

Planning & Development Services Update (February 2018)



Ben Hitchings, AICP, CZO
Director of Planning & Development Services
February 2, 2018



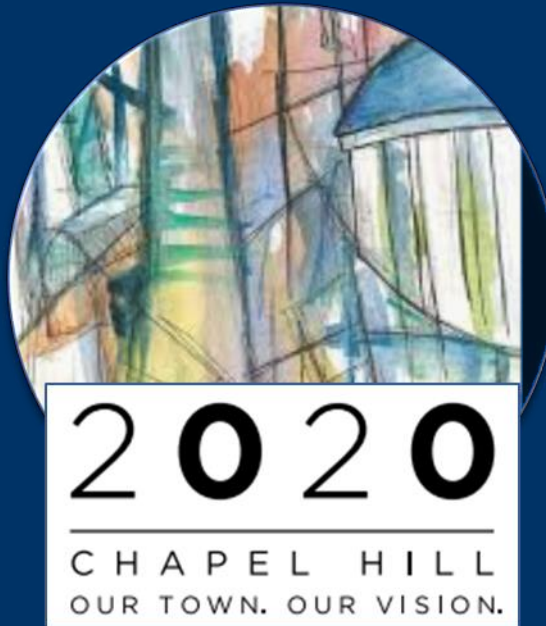
TOWN OF CHAPEL HILL

Winter 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

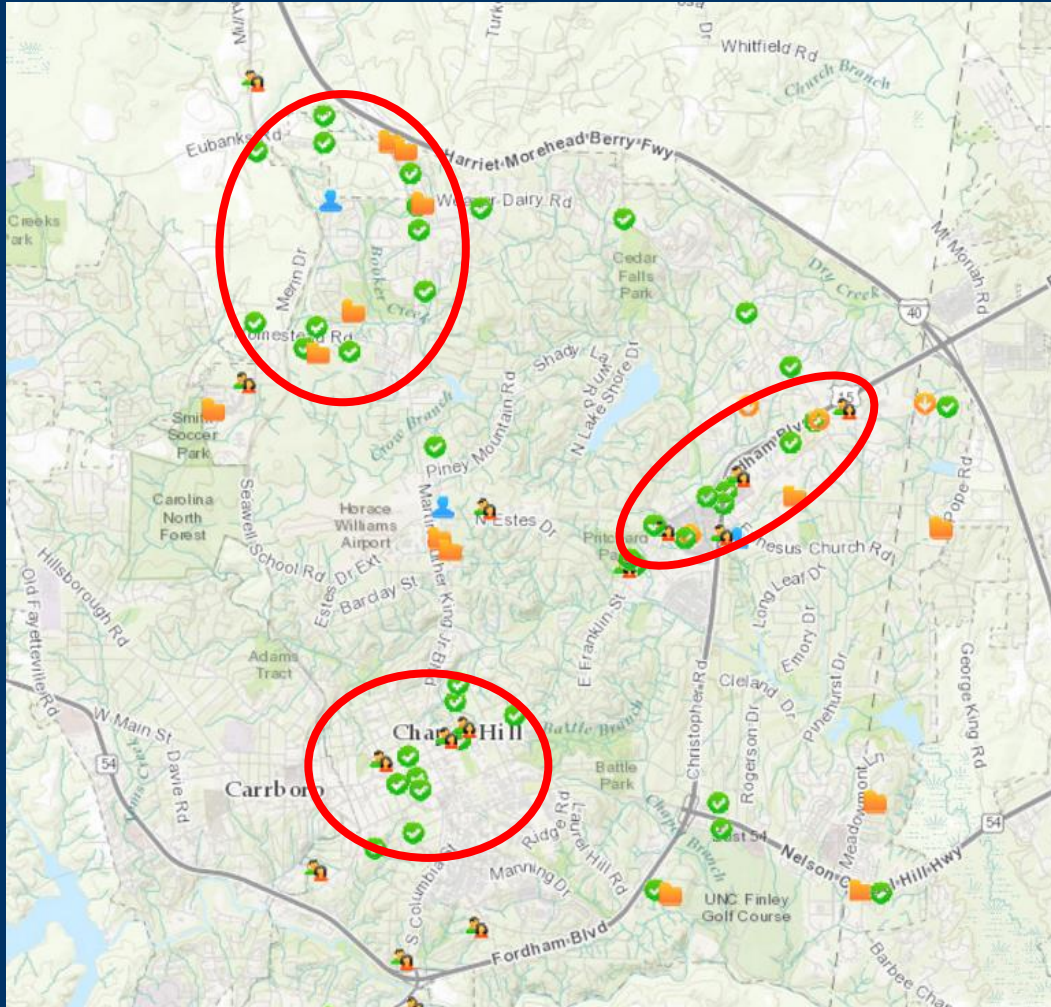


Town/Gown
Collaboration



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- Withdrawn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

Coley Hall

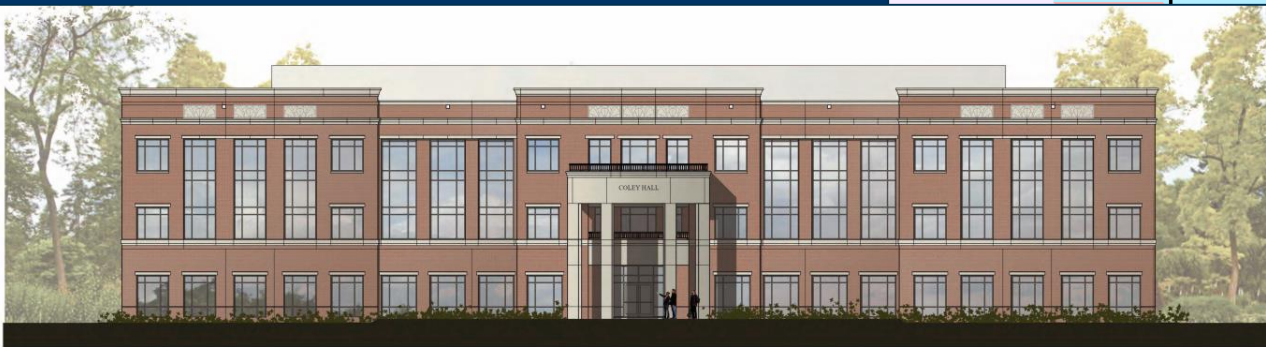
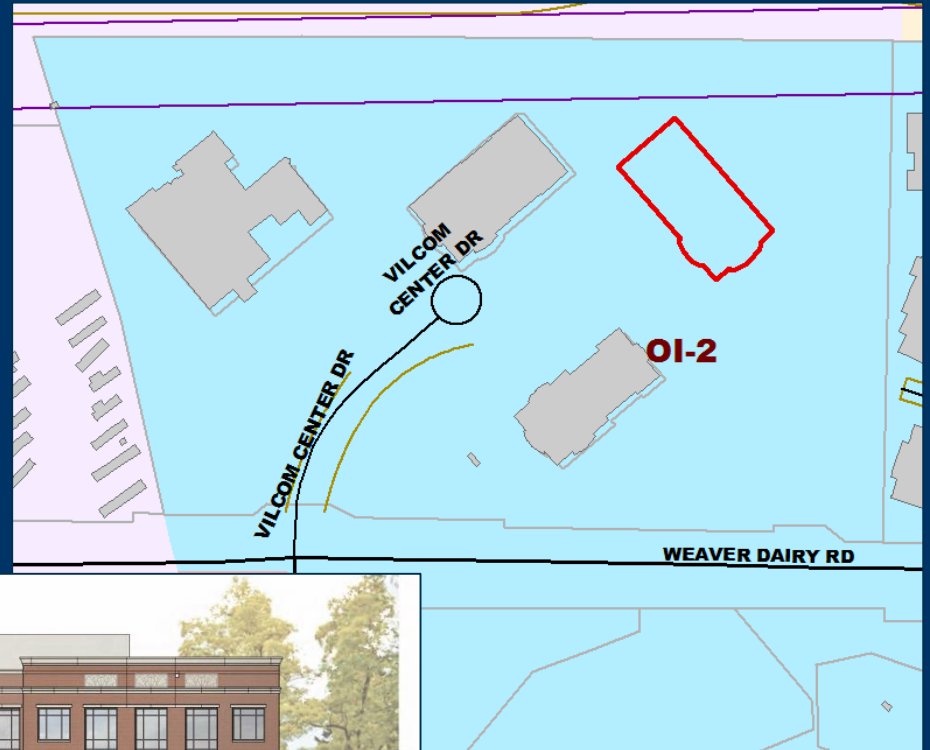
Columbia St. Annex

Dunkin Donuts

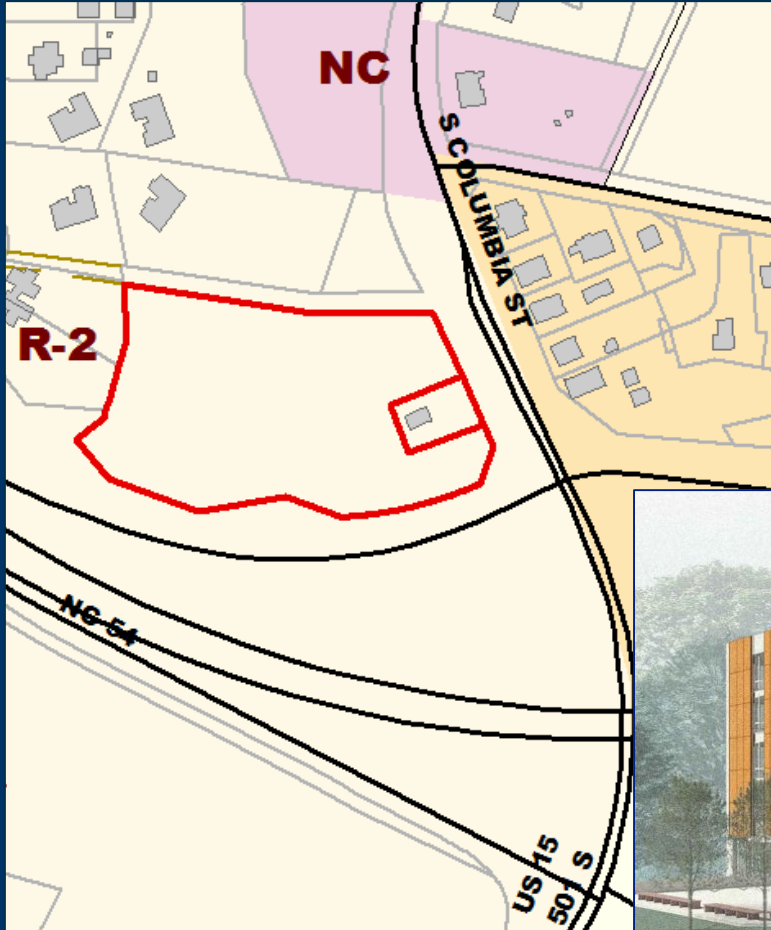
Hanover Chapel Hill



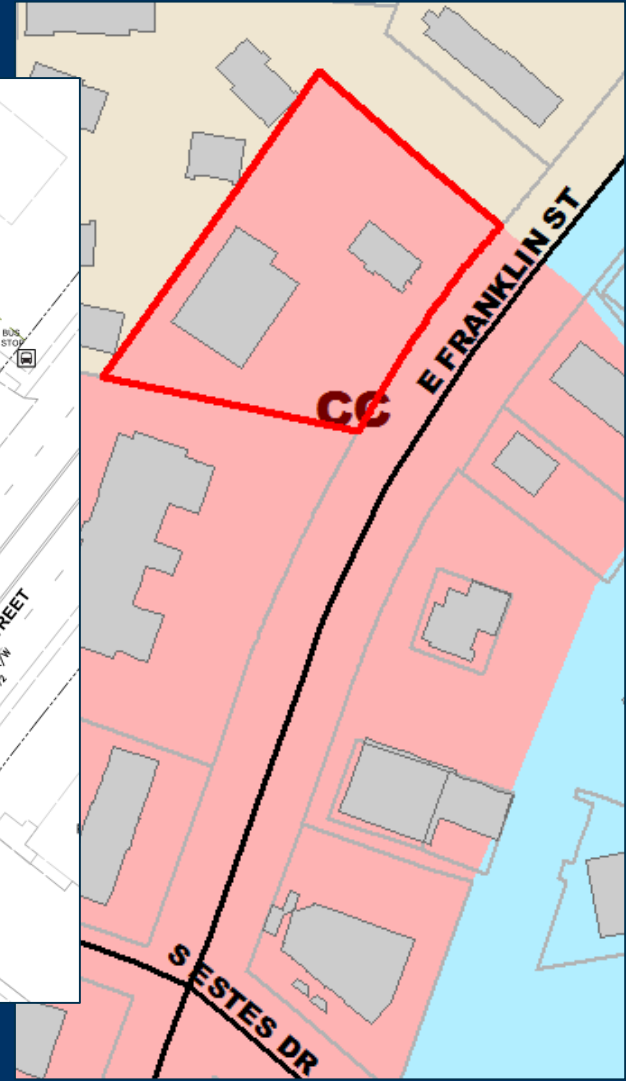
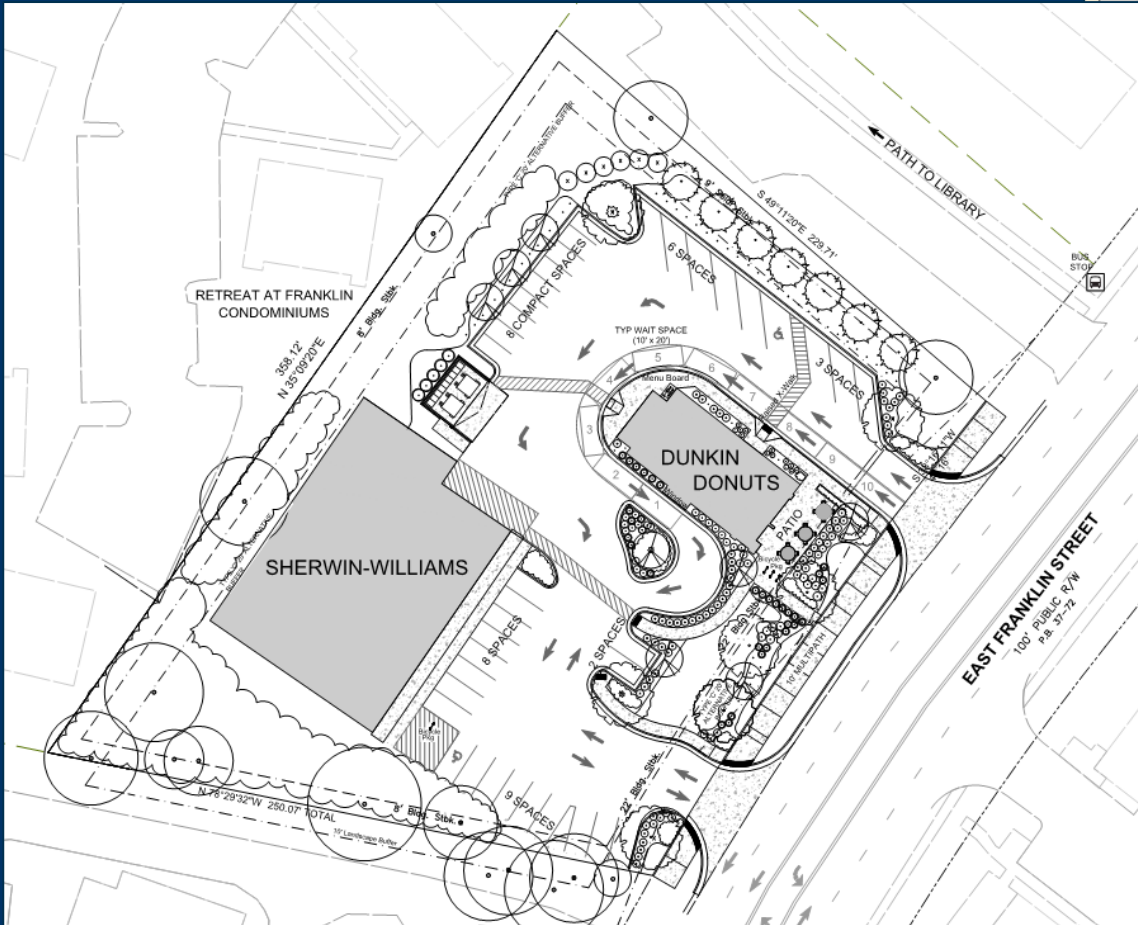
Coley Hall (Vilcom) Self-Storage



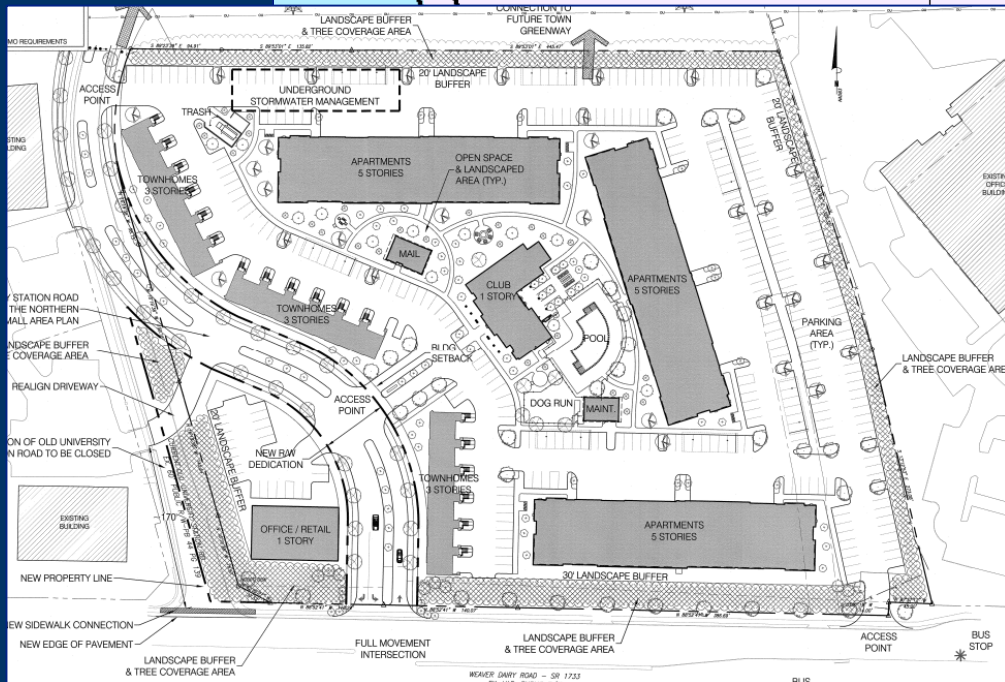
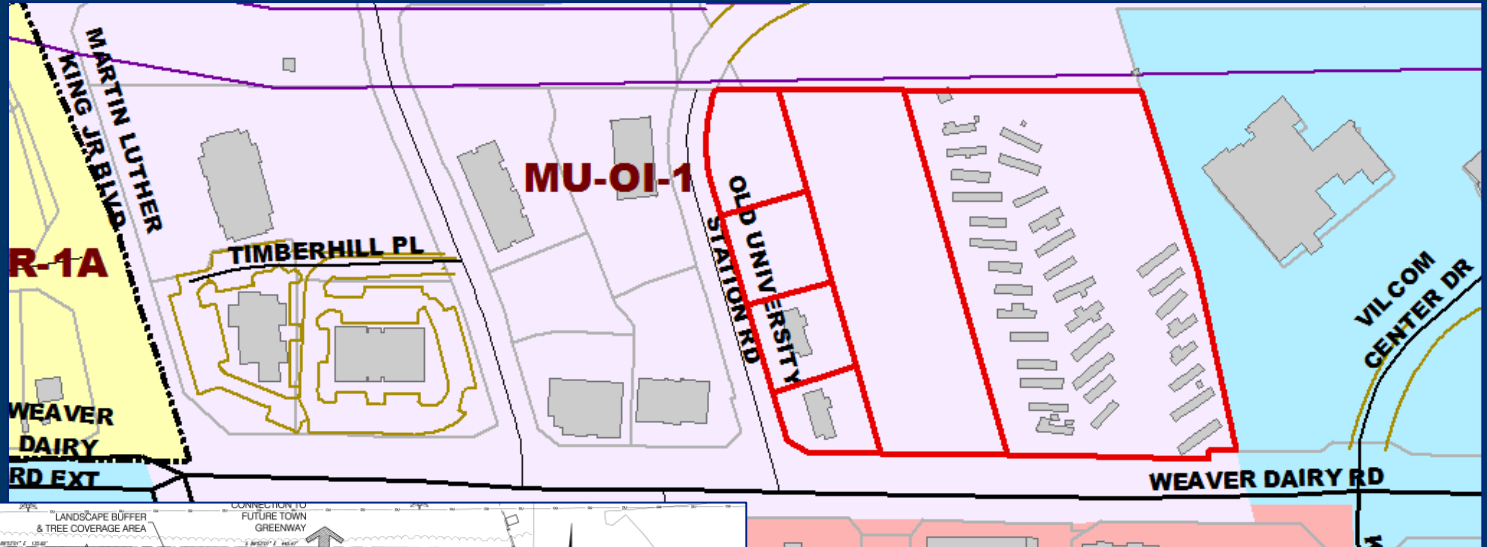
Columbia St Annex Mixed Use



Dunkin Donuts Drive-Thru



Hanover Chapel Hill



Special Use Permit Updates

11 Sixty 5 Weaver Dairy Road

Active Adult Retirement Residence (Homestead Rd)

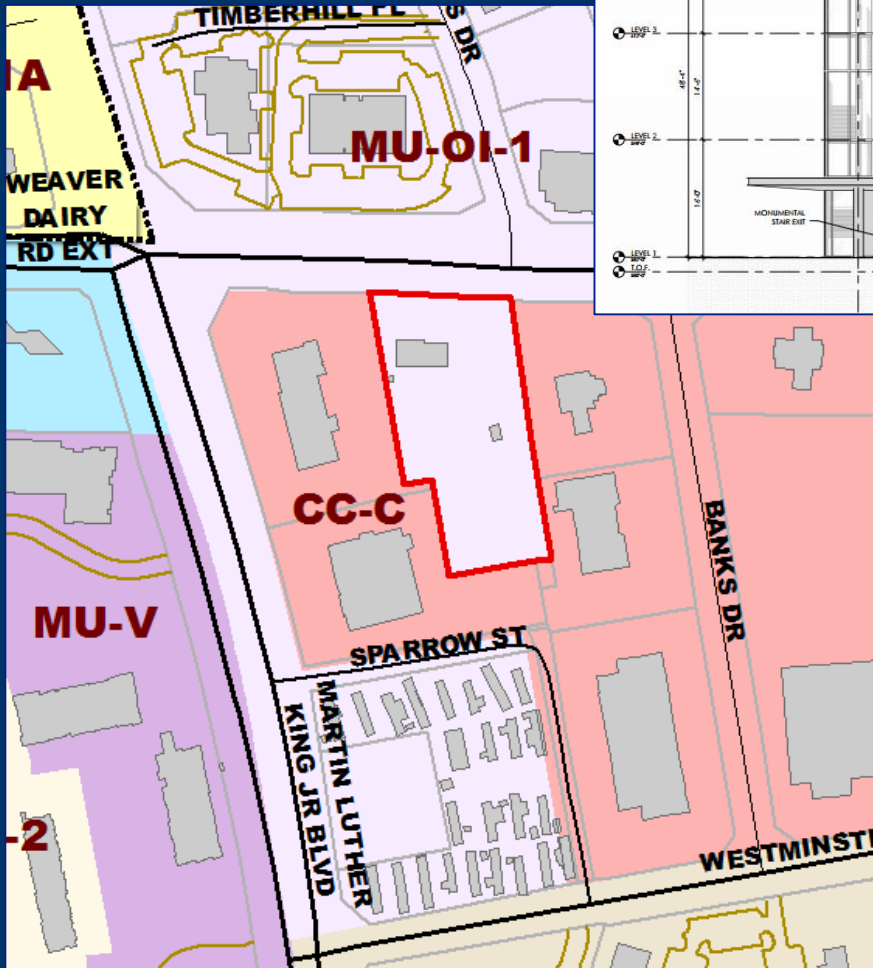
CASA Merritt Mill

Chapel Hill High School

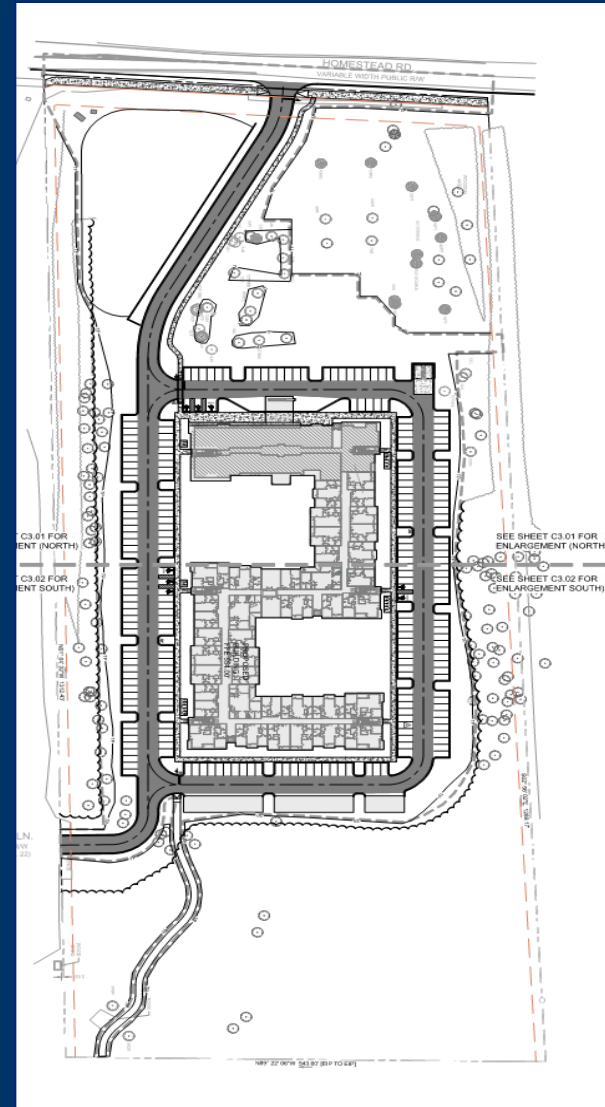
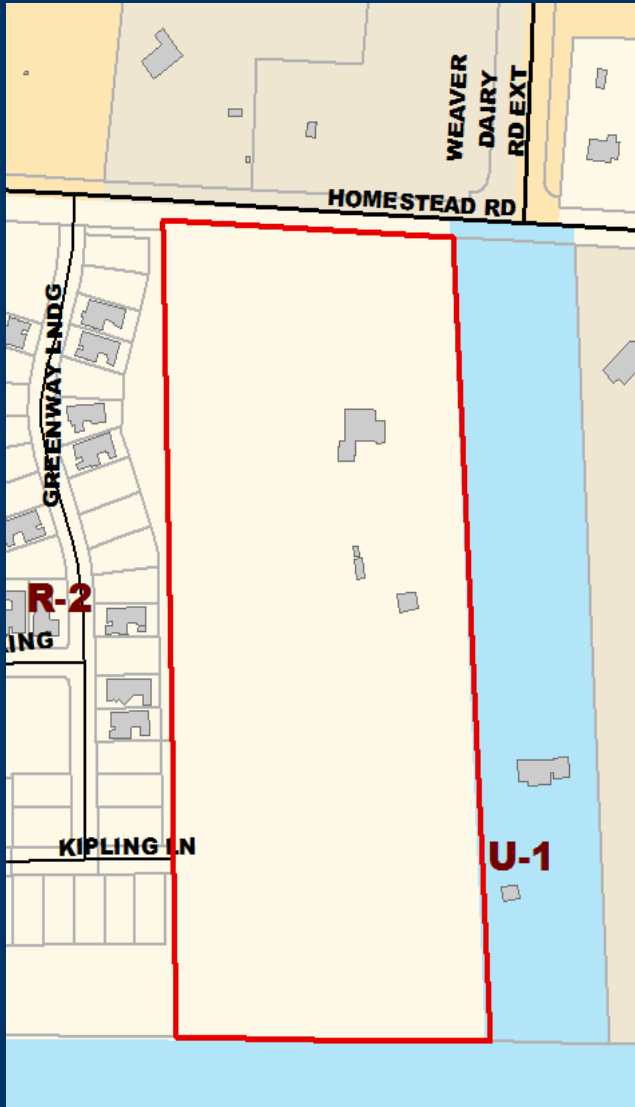
Chapel Hill Cooperative Preschool



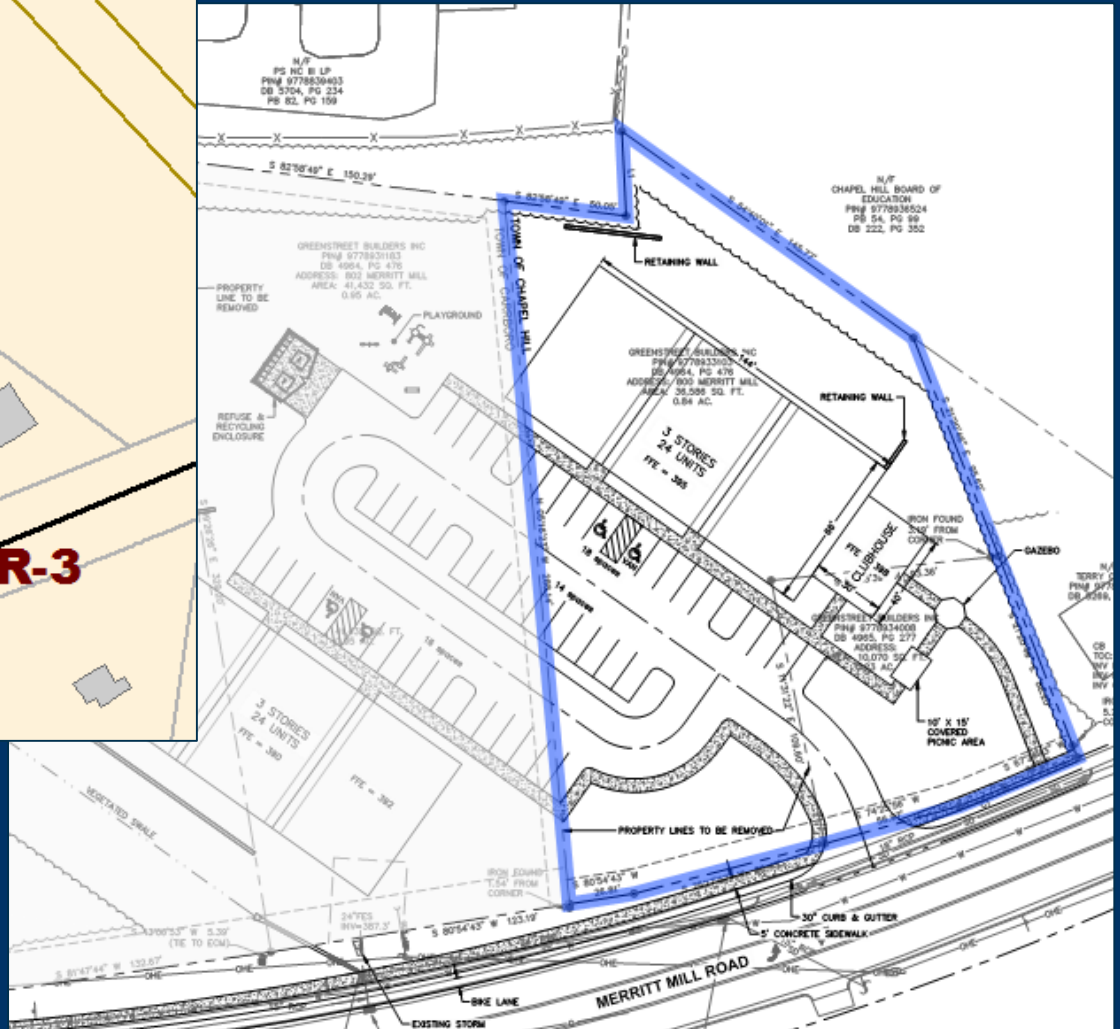
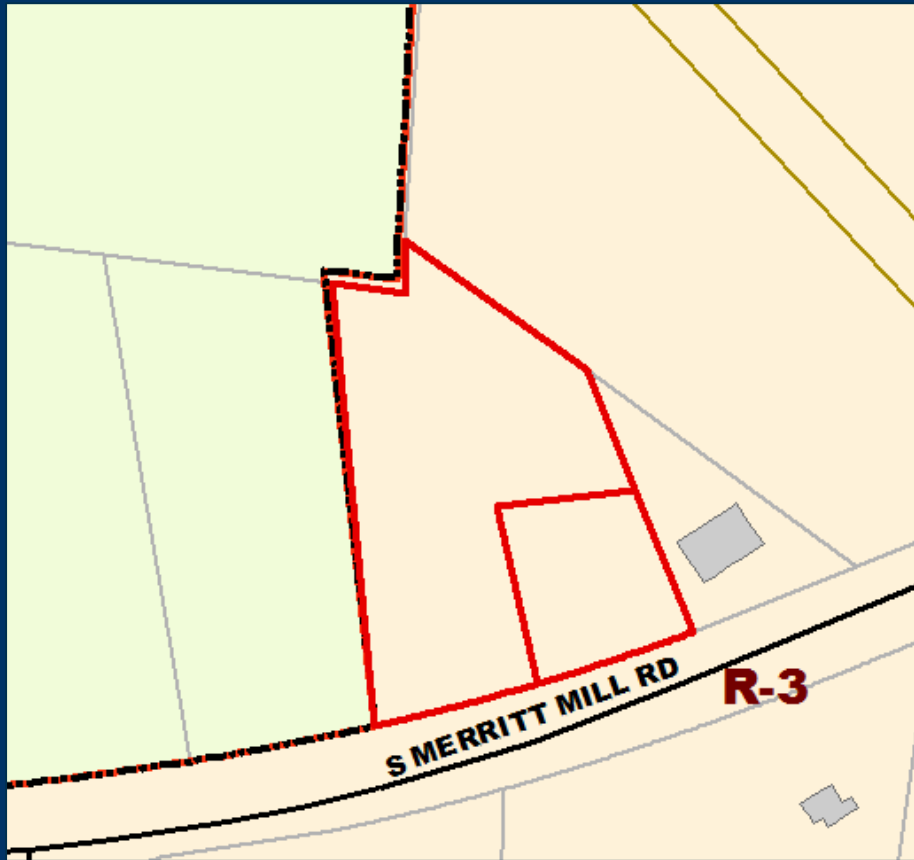
11Sixty5 Weaver Dairy Road



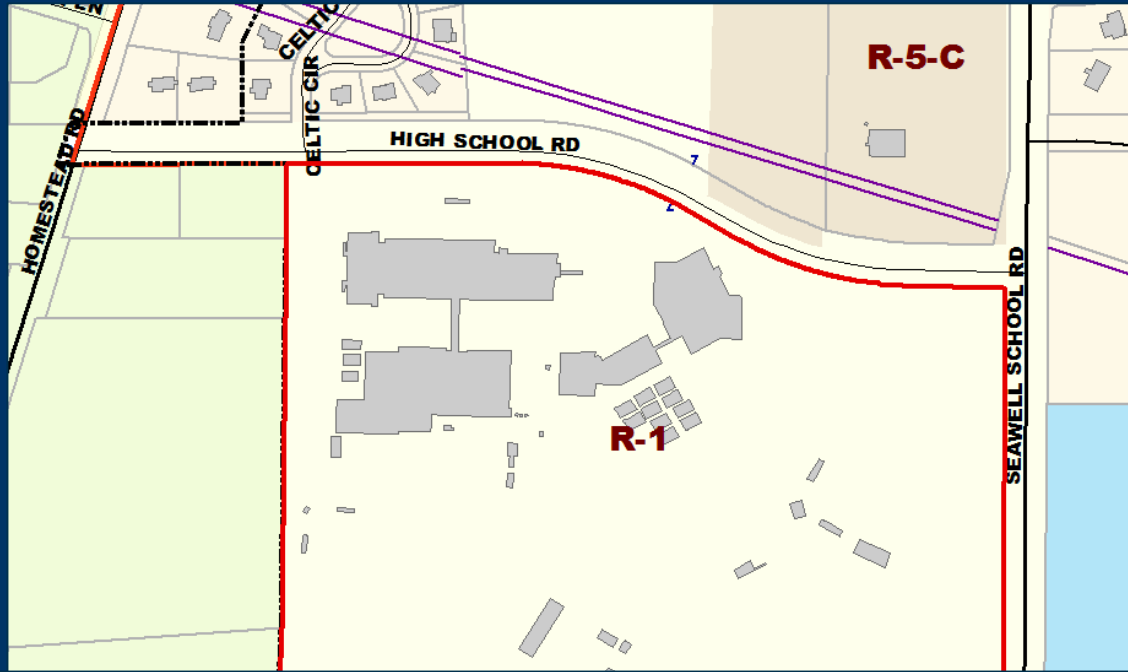
Active Adult Retirement Apartments



CASA – Merritt Mill



Chapel Hill High School

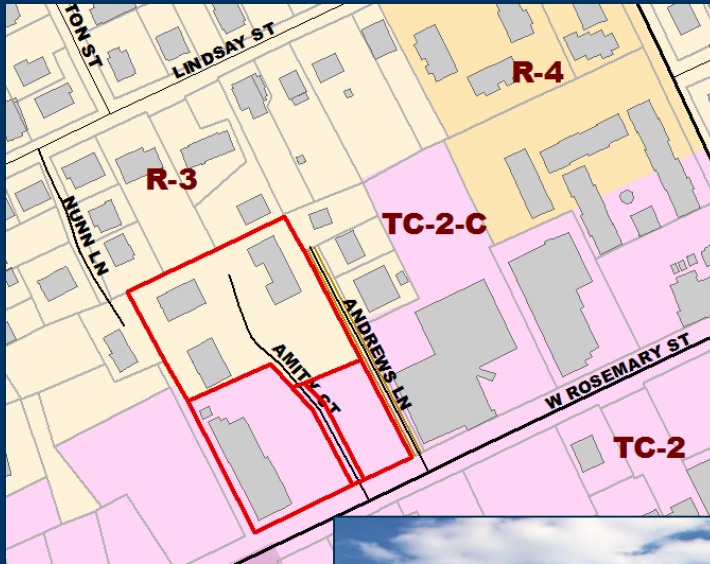


Development Agreements

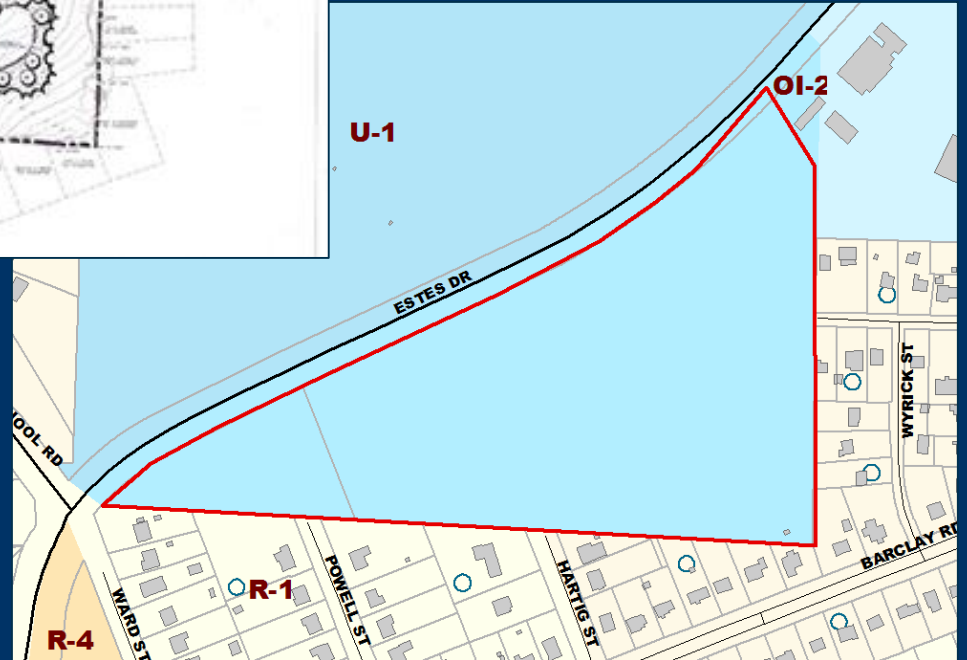
- **Amity Station**
- **Municipal Services Center**



Amity Station Mixed Use



Municipal Services Center

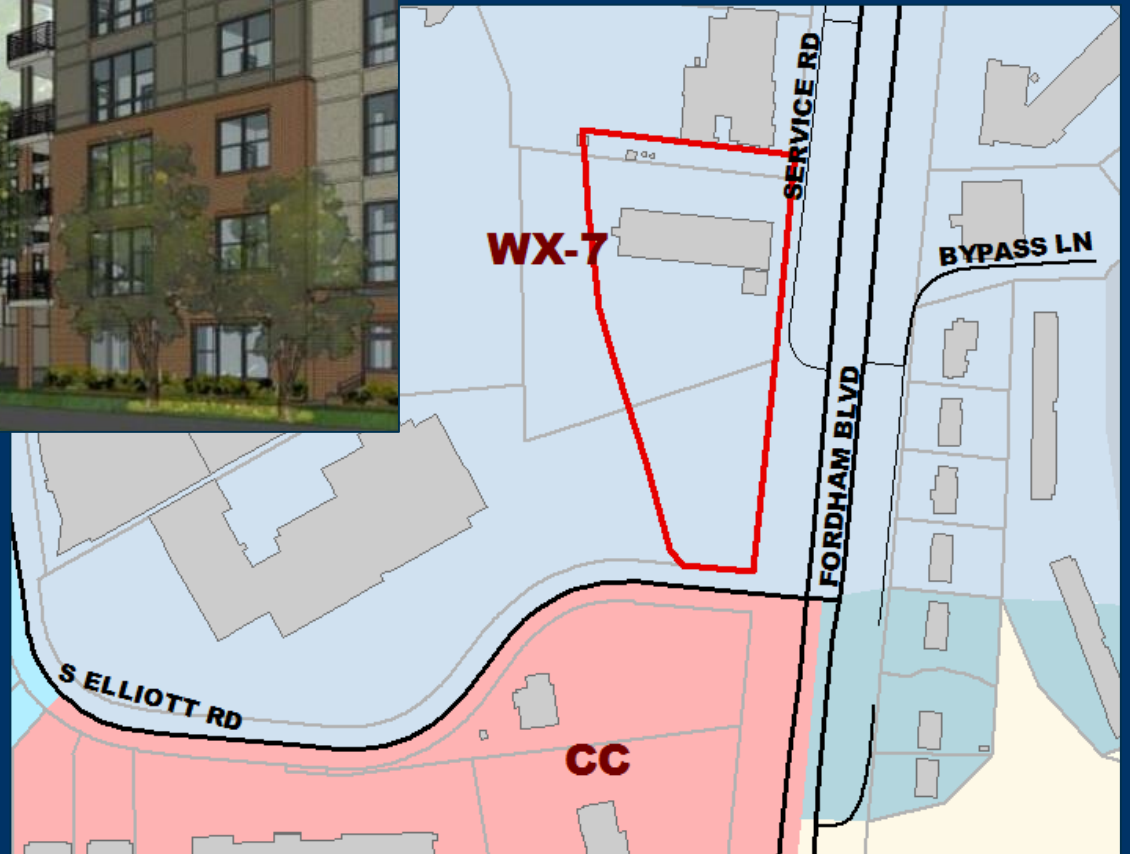


Blue Hill District Projects

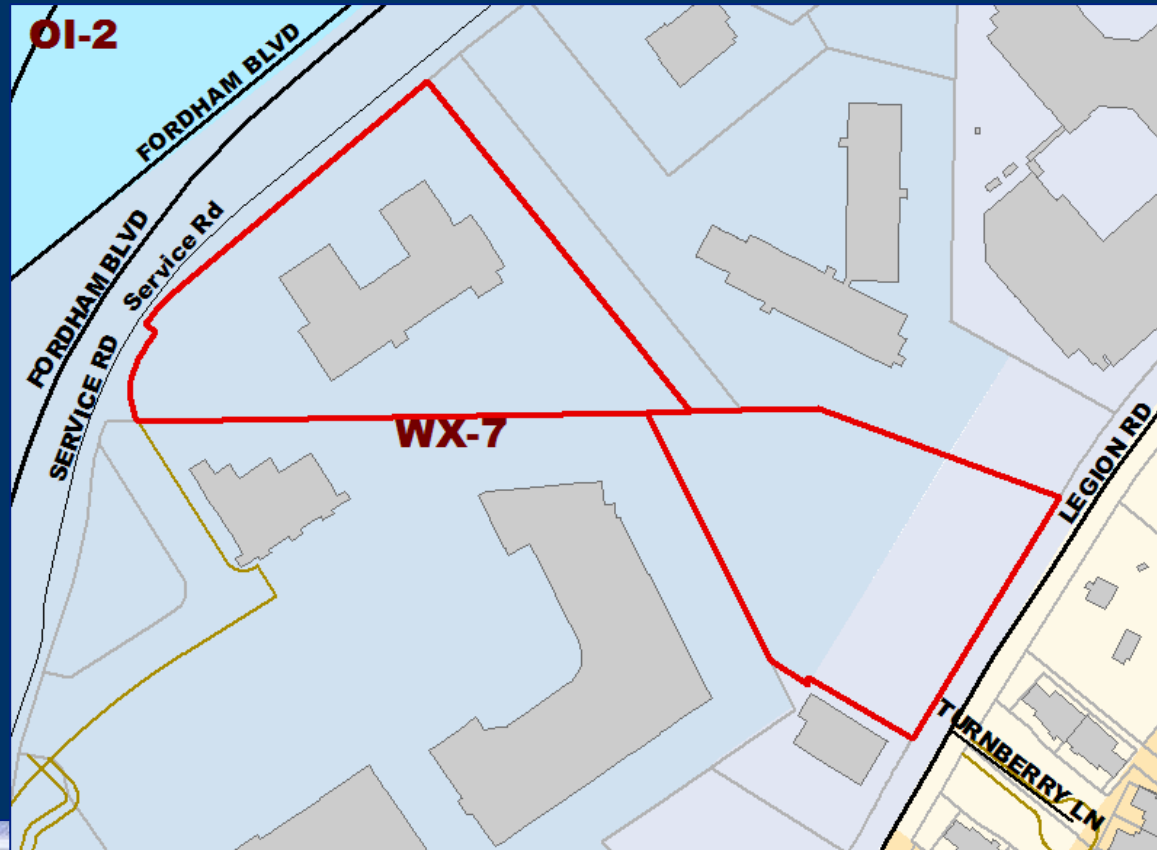
- **Fordham Boulevard Apartments**
- **Hillstone**
- **Tru Hotel/Quality Inn Redevelopment**



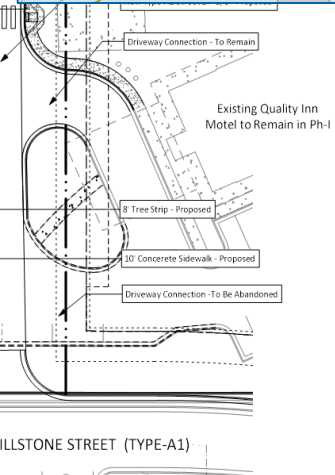
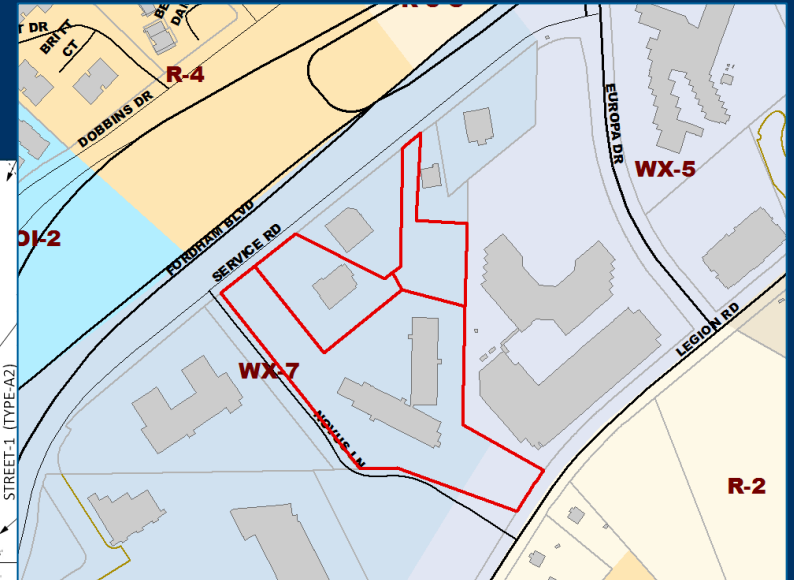
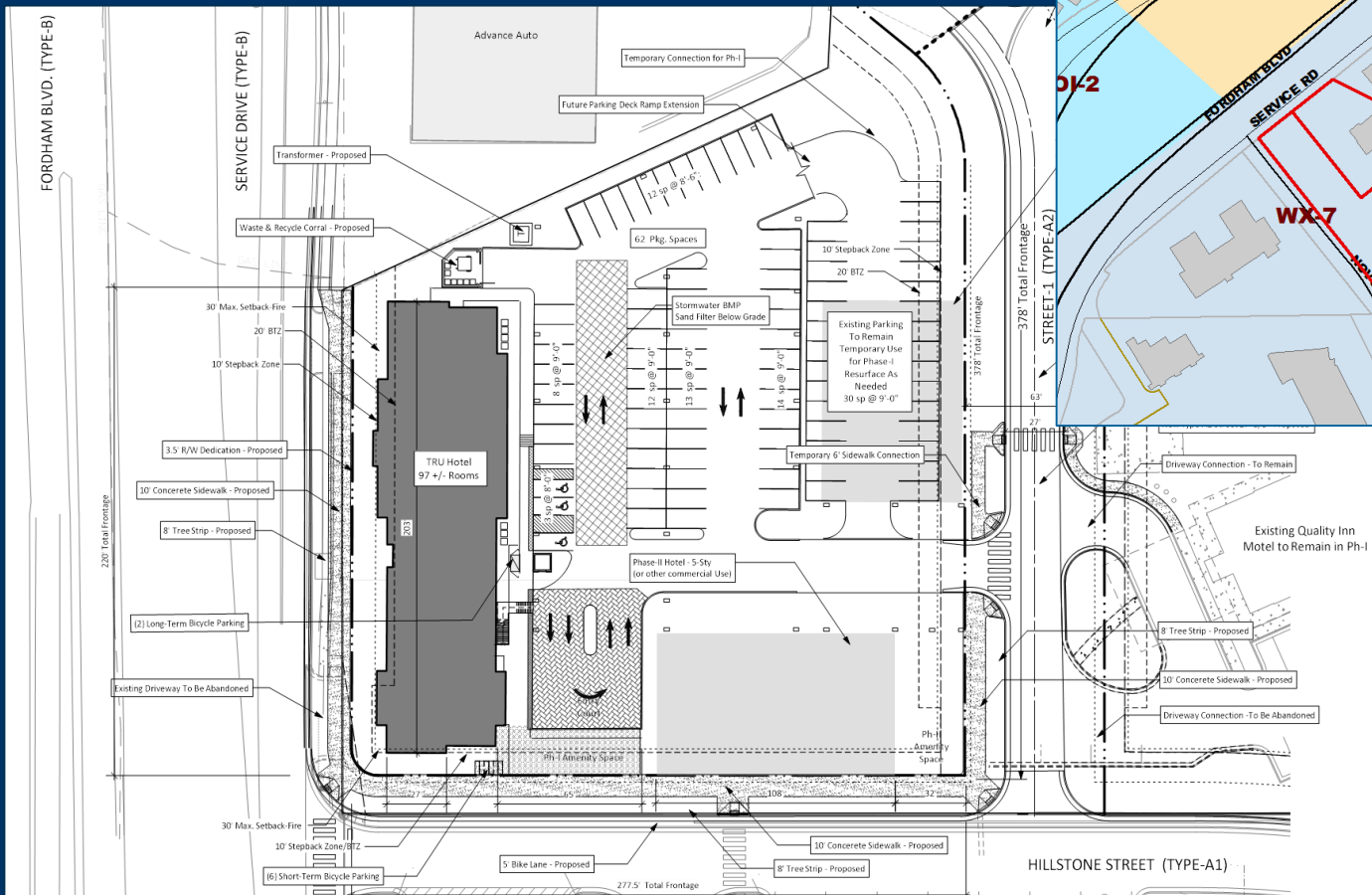
Fordham Boulevard Apartments



Hillstone Chapel Hill



Tru Hotel/Quality Inn Redevelopment

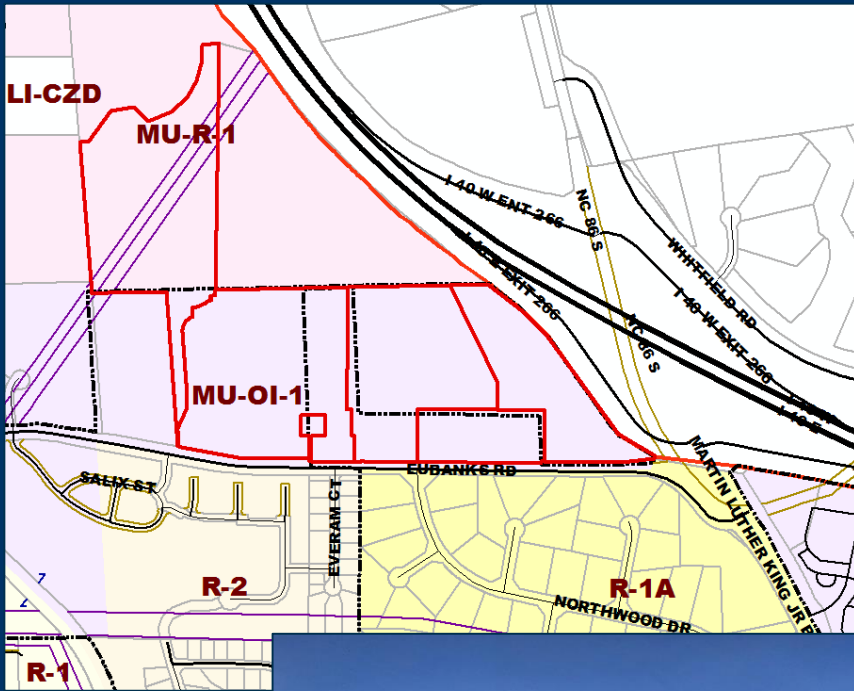


Projects Under Construction

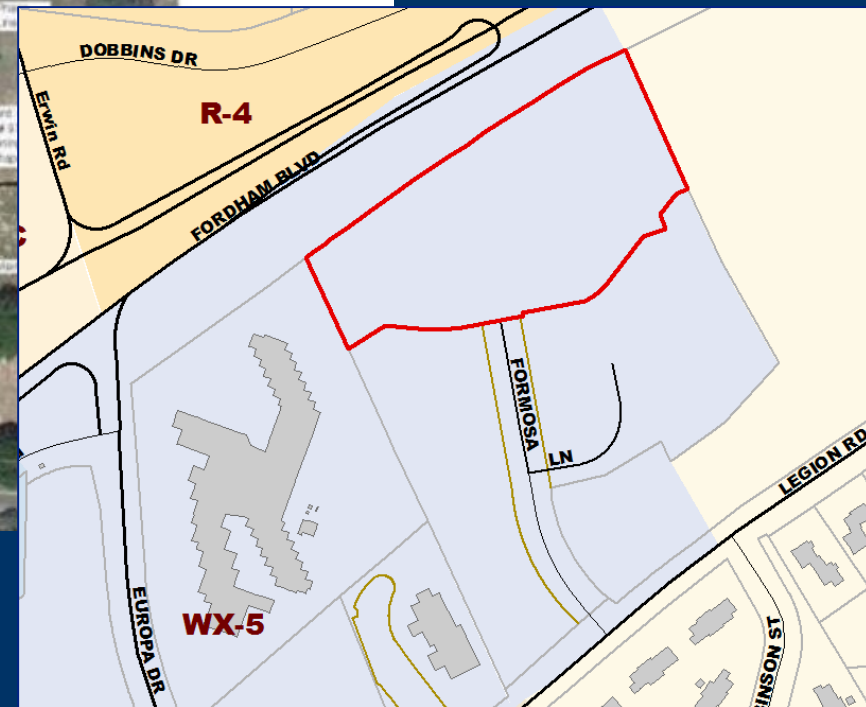
- **Carraway Village**
- **Greenfield Commons**
- **Station at East 54 (Fire Station #2)**
- **Village Plaza South**



Carraway Village



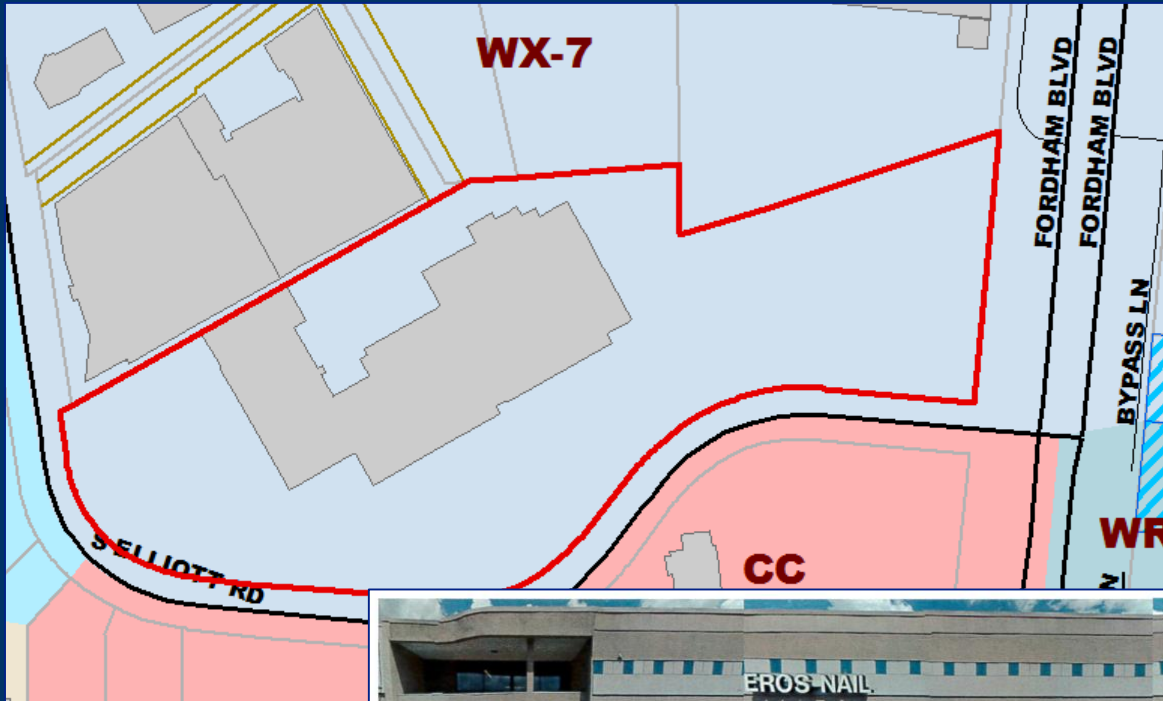
Greenfield Commons (DHIC Phase 2)



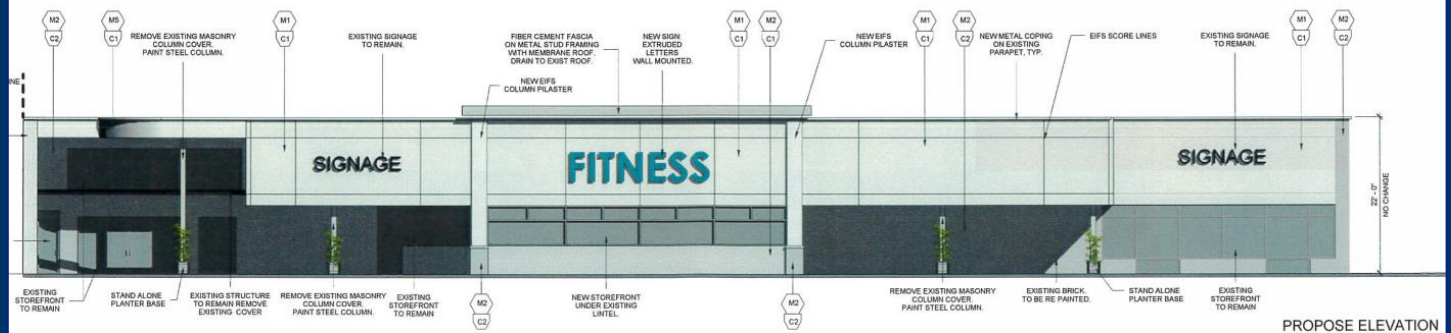
Station at East 54 (Fire Station #2)



Village Plaza South



EXISTING CONDITION



PROPOSE ELEVATION

Special Projects

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						←									
Blue Hill Design Guidelines	Draft	\$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	Consultant Selection									←							
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.



Question & Answer



TOWN OF CHAPEL HILL