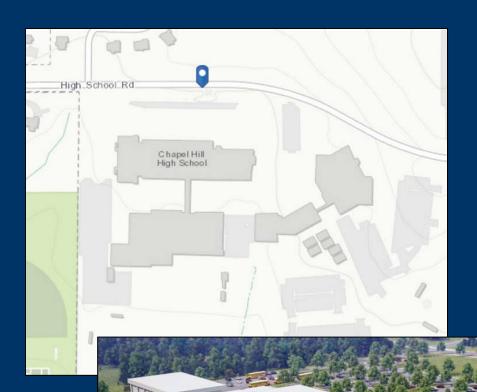
#### **Cedars at Meadowmont**



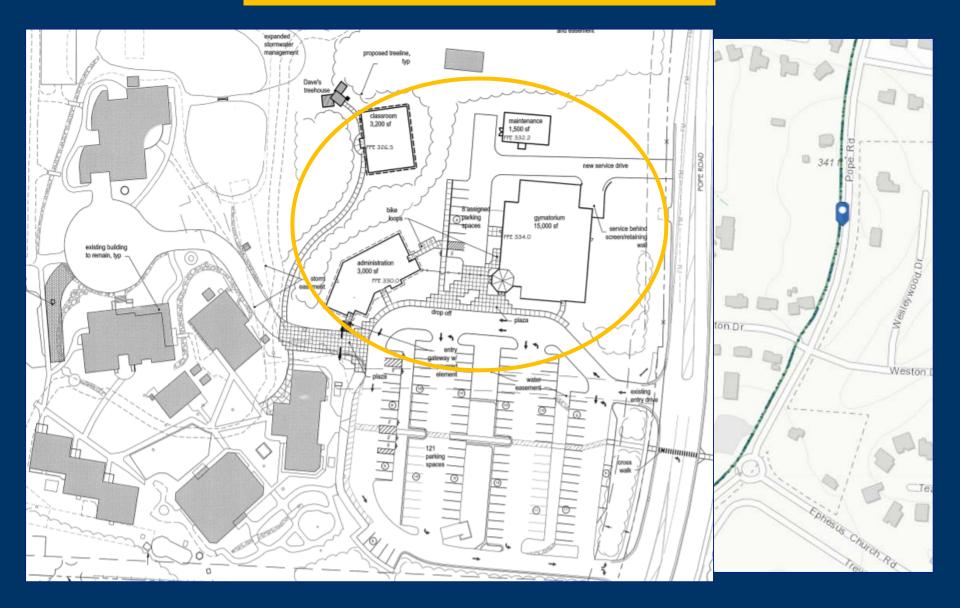
#### CASA – Merritt Mill



#### **Chapel Hill High School**



### Montessori School



#### **SECU Family House**



en Center



COURTYARD

#### Signature Health Care



#### Wegmans Food Market

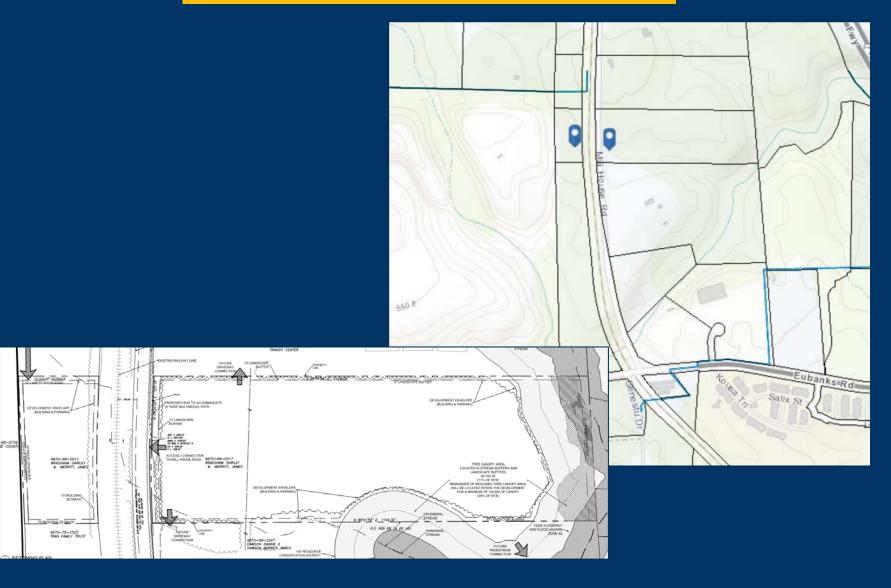


# Rezoning

Carolina Flex Park



#### Carolina Flex Park



#### Development Agreements

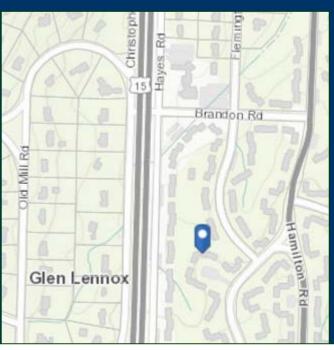
- Amity Station
- Glen Lennox Development Agreement Compliance Permit



#### **Amity Station Mixed Use**



#### Glen Lennox Phase 1



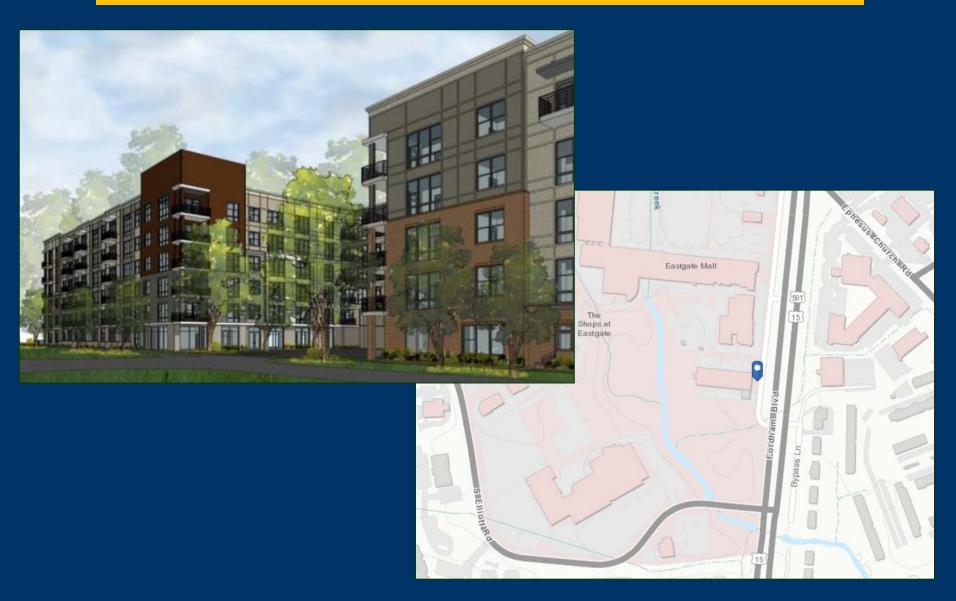


## **Ephesus-Fordham Projects**

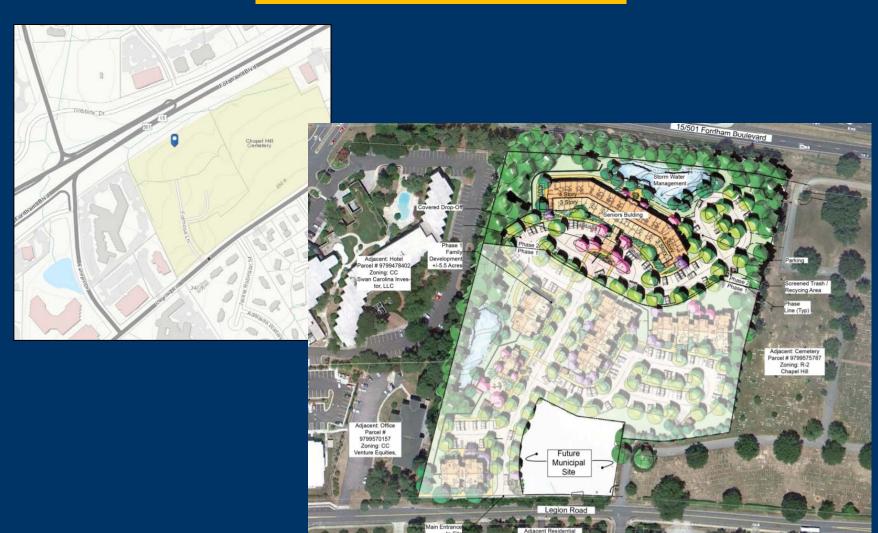
- Fordham Boulevard Apartments
- Greenfield Commons
- Hillstone
- Village Plaza South



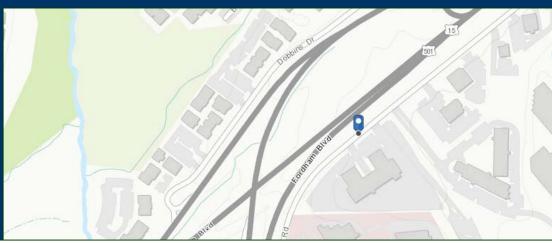
#### Fordham Boulevard Apartments



# Greenfield Place (DHIC Phase 2)

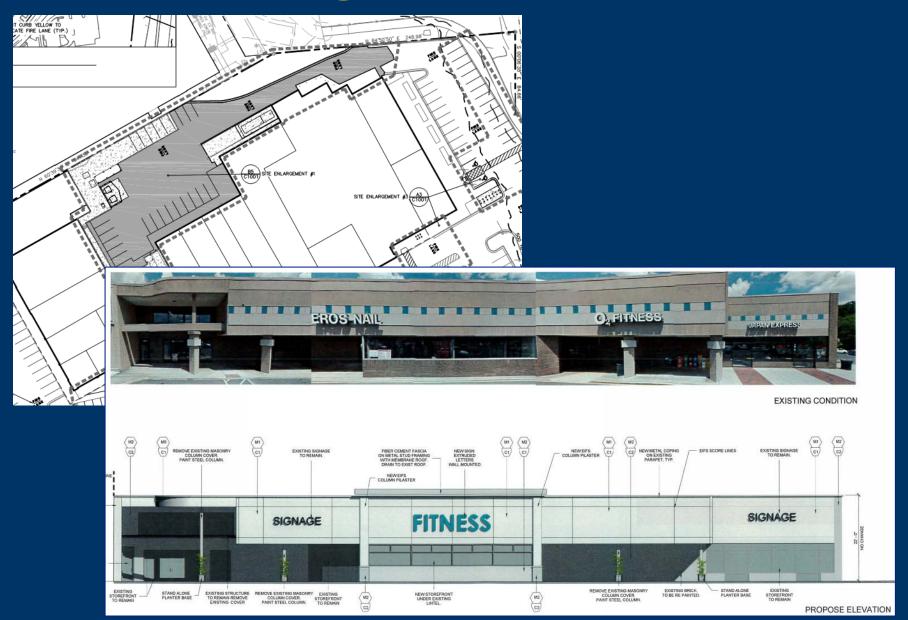


#### **Hillstone Chapel Hill**





#### Village Plaza South



## **Projects Under Construction**

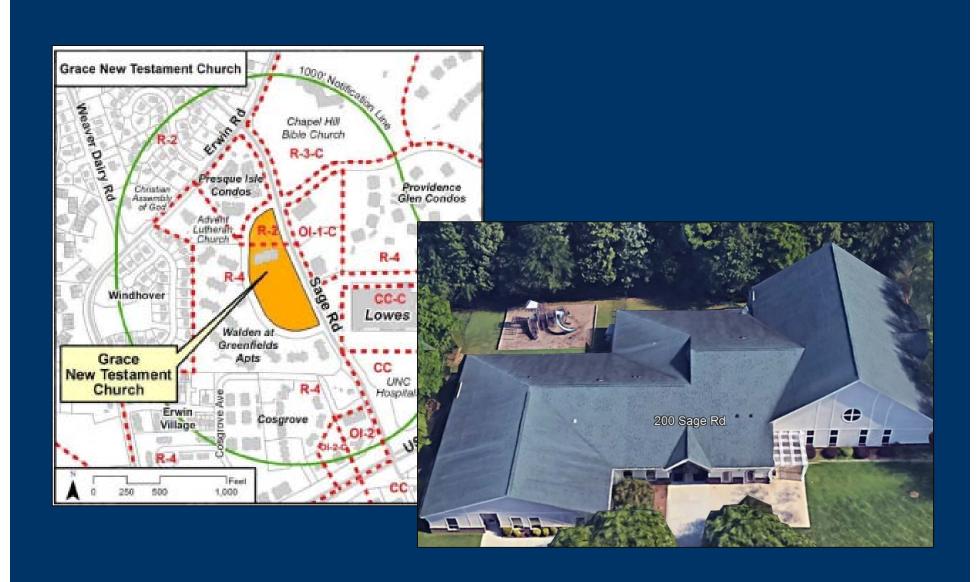
- Carolina Square
- Grace New Testament Church
- Children's Campus of Chapel Hill



#### Carolina Square



#### **Grace New Testament Church**

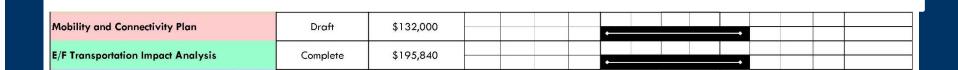


# Children's Campus of Chapel Hill



PROJECT								FY	17			FY		FY	19	
	STATUS	CONTRACT	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
LUMO Sign Ordinance Update	Complete		•					<b>,</b>								
E/F Walkability Standards	Complete	\$36,630					Orig	inal	<u>_</u>							
West Rosemary Street Development Guide	Complete	\$84,160							•	•						
Mobility and Connectivity Plan	Draft	\$132,000									_					
E/F Transportation Impact Analysis	Complete	\$195,840									_					
Downtown 2020 Work Plan Implementation <sup>1</sup>	In process	\$14,650 to date					•							_		
Station Area Planning	In process	FTA grant							•					_		
E/F Design Guidelines	In process	\$129,155								•					-	
Downtown Circulation and Parking Study	Underway	\$55,690 - Phs. 1, 2									•			_		
Greene Tract/Rogers Road	Scoping									TBD		<b>→</b>				
Land Use Review and LUMO Re-write	Project Development									•						
Downtown Design Guidelines	Planned														TBD -	
NOTE 1: Downtown 2020 Work Plan Implementation includes alleyways, c	on-street dining, lighting impro	vements, public realm experiment	s, parking n	ngt. experin	nents, etc.											







Station Area Planning	In process	FTA grant				•				•		
E/F Design Guidelines	In process	\$129,155					•				•	
Downtown Circulation and Parking Study	Underway	\$55,690 - Phs. 1, 2						•		•		
Greene Tract/Rogers Road	Scoping						TBD		-			



PROJECT				FY	16			FY	17			FY	18		FY	19
	STATUS	CONTRACT	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
LUMO Sign Ordinance Update	Complete		•					_								
E/F Walkability Standards	Complete	\$36,630					Orig	jinal	_							
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Downtown Circulation and Parking Study	Underway	\$55,690 - Phs. 1, 2									•			·		
Greene Tract/Rogers Road	Scoping									TBD	_	<b>—</b>				
Land Use Review and LUMO Re-write	Project Development									•						
Downtown Design Guidelines	Planned														TBD -	
NOTE 1: Downtown 2020 Work Plan Implementation includes alleyways, o	on-street dining, lighting impro	vements, public realm experiment	ts, parking n	ngt. experin	nents, etc.											



#### 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	Q	
Step 1: Project Initiation		•																			
Step 2: Project Planning		•		*				,													
Step 3: Update Future Land Use Map					٠			A													
Step 4: Draft Revised Land Use Mgt. Ord.									•			-	$\Rightarrow$								
Step 5: Revise Zoning Atlas																	$\bigstar$				
Step 6: Project Close Out																	<b>-</b>				
Town Council Review and Decision			VI 11	*				*				N/A	*				*				



### Question & Answer

