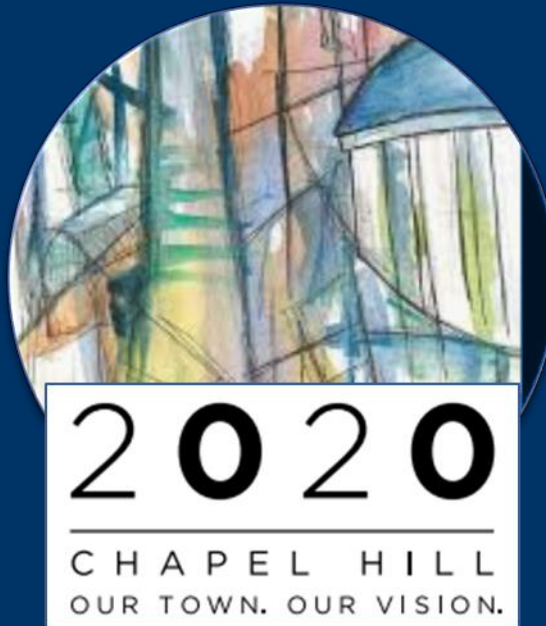


Planning & Development Services Update (October 2017)



Ben Hitchings, AICP, CZO
Director of Planning & Development Services
October 6, 2017

Community Vision



Create a Place
For Everyone



Community
Prosperity &
Engagement



Facilitate Getting
Around



Nurture Our
Community



Good Places,
New Spaces

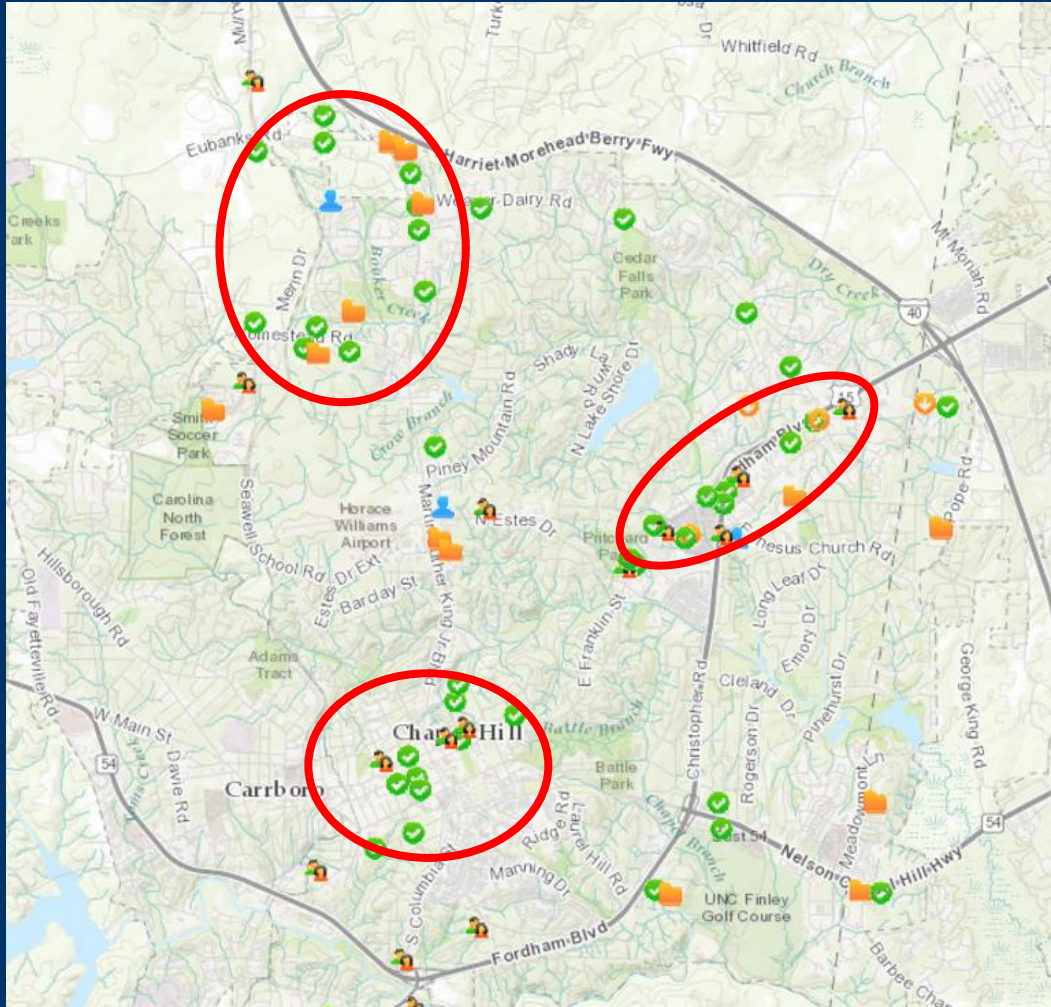


Town/Gown
Collaboration



TOWN OF CHAPEL HILL

Development Activity Report



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- Withdrawn

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



TOWN OF CHAPEL HILL

Concept Plans

Chapel Hill Cooperative Preschool

Columbia St. Annex

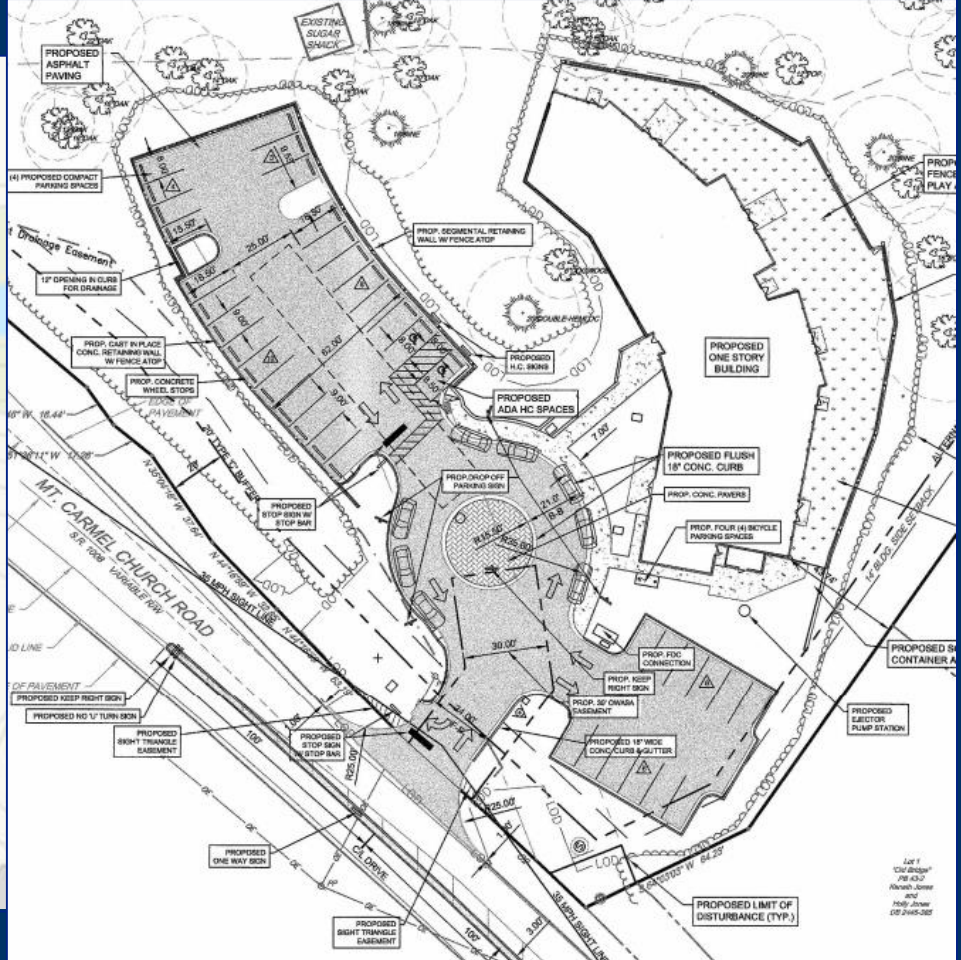
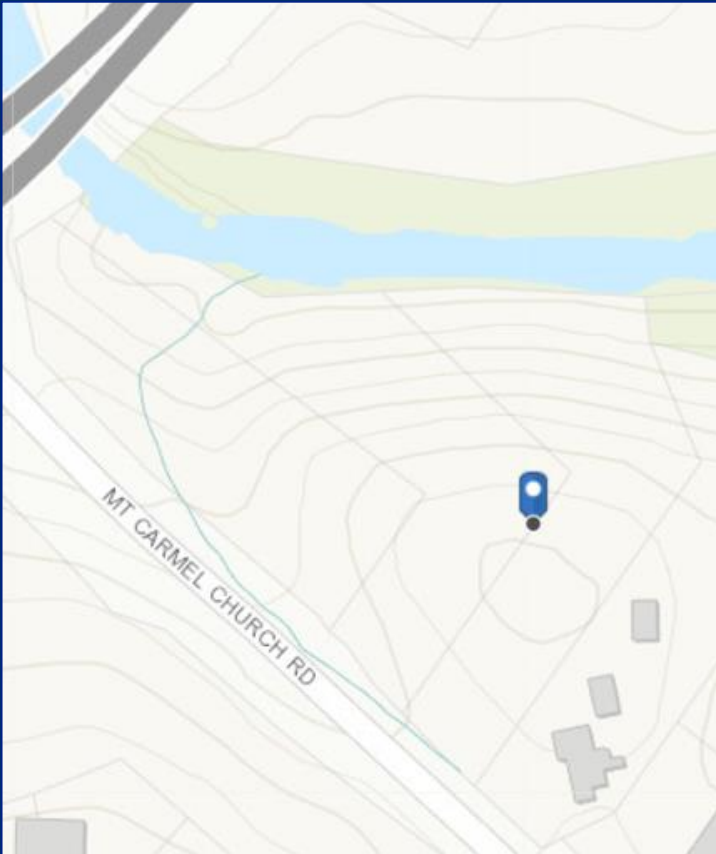
North Estes Mixed Use Center

Coley Self Storage

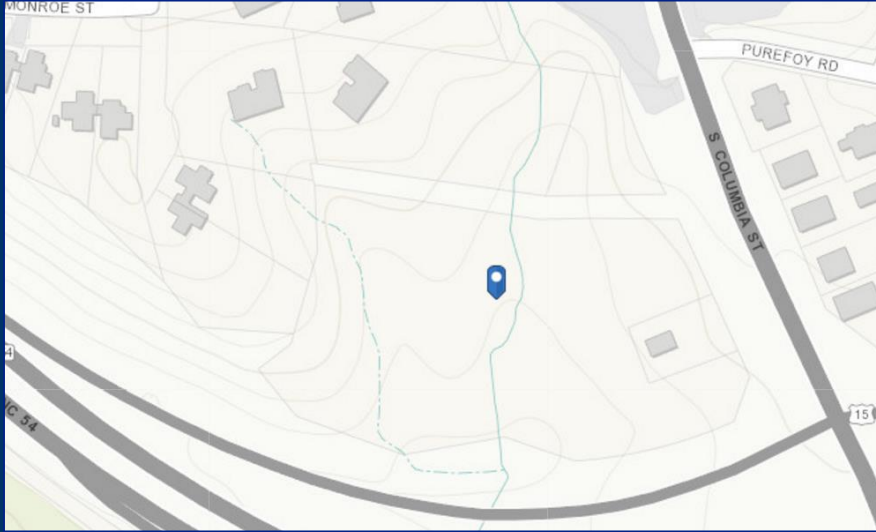
SECU Charterwood Branch



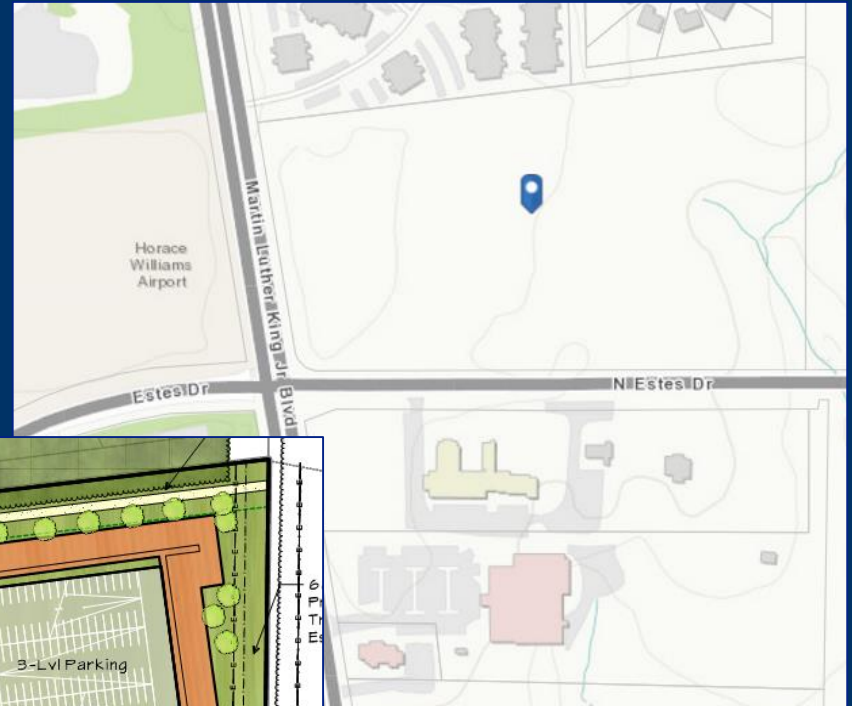
Chapel Hill Cooperative Preschool



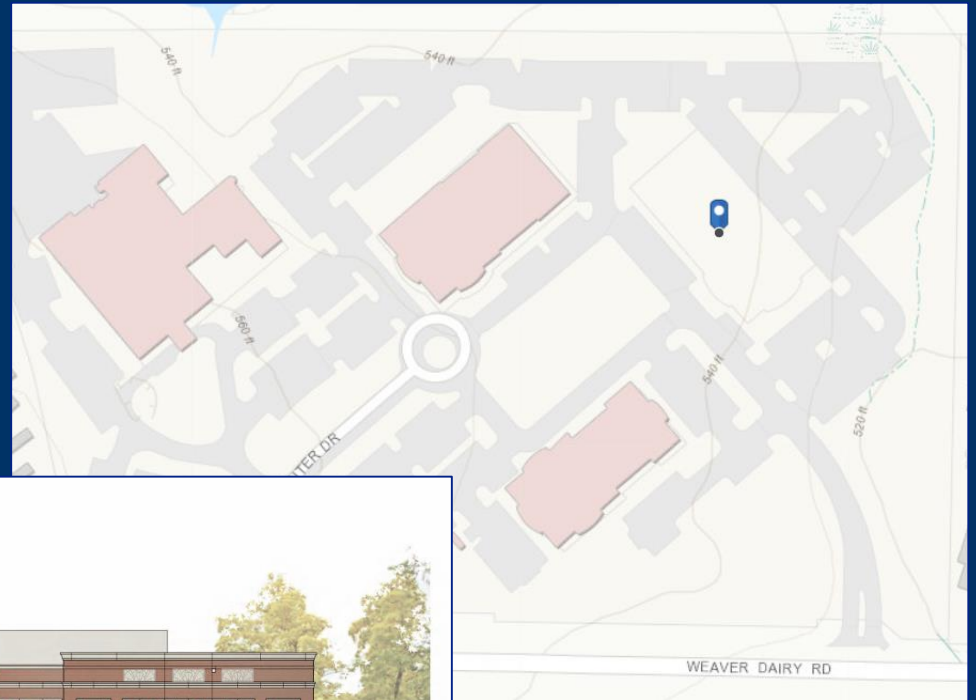
Columbia St Annex Mixed Use



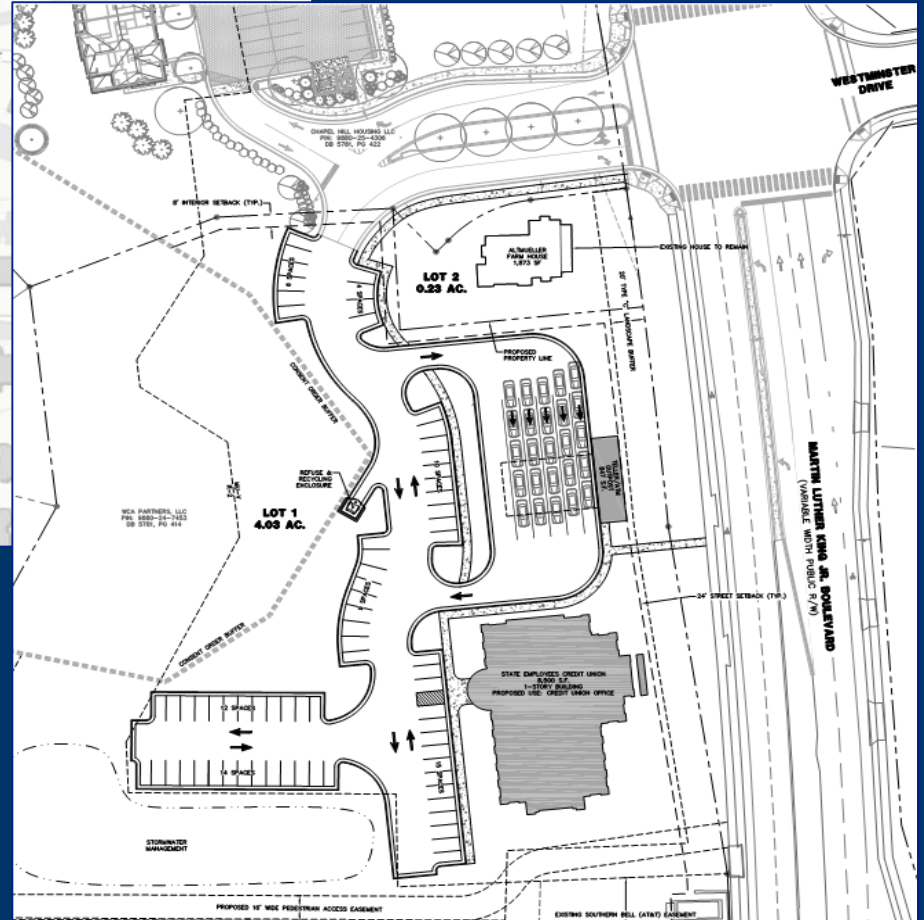
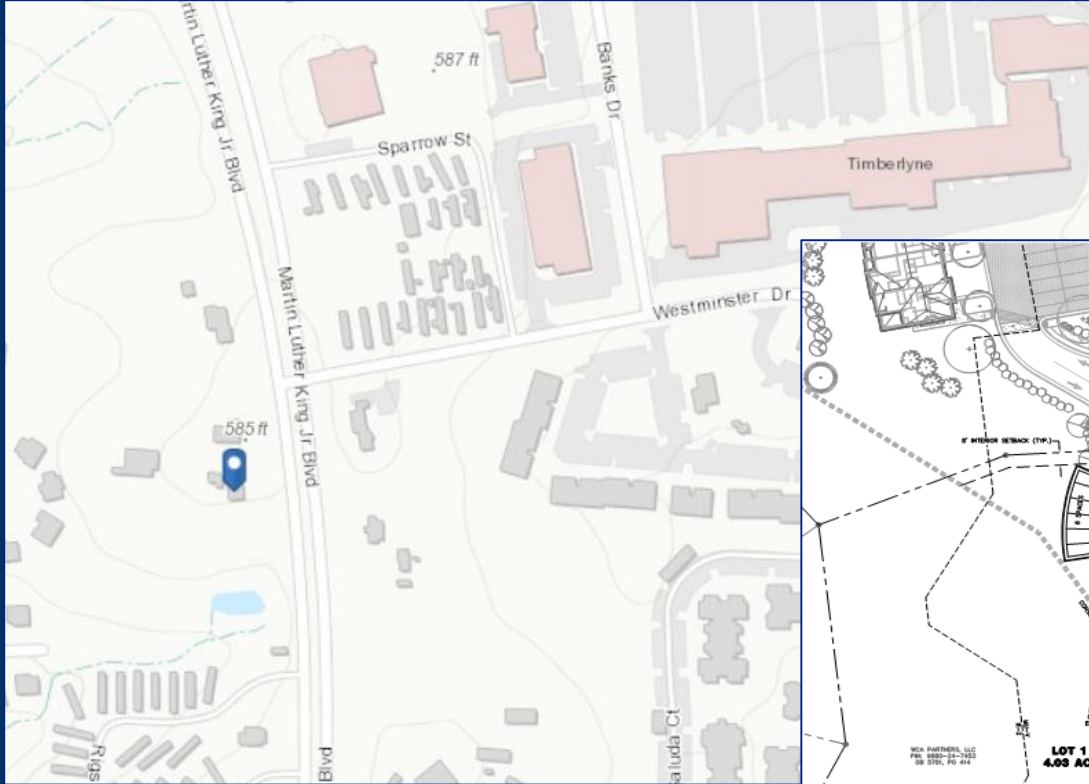
North Estes Mixed Use Center



Coley Hall (Vilcom) Self-Storage



SECU Charterwood Branch



Special Use Permit Updates

[Alpha Phi Sorority](#)

[Montessori School](#)

[CASA – Merritt Mill](#)

[SECU Family House](#)

[Cedars at Meadowmont](#)

[Signature Health Care](#)

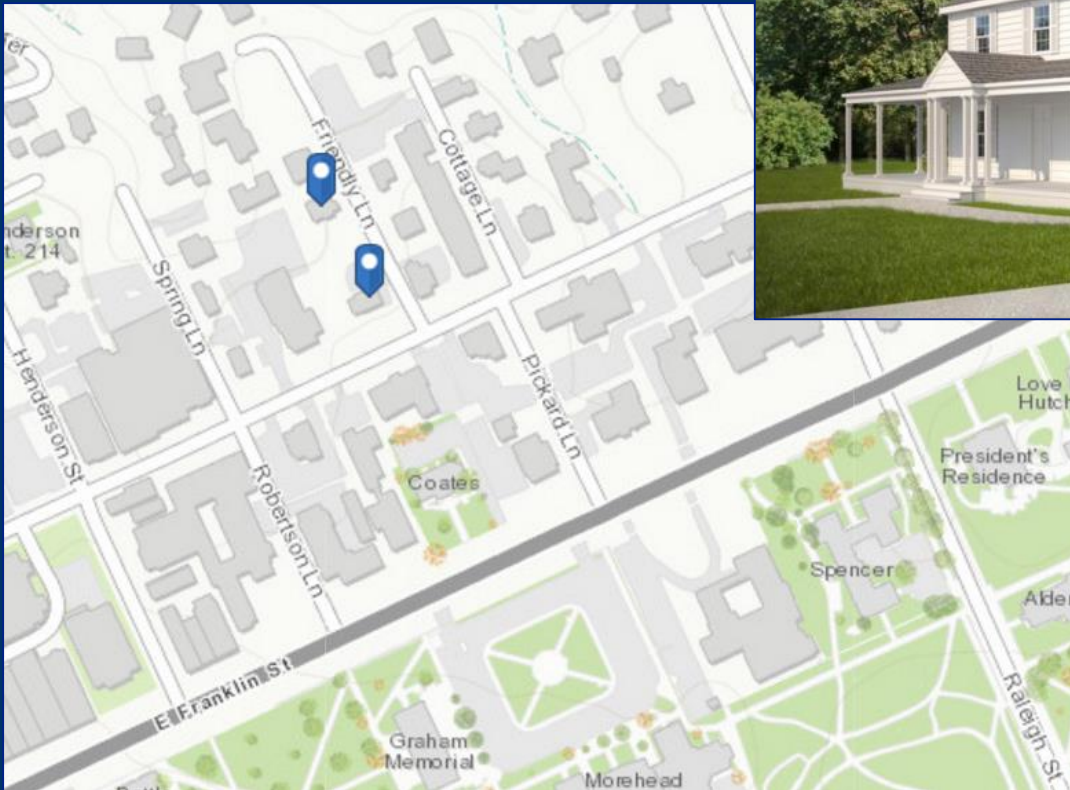
[Chapel Hill High School](#)

[Wegmans Food Market](#)

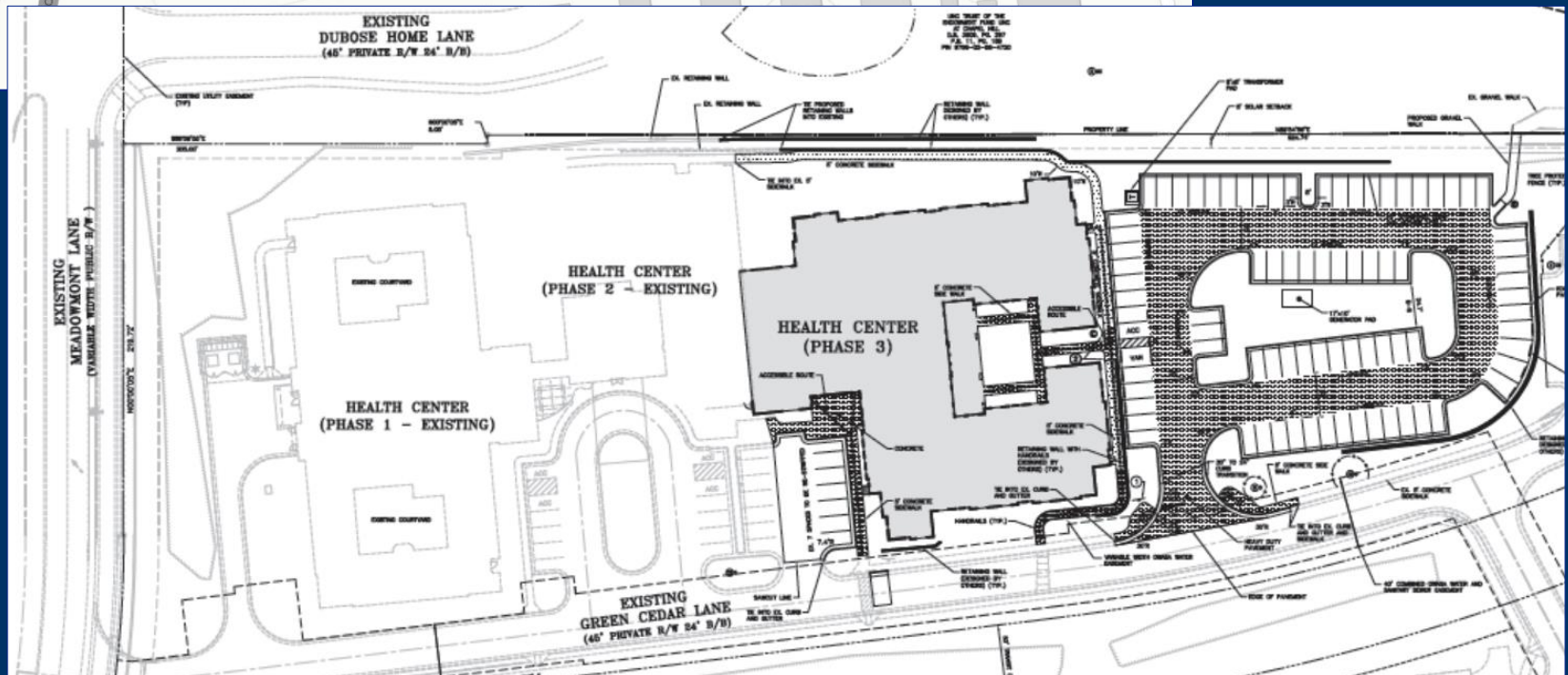
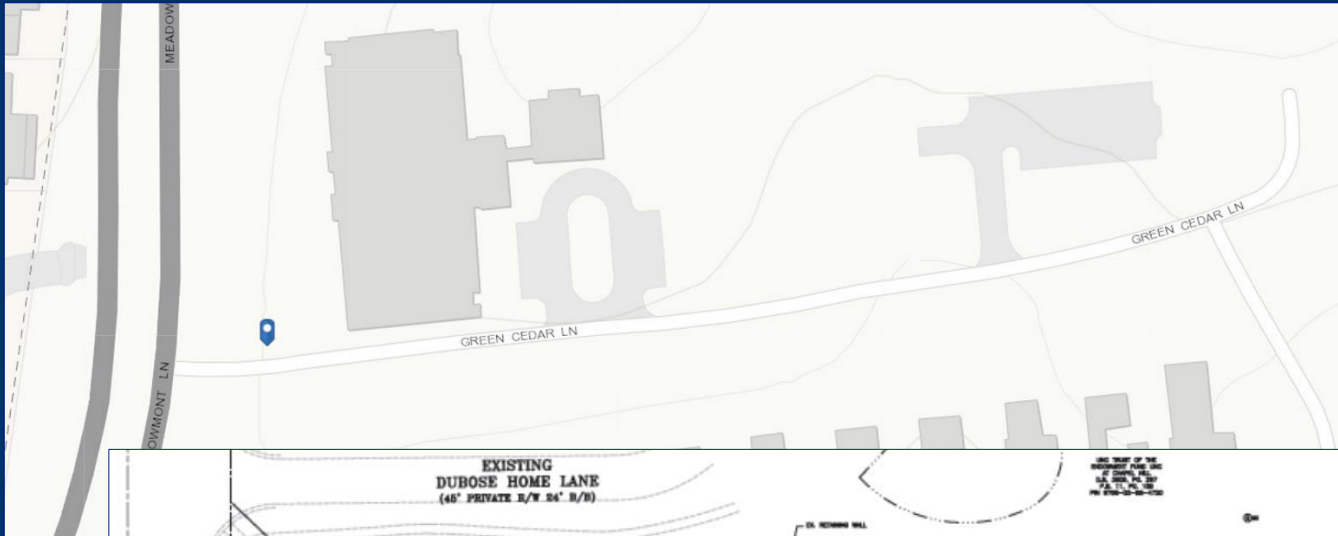
[Greystar \(Homestead\)
Retirement Apartments](#)



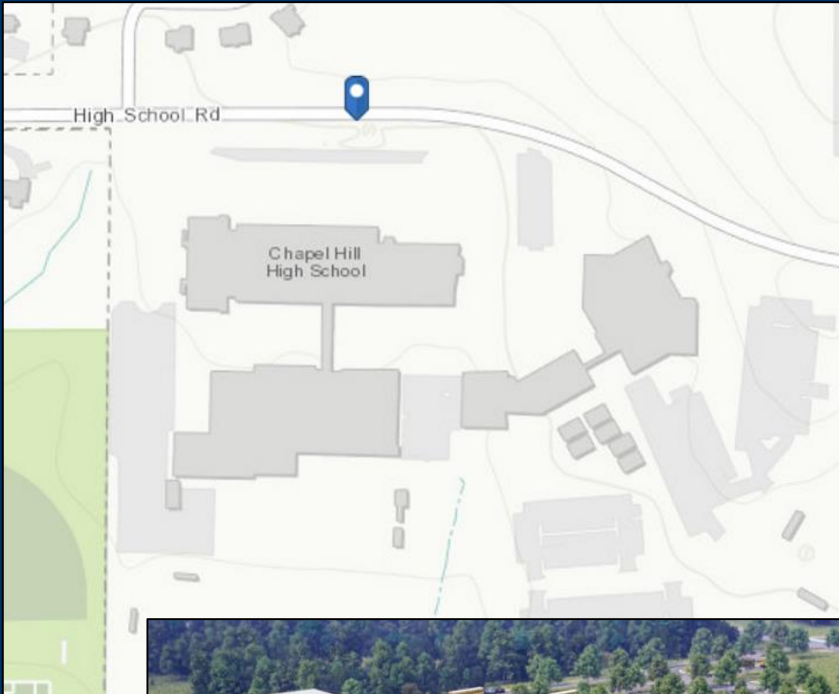
Alpha Phi Sorority



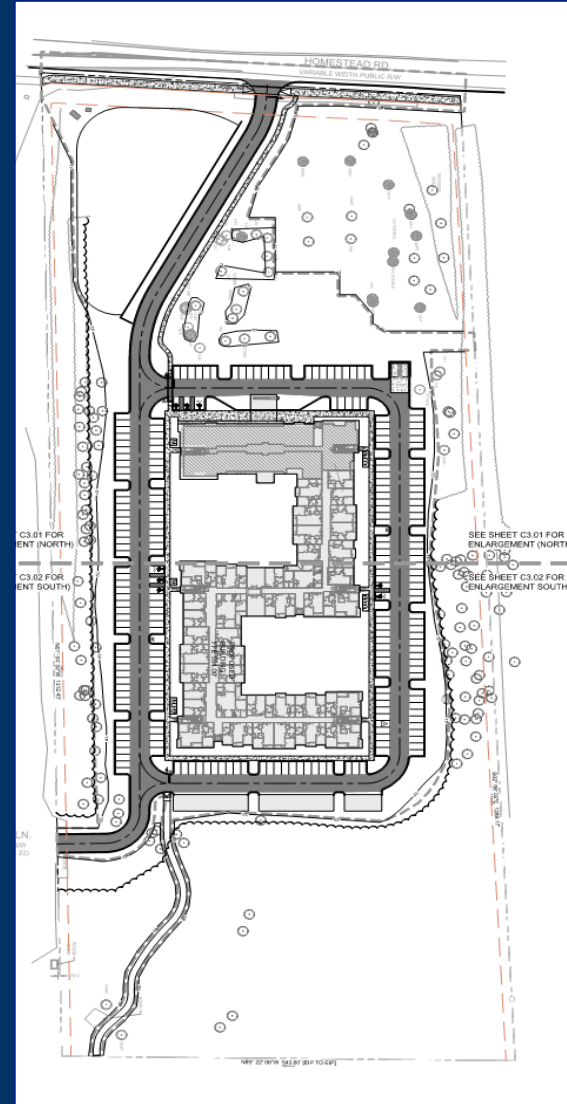
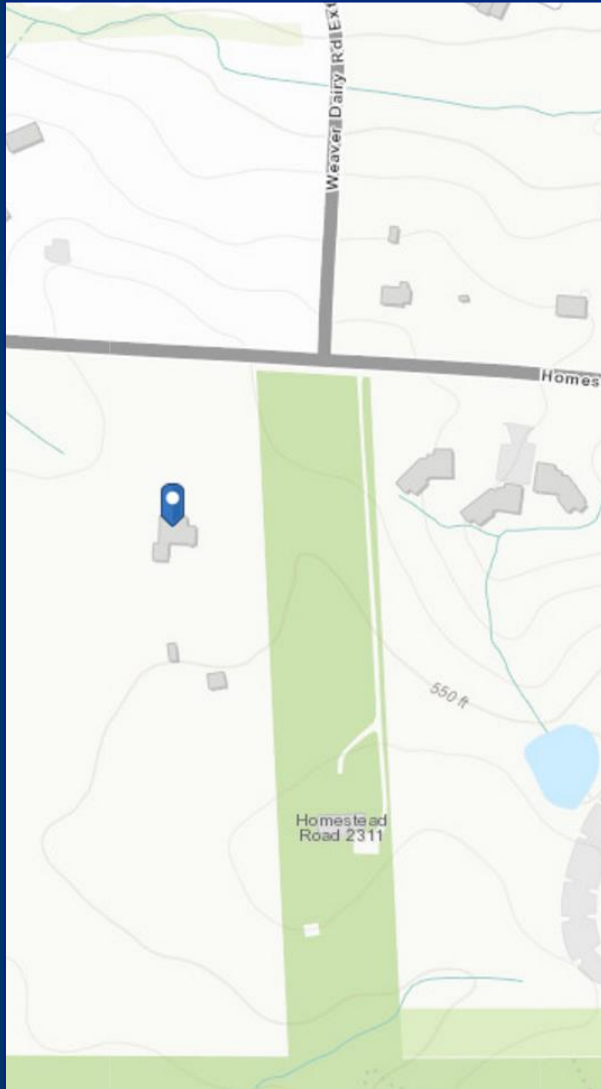
Cedars at Meadowmont



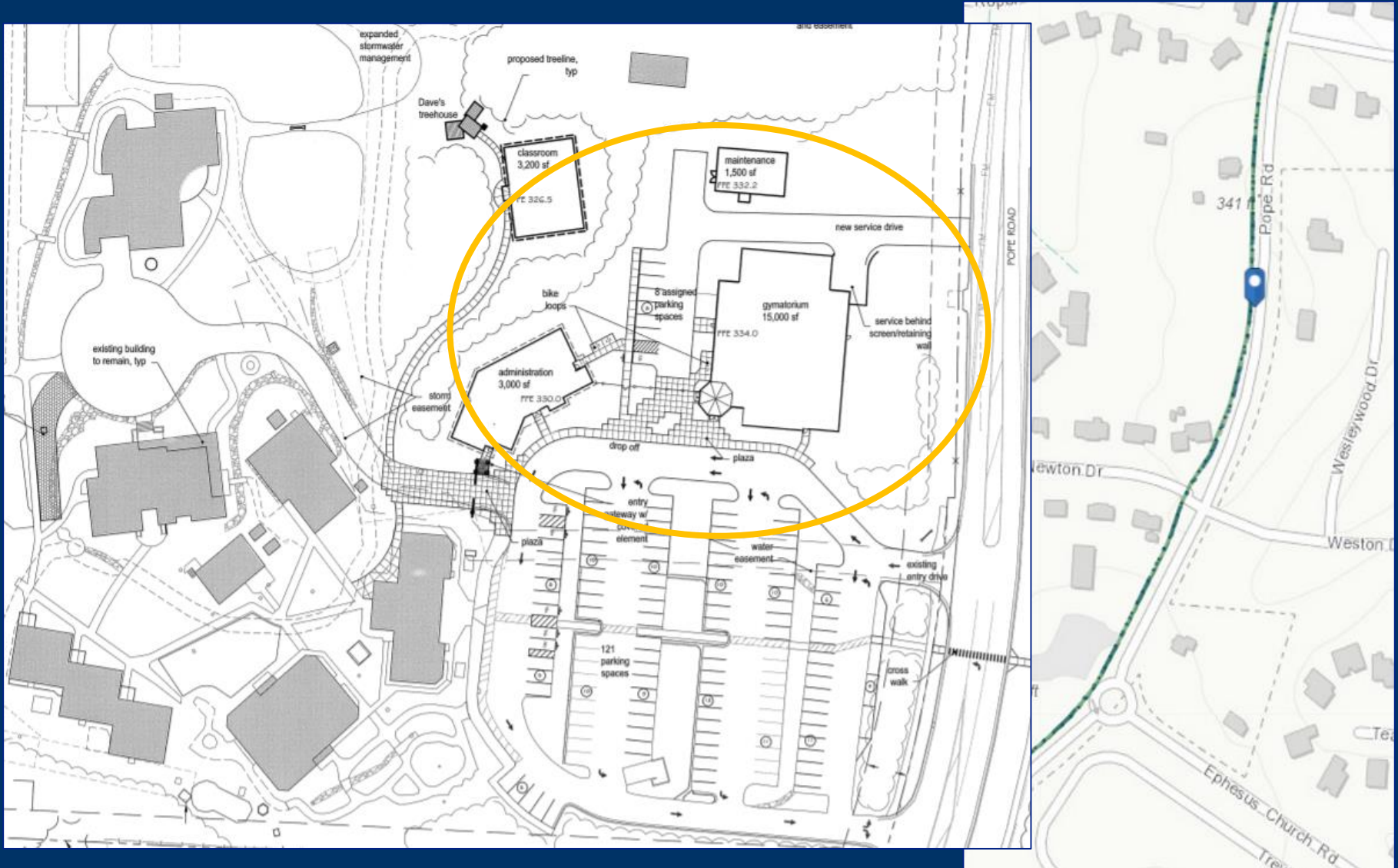
Chapel Hill High School



Greystar (Homestead) Retirement Apartments



Montessori School

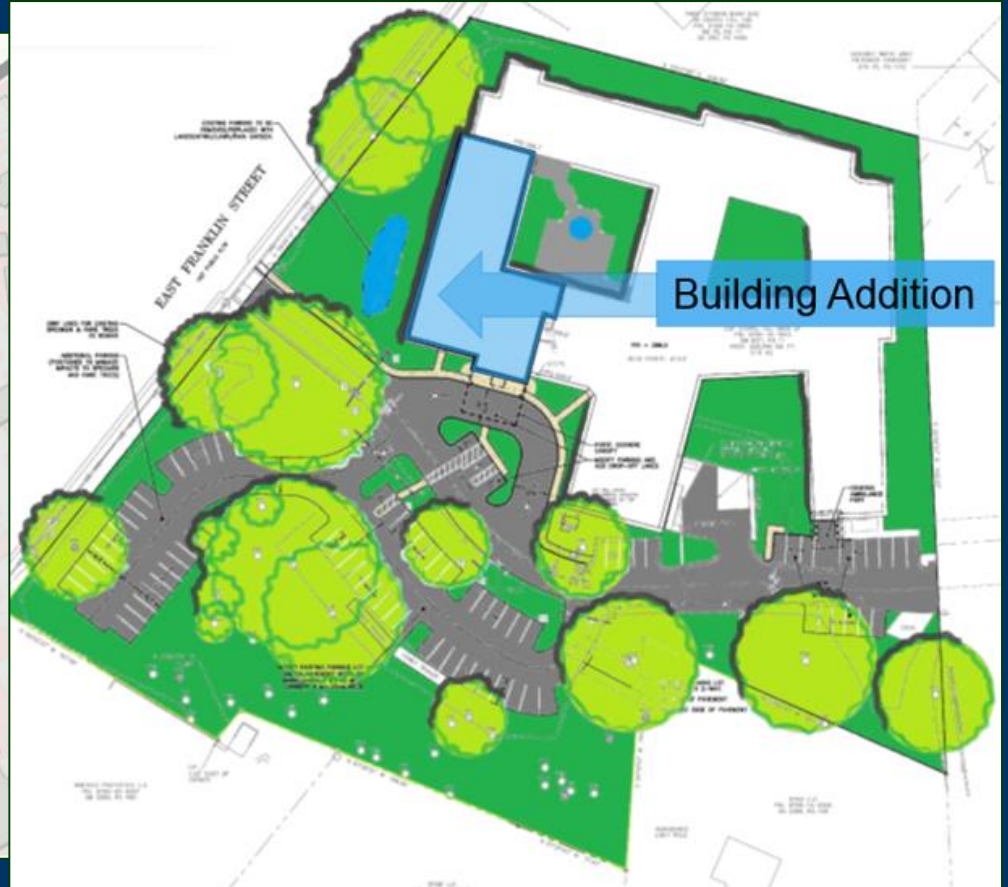
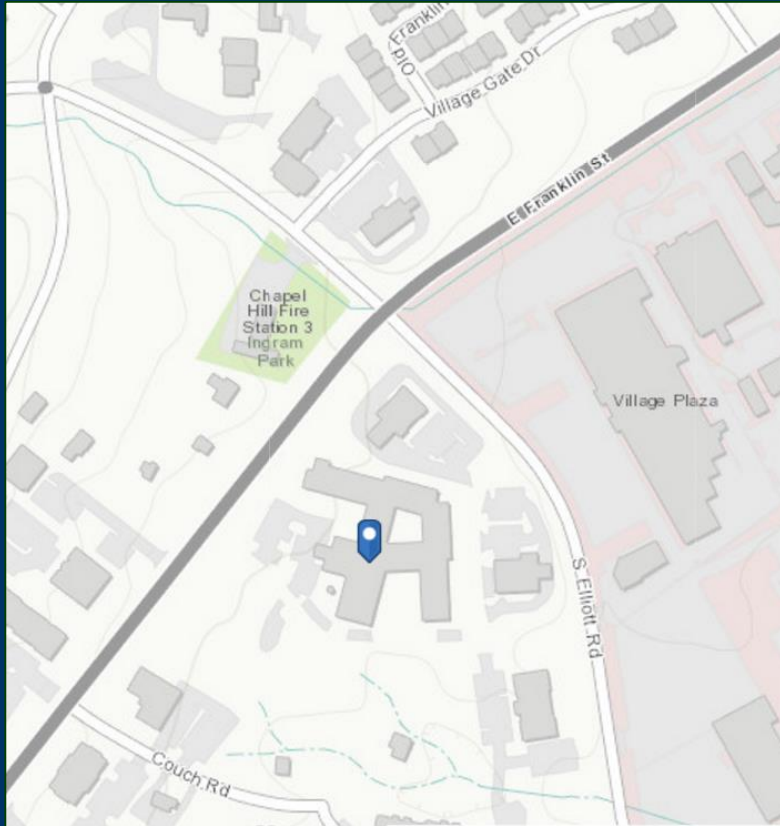


SECU Family House

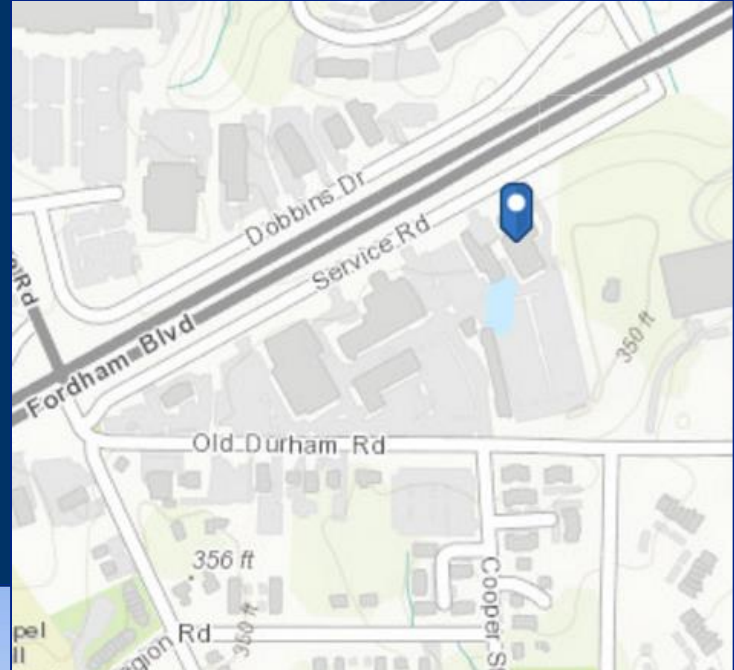


COURTYARD

Signature Health Care



Wegmans Food Market

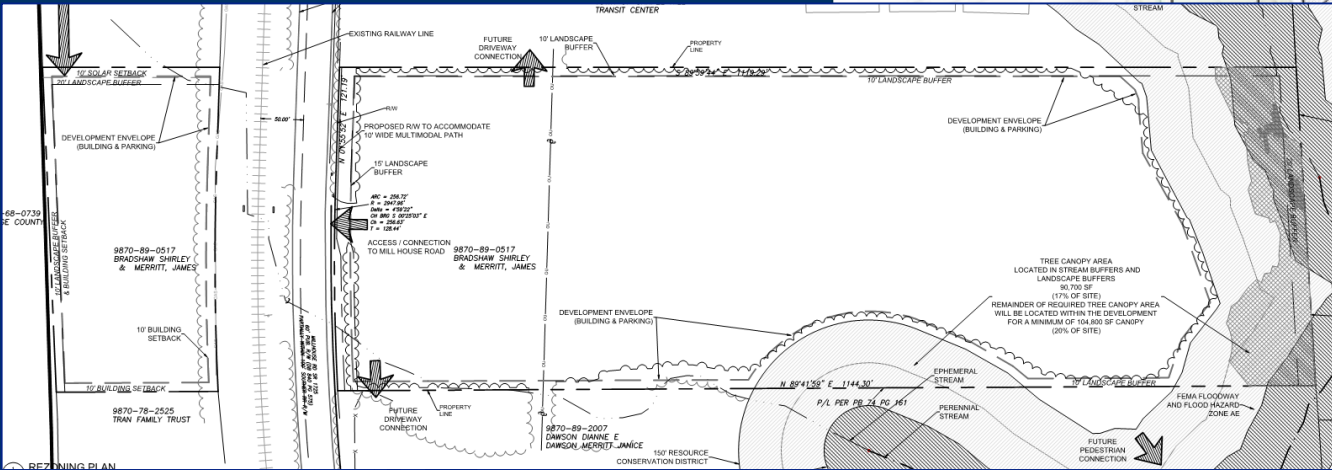


Light Industrial Conditional Rezoning

- **Carolina Flex Park**



Carolina Flex Park

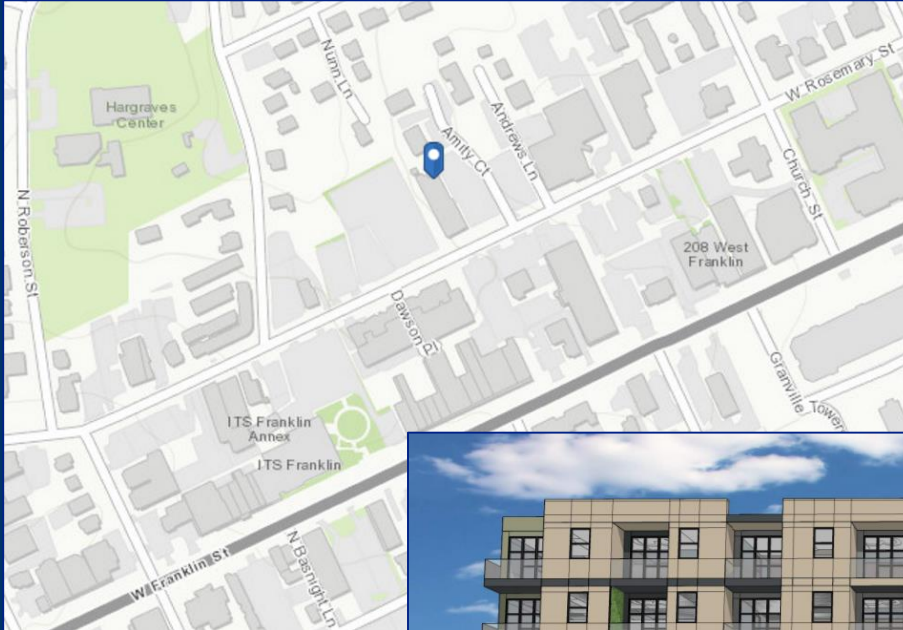


Development Agreements

- **Amity Station**
- **Municipal Services Center**



Amity Station Mixed Use



Municipal Services Center

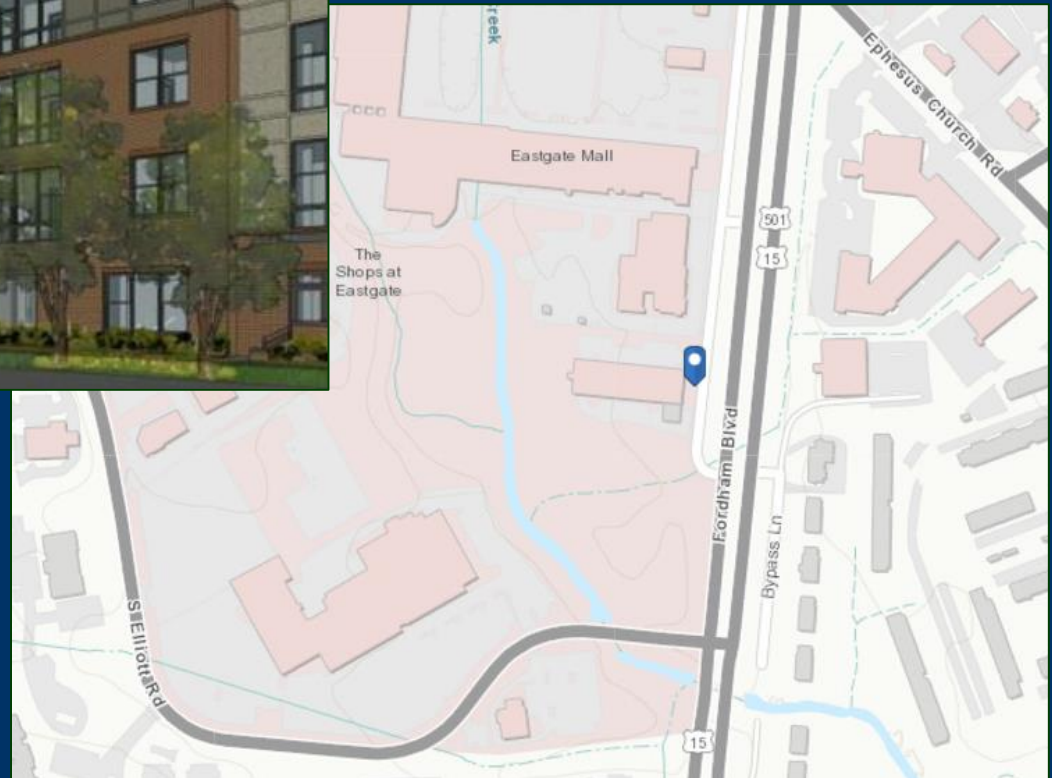


Ephesus-Fordham Projects

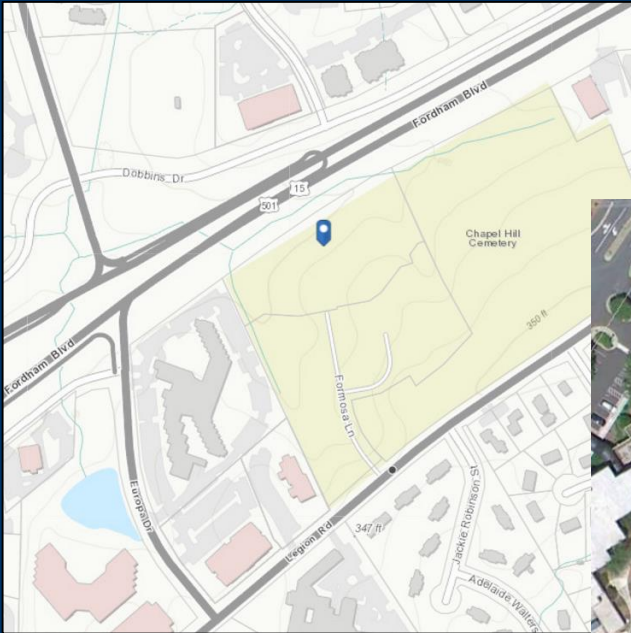
- **Fordham Boulevard Apartments**
- **Greenfield Commons**
- **Hillstone**
- **Village Plaza South**



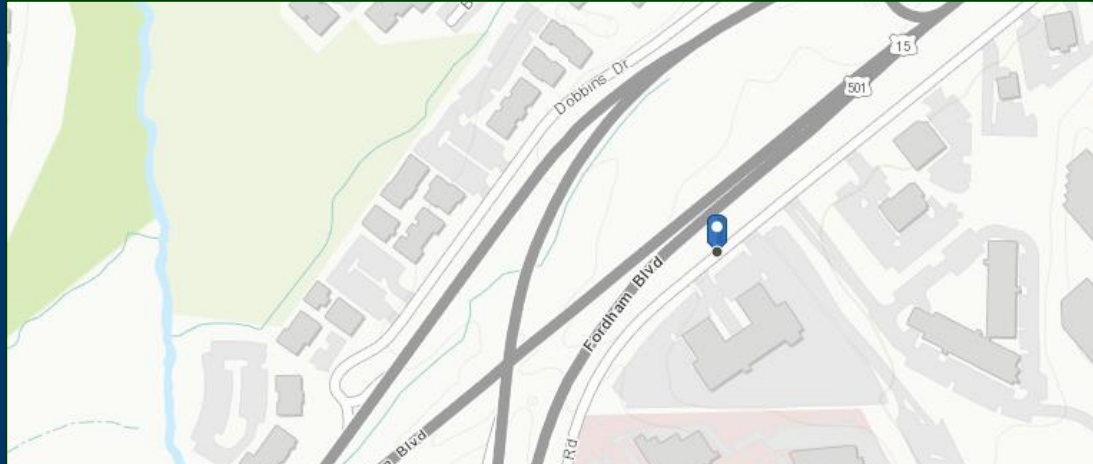
Fordham Boulevard Apartments



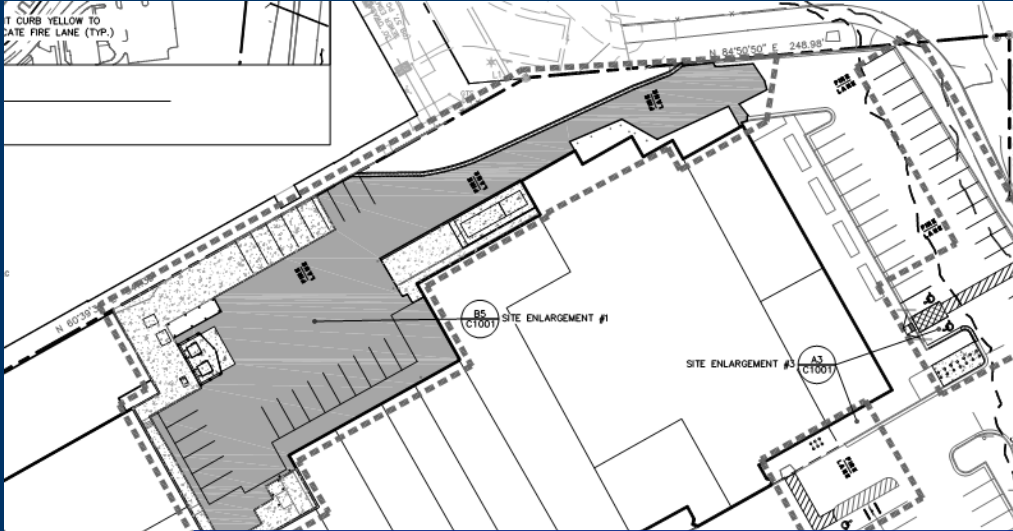
Greenfield Place (DHIC Phase 2)



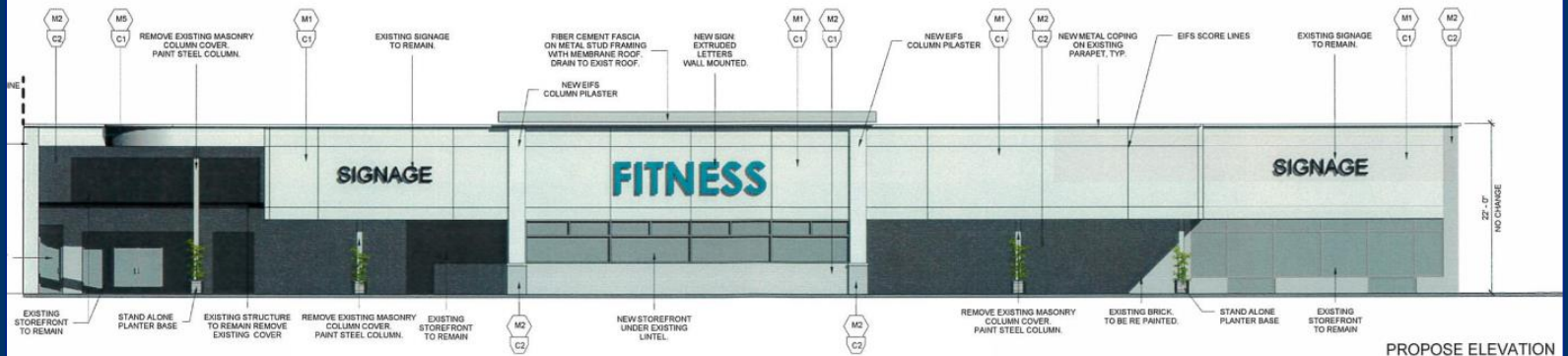
Hillstone Chapel Hill



Village Plaza South



EXISTING CONDITION



PROPOSE ELEVATION

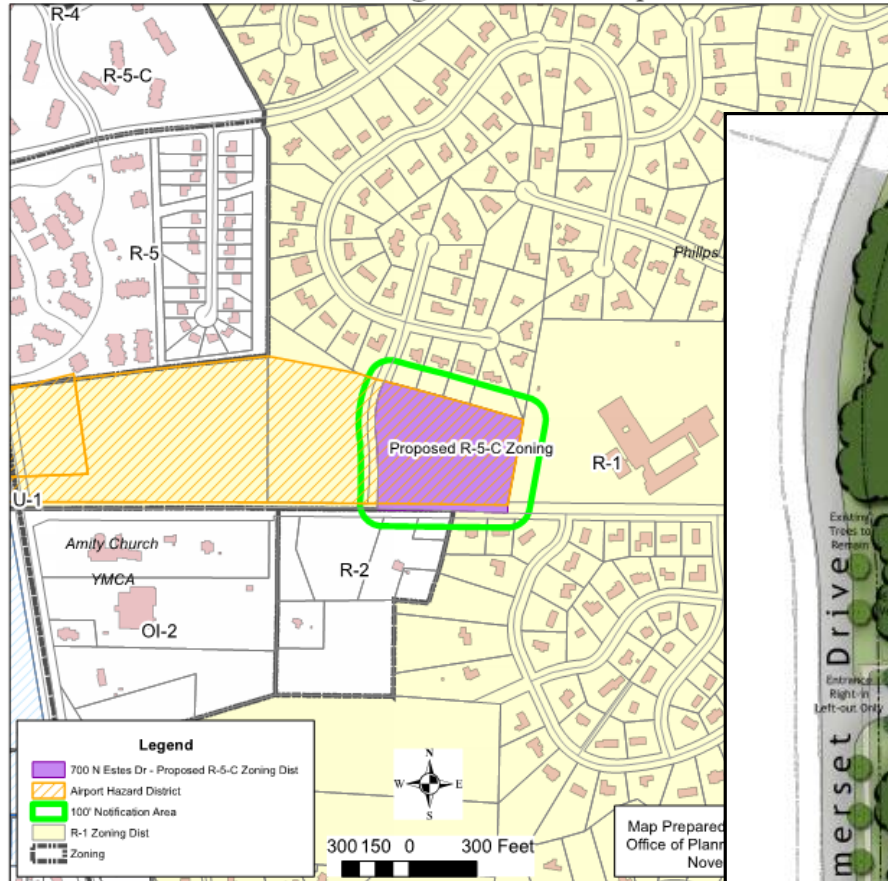
Projects Under Construction

- **Chapel Hill Retirement Residence**
- **Bell Leadership Academy**



Chapel Hill Retirement Residence

Chapel Hill Retirement Residence - 700 N Estes Dr
100' Rezoning Notification Map



Bell Leadership Academy



Special Planning Initiatives

| PROJECT | STATUS | CONTRACT | FY16 | | | | FY17 | | | | FY18 | | | | FY19 | |
|---|------------------|----------------------|---------|----|----|----|---------|---------|---------|---------|---------|----|----|-----|------|-----|
| | | | 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 | | | | | ←-----→ | | | | | | | | | |
| 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 ¹ | 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 | Project Planning | | | | | | | | | | | | | TBD | → | |
| Land Use Review and LUMO Re-write | Project Planning | | | | | | | | | ←-----→ | | | | | | |
| Downtown Design Guidelines | Planned | | | | | | | | | | | | | | | TBD |

NOTE 1: Downtown 2020 Work Plan Implementation includes alleyways, on-street dining, lighting improvements, public realm experiments, parking mgt. experiments, etc.



Wireless Telecom Initiative



Wireless
Telecommunications
Initiative

STATION 3: Key Facility Types

Small Cell Facilities



Macro Facilities



Size

- The visual impact of wireless facilities is often related to height. Small cell poles are smaller than macro-towers, but with more frequent placement.

Small Cell poles are typically 40' to 50' tall



Macro-towers may be from 150' to 400' tall

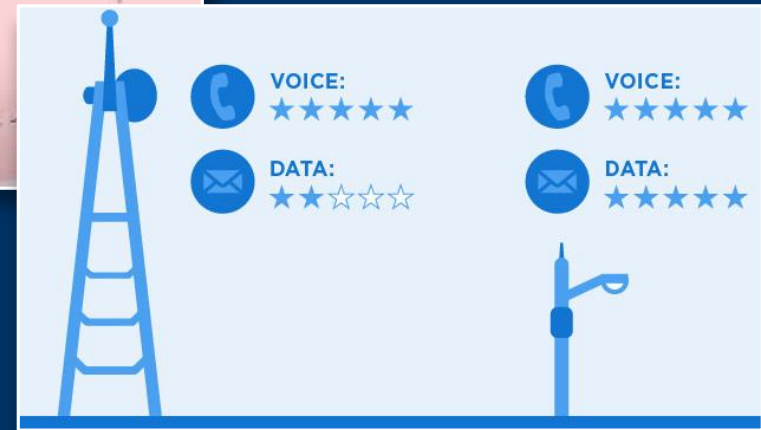
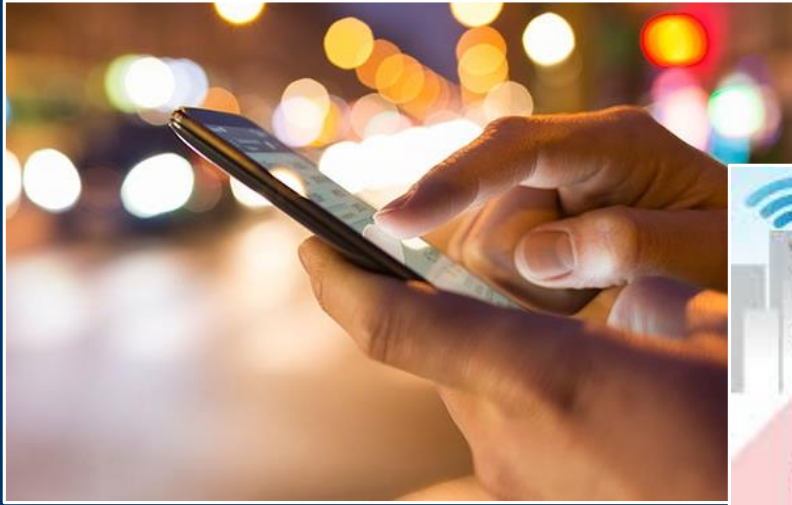


Held public meeting on Sept. 21st



TOWN OF CHAPEL HILL

Wireless Telecom Initiative



Online Poll

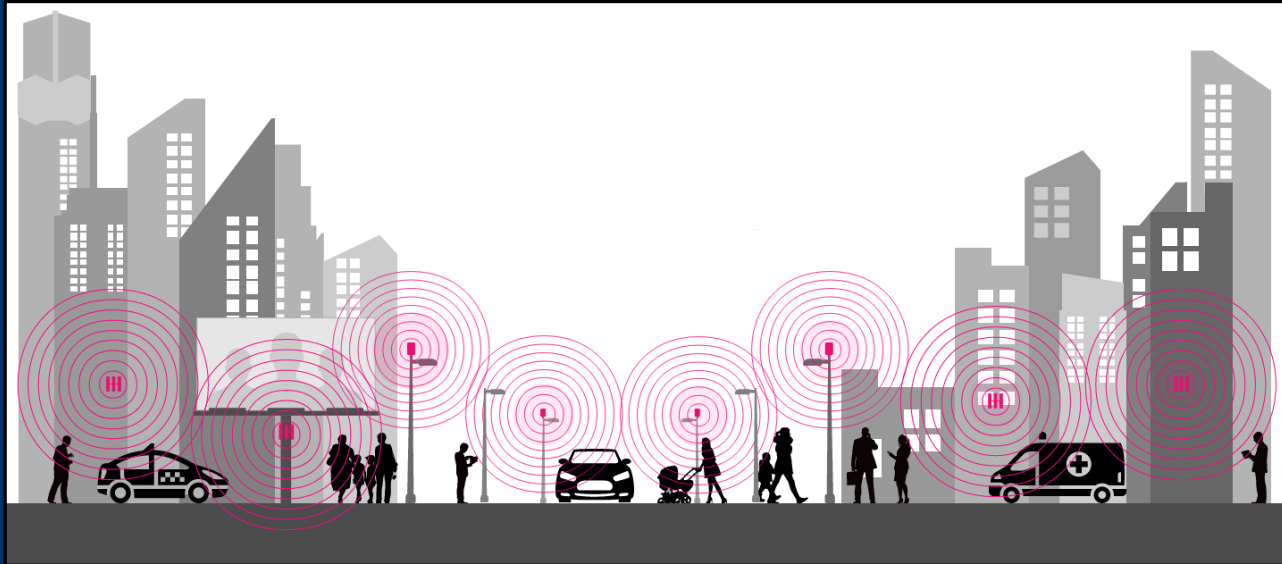
<https://pollev.com/toch>

(poll closes Oct. 12th)



TOWN OF CHAPEL HILL

Wireless Telecom Initiative



For more information, visit:

www.townofchapelhill.org/wireless



TOWN OF CHAPEL HILL

Question & Answer



TOWN OF CHAPEL HILL