

Planning & Development Services Update (November 2017)



Ben Hitchings, AICP, CZO
Director of Planning & Development Services
November 3, 2017



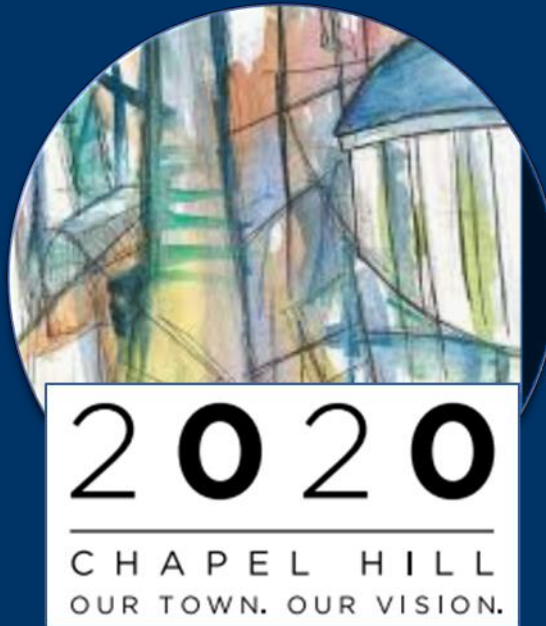
TOWN OF CHAPEL HILL

Halloween Edition



TOWN OF CHAPEL HILL

Community Vision



Create a Place
For Everyone



Community
Prosperity &
Engagement



Facilitate Getting
Around



Nurture Our
Community



Good Places,
New Spaces

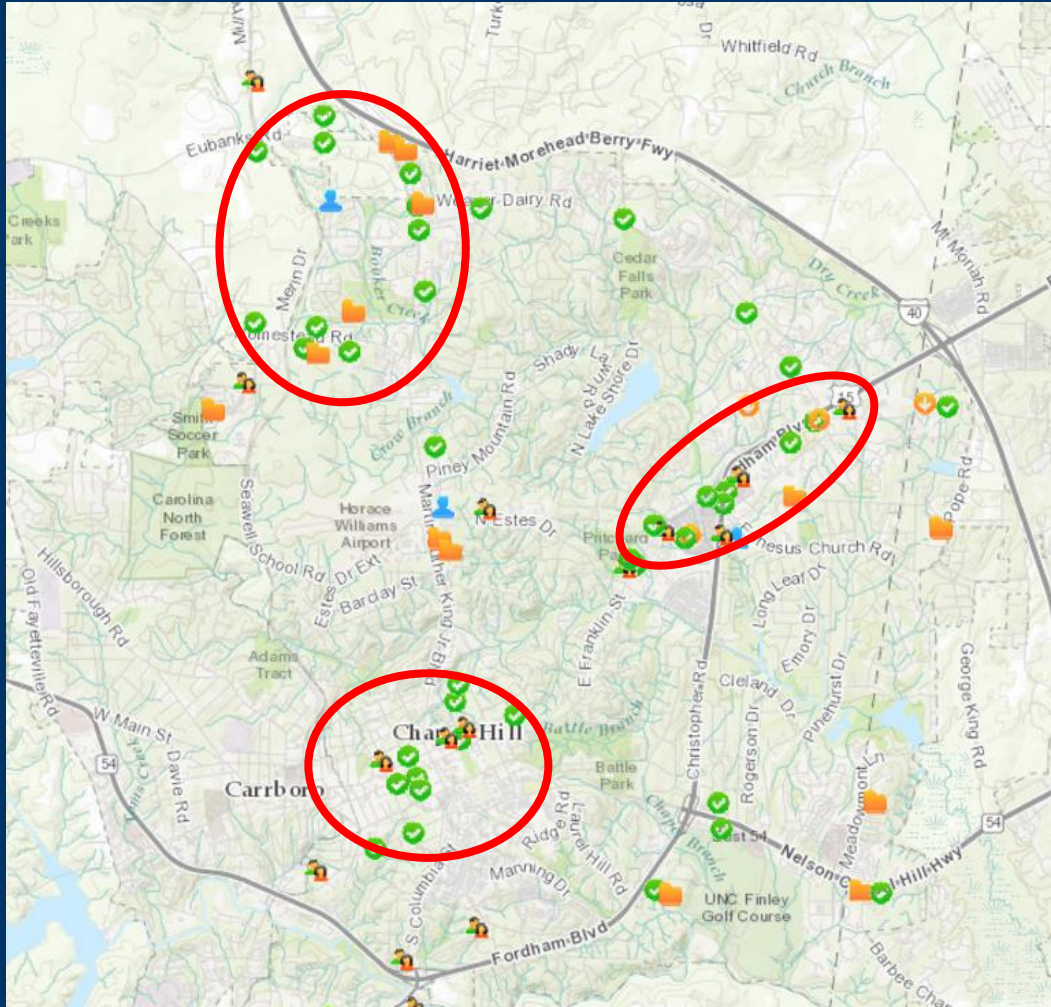


Town/Gown
Collaboration



TOWN OF CHAPEL HILL

Development Activity Report



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- Withdrawn

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



TOWN OF CHAPEL HILL

Concept Plans

Chapel Hill Cooperative Preschool

Coley Self Storage

Columbia St. Annex

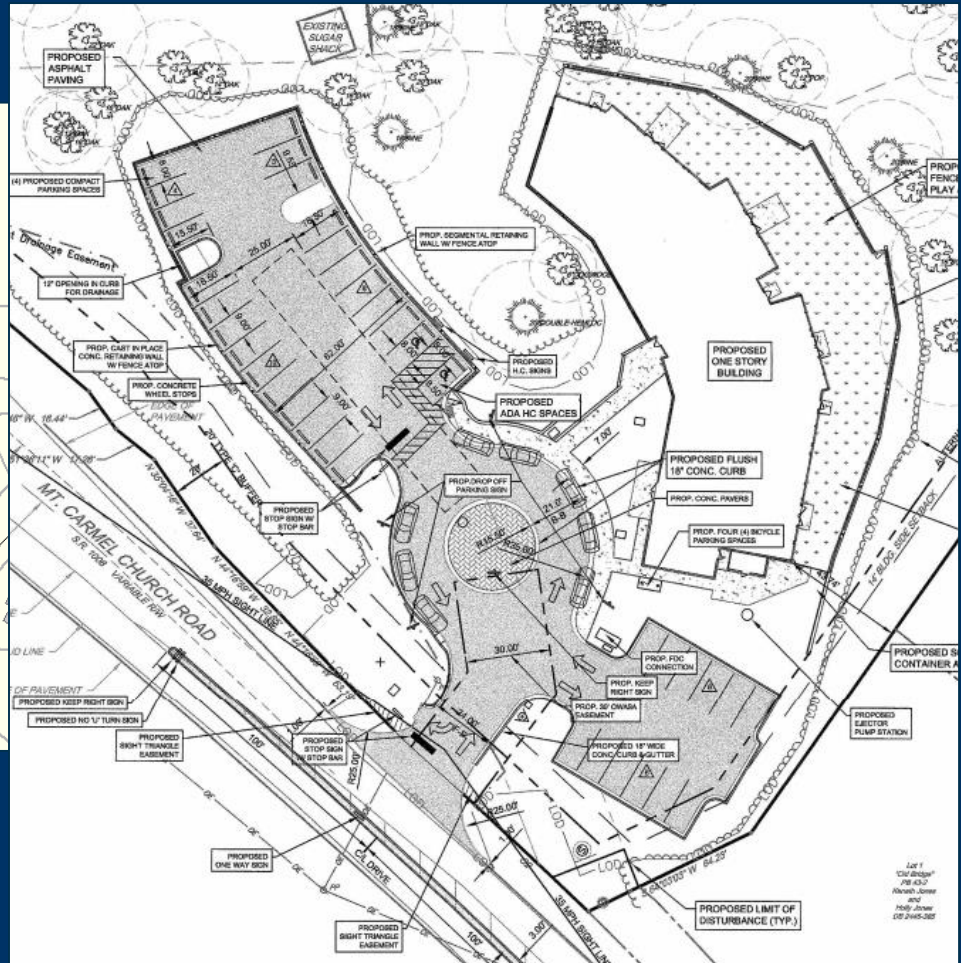
Dunkin Donuts

N Estes Mixed Use Center

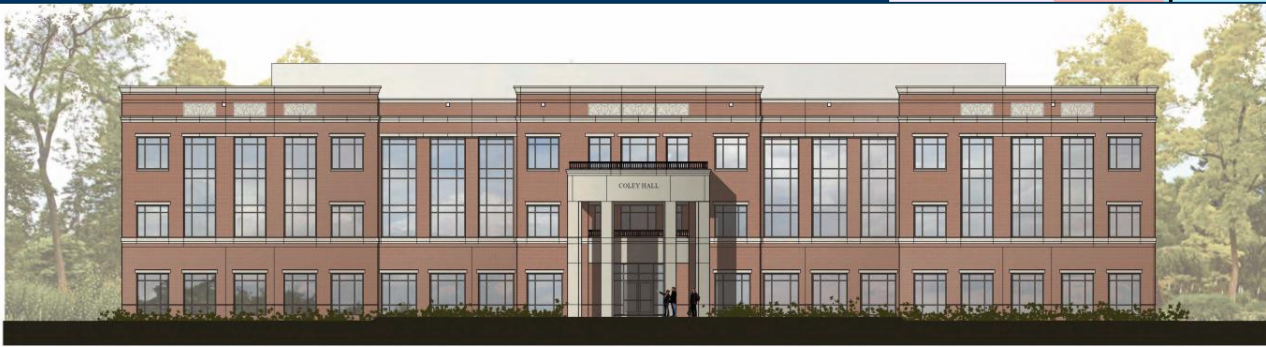
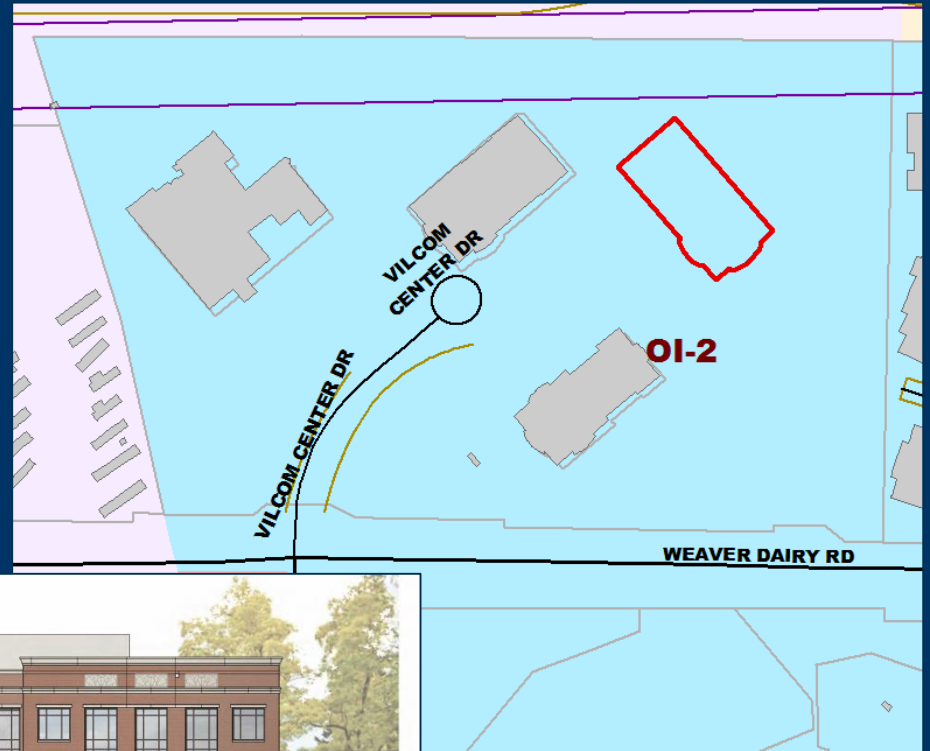
SECU Charterwood Branch



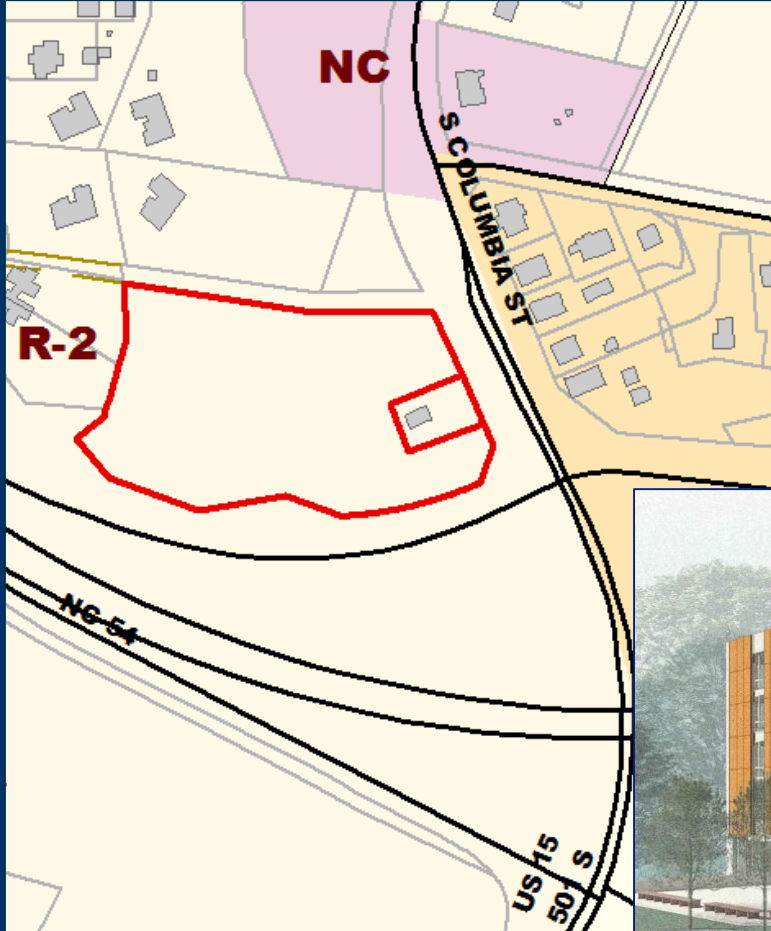
Chapel Hill Cooperative Preschool



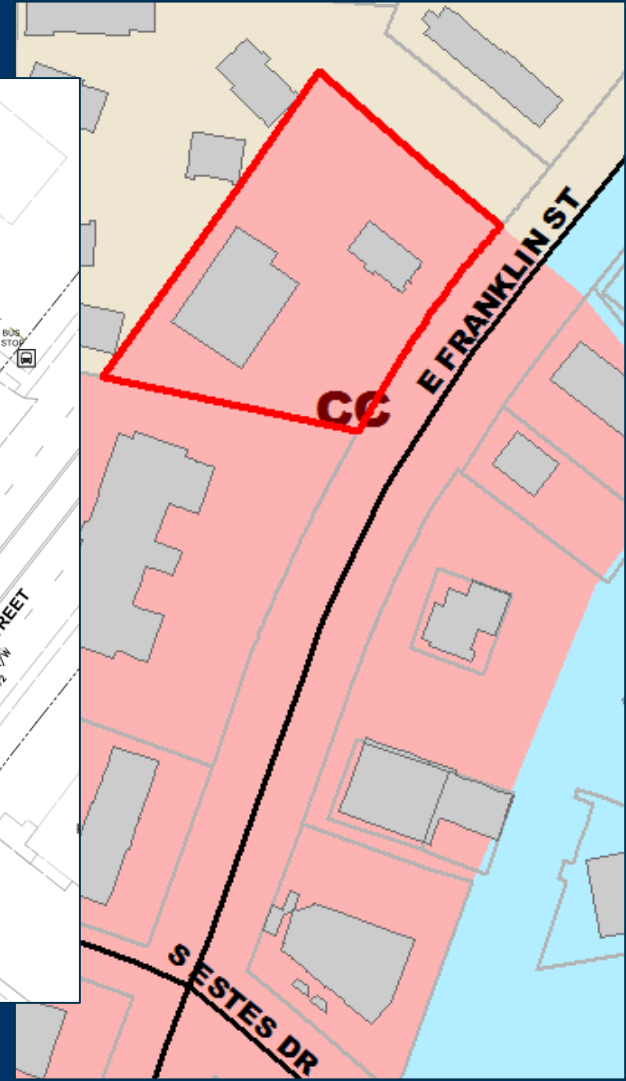
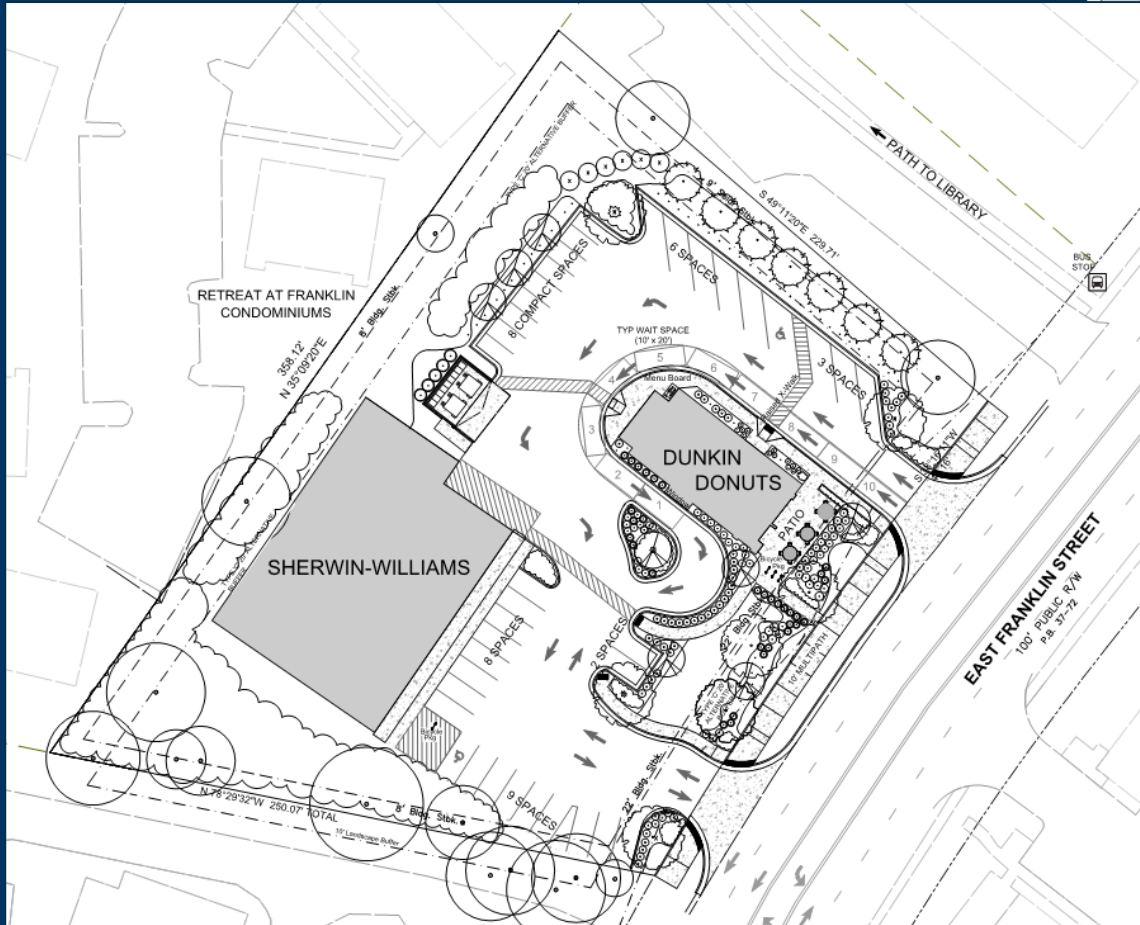
Coley Hall (Vilcom) Self-Storage



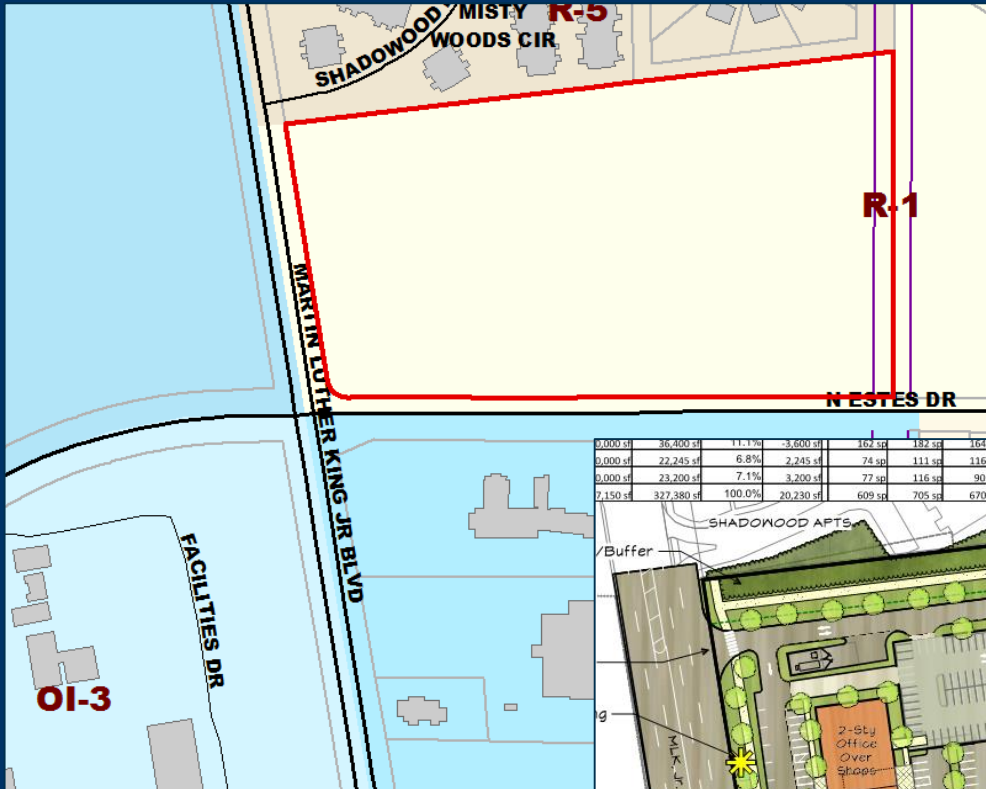
Columbia St Annex Mixed Use



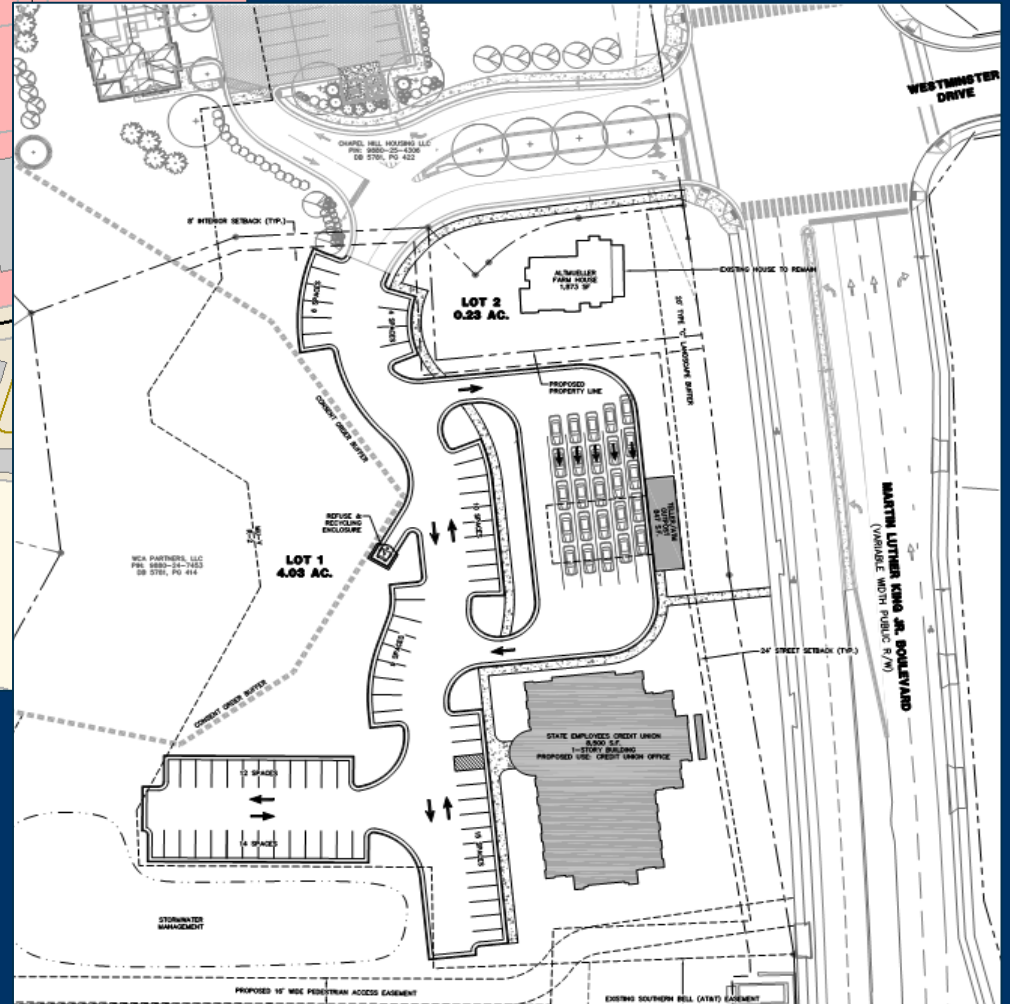
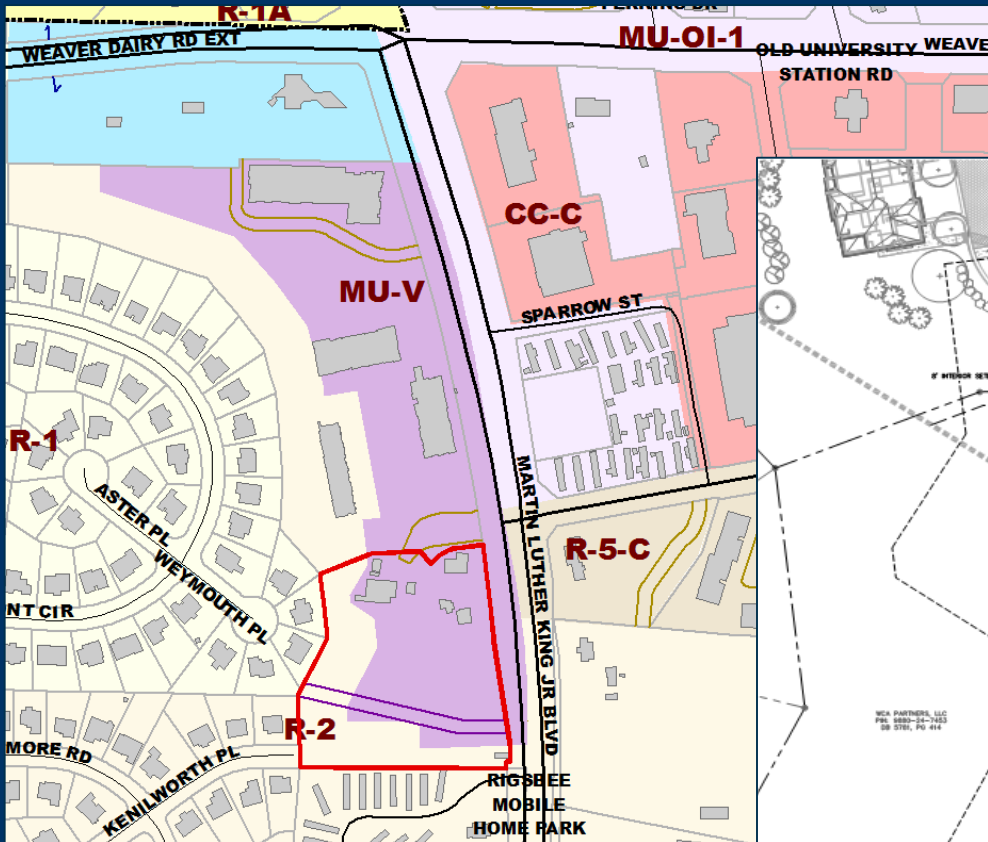
Dunkin Donuts Drive-Thru



North Estes Mixed Use Center



SECU Charterwood Branch



Special Use Permit Updates

CASA Merritt Mill

Chapel Hill High School

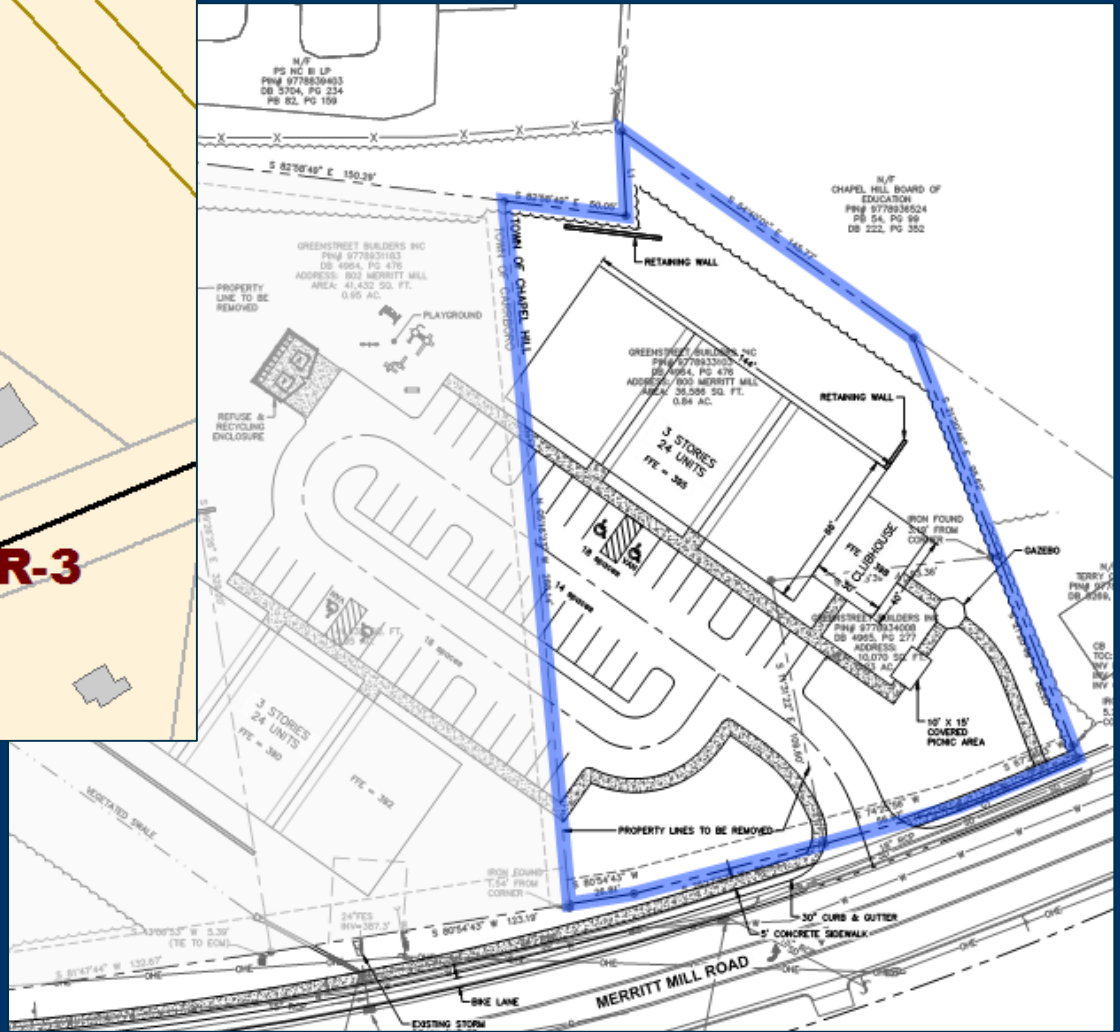
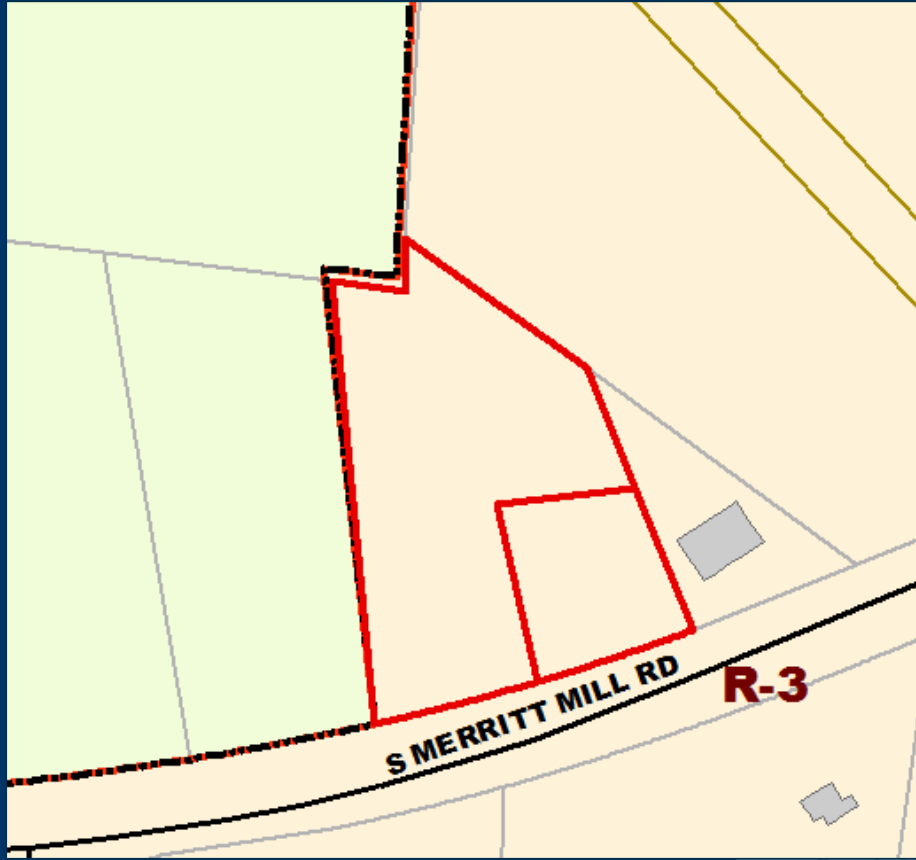
Greystar Overture

Montessori School

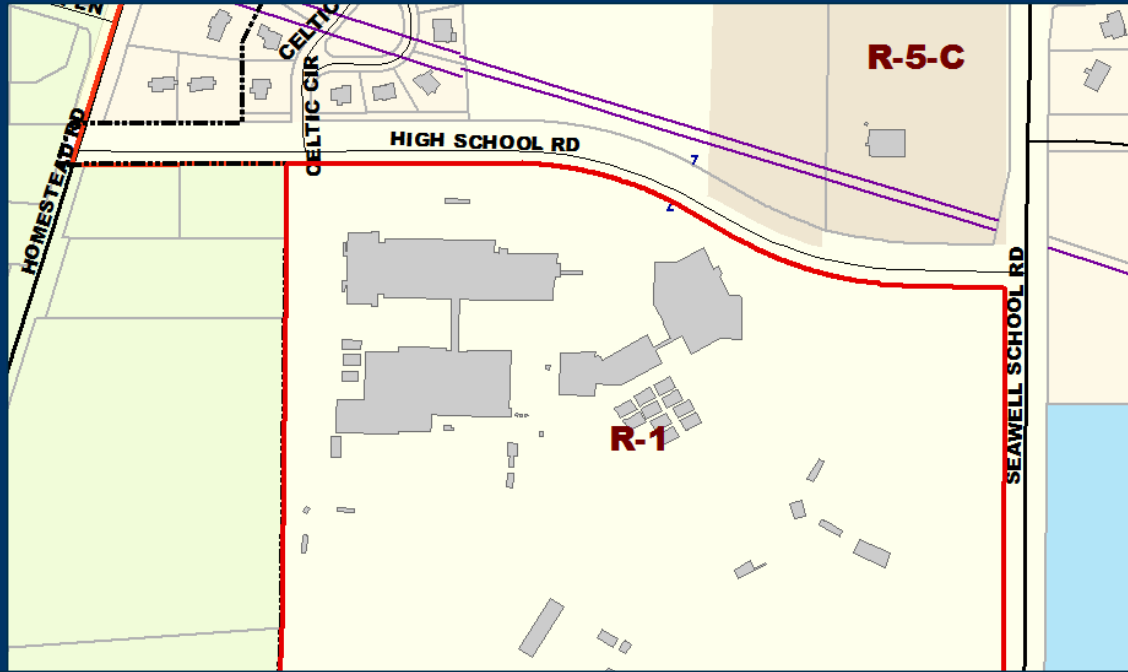
SECU Family House



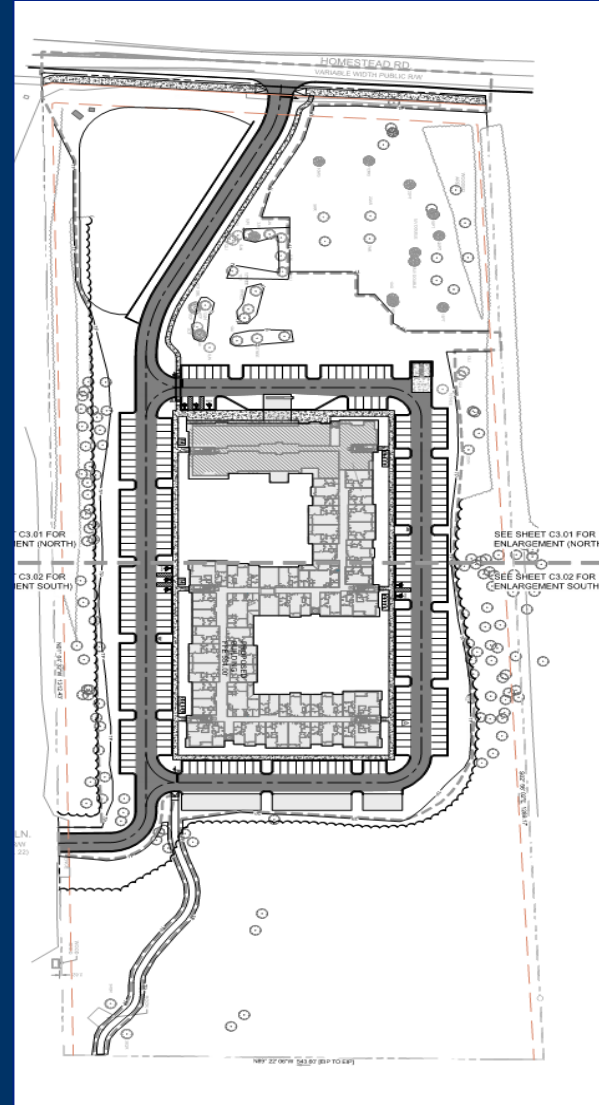
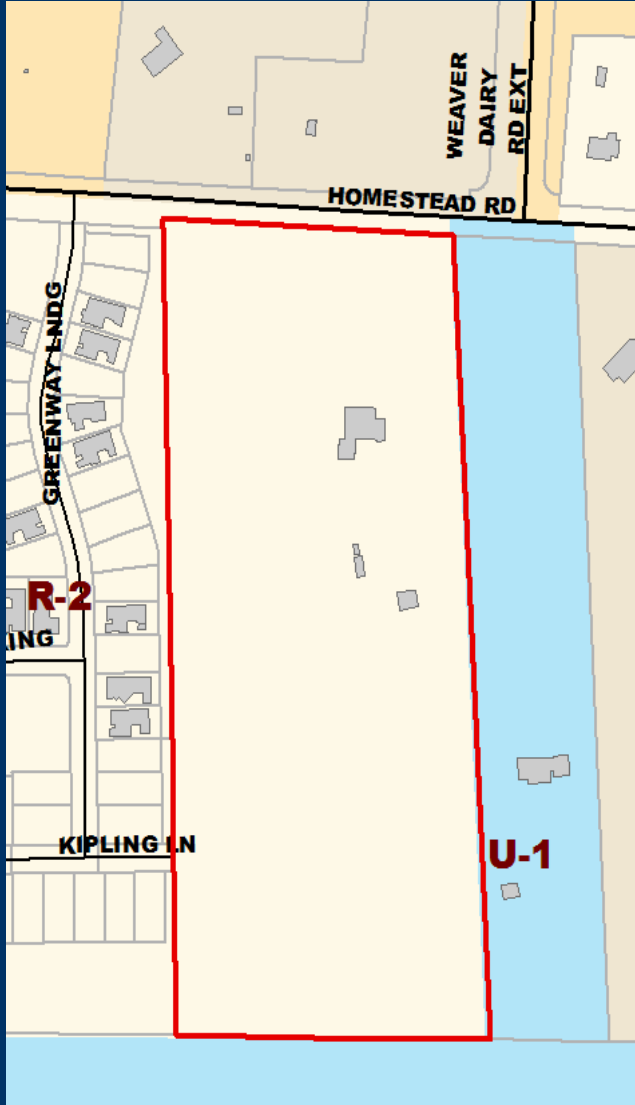
CASA – Merritt Mill



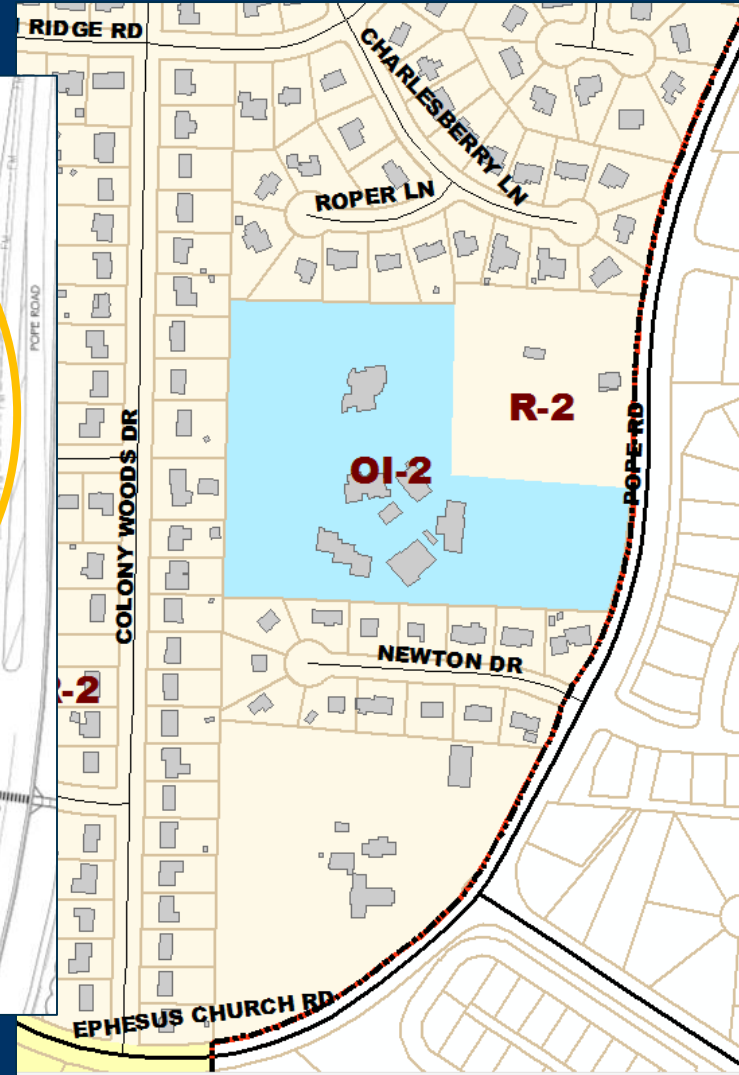
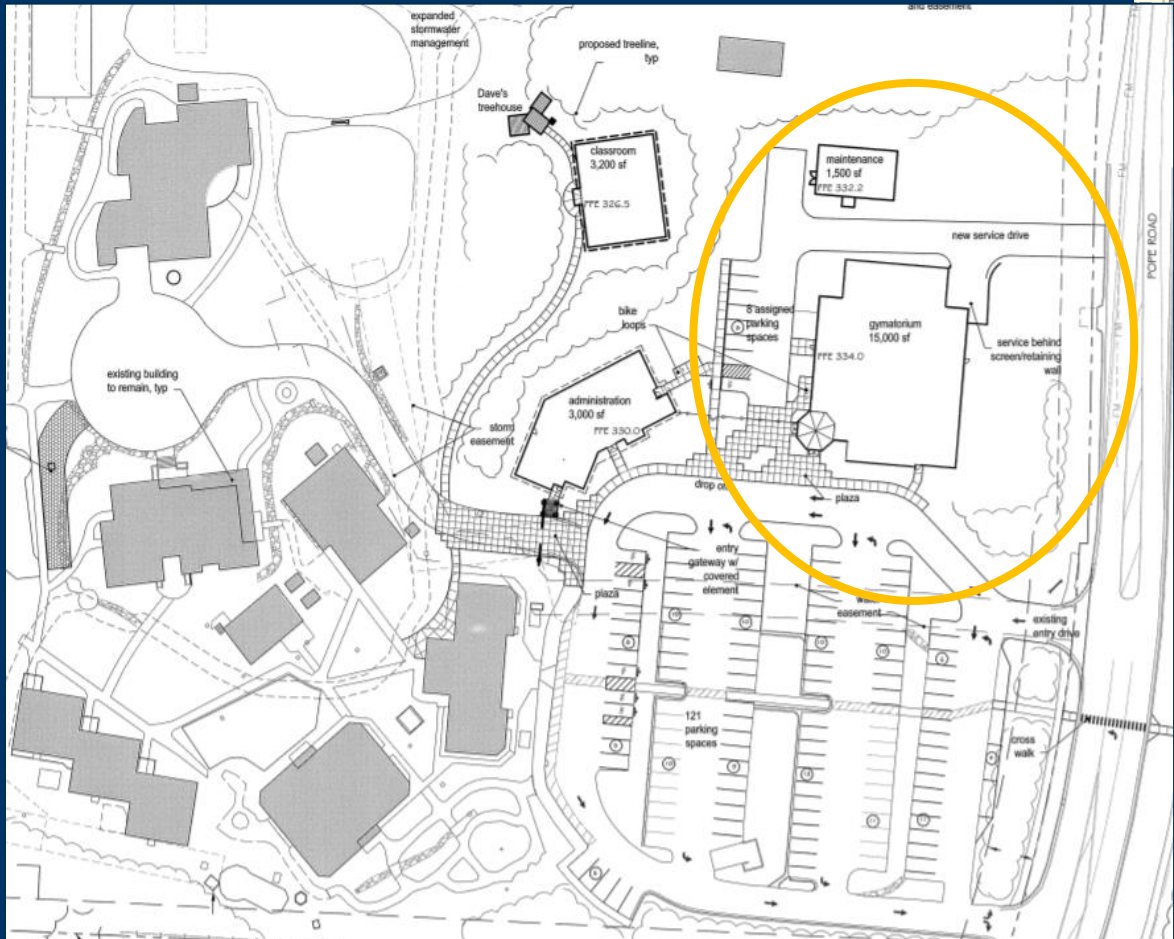
Chapel Hill High School



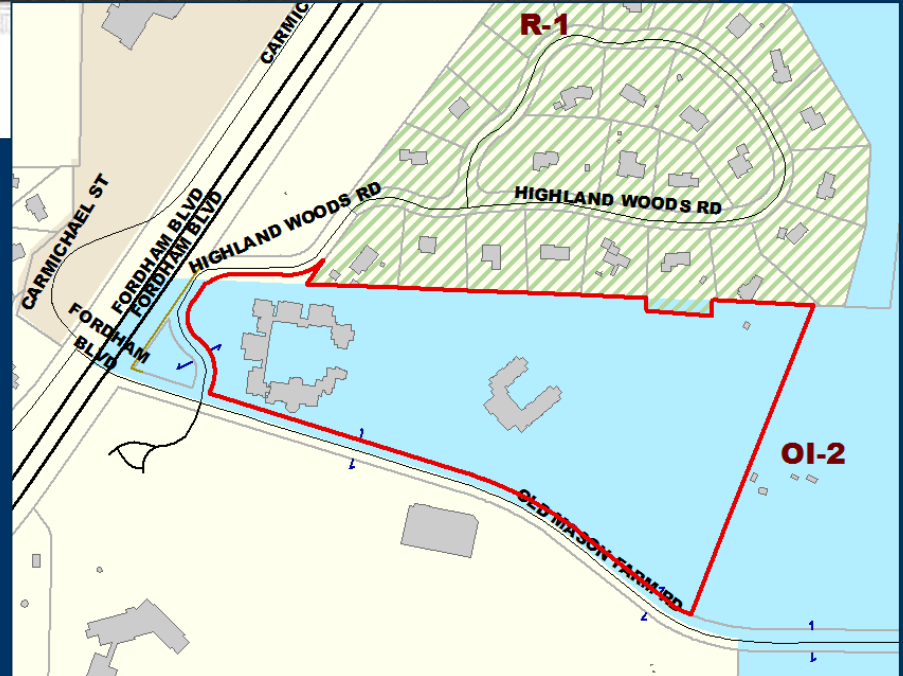
Greystar Overture Retirement Apartments



Montessori School



SECU Family House

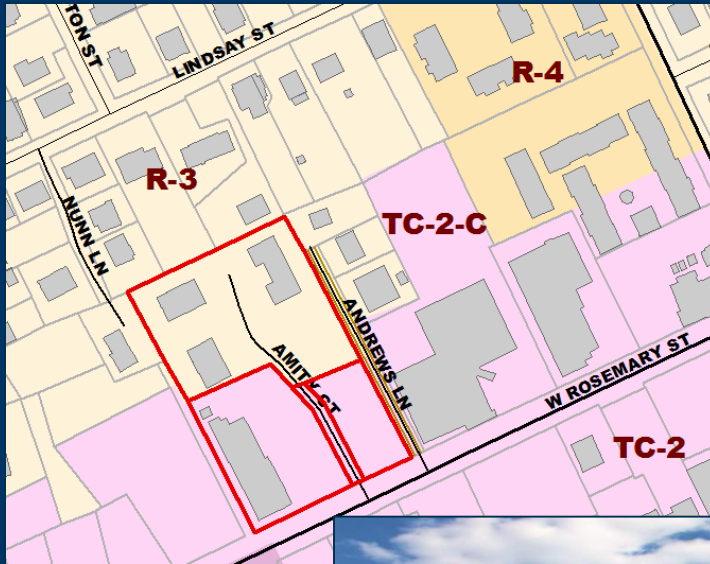


Development Agreements

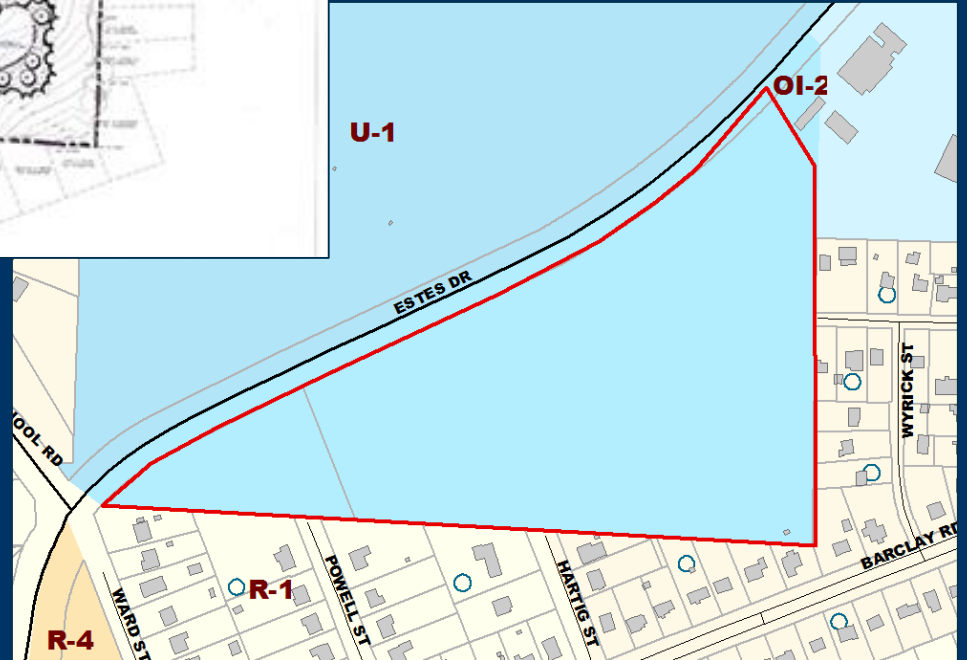
- **Amity Station**
- **Municipal Services Center**



Amity Station Mixed Use



Municipal Services Center

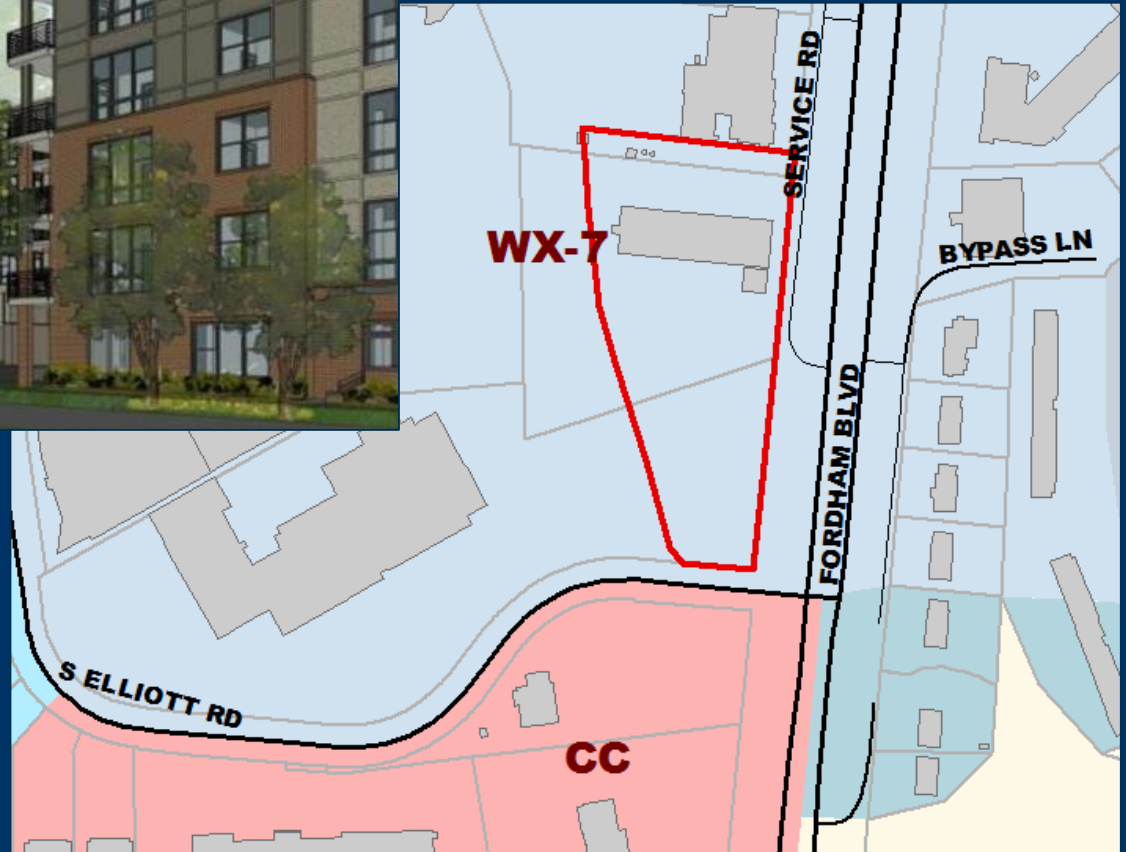


Blue Hill District Projects

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



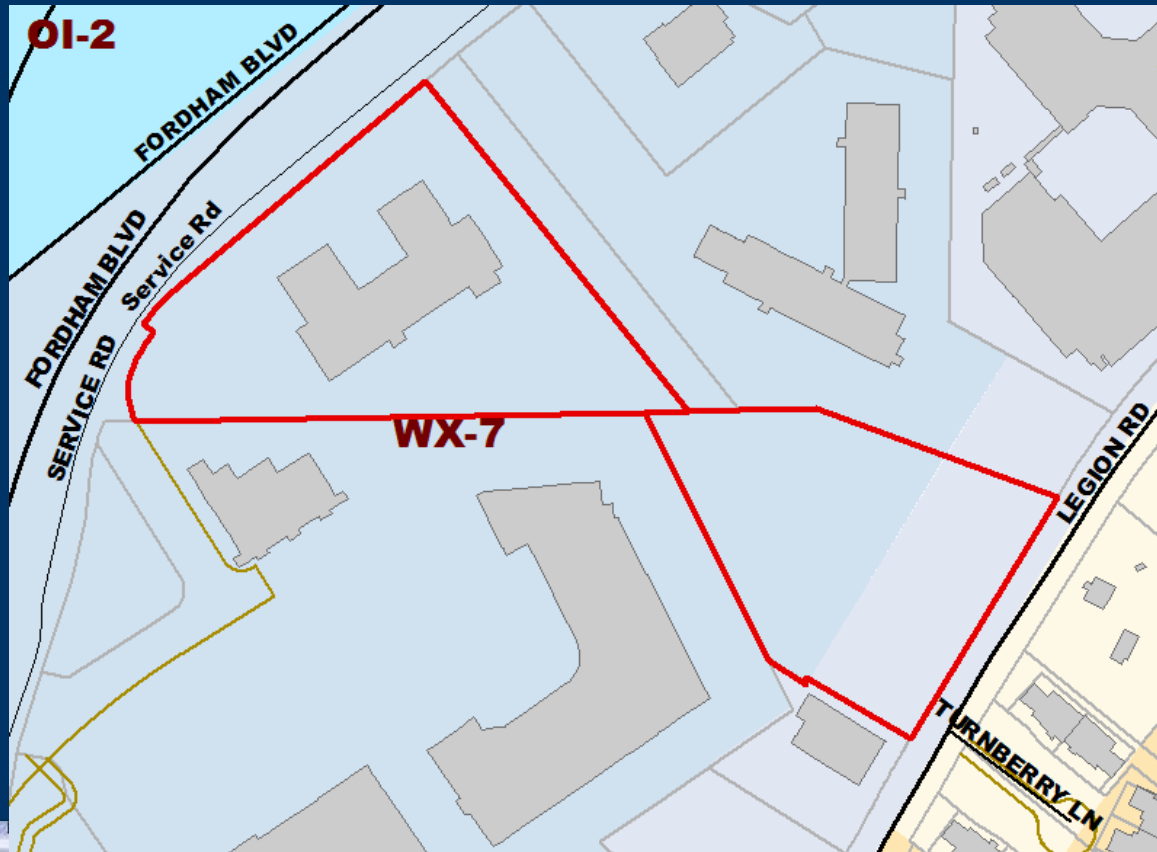
Fordham Boulevard Apartments



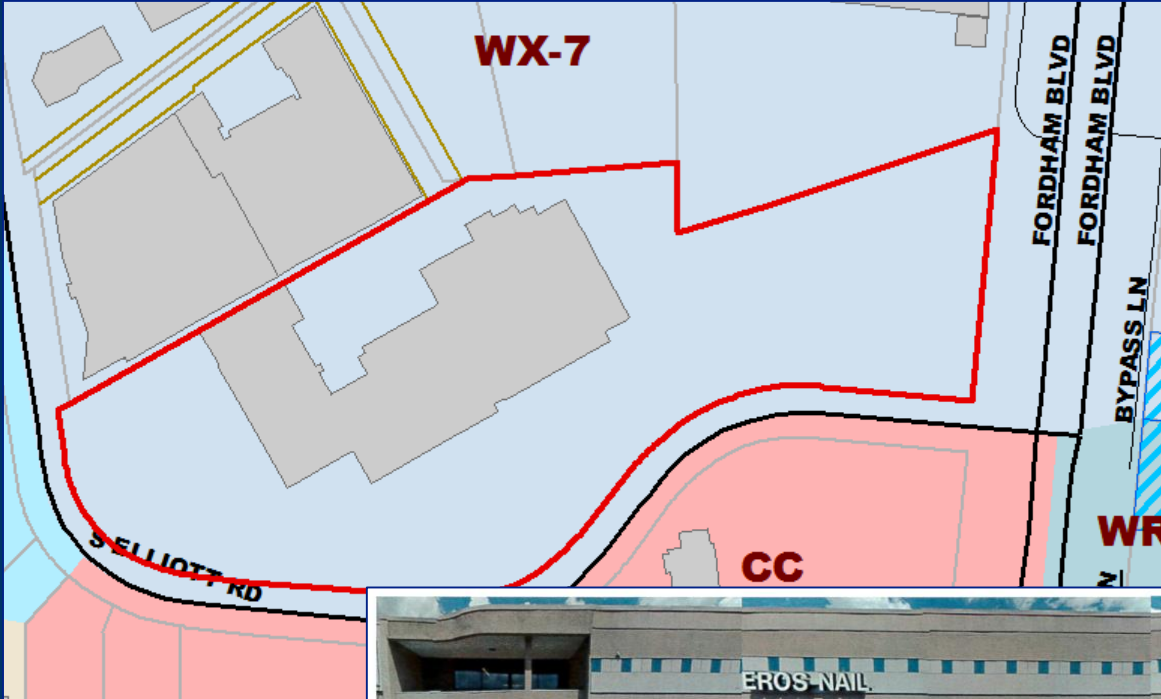
Greenfield Place (DHIC Phase 2)



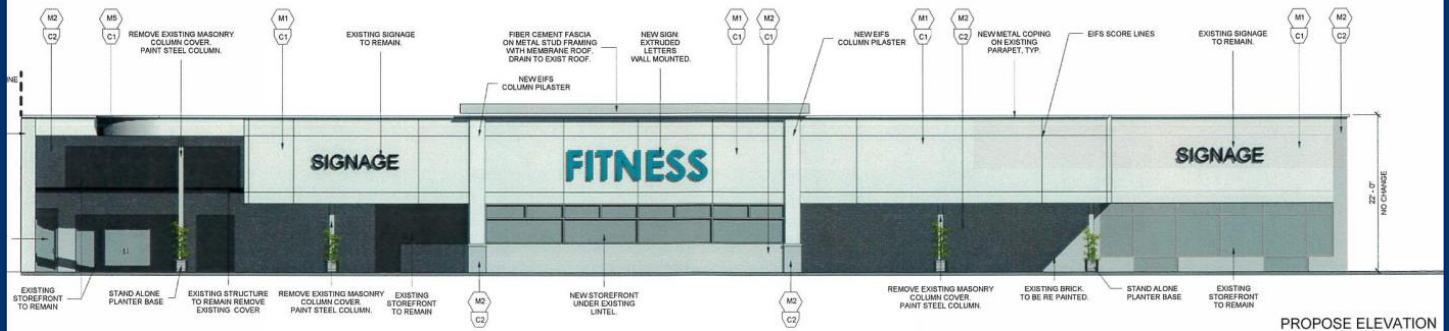
Hillstone Chapel Hill



Village Plaza South



EXISTING CONDITION

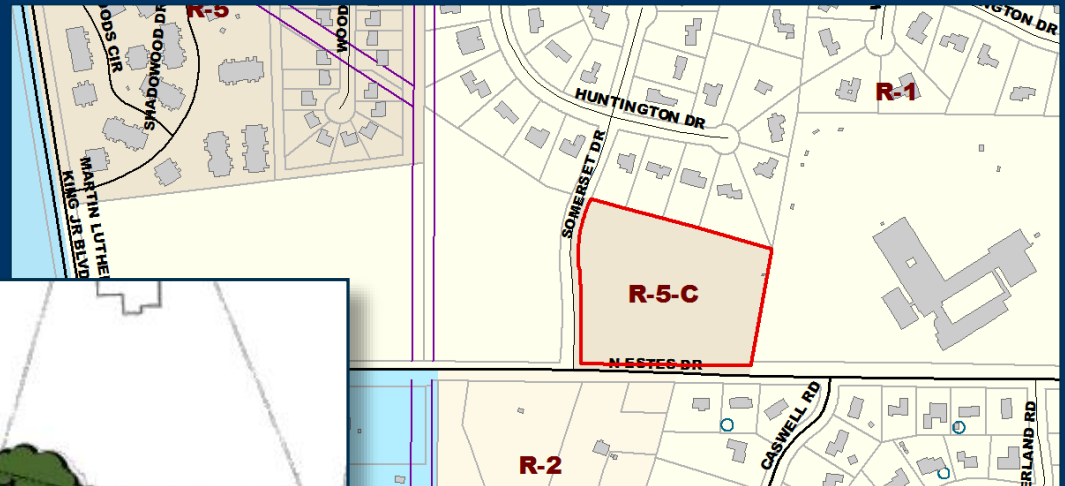


Projects Under Construction

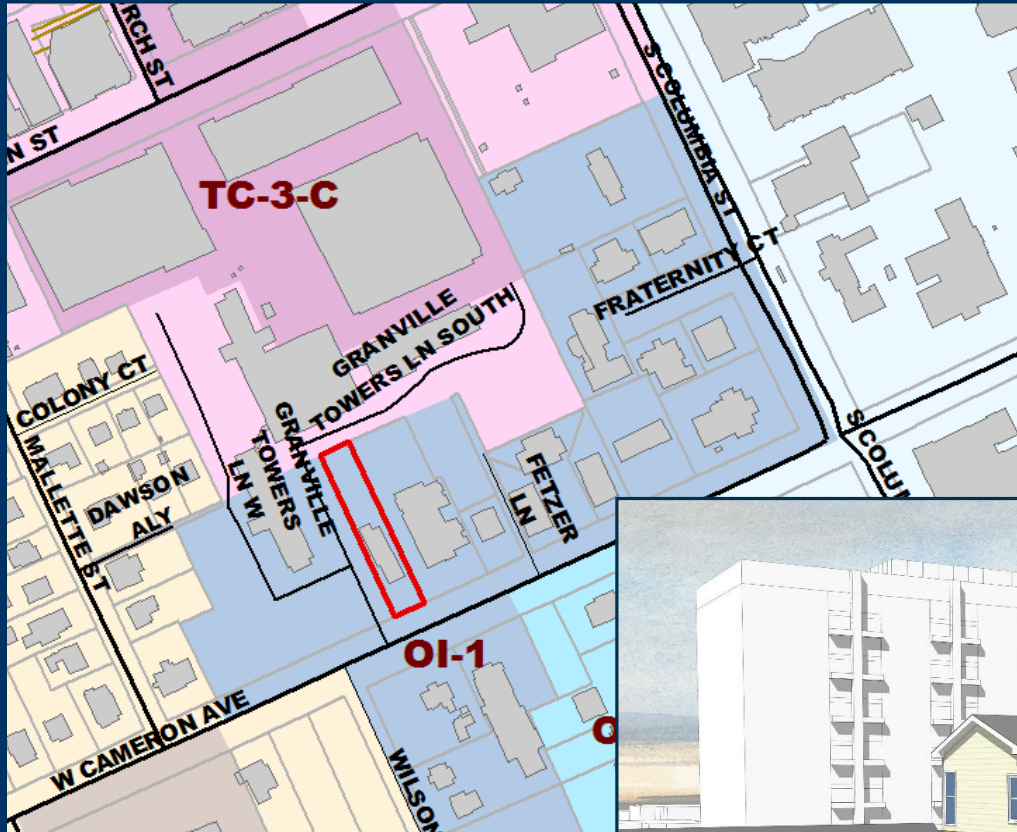
- **Chapel Hill Retirement Residence**
- **Bell Leadership Academy**



Chapel Hill Retirement Residence



Bell Leadership Academy

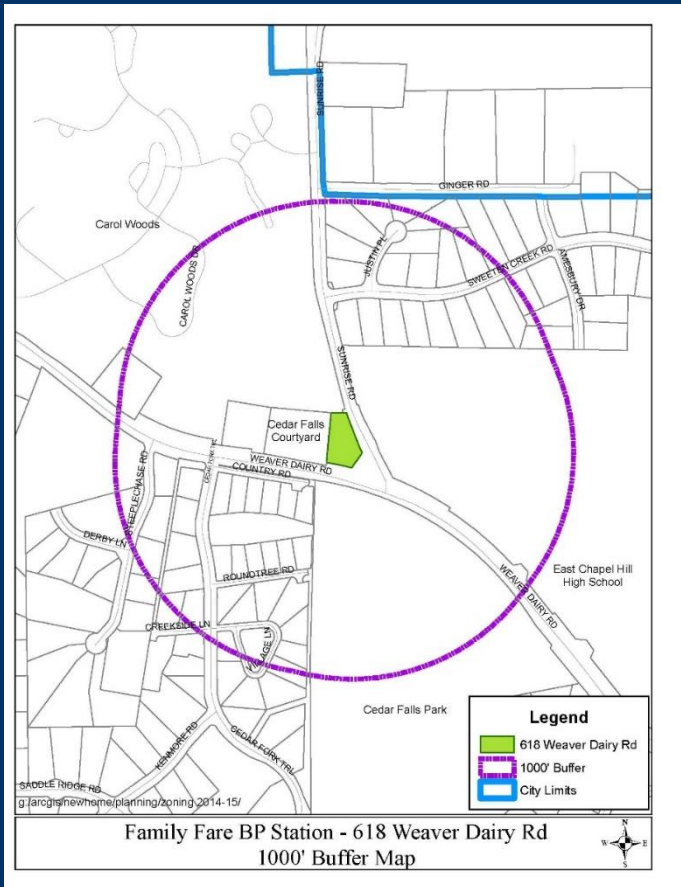


Projects Recently Completed

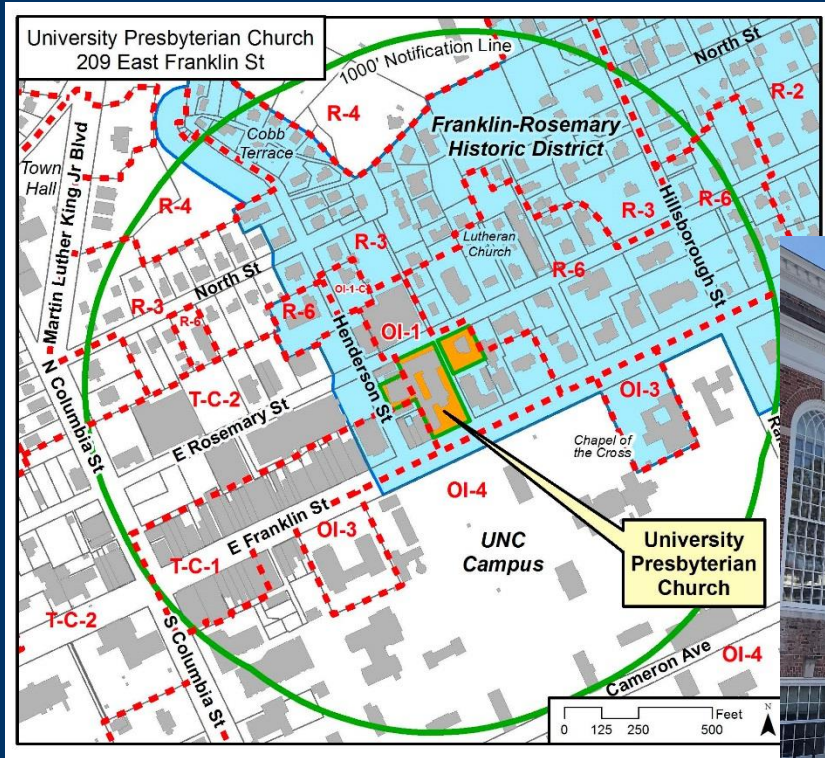
- **Family Fare Service Station**
- **University Presbyterian Church**
- **Evolve 1701 Phase One**



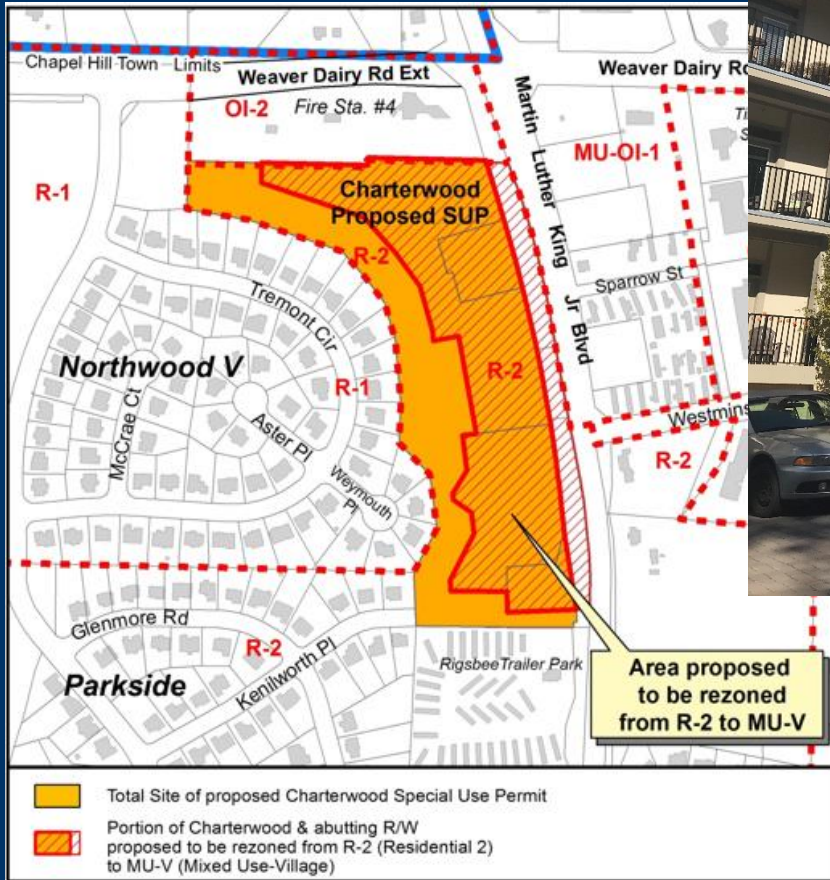
Family Fare Service Station



University Presbyterian Church



Evolve 1701 Phase One



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					←————→ Original									
West Rosemary Street Development Guide	Complete	\$84,160								←————→						
Mobility and Connectivity Plan	Adopted	\$132,000					←————→									
E/F Transportation Impact Analysis	Draft	\$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	In process	\$55,690 - Phs. 1, 2								←————→						
Greene Tract/Rogers Road	Underway															
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.



Possible Process Improvement

Challenge

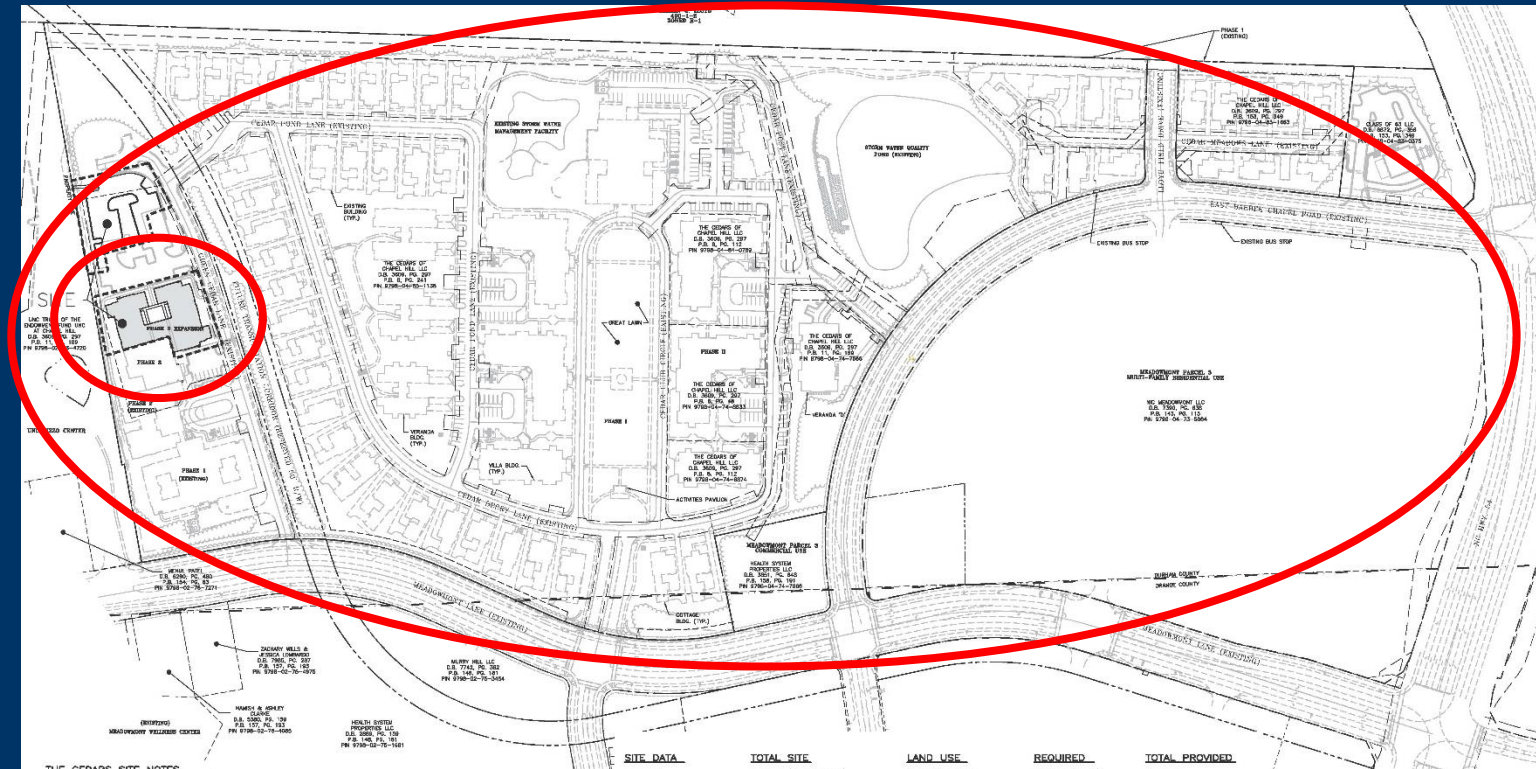
Some applicants reluctant to bring forward request for Special Use Permit (SUP) modification

Opportunity

Provide more certainty to applicants that Council review will focus on what's new



Possible Process Improvement



TOWN OF CHAPEL HILL

Possible Process Improvement

- Step 1: Applicant submits request for focused SUP modification**
- Step 2: Town staff reviews request and prepares staff report for Council**
- Step 3: Council reviews request and decides whether to adopt resolution supporting focused SUP**
- Step 4: Applicant decides whether to submit formal application**



Possible Process Improvement

- **Resolution would be non-binding**
- **Applicant would still have to go through SUP process**
- **If applicant came back with something different, Council could broaden its SUP review**



Question & Answer



TOWN OF CHAPEL HILL