

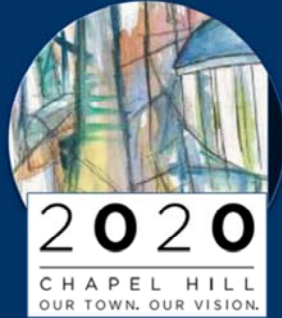
# Planning & Development Services Update (January 2018)



**Ben Hitchings, AICP, CZO**  
**Director of Planning & Development Services**  
**January 5, 2018**



# Community Vision



  
Create a Place  
For Everyone

  
Community  
Prosperity &  
Engagement

  
Facilitate Getting  
Around

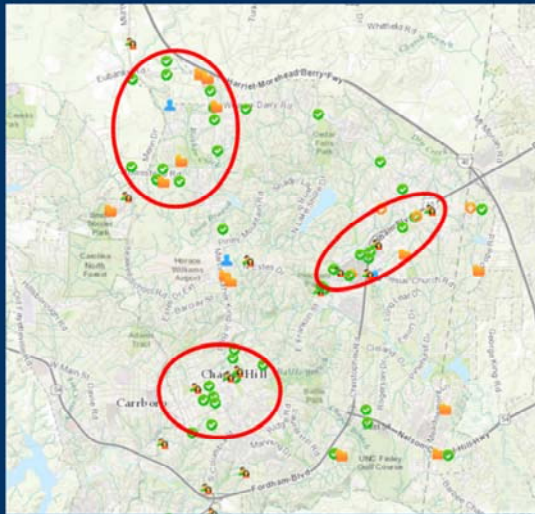
  
Nurture Our  
Community

  
Good Places,  
New Spaces

  
Town/Gown  
Collaboration



# Development Activity Report



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- Withdrawn

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



# Concept Plans

Coley Hall

Columbia St. Annex

Dunkin Donuts

Hanover Chapel Hill



## Coley Hall (Vilcom) Self-Storage



### **CONCEPT PLAN**

**Location:** 66 Vilcom Center

**Description:** A request to change an approved building pad within Vilcom Center from Office use to Self-Storage use. The self storage building is proposed to be three stories tall and will contain 93,000 square feet. The proposal requires a text amendment and a Special Use Permit modification.

**Status:** The Community Design Commission received this application at its October meeting and it will be presented to Council in January.

## Columbia St Annex Mixed Use



### **CONCEPT PLAN**

**Location:** 1150 S Columbia Street

**Description:** A proposal to construct a 6-7 story building including 7,150 square feet of retail/office space, 49,720 square feet of residential space (39 dwelling units), and an underground garage. The existing zoning is Residential-2 and the proposed zoning is Community Commercial-Conditional (CC-C). The application as proposed will require a rezoning and special use permit.

**Status:** Town Council reviewed this application at its October meeting and the next step is for the applicant to submit a Special Use Permit and Rezoning application.

## Dunkin Donuts Drive-Thru



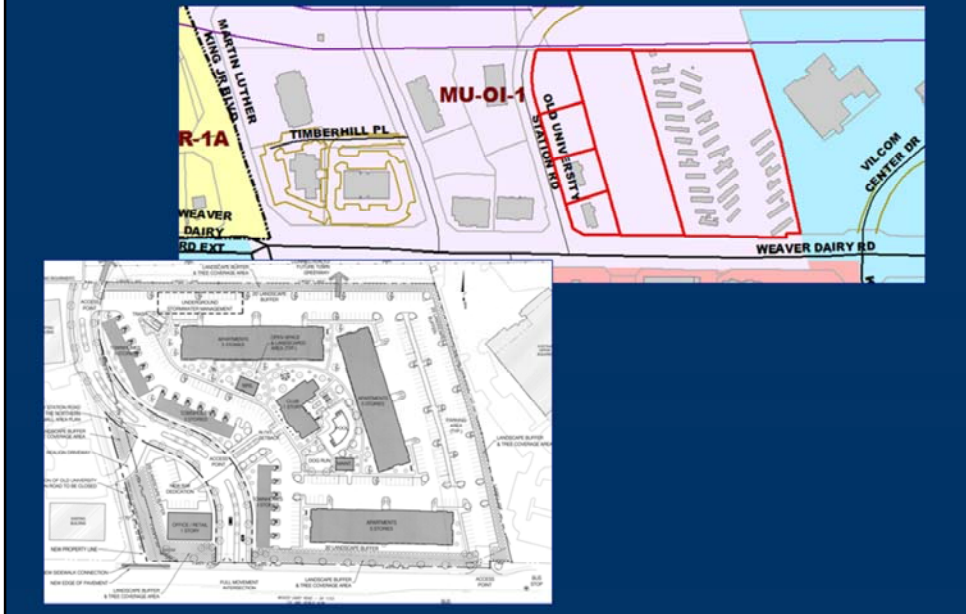
### **CONCEPT PLAN**

**Location:** 1509 E Franklin Street

**Description:** A request to add a drive thru to the existing Dunkin Donuts. No building expansion is proposed.

**Status:** The Community Design Commission reviewed this application at its October meeting and the next step is for the applicant to submit a Special Use Permit application.

# Hanover Chapel Hill



## CONCEPT PLAN

**Location:** Northeast Corner of Weaver Dairy Road and Old University Station.

**Description:** A proposal for mixed use development including 303 apartments, 18 townhomes, and 5,000 square feet of office and retail. The applicant proposes 15% of rental units as affordable. The property presently consists of a mobile home community, vacant property, and two duplex lots. A Special Use Permit and Rezoning to Office-Institutional (OI-3-C) is proposed.

**Status:** The application was reviewed by the Community Design Commission at its December meeting and the application will be presented to Council at its January meeting.



# Special Use Permit Updates

11 Sixty 5 Weaver Dairy Road

Active Adult Retirement Residence (Homestead Rd)

CASA Merritt Mill

Chapel Hill High School

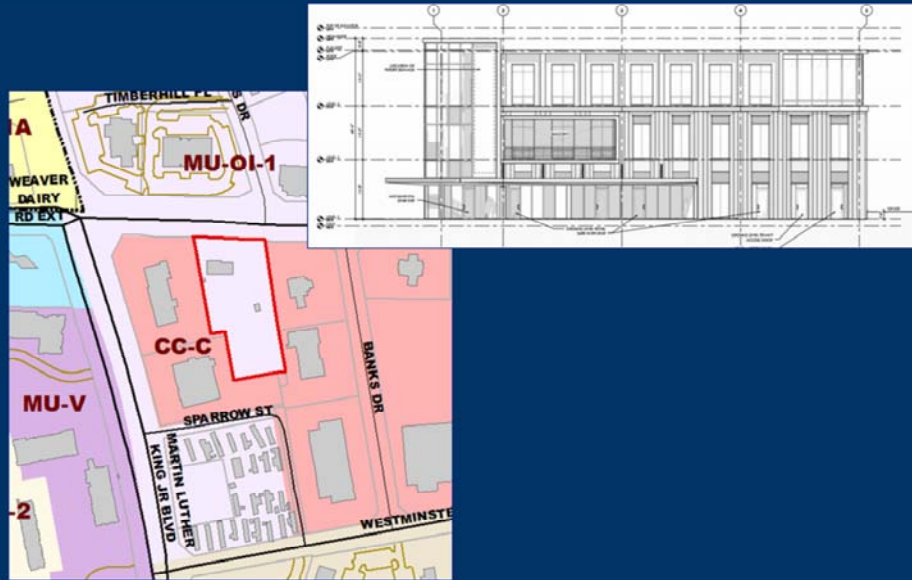
Chapel Hill Cooperative Preschool

Montessori School

SECU Family House



## 11Sixty5 Weaver Dairy Road



### **SPECIAL USE PERMIT/REZONING**

**Location:** 1165 Weaver Dairy Road

**Description:** A proposed Special Use Permit and rezoning from Mixed Use Office/Institutional-1 (MU-OI-1) to Office/Institutional-3 (OI-3) to construct a three-story office building (approximately 48,600 sq. ft.). The building will include ground floor retail, office, and medical clinic on a 1.8 acre lot. The building would face Weaver Dairy Road and would be attached to a three-level parking deck to the rear of the building.

**Status:** The application is being reviewed by staff, and review by Boards & Commissions have not been scheduled.

## Active Adult Retirement Apartments



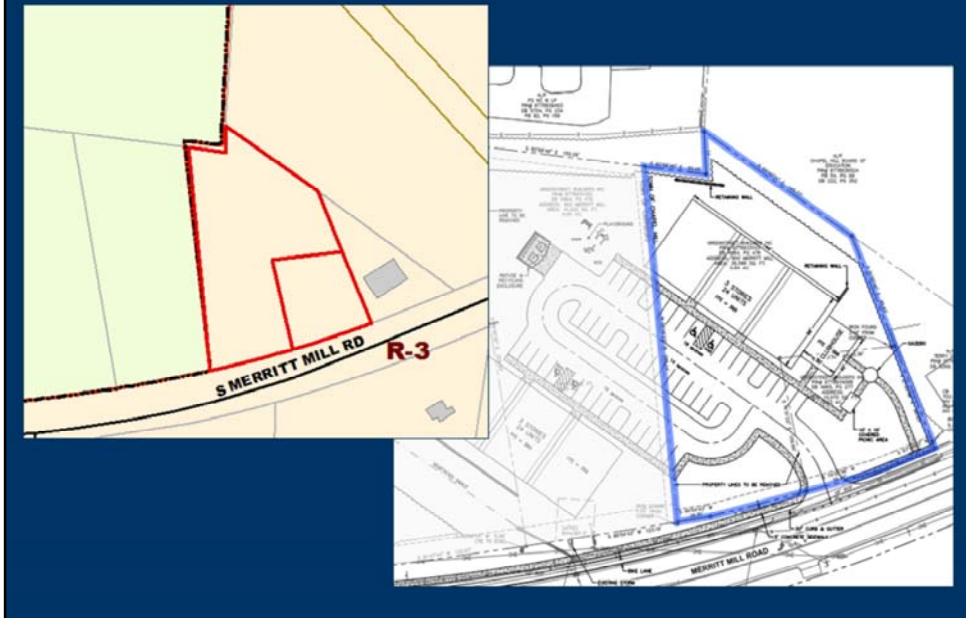
### **SPECIAL USE PERMIT/REZONING**

**Location:** 2217 Homestead Rd on 15.7 acres.

**Description:** A proposed Special Use Permit and rezoning from Residential-2 (R-2) to Residential-5-Conditional (R-5-C) to allow 190 retirement apartment units in an approximately 250,000 sq. ft. building. 254 parking spaces are proposed.

**Status:** The Public Information Meeting was held on December 13<sup>th</sup>, and a second meeting will be held in January. *The application was not withdrawn although it was initially indicated to be. Greystar is no longer the proposed user of the site.* The application is being reviewed by staff, and review by Boards & Commissions have not been scheduled.

## CASA – Merritt Mill



### **SPECIAL USE PERMIT/REZONING**

**Location:** 742 S Merritt Mill

**Description:** A requested rezoning from Residential-3 (R-3) to Residential-Special Standards-Conditional Use District (R-SS-C) to construct affordable housing. The property is split by Chapel Hill and Carrboro jurisdictions. 20 of the 48 units constructed will be available for residents at 60% Area Median Income (AMI) and below, and 28 units are for 50% Area Median Income (AMI) and below.

Chapel Hill Portion: **Total** 24 one bedroom dwelling units proposed in a three-story structure.

Carrboro Portion: **Total** 24 two bedroom units proposed in a three-story structure.

**Status:** Staff has reviewed the application and it will next be presented to Boards & Commissions.

# Chapel Hill Cooperative Preschool



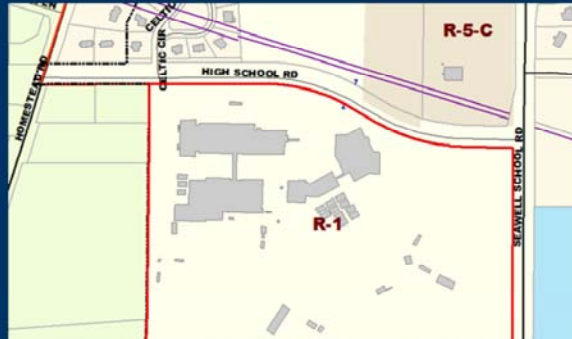
## **SPECIAL USE PERMIT**

**Location:** 108 Mt. Carmel Church Road

**Description:** A “limited” Special Use Permit to authorize more than 40,000 square feet of land disturbance to increase the number of parking spaces from 23 to 44, including 8 temporary drop-off spaces. 50,150 square feet of land disturbance is proposed. The existing zoning is Residential-1 (R-1).

**Status:** The application is being reviewed by staff, and reviews by Boards & Commissions have not been scheduled. Two public information meetings with neighbors are being scheduled – one as a regular public information meeting and one specifically on traffic.

# Chapel Hill High School



## SPECIAL USE PERMIT

**Location:** 1709 High School Road

**Description:** A proposal to add 163,000 square feet to the high school in a new building orientation. 584 total vehicular and 178 bicycle spaces are proposed. A new access to the High School is proposed via Smith Middle School and Seawell School Road as well as from High School Road. The existing zoning is Residential-1 (R-1) and will not be changed.

**Status:** Staff has reviewed the application and it will be presented to Boards & Commissions.

# Montessori School



## **SPECIAL USE PERMIT MODIFICATION**

**Location:** 4512 Pope Road

**Description:** A proposed 23,550 square foot campus expansion including gymnasium, classroom, and administrative space, and new parking. Enrollment would increase by 25 to total 300 students.

**Status:** A Council Public Hearing was held on November 15<sup>th</sup>, at which time Council reviewed the application and recommended the applicant build a sidewalk spanning the entire Pope Road frontage. The applicant is incorporating this suggestion and will return to the Council Business Meeting on January 17<sup>th</sup>.

## SECU Family House



### **SPECIAL USE PERMIT**

**Location:** 123 Old Mason Farm Road

**Description:** A proposal to expand a residential support facility by 28,000 square feet on a 10.4 acre site. 40 guest rooms and 52 parking spaces will be added to total 62,336 square feet., 111 parking spaces, and 79 guest rooms. The site is located on the north side of Old Mason Farm Road, across from the NC Botanical Garden and between Ronald McDonald House and the UNC soccer fields.

**Status:** A Council Public Hearing was held on November 15 and new stipulations have been added to respond to Council comments such as providing a bus stop; screening light and noise; and limiting construction parking on adjacent streets and residential areas. The application will return to the Council Business Meeting on January 17<sup>th</sup>.



## Development Agreements

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



## Amity Station Mixed Use



### **DEVELOPMENT AGREEMENT**

**Location:** 322 W Rosemary Street

**Description of Concept Plan Previously Presented:** At the Town Council's direction, Town staff are bringing forward a process for a Council Committee to work with the applicant to negotiate a proposed Development Agreement to allow for development on the site known as "Amity Station". The application as presented in the Concept Plan included 243,693 square feet in a 6-story, 7-story, and 2-story building; 5,800 square feet of retail/office; 8,800 square feet of flex-space; 204 residential units (35 affordable); 300 parking spaces.

**Status:** A Council subcommittee has been formed to hold facilitated negotiation meetings with the development team with the first meeting to be held in January.

# Municipal Services Center



## **DEVELOPMENT AGREEMENT**

**Location:** UNC-owned property on Estes Drive, west of Martin Luther King Jr. Blvd, across from the UNC park-and-ride and the Horace Williams Airport.

**Description:** The Town is pursuing a Development Agreement to allow coordinated development for the new municipal services center and university uses. The site is envisioned to accommodate space for Town and University administrative services. The initial program includes ~190,000 square feet in several buildings for Town services and UNC uses. The final amounts of square footage and parking will be determined through the Development Agreement process. The property is approximately 20 acres, zoned Office-Institutional-2 (OI-2). The Development Agreement will be accompanied by a rezoning to University-1 (U-1).

**Status:** A community meeting focused on site design was held on November 30, a community meeting focused on stormwater was held on December 13, and a community meeting will be held on January 8<sup>th</sup> that will review feedback and design progress from the first two meetings.

# Ephesus-Fordham Projects

- **Fordham Boulevard Apartments**
- **Hillstone**



## Fordham Boulevard Apartments



### **FORM DISTRICT PERMIT**

**Location:** 1300 Fordham Blvd.

**Description:** The existing Days Inn Hotel is proposed to be demolished and replaced by one building, split into two sections by a pedestrian walkway, pass-through, and driveway. The southern portion of building, closer to S. Elliott Road is proposed to be six stories. 294,593 square feet, 273 dwelling units. The property is zoned Walkable Mixed-Use- 7 (WX-7).

**Status:** A Certificate of Appropriateness was issued by the Community Design Commission in October and a Form District Permit was approved December 1<sup>st</sup>. The Town is working with applicant on public-private partnership to construct stormwater storage and park amenity.

## Hillstone Chapel Hill



### **FORM DISTRICT PERMIT**

**Location:** 1736 Fordham Blvd. (6.5 acre “bow tie” site, including former Crown Honda/Volvo dealership).

**Description:** A proposal for a 400,411 square foot building including 328 dwelling units. The zoning is Walkable Mixed Use–5 and -7 (WX-5 and 7). Two buildings of five and four stories are proposed. The application includes the construction of a new street connecting the Fordham Blvd. service road and Legion Rd, streetscape improvements on all three streets, and stormwater management and treatment features.

**Status:** A Form District Permit was approved on October 6. Construction is expected to begin in late January or early February.

## Projects Under Construction

- **Carraway Village**
- **Greenfield Commons**
- **Station at East 54 (Fire Station #2)**
- **Village Plaza South**



## Carraway Village



### **MIXED-USE DEVELOPMENT**

**Location:** 3000 Eubanks Rd., between MLK Jr. Blvd. and Millhouse Road

**Description:** Phase 1A - Demo, clearing and grading, erosion control  
Phase 1B - Buildings 1-11, including 400 dwelling units and 8,844 s.f. of commercial FA

**Approvals:** SUP approved 2-11-2015; ZCP approved, Phase 1A (11-6-2016) and 1B (11-28-2016)

**Status:** Building construction is on-going and the first units are anticipated to open in late summer/early fall of 2018.



## Greenfield Commons (DHIC Phase 2)



### **FORM DISTRICT PERMIT**

**Location:** 1719 Legion Road

**Description:** A project including 69 senior living apartments proposed on a 3.5 acre site, formerly part of cemetery. The property is zoned Walkable Mixed Use-5 (WX-5). Phase 1, south of the site, included 80 affordable rental units totaling 81,599 square feet.

**Status:** A Form District Permit was approved on October 6. This project is under construction, completion is expected by the end of 2018.

## Station at East 54 (Fire Station #2)



### **DEVELOPMENT AGREEMENT**

**Location:** 1003 S Hamilton Road

**Description:** The application was approved to demolish the existing fire station #2 and to construct a new fire station #2 with an additional 4-story office building. The construction includes a total of 64,448 square feet of floor area.

**Zoning District:** Corridor Commercial (CC)

**Approval:** The Development Agreement was approved June 13<sup>th</sup>, 2016.

**Status:** Construction began in April 2017.

## Village Plaza South



### FORM DISTRICT PERMIT

**Location:** 257 S Elliott Road

**Description:** A proposed renovation to the 68,000 square foot Village Plaza Shopping Center. The renovation includes a façade update and some minor improvements to the parking lot.

**Status:** The Community Design Commission approved new facades on April 25<sup>th</sup>. The parking lot improvements and façade renovations are underway.

## Recently Completed Projects & Projects Under Construction

- **AC Hotel**
- **Carraway Village**
- **Greenfield Place**



## AC Hotel



### **CERTIFICATE OF OCCUPANCY**

**Location:** 214 W Rosemary Street.

**Description:** The application proposed to construct a 4-story hotel with 123 guest rooms and 2 levels of below grade parking. The Special use Permit was approved November 23<sup>rd</sup>, 2015, and the property is zoned Town Center-2 (TC-2).

**Status:** The Certificate of Occupancy was issued December 7<sup>th</sup>, 2017.

## Carraway Village



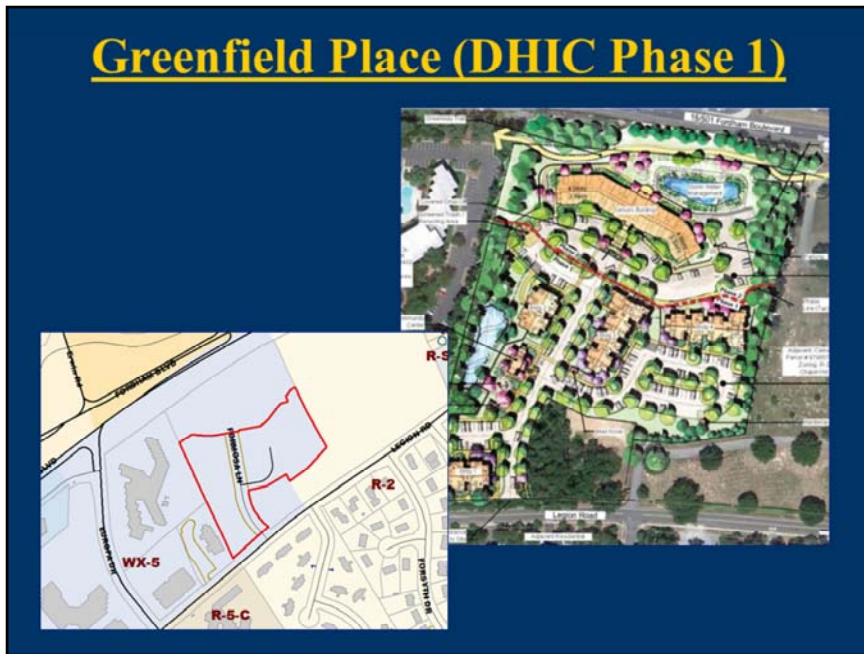
### **MIXED-USE DEVELOPMENT**

**Location:** 3000 Eubanks Rd., between MLK Jr. Blvd. and Millhouse Rd.

**Description:** Phase 1A includes demolition, clearing and grading, and erosion control. Phase 1B includes Buildings 1-11, including 400 dwelling units and 8,844 square feet of commercial space. The Special Use Permit was approved in February 2015.

**Status:** Building construction is on-going and the first units are anticipated to open in late summer/early fall of 2018.

## Greenfield Place (DHIC Phase 1)



### **FORM DISTRICT PERMIT**

**Location:** 100-400 Formosa Lane

**Description:** The construction is complete for Phase 1 of an affordable housing project to include 80 family apartments on an approximately 5 acre site. The zoning is Walkable Mixed Use-5 (WX-5) and the Form District Permit was approved June 13, 2016.

**Status:** All buildings in phase 1 have been issued Certificates of Occupancy.

# Question & Answer



TOWN OF CHAPEL HILL